

Document NO. 1516/09 SCANNED

4-2221-9157/04



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P. M. Rao AE 661085

119475 07/11/2009 100/-

S.No. Date Rs. Name: G. Srinivas

S/o. Mr. G. Mohan Rao

For Whom: G. Srinivas, G. Ravinder, G. Sailesh, G. Kartik

P. PRASAD RAO
STAMP VENDOR

S.V.L. No. 3/2007

H.No. 6-3-1185/164,

BEGUMPET, HYDERABAD

SALE DEED

This SALE DEED executed at Secunderabad on this the 18th day of November, 2009 by:

Smt.KOKILA BEN J.KADAKIA W/o late Shri Jayantilal M.Kadokia, aged 75 years, R/o H.No.5-2-223, Gokul Building, 3rd floor, Distillery Road, Secunderabad-500003.

Hereinafter referred to as the "VENDOR", which term shall include whenever the context may so require her heirs, executors, administrators, representatives and assigns of the FIRST PART.

IN FAVOUR OF

CACHE PERIPHERALS (P) LTD., having its office at 3-6-98, Ground Floor, West Marredpally Main Road, Secunderabad - 500026, rep.by its Directors **1. G.Srinivas**, aged 48 years, Managing Director, **2. G.Ravinder**, aged 46 years, **3. G.Sailesh**, aged 44 years, **4. G.Kartik**, aged 38 years all are sons of late Shri G.Mohan Rao and R/o 3-2-246, Somasundaram Street, Secunderabad - 500003.

Hereinafter referred to as the "PURCHASER", which term shall include whenever the context may so require its successors in interest, representatives, and assigns of the OTHER PART. Witnesseth as follows: **కొకిల బెన్ జి. కడకియా.**

I. The Vendor is the absolute owner of the land admeasuring 1119.33 sq.yards., forming part of Bungalow No.205 in GLR Sy.No.622, situated at Tarbund, Secunderabad Cantonment, hereinafter called the "schedule property". The property is described in detail in the schedule given at the foot of this document and shown in detail in the plan annexed hereto purchased the same from its previous owner M/s.Ahura Holdings a partnership firm represented by its Partner Sri Avadesh Badruka S/o Sri Gopal Lal Badruka under a Sale Deed dated 07.02.2005, registered as document No.193 of 2005 in the office of the Sub-Registrar, Bowenpally, Secunderabad.

II. The Schedule property forming part of Bungalow No.205 with land admeasuring 30700 sq.yards originally belonged to Ms. Meher S.Cardmaster. She acquired the same under a sale deed dated 20.09.1960 registered as document No.1328 of 1960 in the office of SRO Secunderabad from Mrs.Rutty P.Engineer. The said Ms.Meher S.Cardmaster bequeathed the property to her daughters Ms.Feroza Colah W/o Keki Cola and Ms.Seemonil Nagolewala W/o Mr.Mehl Nagolewala. After the death of Ms.Meher S.Cardmaster in the year 1989, her daughters became the absolute owners of the property.

III. The said Ms.Feroza Colah and Ms.Seemonil Nagolewala entered into a partnership with Bimal Poddar, Abhishek Poddar, Gopal Lal Badruka, Avadesh Badruka to constitute a partnership firm under the name and style of "AHURA HOLDINGS" and a partnership deed was duly executed. The purpose of the partnership was to develop the property. The sisters invested a part of the properties inherited by them from their mother as their capital. The partnership firm became the absolute owner of Bungalow No.205 along with the appurtenant open land. Subsequently, Ms.Feroza Colah and Ms.Seemonil Nagolewala retired from the partnership. The partnership firm was duly reconstituted by the continuing partners. The firm followed up with the ULC authorities and obtained necessary clearances under Urban Land Ceiling vide Letter No.ULC/SBD/GLRS/1/40/76 dt.10.12.2002. The property was divided into plots and the Vendor herein acquired one such plot i.e., the schedule property herein admeasuring 1119.33 sq.yards.

કોઈકા બેન. જ. ઇડકીયા.

KNOW ALL MEN BY THESE PRESENTS:

1. The Vendor having agreed to sell and the Purchaser having agreed to purchase the schedule property for a sale consideration of Rs.2,40,00,000/- (Rupees Two Crores Forty lakhs only) the consideration has been paid by the Purchaser in the following manner:
 - i). Rs.11,000/- (Rupees Eleven thousand only) by Cheque No.055623 dated 31.08.2009 drawn on Vijaya Bank.
 - ii). Rs.5,00,000/- (Rupees Five lakhs only) by Cheque No.445898 dated 26.10.2009 drawn on Vijaya Bank.
 - iii). Rs.34,89,000/- (Rupees Thirty four lakhs eighty nine thousand only) by D.D. No.924175 dated 11.11.2009 issued by Punjab & Sind Bank, Secunderabad.
 - iv). Rs.2,00,00,000/- (Rupees Two Crores only) by D.D. No.102003 dated 18.11.2009 issued by ICICI Bank Ltd.,

the receipt of which sum of Rs.2,40,00,000/- (Rupees Two Crores Forty lakhs only) is hereby acknowledged by the Vendor and full and final discharge whereof is hereby given by the Vendor to the Purchaser.

2. The Vendor doth hereby sell, transfer and convey absolutely to the Purchaser the said land admeasuring 1119.33 sq.yards., forming part of Bungalow No.205 in GLR Sy.No.622, situated at Tarbund, Secunderabad Cantonment, more fully described at the foot of this document and shown in detail in the plan annexed to.
3. Henceforth, the Vendor shall not have any right, title or interest in the said land which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through her.
4. The Vendor hereby declare, assure and covenant with the Purchaser that the recitals contained herein are all true and correct, that no one else has any right, title or interest in the said land or that the said land has not been alienated or encumbered in any manner whatsoever that the said property is not the subject of any litigation or acquisition proceedings.

કોફીલાલેન.જ.કચ્છીયા.

5. The vendor hereby agree to indemnify and keep indemnified the Purchaser at all times in respect of all losses, expenses and costs to which the Purchaser may be put on account of any of the recitals contained herein being false or incorrect or on account of breach of all or any of the covenants contained herein or on account of anyone else claiming any title or interest in respect of the said property or on account of let or hindrance to the Purchaser in the enjoyment of the said property or any part of thereof by the Vendor or anyone claiming through her.
6. The Vendor hereby agrees to sign all documents and do all acts as may be necessary to complete or defend the title of the purchaser to the said property.
7. All documents of title in original in respect of the said property have been delivered to the Purchaser. The purchaser has been placed in possession of the said property on this day.

SCHEDULE OF PROPERTY

Land admeasuring 1119.33 sq.yards., forming a part of Bungalow No.205 in GLR Sy.No.622, situated at Tarbund, Secunderabad Cantonment and bounded on the

North by: 30' Road

South by: Neighbour's plot

East by: Neighbour's plot

West by Plot belonging to Smt.Usha L.Sanghani

together with all roads, roadways, easements and appurtenances belonging or reputed to belong to the said property and more clearly delineated RED in the plan

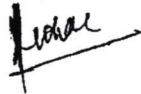
In witness whereof the hands of the Vendor on this date at place mentioned above in the presence of the following witnesses:

સુકીલાબેન જી.સસીયા.

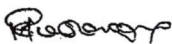
VENDOR

WITNESSES:

1.

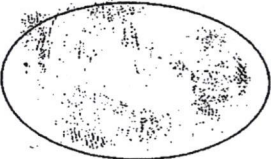
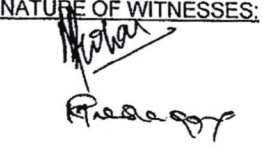


2.

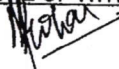
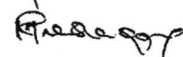


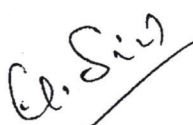
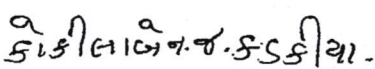
REGISTRATION PLAN FOR SALE DEED SHOWING THE OPEN PLOT IN GLR SURVEY.NO.622			
FORMING PART OF BUNGALOW.NO. 205 SITUATED AT TARBUND, SECUNDERABAD CANTONMENT			
SECUNDERABAD, A.P.			
VENDOR:	SMT. KOKILABEN.J.KADAKIA W/O. LATE.SRI.JAYANTILAL.M.KADAKIA		
VENDEE:	M/s. CACHE PERIPHERALS PVT.LTD. REPRESENTED BY ITS DIRECTORS 1. SRI.G.SRINIVAS S/O. LATE.SRI G.MOHAN RAO 2. SRI.G.RAVINDER S/O. LATE.SRI G.MOHAN RAO 3. G.SAILESH S/O. LATE.SRI G.MOHAN RAO 4. G.KARTHIK S/O. LATE.SRI G.MOHAN RAO		
REFERENCE:	SCALE:	INCL: ☐	EXCL: ☐
TOTAL PLOT AREA: 1119.33 SQ. YDS.			
WITNESSES:		5/5/2019 8.55 PM SIGN. OF THE VENDOR SIGN. OF THE PURCHASER	
1.			
2.			

PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
		VENDOR: MRS. KOKILA BENJ. KADAKIA W/O. LATE SHRI. JAYANTILAL M. KADAKIA R/O. H. NO. 5-2-233 GOKUL BUILDING, 3RD FLOOR DISTILLERY ROAD SECUNDERABAD - 500 003.
		PURCHASERS: M/S. CACHE PERIPHERALS (P) LTD., HAVING ITS OFFICE AT 3-6-98, GROUND FLOOR WEST MAREDPALLY MAIN ROAD SECUNDERABAD - 500 026, REP. BY ITS DIRECTORS:
		1. SHRI. G. SRINIVAS S/O. LATE SHRI. G. MOHAN RAO R/O. 3-2-246 SOMASUNDARAM STREET SECUNDERABAD - 500 003
		2. SHRI. G. RAVINDER S/O. LATE SHRI. G. MOHAN RAO R/O. 3-2-246 SOMASUNDARAM STREET SECUNDERABAD - 500 003
		3. SHRI. G. SAILESH S/O. LATE SHRI. G. MOHAN RAO R/O. 3-2-246 SOMASUNDARAM STREET SECUNDERABAD - 500 003
		4. SHRI. G. KARTIK S/O. LATE SHRI. G. MOHAN RAO R/O. 3-2-246 SOMASUNDARAM STREET SECUNDERABAD - 500 003

SIGNATURE OF WITNESSES:

1. 
2. 

SIGNATURE OF EXECUTANTS

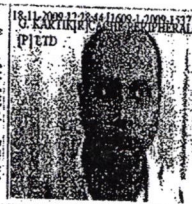
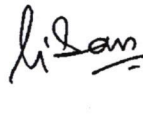
SIGNATURE(S) OF BUYER(S)

Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 1537/2009 of SRO: 1609(BOWENPALLY)
 Presentant Name(Capacity): KOKILA BEN.J.
 KADAKIA(EX)

Report Date: 18/11/2009 12:37:54

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) G. KARTIK[R]CACHE PERIPHERALS [P] LTD R/O. 3-2-246 SOMASUNDARAM STREETSEC-BAD	
2			(CL) G. RAVINDER[R]CACHE PERIPHERALS [P] LTD R/O. 3-2-246 SOMASUNDARAM STREETSEC-BAD	
3			(CL) G. SAILESH[R]CACHE PERIPHERALS [P] LTD R/O. 3-2-246 SOMASUNDARAM STREETSEC-BAD	

Identified by

Witness 1

Witness 2

Photos and
captured by me

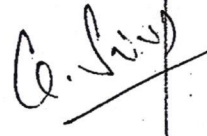
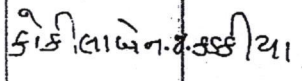
Capture of Photos and TIs
done in my presence

Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 1537/2009 of SRO: 1609(BOWENPALLY)
 Presentant Name(Capacity): KOKILA BEN.J. KADAKIA(EX)

18/11/2009 12:37:54

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
4			(CL) G. SRINIVAS[R]CACHE PERIPHERALS [P] LTD R/O. 3-2-246 SOMASUNDARAM STREETSEC-BAD	
5			(EX) KOKILA BEN.J. KADAKIA H.NO. 5- 2-223 GOKUL BUILDINGSEC-BAD	

Identified by

Witness 1

Witness 2

Photos and
captured by me

Capture of Photos and
done in my presence

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLRAPH0184100000
KEDHAR B
SURYA PRAKASH
HNO 8-1-421
R P RAOD
SECUNDERABAD

15-05-2009

SECUNDERABAD

M2532546/08 Class Of Vehicle Validity

Non-Transport LMV,MCWG 14/05/2013
Transport
Hazardous Validity
Badge No.
Reference No. 59619990D
Original LA. RA HYD , ANDHRA PRADESH
DOB 02/01/1958
Blood Gr.
Date of 1st Issue 04/09/1980

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

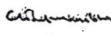
DRIVING LICENCE
DLEAP01197482009
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
HYDERABAD

Signature
Issued on 18-06-2009

18-06-2009
LICENSING AUTHORITY
RTA-HYDERABAD-EZ

M4417303/08 Class Of Vehicle Validity

Non-Transport LMV,MC 03-01-2015
Transport
Hazardous Validity
Badge No.
Reference No. 54791995
Original LA. RTA HYDERABAD - EAST
DOB 15-01-1974
Blood Gr.
Date of 1st Issue 04-01-1995

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER	AFAPK3198L
नाम / NAME	KOKILABEN JAYANTILAL KADAKIA
पिता का नाम / FATHER'S NAME	MANILAL CHAGANILAL WODY
जन्म तिथि / DATE OF BIRTH	08-08-1934
हस्ताक्षर / SIGNATURE	
कोकोलीबा जे. व. कडकीया	मुख्य आयकर अधिकारी, अहमदाबाद Chief Commissioner of Income-tax, Ahmedabad

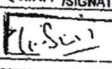
कोकोलीबा जे. व. कडकीया.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACAPG1348R

नाम /NAME
SRINIVAS GOOMIDELLI

पिता का नाम /FATHER'S NAME
MOHANARAO GOOMIDELLI

जन्म तिथि /DATE OF BIRTH
23-10-1981

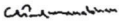
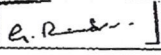
हस्ताक्षर /SIGNATURE


मुख्य अधिकारी आयकर, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

C. Srinivas

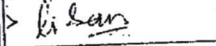
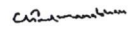
इस कार्ड के खो / चिल आने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
मुख्य आयकर अधिकारी,
आयकर भवन,
बसिष्ठ बाग,
हैदराबाद - 500 004.

In case this card is spoilt/damaged, kindly inform/return to
the Issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Bassibast Bagh,
Hyderabad - 500 004.

स्थायी लेखा संख्या /	PERMANENT ACCOUNT NUMBER	
	AAPP8775K	
नाम /NAME	RAVINDER GOOMIDELLI	✓
पिता का नाम /FATHER'S NAME	MOHANARAO GOOMIDELLI	
जन्म तिथि /DATE OF BIRTH	08-07-1963	
हस्ताक्षर /SIGNATURE		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

e R

इस कार्ड के खो / भिल खाते पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
मुख्य आयकर अधिकारी,
आयकर भवन,
बस्ती बाग,
हैदराबाद - 500 004.
In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Ayatkar Bhavan,
Basti Bagh,
Hyderabad - 500 004.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACVPG2133M
नाम / NAME	SAILESH GOOMIDELLI ✓
पिता का नाम / FATHER'S NAME	MOHANA RAO GOOMIDELLI ✓
जन्म तिथि / DATE OF BIRTH	24-06-1965
हस्ताक्षर / SIGNATURE	 
मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

Li San

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Bashierbagh,
Hyderabad - 500 004.

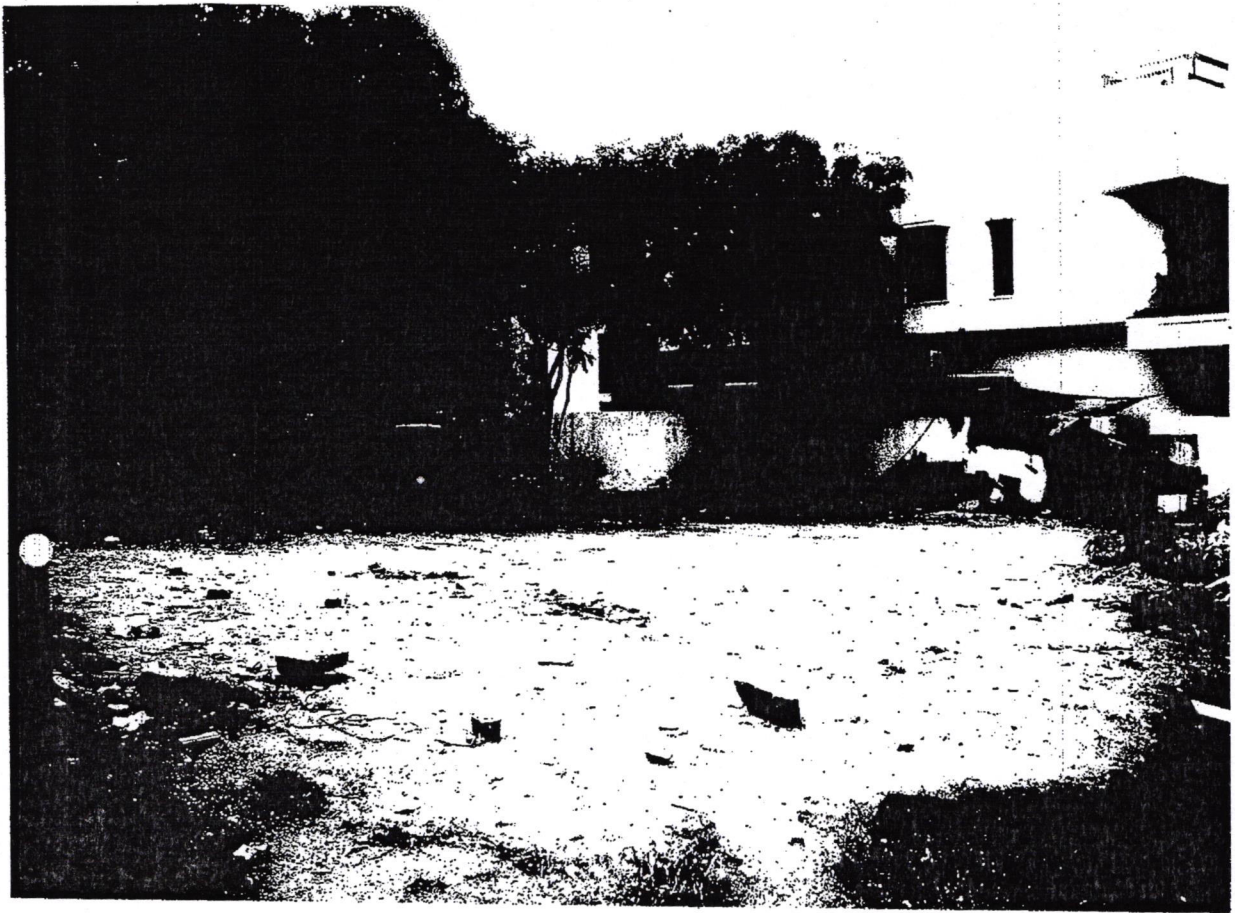
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACAPG4013F
नाम / NAME	KARTHIK GOOMIDELLI
पिता का नाम / FATHER'S NAME	MOHANARAO GOOMIDELLI
जन्म तिथि / DATE OF BIRTH	29-01-1971
हस्ताक्षर / SIGNATURE	<i>[Signature]</i>
मुख्य आयकर आयुक्त, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

[Handwritten signature: G. Karthi]

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आंध्र प्रदेश,
वसंतराव भवन,

हैदराबाद - 500 004.

In case this card is lost/stolen, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Bheemabagh,
Hyderabad - 500 004.





GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రెజిస్ట్రేషన్ మరియు స్టాంపు శాఖ

CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తుపై లోబడిన భూర పత్రము

SRO/నం.ర.క.

BOWENPALLY

Sd/Smt

G SRINIVAS

VILL/COI: Hyderabad

SMT. USHA L. SANGHANI

Certificate No/ ఆస్తుపై నంబర్: 5156

Date/ తేది: 19-11-2009

Page/ పేజీ: 1 / 1

3878/09 CARD

having applied to me for a certificate giving particulars of registered acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

DATE & TIME of Application of EC: 19-11-2009 00:00:00

DATE & TIME of Generation of EC: 19-11-2009 12:55:48

S. R. O. BOWENPALLY for 15

Years from

01-05-1995

18-11-2009

I hereby certify that a search has been made in Book I and in the indexes relating thereto for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

సం. ర పత్రము 15 పుస్తకము మరియు అందులకు సంబంధించిన ఆస్తుల కోసం సందర్భించిన లోబడిన వాటిని మరియు ఆస్తుల కోసం ప్రేరణ మూల నమోదైన లోబడిన వాటిని

Sl.No. పదవి నంబర్ (1)	(a) Description of Property ఆస్తు వివరములు (2)	Date of (E)xecution (Registration) దస్తవీజీ ప్రాయశఛిత్త తేది రెజిస్ట్రేషన్ తేది (3)	(b) Nature & Value of Document దస్తవీజీ ప్రకారం మరియు విలువ (4)	Names of Parties / వర్గం Executants (Ex) and Claimants (CI) ప్రతి ఉద్దేశ వారు వాక్యం, తారులు (5) - (6)	Ref. to Document Entry దస్తవీజీ కాన్ పత్రము	
					Vol.No/Page No. వాక్యం/ పేజీ దస్తవీజీ నం. / సం.	Document No/Year దస్తవీజీ నం. / సం.
1	VILL/COI: Hyderabad AHURA HOLDINGS W-B: 0-0 SURVEY: G1A622 HOUSR: RUNGALOMNO705 EXTENT: 1119.33 SQ.Yds Boundaries: (N): 30' ROAD (S) NEIGHBOURS PLOT (E): NEIGHBOURS PLOT (W): PLOT BELONGING TO SMT. USHA L. SANGHANI LINK DOCT: 1609,193/2005#	(R) 18-11-2009 (P) 18-11-2009 (E) 18-11-2009	0101 Sale Mkt.Value:Rs. 15670620 Cons.Value:Rs 24000000	1 (CL) CACHIE PERIPHERALS (P) LTD 1 (EX) KOKILA BEN. J. KADAKIA	0/0	1516 / 2009 of SRO BOWENPALL
2	VILL/COI: Hyderabad TARBAND W-B: 0-0 SURVEY: 622/GLR PLOT: OPEN HOUSE: 0 EXTENT: 1119.33 SQ.Yds PART OF BUNGLOW NO.205 Boundaries: (N): 30' ROAD (S) NEIGHBOR'S PLOT (E): NEIGHBOUR'S PLOT (W): PLOT BELONGING TO SMT.USHA L. SANGHANI	(R) 07-02-2005 (P) 07-02-2005 (E) 07-02-2005	0101 Sale Mkt.Value:Rs. 3357990 Cons.Value:Rs 5400000	1 (EX) AHURA HOLDINGS 4 (CL) KOKILABEN J KADAKIA	0/0 CD Volume 117	193 / 2005 of SRO BOWENPALL

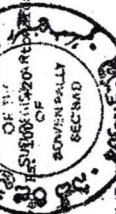
I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

Search made and certificate prepared by/ ఆస్తుపై లోబడిన వాటిని తయారు చేసిన వారు

Search verified and certificate examined by/ సందర్శించిన వారు మరియు ఆస్తుల పత్రము పత్రము

SUB-REGISTRAR
BOWENPALLY, SECUNDERABAD.

Receipt No/ రసీద్ నంబర్: 694



SUB-REGISTRAR
BOWENPALLY