

1983/06

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 519723

Date : 08-11-2005 Serial No : 15,462 Denomination : 100

Purchased By :

V.PHANI S/O.MADHUSUDHAN RAO

R/O.CHATKESAR

For Whom :

HINDUSATAN PETROLEAM CORP LTD



Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. GHATKESAR

DEED OF SALE

This deed of sale made at HYDERABAD, this the 15th day of December, 2005 by the Andhra Pradesh Industrial Infrastructure Corporation Limited, a Government company registered under the companies Act, 1956 having its registered office at 5-9-58/B, 6th Floor, Parisrama Bhavan, Basheerbagh, Hyderabad - 500 004 represented by its ZONAL MANAGER (hereinafter called the PARTY OF THE FIRST PART) which expression shall unless the context otherwise requires include its successors and assigns.

IN FAVOUR OF

M/S. HINDUSATAN PETROLEUM CORPORATION LIMITED a Company registered under the companies Act 1956 with its registered office at 17, Jamshedji Tata Road Mumbai-400 020 represented by its Chief Manager, VVSPL Sri C.THIRUVALLURU, S/o.Late Sri C.LAKSHMAIAH aged about 48 Years, R/o.Flat No.201, Vimala Residency, Kirlampudi Layout, Vishakapatnam-17 hereinafter called the PARTY OF THE SECOND PART which expression shall unless context otherwise requires shall mean and includes his/her/their legal heirs executors, administrators and legal representatives hereinafter called the PARTY OF THE SECOND PART.

[Signature]
Zonal Manager

A.P.I.C. Ltd; Moula-AB
HYDERABAD-500 040

1వ పుస్తకము / 943/2006 దస్తావేజు

మొత్తము కారితము సంఖ్య

ఈ కారితము వస్తున సంఖ్య

జాయింట్ సబ్-రిజిస్ట్రారు

2006 వ సం. మార్చి నెల 6 వ తేది

1927 వ.శ.శ. మూసం 15 వ తేది

పగలు 3 మరియు 4 గంటల మధ్య నల్లగొండ

రిజిస్ట్రారు ఆఫీసులో శ్రీ P. Nalagimha Reddy

రిజిస్ట్రేషన్ చట్టము, 1938 లోని సెక్షన్ 32 ఎ

ను అనుసరించిన మర్పించవలసిన ఫోటో గ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలు చేసి కనుము

రూ॥ 55/- లు చెల్లించినారు

ప్రాసి యిచ్చినట్లు ఓప్పుకొన్నది

ఎడమ వొటన వ్రేలు

ఎడమ వొటన వ్రేలు

నిరూపించినది

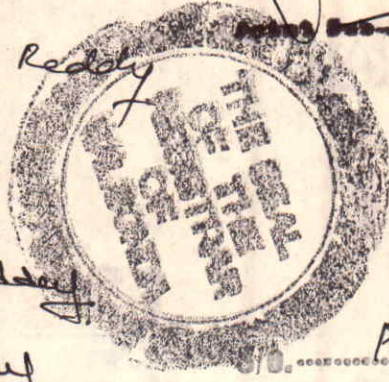
1) ఓఫీసు 4. RAMA RAJU

2) రెవెన్యూ



Certificate U/S 18 of Indian Stamp Act

I here by Certify that on the production of the original instrument I have satisfied myself that the stamp duty of Rs 3020/- has been paid there of.



P. Buchi Reddy

Occupation Asst Zonal Manager

R/o. H.No 6-6-464 Nalgonda

S/o.

Occupation

R/o. Flat No. 101, maheshwari Enclave A.S. Rao, Nalgonda, Hyderabad

Agent on behalf of C. Thiruvalluvar S/o Lakshmi of Vizakapetram

S/o. Y. Janaki Rama Rao

Occupation Engineer

R/o. F202, Kancharla Towers, Madhavarao Hyderabad

S/o.

Occupation

R/o.

Certificate of Sec-88(I) of I.R. Act-1908

I have satisfied myself that to the execution of this instrument by

Sri X. Sulyanarayana Zonal manager

Who is exempted from personal stamp

reference U/S. 88 (I) I.R. Act. of 1908

2006 వ సం. మార్చి నెల 6 వ తేది

1927 వ.శ.శ. మూసం 15 వ తేది

జాయింట్ సబ్-రిజిస్ట్రారు-I.

SV-11 S. Deed

3. WHEREAS upon the application of the PARTY OF THE SECOND PART, THE PARTY OF THE FIRST PART/ the Govt. of A.P have allotted to the PARTY OF THE SECOND PART ----- / Land 0.11¼ Gts in Redlakunta (Village), Kodada (Mandal) more particularly described in the schedule hereunder and for greater clearness delineated in the plan hereto annexed, herein-after referred to as the said land/shed for setting up of an Industry for the manufacture Cathodic Protection Sectionalizing Valve Stations.

4. The Government have transferred all the Industrial Estates and Industrial Development Areas in the State of Andhra Pradesh to the PARTY OF THE FIRST PART Vide G.O. Ms. No. 1162, Industries and Commerce (I.D) Department, Dated 4-12-1973 and hence the PARTY OF THE FIRST PART has become successor to the said land/shed and is thus competent to sell the said property to the **Party of the Second Part**.

5. And whereas an agreement of Sale was entered into on 15-12-2005 ^{Doc No. 1278/06.} between the PARTY OF SECOND PART and the PARTY OF THE FIRST PART specifying the terms and conditions governing the allotment of the land/shed to the PARTY OF THE SECOND PART.

6. AND WHEREAS the vacant possession of the land/shed was delivered to the PARTY OF THE SECOND PART on 21.06.2000 and the PARTY OF THE SECOND PART has constructed the factory buildings and gone into production

7. AND WHEREAS THE PART OF THE FIRST PART has agreed to sell and THE PARTY OF THE SECOND PART has agreed to purchase the said land and buildings free from all encumbrances for a total consideration of Rs. 50, 235/- (Rupees Fifty Thousand Two Hundred Thirty Five only) towards the cost of the land and buildings including the development charges having been paid to the PARTY OF THE FIRST PART by the PARTY OF THE SECOND PART the receipt where of the PARTY OF THE FIRST PART hereby admits and acknowledges, the Party of the First Part doth hereby sell, grant, convey, transfer and assign unto THE PARTY OF THE SECOND PART all the piece and parcel of land being plots in Industrial Estate / Industrial Development Area / Auto Nagar Particularly described in the Schedule hereunder and for greater clearness delineated in the plan annexed hereto together with all rights, titles, easements and all other rights in any wise appertaining thereto TO HOLD the said land unto and to the use of PARTY OF THE SECOND PART absolutely and for ever. THE PARTY OF THE SECOND PART absolutely and for ever. THE PARTY OF THE SECOND PART shall use the said land and buildings for the aforesaid purpose of putting up a factory or factories duly permitted by the Competent Authority and for no other purpose. THE PARTY OF THE SECOND PART agree that it shall not put any structure or buildings other than a factory buildings or buildings.

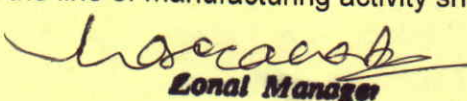
8. The PARTY OF THE FIRST PART assures the **Party of the Second Part** that the said land and buildings is free from all encumbrances or charge or obligations of any kind whatsoever and nobody else any right, title or interest in the said land and buildings.

9. The PARTY OF THE FIRST PART covenants with the PARTY OF THE SECOND PART that the said land buildings shall quietly be entered into upon and held and enjoyed and the rents and profits received there from by the PARTY OF THE SECOND PART without nay interruption, disturbance, claim or demands whatsoever from the "PARTY OF THE FIRST PART"

10. The PARTY OF THE FIRST PART shall at the cost of the PARTY OF THE SECOND PART take all necessary steps and sign all applications, papers and or further documents for more perfectly assuring the said land and Building to the PARTY OF THE SECOND PART and for getting the name of the PARTY OF THE SECOND PART mutated in the Municipal and or Revenue records as the owner of the said land and buildings.

11. The PARTY OF THE FIRST PART covenants with the PARTY OF THE SECOND PART that if for any defect in the title of PARTY OF THE FIRST PART, the PARTY OF THE SECOND PART is deprived of the whole or any part of the said land and buildings, the PARTY OF THE FIRST PART hereby undertakes to indemnify / or compensate the PARTY OF THE SECOND PART in full.

11A. "that the Corporation has agree to sell/allot the land in favour of the party in pursuance of their application dated 07.01.2000 and that the plot in the industrial area is to be utilized for the purpose of Industry only. The terms and conditions relating to sale where settled in Agreement to sell entered into on -- -- with the part. The Corporation agreed to convey the title and ownership of the plot in favour of the party shall be utilized for the purpose of setting up of an industry for manufacturing of " Cathodic Protection Sectionalizing Valve Stations and for no other purpose, any change in the line of manufacturing activity shall got be approved by the corporation land also such other authorities"


Zonal Manager
A.P.I.C. Ltd; Moula-AB
HYDERABAD-500 040

1వ పుస్తకము 1983/2006 దస్తావేజు

మొత్తము కారితముల సంఖ్య..... 5

ఈ కారితము వరుస సంఖ్య..... 2

జాయింట్ సబ్-రిజిస్ట్రార్.

endorsement U/S 41 & 42 of Act II of 1899

D.No. 1983 2006 dated: 6/3/06

Certified that the deficit stamp duty of

Rs. 1515/- (Rupees one thousand five hundred and fifteen

has been levied in respect of this instru-

-ment from Sri H.P.C.L.

R/o Get Kadal on the basis of the

agreed market value of Rs. 50,235/-

being higher than consideration

Joint Sub-Registrar-I

Nalgonda.

Collector U/S. 41 & 42

Rs. 1510/- net 5/- towards Stamp duty

Including Transfer duty U/S 41 of I. S.

Act. Rs. 200/- towards

Registration Fee on the chargeable value

of Rs. 50,235/- were paid by the

party through SBH Receipt

Number. 232310 Dated 8/2/06

at Nalgonda Branch.

Joint Sub-Registrar-I

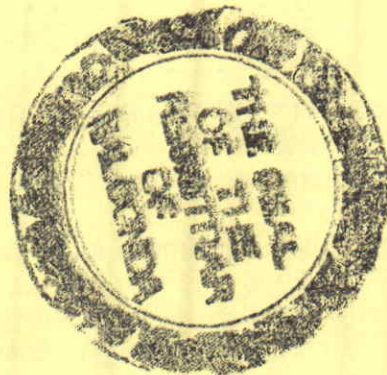
RO (OB) Nalgonda.

Registered as document no. 1983
2006 (1927 SE) of Book-I and assigned the
Identification Number 2311-1 1983 2006
for Scanning.

Registering Officer,

Date 6th March 2006

15th Phalguna 1927 SE.



Joint Sub-Registrar-I
Nalgonda
080 002-01 NALGONDA

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 the Section 617 of the Companies Act, 1956 (Act of 1956)

Cost of the land / shed is fixed at Rs. 50,235/- (Rupees Fifty Thousand Two Hundred Thirty Five Only) vide proceedings no. 9127/IE-MLI/HPCL/NLG/(1)/99 date 15/12/2005 2005 of the Zonal Manager, APIIC Ltd., Moula-Ali, Hyderabad.

Schedule of Property

District: Nalgonda

Mandal: Kodada

Village: Redlakunta

Municipal/Panchayat limits : ~~APHC-ALA~~

Survey No : 59 of Redlakunta village.

The Land ----- measuring 0.11 ¼ Gts situated at Redlakunta (Village), Kodada (Mandal), Nalgonda (District)
under the jurisdiction of Sub Registrar KODADA and Dist. Registrar NALGONDA

Bounded by :

NORTH : Land (Survey No. 67) SOUTH : Land (Survey No. 60, 59/1)

EAST : Land (Survey No. 68) WEST : Road (Kuchipudi)

IN WITNESS WHERE of the ZONAL MANAGER for and on behalf of Andhra Pradesh 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 witness :

Witnesses : -

1. K. Pradeep
Tr. Secy, APIC
Moula Ali

For and on behalf of Andhra Pradesh
Industrial Infrastructure Corporation Ltd.

[Signature]
Zonal Manager

A.P.I.C. Ltd; Moula-Ali
HYDERABAD-500 040

2. [Signature]
CA. MANOHAR RAO
Sr. Asst. APIC Moula Ali

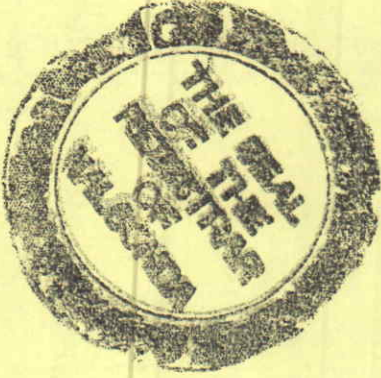
Zonal Manager

1వ పుస్తకము/943/2006దస్తావేజు

మొత్తము కాగితముల సంఖ్య.....5

ఈ కాగితము చదువు సంఖ్య.....2

జాయింట్ సెట్-రిజిస్ట్రార్లు,



HYDERABAD 500 010
P.L.C. Ltd. Hyderabad
Kondal Vignodha

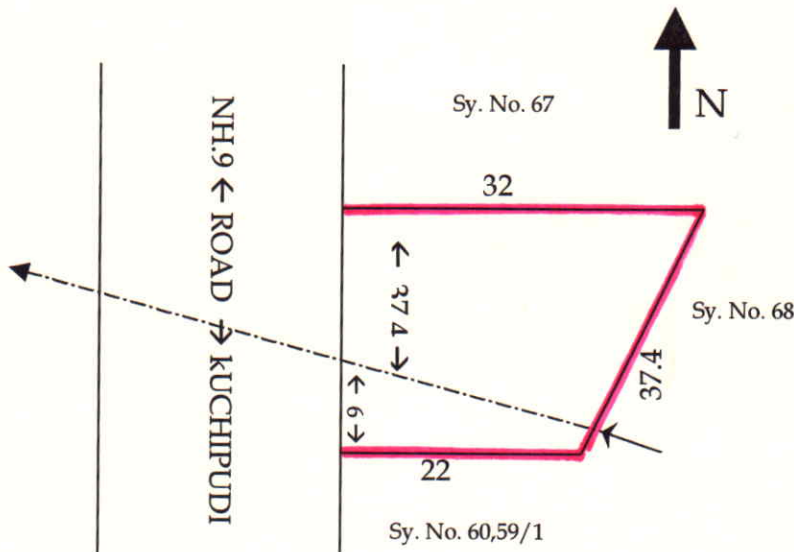
**SITE PLAN SHOWING THE LAND AT REDLA KUNTA VILLAGE, KODADA
MANDAL, NALGONDA DISTRICT.**

AREA : 0.11¼ Gts.

Vendor : APIIC Ltd

Vendee : HPCL

SV-11



BOUNDARIES

NORTH : Land (Sy. No. 67)

SOUTH : Land (Sy. No. 60,59/1)

EAST: Land (Sy. No. 68)

WEST: Road (Kuchipudi)

WITNESS

1) K. Pralcaem

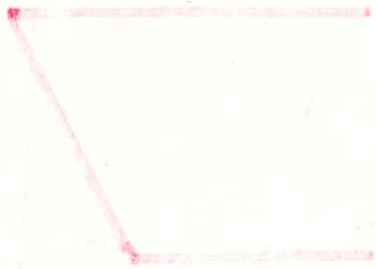
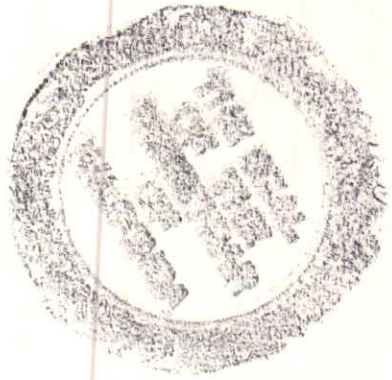
2)

VENDOR

15/12/05
Zonal Manager
A.P.I.C. Ltd; Moula-AB
HYDERABAD-500 040

1వ పుస్తకము/1983/2006దస్తావేజు
మొత్తము కాగితముల సంఖ్య.....5
ఈ కాగితము వరుస సంఖ్య.....4

జాయింట్ సెక్ - రిజిస్ట్రార్



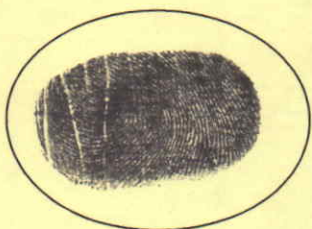
జాయింట్ రిజిస్ట్రార్
జి.ఎం.ఆర్. బిల్డింగ్
హైదరాబాద్ - 500 040

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

Sl. No. FINGER PRINT
IN BLACK INK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/BUYER



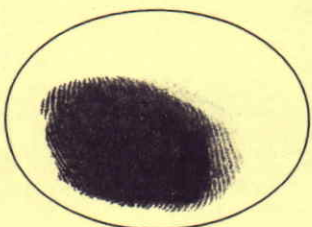
V. Suresh Narayana

S/o. Venkataiah

Zonal Manager

A.P.I.C. Ltd; Moula-Ab

HYDERABAD-500 040



P. Nageswara Reddy

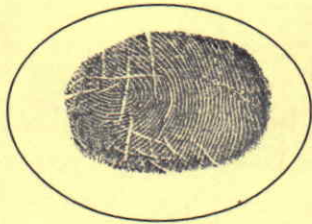
S/o P. Anchi Reddy

ASST. ZONAL MANAGER (D)

A.P.I.C. LTD.

B-8-464, RAVINDRA NAGAR,

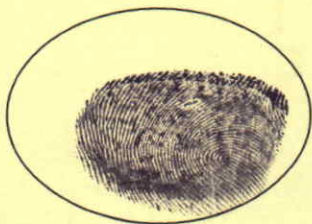
Hyd. Road. NALGONDA-508 001.



C. TIRUVALLURU; R/O FLAT NO: 201

VIMALA RESIDENCY; KIRLAMUDI LAYOUT

VISAKHAPATNAM - 17



A.K. MISHRA; R/O FLAT NO: 101

MAHESHWARI ENCLAVE

A.S. RAO NAGAR; HYDERABAD

SIGNATURE OF WITNESS

1. K. Pralca

2. [Signature]

[Signature]

SIGNATURE OF EXECUTANTS

Zonal Manager

A.P.I.C. Ltd; Moula-Ab

HYD. ROAD. NALGONDA-508 001.

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
A.K. Mishra as I/We cannot appear personally before the Registering Officer in the Office of Sub-Registrar
of Assurances

Signature of the Representative

Signature(s) of BUYER(s)

Signature of Witness

1. M S P

2. [Signature]

1వ పుస్తకము 1983/2006దస్తావేజు

మొత్తము కాగితముల సంఖ్య.....5

ఈ కాగితము చదువ సంఖ్య.....5

జాయింట్ సెల్ - రిజిస్ట్రార్.

