



14 02 2006

Date / తేది

GOVERNMENT OF ANDHRA PRADESH / ఆంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT / రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ

(Computerized Registration Department)
Visit us at : <http://sp.gov.in/card>
<http://sp.gov.in>

CASH RECEIPT / నగదు రసీదు

SRO Names / ప.ఓ.కా :

NALCONDA (O.B)

Sale Agreement With Possession

2663

1387

2006

Transaction / లావాదేవీ

P NAKSIMHA REDDY

Receipt No. / రసీదు నంబర్

C S No. / కంప్యూటర్ పదున నంబర్

32500

Year / సంవత్సరం

Name / పేరు

Consideration Value / ప్రతి ఫలము

Years of Search / వెదకేట సం.

Registration Fee

ACCOUNT DESCRIPTION / నగదు చెల్లింపు వివరములు

Amount / నగదు :

200

Deficit Stamp Duty

1950

Extra Registration Fee u/s. 30 of Registration Act

500

Memo Fee

10

User Charges

60

CARD

Prepared by : MANGA

2,720

RUPEES TWO THOUSAND SEVEN HUNDRED TWENTY ONLY

TOTAL / మొత్తము

IN WORDS

అక్షరాలా

GOVERNMENT

ఆయింట్ సైగ్నచియర్స్ నంబర్ - I

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 993303

Date : 30-11-2005

Serial No : 36,763

Denomination : 100

Purchased By :

Y.RAMESH BABU

S/O Y.JANAKI RAMA RAO

HYDERABAD

For Whom :

HINDUSTAN PETROLEUM CORP. LTD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd



AGREEMENT FOR SALE OF LAND

This Agreement made on 15th day of DECEMBER Two thousand five in Andhra Pradesh between Andhra Pradesh Industrial Infrastructure Corporation Limited, a Government Company registered under the Companies Act, 1956 having its registered office at Parisrama Bhavanam, 6th Floor 5-59/B Fatehmaidan road, 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).

AND

M/S. HINDUSTAN PETROLEUM CORPORATION LIMITED a Company registered under the companies Act 1956 with its registered office at 17, Jamshedji Tata Road Mumbai-400020 represented by its Chief Manager, VVSPL Shri C. THIRUVALLURU. S/o Late Shri. C. LAKSHMAIAH aged about 48 years, R/o Flat no. 201, Vimala Residency, Kirlampudi Layout, Vishakapatnam-17 (which expression shall unless context requires otherwise include his legal heirs, executors, administrators and legal representatives hereinafter called the PARTY OF THE SECOND PART).

Whereas upon the application of the PARTY OF THE SECOND PART, THE PARTY OF THE FIRST PART has allotted the Land measuring 0.08 Gts. In Sy. No. 49 situated at Koppole (Village). Kethepally Mandal, Nalgonda District which is, described in the schedule hereunder as per letter no. 9127/IE-MLI/HPCL/NLG/(5)/99 dated 25.10.05.

[Signature]
Zonal Manager

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

[Signature]
C. THIRUVALLURU
Chief Manager - VVSPL
Hindustan Petroleum Corp. Ltd.

1వ పుస్తకము/275/2006దసా వేజు

మొత్తము కాగితముల సంఖ్య 7

ఈ కాగితము తరుస సంఖ్య 1



జాయింట్ సబ్-రిజిస్ట్రారు,
 2006 వ సం. డిసెంబరు నెల 14 వ తేది
 1927 వ.శా.శుక్లమాసం 25 వ తేది
 పగలు 3 మరియు 4 గంటల పర్యంతం
 రిజిస్ట్రారు ఆఫీసులో డి.ఎస్.ఆర్. గావిరి/మహేశ్వరి
 రిజిస్ట్రేషన్ బట్టము, 198 లోని సెక్షన్ 32 ఎ
 ను అనుసరించినమర్పించవలసిన ఫోటో గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసిర్పముము
 రూ|| లు చెల్లించినారు
 వ్రాసె యిచ్చినట్లు ఓప్పకొన్నది
 ఎడమ వొటన వ్రేలు

S/o..... P. Buehreddy
 Occupation..... Asst. Zonal Manager
 H/o..... H. No. 6-6-484
 Hyderabad

ఎడమ వొటన వ్రేలు

నిరూపించినది

Occupation.....
 H/o..... Flat No. 101, Maheshwari Enclave
 A.S. Rao Nagar Hyderabad
 Agent on behalf C. Thirukallu s/o Late Lakshmanay
 P/o Visakapathnam

W. P. 4. RAMESH RAO

S/o..... Y. JANAKI RAO
 Occupation..... Engineer
 H/o..... F. 203, Kancharla Towers
 Musheerabad, Hyderabad

2 రిజిస్ట్రారు

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

Certificate of Sec 92 of I.R. Act-1908

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

Sri V. Suryanarayana Zonal Manager

Who is known to me from personal apperance

Reference to Sec 92 (1) I.R. Act. of 1908

Hyderabad

2006 వ సం. డిసెంబరు నెల 14 వ తేది

1927 వ.శా.శుక్లమాసం 25 వ తేది

జాయింట్ సబ్-రిజిస్ట్రారు-1

Whereas the vacant possession of the above mentioned land/shed is delivered to the party of the second part on 27.06.2000

Now these presents witnesseth and it is hereby agreed as follows:

1. The party of the second part has a condition precedent to being placed in possession of the plot/land/shed allotted made the full payment of the cost of the plot/land/shed fixed at Rs. 32,300/- at the rate of Rs. ---- per Sq. yard.—
2. The date and time are the essence of this contract.
3. Only on the partly of the second part implementing the scheme in the allotted land/plot/shed the sale deed will be executed and registered.

IMPLEMENTATION MEANS:

The entrepreneurs/allottee should have implemented the project in full as envisaged. Where for bonafide reasons there is some delay in implementation, he shall have atleast completed it substantially.

SUBSTANTIAL IMPLEMENTATION MEANS:

The entrepreneurs shall have completed civil works and completed erection of most of the plant and machinery (Atleast 80% of the project cost)

OR

In case of very large projects with gestation period, where civil works component is very large, the entrepreneur shall have invested on ground and completed civil works to an extent of atleast double the prevailing market land value of land allotted. Works like compound wall, fencing, filling up of the earth and other measures to protect the property shall be excluded while computing the value of works implemented. The prevailing market value in such cases will be price of the allotment of APIIC Ltd., in the industrial area at the time of verification/cancellation as the case may be.

The party of the Second Part agrees and assure that they will not request for execution of the sale deed until projects is implemented as detailed above. The party of the second part expressly agree upon intimation of its eligibility for sale deed by the party of the first part, to take the sale deed and take steps for registration of the same within one month of such intimation by the party of the first part, to take the sale deed and take steps for registration of the same within one month of such intimation by the party of the first part.

4.
 - a) On the request of the party of the second part in writing to the party of the first part, the Party of the First Part agree to the Party of the Second Part raising money on the scheduled property hereby agreed to be sold as well as buildings, plant and machinery that may be erected or installed therein or thereon notwithstanding anything to the contrary in this agreement by raising a loan therein or thereon notwithstanding anything to the contrary in this agreement by raising a loan from the approved financial institutions/scheduled banks on the security of the scheduled property.
 - b) That the party of the Second Part undertakes to inform the Party of the First Part the details of finance(s) raised on the security of the property herein mentioned in the Scheduled from time to time till the loan(s) is/are repaid to the financial agencies.
 - c) That the Financial agency which finances the party of the Second Part on the security of the property herein mentioned in the Schedule, shall inform to the Party of the First Part the details of finance(s) from time to time till the loan(s) is/are repaid by the party of the Second Part.
5. The party of the Second Part undertake and agree to pay the party of the First Part proportionate to the property allotted to the Party of the Second Part and further amount in case the party of the First Part is finally obliged to pay any higher sum towards development charges and enhanced compensation towards the costs of acquisition of the land/enhancement in cost of the sheds. This will be without prejudice to the right of the financing agency approved by the Party of the First part as first mortgagee.
6. The party of the Second Part expressly agree to execute a promissory note to cover any further amount when called for to cover the extra sum determined towards development charges and enhanced compensation towards the cost of the acquisition of land/enhancement of cost of the shed within fifteen days from the date of receipt of such communication from the party of the first part.
7. The Party of the Second Part shall pay the charges for various servicing and common facilities and also for up-keep and maintenance of roads, water supply, drainage, sewage disposal, street lighting and the like.
8. The Party of the Second Party shall pay charges/taxes for supply of water, electricity and other services to the administration or some other agency as the case may be and as determined later within the stipulated time, failure in respect of which would entitle the service being disconnected.
9. The Party of the Second Part shall bear, pay and discharge all existing and further amounts, duties, imposing and outgoing of whatsoever taxes imposed or charged upon the premises or upon the occupier in respect thereof from the date.

[Signature]
Zonal Manager,
A.P.I.C. Ltd; Moula-Ah
HYDERABAD-500 040

[Signature]
C. THIRUVALLURU
Chief Manager - VVSPL
Hindustan Petroleum Corp. Ltd.

1వ పుస్తకము 1275/2006దస్తావేజు

మొత్తము కారితముల సంఖ్య..... 7

ఈ కారితము తరుస సంఖ్య..... 2

జాయింట్ సబ్-రిజిస్ట్రారు.

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

D.No. 1275/2006 dated: 14/2/06

Certified that the deficit stamp duty of

Rs. 1950/- (Rupees one thousand nine hundred and

has been levied in respect of this instru-

-ment from Sri H P C L

fifty only

R/o. Gattal on the basis of the

agreed market value of Rs. 32300/-

being higher than consideration

with

Joint Sub-Registrar-I

Nalgonda.

Collector U/S. 41 & 42

Rs. 1950/- towards Stamp duty

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

Act. Rs. 200/- towards

Registration Fee on the chargeable value

of Rs. 32300/- were paid by the

party through SBH Receipt

Number 232319 Dated 8/2/06

dt. Nalgonda Branch.

with

Joint Sub Registrar-I

RO (OB) Nalgonda,

Registered as document no. 1275

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

Identification Number 2311-1.1275/2006

for Scanning.

with

Registering Officer,

Date 14/5 Feb 2006

25/5 mgh 1927 SE.



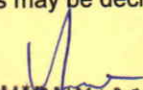
AND WHEREAS THE PARTY OF THE SECOND PART having agreed to hold the land allotted to them on the terms and conditions hereinafter mentioned.

- a) That the party of the second part shall use the shed and land/land for setting up of a factory for manufacturer of Cathodic Protection, Sectionalizing Valve Stations from Vijayawada to Secunderabad. The party of the second part agree that they shall not put up any structure or building other than the factory buildings without the prior permission in writing of the party of the first part.
- b) The party of the second part expressly agree and undertake that the said land/shed shall be utilized exclusively for the purpose set forth in the allotment proposal and that no change shall be made without the written sanction of the party of the first part.
- c) The party of the second part shall implement the project within two years of being put in possession of the said shed/land/plot as detailed at clause 3 above.
- d) That as and when the said shed/plot/land is no longer required by the party of the second part for the aforesaid purpose, the party of the second part shall forthwith relinquish and restore the land in favour of the party of the first part, provided such surrender of the property by the party of the second part is made before cancellation of the allotment by the party of the first part for breach of any of the covenants of this agreement. In the event of surrender, refund of the cost of land/shed/plot by him shall be made after making deductions as under.
 - i) EMD will be forfeited
 - ii) Amounts paid towards process fee, penalties and surcharges shall not be refunded.
 - iii) Dues in respect of water charges will be deducted for the actual consumption as against the minimum rate as per the water agreement.
 - iv) In case power supply was obtained by the party of the second part, no dues certificate and a certificate of dismantling the service metre issued by the APSEB should be submitted by the party of the second part.
 - v) The party second part shall also clear the property taxes to the local bodies and a certificate to this effect should be furnished.

No interest will be paid to the party of the second part in this respect. If there are any building on the land other than shed/land the party of the first part, may at its option, either refund the cost as assessed by it after the assessed cost is collected from the incoming party or otherwise direct the party of the second part to remove the buildings at their cost within such time as may be allowed by the party of the first part.

- e) To keep the buildings and all additions thereto and boundary walls thereof and the drains, soil and other pipes and sanitary and water apparatus thereof in good conditions.
- f) Not to make or permit any alterations or additions to the approved buildings including digging open wells/sinking bore wells or excavating subsoil for any other purpose without obtaining the previous consent in writing of the part of the First part or cause any injury to the walls and fittings thereof.
- g) Not to permit any sale by auction upon the premises or suffer the premises to be used in such a way as to cause nuisance annoyance or inconvenience to the occupiers of the side area.
- h) To permit the party of the first or their agent or officers with or without workmen at all reasonable times to enter upon the premises to view the conditions thereof and upon notice given by the party of the first part to effect repairs in accordance with such notice at the cost of the party of the second part.
- i) Not to transfer or change the ownership/constitution of the business relating the unit without obtaining specific permission in writing of the party of the first. In case of change in constitution within the family members / legal heirs the change will be approved subject to payment of process fee only as stipulated by the Corporation. The family members means: father, mother, wife, husband, son, unmarried daughter, daughter-in-law, sister and brother.
- j) To allow the party of the first part to recover the amounts in any way recoverable by it from the purchaser as per law in force at the time without prejudice to the rights of the financing agency.
- k) That the party of the first part is competent to enforce the compliance with all the rules, regulations and the provisions of any other Act in force in respect of the working of the building as factory shed established and the company shall be responsible for complying at their costs with all instructions issued from time to time in this regard.
- l) That the party of the second part or the persons engaged by them will have reasonable access to all common services and common facilities provided in the industrial area and he/they shall make good any loss due to misuse or damage caused to the properties of the party of the first part and to such common services and facilities by persons engaged directly or indirectly in running the unit as may be decided by the party of the first part.


Conal Manager
A.P.I.C. Ltd; Moul-Ah
HYDERABAD 500 040


C. THIRUVALLURU
Chief Manager - VVSP
Hindustan Petroleum Corp. Ltd.

1వ పుస్తకము/27.5/2006దస్తావేజు

మొత్తము కాగితముల సంఖ్య.....7

ఈ కాగితము తరుస సంఖ్య.....3

జాయింట్ సబ్-రిజిస్ట్రారు,



- m) Till such time as the ownership of the property is transferred to the Party of the Second Part in the manner mentioned above, the property shall continue to remain the property of the party of the First Part without prejudice to the rights of the financing agency as under clause 4(a)
- n) Sale deed will be issued by the party of the first part in favour of the party of the second part on payment of all dues to the party of the first with interest including penalties, maintenance charges, water charges, property taxes as stipulated from time to time by the party of the first part.
- o) That if the Party of the Second Part commits breach of any of the covenants herein contained the allotment stands cancelled and this agreement shall stand determined without any notice thereupon the Party of the Second Part will be treated as an encroacher and a trespasser who will have no right whatsoever in the schedule property under these presents and it shall be lawful for the Party of the First Part to re-enter upon the said land and resume possession thereof and also of the building standing thereon, the transfer made in favour of the Party of the Second Part under these presents shall become null and void and all rights of the Party of the Second part in the schedule property under this agreement and any building therein shall at once cease and determine. Prior notice of the re-entry to the Financial Institutions, if necessary will be given by the party of the First Part. In such event of cancellation / resumption of the property allotted, the payments made by the Party of the Second Part shall remain forfeited towards use and occupation of the premises. However, the party of the first part may at its option consider refund of the amounts paid by the party of the second part towards the cost of the property subject to the following deductions.
- EMD will be forfeited.
 - The amounts paid will be refunded depending on the period of occupation as per the following schedule.

Period of Occupation (in years)	Deduction to be made on the Cost of the Plot / shed
0-1	3%
1-2	6%
2-3	9%
3-4	12%
4-5	14%
5-6	16%
6-7	18%
7-8	20%
Beyond 8 Years	25%

In case of the amounts paid by the allottee is less than the deductions to be made, no claim for further payment shall be made.

No interest will be paid to the party of the second part in this respect. If there are any buildings on the land other than shed/land the party of the first part, may at its option either refund the cost as assessed by it after the assessed cost is collected from the incoming party or otherwise direct the party of the second part to remove the buildings at their cost within such time as may be allowed by the party of the first part.

- p) The party of the first which is a local authority in respect of the notified industrial areas has been collecting property tax, advertisement tax, granting buildings permits, permissions for installation of plant and machinery, etc. And that the party of the second part hereby undertakes to be a member of the service Society formed by the rate-payers of the notified industrial areas which acts as a nodal agency for proper and better maintenance of the notified industrial areas by the party of the first part.
- q) That the Party of the Second Part shall abide by any other conditions as may be imposed in course of time by the Party of the First Part provided always and it is expressly agreed as follows:
- r) All expenses for preparation, execution and registration of this indenture including stamp duty, registration charges and miscellaneous expenses shall be borne by the party of the second part.
- s) That the party of the second part hereby consent and authorize irrevocably the party of the first part to execute further deed or deeds and also to get the same registered for cancellation of this indenture and for any other purpose in the event of allotment of land/plot shed being cancelled by the party of the first part for committing by the party of the first part for committing breaching of any of the conditions herein before mentioned by the party of the second part.

1వ పుస్తకము 1275/2006దస్తా వేజు

మొత్తము కార్గితముల సంఖ్య 7

ఈ కార్గితము తరుస సంఖ్య 4

జాయింట్ సబ్-రిజిస్ట్రార్.



11. All the costs and expenses of an incidental to the preparation and execution of this agreement shall be paid by the Party of the Second Part.
12. In all the matters of doubts concerning and in respect of this indenture, the decision of the Party of the First Part shall be final and binding on the Party of the Second Part and any default by the Party of the Second Part thereof shall be deemed to be breach of the terms of this indenture.
13. Notwithstanding anything contained herein the right of termination of this agreement by the Party of the First Part in certain contingencies stated above shall be without prejudice to the rights of the approved financial agencies/scheduled Banks as mortgagees under clause 4(a) above.

IN WITNESS WHEREOF the seal of M/s Hindustan Petroleum Corporation Limited and APIIC Ltd. Both hereunto be affixed and indenture executed for and on behalf of M/s Hindustan Petroleum Corporation Limited by Shri C. THIRUVALLURU, Chief Manager- VVSPL and Zonal Manager Andhra Pradesh Industrial Infrastructure Corporation Limited, Hyderabad for and on behalf of and by orders and direction of the Managing Director of Andhra Pradesh Industrial Infrastructure Corporation Limited hereunto set the hand on the day and year first above written.

SCHEDULE ABOVE REFERRED TO

District : Nalgonda

Mandal : Kethapally

Village : Koppole

Municipal / Panchayat : APIIC-IALA

Land : --

Measuring : 0.08 gts.

Sq. Yards/Sq. mts / Acres shed No. --

With a plinth area of --

Sq.ft. constructed in plot no. --

Measuring --- Sq.yards/Sq. mtrs/Acres

Situated at Koppole (Village), Kethapally (Mandal) in survey no. 49

Under the jurisdiction of Sub Registrar NARRERAL & District Registrar NALGONDA.

NORTH : Land (Survey no. 48)

SOUTH : Land (Survey No. 143,98,97)

EAST : Land (Survey no. 50)

WEST : Road (Bimavaram to Koppole)

WITNESSES :

1. *K. Pradheeraj*
2. *Dr. V. S. S. S. S. S.*

CA. MANDHAR RAO
Sr. Asst. APIIC Hyderabad

For and ON BEHALF OF
ANDHRA PRADESH INDUSTRIAL
INFRASTRUCTURE CORPN. LTD. *Zonal Manager*
A.P.I.I.C. Ltd; Moula-ALI
HYDERABAD 500 040

WITNESSES :

1. *M. S. P. Kumar*
(MSP KUMAR)
2. *AS*
(Arjun K Mishra)

Signature of the
PARTY OF SECOND PART
Stamp / Seal

(CT)

C. THIRUVALLURU
Chief Manager - VVSPL
Hindustan Petroleum Corp. Ltd.

1వ పుస్తకము 275/2006 దస్తావేజు

మొత్తము కారితముల సంఖ్య 7

ఈ కారితము తరుస సంఖ్య 5

జాయింట్ సెల్ - రిజిస్ట్రారు.



THE REGISTRAR OF COMPANIES
HYDERABAD

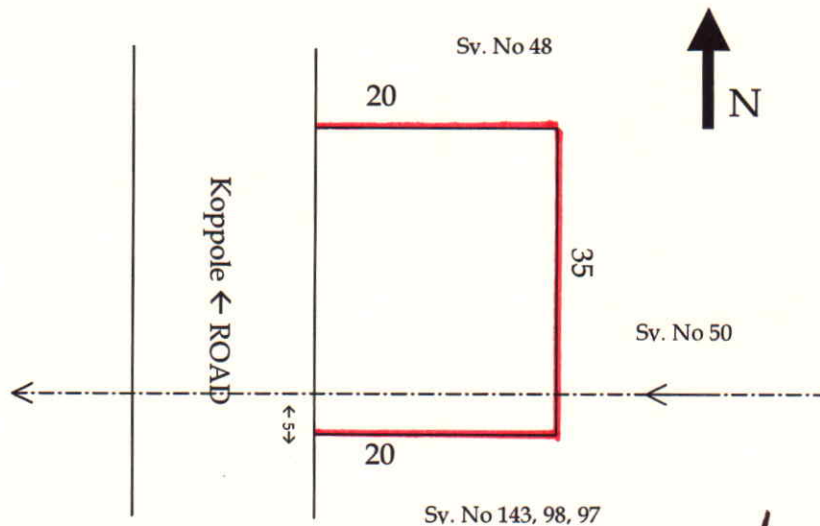
CHIEF REGISTRAR - VYAPAR
CHIEF REGISTRAR - VYAPAR
CHIEF REGISTRAR - VYAPAR

**SITE PLAN SHOWING THE LAND AT KOPPOLE VILLAGE, KETHEPALLY
MANDAL, NALGONDA DISTRICT.**

Party of the First Part : APIIC Ltd

Party of the Second Part : HPCL

SV-15



BOUNDARIES

NORTH : Land (Sy. No. 48)

SOUTH : Land (Sy. No. 143,98,97)

EAST : Land (Sy. No. 50)

WEST : Road (Bimavaram to Koppole)

WITNESSES:

1) C. Pradeep

2) [Signature]

WITNESSES:

1) H. P. Kumar
(MSP KUMAR)

2) [Signature]
(Anun K Mishra)

Party of the First Part
Zonal Manager

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

C. THIRUVALLURU

Chief Manager - VVSPL

Hindustan Petroleum Corp. Ltd.

Party of the Second Part

(CT)

1వ పుస్తకము/2006దస్తావేజు
 మొత్తము కాగితముల సంఖ్య 7
 ఈ కాగితము తరుస సంఖ్య 6

జాయింట్ సెక్-రిజిస్ట్రార్,

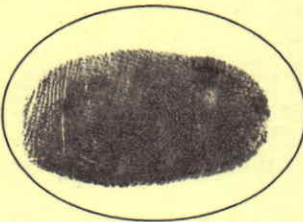

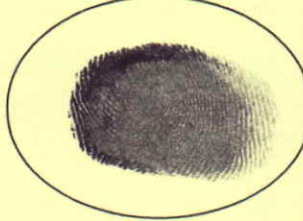

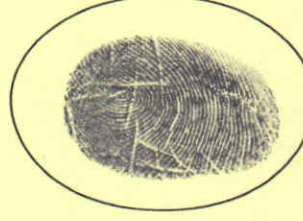

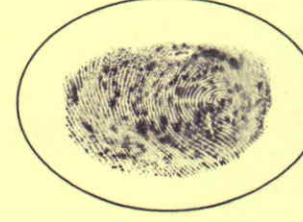



Hindustan Petroleum Corp. Ltd.
 Chief Manager - VVSP
 Q. THIRUVALLUR
 HYDERABAD
 PUBLIC Ltd.
 Joint Manager


(M. S. K. S. S. S.)

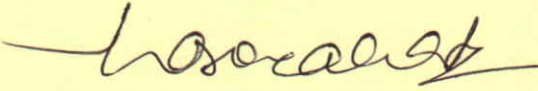
(M. S. K. S. S. S.)

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 s/o Venkataiah. Zonal Manager A.P.I.C. Ltd; Moula-AB HYDERABAD-500 040
			P. Narsimha Reddy s/o P. Kuchi Reddy ASST. ZONAL MANAGER (D) A. P. I. C. LTD. B-2-484, RAVINDRA NAGAR, Hyd. Road, MALGOWDA-508 004
			C. TIRUVALLURU, R/O FLAT NO: 201 VIMALA RESIDENCY, KIRLAMPUDI LAYOUT, VISAKHA PATNAM -17
			A.K. MISHRA; R/O FLAT NO: 101 MAHESHWARI ENCLAVE A.S. RAD NAGAR; HYDERABAD

SIGNATURE OF WITNESS


1. K. Pralaxam
2. 


SIGNATURE OF EXECUTANTS

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. Msp kur
2. Rethnand

1వ పుస్తకము/2006/2006దస్తావేజు

మొత్తము కాగితముల సంఖ్య..... 7

ఈ కాగితము తయారైన సంఖ్య..... 7

జామిన్ పేజ్ - రిజిస్ట్రార్, గుంటూరు

