
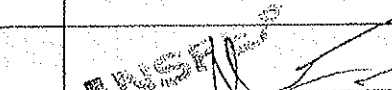


Challan Proforma [Bank copy]

Challan No: 678SAA171216	
	Registration & Stamps Department, Telangana
Fee Type : 91	
CBS Screen Number : 8888	
I Remitter Details	
Name	BHAGWATI PRODUCTS LIMITED
Address	SRINAGAR VILLAGE MAHESHWARM M RR DISTRICT TELANGANA
PAN Card Number	AACCB1828N
Aadhar Card Number	
Mobile Number	*****050
II Executant Details	
Name	TSHC SHAMSHABAD
Address	PAHADISHAREEF HYDERABAD TELANGANA
III Claimant details	
Name	BHAGWATI PRODUCTS LIMITED
Address	SRINAGAR VILLAGE MAHESHWARM M RR DISTRICT TELANGANA
IV Document Nature	
Nature of Document	SALE DEED
Property Situated in(District)	RANGAREDDY
V Amount Details	
Stamp Duty	840105
Transfer Duty	0
Registration Fee	280035
User Charges	100
TOTAL	1120240
Total in Words	ELEVEN LAKH TWENTY THOUSAND TWO HUNDRED FORTY RUPEES ONLY
Date(DD-MM-YYYY)	17-12-2016
Journal No.	214722
Stamp & Signature	

17-12-2016

COPIED

30.8582/2016

6.4146/18



తెలంగాణ తెలంగాణ TELANGANA

S.L.No: 6698 Date: 2/12/16 Rs: 50

Sold To: S. K. Sharma

S/o, W/o, D/o, BHAGWATH PRODUCTS L.T.D

R/o: Srirangapur - Fab City - E-city

For Whom:

Ch. Uma B 548449

CH. UMA
Licensed
Stamp

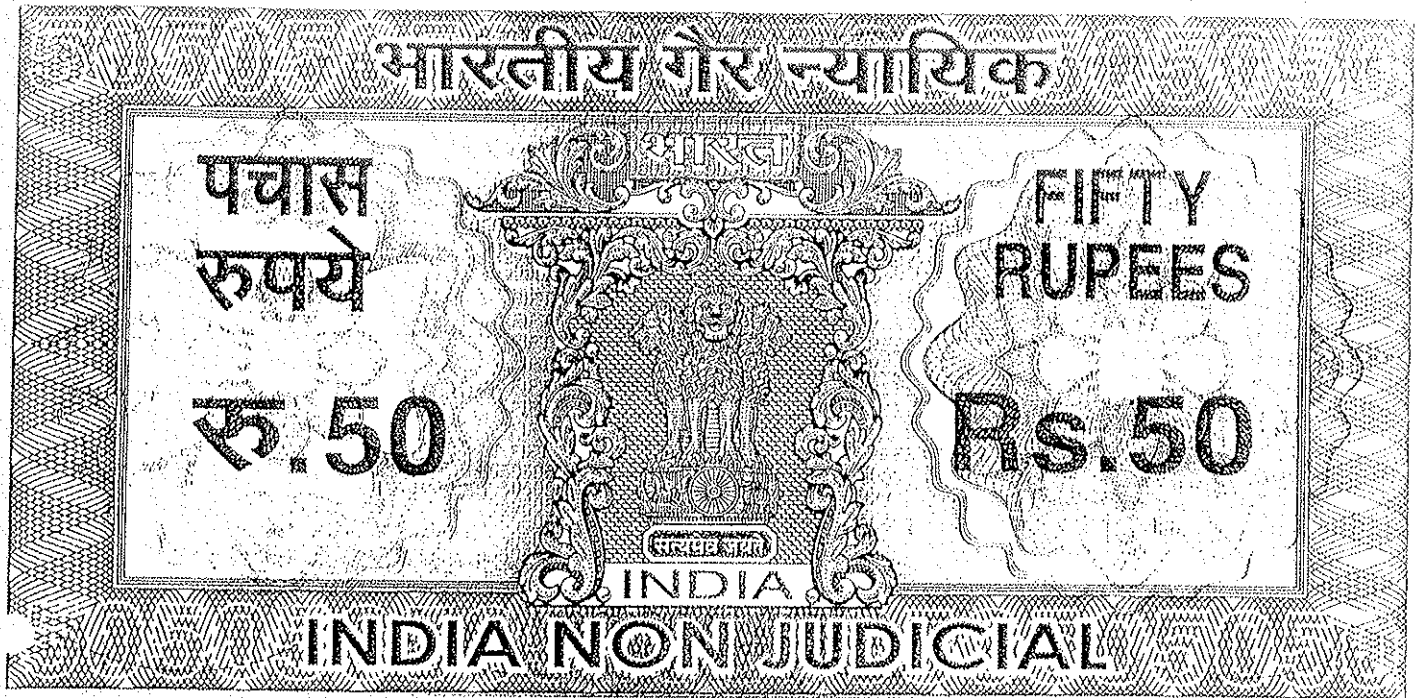
DEED OF SALE

This Deed of Sale is made and executed at HYDERABAD, on this 30th, day of December, 2016 by the TELANGANA STATE INDUSTRIAL INFRASTRUCTURE CORPORATION LIMITED (an Undertaking of Government of Telangana.), a Government Company registered under Companies Act, 1956 having its Registered Office at 5-9-58/B, 6th Floor, Parishrama Bhavan, Fateh Maidan Road, Basheerbagh, Hyderabad-500004; represented by its Zonal Manager, Shamshabad hereinafter called "PARTY OF THE FIRST PART" (which expression shall unless repugnant to the context, shall mean and include his successors in office and assigns).

Contd.. 2..

For BHAGWATI PRODUCTS LTD.

ZONAL MANAGER,
T.S.I.C. LIMITED, Shamshabad Zone
HYDERABAD-500 005.



తెలంగాణ తెలంగాణ, TELANGANA

Cur. Under B 548450
CH. U. R. A. S.

B.L. No. 6699 Date: 2/12/16 Re: 381/-

Sold To: S. N. Sharma

S/o., W/o., D/o., BHAGWATI PRODUCTS. P. R. D.

R/o: F. City - E. City - Singur

For Whom: _____

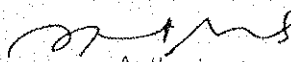
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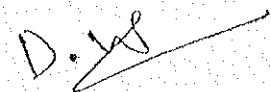
IN FAVOUR OF

M/s. Bhagwat i Products Limited, a Company registered under Companies Act 1956, having its registered office at Plot No. 21/14, 4th floor, Block A, Phase II Naraina Industrial Area New Delhi State: Delhi represented by Dr. Surya Kant Sharma, S/o. Shiri Krishan Sharma, Vice Presidents of the company who is duly authorized through resolution dated 04.Dec.2015 of its Board of Directors (which expression shall unless the context requires otherwise include his heirs, executors, administrators and legal representatives hereinafter called the PARTY OF THE SECOND PART.

For BHAGWATI PRODUCTS LTD

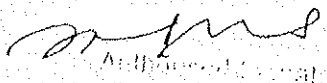
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Authorized Signatory

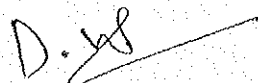

ZONAL MANAGER,
T.S.I.I.C LIMITED, Shamshabad Zone
HYDERABAD-500 005.

1. WHEREAS upon the application of the PARTY OF THE SECOND PART, the party of the FIRST PART have allotted to the party of the SECOND PART, Plot No S-1, Measuring 75551.73 Square Meters or Acs18.669 situated at E-city ,(Electronic Manufacturing Cluster) at Fabcity, Srinagar(V), Maheshwaram (M) Ranga Reddy District on Outright Sale basis, which is more fully described in the schedule hereunder and for greater clearness delineated in the Plan hereto annexed, hereinafter referred to as the schedule Property for setting up of an industry for the manufacture of "Mobile Phone and its accessories consumer Electronics, LED TV and its parts" as per the allotment Lr No.7815/TSIIC/Projects/2015 dt:30.07.15 and Final Allotment dt: 30.07.15
2. The party of the FIRST PART has acquired/ alienated Ac.1250.26gts of land bearing in of Srinagar Raviryala(V), Maheshwaram (M) Ranga Reddy District named it as E-City situated in Ranga Reddy District for setting up of industrial area/ Industrial Development Park. Hence the party of the FIRST PART has become the owner to the said land and thus competent to sell the property to the Party of the SECOND PART.
3. And whereas an Agreement of sale was entered into on 31.07.2015 registered vide Doc. No. 34821/2015 for an extent of 75551.73sqmt or 18.669Acres in Sy.No. 113/P & 114/P at Fabcity, Srinagar (V) Maheshwaram (M) Ranga Reddy District between the party of the SECOND PART and the party of the FIRST PART specifying the terms and conditions governing the allotment of the plot/Land to the party of the SECOND PART registered with Joint Sub-Registrar, Maheshwaram vide 34821/2015. The cost of the land of 75551.73sqmt has been fixed at Rs.5,60,07,000/- (Rupees five crores sixty lakhs seven thousand only)

For BHAGWATI PRODUCTS LTD,


Authorized Signatory

Cont::4::



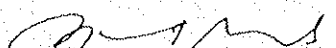
ZONAL MANAGER,
T.S.I.I.C LIMITED, Shamshabad Zone
HYDERABAD-500 005.


::4::

4. AND WHEREAS the vacant possession of the land was delivered to the SECOND PART on 31.07.2015 but the party of the FIRST PART and the party of the SECOND PART has started construction factory buildings.
5. That the FIRST PART has agreed to sell/allot the plots in favour of the SECOND PART, in pursuance of their application and as approved by TSWIFT Board minutes dt: 16.07.2015 on cost basis as an anchor client for the Plot S-1 at E-city for the purpose of **"Mobile Phone and its accessories consumer Electronics, LED TV and its parts"** only. All the terms and conditions relating to sale stated in the allotment letter dated:30.07.2015 are settled in the Agreement for sale dated: 31.07.2015 with THE SECOND PART, shall be read as part and parcel of this sale deed.
6. And whereas The FIRST PART has agreed to sell and the SECOND PART has agreed to purchase the said plot free from all encumbrances for a present sale consideration of **Rs.5,60,07,000/- (Rupees five crores sixty lakhs seven thousand only)** towards the cost of the land of **75551.73sqmt or 18.669Acres @ Rs. 30,00,000/- Per acre** on cost basis without development cost as an Anchor unit at E-city having being paid to the FIRST PART by the SECOND PART, the receipt where of FIRST PART hereby admits and acknowledges, the FIRST PART both hereby sell, grant, convey, transfer and assign unto SECOND PART all that piece and parcel of land being Plot No. S-1 an extent of 18.669Acres at Fabcity, Srinagar (V), Maheshwaram (M) in E-City in Sy.No. 113/P 114/P for manufacturing of **"Mobile Phone and its accessories consumer Electronics, LED TV and its parts"** more particularly described in the Schedule hereunder and for greater clearness delineated in the plan annexed hereto together with all rights, title, easements and all other rights in any way appertaining thereto TO HOLD the said land unto and to the use of the SECOND PART absolutely for the purpose for setting up of Mobile Phone and its accessories consumer Electronics, LED TV and its parts", duly permitted by the Competent Authority and for no other

Cont::5::

For BHAGWATI PRODUCTIONS


Authorised Signatory



ZONAL MANAGER,
T.S.I.I.C LIMITED, Shamshabad Zone
HYDERABAD-500 005.

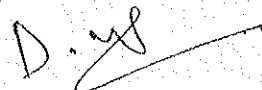
purpose. The Party of the SECOND PART agrees that it shall not put up any structure or buildings other than the above purpose. The Party of SECOND PART can raise the loans by mortgaging the Schedule Property.

7. And whereas the 2nd Cabinet Sub Committee in its minutes dt: 19.09.2016 has approved for execution of sale deed to the Party of the SECOND PART and the party of the SECOND PART has undertaken to utilize the land in phases and authorized the Party of the FIRST PART vide undertaking dt: 17.10.2016 to execute and register all documents that may be essential for the purpose of cancelling the document pertaining to the said allotment, including execution and registering of cancellation deeds or any other document in the event of failure to implement / utilize the land for the purpose allotted. The timelines are as follows:
- Implementation of Phase II the time line will be June 2017 -- July 2018 with line of activity Consumer Electronics with an investment of Rs. 45 Crores and providing Employment potential 500 numbers
 - Implementation of Phase III the time line will be August 2018 - July 2020 with line of activity additional Electronics goods based on market research with an investment of Rs. 55 Crores providing Employment potential 500 numbers.
8. The FIRST PART assures the SECOND PART that the said land is free from all encumbrances or charge or obligations of any kind whatsoever and nobody else has any right, title or interrupt.
9. The FIRST PART covenants with the SECOND PART that the said land shall quietly be entered into upon and held and enjoyed and the rents and profits received there from by the SECOND PART without any interruption, disturbance, claim or demands whatsoever from the FIRST PART.

Cont::6::

For BHAGWATI PRODUCTIONS LTD.


Authorized Signatory


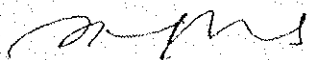


ZONAL MANAGER,
T.S.I.L.C LIMITED, Shamshabad Zone
HYDERABAD-500 005.

:6::

10. The FIRST PART shall at the cost of the SECOND PART take all necessary steps and sign all applications, papers and or further documents for more perfectly assuring the said land to the SECOND PART and for getting the name of the SECOND PART mutated in the Municipal and or Revenue Records as the owner of the said land.
11. The FIRST PART covenants with the SECOND PART that if for any defect in the title of the FIRST PART and the SECOND PART is deprived of the whole or any part of the said land and buildings, the FIRST PART hereby undertakes to indemnify and/or compensate the SECOND PART to the extent of the amounts paid as sale consideration.
12. THE PARTY OF THE FIRST PART is exempted from the provisions of the Urban Land (Ceiling and Regulations) Act, 1976 under section 19(i) to the vacant lands held by it, as it is a Government Company as defined in Section 617 of the Companies Act, 1956 (Act of 1956).
13. As the party of the SECOND PART has paid an amount of Rs. 22,40,380/- towards stamp duty Doc.No.3482#2015 dt:31.07.15 obtained from the party of the first part in respect of the schedule property sold under this sale deed the party of the SECOND PART claims adjustment of the stamp duty already paid in respect of the Agreement of Sale towards the stamp duty required to be paid in respect of this instrument of sale as provided under act 47A of schedule IA to Indian Stamp Act.
14. The cost of the land is fixed Rs.5,60,07,000/- (Rupees five crore sixty lakhs seven thousand only) vide proceeding No. 167/ZO/TSIIC/SHBD/BPL/15, dated: 31/07/2015 of the Zonal Manager, TSIIC Limited, Shamshabad.
15. The Original allottee should obtain prior approval from the TSIIC authorities before the sub-division of allotted plot otherwise sub-division of plot will not be considered by TSIIC.

WITNESSES



Cont.:7::

ZONAL MANAGER,
T.S.I.I.C LIMITED, Shamshabad Zone
HYDERABAD-500 005.

SCHEDULE ABOVE REFERRED TO

District: Ranga Reddy

Mandal: Maheshwaram

Village: Srinagar

Plot No.S-1, measuring 75551.73 Square Meters an extent of Acs. 18.669
Situating at E-City (Electronic Manufacturing Cluster) at Fabcity, Srinagar(V)
Maheshwaram(M), Ranga Reddy District SY.No.113/Part and 114/part and
bounded by

North: P.No.S2/15 & S2/16

East: Plot No. S-1/PA,B,C&D

South: Existing 24M Road

West: Prop 24.00 M Wide Road.

IN WITNESSES WHERE OF the Zonal Manager, Shamshabad, for and on behalf of
TELANGANA STATE INDUSTRIAL INFRASTRUCTURE CORPORATION LIMITED,
Hyderabad has put his hand and seal for and on behalf of and by the order and
direction of the PARTY OF THE FIRST PART on the day and year first herein above
written in the presence of the following witnesses.

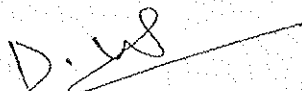
WITNESSES:

1. K. Sath
K. Sathishore

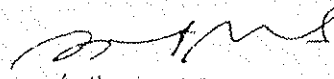
2. V. Shalini
V. SHALINI

WITNESSES:

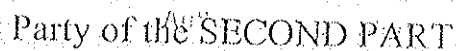
1. C. K. Ramakrishna
C. K. Ramakrishna
2. C. K. Ramesh
C. K. Ramesh


For and ON BEHALF OF
Telangana State Industrial
Infrastructure Corporation Ltd.

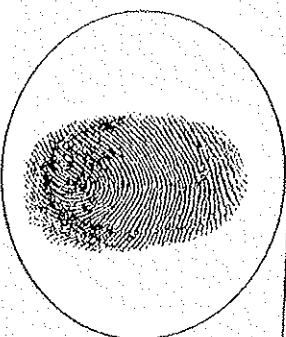
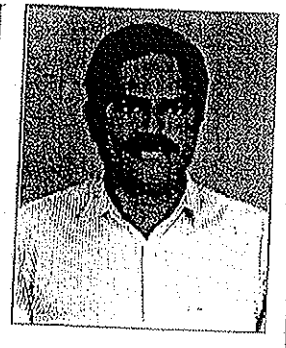
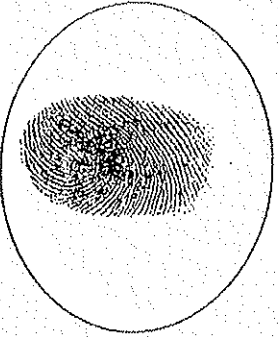

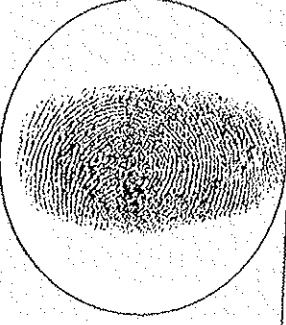

For BHAGWATI PRO


Authorised Signatory
For and ON BEHALF OF

Party of the FIRST PART : M/s TSIIC Limited
 Party of the SECOND PART : M/s Bhagwati Products Limited
 Area of Plot 18.66 Acs"or"75551.73 Sqm

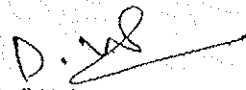


**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908**

FINGER PRINT IN BLACKINK LEFT THUMB	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / OWNER / DEVELOPER
		TSIIC LIMITED, SHAMSHABAD REP. BY, ZONAL MANAGER Sri D. RAVI S/o Late Sri D. Kishan Swamy Age: 51 Years
		Smt. M. Padmaja W/o Hariprasad Aged about (40) Years Manager (AM), TSIIC Ltd, Shamshabad Hyderabad - 500 004
		M/s. Bhagawathi Products Limited, represented by Sri. Dr. Surya Kant Sharma, S/o. Shiri Krishan Sharma Vice President of the company

SIGNATURE OF WITNESSES

1. K. Sankar
K. Sankishore
2. V. Shalini
V. SHALINI


SIGNATURE OF THE EXECUTANT/S
ZONAL MANAGER,
T.S.I.I.C LIMITED, Shamshabad Zone
HYDERABAD-500 005.



PERMANENT ACCOUNT NUMBER
AFQPD5544P



RAVI DHARMAGADDA

RAVIGADDA KISHAN SWAMY DHARMAGADDA

KISHAN SWAMY DHARMAGADDA

02-08-1965

DATE OF BIRTH

8.7



Telangana State Industrial
Infrastructure Corporation Ltd.,
Head Office, Hyderabad

IDENTITY CARD



PADMAJA MURTHY

Manager (AM)

E.Code : 2138

Head Office

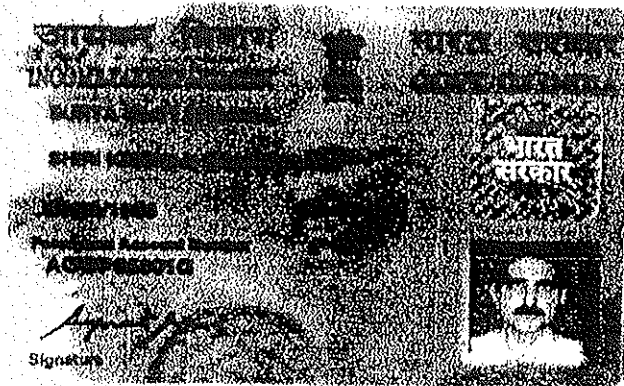
Executive Director

M. Padmaja

Date of Birth : 28-08-1976
Blood Group : A+ve

Regd. Office :
TSEC Ltd., 8th Floor,
"Pararama Bhavanam",
Basheerbagh,
Hyderabad - 500 004.

Residence :
H.No.11-11-117,
Flat No. A-404, Jubilee Homes,
Indiranagar Colony, Kothapet,
Dilekhnagar, Hyderabad.
Cell : 9912340874



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PERMANENT ACCOUNT NUMBER
ABXPK8640A

NAME
RAMAKRISHNA KANDULA

FATHER'S NAME
BALAKRISHNA RAO KANDULA

DATE OF BIRTH
21-02-1946

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[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

K RAMESH
POOLISING KARAMTOTHU

17/06/1991
Permanent Account Number
DAUPK1826D

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