

A: 902

C: 880



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date: 11-12-2017, S.No. 7854 Rs.100/-

Purchased by : J.J.Reddy (Director), S/o J. Nagamalla Reddy, Hyderabad.

For whom : Bharathi Cement Corporation Pvt. Ltd., Nallalingayapalli (V)

CA 829480
G. Veera Sankar
G. VEERA SANKAR
Licenced Stamp Vendor
1104-L.No: 05/2011, L.R. No. 03/2017
KAMALAPURAM, Y.S.R. Kadapa District.

Sale Deed

THIS DEED OF SALE is made and executed on this the 27th day of March 2018 at Kamalapuram, Y.S.R.(Kadapa) District by Palem janardhana Reddy Son of Palem Chenna Reddy aged about 56 years, Aadhaar No.3590 7988 2294, residing at D.no 3-4-19,RajaReddy Street Pullivenduala (Village), Pullivendula(mandal), Y.S.R(Kadapa) District. Here in after called 'the VENDOR'.

In favour of

M/s.Bharathi Cement Corporation Private Limited, A Company registered under the companies' act 1956 and having its registered office at D.No. 8-2-626, Reliance Majestic, Road No.10, Banjara Hills, Hyderabad, and factory at Nallalingayapalli (village), Kamalapuram (Mandal), Y.S.R(Kadapa) District. (herein after called 'the VENDEE'.) Represented by Sri.J.Jagan Mohan Reddy, Son of Sri.J.Naga Malla Reddy, aged about 45 years, Aadhaar No. 7986 7046 6560, Pan.no.AEAPJO707P residing at Flat no 404 E-Venue Apartments, Road No 14,Oposite D A V public school, Banjara Hills Khairatabad.Banjara Hills, Hyderabad.

The expressions 'the VENDOR' and 'the VENDEE' shall, unless repugnant to the context, mean and include their respective heirs, agents, representatives, successors, nominees, executors, administrators, assigns, etc.







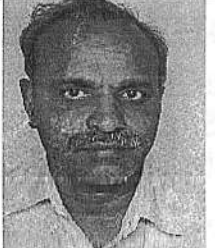
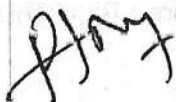
[Handwritten signature]

756
2018




Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kamalapuram along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20520/- paid between the hours of _____ and _____ on the 29th day of MAR, 2018 by Sri P.Janardanreddy

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 |  |  J JAGAN MOHAN REDDY [1104-1-2018-880] |  | J JAGAN MOHAN REDDY RIMS BHARATHI CEMENTS CORPORATION PVT LTD, NALINGAI PALLI REPRESENT FLAT NO 404 E-VENUE APARTMENTS, ROAD NO 14, BANJARA HILLS, KHAIRATABAD, HYDERABAD |  |
| 2-EX |  |  PALEM JANARDHANA REDDY [1104-1-2018-880] |  | PALEM JANARDHANA REDDY S/O. CHENNA REDDY AADHAR- *****2204 3-4-19, RAJA REDDY STREET, RAJA REDDY STREET, PULIVENDLA, Y SR-CUDDUPAH |  |

Identified by Witness:

| SI No | Thumb Impression | Photo | Name & Address | Signature |
|-------|---|---|--|---|
| 1 |  |  P. ANJIBABU::29/03/18 [1104-1-2018-880] | P. ANJIBABU S/O SIVALINGAM, KOVARKMGU NTTAPALLI |  |
| 2 | | | G. JANARADAN S/O VENKATA RAMANA, BALIREDDYPALLI | |

Bk - 1, CS No 880/2018 & Doct No 756/2018. Sheet 1 of 1 JOINT SUBREGISTRAR 249 Kamalapuram



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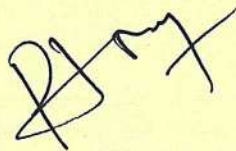


1. WHEREAS the VENDOR is the absolute owner and possessor of the land Bearing Patta No.302 as shown in Pattadar Pass Book No.11725S011000002 and Title Deed (Bhoomi Yajamanyapu Hakku Patramu) No. issued by the Revenue Authorities. Admeasuring ac 0.91cents in Survey No.129/1A, ac 0.91cents in Survey No.129/1B and ac. 1.66cents in Survey No.129/2B1 ie, the total extent 3.48cents is situated at Nallalingayapalli (village.), more fully described in the schedule hereunder, hereinafter referred to 'The Land'.

WHEREAS the VENDOR has offered to sell the land and the VENDEE has agreed to purchase the same free of all encumbrances for a total consideration of Rs.20,51,620/- (Rupees Twenty Lakhs Fifty One Thousand Six Hundred and Twenty Only) i.e. Rs. 3,00,000/- (Rupees Three Lakhs only) per acre for ac 0.91cents in Survey No.129/1A and ac 0.91cents in Survey No.129/1B and Rs.9, 07,000/- (Rupees Nine Lakhs Seven Thousand only) per acre for ac. 1.66cents in Survey No.129/2B1.

NOW THIS DEED OF SALE WITNESSES THAT -

1. In consideration of a sum of Rs.20, 51,620/- (Rupees Twenty Lakhs Fifty One Thousand Six Hundred and Twenty Only) paid by the VENDEE Vide Cheque No. 103376 dated 29-03-2018 drawn on State Bank of India , Kamalapuram Branch, and the receipt whereof is being hereby acknowledged, the VENDOR does hereby and hereunder grant, convey, sell, transfer, assign and assure all his estate and interest in the land with all appurtenances thereto to the VENDEE and all the estates, right, title, interest, claim and demand whatsoever of the VENDOR into or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the VENDEE absolutely and forever without let or hindrance from anybody whosoever.
2. THAT the VENDOR does hereby declare that he is the absolute owner and possessor of the land.
3. The VENDOR does hereby declare that he has absolute valid subsisting marketable title in his favour in respect of the land and he has full power and absolute authority to sell the land in the manner aforesaid and the VENDEE shall hereafter peaceably and quietly hold, possess and enjoy the land without any claim or demand whatsoever from the VENDOR or any person claiming through or under him.
4. The VENDOR does hereby declare that the land is free from all encumbrances, claims, demands, charges, prior agreements, mortgages, gifts, court attachments, litigations, liens, etc.





G. JANARADAN::29/C
[1104-1-2018-880]

G. Janaradan

29th day of March,2018

Signature of **JOINT SUBREGISTRAR249**
Kamalapuram

Endorsement:

| Desc | In the Form of | | | | | | |
|------|----------------|--------------|-------------------------|------|-----------------------------|------------------|--------|
| | Online | Stamp Papers | Challan u/s 41of IS Act | Cash | Stamp Duty u/s 16 of IS act | DD/BC/ Pay Order | Total |
| SD | 0 | 100 | 102500 | 0 | 0 | 0 | 102600 |
| TD | 0 | NA | 30780 | 0 | | 0 | 30780 |
| RF | 0 | NA | 20520 | 0 | | 0 | 20520 |
| UC | 0 | NA | 210 | 0 | | 0 | 210 |
| TOT | 0 | 100 | 154010 | 0 | | 0 | 154110 |

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

Rs. 133280/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20520/- towards Registration Fees on the chargeable value of Rs. 2052000/- was paid by the party through Challan/BC/Pay Order No ,2960 dated ,29-MAR-18.

Date

29th day of March,2018

Signature of Registering Officer
Kamalapuram

Certificate of Registration

Registered as document no. 756 of 2018 of Book-1 and assigned the identification number 1 - 1104 - 756 - 2018 for Scanning on 29-MAR-18 .

Registering Officer
Kamalapuram
(D.Mahaboob Basha)

CERTIFICATE OF SCANNING
THE DOCUMENT HAS BEEN SCANNED
WITH THE IDENTIFICATION NUMBER

11041-756-2018

Signature of Registering Officer



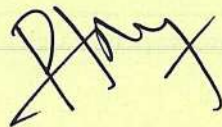
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Bk - 1, CS No 880/2018 & Doct No 756/2018. Sheet 2 of 4 JOINT SUBREGISTRAR249 Kamalapuram

5. THAT the VENDOR has today delivered the vacant, peaceful and physical possession of the land and original title deeds and link documents to the VENDEE herein.
6. THAT the VENDOR does hereby declare that he has not done any act or deed whereby the land comes under any charge in title, claim, estate or otherwise and the VENDOR is prevented from conveying the land or any part thereof.
7. THAT the VENDOR does hereby agree and undertake to indemnify and keep indemnified the VENDEE from and against all damages, losses, costs, expenses, etc., which the VENDEE may suffer, sustain or incur due to the defect in the title of the VENDOR or by reason of any claim being made by anybody whosoever to the land or in respect of any arrears of taxes, etc., due thereof.
8. THAT the VENDOR is liable to pay all public and private dues in respect of the land till the date of this sale deed and the VENDEE is liable to pay the same thereafter.
9. THAT the VENDOR does hereby agree and undertake, at all times hereafter and upon the request and at the cost of the VENDEE, to do and execute or cause to be done or executed all such lawful acts, deeds and things, whatsoever, for further and more perfectly conveying and assuring the land and any part thereof to the VENDEE and placing them in possession of the same according to the true intent and meaning of this Sale Deed.
10. THAT the VENDOR does hereby declare that the land is not subject to any acquisition or requisition.
11. THAT the VENDOR does hereby declare that the land is not an assigned land within the meaning of Section 2(1) of the A.P. Assigned Lands (Prohibition of Transfer) Act, 1973.
12. THAT the VENDOR does hereby declare that there are no mango trees or coconut trees, betel leaf garden or orange groves or any other garden; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, fish ponds, etc in the land now being transferred; that if any suppression of facts is noticed at a future date, the VENDOR is liable for prosecution as per law besides the VENDEE being responsible for payment of deficit duty.

The market value of the land is Rs 3, 00,000/- (Three lakhs only) per acre for survey no 129/1A ac.0.91cents and survey no 129/1B ac.0.91cents and Rs.9, 07,000/- (Rupees Nine Lakh Seven Thousands only) per acre for survey no 129/2B1 ac. 1.66 cents. The total value of the schedule property comes Rs.20, 51,620/-(Rupees Twenty Lakhs Fifty One Thousand Six Hundred and Twenty Only) and accordingly stamp duty is paid thereon under rule 3 of A.P.P.U.V.I. Rules 1975.



Bk - 1, CS No 880/2018 & Doct No
756/2018. Sheet 3 of 4

JOINT SUBREGISTRAR
Kamalapuram



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Schedule of Property

All that the part and parcel of land Admeasuring ac 0.91cents in Survey No.129/1A, ac 0.91cents in Survey No.129/1B and ac. 1.66cents in Survey No.129/2B1 ie, the total extent 3.48cents is situated at Nallalingayapalli (village.), Kamalapuram Mandal, Y.S.R (Kadapa) District, the following Survey no's bounded by.

Survey No 129/1A Extent ac.0.91cents and Survey No 129/1B Extent ac.0.91cents

North : Land of Vendee
South : Land of Ramadavi
East : Land of Venturla Chinna Ankireddy
West : Land of Yenuga Seelam Chennareddy

Survey No 129/2B1 Extent ac.1.66cents

North : Land of Vendee
South : Land of Dattatreya Tempel
East : Land of Pandillapalli to Nallalingayapalli Main Road
West : Land of Yenuga Subbireddy

IN WITNESS WHEREOF the VENDOR has set and subscribed his/her land to this Sale Deed on the day, month and year first aforementioned.

Witnesses


Signature/LTI of Vendor.

1. P. Anubabu s/o. Sivalengam, Kovaramgut + Palacur
2. G. Janardhan. s/o. Venkataramama. Balareddy Palle

DOCUMENT PREPARED BY:-V.Anil Kumar Reddy S/o Chandra Sekhar Reddy
9/103,Kota street Kamalapuram.
Aadhaar No.6428 6109 8788.Cell.no.8985600565

Bk - 1, CS No 880/2018 & Doct No
756/2018. Sheet 4 of 7

JOINT SUBREGISTRAR

Kamalapuram



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A: 3004

CS/2951



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date: 12-04-2018, S.No. 2244 Rs.100/-

Purchased by : J.J.Reddy (Director), S/o J. Nagamalla Reddy, Hyderabad. Licenced Stamp Vendor

For whom : Bharathi Cement Corporation Pvt. Ltd., Nallalingayapalli (V.104-L.No: 05/2011, L.R. No: 03/2017
KAMALAPURAM, Y.S.R. Kadapa District

G. Veera Sankar
CA 826426

G. VEERA SANKAR

Lease Agreement

This Lease Agreement is made and executed on this 20th day of September, 2018 between Bharathi Cement Corporation Pvt.Ltd., Nallalaingyapalli village, Kamalapuram Mandal, Kadapa District and represented by Sri. J. Jagan Mohan Reddy, (Director & Occupier) S/o. J.Naga Malla Reddy aged about 47 years, residing at Flat no 404 E-Venue Apartments, Road No. 14, Oposite D A V public school, Banjara Hills, Khairatabad. Banjara Hills, Hyderabad R/o. Flat no 404, Avenue Apartments, Road no.14, Banjara Hills, Hyderabad herein after referred as the "Lessor".

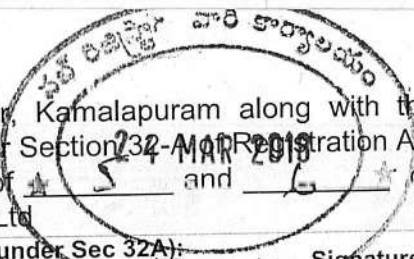
And

D A V Bharathi Vidya Mandir (English medium School), run by Bharathi Cement Corporation Pvt. Ltd., Educational Society, Nallalingyapalli village. Kamalapuram Mandal, Kadapa District, represented by Sri. M.Ravindra Kumar, (Correspondent & secretary), s/o. M.Jason Ratna Swami aged about 57 Years, residing at 2/294-2, Maruthi Nagar, Kadapa (Dist.) hereinafter referred as "Lessee". Lessee is liable to Lessor for payment of rent and performance in accordance with all other terms of this Agreement.

(Signature)
(Lessee)

(Signature)
(Lessor)

2664
2018



Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kamalapuram along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 350/- paid between the hours of 5 and 6 on the 20th day of SEP, 2018 by Sri Bharathi Cements Ltd

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

| SNo-cd | Thumb Impression | Photo | Aadhar Photo | Address | Signature/Ink |
|--------|------------------|---|--------------|--|---------------|
| 1-LE | | MUDDANURU RAVINDRA KUMAR [1104-1-2018-2951] | | MUDDANURU RAVINDRA KUMAR[R]D.A. V.BHARATHI VIDYA MANDIR, REP BY CORRESPONDENT & SECRETARY REPRESENT MARUTHI NAGAR, CUDD APAH, CUDDAPAH | |
| 2-LR | | J JAGAN MOHAN REDDY [1104-1-2018-2951] | | J JAGAN MOHAN REDDY[R]BHARATHI CEMENT CORPORATION PVT. LTD., REP BY DIRECTOR & OCCUPIER REPRESENT FLAT NO 404 E-VENUE APARTMENTS, ROAD NO 14, BANJARA HILLS, KHAIRATABAD, HYDERABAD | |

Identified by Witness:

| SI No | Thumb Impression | Photo | Name & Address | Signature |
|-------|------------------|--|---|-----------|
| 1 | | P. BHARGHAVAREDDY [1104-1-2018-2951] | P. BHARGHAVAREDDY S/O VENKATA RAMANAREDDY, J.KOTHAP ALLI | |

Bk - 1, CS No 2951/2018 & Doct No 2664/2018. Sheet 1 of 4
 Joint SubRegistrar Kamalapuram

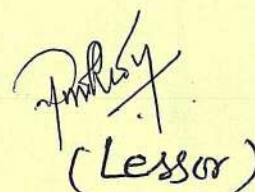




Grant of Lease:

1. **Agreement to Lease.** Lessor agrees to lease to Lessee and Lessee agrees to lease from Lessor, the said Premises according to the terms and conditions in this Agreement.
2. **Period of Lease.** This Lease will be for a term of 348 months beginning on 01st day of July, 2018 and ending on 30th day of June, 2046.
3. **Payment of Lease Rent.** The Landlord agrees to lease the premises on monthly rent Basis of Rs.1000/- (Rupees One Thousand only) for the purpose of establishing a school.
4. **Use of Premises.** The Premises will be occupied only by the Lessee and used only for school purposes.
5. **Utilities.** Lessee is responsible for payment of all utility and other services for the Premises.
6. **Condition of the Premises.** Lessee has examined the Premises, including the appliances, fixtures and other furnishings, acknowledges that they are in good repair and condition and accepts them in its current condition.
7. **Maintenance and Repairs.** Lessee will keep the Premises, including the grounds and all appliances, fixtures and furnishings, in clean, sanitary and good condition and repair. If repairs other than general maintenance are required, Lessee will notify Landlord for such repairs. In the event of default by Lessee, Lessee will reimburse Lessor for the cost of any repairs or replacement.
8. **Alterations.** Lessee will not make any alteration, addition or improvement to the Premises without first obtaining Lessor written consent.
9. **Fire and Casualty.** If the Premises are damaged by fire or other serious disaster or accident and the Premises become uninhabitable as a result, Lessee may immediately vacate the Premises and terminate this Agreement upon notice to Lessor.
10. **Liability.** Lessor is not responsible and liable for any loss, claim, damage or expense as a result of any accident, injury or damage to any person or property occurring anywhere on the Premises unless resulting from the negligence or willful misconduct of lessor.
11. **Assignment and Subletting.** Lessee will not assign this Agreement as to any portion or all of the Premises or make or permit any total or partial sublease or other transfer of any portion or all of the Premises without obtaining Lessor prior written consent.
12. **Right of Entry.** Lessor or its agents may enter the Premises at reasonable times to inspect the Premises, to make any alternations, improvements or repairs or to show the

2/4


(Lessee)


(Lessor)

| | | |
|---|---|---|
| 2 |  <small>[1104-1-2018-2951]-V.ANIL KUMARREDDY:20090901</small> |  V. ANIL KUMARREDDY S/O CHANDRASHEKAR REDDY,9/103,KAMALAPUR AM <i>Phoogy</i> |
|---|---|---|

20th day of September,2018


 Signature of Joint Sub Registrar
 Kamalapuram

Endorsement:

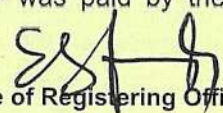
| Desc | In the Form of | | | | | | | Total |
|------|----------------|--------------|--------------------------|------|---------------------|---------------|------------------|-------|
| | Online | Stamp Papers | Challan u/s 41 of IS Act | Cash | SD u/s 16 of IS act | Stock Holding | DD/BC/ Pay Order | |
| SD | 0 | 100 | 1800 | | 0 | 0 | 0 | 1900 |
| TD | 0 | NA | 0 | | 0 | | NA | 0 |
| RF | 0 | NA | 350 | | 0 | | NA | 350 |
| UC | 0 | NA | 210 | | 0 | | NA | 210 |
| TOT | 0 | 100 | 2360 | | 0 | | 0 | 2460 |

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

Rs. 1800/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 350/- towards Registration Fees on the chargeable value of Rs. 12034/- was paid by the party through Challan/BC/Pay Order No ,1732 dated ,19-SEP-18.

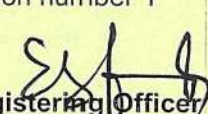
Date

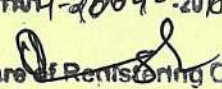
20th day of September,2018


 Signature of Registering Officer
 Kamalapuram

Certificate of Registration

Registered as document no. 2664 of 2018 of Book-1 and assigned the identification number 1 - 1104 - 2664 - 2018 for Scanning on 20-SEP-18 .


 Registering Officer
 Kamalapuram
 (Eswaraiah)

CERTIFICATE OF SCANNING
THE DOCUMENT HAS BEEN SCANNED
WITH THE IDENTIFICATION NUMBER
1104-2664-2018

 Signature of Registering Officer.



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Bk - 1, CS No 2951/2018 & Doct No 2664/2018.
 Sheet 2 of 4
 Joint Sub Registrar
 Kamalapuram

Premises to any prospective Lessee, buyer or lender. In the event of an emergency, Lessor may enter the Premises at any time.

13. **Subordination.** This Agreement and Lessee right under it shall be subject and subordinate to the lien, operation and effect of each existing or future mortgage, deed of trust, ground lease and/or any other similar instrument of encumbrance covering any or all of the Premises and each renewal, modification, consolidation, replacement or extension thereof.

14. **Condemnation.**

- a. **Effect of Condemnation.** If all or substantially all of the Premises are covered by a condemnation including the exercise of any power of eminent domain by a governmental authority, this Agreement shall terminate on the date the possession of the Premises is taken by the condemning authority, and all rent under this Agreement shall be apportioned and paid to such date.
- b. **Right to Award.** Lessor is entitled to collect from the condemning authority the entire amount of any award made in any proceeding. Lessee waives any right, title or interest which he/she/they may have to any such award and agrees to not make any claim for the unexpired Term of this Agreement.

15. **Notices.** All notices given under this Agreement must be in writing. A notice is effective upon receipt and shall be either delivered in person, sent by overnight courier service or sent via certified or registered mail, addressed to the Lessor or Lessee at the address stated above or to another address in Lessor may designate upon reasonable notice to Lessee.

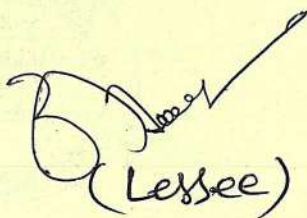
16. **Surrender.** Lessee will deliver and surrender to lessor possession of the Premises immediately upon the expiration of the Term or the termination of this Agreement, clean and in as good condition and repair as the Premises Were on the delivery date except for damage by fire, casualty or condemnation and ordinary wear and tear.

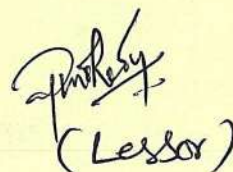
17. **No Waiver.** Neither Lessor nor Lessee shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly and in writing.

18. **Severability.** If any provision of this Agreement is held to be invalid or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement.

19. **Successors and Assigns.** This Agreement will inure to the benefit of and be binding upon Lessor, its successors and assigns, and upon Lessee and its permitted successors and assigns.

20. **Amendments.** This Agreement may be amended or modified only by a written agreement signed by both Lessor and Lessee.


(Lessee)



(Lessor)

Bk - 1, CS No 2951/2018 & Doct No
2664/2018.

Sheet 3 of 4

Joint SubRegistrar

Kamalapuram



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Schedule of Property

Land admeasuring ac 0.91 cents in survey no.129/1A, ac 0.91cents in survey no.129/1B and ac 1.66 cents in survey no. 129/2B1 ie. The total extent 3.48 cent situated in Nallalingayapalli village, Kamalapuram Mandal, Kadapa District. The following Survey no's bounded by.

Type of School Building: Reinforcement Cement Concrete

Construction Area: 20050.65Sq.Feet.

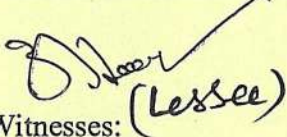
Survey No 129/1A Extent ac.0.91cents and Survey No 129/1B Extent ac.0.91cents

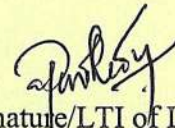
North : Land of Lessor
South : Land of Ramadevi
East : Land of Venturla Chinna Ankireddy
West : Land of Yenuga Seelam Chenna Reddy


Survey No 129/2B1 Extent ac.1.66cents

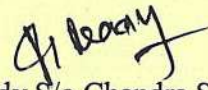
North : Land of Lessor
South : Land of Dattatreya Temple
East : Land of Pandillapalli to Nallalingayapalli Main Road
West : Land of Yenuga Subbareddy

Link Document No. 756/2018 Date. 29/03/2018

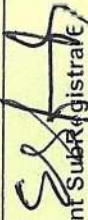

Witnesses: (Lessee)


Signature/LTI of Lessor.

1.  P. Bhagava Reddy, s/o. P.V. Ramana Reddy, v.k. Inapelli (V) P.O.
2. V. Anil Kumar Reddy s/o v. Chandra Sekha Reddy Kamalapuram


DOCUMENT PREPARED BY:-V. Anil Kumar Reddy S/o Chandra Sekhar Reddy
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Aadhaar No.6428 6109 8788.Cell.no.8985600565

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2664/2018. Sheet 4 of 5


Joint SubRegistrar
Kamalapuram



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