

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

(40)

Lhd

నెం.

3391

శ్రీమతి / శ్రీ Alexandra Gachibowli in Teek Park (P)దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. sup by Vishal Goud

దస్తావేజు స్వభావము	—	Deficit Return	for	
దస్తావేజు విలువ	—	Item No	Para	XI
స్థాంపు విలువ రూ.	—	Internal Audit		
దస్తావేజు నెంబరు	1387/10	Period	June 2010 to	May 2011
రిజిస్ట్రేషన్ రుసుము	29000/-	D.D No	73/942 dt.	18/7/12
లోటు స్థాంపు (D.S.D.)		HSBC Ltd.		
GHMC (T.D.)				
యూజర్ ఛార్జీలు				
అదనపు షీట్లు				
5 x				
మొత్తం	29000			

(అక్షరాల) Rupees twenty nine thousand onlyతేది 3/8/12

వాచసు తేది _____

రూపాయలు మాత్రమే

3/8/12

సబ్ రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

6913

శ్రీమతి / శ్రీ

Toucheville Leontas Pvt Ltd

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనప్పటికీ

దస్తావేజు స్వభావము	Agreement for Assignment of land		
దస్తావేజు విలువ	2.24,50,000		
స్టాంపు విలువ రూ.	100		
దస్తావేజు నెంబరు	1387/10		
రిజిస్ట్రేషన్ రుసుము	254/2010		
లోటు స్టాంపు (D.S.D.)	100		
GHMC (T.D.)			
యూజర్ ఛార్జీలు	2.24,500		
అదనపు షీట్లు	200		
5 x			
మొత్తం	2.25,700		
	389532	23/7/10	

RETURN

RETURN

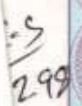
(అక్షరాలలో) Two lakhs Twenty five Thousand Seven Hundred and 700

తేది 23/7/10

వాపసు తేది

రూపాయలు మాత్రమే
1000000
23/7/10
మం. రిజిస్ట్రేషన్
ఫీస్ రిజిస్ట్రేషన్
కమిషన్

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



AM 520026

1 orchard with

65660 22/7/2016
 No. Dt. Re. 10/-
 Old To. Vishal Goel
 O. / W. / D. P. S. Goel Rs. Hyd
 Whom. Alexandria Gochibashi. I

2450.00
100
22450
1000
200
225.70

Alexandria Gachibowli II Tech Park Private Limited, a company incorporated under the Companies Act, 1956 and having its registered office at Suite No 23, 3rd Floor, NSL Icon, Plot No 1-4, Road No 12, Banjara Hills, Hyderabad -500034 represented by its authorized signatory Mr. Vishal Goel, aged about 36 years, son of S.L.Goel (hereinafter referred to as the "**Assignee**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and assigns) of the Other Part.

1 Ramare



Vivekananda

Alexander

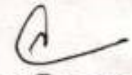




1వ పుస్తకము 20/0 వ సం॥ పు. (P.54) 1387.

దస్తావీజు మొత్తము కాగితముల సంఖ్య. 18

ఈ కాగితము వరుస సంఖ్య. 1


సబ్-రిజిస్ట్రారు

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:
By challan No. 649641... Dt. 29/7/10

I. Stamp Duty:

1. in the shape of stamp papers

Rs 100/-

2. in the shape of challan

Rs. 2,24,500/-

(u/s.41 of I.S.Act.1899)

3. in the shape of cash

Rs. _____

(u/s.41 of I.S.Act.1899)

4. adjustment of stamp duty

Rs. _____

u/s.16 of I.S. Act.1899, if any

II. Transfer Duty:

1. in shape of challan

Rs. _____

2. in the shape of cash

Rs. _____

III. Registration fees:

1. in the shape of challan

Rs. 1000/-

2. in the shape of cash

Rs. _____

IV. User Charges

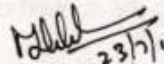
1. in the shape of challan

Rs. 200/-

2. in the shape of cash

Rs. _____

Total Rs. 2,25,800/-


23/7/10
SUB REGISTRAR
SHAMIRPET



WHEREAS:

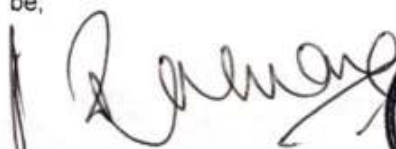
- A. The Assignor has entered into an agreement of sale dated July 19, 2010 ("**Landowners Agreement**") with Guduru Malla Reddy son of Guduru Narasimha Reddy and Panda Radhika, wife of P.Rama Krishna ("**Landowners**") in order to purchase land in Survey Nos.189, 204 and 205/E of Turkapally Village Revenue Accounts, Shamirpet Mandal, Ranga Reddy District admeasuring 3 acres 22 guntas (morefully described in the schedule hereunder and hereinafter referred to as the "**Property**"), in accordance with the terms and conditions more particularly detailed in the Landowners Agreement;
- B. The Assignor has offered to assign to the Assignee its right under the Landowners Agreement to purchase the Property and the Assignee has agreed to accept this assignment and acquire the same on the condition that the Assignor will cause the Property to be conveyed to the Assignee and will execute the sale deed along with the Landowners in favour of the Assignee.
- C. The Parties are now desirous of recording the terms and conditions governing their understanding in relation to the assignment as contemplated above.

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

- (a) "**Advance Consideration**" shall have the meaning ascribed to the term in Clause 3.1.1;
- (b) "**Assignment Agreement**" shall mean these presents and shall include any recitals and schedule which may be annexed to this Assignment Agreement and any amendments made to this Assignment Agreement by the Parties in writing;
- (c) "**Consideration**" shall have the meaning ascribed to the term in Clause 3.1;
- (d) "**Encumbrance**" shall mean a security interest of whatsoever kind or nature including (i) any mortgage, charge (whether fixed or floating), lien, hypothecation, assignment, deed of trust, title retention, or other encumbrance of any kind, right of first offer, or refusal or transfer restriction in favour of any person, and / or (ii) any adverse claim as to title, possession or use. The terms "**Encumber**" and "**Encumbered**" shall be construed accordingly;
- (e) "**Landowners Agreement**" shall have the meaning ascribed to the term in Recital A;
- (f) "**Landowners Advance Consideration**" shall have the meaning ascribed to the term in Clause 3.1.2
- (g) "**Landowners**" shall have the meaning ascribed to the term in Recital A;
- (h) "**Parties**" shall bear a collective reference to the Assignor and the Assignee and "**Party**" shall mean either of Assignor or the Assignee, as the case may be;







20/10 వ సం॥... 23

1932 వ కా.శ.నం... మాసం... 1... వ తేది

పగలు... 3... మరియు... 4... గంటల మధ్య

కామిక్ పేజీ నంబర్ రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి Pachipala Dora Swamy

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను

అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు

వేలిముద్రలతో సహా దాఖలుచేసి రుసుము

రూ. 1000/-...లు చెల్లించినారు.

ప్రాసేయిద్దినట్లు ఒప్పుకొన్నది

ఎడమ బ్రాతన ప్రేలు

1వ పుస్తకము 20/10 వ సం॥ పు (P.54) 1387

దస్తావేజు మొత్తము కాగితముల సంఖ్య... 18

ఈ కాగితము వరుస సంఖ్య... 2

2

సబ్-రిజిస్ట్రారు

P. OORASWAMY S/O REDDAPPA

Flat 3B Atlas Apartments

Banjara Hills Hyderabad



ఇతరు కోటన ప్రేలు

Vishal

S/O S.L. Goel, Flat No. 12, Banjara Hills, Hyderabad - 34

విరూపించినది

1) Rahul Sinha KANUL SINHA S/O A.K. SINHA, SERVICE 4/100, SAF DARJUNG ENCLAVE, NEW DELHI - 25

2) J. KRISHNARAO S/O TRIVANATHAN RAO and Engle... H.No. 8-228/604/B, Rahamath Nagar, Yashwantrao, Hy

23/7/10

20/10 వ సం॥... 23

1932 వ కా.శ.నం... మాసము... 1... వ తేది కామిక్ పేజీ

- (i) **"Property"** shall have the meaning ascribed to the term in Recital A;
- (j) **"Sale Completion Date"** shall have the meaning ascribed to the term in Clause 3.1.2; and
- (k) **"Sale Consideration"** shall have the meaning ascribed to the term in Clause 4.1(k).

1.2 Interpretation

Unless the context otherwise requires in this Assignment Agreement:

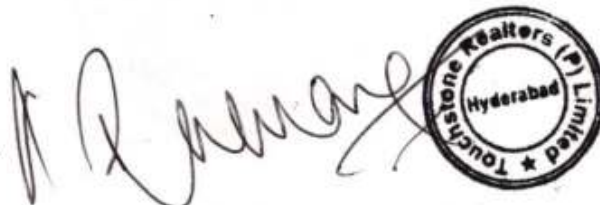
- (a) Words importing persons or parties shall include firms and corporations and any organisations having legal capacity;
- (b) Words importing the singular include the plural and *vice versa* where the context so requires;
- (c) Reference to any law shall include such law as from time to time enacted amended, supplemented or re-enacted;
- (d) Reference to any gender includes a reference to all other genders;
- (e) Reference to the words "include" or "including" shall be construed without limitation;
- (f) Reference to this Assignment Agreement or any other deed, agreement or other instrument or document shall be construed as a reference to the Assignment Agreement, or to such deed, agreement or other instrument or document as the same may from time to time be amended, varied supplemented or novated; and
- (g) The headings and titles in this Assignment Agreement are indicative and shall not be deemed part thereof or be taken into consideration in the interpretation or construction hereof.

2. ASSIGNMENT

- 2.1 For the Consideration hereby agreed to be paid by the Assignee to the Assignor, the Assignor agrees to assign and transfer all its right, title and interest (free and clear of all Encumbrances) under the Landowners Agreement in favour of the Assignee and the Assignee agrees to accept such assignment.

3. CONSIDERATION

- 3.1 In consideration of the Assignor assigning its rights under the Landowners Agreement to the Assignee, the Assignee shall pay a sum of Rs. 2,24,50,000 (Rupees Two Crores Twenty Four Lakhs Fifty Thousand only) to the Assignor (**"Consideration"**). The Consideration will be paid in the following manner:
 - 3.1.1 a portion of the Consideration being a sum of Rs.5,00,000 (Rupees Five Lakhs only) paid vide demand draft bearing No. 389531 dated July 23, 2010 and drawn on The Hongkong and Shanghai Banking Corporation Limited, in favour the Assignor, on signing of this Assignment Agreement (**"Advance Consideration"**), the receipt of the Advance Consideration being hereby admitted and acknowledged by the Assignor; and



1వ పుస్తకము 20/0వ సం॥ పు (P.54) 1387

దస్తావేజు మొత్తము కాగితముల సంఖ్య 18

ఈ కాగితము వరుస సంఖ్య 3

1

సబ్-రిజిస్ట్రారు

An Amount of Rs. 224,500/- towards Stamp Duty including Transfer
Duty and Rs. 1000/- towards Registration Fee was paid by the party
through Challan Receipt Number 649641 Dated 29/7/2010
at S.B.H. Bank Thumkunta Branch

M. Lalitha
23/7/10
Sub Registrar

1వ పుస్తకము 20/0 సం॥ (కా.శ. 1932) సం॥ పు

1387 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్

నిమిత్తం గుర్తింపు నెంబరు 1516 1387-20/0

ఇవ్వడమైంది.

20/0 సం॥ రిగిస్ట్రేషన్ నెంబరు 2 వ తేది

M. Lalitha
21/8/10
సబ్-రిజిస్ట్రారు అధికారి

Note: One copy has been registered along
with the original

M. Lalitha
23/7/10
SUB-REGISTRAR
SHAMIRPET

"Rs. — towards stamp duty including
T.D. under section 41 of the I.S. Act 1899 and
Rs. 29000 towards Registration fee
on the chargeable value of Rs. 22450000
were paid by the party through
Bank S.B.H. Thumkunta vide challan/DD/BC?
Pay order no. 356266 date 8/8/2012

M. Lalitha
Sub-Registrar
Collector U/S 41 of I.S. Act

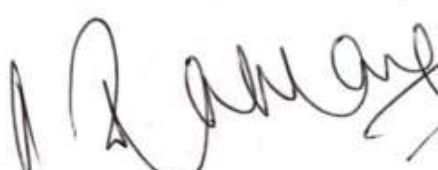


3.1.2 the balance Consideration being a sum of Rs. 2,19,50,000 (Rupees Two Crores Nineteen Lakhs Fifty Thousand only) is payable by the Assignee to the Assignor upon execution of the sale deed under which the Property is conveyed by the Landowners in favour of the Assignee with the Assignor signing the sale deed as confirming party, which shall not be later than 7 days from the date hereof unless extended in writing at the sole option of the Assignee ("**Sale Completion Date**"). The Assignor has paid a sum of Rs. 77,50,000 (Rupees Seventy Seven Lakhs Fifty Thousand only) to the Landowners as advance sale consideration under the Landowners Agreement ("**Landowners Advance Consideration**"). On the Sale Completion Date, the Assignee will reimburse the Landowners Advance Consideration to the Assignor as provided in Clause 4.1 (k).

4. **REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE ASSIGNOR:**

4.1 The Assignor represents and warrants to the Assignee as follows:

- a) that the person signing this Assignment Agreement has the appropriate corporate approval to sign this Assignment Agreement;
- b) that the Landowners are the absolute owners of their respective portions comprising the Property;
- c) the Landowners are well and sufficiently entitled to sell the Property without any impediment or restrictions whatsoever;
- d) there are no Encumbrances in respect of the Property and the Property is not subject to any demand, attachment or a process issued by any court or authority upto this date;
- e) the Landowners have, upto this date, not received any notice for acquisition or requisition of their respective portions comprising the Property or any part thereof, or any other notice which may adversely affect the marketability of title of the Property or the continued retention, use or enjoyment thereof, and that neither the Landowners nor the Assignor have been prevented or restrained by any competent court from selling or otherwise disposing of the Property in the manner herein contemplated;
- f) there are no proceedings instituted by or against the Landowners, their predecessors in title or the Assignor in respect of the Property and pending in any Court of law;
- g) there are no protected tenants registered under the provisions of Andhra Pradesh (Telangana Area) Tenancy & Agricultural Lands Act, 1950 or any other applicable law in respect of the Property or any portion thereof;
- h) the Property or any portion thereof was never under the purview of the Urban Land (Ceiling & Regulation) Act, 1976.
- i) the Property is one contiguous parcel and is adjacent to the main road connecting Turkapally and Kolthoor villages;






1వ పుస్తకము 20/0వ సం॥ పు. (P.S4) 1387

దస్తావేజు మొత్తము కాగితముల సంఖ్య 18

ఈ కాగితము వరుస సంఖ్య 4

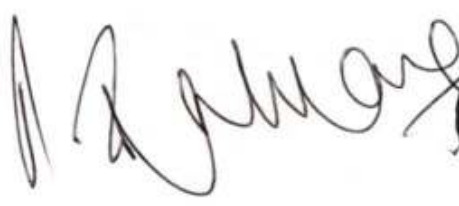
సబ్-రిజిస్ట్రారు



- j) that the Landowners Agreement is valid and as such Assignor is absolutely entitled to enter into this Assignment Agreement and transfer the Property along with the Landowners and neither it nor the Landowners have, nor any one on behalf of the Assignor or the Landowners have done, committed or omitted any act, deed, matter or thing whereby his right to sell and transfer the Property is or can be forfeited, extinguished or rendered void or voidable; and
- k) that the consideration payable by the Assignee to the Landowners for the sale of the Property in favour of the Assignee is Rs. 1,77,50,000 (Rupees One Crore Seventy Seven Lakhs and Fifty Thousand) ("**Sale Consideration**"). The Assignor acknowledges that the Sale Consideration after deducting the Landowners Advance Consideration being a sum of Rs. 77,50,000 (Rupees Seventy Seven Lakhs Fifty Thousand only) shall be paid to the Landowners upon execution and registration of the sale deed under which the Property is conveyed by the Landowners in favour of the Assignee, with the Assignor signing the sale deed as confirming party. It is clarified that from the Sale Consideration the Landowners Advance Consideration will be deducted and reimbursed to the Assignor.

4.2 The Assignor covenants to the Assignee as follows:

- 4.2.1 that it has not and shall not and shall ensure that the Landowners shall not, during the subsistence of this Assignment Agreement create any Encumbrances in any manner whatsoever in regard to the Property or any part thereof;
- 4.2.1.1 that it has not violated and shall not violate any of the terms of the Landowners Agreement and shall ensure that the Landowners Agreement is valid and subsisting until the execution of the sale deed in favour of the Assignee, in accordance with the terms of this Assignment Agreement;
- 4.2.2 that it shall ensure that all rates, taxes, assessments, dues, levies and outgoings of whatsoever nature upto the Sale Completion Date shall be paid by the Landowners alone. In the event of any taxes which are due to any government authority, the same shall be borne by the Assignor. It is clarified that all applicable taxes, including and not limited to the service tax and income tax, payable with regard to the sale of the Property as contemplated in this Assignment Agreement shall be borne by the Assignor and the Landowners (as the case may be) and that the Assignee will not have any obligation in this regard and further that the Assignee shall not be required to pay any additional amount for the sale of the Property by the Landowners and the Assignor in favour of the Assignee, except the Consideration as detailed in Clause 3 above to the Assignor and the Sale Consideration to the Landowners as detailed in Clause 4.1(k) above;
- 4.2.3 it acknowledges that the assignment in favour of the Assignee as contemplated in this Assignment Agreement is only with regard to the rights of the Assignor under the Landowners Agreement and not of any obligations of the Assignor there under other than the obligation to pay the balance of the Sale Consideration;
- 4.2.4 that it shall cause the Landowners to put the Assignee in vacant and peaceful possession of the Property at the time of executing the sale deed conveying the Property in its favour;







1వ పుస్తకము 20/0వ సం॥ పు (P.54) 1387

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితము వరుస సంఖ్య..... 5

సబ్-రిజిస్ట్రార్:



- 4.2.5 that it shall ensure conveyance of the Property in favour of the Assignee shall be not later than the Sale Completion Date.

5. INDEMNIFICATION

The Assignor agrees to indemnify and keep the Assignee, its officers, directors, employees and agents fully indemnified from and against any and all losses, liabilities, claims, damages, costs and expenses (including, without limitation, attorneys' fees) and/or other liabilities of whatsoever nature made or suffered or incurred by or caused to be imposed or levied on the Assignee: (a) by reason or virtue of any non-performance or non-observance of any of the terms, conditions, agreements, covenants and provisions stated herein, (b) with regard to any claims or prosecutions brought by any third party with regard to the rights hereby agreed to be granted to the Assignee in relation to the Property or (c) in the event that any of the representations, warranties and covenants made by the Assignor are found to be false as the Assignor is certifying the Landowners title to the Property in consideration of the Consideration and the Assignee is materially relying on such certifications in entering into this Assignment Agreement.

6. TERMINATION AND CONSEQUENCES:

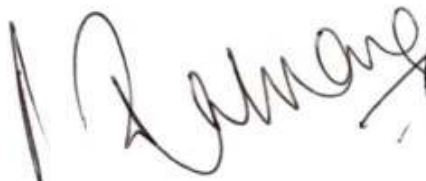
- 6.1 The Assignee may terminate this Assignment Agreement if:

- a) the Assignor commits breach of any of the terms of this Assignment Agreement (including any of the covenants) and the same is not remedied (to the satisfaction of the Assignee) within a period of 3 days from the date of receipt of a notice in writing calling upon the Assignor to remedy the breach;
- b) any of the representations or warranties provided by the Assignor are found to be untrue and the same are not rectified (to the satisfaction of the Assignee) within a period of 3 days from the date of receipt of a notice in writing calling upon the Assignor to rectify the breach;
- c) any objections to the title of the Property, valid in the opinion of the advocates of the Assignee being raised or any Encumbrances being found in respect of the Property or any portion thereof;
- d) the Property or any portion thereof is acquired or notified to be acquired by any relevant government authority.

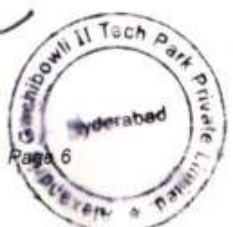
- 6.2 In the event this Assignment Agreement is terminated under Clause 6.1, the Advance Consideration shall be returned to the Assignee within 7 days after a refund of the advance is sought in writing. If the advance is not paid within 7 days of its being sought, the same will require to be returned along with interest thereon @18% p.a. The Assignee shall however have the right to claim specific performance of this Assignment Agreement.

7. NOTICES

- 7.1 Any notice and other communications provided for in this Assignment Agreement shall be in writing and shall be first transmitted by facsimile transmission or email, and then confirmed by postage, prepaid registered airmail or by internationally recognised







1వ పుస్తకము 20/0 వ సం॥ పు (P.54) 1387

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితము వరుస సంఖ్య..... 6


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courier service, in the manner as elected by the Party giving such notice to the following addresses:

(a) In the case of any notices to the Assignor:

Address : Touchstone Realtors Private Limited
Plot No – 31, Road No.10
Banjara Hills, Hyderabad – 34
Attention : P.Dora Swamy
Facsimile : +91 40 23301177
Email : pcdoraiswamy@gmail.com

(b) In the case of any notices to the Assignee:

Address : 3rd Floor, NSL-ICON, Plot No. 1-4, Road No. 12, Banjara Hills, Hyderabad – 500 034
Attention : Vishal Goel
Telephone : +91 40 4431 1111
Facsimile : +91 40 4431 1131
Email : vgoel@indialabspace.com

with a copy to

Address : 3rd floor, "Stanford Park" H.No.8-2-269/4/B, situated at Road No.2, Banjara Hills, Hyderabad – 500 034
Attention : Vishal Goel
Email : vgoel@indialabspace.com

with a copy to

Address : Alexandria Real Estate Equities, Inc.
385 East Colorado Boulevard, Suite 299, Pasadena, CA 91101
Attention : Corporate Secretary
Telephone : 001 626 578 0777
Facsimile : 001 626 578 0770
Email : corporatelegal@labspace.com

7.2 All notices shall be deemed to have been validly given on (i) the business date immediately after the date of transmission with confirmed answer back, if transmitted by facsimile, or (ii) the business date of receipt, if transmitted by courier or registered airmail.

7.3 A Party may, from time to time, change its address or representative for receipt of notices provided for in this Assignment Agreement by giving to all other Parties prior written notice.

8. ARBITRATION

8.1 If any dispute arises amongst the Assignor and the Assignee during the subsistence of this Assignment Agreement or thereafter, in connection with the validity, interpretation, implementation or alleged breach of any provision of this Assignment Agreement, the Parties shall endeavour to settle such dispute amicably.



1వ పుస్తకము 20/0 వ సం॥ పు. (P.54) 1387

దస్తావేజు మొత్తము కాగితముల సంఖ్య 18

ఈ కాగితము వరుస సంఖ్య 7

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8.2 In the case of failure by the Assignor and the Assignee to resolve the dispute in the manner set out above within 30 days from the date when the dispute arose, the dispute shall be referred to arbitration of a sole arbitrator to be appointed by the Assignee. The place of the court of arbitration shall be Hyderabad. The arbitration proceeding shall be governed by the Arbitration and Conciliation Act, 1996 and shall be in the English language. The arbitrator shall also decide on the costs of the arbitration proceedings.

8.3 The arbitrator's award shall be substantiated in writing and the Parties shall submit to the arbitrator's award which shall be enforceable in any competent court of law.

8.4 The provisions of this Clause shall survive termination of this Assignment Agreement.

9. MISCELLANEOUS

9.1 Amendments

No modification or amendment to this Assignment Agreement and no waiver of any of the terms or conditions hereof shall be valid or binding unless made in writing by all Parties.

9.2 Entirety

This Assignment Agreement represents the entire agreement and understanding between the Parties concerning the assignment contemplated herein, and supersedes and replaces any and all prior agreements and understandings between the Parties on the subject.

9.3 General compliance

The Parties agree that they shall, in the performance of this Assignment Agreement, comply with all legal and regulatory requirements as may be applicable from time to time.

9.4 Governing law and Jurisdiction

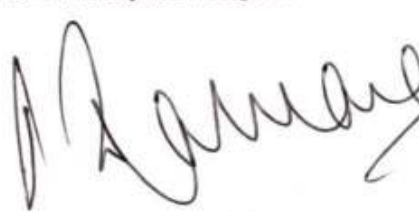
Subject to the provisions of Clause 8 above, this Assignment Agreement shall be governed and construed in accordance with the laws of India and the Courts in the City of Hyderabad shall have exclusive jurisdiction in respect of any disputes arising under this Assignment Agreement.

9.5 Specific performance

Without prejudice to any remedy available under applicable laws or this Assignment Agreement, this Assignment Agreement shall be specifically enforceable at the instance of the Assignee.

9.6 Stamp duty

The Parties agree that the stamp duty and the registration fee in relation to this Assignment Agreement shall be borne by the Assignee. The stamp duty and registration charges on the sale deed to be executed by the Landowners and the Assignor in favour of the Assignee, as contemplated in this Assignment Agreement, will be borne by the Assignee.







1వ పుస్తకము 20/0వ సం॥ పు... (P54) 1387
దస్తావేజు మొత్తము కాగితముల సంఖ్య... 18
ఈ కాగితము వరుస సంఖ్య... 8


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SCHEDULE

Andhra Pradesh – Ranga Reddy District – Ranga Reddy Registration District – Shamirpet Sub-District –Turkapally Village - Lands admeasuring 3 acres 22 guntas in Survey Nos. 189, 204 & 205/E as detailed in the table hereunder:

Sl. No.	Survey No.	Extent Ac. gts	Independent Boundaries	Consolidated Boundary for the entire land of Ac. 3.22 gts.
1.	189 204 205/E	0.14 0.20 0.19 ----- 1.13	North: Agricultural land of Panda Radhika, South : Thurkapally to Kolthur ICICI (R&B) Road, East : Agricultural land of Balakrishna and others and West : Agricultural land of Malla Reddy and others	North: Private Lands in Sy.No. 191; South: Main Road connecting Turkapally and Kolthoor villages and partially by Lands in Sy.No. 203;
2	189 204	0.02 0.05 ----- 0.07	North: Agricultural land of Venugopal Reddy, South : 60' Wide road (Kolthur to Ananthram), East : Agricultural land of Balakrishna and others and West : Agricultural land of Malla Reddy	East: Private Lands in Sy.No's. 190 and 203;
3	189 204	0.33 1.09 ----- 2.02 -----	North: Agricultural land of G.Venugopal Reddy and others, South: Agricultural land of G.Malla Reddy, East: Agricultural land of Balakrishna and others and West : Agricultural land of Malla Reddy and others.	West: Remaining Land in Sy.No. 205.
Total Extent		3.22		







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దస్తావేజు మొత్తము కాగితముల సంఖ్య... 18
ఈ కాగితము వరుస సంఖ్య... 9

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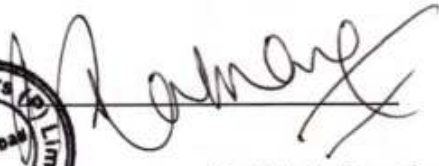


IN WITNESS WHEREOF, the Parties have executed this Assignment Agreement as of the date first written above.

Accepted by the withinnamed "Assignor"

Through its authorised signatory




Name : Pachipala Dora Swamy

Designation : Director

Accepted by the withinnamed "Assignee"

Through its authorised signatory

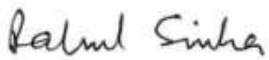



Name : Vishal Goel

Designation : Director

in the presence of

Witnesses:-

1. 

2. 

1వ పుస్తకము 20/0వ సం॥ పు.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....
ఈ కాగితము వరుస సంఖ్య.....

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**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF
REGISTRATION ACT, 1908**

**FINGER PRINT IN BLACK
(LEFT THUMB)**

**PASS PORT SIZE
PHOTOGRAPH**

**NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT & SELLER
BUYER**



P. Doraswamy
S/o Reddappa
Road No-10, Banjara Hills,
Hyderabad



Vishal Goel
S/o S.L. Goel
Road No-12, Banjara Hills,
Hyderabad.

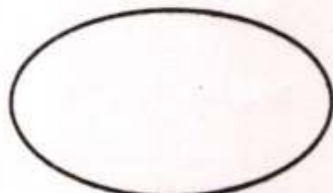


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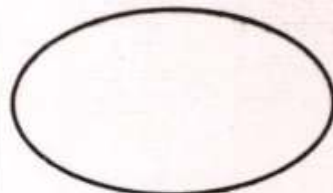


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WITNESSES

1. Rahul Kumar
2. [Signature]

SIGN OF EXECUTANTS :

[Signature]
Vishal

1వ పుస్తకము 20/0వ సం॥ పు (P.54) 1387
దస్తావేజు మొత్తము కాగితముల సంఖ్య 18
ఈ కాగితము వరుస సంఖ్య 11

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TOUCHSTONE

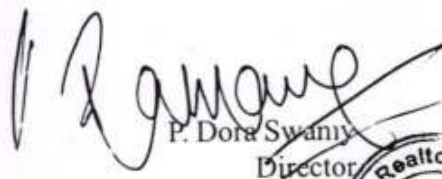
Extracts of Minutes of the Board of Directors of M/s Touchstone Realtors Private Limited Ltd held on 20th July 2010 held at the registered office of the Company:

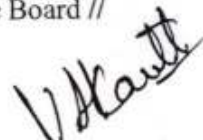
Sale of the properties held in the name of Company.

The Chairman of the Board has intimated to the members of the company that the properties held in the name of the company are being sold and after discussing the same the board has passed the following resolution unanimously:

“RESOLVED THAT the Company on Sale or agreement of Sale of the Properties held in the name of the Company and Mr P. Dora Swamy Director of the company is be and hereby authorized to sign on all the documents on behalf of the Company that are required for disposing/ making agreements of the properties held in the name of the Company.

// For and on behalf of the Board //


P. Dora Swamy
Director


V. Sreekanth
Director



1వ పుస్తకము 20/0వ సం॥ పు. (P.54) 1387

దస్తావేజు మొత్తము కాగితముల సంఖ్య 18

ఈ కాగితము పరుస సంఖ్య 12



సబ్-రిజిస్ట్రార్



Alexandria Gachibowli II Tech Park Private Limited

Regd. Off. 3rd Floor, Stanford Park, Road No.2, Banjara Hills, Hyderabad - 500 034

Certified Extract of the Minutes of the meeting of the Board of Directors of Alexandria Gachibowli II Tech Park Private Limited held on July 21, 2010 at 2nd Floor, Frontline Grandeur, NO.114, Walton Road, Bangalore - 560 001 at 10:00 a.m.

1. To purchase land in survey nos. 189, 204 and 205E of Turkapally Village Revenue Accounts, Shamirpet Mandal, Ranga Reddy district totally admeasuring 3 acres 22Guntas

"RESOLVED THAT the Company be and is hereby authorized to: (a) enter into an assignment agreement with Touchstone Realtors Private Limited in terms of which the rights of Touchstone Realtors Private Limited under the agreement to sell dated July 19, 2010 with regard to land in Survey nos. 189, 204 and 205E of Turkapally Village Revenue Accounts, Shamirpet Mandal, Ranga Reddy district admeasuring 3 Acres 22 Guntas would be assigned to the Company for a consideration of Rs. 2,24,50,000 (Rupees Two Crores Twenty Four Lakhs Fifty Thousand Only) in total and (b) after obtaining an assignment from Touchstone Realtors Private Limited, to purchase land in Survey Nos. 189, 204 and 205E of Turkapally Village Revenue Accounts, Shamirpet Mandal, Ranga Reddy district admeasuring 3 Acres 22 Guntas from Gurudu Malla Reddy and Panda Radhika and to make payment of a sum of Rs. 1,77,50,000 (Rupees One Crore Seventy Seven Lakhs Fifty Thousand Only) in total, as sale consideration to Gurudu Malla Reddy and Panda Radhika, with Touchstone Realtors Private Limited, signing the sale deed as a consenting party.

RESOLVED FURTHER THAT the Company be and is hereby authorized to pay the consideration and/or deposits as set forth in that certain Assignment Agreement between the Company and Touchstone Realtors Private Limited to Touchstone Realtors Private Limited and to pay the sale consideration to Gurudu Malla Reddy and Panda Radhika for sale of land in Survey Nos. 189, 204 and 205E of Turkapally Village Revenue Accounts, Shamirpet Mandal, Ranga Reddy district admeasuring 3 Acres 22 Guntas in favour of the Company.

RESOLVED FURTHER THAT Vishal Goel, be and is hereby authorized to execute any letter of intent, the assignment agreement, sale deed, affidavits and any other documents required to consummate the sale transaction in favour of the Company in respect of land in Survey Nos. 189, 204 and 205E of Turkapally Village Revenue Accounts, Shamirpet Mandal, Ranga Reddy district admeasuring 3 Acres 22 Guntas and also to present the assignment agreement, sale deed and other documents for registration before the jurisdictional sub-registry and to do all matters incidental for the transfer of the right, title and interest in respect of land in Survey Nos. 189, 204 and 205E of Turkapally Village Revenue Accounts, Shamirpet Mandal, Ranga Reddy district admeasuring 3 Acres 22 Guntas in favour of the Company, including to take possession of the same, based on the documents approved by the authorized signatories set forth in the Signature Authority Memorandum."

Place : Bangalore
Date: July 21, 2010


CHAIRMAN

1వ పుస్తకము 2010 వ సం॥ పు. (P.54) 1387

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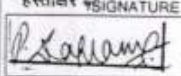
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F881 (F27)

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AFTPP8438D	
	नाम /NAME DORA SWAMY PACHIPALA	
	पिता का नाम /FATHER'S NAME REDDAPPA CHARI PACHIPALA	
	जन्म तिथि /DATE OF BIRTH 27-06-1979	
हस्ताक्षर *SIGNATURE		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

Ramang

1వ పుస్తకము 20/0 వ సం॥ ప (P.54) 1387

దస్తావేజు మొత్తము కాగితముల సంఖ్య 18

ఈ కాగితము వరుస సంఖ్య 14

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1వ పుస్తకము 20/0 వ సం॥ పు..... (P.54) 1387

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 18

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAHUL SINHA
ANUJ KUMAR SINHA



10/05/1983

Permanent Account Number

BFZPS3234M



Rahul Sinha
Signature

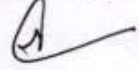
Rahul Sinha



1వ పుస్తకము 20/0 వ సం॥ పు. (P-54) 1387

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితము వరుస సంఖ్య..... 16



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JINAGA KRISHNA RAO
BASAVA RAJU JINAGA

01/06/1974
Permanent Account Number
AGSPJ0358A

Signature

24032006

Co

1వ పుస్తకము 20/0 వ సం॥ పు.....
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....
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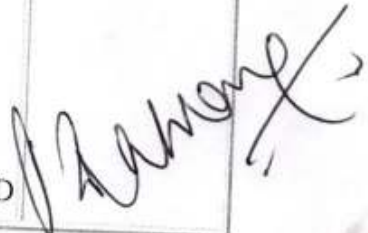


Photographs and FingerPrints As per Section 32A of Registration Act 1908

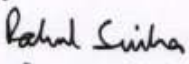
C.S.No./Year: 001298/2010 of SRO: 1516(SHAMIRPET)
Presentant Name(Capacity): P.DORA SWAMY(OT)

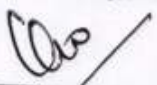
Report Date: 23/07/2010 18:57:56

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) REP BY:- VISHAL GOEL SUITE NO.23,3RD FLOOR,NSL ICON,P.NO.1-4,ROAD NO.12,BANJARA HILLS,HYD	
2			(EX) REP BY: P.DORAA SWAMY(DIRECTOR) OFF NO.31(8-2- 622/1/1/A3),CLASSIC EMERALD,BESIDE,HSBC R.NO.10,BANJARAHILLS,HYD	

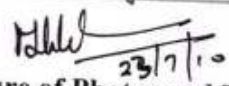
Identified by

Witness 1 

Witness 2 

Photos and TIs

captured by me


23/7/10
Capture of Photos and TIs
done in my presence

1వ పుస్తకము 2010 వ సం॥ పు. (P.54) 1387

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితము వరుస సంఖ్య..... 18

సబ్-రిజిస్ట్రారు

