

1980/06

100Rs.



SV-12/ 2125 ॐప్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 520601



Date : 25-11-2005 Serial No : 16,651 Denomination : 100

Purchased By :

For Whom :

K.V.V.APPA RAO S/O.VENKU NAIDU

HINDUSTHAN PETROLEUM CO OP LTD

R/O.CHATKESAR

CHATKESAR

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

## DEED OF SALE

This deed of sale made at HYDERABAD, this the 15<sup>th</sup> 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, 6<sup>th</sup> Floor, Parisrama Bhavan, BNasheerbagh, 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. HINDUSTAN 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.

*M. S. R. RAO*  
Zonal Manager  
A.P.I.C. Ltd; Moula-AB  
HYDERABAD-500 040



1వ పుస్తకము 1980/2006వస్తావే

మొత్తము కార్గితముల సంఖ్య

ఈ కార్గితముల సంఖ్య



Section 18 of Indian Stamp Act

I hereby Certify that on the production of the original Instrument I have satisfied myself that the stamp duty of Rs 3120/- has been paid there of.

2006 వ సం. మార్చి నెల 6 వ తేది

1927 వ.శ.వార్షికోత్సాహ సం 15 వ తేది

పగలు 3 మరియు 4 గంటల మధ్య నల్లగొండ

రిజిస్ట్రారు అఫీసులో శ్రీ P. Narasimha Reddy

రిజిస్ట్రేషన్ చట్టము, 19 8 లోని సెక్షన్ 32 ఎ

ను అనుసరించినమర్పించబడిన ఫోటోగ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలు చేసినందుము

రూ 60/- లు చెల్లించినారు

వాసి యిచ్చినట్లు ఓప్పుకొన్నది

ఎడమ బొటన వ్రేలు



S/o. P. Bala Reddy  
Occupation Asst Zonal Manager  
H/o. H. No. 6 & 264  
Nalgonda

S/o. ....  
Occupation ....  
H/o. F. No. 101, M. Cheshuvar  
Enclave A. S. Rao Nagar  
Hydres

Agent on behalf C. Thiruvellu s/o  
R/o Visakapatnam  
S/o. Y. Janaki Rama Rao  
Occupation Engineer  
H/o. F. 203, Landale Towers Hyderabad  
Hyderabad

S/o. ....  
Occupation ...  
H/o. ....

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

I have satisfied myself that to the execution of this instrument by Sri V. Sulyanarayana Zonal Manager Who is exempted from personal app. arence U.S. 88 (I) I.R. Act. of 1908

Handwritten signature

2006 వ సం. మార్చి నెల 6 వ తేది

1927 వ.శ.వార్షికోత్సాహ సం 15 వ తేది

జాయింట్ సబ్-రిజిస్ట్రారు-I.



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 Bethovolu (Village), Chilkuru (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 <sup>Doc No 1276/06</sup> 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 26.06.2000 and the PARTY OF THE SECOND PART has constructed the factory buildings and gone into production

7. AND WHEREAS THE PARTY 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. 52,000/- (Rupees Fifty Two Thousand 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 Sections 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; Moulali  
HYDERABAD-500 040**



1వ పుస్తకము 1980/2006 దస్తావేజు

మొత్తము కాగితముల సంఖ్య 5

ఈ కాగితము వరుస సంఖ్య 2

జాయింట్ సబ్-రిజిస్ట్రార్.

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

D.No. 1980/2006 dated: 6/3/06

Certified that the deficit stamp duty of

Rs. 1560/- (Rupees one thousand five hundred and

Has been levied in respect of this instru-

ment from Sri H.P.C.L.

R/o Ghetkesel on the basis of the

agreed market value of Rs. 52,000/-

being higher than consideration

Sixty only

Joint Sub-Registrar-I

Nalgonda.

Collector U/S. 41 & 42

Rs. 1560/- towards Stamp duty  
Including Transfer duty U/S 41 of I. S.

Act. Rs. 200/- towards

Registration Fee on the chargeable value

of Rs. 52,000/- were paid by the

party through SBH Receipt

Number 232313 Dated 8/2/06

dt. Nalgonda Branch.

Joint Sub-Registrar-I  
RO (OB) Nalgonda.

Registered as document no. 1980

2006 (1927 SE) of Book-I and assigned the

Identification Number 2311-1/1980/2006

for Scanning.

Registering Officer,

Date 6<sup>th</sup> March 2006

15<sup>th</sup> Phalguna 1927 SE.



General Manager  
S.A. Nalgonda  
046 002 0440074

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. 52, 000/- (Rupees Fifty Two Thousand only) vide proceedings no. 9127/IE-MLI/HPCL/NLG/(2)/99 date 15-12-2005 of the Zonal Manager, APIIC Ltd., Moula-Ali, Hyderabad

#### Schedule of Property

District : Nalgonda

Mandal: Chilkuru

Village : Bethavolu

Municipal/Panchayat limits : ~~APIC Ltd~~

Survey No : 149/E of Bethavolu.

The Land ----- measuring 0.11 ¼ Gts. situated at Bethavolu (Village), Chilkuru (Mandal), Nalgonda (District). under the jurisdiction of sub Registrar KODAD and Dist. Registrar - NALGONDA.

Bounded by :

NORTH : Land (Survey No. 149)

SOUTH : Land (Survey No. 153)


EAST : Road (Boolenigudem)

WEST : Land (Survey No. 149)

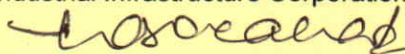
IN WITNESS WHERE of the ZONAL MANAGER for and on behalf of Andhra Pradesh Industrial Infrastructure Corporation Limited, Hyderabad has put his hand and seal for and on behalf of and by the order and direction of the Party of the First Part on the day and year first herein above written in the presence of the following witness :

Witnesses: -

1. K. Pralad  
Sr. Secy, APIC  
Moula-Ali

2.   
(CA. MANO HAR RAO)  
Sr. AM- APIC Moula Ali

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



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

Zonal Manager



1వ పుస్తకము/980/2006వస్తావేణ  
మొత్తము కాగితముల సంఖ్య.....5  
ఈ కాగితము వరుస సంఖ్య.....3

జాయింట్ సబ్-రిజిస్ట్రార్.



శ్రీమంత్రి కార్యాలయం  
ఆంధ్రప్రదేశ్  
హైదరాబాద్-500 002

శ్రీమంత్రి కార్యాలయం  
హైదరాబాద్-500 002

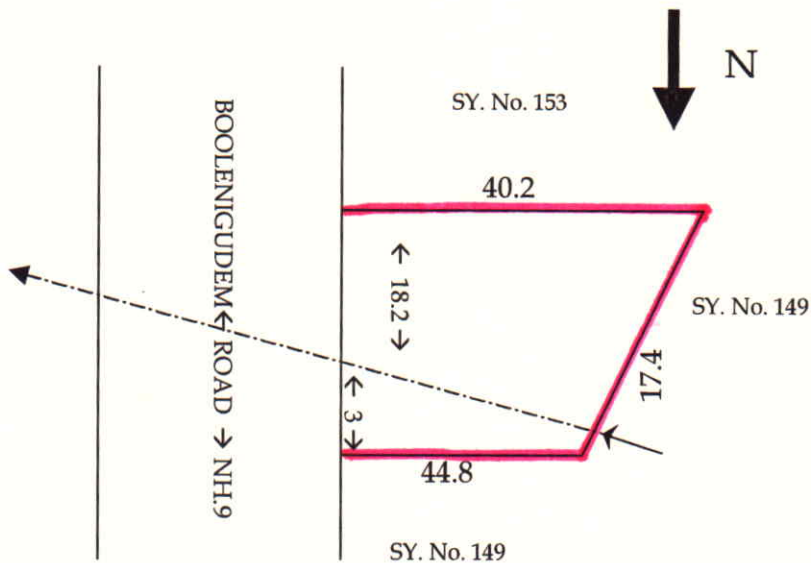
**SITE PLAN SHOWING THE LAND AT BETHOVILE VILLAGE, CHILKUR  
MANDAL, NALGONDA DISTRICT.**

AREA : 0.11  $\frac{1}{4}$  Gts.

Vendor : APIIC Ltd

Vendee : HPCL

**SV-12**



**BOUNDARIES**

NORTH : Land (Sy. No.149)  
SOUTH: Land (Sy. No. 153)  
EAST: Road (Booleanigudem)  
WEST: Land (Sy no. 149)

**WITNESS**

- 1) *K. Pradeep*
- 2) *[Signature]*

*[Signature]*  
15/12/05  
VENDOR  
**Zonal Manager**  
**A.P.I.C. Ltd; Moula-AB**  
**HYDERABAD-500 040**

1వ పుస్తకము/990/2006దస్తావేజు  
మొత్తము కార్గితముల సంఖ్య.....5  
ఈ కార్గితము చరుస సంఖ్య.....4

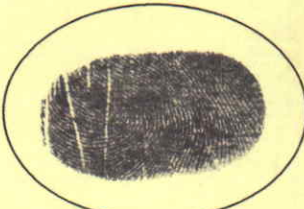

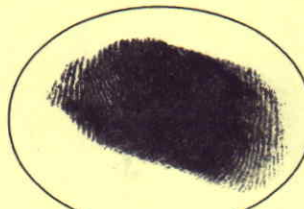



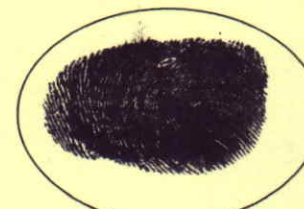

జాయింట్ సబ్-రిజిస్ట్రార్,



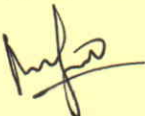
జాయింట్ సబ్-రిజిస్ట్రార్  
హైదరాబాద్  
2006

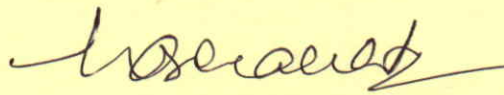


# PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

Sl. No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
			V. Suryanarayana & V. Venkataiah <b>Zonal Manager</b> <b>A.P.I.C. Ltd; Moula-Ah</b> <b>HYDERABAD-500 040</b>
			P. Nalambha Reddy & P. Buchi Reddy <b>ASST. ZONAL MANAGER (D)</b> <b>A.P.I.C. LTD.</b> <b>8-8-484, RAVINDRA NAGAR,</b> <b>Hyd. Blvd, NALGONDA-500 001</b>
			C. TIRUVALLURU; R/O FLAT NO: 201 VIMALA RESIDENCY, KIRLAMUDILAYOUT VISAKHA PATNAM - 17
			A.K. MISHRA; R/O FLAT NO: 101 MAHESHWARI ENCLAVE A.S. RAD NAGAR; HYDERABAD

SIGNATURE OF WITNESS

1. K. Pralcaam
2. 



SIGNATURE OF EXECUTANTS **Zonal Manager**

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

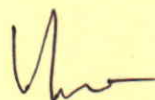
NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

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 .....

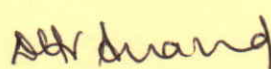
Signature of the Representative



Signature(s) of BUYER(s)



Signature of Witness

1. M. S. P. K.
2. 



1వ పుస్తకము 1980/2006దస్తావేజు

మొత్తము కాగితముల సంఖ్య.....5

ఈ కాగితము చదువ సంఖ్య.....5

జాయింట్ సెల్-రిజిస్ట్రారు.

