

MCMET
100 FILE

इंडियन ऑयल कॉर्पोरेशन लिमिटेड

विपणन प्रभाग : दक्षिणी क्षेत्र, इंडियन ऑयल भवन,
139, महात्मा गांधी रोड, (नुंगम्बाक्कम हाई रोड),
चेन्नै - 600 034.

Indian Oil Corporation Limited

Marketing Division, Southern Region,
"Indianoil Bhavan"
139, Mahatma Gandhi Road,
(Nungambakkam High Road)
Chennai - 600 034.
Tel : 8272061 Grams : "INDIANOIL"



विपणन प्रभाग
Marketing Division

Ref : HR/ESTATE/MODI.

Date : 24/12/2004.

M/s. Manilal Chhaganlal Modi Educational Trust,
5-4-187/3 & 4,
3rd floor, Soham Mansion,
M.G.Road, Secunderabad - 3.

Dear Sirs,

Sub : Proposed purchase of land at D.No.1-8-179, S.D.Road,
Secunderabad.

We refer to your letter dt.02/08/2004 on the subject.

In this connection, we wish to state as under :

1. We wish to reiterate what is stated by us vide letter APSO/HR/A56 dated 10/06/2004 sent to you by our General Manager, Andhra Pradesh State Office.
2. Vide Tender No/HR/H/APSO, our Corporation sought to purchase 2000 sq.yards of land. This requirement was arrived at on the basis of the area required for housing various departments and facilities of our Corporation.
3. You have responded to the tender and offered the subject land, admeasuring 2000 sq.yards.
4. It was not brought to our notice by you that as per the GO MS No.698 MA dated 13th December, 1999 a part of the land has to be surrendered to Govt. of AP free of cost by the owner of the land for obtaining approval of building plan.

पंजीकृत कार्यालय : जी-9, अली यावर जंग मार्ग, बान्द्रा (पूर्व), मुम्बई - 400 051
Regd. Office : G-9, Ali Yavar Jung Marg, Bandra (East), Mumbai - 400 051 (India)

.....2....

इंडियन ऑयल कॉर्पोरेशन लिमिटेड

विपणन प्रभाग : दक्षिणी क्षेत्र, इंडियन ऑयल भवन,
139, महात्मा गांधी रोड, (नुंगमबाक्कम हाई रोड),
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Indian Oil Corporation Limited

Marketing Division, Southern Region,

"Indianoil Bhavan"

139, Mahatma Gandhi Road,

(Nungambakkam High Road)

Chennai - 600 034.

Tel : 8272061 Grams : "INDIANOIL"



विपणन प्रभाग

Marketing Division

.....2.....

5. It is totally a different issue that Government would give additional FSA in lieu of the land surrendered. The fact remains that the requirement of surrendering part of the land was not brought to our notice at the initial stage itself.
6. You have also refused to register the entire land by taking sale consideration only for the land that would remain with us after surrendering a part of the land, as informed to you vide our letter dt.10/06/2004, mentioned at point No.1 above.
7. It is not proper on your part to attribute motives to our officers at AP State Office for our inability to purchase the subject land. We wish to inform you that our Management has decided not to purchase the subject land offered by you in view of the fact that a part of the land need to be surrendered free of cost to the Govt., of AP to obtain approval for construction of a building. As already pointed above, this aspect was not informed to us by you at the time of your offer, even though you were very much aware of the same.
8. In view of what is stated above, we request you to treat the matter as closed.

Thanking you,

Yours faithfully,
For Indian Oil Corporation Ltd.,


(S. Balasubramanian)
Dy. General Manager (HR)



Shri Manila Chhaganlal Modi Educational Trust

2nd August, 2004.

Off: 5-4-187/3 & 4,
3rd Floor, Soham Mansion
M.G.Road, Secunderabad-3.
Phone: 55335551 (4 Lines)

To,
The Chairman & Managing Director,
Indian Oil Corporation,
New Delhi.

Dear Sir,

**Sub: Proposed purchase of land at D.No. 1-8-179, S.D. Road, Secunderabad -
M.C.Modi Educational Trust by AP State Office.**

Ref: A.P. State Office Letter No. APSO/HR/A56 dated 10th June 2004.

We wish to bring to your kind notice the following facts:

- AP State Office, Hyderabad had released an advertisement in the year 2000 for proposed purchase of a vacant land for putting up an administrative office.
- The tenders were opened on 18th October 2000 and our trust, which is a Charitable Educational Trust, offered 2000 Sq. yards of vacant land at Rs.20,000/- per Sq. Yard. After protracted negotiations we finally agreed for Rs.17,500/- per Sq. Yard on 17th January 2001. Immediately there after AP State Office gave us a confirmatory letters subject to clearance by your office.
- Finally we are informed in the letter APSO/Admn/33, dated 25/07/2003 that your office has also cleared the proposal and they wanted to go ahead with the formalities of the registration.
- Even though a clearance from your office came in 2003, still your AP State Office has been dillydallying on the matter for reasons to which we are not privy and on some pretext or the other they have been delaying the matter.

Y

- After several discussions in the past one year your AP State Office has given us a letter dated 10th June (copy enclosed) mentioning that they wanted us to register an area of 2000 sq. yards of land while they will be paying us for only 1555 sq. yards of land as there is proposed road widening by the corporation in that area.
- The fact regarding the proposed road widening has been known to the local officials from the day one and the local officials had discussions with Municipal Corporation of Hyderabad and also with Architects who have clearly opined that even though there is a road widening, municipal corporation will sanction the Floor Space Index on the total extent of the land of 2000 sq. yards. By this IOC is not loosing any thing.
- Against the above background it is really disheartening from the letter of AP State Office asking us to register 2000 sq.yards of land while making payment for only 1555 sq. yards. As this is a trust property and governed by the AP Charitable and Environmental Department, it is not possible to do that. Even after getting clearance from your office, your Hyderabad office want to drop the proposal on some pretext or the other possibly because they ~~have~~^{are} interested in some other proposal.
- It is unfortunate that public sector organization like yours should deal with a charitable institution like ours in such a cavalry manner bringing us serious financial loss after making us run around for 3 1/2 years.

We request you to please intervene in the matter and advise the local AP State Office to purchase the site of 2000 sq.yards and pay us the full value without any further delay.

Thanking you in anticipation,

Yours faithfully,

for MC Modi Educational Trust,

x
TRUSTEE

Attn Mr. K. J. J.

इंडियन ऑयल कॉर्पोरेशन लिमिटेड

(विपणन प्रभाग) आ.प्र. राज्य कार्यालय
नं 3-6-436 से 438, दूसरी और तीसरी मंजिल,
"नसपूर हौज", हिमायत नगर, हैदराबाद-500 029.

Indian Oil Corporation Limited

(Marketing Division) A.P. STATE OFFICE
3-6-436 to 438, IInd & IIInd Floors, "Naspur House",
Himayatnagar, Hyderabad - 500 029.

Tel : 040-27617332, 27601826, 27678884, 27617502, 27616450

Fax : 040-27617442, 27606712

Tel : 040-27617324, 27617367, 27617521, 27617346, 27601862

Fax : 040-27617442, 27606712, 27677215

Grams : "INDIANOIL"



विपणन प्रभाग
Marketing Division

Ref.: APSO/HR/A56

Date : 10/06/2004

M/s.Manilal Chhaganlal Modi Educational Trust
5-4-187/3 & 4
3rd Floor, Soham Mansion,
M.G.Road
Secunderabad - 3.

Dear Sirs,

**Sub:- Proposed purchase of land at D.No.1-8-179, S.D.Road,
Secunderabad - M.C.Modi Educational Trust.**

This has reference to the Public Tender No.HR/H/APSO for purchase of vacant land at Secunderabad / Hyderabad duly opened on 18/10/2000, wherein it was clearly mentioned that we require on outright purchase basis vacant land between 40 to 50 cents from owners only having clear Marketable Title.

Accordingly you have quoted the tender. After several negotiations, you have offered 2000 sq.yards of vacant land at your revised rate of Rs.17,500/- per sq.yard subject to measurements and hand over the vacant possession of the property vide your letter dt.17/01/2001.

On application and payment of development charges to Municipal Corporation of Hyderabad by you, the Municipality Administrative and Urban Development Dept., of Govt. of Andhra Pradesh converted the subject property from Residential Zone to Commercial Zone vide its order No.G.O.M.S.No.698 M.A. dt.13th December 1999 prior to calling of Public Tender and with the condition that the strips of land of 8' - 3" and 20' at free of cost to be surrendered for the proposed widening of 50' wide Zonal Development Plan Road and for 40' wide road towards Eastern and Southern sides respectively to the Municipality Corporation of Hyderabad.

Contd...

पंजीकृत कार्यालय जि-9, अली यावर जंग मार्ग, बान्द्रा (पूर्व) मुंबई-400 051.
Regd. Office : G/9, Ali Yavar Jung Marg, Bandra (East), Mumbai - 400 051

[Handwritten signature]
12/6/04

इंडियन ऑयल कॉर्पोरेशन लिमिटेड

(विपणन प्रभाग) आं.प्र. राज्य कार्यालय
नं 3-6-436 से 438, दूसरी और तीसरी मंजिल,
"नसपूर होज", हिमायत नगर, हैदराबाद-500 029.

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विपणन प्रभाग
Marketing Division

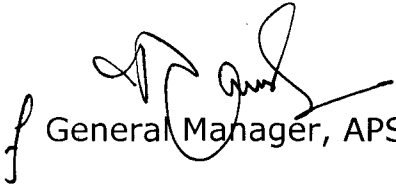
:: 2 ::

Since there is a condition that the applicant who is approaching for Building Permission from Municipal Corporation of Hyderabad, shall hand over the strips of land of 445 sq.yards approx. as mentioned above, our Corporate Office desires to purchase the vacant land of 1555 sq.yards approx. (which will be left out vacant land after surrendering the requisite land to Municipal Corporation of Hyderabad as per Gazette Notification) at the rate of Rs.17,500/- per sq.yard against 2000 sq.yards offered to us. Accordingly we will be registering the whole 2000 sq.yards, but payment will be made for an area of 1555 sq.yards approx. @ Rs.17,500/- per sq.yard

Your confirmation on the above is highly solicited.

Thanking you,

Yours faithfully,
For INDIANOIL CORPORATION LTD.,


General Manager, APSO.

इंडियन ऑयल कॉर्पोरेशन लिमिटेड

(विपणन प्रभाग) आ.प्र. राज्य कार्यालय
नं 3-6-436 से 438, दूसरी और तीसरी मंजिल,
"नसपूर हौज", हिमायत नगर, हैदराबाद-500 029.

Indian Oil Corporation Limited

(Marketing Division) A.P. STATE OFFICE

3-6-436 to 438, IInd & IIInd Floors, "Nasipur House",
Himayatnagar, Hyderabad - 500 029.

Tel : 040-27617332, 27601826, 27678884, 27617502, 27616450

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Grams : "INDIANOIL"



विपणन प्रभाग
Marketing Division

Ref.: APSO/Admn/33

Date : 25/07/03

M.C.Modi Educational Trust
5-4-187/3 & 4
II Floor
M.G.Road
Secunderabad - 500 003.

Kind Attn.: Shri.Pramod Modi.


Dear sir,

Sub:- Land at 1-8-179, S.D.Road, Secunderabad - 500 003.

Please refer to your offer of land at 1-8-179, S.D.Road, Secunderabad - 500 003 on sale to IndianOil. We are pleased to advise you that Management has given its approval for purchase of the land offered by you in line with the negotiations we had with you on 29/4/03. While we are pleased to convey this to you, we will be interacting with you shortly for further modalities in completing the sale transaction.

Thanking you ,

Yours faithfully,
For INDIANOIL CORPORATION LTD.,


For General Manager
AP State Office



Phone: 834058
833658

Shri Manilal Chhaganlal Modi Educational Trust

5-4-187 / 3&4,
2nd Floor . M.G. Road ,
Secunderabad - 500 003.

Date 6th June 2002

To
M/s. Indian Oil Corporation Ltd.,
A P State Office,
3-6-436 to 438, 2nd & 3rd Floors,
Naspur House,
Himayatnagar,
HYDERABAD - 500 029.

Dear Sir,

Sub: Sale of Trust Property bearing H.No. 1-8-179, Sarojinidevi Road, Secunderabad - 500 003, for an extent of 2000 sq. yards vacant land to M/s. Indian Oil Corporation Limited, Further extension of Validity of offer - Reg.

This is in continuation of earlier letter reference dated 6th March, 2002.

In our earlier letter as cited above, we have issued the validity offer letter valid upto 30.06.2002 for sale of 2000 sq. yards @ Rs. 17,500/- (Rupees Seventeen Thousand Five Hundred only) per sq. yard.

As per your request, we wish to extend further the validity period upto 31.12.2002, for sale of 2000 sq. yards @ Rs. 17,500/- (Rupees Seventeen Thousand Five Hundred only) per sq. yard.

Further, we wish to inform that we are ready to pay all the taxes , levies etc. if any till the date of handing over the property to M/s Indian Oil Corporation Limited.

Thank you,

Yours faithfully,

For M.C.MODI EDUCATIONAL TRUST

AUTHORISED SIGNATORY

इंडियन ऑयल कॉर्पोरेशन लिमिटेड

(विपणन प्रभाग), आं.प्र. राज्य कार्यालय
नं 3-6-436 से 438, तीसरी मंजिल, "नसपूर हौस"
हिमायत नगर, हैदराबाद - 500 029

Indian Oil Corporation Limited

(Marketing Division) A.P. STATE OFFICE
No. 3-6-436 to 438, 3rd Floor, "Naspur House"
Himayat Nagar, Hyderabad - 500 029.
Tel : 040-7616450, 7678884, 7617332, 7617346,
7617367, 7617502, 7617521, 7616814, 7601862, 7601826,
Fax : 040-7617442



विपणन प्रभाग
Marketing Division

REF:APSO/ADMN/NEW SITE.
DATE:05th June,2002

**M/s.M.C.Modi Educational Trust,
5-4-187/3 & 4,
IInd Floor, M.G.Road,
SECUNDERABAD - 500 003.**

Dear Sirs,

Sub: Sale of Trust property bearing H.No.1-8-179, Sarojinidevi Road, Secunderabad - 500 003 for an extent of 2000 sq.yards vacant land to M/s.INDIAN OIL CORPN.LTD - Further extension of validity of offer - req.

This is with reference to your letter dated 06th March,2002, wherein the validity of offer letter was issued to us valid upto 30.06.2002 for sale of an extent of 2000 sq.yards @ Rs.17,500/- (Rupees Seventeen thousand, five hundred only) per sq.yard.

Due to administrative reasons, the process of obtaining approval from Competent Authority is getting delayed, therefore, we request you to kindly give the further extension of validity offer upto 31.12.2002.

Thanking you,

Yours faithfully,
For INDIAN OIL CORPORATION LTD.,


(GERA ADAMS)
MANAGER(ADMN)

6th March 2002

To,
M/s. Indian Oil Corporation Ltd.,
A P State Office,
3-6-436 to 438, 2nd & 3rd Floors,
Nasipur House,
Himayatnagar,
HYDERABAD - 500 029

Dear Sir,

Sub: Sale of Trust Property bearing H.No. 1-8-179, Sarojidevi Road, Secunderabad - 500 003, for an extent of 2000 sq. yards vacant land to M/s. Indian Oil Corporation Limited - Validity of offer - Reg.

This is further to our letter reference dated 17/01/2001.

We wish to inform you that the rate quoted by us as Rs. 17,500/- (Rupees Seventeen Thousand Five Hundred Only) per sq. yard is valid upto 30.06.2002.

Further, we also wish to inform that we are ready to pay all the taxes, levies, etc., if any, till the date of handing over the property to M/s. Indian Oil Corporation Limited.

Thanking You.

Yours faithfully,
For M C Modi Educational Trust.

Pramod Modi.
(Trustee)

Received original
SPT
7/3/2002

K L MURTHY
STSM, APSO

इंडियन ऑयल कॉर्पोरेशन लिमिटेड

(विपणन प्रभाग) आ.प्र. राष्ट्रीय कार्यालय
नं 3-6-436 से 438, दूसरी मंजिल, "नसपूर हौस"
हिमायत नगर, हैदराबाद - 500 029.

Indian Oil Corporation Limited

(Marketing Division) A. P. STATE OFFICE
No. 3-6-436 to 438, IInd Floor, "Naspur House",
Himayat Nagar, Hyderabad - 500 029.
Tel: 040-7616450, 7678884, 7617332, 7617346.
7617367, 7617502, 7617521, 7616814, 7601862, 7601826.
Fax: 040-7617442.



विपणन प्रभाग
Marketing Division

REF NO : APSO/ADMN/NEW SITE.

DATE: 04TH December,2001

TO,

M/s.M.C.Modi Educational Trust,
5-4-187/3 & 4, 2nd Floor,
M.G.Road,
SECUNDERABAD - 500 003.

Kind attn: Sh.Kanakara Rao

Dear Sirs,,

**SUB: Sale of Trust Property H.No.1-8-179, Sarojinidevi Road, Secunderabad, to
M/s.Indian Oil Corporation Limited, Himayatnagar - Obtaining of ULC.**

This is to confirm the telephonic talk we had with you regarding obtaining Urban Land Ceiling clearance from the Government of A.P.

We request you to kindly arrange to obtain the above at the earliest so that sale proceeds can be completed at the earliest.

Please treat this on Priority basis.

Thanking you,

Yours faithfully,
For INDIAN OIL CORPORATION LTD.

(G. ADAMS).
MANAGER(ADMN).

इंडियन ऑयल कॉर्पोरेशन लिमिटेड
आ. प्र. राष्ट्रीय कार्यालय : 3-6-436 से 438, दूसरी मंजिल,
नसपूर हौस, हिमायत नगर, हैदराबाद-500 029



Indian Oil Corporation Limited

A.P. State Office : No. 3-6-436 to 438 IInd Floor,
"Naspur House" Himayat Nagar, Hyderabad - 500 029.
Phones : 040-7617324, 7617332, 7617346, 7617367
7617502, 7617521, 7616814, 7616450, 7678884
Fax : 040-7617442, C.C. Mail : 7617611

(विपणन प्रभाग)
Marketing Division

Ref.: APSO/Admn/25-A
Date : 13/09/2001.

M/S M C Modi Educational Trust
5-4-187/3&4
2nd Floor, MG Road.
Secunderabad- 500 003

**Sub:- Sale of Trust property to M/s.IndianOil Corporation Limited, Hyderabad –
Issue of No Objection Certificate.**

Dear sir,


Please refer your letter dt.19/7/2001 addressed to our General Manager, APSO.

You have advised us vide your letter as stated above that you would obtain *No Objection Certificate* from Government authorities and send the same to us for our further action. We regret to inform you that we have not received any communication despite our repeated reminders on this matter till date.

As the issue is pending since long, we once again request you to kindly follow up with the Government authorities in getting No Objection Certificate for enabling us to proceed for purchase of the land from the trust at the earliest.

Thanking you,

Yours faithfully,
For INDIANOIL CORPORATION LIMITED


(G ADAMS)
Manager(Admn).

सुनील
15/9/01

पंजीकृत कार्यालय : जि-9, आली यवार जंग मार्ग, बान्द्रा (पूर्व), मुम्बई
Regd. Office : G-9, Ali Yavar Jung Marg, Bandra East, Mumbai - 400 051 (India)

07 March 2001

To,
Mr. G Venkat Rao,
Asst. Manager (Law),
Indian Oil Corporation Limited,
No. 3-6-436 to 438,
II Floor, 'Naspur House',
Himayat Nagar,
HYDERABAD - 500 029.

Sub: Purchase of land for office premises of IOC.
Ref: Your letter No. LAW/67, dated: 21/02/2001.

Dear Sir,

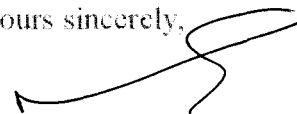
With reference to the above letter we wish to give the following clarifications:

- a) M C Modi Educational Trust had proposed to sell about 1,000 sq. yards of land to LIC and Mr. Chella Prakash a developer/builder had offered to make flats for LIC on the 1,000 sq. yards of land. Since the deal with LIC for the sale has not fructified, there is no question of any subsisting agreement with either LIC or Mr. Chella Prakash.
- b) M C Modi Educational Trust had obtained a municipal sanction for construction of godowns/office-rooms on the said land in 1972. A copy of the sanction is enclosed. The structures on the said land were constructed before 1976. An extract copy from the assessment book for the year 1976 to 1998 from the Municipal Corporation of Hyderabad showing the description of the property as RCC is enclosed. In fact, even today the structures exist on site. Municipal tax receipts also enclosed. The property has been inadvertently described as vacant land as no compensation was expected for the existing structures.

We hope this clarifies the points raised by you.

Thank You.

Yours sincerely,


PRAMOD MODI
(Trustee).

Received
with Mr. Rao
8/3
AM (Law), IOC

Encl: Assessment Extract - 1
Tax paid Receipt - 5
Plan & map copies - 3

इंडियन ऑयल कॉर्पोरेशन लिमिटेड
आं. प्र. राष्ट्रीय कार्यालय : 3-6-436 से 438, दूसरी मंजिल,
नसपुर हौस, हिमायत नगर, हैदराबाद-500 029



Indian Oil Corporation Limited

A.P. State Office : No. 3-6-436 to 438 IInd Floor,
"Naspur House" Himayat Nagar, Hyderabad - 500 029.
Phones : 040-7617324, 7617332, 7617346, 7617367
7617502, 7617521, 7616814, 7616450, 7678884
Fax : 040-7617442, C.C. Mail : 7617611

(विपणन प्रभाग)
Marketing Division

LAW/67
21/2/2001

M/s M C Modi Educational Trust,
5-4-187/3 & 4,
II Floor, M G Road,
Secunderabad-500 003.

Kind attn. Shri Rajeswara Rao.

Dear Sir,

Sub: Purchase of land for office premises of IOC.

This is further to the discussion the undersigned has on telephone with Shri Rajeswara Rao of your trust. As informed to him the papers given by you were scrutinised by our advocate for title verification and our advocate wanted the following clarifications / documents.

1. A copy of the agreement of development entered into between your trust and Shri Praksah may please be sent to us. Our advocate also wants to know whether the said agreement has been cancelled. If so, any correspondence in this regard may also be sent to us.
2. You have informed us that there are some structures existing on the land offered to us prior to 1976 and they continue to exist even as on today and therefore, there is no need for ULC clearance. According to our advocate, the property has been described as vacant land in all the documents submitted by you. Therefore, he requires documentary proof to the effect that there are some structures on the land. If you have any tax receipts paid for the structures, the same may please be sent to us.

Please treat the matter as most urgent.

Thanking you.

Yours faithfully,
For Indian Oil Corporation.


(G VENKATA RAO)
Asst. Manager (Law)

पंजीकृत कार्यालय : जि-9, आली यवार जंग मार्ग, बान्द्रा (पूर्व), मुम्बई
Regd. Office : G-9, Ali Yavar Jung Marg, Bandra East, Mumbai - 400 051 (India)


26/2



Phone : 834058
833658

Shri Manilal Chhaganlal Modi Educational Trust

5-4-187/3&4,
2nd Floor, M.G. Road,
Secunderabad - 500 003.

Date: Dt. 08.02.2001.

To,
The General Manager,
Indian Oil Corporation,
HYDERABAD.

Dear Sir,

Sought

With reference to the clarifications ~~sent~~ by your advocate in connection with the property situated at S D Road, Secunderabad, we wish to furnish the following details:

1. In the year 1993, 1,000 sq yards out of 2,000 sq yards of our premises was offered for sale to LIC and the necessary permissions were obtained from the Commissioner Endowments/Government. For several reasons the sale did not fructify. As of today the entire land to the extent of 2,000 sq yards rests with M C Modi Educational Trust.
2. At the time of the proposed sale to LIC Mr. Challa Prakash, a developer/builder had offered to make flats for LIC on the 1,000 sq yards which was to be sold to them. Hence, some correspondence has been addressed infavour of Mr. Challa Prakash.
3. Please note that the 2,000 sq yards of land owned by the trust had existing structures on it prior to 1976. The structures continue to exist even today. This property is not a vacant land under the provisions of the ULC Act. Permission under the ULC act is not required for transfer of this property.
4. An NOC from the endowments department is to be obtained for the sale of the trust property. However, a firm offer from IOC is required to apply for the NOC.

We hope that we have clarified all your doubts, feel free to contact us for any further information or clarification.

Thank You.

Yours faithfully,
For M. C. Modi Educational Trust.

Pramod Modi.
(Trustee).