



आन्ध्र प्रदेश ANDHRA PRADESH
Date : 04-07-2007 Serial No : 1,019

A 403438

Denomination : 100

Purchased By :
M V BRAMHAM
S/O VENKATESWARLU
KONDAPALEM

K. An
Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. IBRAHIMPATNAM

For Whom :
HINDUSTAN PETROLEUM CORPORATION LIMITED
KATTUBADIPALEM

DEED OF SALE

This deed of sale made and executed at Vijayawada on 25th day of August 2007 by the Andhra Pradesh Industrial Infrastructure Corporation Limited, a Government company registered under the companies Act, 1956 having its registered office at Parisrama Bhavanam, 5-9-58/B, Fateh Maidan Road, Basheerbagh, Hyderabad-500 004 represented by its ZONAL MANAGER (which term shall include his successors in office and assigns, hereinafter called the PARTY OF THE FIRST PART).

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 Shri C. THIRUVALLURU, S/o Late Sri C. LAKSHMAIAH aged about 51 Years, R/o. Flat No. 1, Vijaya Apartments, Kirlampudi Layout, Vishakapatnam-17 (which expression shall unless context requires otherwise includes its successors and permitted assigns, hereinafter called the PARTY OF THE SECOND PART).

[Signature]
ZONAL MANAGER
A.P.I.I.C. Zonal Office,
Industrial Estate, VIJAYAWADA

4915

C 3 No.

4630/2007

Doc. No.

4604

1 వ్యక్తిని 2వ వంతు 4604
మొత్తము రగిరముల మీద
ఈ రగిరపు పత్రము



2007 నవంబరు 21 వ తేదీ

కా.నం 1929 బా. (ఆ) 30 వ తేదీ

పేరలు 2, 3 గింటల పుత్రులు జన్మించిన

నవ-రిజిస్ట్రేషన్ దాఖలు చేసిన విషయం

ప్రకారము 2 వంతుల మొత్తము రగిరముల

రగిరముతో సహా రుసుములు 155.00 చెల్లించినది

ప్రసాదించినట్లు ఎప్పుడున్నది

ఎడమ బొటనపై

K. Seemirao
MANAGER (D)
A.P.I.L.C. Ltd I.D.A.
KONDAPALLY (ఎ.జి.ఆర్)

K. Seemirao S/o K. Venkateswaraiah
MANAGER (D)
A.P.I.L.C. Ltd I.D.A.
KONDAPALLY

G. Seetharamaiah Zonal Manager
APLIC Ltd Vijayawada తరఫున
(ఎ.జి.ఆర్)

నిరూపించినది

1. J. V. A. RAO (K. A. DEVAR) Manager - Pipelines VVPL, HPCL, Kattabadi Palam

2. J. V. A. RAO, Sr. Qus. Officer, VVPL, HPCL, Kattabadi Palam

"I have satisfied my self as to the execution of the instrument by Sr. G. Seetharamaiah Zonal Manager APLIC who is exempted from personal appearance u/s. 88(1) of the registration act."

Registering Officer

మం. రిజిస్ట్రేషన్

2007 నవంబరు 21 వ తేదీ
కా.నం 1929 బా. (ఆ) 30 వ తేదీ

WHEREAS upon the application of the PARTY OF THE SENCOND PART, THE PARTY OF THE FIRST PART/ the Govt. of A.P have allotted to the PARTY OF THE SECOND PART Land measuring 842.81 sq. mts./1008.00 sq. yards in Kollikolla (Village), Penuganchiprolu (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 for setting up of an Industry for the manufacture Cathodic Protection / Sectionalizing Valve Stations.

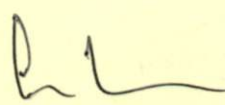
The Government have transferred all the Industrial Estates and Industrial Development Areas in the State of Andhra Pradesh to the PARTY OF THE FIRST PART Vide G.O. Ms. No. 1162, Industries and Commerce (I.D) Department, Dated 4-12-1973 and hence the PARTY OF THE FIRST PART has become successor to the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

And whereas an agreement of Sale was entered into on March 12, 2007 between the PARTY OF SECOND PART and the PARTY OF THE FIRST PART specifying the terms and conditions governing the allotment of the land to the PARTY OF THE SECOND PART.

AND WHEREAS the vacant possession of the land was delivered to the PARTY OF THE SECOND PART on 30.08.2005 and the PARTY OF THE SECOND PART has constructed the factory buildings and gone into production.

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 free from all encumbrances for a total consideration of Rs. 38,300/- (Rupees Thirty Eight Thousand Three Hundred only) towards the cost of the land 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

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ZONAL MANAGER
A.P.I.C. Zonal Office,
Industrial Estate, VIJAYAWADA

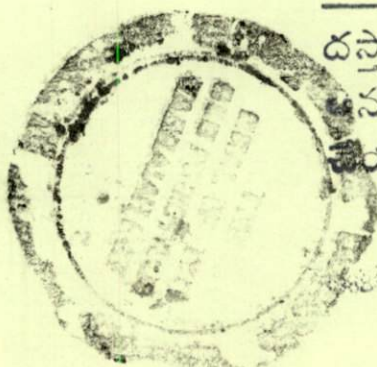
1 వ పునరాము 2007 నెంబరు 4604
 మొత్తము కలిగియున్న సొంతము
 ఈ కలిగివున్న వస్తువు
 21/9/07
 Sub Registrar

3365/-

an amount of Rs. towards stamp
 duty including transfer duty and Rs
 . 195 towards registration fee
 was paid by the party through cha- 22/8/07
 llan receipt Number 737 dated
 At SBI Jaggayyapet
 21/9/07
 Sub Registrar
 Station : JAGGAYYAPET

I hereby certify that the stamp
 stamp duty of Rs. 3365/- (Rupees Three thousand
 Three hundred & Sixty five
 has been levied in respect of this instrument
 from S. S. Thiruvalluvar
 Son / Wife of Lakshminarayana Vishalakapatnam .
 Village as the basis of agreed price guide
 Area value of Rs. 38300/- being
 higher than the consideration value adopted
 by the party.
 Sub Registrar Office Jaggayyapet
 21-9-07 Sub Registrar & Sub Collector

1 వ పునరాము 2007 నెంబరు 4604
 4604 నెంబరు 4604 నెంబరు 4604
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 4604/07
 2007/07
 21
 21-9-07
 21-9-07



స్కానింగ్ సర్టిఫికేట్
 దస్తావేజు 4604 I. 21-9-2007
 అను గుర్తింపుతో స్కానింగ్
 చేయబడినది.
 21-9-07
 21-9-07

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 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.


The PARTY OF THE FIRST PART assures the Party of the Second Part that the said land 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.

The PARTY OF THE FIRST PART covenants with the PARTY OF 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 PARTY OF THE SECOND PART without any interruption, disturbance, claim or demands whatsoever from the "PARTY OF THE FIRST PART"

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 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.

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, the PARTY OF THE FIRST PART hereby undertakes to indemnify / or compensate the PARTY OF THE SECOND PART in full.

Page 3 of 6


ZONAL MANAGER
A.P.I.C. Zonal Office,
Industrial Estate, VIJAYAWADA

That the Corporation has agreed 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 March 12, 2007 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".

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 is fixed at Rs. 38,300/- (Rupees Thirty Eight Thousand Three Hundred Only) vide proceedings no. AZM(D)/APIIC/Lands/HPCL/Kollikolla/02 dated 28.09.2006 of the Zonal Manager, APIIC Ltd., Auto Nagar, Vijayawada.

Schedule of Property

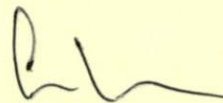
District	: Krishna	Mandal	: Penuganchiprolu
Village	: Kollikolla	Survey No	: 17/6B & 17/10

Land measuring an extent of 842.81 sq. mts. /1008.00 sq. yards in survey nos. 17/6B & 17/10 situated at Kollikolla (Village), Penuganchiprolu (Mandal)

Bounded by :

NORTH	: Land (Survey No. 67/6A)	SOUTH:	Land (Survey No. 10/A)
EAST	: Road (Nandigama to Penuganchiprolu)	WEST:	Land (Survey Nos. 6/A, 10/A)

Page 4 of 6



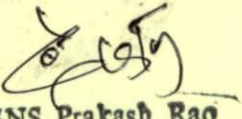
ZONAL MANAGER
A.P.I.C. Zonal Office,
Industrial Estate, VIJAYAWADA


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: -

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

1. R. A. B. S. Kumar
AM @ APIIC RDP.

2. 
CH. GNS Prakash Rao
Asst. Manager (D) APIIC Ltd,
Vijayawada-7


ZONAL MANAGER
A.P.I.I.C. Zonal Office,
Zonal Manager
Industrial Estate, VIJAYAWADA

SITE PLAN SHOWING THE LAND AT KOLLIKOLLA VILLAGE,
PENUGANCHIPROLU MANDAL, KRISHNA DISTRICT.

Party of the First Part : APIIC Ltd.

Party of the Second Part : HPCL

Area : 842.81 sq. mts. / 1008.00 sq. yards (Survey No. 17/6B & 17/10)

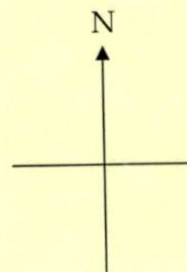
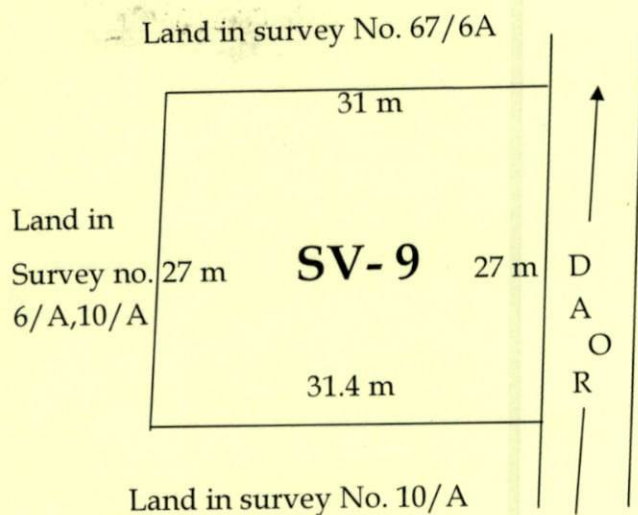
BOUNDARIES:


NORTH : Land (Survey No. 67/6A)

SOUTH : Land (Survey No. 10/A)

EAST : Road (Nandigama to Penuganchiprolu)

WEST : Land (Survey No. 6/A,10/A)




ZONAL MANAGER
A.P.I.C. Zonal Office,
Industrial Estate, VIJAYAWADA

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

Finger Print in
block ink (Left
Thumb)

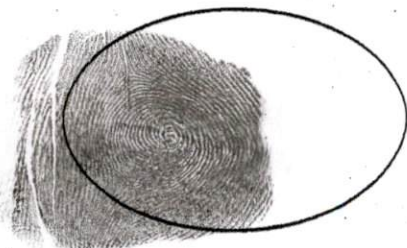
Passport Size
Photograph (Black
& White)

Name & Permanent
Postal address of
Present/seller/buyer



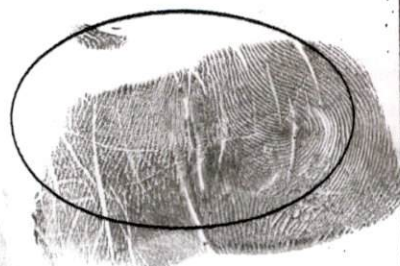
G. Satharamaiah
Sho Satharamaiah
ZONAL MANAGER
P.I.I.C. Ltd., Indl. Estate
VIJAYAWADA-520 007.

Seller



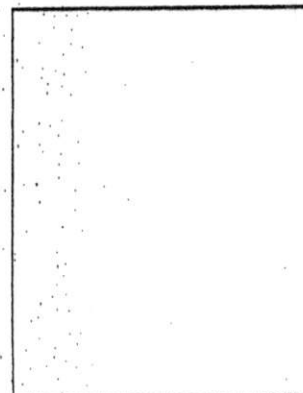
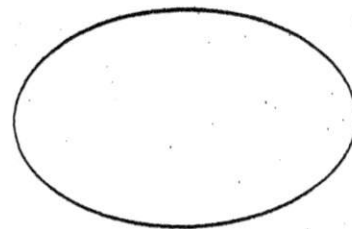
K. Srinivasa Rao
Sho Narasimha Rao
MANAGER (D)
A.P.I.I.C. Ltd. I.D.A.
KONDAPALLY

Seller



C. Thiruvalluvar
Sho Late Lakshman
Chief Manager
HPCL
Vizakhapatnam

Buyer



Buyer

WITNESSES

R.A.B.S. Kumar
Asst. Manager (D) APIIC Ltd.
Vijayawada-7

CH. GNS Prakash Rao
Asst. Manager (D) APIIC Ltd.
Vijayawada-7

ZONAL MANAGER
A.P.I.I.C. Ltd., Indl. Estate
VIJAYAWADA-520 007.

Handwritten text in a cursive script, likely a signature or a short note, located in the upper right quadrant of the page.

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हिन्दुस्तान पेट्रोलियम कॉर्पोरेशन लिमिटेड
 (भारत सरकार द्वारा नियंत्रित)
HINDUSTAN PETROLEUM CORPORATION LIMITED
 (A GOVERNMENT OF INDIA ENTERPRISE)
VISAKHA VINAYAWADA SECUNDERABAD PIPELINE
 VR-ATP Area, Naval Base Post, Visakhapatnam,
 A. P-530 014 Ph: 0891-578288, 709604


Name : C. THIRUVALLURU
Emp No: 002381



 Signature of the Holder Issuing Authority

Residence Address : **Blood Group**
 No. 201, Vimala Residency,
 Chennampudi Layout,
 Visakhapatnam-530 017. **B + VE**

INSTRUCTIONS
 1. The Identity card should be carried in person at all times while on duty.
 2. If lost or misplaced, the same should be intimated to the issuing authority immediately in writing.
 3. If found please return to the address overleaf postage guaranteed.
 4. Surrender this card when you cease to be in service.



Handwritten signature and date: 6.09.74

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADNPK6394B

नाम / NAME
SRNIVASA RAO KOSURU

पिता का नाम / FATHER'S NAME
NARASINGA RAO KOSURU

जन्म तिथि / DATE OF BIRTH
14-08-1952

हस्ताक्षर / SIGNATURE
K. Srinivas Rao

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
आयकर भवन,
दाबा गार्डन,
विशाखपट्टणम - 530 020.

In case this card is lost/found, kindly inform/return to the issuing authority:
Commissioner of Income-tax,
Aayakar Bhavan,
Daba Gardens,
Visakhapatnam - 530 020.

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
1073/VJA/198300

SREENIVASA RAO K
NARASINGA RAO
APIIC LTD
WARANGAL
WARANGAL

Signature
Issued on: 23/01/2006

RTA WARANGAL

Class Of Vehicle	Validity
Non-Transport	MCWG
Transport	28/01/2011
Hazardous Validity	
Badge No.	
Reference No.	DLRAP03619302006
Original LA	VIJAYAWADA, ANDHRA PRADESH
DOB	14/08/1952
Blood Gr.	
Date of 1st Issue	28/02/1983

50/S626281W

ANDHRA PRADESH TRANSPORT DEPARTMENT
CERTIFICATE OF REGISTRATION

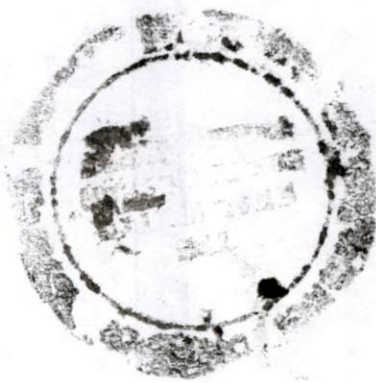
Registration No
Regd Owner
S/DW/R/G of
Address

SRINIVASA RAO A
NARASINGA RAO
APIIC LTD
KHAKHAPURAM
KHAMMAM
KHAMMAM
Motor Cycle
Sole

Class of Vehicle
Type of Body
Month & Yr of Mfr
Chassis No
Engine No
Fuel Used

05/2007
06CBJ73607
CDEBJA0755R
PETROL

Cubic Capacity	145.45
Make & Classification	BAJAJ CHETAK
Wheel Base	1230
Seating Capacity	2
Unladen Weight	103
Color	S BEIZE
No of current transfers	2
Regn. Valid Upto	16/05/2017
Tax	Rs.1890(Life Time)
Date of Registration	17/05/2002
Signature of the Owner	Adm. Registering Authority RTA-KHAMMAM



മുൻപോട്ട്

[illegible]