



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 5103 Rs. 100/- Date 12.3.2021

Sold To: R. Sureshchandra Reddy S/o R. Nagaraj Reddy.

Sold To: Dr. V. R. S. Srinivasan
For Whom: Sri V. R. S. Srinivasan by Lodhipati Kurnool
B. S. Nithin Kumar Reddy
S/o B. S. Sreenath Reddy
Kharivathal

L.No. 12-03-004/1995

RL No. : 12-03-001/2019

CHENNEKOTHAPALLI

ABSOLUTE SALE DEED FOR Rs. 40,05,000/-

THIS DEED OF ABSOLUTE SALE is made and executed on this **12th DAY OF MARCH TWO THOUSAND TWENTY ONE (12-03-2021)**, At Chennethapalli Village, Anantapuramu District, Andhra Pradesh State by and between:

SHUBH REALTY (SOUTH) PRIVATE LIMITED, PAN No. AAICS8118E, a company incorporated and registered in India under the Companies Act, 1956 having it's Registered Office at : B-413, Mondeal Square, Near Hotel Crown Plaza, Prahladnagar Cross Road, Near Prahladnagar Garden, S.G. Highway, Ahmedabad-380015.

(Formerly known as **SAMIRAN REALTIES LIMITED, HYDERABAD**, having it's Regd. Office at : IL & FS Financial Centre, 6th Floor, East Quadrant , Plot No.22, G-Block, Bandra Kurla Complex, Bandra – East Mumbai – 400051, which company has been amalgamated in the above Shubh Realty (South) Private Limited company) and represented by it's Authorized Representative: **Mr. PRAVEEN TALAPULA** aged about 42 years, S/o. T. VENKATA RAMANA, residing at Plot No. 101, Sri Sai Ganesh




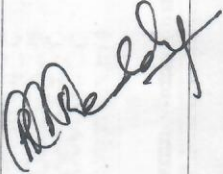




For Shubh Reality (South) Pvt. Ltd.,

T. Poreen
Authorized Signatory





Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, C.K.Palli along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 40100/- paid between the hours of 12 and on the 15th day of MAR, 2021 by Sri Shubh Realty Private Limited

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SNo-cd	Thumb Impression	Photo	Aadhar Photo	Address	Signature/Ink Thumb Impression
1-CL		 ROKKAM SURENDRAN [1203-1-2021-410]		ROKKAM SURENDRAN TH REDDY[R]/M/S VASISTA MINING . REPRESENT REDDYS STREET,KURN OOL, LODDIPALLI,K URNOOL	
2-EX		 TALAPULA PRAVEEN [R] [1203-1-2021-410]		TALAPULA PRAVEEN[R]S HUBH REALTY (SOUTH) PRIVATE LIMITED @ SAMIRAN REALTIES LIMITED . TALAPULA VENKATARAM ANA REPRESENT 1-853,3RD ROAD,3RD ROAD, ANANTAPUR,A NANTAPUR	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 G.ASHOK KUMAR :15/ [1203-1-2021-410]	G.ASHOK KUMAR S/OG.ASWARTHAPPA KOTHAPALLI	
2			B.SHIVA SHANKAR S/OB.DURGA PRASAD KOHIR MEDAK	



Apartment, 1st Cross, Maruti Nagar, Anantapur – 515001. Aadhar No. 9509 1132 8468, Cell No.9866645797, (Hereinafter referred to as the “VENDOR/SELLER” which expression shall unless repugnant to the subject or context, mean and include it’s Legal assignees, executors, administrators or anyone claiming through or under this company) FIRST PART;

IN FAVOUR OF

M/s. SRI VASISTA MINING, (PAN No. AJEPB6470E), Registered Office at : D.No. 25-131-B, Sanjeeva Nagar, Nandyal, Kurnool District, A.P. – 518 501, Represented by it’s Managing Partner : **BYRAPURAM SEGIREDDY NITHIN KUMAR REDDY,** Aged about 35 years, S/o. Byrapuram Segireddy Sreenath Reddy, R/o. D.No. 8-2-411, Flot No. 104, Lumbini Rock Castle, Banjara Hills, Road No. 6, Kharatabad, Hyderabad, Telangana – 500 034 Aadhar No. 2462 3965 2810, Cell No.9573642266, (Hereinafter referred to as the “VENDEE/PURCHASER” which expression shall unless repugnant to the subject or context, mean and include it’s Legal assignees, executors, administrators or anyone claiming through or under this company) SECOND PART;


NOW THIS DEED WITNESSETH AS FOLLOWS:




WHEREAS, the VENDOR is the sole and absolute owner of following agricultural lands and has purchased the same through following Sale Deeds:

Sy. No. as per Sale Deed	Full Extent (in Acres)	Vendor Purchased (Extent in Acres)	Purchased from	by Registered Sale Deed Doct. No. / Year
19-2B	92.64	30.00	Kandibella Dhanunjaya G.P.A. Holder of 1) Surasetti Eeramma, 2) Patnamsetti Mallamma, 3) Patnamsetti Nagendra, 4) Balija Nagaratnamma, 5) Balija Aravind & 6) Balija Basavaraju.	1272/2011 Dt : 19-09-2011
19-2C1	92.64	15.00		
19-2C2	92.64	15.00		
TOTAL		60.00		

Total Extent of 60.00 Acres situated in **Ramagiri** Revenue Village, Ramagiri Mandal, Anantapuramu District, Andhra Pradesh And above mentioned sale deeds have been

For Shubh Reality (South) Pvt. Ltd.,


Authorized Signatory

			
B.SHIWA SHANKAR ::15 [1203-1-2021-410]			

15th day of March,2021

Signature of Joint SubRegistrar4
C.K.Palli

Endorsement:

Desc	In the Form of							
	Online	Stamp Papers	Challan u/s 41 of IS Act	Cash	SD u/s 16 of IS act	Stock Holding	DD/BC/ Pay Order	Total
SD	0	100	200275	0	0	0	0	200375
TD	0	NA	60075	0		NA	0	60075
RF	0	NA	40100	0		NA	0	40100
UC	0	NA	210	0		NA	0	210
TOT	0	100	300660	0		0	0	300760

NOTE: TD:Transfer Duty, SD:Stamp Duty, RF:Registration Fee, UC:=User Charges, TOT:Total, Desc:Description

Rs. 260350/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 40100/- towards Registration Fees on the chargeable value of Rs. 4005000/- was paid by the party through Challan/BC/Pay Order No ,41417301692020 dated ,12-MAR-21.

Date

15th day of March,2021

Signature of Registering Officer
C.K.Palli

Certificate of Registration

Registered as document no. 370 of 2021 of Book-1 and assigned the identification number 1 - 1203 - 370 - 2021 for Scanning on 15-MAR-21 .

Registering Officer
C.K.Palli
(Firozkhan)

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C.K.Palli



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registered at Sub Registrar Office, Chennethapalli, Anantapuramu District, Andhra Pradesh.

Whereas the VENDOR is in peaceful possession and enjoyment of the above said lands right from the date of purchase and Vendor's name has been mutated in the revenue records as given below:

Sy. No. as per Sale Deed	Sy. No. as per Revenue Web Land Data after mutation in the name of Vendor	Total Extent (in Acres)	Now Selling Extent (in Acres)	Patta No.	Acquired by Regd. Sale Deed vide Doct. No. / Year
19-2B	19-2B	92.64 out of this 30.00 out of this	4.65	1783	1272/2011 S.R.O. C.K.Palli
19-2C1	19-2C1	92.64 out of this	15.00		
19-2C2	19-2C2	92.64 out of this 15.00 out of this	2.35		
Total			22.00		

Total Sale Extent of Ac.22.00 Ct.s out of above said Full Extents comprised in Sy. No. 19-2B, 19-2C1 and 19-2C2 situated at Ramagiri Revenue Village, Ramagiri Mandal, Anantapuramu District, Andhra Pradesh State and herein after called as Schedule Property.

Whereas the VENDOR is in peaceful possession and enjoyment of the schedule property right from the date of purchase and Vendor name has been mutated in the revenue records & Pattadar Passbook vide online Katha No. / Patta No. 1783 in the name of Shubh Realty (South) Private Limited issued by the Tahsildar, Ramagiri Mandal, Anantapuramu District and further It's name has been mutated in all the revenue records including 10(I) account, and I-B (R.O.R.) register and as such they have got absolute rights including alienable rights over the schedule property.

WHEREAS, the VENDOR are desirous to dispose of the Schedule Property by making the following representation:

For Shubh Realty (South) Pvt. Ltd.,


Authorized Signatory

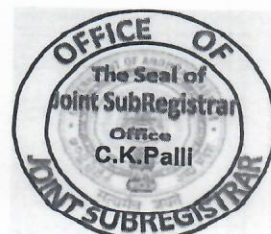
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C.K.Palli



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- a) That the VENDOR declares and covenants with the Purchaser that **Shubh Realty (South) Private Limited** is the sole and absolute owner of the Schedule Property and free from all encumbrances of any nature whatsoever and the title to the Schedule Property is good and marketable and subsisting and that none else has any right, title, interest or share therein;
- b) That the Schedule Property is free from all encumbrances, acquisition proceedings, attachments, Court or charges of any kind;
- c) That the VENDOR has not entered into any agreement or arrangement for the sale of the Schedule Property with anyone else and We have not alienated schedule property till now.
- d) The schedule property is free from tenancy rights.
- e) The Schedule Property is not acquired for any other scheme by the Government of Andhra Pradesh or Central Government, for Peripheral Ring Road or Ring Road or Road Widening or for National High Way by any authority for any other development purpose.

WHEREAS, the VENDOR has offered to sell the land admeasuring **Ac.22.00 Ct.s** out of above said Full Extents comprised in **Sy. No. 19-2B, 19-2C1 and 19-2C2** situated at **Ramagiri** Revenue Village, Ramagiri Mandal, Anantapuramu District, Andhra Pradesh which is more fully described in the Schedule hereunder and herein after called the Schedule Property for a Valuable Consideration and looking out for a Prospective buyer and the Purchaser has come forward accepted offer and agreed to purchase the Schedule Property from the VENDOR on 'as is where is' basis for a Valuable Consideration of **Rs.40,05,000/- (Rupees Forty Lakhs Five Thousand only)**, free from all kinds of Encumbrances. The VENDOR has accepted the offer of the Purchaser and there being no legal impediment, for the execution of this deed of absolute sale.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in Pursuance of the aforesaid agreement and in consideration the VENDOR shall sell and Purchaser shall purchase for total Sale Consideration of **Rs.40,05,000/- (Rupees Forty Lakhs Five Thousand only)**, the Purchaser has paid the entire sale consideration in favour of the VENDOR as hereunder:

Rs.40,05,000/- (Rupees Forty Lakhs Five Thousand only) by the way of **Online Payment** bearing UTR/Ref. No. **HDFCR5202103128110172**, Dated : 12/03/2021 drawn on **HDFC** Bank, **S. PINAGALA COLONY** Branch, issued by Purchaser infavour of VENDOR **Shubh Realty (South) Private Limited** and the same hereby admitted and acknowledged by the Vendor for said sum before witness.

For Shubh Realty (South) Pvt. Ltd.,


Authorized Signatory

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In the manner payment schedule stated above the VENDOR hereby admitted and acknowledged the receipt of said entire sale consideration of **Rs.40,05,000/- (Rupees Forty Lakhs Five Thousand only)** in full and final settlement in satisfaction of the sale price. The VENDOR hereby grants, conveys and transfers unto the Purchaser by way of sale of the schedule property with all rights, easements and privileges, appurtenances, thereto **to have and to hold** the same to the Purchaser as absolute owner.

1. The VENDOR in consideration thereof hereby grants, conveys, sells, transfers, assigns and assures **unto and to the use** of the Purchaser, by way of sale of all the schedule property, free from all encumbrances, court attachments, litigation's, maintenance charges, claims and demands whatsoever together with all the rights of way of easements of necessity, water, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonged to the schedule property, who shall hold, possess, use and enjoy all the right, title, interest, claims and all other rights, privileges and amenities belonging thereto **to have and to hold** the schedule property and every part thereof **to and unto the** Purchaser absolutely and forever.
2. That the Purchaser shall be entitled to enter upon and hold, possess, build upon, enjoy the property hereby conveyed as an absolute owner and receive profits, income there from, without any interference or disturbances from the VENDOR or his predecessors-in-title or any one claiming legal title thereto.
3. That the title of the VENDOR to the schedule property hereby conveyed is good, marketable and subsisting and it is Vendor's **self-acquired** property that Vendor has power to convey the same and that none else have any right, title and interest or any share thereby and there is no impediment for the sale under sale any law, decree, contract or condition.
4. The VENDOR hereby covenants with the Purchaser that notwithstanding any act, deed or thing hereto before done, excluded or knowingly suffered, the VENDOR has full power and absolute authority and indefeasible title to sell the schedule property and the said property is free from all encumbrances like maintenance charges and obligations whatsoever and the Purchaser shall hereafter peacefully and actually **HOLD, POSSESS AND ENJOY** the schedule property without any claim, demand, disturbance or interruption whatsoever from the VENDOR and the schedule property is also free from suits, proceedings, costs, claims and demands.
5. The VENDOR further covenants that Vendor will execute or cause to be done or executed all such lawful and useful acts, deeds and things and execute deeds of further assurances, confirmation deeds, rectification deeds, and other things whatsoever for further and more perfectly and more fully conveying and assuring ownership and possession of the schedule property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed at the cost of the Purchasers.
6. The VENDOR further covenants with the Purchaser that in case, the Purchaser is deprived of the whole or any part of the schedule property hereby sold by any reason of any defect found in the title of the VENDOR or any encumbrances or any charge in the

For Shubh Reality (South) Pvt. Ltd.,



Authorized Signatory

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same to which this deed is not subjected, the VENDOR shall pay to the Purchaser by way of damages or otherwise the whole of the sale price as mentioned in this sale deed or such part of it as shall bear the same proportion of the whole or such a part of the schedule property as the case may be and all the consequential losses and damages.

7. The VENDOR covenants with the Purchaser that **Shubh Realty (South) Private Limited** is the absolute owner of the schedule property and they are fully seized and possessed of the right, to sell the same in favour of the Purchaser and further there are no legal or departmental proceedings against the schedule property. The VENDOR assures that apart from them there is no other person/s interested in the schedule property or portions thereof. The VENDOR hereby assures and covenant with the Purchaser that there are no encumbrances or any settlement, Will, charge, lien, mortgages, attachments, maintenance charges, either by agreement, order or decree pending or threatened legal proceedings or any other security or claims on the schedule property that in any manner derogate from the full and absolute ownership of the property hereby conveyed. The VENDOR has no objection to transfer the khatha, and other amenities in connection to the schedule property in favour of the Purchaser in the concerned revenue records.

8. The VENDOR has this day hereby confirms that he had delivered the vacant possession of the schedule property and placed the Purchaser in actual vacant possession of the schedule property hereby conveyed granted transferred and assigned unto to the Purchaser and copy of Sale Deed Document and Copies of other revenue title deeds are handed over to the Purchaser in respect of the schedule property on the date of execution of this sale deed.

9. The Purchaser hereby confirms that it has carried out detailed due diligence about the title of the Vendor in the schedule property and has satisfied itself about the same. The Purchaser has also carried out physical inspection of the schedule property and has satisfied itself about the same.

For Shubh Realty (South) Pvt. Ltd.,


Authorized Signatory



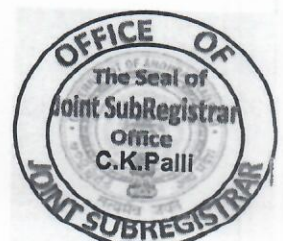
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SCHEDULE OF THE PROPERTY

All that piece and parcel of below mentioned immovable property being agriculture Dry land situated at **Ramagiri** Revenue Village, **Ramagiri** Panchayat area of Ramagiri Mandal, within the Jurisdiction of S.R.O. Chennethapalli, R.D. of Hindupur, Ananthapuramu District, Andhra Pradesh :

Sy. No. as per Sale Deed	Sy. No. as per Revenue Web Land Data after mutation in the name of Vendor	Total Extent (in Acres)	Now Selling Extent (in Acres)	Patta No.	Link Doct. No. / Year
19-2B	19-2B	92.64 out of this 30.00 out of this	4.65	1783	1272/2011 of Book-1, 7/2011 of Book-4 S.R.O. C.K.Palli
19-2C1	19-2C1	92.64 out of this	15.00	1783	
19-2C2	19-2C2	92.64 out of this 15.00 out of this	2.35	1783	
Total			22.00		

Boundaries :

EAST : Land in Sy.No. 44,

WEST: Remaining Land in Sy. No.19,


NORTH : Land purchased by Vendee (Sri Vasista Mining) from the same Vendor,

SOUTH : Land belongs to the A.P. Forest Dept.

In between these boundaries **TWENTY TWO ACRES (OR) 8.910 HECTORS LAND** Only.

Market Value per Acre Rs.1,82,000/-, According to Market Value **22.00 Acres** Land Market Value is **Rs.40,05,000/-**.

For Shubh Reality (South) Pvt. Ltd.,


Authorized Signatory

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And the expenses towards the Stamp Duty, Registration Fee and User Charges are exclusively paid by the Vendee through CFMS Challan No's. 41417301692020, 41417661372020 and 41417744262020, Dated: 12-03-2021.

T. Power

**Authorized Representative of
Shubh Realty (South) Private Limited.**

Reilly

(Purchaser) *(Representative of Shri B.S. Nithin)*
M/s. Sri Vasista Mining.

B.S. Nithin

Kennedy

Reddy)

1. ~~Q1A~~ → 90 Answer the R. thoroughly

2. ~~10~~ 90 B. Durganadasa AR 46
Prepared By: 10012
Age 33

Prepared By:

Joel Chandler

N. JAI SHANKAR

S/o. N. Venkata Ramudu,
17-3-2019

17-939, Vengal nagar, A.T.P.

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C.K.Palli

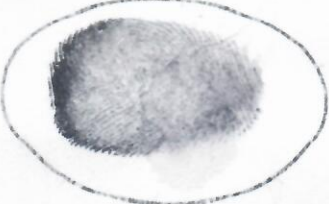


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(3)

**PHOTOGRAPH AND FINGER PRINTS AS PER SECTION 22-A
OF REGISTRATION ACT, 1908**

FINGER PRINT IN BLACK INK LEFT THUMB	PASSPORT SIZE PHOTOGRAPH (BLACK & WHITE)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTER / BUYER
		<u>BUYER / కొనుగ్దాదారు:</u> M/s. SRI VASISTA MINING, Managing Partner: B.S. NITHIN KUMAR REDDY, s/o. B.S. Sreenath Reddy, Flat No. 104, Lumbini Rock, Castele, Road No. 6, Banjara Hills, Khairatabad, Hyderabad.
		<u>Representative / ప్రతినిధి:</u> R. SURENDRANATH REDDY, s/o. R. Nageswara Rao, D/No. 3-109, Loddi Palli (W) Ouvakal (M), Kurnool, Aadhar No. 6409 9096 6066
		

SIGNATURE OF WITNESSES:

- 
- 

SIGNATURE/S OF EXECUTANT/S

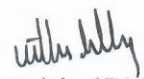
For Shubh Reality (South) Pvt. Ltd.,


Authorized Signatory

Note : If the Buyer (s) is / are not present before the Sub Registrar, the following request should be signed.

I / We send herewith my / our photograph (s) and fingerprints in the form prescribed, through my representative, Sri Smt. R. Surendranath Reddy is / We cannot appear personally before the registering officer in the office of Sub Registrar of Assurances ... Chennakothapalli


Signature of the Representative :


Signature (s) of BUYER (s)



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370/2021.

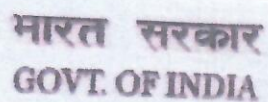
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C.K.Palli

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INCOME TAX DEPARTMENT



25/03/1985

Permanent Account Number

AJEPB6470E

Nithin Reddy
Signature



with belly



గ్రామం పేరు: సిగిరెడ్డి నీథిన్ కుమార్ రెడ్డి
 Sympuram Segiroddy Nithin Kumar Reddy
 పుట్టిన తేదీ: 25/03/1985
 లింగం: MALE

Issue Date: 10/02/2001

2462 3965 2810

VID : 9157 6417 2063 7992

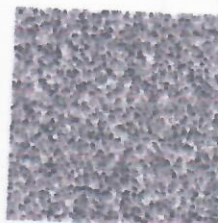
నా ఆదార్, నా గుర్తింపు



Unique Identification Authority of India

104 ಬುಲೆಟ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು, 82411
 104 ಬುಲೆಟ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು, 82411
 104 ಬುಲೆಟ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು, 82411
 104 ಬುಲೆಟ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು, 82411

Address:
G.O. Byrappuram Segireddy Sreenath Reddy,
8-2-411 Flat no 104 Lumbini Rock Castle,
Banjara Hills Road No 6, Kharastabad,
Hyderabad,
Telangana - 500034



2462 3965 2810

VID : 9157 6417 2063 7992

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భారత ప్రభుత్వం
Government of India

తలపుల ప్రవీణ్
Talapula Praveen
పుట్టిన తేదీ / DOB : 01/05/1979
పురుషుడు / Male

9509 1132 8468

నా ఆధార్, నా గుర్తింపు

and Non-Government services in future .

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O తలపుల వెంకట రమణ, ప్లాట్ నెం 101 సాయి గణేష్ అపార్ట్ మెంట్, మారుతి నగర్ 1వ క్రాస్, మారుతి నగర్, అనంతపురం, అనంతపురం, ఆంధ్ర ప్రదేశ్, 515001

Address:
S/O Talapula Venkata Ramana, Plot no 101 Sai Ganesh Apartment, Maruthi nagar 1st cross, Maruthi Nagar, Anantapur, Ananthapur, Andhra Pradesh, 515001

9509 1132 8468

1947 help@uidai.gov.in www.uidai.gov.in

భారత ప్రభుత్వం
Government of India

రోక్కం సురేంద్రనాథ్ రెడ్డి
Rokkam Surendranath Reddy
పుట్టిన తేదీ / DOB : 30/05/1988
పురుషుడు / Male

6409 9096 6066

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O: నాగేశ్వర రావు, 3-109, రెడ్డిస్ స్ట్రీట్, జవహర్ నగర్ పాఠశాల దగ్గర, లొడ్డిపల్లి, కర్నూలు, ఆంధ్ర ప్రదేశ్, 518001

Address:
S/O: Nageswara Rao, 3-109, Reddys Street, Near ZPHS School, Loddipalli, Kurnool, Kurnool, Andhra Pradesh, 518001

6409 9096 6066

1947 help@uidai.gov.in www.uidai.gov.in

భారత ప్రభుత్వం
Government of India

గొండి అశోక్ కుమార్
Gondi Ashok Kumar
పుట్టిన తేదీ/DOB: 01/01/1975
పురుషుడు/ MALE

6603 3563 9807

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O గొండి అశ్వత్థాస్, 5, మెయిన్ రోడ్, అర్ కోత్తపల్లి, రామగిరి, అనంతపురం, ఆంధ్ర ప్రదేశ్ - 515672

Address:
S/O Gondhi Aswarthappa, 5, MAIN ROAD, R KOTHAPALLI, Ramagiri, Anantapur, Andhra Pradesh - 515672

6603 3563 9807

1947 help@uidai.gov.in www.uidai.gov.in

భారత ప్రభుత్వం
Government of India

బైంద్రి షివా శంకర్
Baindia Shiva Shankar
పుట్టిన తేదీ/DOB: 16/01/1987
పురుషుడు/ MALE

8715 1649 1491
VID : 9147 5886 5290 9281

నా ఆధార్, నా గుర్తింపు

Issue Date: 17/01/2021

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O దుర్గా ప్రసాద్, 14-34, భీమ్ నగర్ కాలనీ, భీమ్ నగర్ కాలనీ, భీమ్ నగర్ మండలం, కోహిర్, తెలంగాణ - 502210

Address:
S/O Durga Prasad, 14-34, Bheem Nagar Colony, Bheem Nagar Colony, Kohir Mandal, Kohir, Medak, Telangana - 502210

8715 1649 1491
VID : 9147 5886 5290 9281

1947 help@uidai.gov.in www.uidai.gov.in

Bk - 1, CS No 410/2021 & Doct No
370/2021.

Sheet 11 of 14

Joint SubRegistrar

C.K.Palli



నీలూరి జై శంకర్

Neeluri Jai Shankar

పుట్టిన తేదీ/ DOB: 26/01/1990

పురుషుడు / MALE

6484 4674 9240

ఆధార్-సామాన్యమానపుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O ఎన్ వెంకట రాముడు,

డివిన్.17-939, వేణుగోపల్

నగర్, విద్యానికెటన్ పాఠశాల దగ్గర,

అనంతపురం, అనంతపురం,

అనంతపురం,

ఆంధ్ర ప్రదేశ్ - 515001

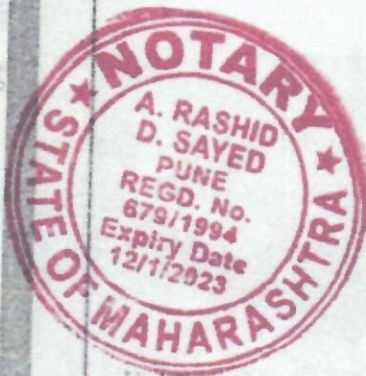
Address:

S/O,N Venkata Ramudu, D.no.17-
939, Venugopal Nagar, Near
Vidyaniketan School, Anantapuram,
Anantapur, Anantapur,
Andhra Pradesh - 515001

6484 4674 9240

Aadhaar-Aam Admi ka Adhikaar





FORM No. CAA.7

[Pursuant to section 232 and rule 20]

National Company Law Tribunal, Single Bench, Chennai

In the matter of the Companies Act, 2013

And

In the matter of Scheme of Amalgamation between

M/s. Samiran Realities Limited

(Transferor Company)

With

M/s. Shubh Realty (South) Limited

(Transferee Company)

Order under section 232

Under consideration is a Company Petition No.7/CAA/2019 filed by the above mentioned Petitioner Companies under the provisions of the Companies Act, 2013 r/w the Companies (Compromises, Arrangements & Amalgamation) Rules, 2016. All the statutory requirements under law have been fulfilled. The Petitioner Companies complied with all the directions given by this Tribunal. The Petition came up for hearing before this Tribunal.

For the purpose of considering and approving without modification, the Scheme of Amalgamation between M/s. Samiran Realities Limited, the Transferor Company, by transferring and vesting operation with M/s. Shubh Realty (South) Limited, the Transferee Company.

Upon perusal and hearing Shri. CIBI Vishnu and Shri. Pawan Jhabakh, the Learned Counsel for the Petitioner Companies.

THIS TRIBUNAL DO ORDER

- 1) That the Scheme of Amalgamation as annexed with the Petition alongwith Schedules is hereby sanctioned.
- 2) That all the property, rights and powers of the Transferor Company specified in the schedule hereto and all other property, rights and powers of the Transferor Company be transferred without further act or deed to the Transferee Company and accordingly the same shall pursuant to section 232 of the Act, be transferred to and vested in the Transferee company for all the estate and interest of the Transferor Company therein but subject nevertheless to all charges now affecting the same ; and
- 3) That all the liabilities and duties of the Transferor Company be transferred without further act or deed to the Transferee Company and accordingly the same shall pursuant to section 232 of the Act, be transferred to and become the liabilities and duties of the Transferee Company; and
- 4) That all proceedings now pending by or against Transferor Company be continued by or against the Transferee Company; and
- 5) That the appointed date of the said Scheme is 01.04.2017
- 6) As per Clause 7 Part-II of the scheme provides for the protection of the interest of the employees/ Staffs of the Transferor Company; and
- 7) As per clause 12 of Part-III of the Scheme, it appears that the Accounting Treatment is in conformity with the Accounting Standards; and
- 8) That the Transferor Company shall be dissolved without winding up from the date of the filing of the certified copy of this order with the Registrar of Companies; and
- 9) The Petitioner Company do file with the Registrar of Companies the certified copy of this Order within 30 days of the receipt of the order; and

TJS

Bk - 1, CS No 410/2021 & Doct No
370/2021.

Sheet 12 of 14

Joint SubRegistrar

C.K.Palli



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10) This Tribunal do further order that the parties to the Scheme of Amalgamation or other persons interested shall be at liberty to apply to this Tribunal for any directions that may be necessary with regard to the working of the said Scheme.

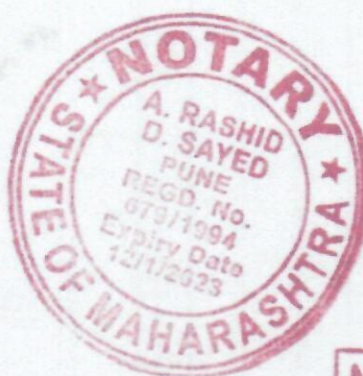
SCHEDULE

The Scheme of Amalgamation as sanctioned by the Tribunal contains the details of the properties, stocks, shares, debentures and other charges in action of the Transferor Company.


Dated this 11th Day of February, 2019, NCLT, SB, Chennai.

TJS


Registrar/Asst. Registrar
NATIONAL COMPANY LAW TRIBUNAL
CHENNAI BENCH
CORPORATE BUILDING, 3rd FLOOR,
29, RAJAK SALAI, CHENNAI - 600 001.



ATTESTED BY


A. RASHID D. SAYED
NOTARY, STATE OF MAHARASHTRA
PUNE.

24 APR 2019

Noted & Registered

At. Sr. No.: 2006/19



TJS

Bk - 1, CS No 410/2021 & Doct No
370/2021.

Sheet 13 of 14 Joint SubRegistrar

C.K.Palli



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AP19 88271367

ఆంధ్ర ప్రదేశ్ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

పట్టాదారుని అడంగలు / పహాణి కాపీ

Application No:



ADL012145085487

Date : 05/03/2021

జిల్లా : అనంతపురము

గ్రామము : రామగిరి (మ)

మండలము : రామగిరి

విస్తీర్ణము యూనిట్లు : Acres/cents

పసలి సం. : 1430

వరుస నం.	సర్వే నంబరు మరియు సబ్-డివిజన్ నెంబరు	ముత్తం విస్తీర్ణము	సా.ప.రాని/సా.ప.వచ్చు విస్తీర్ణము	భూమి స్వభావము / శిస్తు	భూమి వివరణ / జలాధారము	ఆయకట్టు విస్తీర్ణము	ఖాతా నంబరు	పట్టాదారు పేరు (తండ్రి/భర్త పేరు)	అనుభవదారు పేరు (తండ్రి/భర్త పేరు)	అనుభవ విస్తీర్ణము / అనుభవ స్వభావము
1	2	3	4/5	6/7	8/9	10	11	12	13	14/15
1	19-2B	4.6500	0.0000 4.6500	పట్టా 0.2000	మట్టు వర్షం	0.0000	1783	SHUBH REALTY SOUTH PRIVATE LIMITED SHUBH REALTY SOUTH PRIVATE LIMITED	SHUBH REALTY SOUTH PRIVATE LIMITED SHUBH REALTY SOUTH PRIVATE LIMITED	4.6500 కొనుగోలు

Ann Verified

Certified By

19-2-92-64

Name: G.Narayanaswamy (FAC)

Designation: TAHSILDAR

Mandal: రామగిరి

Verified by G NARAYANA SWAMY

Note : This is Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.ap.meeseva.gov.in/> by furnishing the application number mentioned in the Certificate.

Print

Note: This is a Digitally Signed Certificate, does not require physical signature and this certificate can be verified at <http://www.ap.meeseva.gov.in/> by furnishing the application number mentioned in the Certificate.

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

i. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

ii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగించబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

iii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

iv. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

Bk - 1, CS No 410/2021 & Doct No 370/2021.

Joint SubRegistrar4
Sheet 14 of 14

C.K.Palli

సంతకము
Signature

MEP SEVA
LD 303P-ANCMD
Rania (P) 515672
Cell : 99521 30099

ముద్ర
Seal





AP19 88271353

ఆంధ్ర ప్రదేశ్ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

పట్టాదారుని అడంగలు / పహాణి కాపీ

Application No:



ADL012145085457

Date : 05/03/2021

జిల్లా : అనంతపురము

రామము : రామగిరి (మ)

మండలము : రామగిరి

విస్తీర్ణము యూనిట్లు : Acres/cents

ఫసలి సం. : 1430

వరుస నం.	సర్వే సంఖ్య మరియు సబ్-డివిజన్ నెంబరు	మొత్తం విస్తీర్ణము	సా.ప.రాని/ సా.ప.వచ్చు విస్తీర్ణము	భూమి స్వభావము / శిస్తు	భూమి వివరణ / జలా దారము	ఆయకట్టు విస్తీర్ణము	ఖాతా నెంబరు	పట్టాదారు పేరు (తండ్రి/భర్త పేరు)	అనుభవదారు పేరు (తండ్రి/భర్త పేరు)	అనుభవ విస్తీర్ణము / అనుభవ స్వభావము
1	2	3	4/5	6/7	8/9	10	11	12	13	14/15
1	15-2C1	15.0000	0.0000 15.0000	పట్టా 0.2000	మెట్ట వద్దం	0.0000	1783	SHUBH REALTY SOUTH PRIVATE LIMITED SHUBH REALTY SOUTH PRIVATE LIMITED	SHUBH REALTY SOUTH PRIVATE LIMITED SHUBH REALTY SOUTH PRIVATE LIMITED	15.0000 కొనుగోలు

Handwritten signature: *G. Narayanaswamy*
 Verified by *G. Narayanaswamy*

Certified By

Handwritten signature: *G. Narayanaswamy*

Name: G.Narayanaswamy (FAC)

Designation: TAHSILDAR

Mandal: రామగిరి

Verified by G NARAYANA SWAMY

Note : This is Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.ap.meeseva.gov.in/> by furnishing the application number mentioned in the Certificate.

Print

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ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

- i. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- ii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- iii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- iv. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.



సంతకము
Signature

MEP
I.D.

Ram
Cell

ముద్ర
Seal



AP19 88271349

ఆంధ్ర ప్రదేశ్ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

పట్టాదారుని అడంగలు / పహణి కాపీ

Application No:



ADL012145085473

Date : 05/03/2021

జిల్లా : అనంతపురము

గ్రామము : రామగిరి (ను)

మండలము : రామగిరి

విస్తీర్ణము యూనిట్లు : Acres/cents

ఫసలి నం. : 1430

పరుస సం.	సర్వే నంబరు మరియు సబ్-డివిజన్ నంబరు	మొత్తం విస్తీర్ణము	సా.ప.రాని/ సా.ప.వచ్చు విస్తీర్ణము	భూమి స్వభావము / శెన్సు	భూమి వివరణ / జలా ధారము	అయత్తు విస్తీర్ణము	ఖాతా నంబరు	పట్టాదారు పేరు (తండ్రి/భర్త పేరు)	అనుభవదారు పేరు తండ్రి/భర్త పేరు)	అనుభవ విస్తీర్ణము / అనుభవ స్వభావము
1	2	3	4/5	6/7	8/9	10	11	12	13	14/15
1	19-2C2	15.0000	0.0000 15.0000	పట్టా 0.2000	మెట్ట వర్గం	0.0000	1783	SHUBH REALTY SOUTH PRIVATE LIMITED SHUBH REALTY SOUTH PRIVATE LIMITED	SHUBH REALTY SOUTH PRIVATE LIMITED SHUBH REALTY SOUTH PRIVATE LIMITED	15.0000 కొనుగోలు

Anx
19-2-92-64 verified

19-2-92-64

Certified By

Name: G.Narayanaswamy (FAC)
Designation: TAHSILDAR
Mandal: రామగిరి

Verified by G NARAYANA SWAMY

Note : This is Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.ap.meeseva.gov.in/> by furnishing the application number mentioned in the Certificate.

Print

Note: This is a Digitally Signed Certificate, does not require physical signature and this certificate can be verified at www.ap.meeseva.gov.in/ by furnishing the application number mentioned in the Certificate.

TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SHUBH REALTY (SOUTH) PRIVATE LIMITED HELD ON MONDAY, 8TH MARCH 2021 AT 9.00 A.M. AT GODREJ MILLENNIUM, 5TH FLOOR, 9, KOREGAON PARK ROAD, PUNE-411001

To authorise directors / authorised representative(s) of the Company for sale of property situate in Ramagiri Village of Ramagiri Mandal, Anantapur District, Andhra Pradesh

The Chairman informed the Board that certain parties ("Buyers") have approached the Company for sale of lands of the Company admeasuring about 68.14 Acres situate at Survey Nos.19/2B, 19/2C1, 19/2C2, 74-1A3, 74-1, 74/2, 74-7, 19/2C2 and 103/2 Village Ramagiri, Mandal Ramagiri, District Anantapur in the State of Andhra Pradesh and that to effectively complete the sale formalities as proposed, it would be desirable to authorise directors and certain authorised representative(s) of the Company. The Board considered the matter and after deliberations, following resolution was passed unanimously:

"RESOLVED THAT the Company do sell lands admeasuring about 68.14 Acres situate at Village Ramagiri, Mandal Ramagiri, District Anantapur in the State of Andhra Pradesh (the 'Land'), the details of which are as under:

Sr. No.	Survey Nos.	Area in Acres
1	19/2B	4.65
2	19/2C1	15.00
3	19/2C2	2.35
4	74-1A3	0.36
5	74-1	8.00
6	74/2	5.63
7	74-7	7.50
8	19/2C2	12.65
9	103/2	12.00
TOTAL		68.14

and that Mr. Nilesh V.Dhanani and Mr. Abhinav Singh, the Directors, be and are hereby severally authorised to finalise the buyer, the terms and conditions of the sale, negotiate, finalise and accept the price and to do all such acts, deeds and matters to initiate and give effect to sale and transfer of the Land."

"RESOLVED FURTHER THAT Mr. Praveen Talapula, the authorised representative of the Company, be and is hereby authorised to execute the sale deeds, affidavits, statements, papers, documents, etc. as may be required for effective sale of the said Land."

"RESOLVED FURTHER THAT Authorised Persons of the Company be and are hereby severally authorised to admit, sign, execute and present for registration of the memorandum of understanding, sale deed(s), by whatever name called, such other agreements, deeds, documents, side-agreements, side-letters, letters, discharge receipts towards the money received, deeds of rectification and such other papers as may be necessary, desirable and expedient to be agreed, signed and executed and to do all such acts, deeds and matters to ensure effective sale and transfer of the Land."



Shubh Realty (South) Private Limited

[Formerly known as Shubh Realty (South) Limited]

Corporate Office: Godrej Millennium, 5th Floor, 9, Koregaon Park Road, Pune - 411001, Maharashtra, India T: +91 20 66278000
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"RESOLVED FURTHER THAT the Directors of the Company be and are hereby severally authorised to delegate the powers in this regard, with further powers of sub-delegation, partly or fully, to such other person or persons as they may severally think fit from time to time and / or vary such powers delegated to such person or person(s) including delegated to the authorised representatives referred to hereinabove from time to time in the best interest of the Company and for the purpose to do all such acts, deeds, matters and things and sign power of attorney(s), authority letter(s), deeds, documents, letters and such other papers as may be necessary, desirable and expedient for the purpose."

"RESOLVED FURTHER THAT the Authorised Persons of the Company be and are hereby severally authorised to do all such acts, deeds, matters and things and to settle any question, difficulty or doubt that may arise in relation to the aforesaid and for the purpose to sign and execute forms, letters, deeds, documents and such other papers as may be necessary, desirable and expedient for settling such question, difficulty or doubt and to give effect to the aforesaid."

"RESOLVED FURTHER THAT the Common Seal of the Company be affixed on the necessary documents, if required, in the presence of any one of the Authorised Persons or by such authorised representative(s) of the Company who is duly authorised by virtue of any power of attorney / authority letter executed in his favour by virtue of this resolution and who do sign the same in token thereof."

"RESOLVED FURTHER THAT a copy of the foregoing resolution be furnished as and when and as and where required to whomsoever it may concern with a request to act thereupon."

CERTIFIED TRUE COPY
FOR SHUBH REALTY (SOUTH) PRIVATE LIMITED


NILESH V. DHANANI,
DIRECTOR.
DIN: 00006529.



