



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

Swarnajayanthi Complex, Ameerpet, Hyderabad

LAND USE INFORMATION

Letter No : 059027/LU/P5/HMDA/13012023

Date : 21 January, 2023

To,
M. Malla Reddy
5-4-187/3 &4, II Floor, Soham Mansion, M.G.Road, Secunderabad
500003

Sir / Madam,

Sub:-HMDA - Furnishing of Land Use Information.

Ref:-Your application No. **059027/LU/P5/HMDA/13012023**,dated: **13 January, 2023**.

With reference to your application cited, the details of Land Use Information as per statutory provisions of Extensive Modification to the Master Plan of HUDA AREA (excluding the erstwhile MCH area and the newly extended area of Huda) notified by the Govt. Vide G.O.Ms.No.288, MA dt:3.04 .2008 is furnished hereunder:

Survey No.	Land Use
59	: Sy No 59/1 is Manufacturing Use Zone as per Master Plan
VILLAGE	: Nachaaram
MANDAL	: Uppal
ZONE SEGMENT	: Medchal-Malkajgiri
DISTRICT	: Zone-2 Ghatkesar

NOTE:

1. This information does not bar any public agency or department including the HMDA from acquisition of Lands for Public purpose or from converting the Land Use at any time as per the Law.
2. This information shall not be used as the proof of any title to the Land.
3. This information shall not be used as the sole reason for obtaining exemption from the provisions of U.L.C.Act.1976.
4. This information does not provide any development permission under the APUA (Dev) Act.1975./HMDA Act 2008
5. Land use information does not guarantee that any Lay-Out or Building permission will be granted by competent authority. Any Building/Lay-Out permission will have to be examined and granted by competent authority based on Building/Lay-Out/Land use Rules and conditions.
6. This letter is solely for information purpose only.
7. The Land Use Information is given on the Basis of Cadastral data shown in MDP-2031
8. The Water bodies shall also be read as per revenue records.

Yours faithfully,



Name : SREE SUDHA P
Designation : Junior Planning
Officer
Planning Officer - HMDA
Date: 27-Jan-2023 16:07:11



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

Swarnajayanthi Complex, Ameerpet, Hyderabad

LAND USE INFORMATION

Letter No : 058770/LU/P5/HMDA/02012023

Date : 04 January, 2023

To,
M. Malla Reddy
5-4-187/3 &4, II Floor, Soham Mansion, M.G.Road, Secunderabad
500003

Sir / Madam,

Sub:-HMDA - Furnishing of Land Use Information.

Ref:-Your application No. 058770/LU/P5/HMDA/02012023,dated: 02 January, 2023.

With reference to your application cited, the details of Land Use Information as per statutory provisions of Extensive Modification to the Master Plan of HUDA AREA (excluding the erstwhile MCH area and the newly extended area of Huda) notified by the Govt. Vide G.O.Ms.No.288, MA dt:3.04 .2008 is furnished hereunder:

Survey No.	Land Use
49and59	: Sy No 49 is Manufacturing Use Zone, Proposed 30 Mts wide road is passing through the Sy.No as per Master Plan.
VILLAGE	: Nachaaram
MANDAL	: Uppal
ZONE SEGMENT	: Medchal-Malkajgiri
DISTRICT	: Zone-2 Ghatkesar

NOTE:

1. This information does not bar any public agency or department including the HMDA from acquisition of Lands for Public purpose or from converting the Land Use at any time as per the Law.
2. This information shall not be used as the proof of any title to the Land.
3. This information shall not be used as the sole reason for obtaining exemption from the provisions of U.L.C.Act.1976.
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6. This letter is solely for information purpose only.
7. The Land Use Information is given on the Basis of Cadastral data shown in MDP-2031
8. The Water bodies shall also be read as per revenue records.

Yours faithfully,



Name : SREE SUDHA P
Designation : Junior Planning
Officer
Planning Officer - HMDA
Date 30 Jan 2023 15:17:21

Company Master Data

CIN U27109TG2002PTC039529
 Company Name DILPREET TUBES PRIVATE LIMITED
 ROC Code RoC-Hyderabad
 Registration Number 039529
 Company Category Company limited by Shares
 Company SubCategory Non-govt company
 Class of Company Private
 Authorised Capital(Rs) 30000000
 Paid up Capital(Rs) 27888000
 Number of Members(Applicable in case of company without Share Capital) 0
 Date of Incorporation 29/08/2002
 Registered Address PLOT NO.8,NACHARAM INDUSTRIAL ESTATE, HYDERABAD ANDHRA PRADESH TG 500076 IN
 Address other than R/o where all or any books of account and papers are maintained -
 Email Id dilpreet_tubes@rediffmail.com
 Whether Listed or not Unlisted
 ACTIVE compliance ACTIVE compliant
 Suspended at stock exchange -
 Date of last AGM 30/09/2022
 Date of Balance Sheet 31/03/2022
 Company Status(for efilng) Active

Charges	Charge Id	Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
			125000000	05/12/2002	13/10/2010	CLOSED
			80000000	18/11/2010	09/12/2010	CLOSED
		Immovable property or any interest therein; Book debts; Movable property (not being pledge); All current assets	80000000	06/09/2017	23/10/2017	OPEN

Directors/Signatory Details

DIN/PAN
01314936
01441661
01441703
07131110
07921168

Name

ANAND SURESH MEHTA
RAHUL BHARAT MEHTA
SURESH UTTAMLAL MEHTA
MEET BHARAT MEHTA
MEHTA HARI SURESH

Company Master Data

Begin date	End date	Surrendered DIN
24/08/2005	-	
24/08/2005	-	
02/08/2004	-	
24/03/2015	-	
03/10/2017	-	

Company Master Data	
CIN	U27109TG2002PTC039529
Company / LLP Name	DILPREET TUBES PRIVATE LIMITED
ROC Code	RoC-Hyderabad
Registration Number	039529
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	30000000
Paid up Capital(Rs)	27888000
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	29/08/2002
Registered Address	IN
Email Id	dilpreet_tubes@rediffmail.com
Whether Listed or not	Unlisted
Date of last AGM	30/09/2022
Date of Balance Sheet	31/03/2022
Company Status(for e filing)	Active

Charges			
Assets under charge	Charge Amount	Date of Creation	Date of Modification
	125000000	05/12/2002	13/10/2010
	800000000	18/11/2010	09/12/2010
Immovable property or any interest therein; Book debts; Movable property (not being pledge); All current assets	800000000	06/09/2017	23/10/2017
			OPEN

Directors/Signatory Details		
DIN/PAN	Name	Begin date
0001314936	ANAND SURESH MEHTA	24/08/2005
		-

0001441661	RAHUL BHARAT MEHTA	24/08/2005	-
0001441703	SURESH UTTAMLAL MEHTA	02/08/2004	-
0007131110	MEET BHARAT MEHTA	24/03/2015	-
0007921168	MEHTA HARI SURESH	03/10/2017	-

NEIGHBOURS

China asks Dalai Lama to re

Beijing, Feb. 3: China urged Tibet's spiritual leader the Dalai Lama to end his exile in India and return to China, after saying he would be "welcome" to visit the country.

The Chinese government said it was "open" to the Dalai Lama's return, but only if he renounced his role as the spiritual leader of Tibet and agreed to the end of the 14th Dalai Lama's exile.

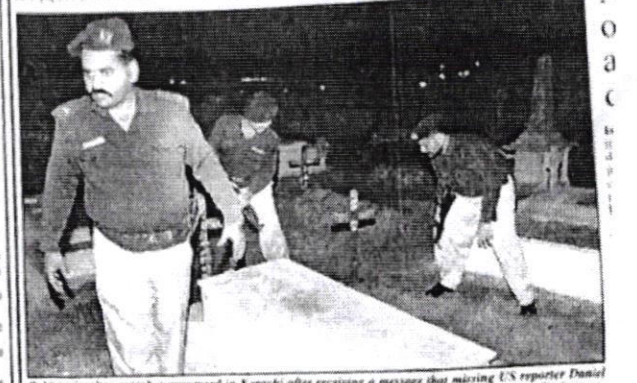
The Chinese government said it was "open" to the Dalai Lama's return, but only if he renounced his role as the spiritual leader of Tibet and agreed to the end of the 14th Dalai Lama's exile.

Pak recalls troops from civil

Military officials shifted to borders from anti-g

Islamabad, Feb. 2: The Pakistan Army has recalled its troops from the borders of India and Afghanistan, saying it was "not engaged in any military operations" and that the troops were "on standby" for any emergency.

The Pakistan Army said it was "not engaged in any military operations" and that the troops were "on standby" for any emergency.



Pakistan police search a graveyard in Karachi after receiving a message that missing US reporter Daniel Pearl was killed by his kidnappers and his body dumped in a city graveyard. Police recovered conflicting messages, one message saying Pearl had been killed but another demanding a ransom of \$2 million.

Jazeera blames reporter for bad interview with Osama

Doha, Feb. 2: Qatar's al-Jazeera satellite channel, angry at having its professionalism questioned by CNN, tried to explain on Saturday why it did not air an exclusive videotape of Osama bin Laden.

The station issued a statement saying the October 12 interview was conducted by former Kabul correspondent Tayseer Albani, "did not represent the highest level of objectivity and professionalism."

Albani had put under "strong psychological pressure, which prevented him from carrying out the interview in a professional way," the statement said.

40 killed as Dostum, Atta soldiers clash

Kabul, Feb. 2: About 40 fighters loyal to rival commanders have been killed in clashes in several parts of the Northern Afghanistan province of Balkh, faction sources said on Saturday.

They said fighting broke out on Friday between commanders loyal to the Junbish-e-Millie group of Uzbek warlord Abdul Rashid Dostum and Ustad Mohammad Atta of the Jamiat-e-Islami.

"It was not a major fighting to become a cause of concern," said Bahrami, an official from a third group, not involved in the fighting, the Hezb-e-Wahdat.

"Only between 30 to 40 men from both sides have been killed." The clashes took place in Sholgara, south of Mazar-e-Sharif, Chinalai to the west and Dawlatabad to the north.

Nepal woos Indians for Mahashivaratri

Kathmandu, Feb. 2: Nepal will pay special attention to attract Indian tourists during the approaching Mahashivaratri festival to be held here in the famous Pashupatinath temple. Nepal aims to attract about 400,000 visitors from India as well as devotees from within Nepal on March 12 this year.

An estimated 150,000 people from India and Nepal worshipped at the Pashupatinath temple on this occasion last year.

The Pashupat Area Development Trust, along with the Nepal Tourism Board, is also trying to attract the Pashupatinath of various Pashu in India, religious figures and journalists during the greatest festival of worship.

Nepal's presiding deity Lord Pashupati Nath, an incarnation of Lord Shiva. A joint team of the board and the trust will organise programmes at various religious places in India to promote Nepal as a tourist destination and would, in the process, invite Indian religious figures to visit their country, Chaudhary said. (PTI)

ANDHRA PRADESH STATE FINANCIAL CORPORATION

Chingali Lane, P. O. No. 100, Hyderabad-500 001.
(Ph: 3201646, 3202247 Fax: 040-3202722)

Invitation for sealed tenders for sale of assets belonging to the following debenture holders in the following manner:

1. NAME OF THE COMPANY 2. TYPE OF ASSET 3. LOCATION 4. DATE OF SALE 5. TIME OF SALE 6. SALE PRICE

I. CHEMICALS & PHARMACEUTICALS:

1. RIGID PVC SHEETS: M/s. Lakshmi Chemicals & Industries (P) Ltd. Hyderabad. 2. RIGID PVC PIPES: M/s. Lakshmi Chemicals & Industries (P) Ltd. Hyderabad.

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ఆంధ్రప్రదేశ్ స్టేట్ పైనాన్సియల్ కార్పొరేషన్
రంగారెడ్డి ఈస్ట్ బ్రాంచ్
5-9-194, డిరాక్ ఆఫీస్, హైదరాబాద్ - 500 001. ఫోన్: 3201473. ట్రస్టు: AFIN Corp.
(1951 స్టేట్ పైనాన్సియల్ కార్పొరేషన్ థర్డ్ యిక్క 29వ ఏడాదికి క్రింద హక్కుల్ని వినియోగిస్తూ)

ప్రైమరీ సెక్యూరిటీస్ గా ఆఫరు చేయబడిన బిగువ తెలిపిన విలువైన ఆస్తులు రుణం/ ఏకమొత్తం పద్ధతిమీద అమ్మకానికి లభించును.

క్రమ సంఖ్య	వ్యాపార స్వభావం	రుణ గ్రహీత పేరు & ప్రదేశం	అమ్మకానికి అవకాశం చేయబడిన ఆస్తులు	ధరావతు రూ. బిందెట్టు తెలిపే తేదీ & సమయం
1	2	3	4	5
1.	బ్యాంక్ & గ్యారెంటీడ్ డిపాజిట్స్ పై పుచ్చు	ఫిల్మీ ట్యూబ్స్ ప్రైవేట్ లిమిటెడ్ IDA, నారాయణ (లిక్విడేషన్ లో ఉన్నది)	రూపి & లవనాలు, ఫ్లాంట్ & మెషిన్	5,00,000 19.9.2001 రూ. 11.00 గా.
2.	ట్రాన్సిమిటర్	V.R. ట్రాన్సిమిటర్ ఆటోమోటర్ గేజిట్	ఫ్లాంట్ & మెషిన్	10,000 19.9.2001 రూ. 11.30 గా.
3.	ట్రాన్సిమిటర్	స్వచ్ఛ ట్రాన్సిమిటర్ ముట్టేపేట	ఫ్లాంట్ & మెషిన్	10,000 19.9.2001 రూ. 12.00 గా.
4.	పార్కర్ మ్యాషిన్	శ్రీ సాయి కృష్ణ పార్కర్ మ్యాషిన్ ఆటోమోటర్ గేజిట్	ఫ్లాంట్ & మెషిన్	20,000 19.9.2001 రూ. 12.00 గా.
5.	ట్యూబ్ లైట్ చట్టాలు	జెడ్ జిందపల్లి బండ్లగూడ	ఫ్లాంట్ & మెషిన్	10,000 19.9.2001 రూ. 12.30 గా.
6.	గ్లాస్ ట్యూబ్ లైట్	మమీర కెమికల్స్ IDA, మల్లాపూర్.	ఫ్లాంట్ & మెషిన్	10,000 19.9.2001 రూ. 2.00 గా.
7.	ల్యాండ్	శ్రీలక్ష్మి సాయి కలర్ ల్యాండ్, కుషామిగూడ	ఫ్లాంట్ & మెషిన్	10,000 19.9.2001 రూ. 2.30 గా.
8.	PVC పైపులు	కమల్ PVC పైప్ జిందపల్లి, కాటేడాన్	ఫ్లాంట్ & మెషిన్	10,000 19.9.2001 రూ. 3.30 గా.
9.	భారీ ఏడియో క్యాపెట్లు	సుష్మ జిందపల్లి నవీల్ గూడ	ఫ్లాంట్ & మెషిన్	10,000 19.9.2001 రూ. 4.00 గా.
10.	టంగ్ స్టన్ ఫిలమెంట్స్	S.R. జిందపల్లి మల్లాపూర్	ఫ్లాంట్ & మెషిన్	10,000 19.9.2001 రూ. 4.00 గా.
11.	యాక్టేవెటెడ్ థీవింగ్ ఎర్త్	లక్ష్మి జిందపల్లి పెద్ద పాపూర్ గ్రామం, వంపాచార మండలం.	ఫ్లాంట్ & మెషిన్	10,000 19.9.2001 రూ. 4.30 గా.
12.	టైల్ రిటేడింగ్	రాహుల్ టైల్ రిటేడింగ్, మేడిపల్లి గ్రామం, ముట్టేపేట మండలం.	ఫ్లాంట్ & మెషిన్	15,000 19.9.2001 రూ. 4.30 గా.

నియమ నిబంధనలు:

- క్రమ సంఖ్య 1లోని M/s ఫిల్మీ ట్యూబ్స్ ప్రైవేట్ లిమిటెడ్ ను సంబంధించి అమ్మకము గౌరవ ఏయి ఆంధ్రప్రదేశ్ ఉన్నత వ్యాపారస్థానం యొక్క తుది నిర్ణయానికి లోబడి ఉంటుంది. సాధారణ నియమ నిబంధనలతోపాటుగా నిర్దేశ పారంలో DD/PO ద్వారా నిర్దేశ ధరావతుతోపాటుగా (దీని మీద వడ్డీరాదు) సిల్వర్ బిందెట్టును దిగువ సంతకం ద్వారా దాఖలు చేయాలి. రూ. 100/- చెల్లింపుపై వాటిని పొందవచ్చును. గువ తెలిపిన వాటికి లోబడి ఈ ప్రకటన ప్రచురణ తేదీ నుంచి 90 రోజుల వ్యవధి వరకు అమ్మకం కటన్ రెజ్యుటాబులో ఉంటుంది.
 - నిర్దేశ ధరావతుతోపాటుగా ప్రకటన రెజ్యుటాబు కాలంలో మూలమే బిందెట్టును దాఖలు చేయాలి.
 - అప్పుడు ఆమోదయోగ్యం కానట్లయితే, ఈ ప్రకటన తేదీ నుంచి 90 రోజుల రెజ్యుటాబు కాలంలో రాజా ప్రకటన చేయకుండానే రాజా బిందెట్టును అంగీకరించు అధికారం కార్పొరేషన్ కలదు.
 - ఏదేని యూనిట్ ను సంబంధించి, కాలమ్ నెం. (5) కింద, పైన తెలిపిన తేదీలలో అందిన బిందెట్టు ఆమోదించబడనట్లయితే ప్రకటన రెజ్యుటాబు కాలంలో ఆ యూనిట్ ను సంబంధించి రాజా బిందెట్టు స్వీకరించబడతాయి మరియు ప్రతివారం సంప్రదించుటలు జరుపబడతాయి.
 - ఆ కారణం అందిన తరువాత బిందెట్టు అన్నింటికీ సంబంధించి ప్రతి ఖచ్చితంగా రేడా బుద్ధ వారం సెలవు దినం అయినట్లయితే మరునాటి పని దినమున మ. 2.00లకు సంప్రదించుటలు జరుపబడి, అప్పుడు కార్పొరేషన్ ఆమోదయోగ్యం అయినట్లయితే ఖరారు చేయబడతాయి.
 - అమ్మకం ఖరారుకు ఆమోదించబడిన యూనిట్ల జాబితా నోటీసు బోర్డుపై ప్రదర్శించబడుతుంది. అందు/ ప్రకటన రెజ్యుటాబు కాలంలోనే ఇవ్వబడినట్లైతే అమ్మకం ఖరారుకు అంగీకరించబడిన యూనిట్ల కొరకు బిందెట్టు పారాలు ఇవ్వబడవు.
- బిందెట్టు దాఖలుకు ముందు తరువరి వివరాలు మరియు అమ్మకానికి అవకాశం చేయబడిన ఆస్తుల తనిఖీ కొరకు దిగువ సంతకం ద్వారా సంప్రదించవచ్చును.
- ఏదేని ఏజెన్సీ ప్రభుత్వం లేదా ఇతరత్రా రుణ దాతృత్వం కార్పొరేషన్ దాతృత్వ వహించదు.
- ఎట్టి కారణమును తెలుపకనే, తమ వివక్షణ మేరకు నియమ నిబంధనలను మార్చు లేదా బిందెట్టును అంగీకరించు/ తిరస్కరించు మరియు దీనిని రద్దుచేయు అధికారం కార్పొరేషన్ కలదు.

సినియర్ బ్రాంచ్ మేనేజర్

EENADU DT 6-9-2001

ANDHRA PRADESH STATE FINANCIAL CORPORATION
HYDERABAD

OFFICE ORDER NO. 259

124107

DATED : 14/11/96

M/S. DELHI TUBES LIMITED, INDUSTRIAL DEVELOPMENT AREA, NACHARAM,
RANGA REDDY DISTRICT - BIFR CASE NO. 159/86 - BIFR ORDERS FOR
WINDING UP OF SICK COMPANY - AAIFR APPEAL NO. 14/96 - DISMISSAL OF
APPEAL BY AAIFR - SEIZURE AUTHORISATION - REG.

Consequent upon confirmation of winding up orders by Hon'ble
BIFR on 06-12-1995 and subsequent dismissal of the appeal of the
company by AAIFR on 09.10.1996, Corporation has decided to take
possession of the all the industrial fixed assets of M/s. Delhi
Tubes Limited, I.D.A., Nacharam, Ranga Reddy District, with
immediate effect under Sec.29 of the SFC's Act.

The following Officers of Corporation's Ranga Reddy (East)
Branch are jointly and individually directed to seize the assets
of the Company by breaking open the locks, if so required and by
conducting a Panchanama in the presence of atleast two mediators
and do all such acts and deeds incidental thereto:

1. Sri V. Ramchander
2. Sri Laxmidas B. Rajula
3. Sri A. Ram Mohan Kumar
4. Sri Y. Murali
5. Sri P. Vinod Kumar
6. Sri Rajendra Kumar
7. Sri K. Sessa Rao
8. Sri K.V.M. Jay Rao

Senior Branch Manager
Manager
Manager
Deputy Manager
Deputy Manager
Deputy Manager
Deputy Manager
Asst. Manager (1)

54/-
EXECUTIVE DIRECTOR

/BY ORDER/

DEPUTY GENERAL MANAGER

- cc: 1. Internal Audit Deptt.
2. Rehabilitation Deptt.
3. Zonal Manager (Hyd-Zone)
4. EDO (Hyd-Zone)
5. Loan File
6. Branch Manager, APSFC, Ranga Reddy - 2 copies
7. Insurance Deptt., Branch Office.



PL 7 - 68850



Phones : 320250, 320251, 320252
320253, 320254, 320255

Telex : 0425-6420 ASFC-IN
Grams : "AFINLUND"
Fax : 040 - 320272

STATE FINANCIAL CORPORATION
(Incorp. under the State Financial Corporation Act LXIII 1951)

P.B.No.165,
5-9-194, Chirag Ali Lane,
HYDERABAD - 500 001.

UNDER CERTIFICATE OF POSTING

AFC/AGM(D)-1&II/NRB/2001-02/ **037067**

15th February, 2002

- | | |
|---|--|
| <p>1. Sri SN Mishra
S/o. Late Chiranjilal Mishra
10/1, Alipare
Parkplace
<u>CALCUTTA - 27</u></p> | <p>2. Sri BD Mishra
S/o. SN Mishra
10/1, Alipare
Parkplace
<u>CALCUTTA - 27.</u></p> |
| <p>3. Sri SK Mishra
S/o. SN Mishra
10/1, Alipare
Parkplace
<u>CALCUTTA - 27</u></p> | <p>4. Sri KK Mishra
S/o. SN Mishra
10/1, Alipare
Parkplace
<u>CALCUTTA - 27.</u></p> |
| <p>5. Sri CB Mishra
S/o. SN Mishra
B, Scientist Colony
Habsiguda
<u>HYDERABAD - 500 007.</u></p> | |

Dear Sir,

Sub: Sale of Land, Buildings and Plant & Machinery of your unit i.e. M/s. Delhi Tubes Pvt Ltd., IDA, Nacharam, Ranga Reddy District, u/s. 29 of SFCs Act 1951 - Finalisation - Reg.

With reference to the above, we write to inform you that consequent upon several defaults committed by you in repayment of dues to the Corporation, the Corporation in exercise of its powers conferred under section 29 of State Financial Corporation Act, 1951, has seized the assets of your company on 20.11.1996 and released sale advertisement in Eenadu and Deccan Chronicle inviting the tenders from public.

In this regard, we write to inform you that in response to the 2nd advertisement released on 1st, 2nd and 3rd February, 2002, in Economic Times, Deccan Chronicle and Eenadu respectively, the Corporation has received the highest offer of Rs.252.00 lakhs (including the EMD of Rs.5.00 lakhs) from the highest bidder for purchase of land, buildings and plant & machinery of your company on 100% down payment basis payable by 31.03.2002.



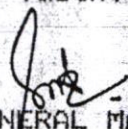
With a view to give you an opportunity, the Corporation is hereby offering the above assets of your unit for the price offered by the highest tenderer and if you are willing for the terms and conditions of the same, you shall give your acceptance for the same alongwith payment of Rs.5.00 lakhs by way of Demand Draft being the amount equivalent to the EMD amount as already paid by the highest tenderer, within 15 days from the date of this letter. Further, you are required to pay the balance amount of sale consideration on the same terms and conditions applicable to the highest tenderer.

After adjusting the sale consideration to your existing loan account, the balance amount, if any, shall be paid by you, for which a separate schedule will be given, carrying interest at document rate/prevaling rate. Payment of this amount shall start after receipt of payment of total sale consideration.

If you do not comply with the above proposal within 15 days from the date of issue of this letter and make the payments as stipulated, the sale of land, buildings and plant & machinery of your company will be finalised in favour of the highest tenderer without any further reference to you.

Thanking you,

Yours faithfully


JASST. GENERAL MANAGER (D)
ZONES - I&II

Copy to: 1. Deputy General Manager (D), Zone-II, HO.
2. Senior Branch Manager
APSFC
RANGA REDDY (EAST).

.. With an advise to inform H.O. if any response is received from the original promoters.



ANDHRA PRADESH INDUSTRIAL DEVELOPMENT CORPORATION LTD
(A STATE GOVERNMENT UNDERTAKING)

PARISRAM BHAVANAM, BASHEERBAGH, HYDERABAD 500 004. A.P., INDIA.

TELEPHONE: 3235253-4-5-6(4LINES), 3230274, 3230370, 3237123, 3234312, 3234320 3237087

Grams: "APIDC" Telex: 0425-6274 IDC IN: Fax: (040) 3235516, 3236756.

AGM(L)/DTPL/NOC/1649/2002

18 October, 2002

The Asst.General Manager,
A.P.STATE FINANCIAL CORPORATION,
Ranga Reddy (East) Branch ,
5-8-342, Chirag Ali Lane,
HYDERABAD - 500 001.

Dear Sir

Sub: M/s.Delhi Tubes Pvt.Ltd (In liquidation), Nacharam, RR District -
Sale of assets U/s.29 of SFCs Act - Authorisation Letter - Reg.

Ref: Yr.Lr.No.APSFC/RR(E)/RVS/688564/2002-03/1558 Dt.17/10/2002.

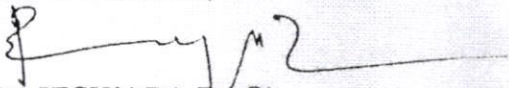
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With reference to your letter cited on the captioned subject, as requested by APSFC, we hereby undertake to share the proportionate share out of the claim if any made by the Official Liquidator/Government Authorities in future towards workmen dues or other statutory dues.

We also hereby authorise you to execute the Sale deed on our behalf also in favour M/s.Dilpreet Tubes Pvt.Limited, who have purchased the assets of M/s.Delhi Tubes Pvt.Limited.

Thanking you,

Yours faithfully,
APIDC Limited,


(P.RAJESWARA RAO)
Asst.General Manager(Legal)



युनाइटेड बैंक ऑफ़ इंडिया United Bank of India

प्रधान कार्यालय : 16, हेमन्त बसु सरणी, कोलकाता-700 001
Head Office : 16, HEMANTA BASU SARANI, KOLKATA-700 001

टेलीग्राम/Telgm :

टेलीफोन/Telephone : (040) 475-5486,
(040) 475-6994, (040) 475-6811

टेलिक्स/Telex : (040) 0425-6533

संदर्भ सं०/Ref. No.

हैदराबाद शाखा
4-3-331, बैंक स्ट्रीट
हैदराबाद-500 195,
आंध्र प्रदेश

Hyderabad Branch
4-3-331, Bank Street
Hyderabad-500 195
Andhra Pradesh

UNDERTAKING

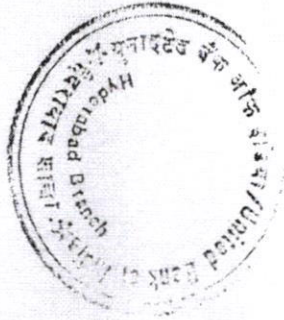
We hereby acknowledge the receipt of payment of Rs. 135,00,000 - 00
Vide cheque bearing No. 564310 dated 27-9-02 drawn on Syndicate Bank,
Abids, Hyderabad towards proportionate share in sale consideration of M/s. Delhi
Tubes Private Limited (in liquidation), IDA Nacharam, Ranga Reddy District as per
consortium decision.

We further authorise officials of APSFC to execute the documents for effecting the
transfer of title in favour of M/s. Dilpreet Tubes Private Limited.

We further hereby undertake to remit our proportionate share if any, in amounts claimed
by Official Liquidator/Govt. Authorities in future towards workmen dues or other
statutory dues.

Dated: 27/09/2002.

Place: HYDERABAD



CHIEF MANAGER

3

MINUTES OF THE MEETING HELD IN THE CHAMBERS OF THE OFFICIAL
LIQUIDATOR IN THE MATTER OF M/S.DELHI TUBES LTD. (IN LIQN.)
R.C.C.No.5/1998 ON 30-6-2000 AT 2.30 P.M.

Members Present :

1. The Official Liquidator, High Court of Andhra Pradesh, Hyderabad.
2. Sri S.Y.M.Reddy, Dy.B.M. (Rehab), Andhra Pradesh Industrial Development Corporation, Hyderabad.
3. Sri C.M.Hemron, Manager, Industrial Investment Bank of India, Hyderabad.
4. Sri C.R.Murty, DRM (Law), United Bank of India, S.R.Chennai.
5. *Sri M. Chandra Babu, Manager, APSFC*

It has been brought to the knowledge of the participating secured creditors that the said company was ordered to be woundup by an order dated 10-4-2000 in RCC No.5/98 and appointed the Official Liquidator as the Liquidator of the company to take charge of the assets of the company. It is ascertained for the participating secured creditors that the unit is seized by APSFC on 20-11-1996. The United Bank of India, due to get approximately about 15 crores, the IIBI to get approximately about 1.50 crores, the APSFC to get approximately 1.80 crores.

The secured creditors have been requested to file their claims in Form No.66 after completing the required formalities. It is also decided by the participating members a mutually convenient date may be fixed and a representative of each of the institution alongwith an official of the Official Liquidator will go over to the factory premises to have first hand information

contd.....2

about the situation of assets, the condition of assets, and the likelihood realisable value thereon.

With this, the meeting has been concluded by expressing thanks to the participating members.

Dated this the 30th June, 2000.

OFFICIAL LIQUIDATOR
HIGH COURT OF ANDHRA PRADESH
HYDERABAD

1. 1-2

2. by

3. *Cur*

4. Acem

4th Impkay on
14/1/200 @ 10 AM

Official Liquidator
High Court of Andhra Pradesh
HYDERABAD.

J. Lammimanen
Manager
4756811
pro c. 4756811

UNDERTAKING

We hereby acknowledge the receipt of payment of Rs.59,71,000 (Rupees fifty nine lakh seventy one thousand only) vide cheque bearing no.564313 dated 17.10.2002 drawn on Syndicate Bank, Abids, Hyderabad, towards proportionate share in sale consideration of M/s Delhi Tubes Private Limited (in liquidation), IDA Nacharam, Ranga Reddy District, as per consortium decision.

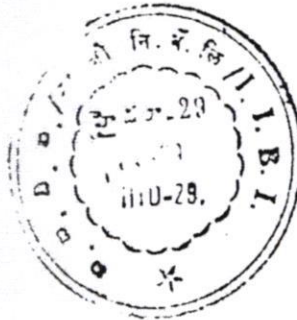
We further authorise officials of APSFC to execute the documents for effecting the transfer of title in favour of M/s Dilpreet Tubes Private Limited.

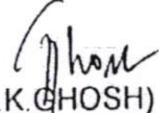
We further hereby undertake to remit our proportionate share if any, in amounts claimed by official liquidator/government authorities in future towards workmen dues or other statutory dues.

Dated: 24.10.2002

Place: Hyderabad

For Industrial Investment Bank of India Ltd.




(J.K. GHOSH)
GENERAL MANAGER

Invitation for Sealed Tenders cum bids for sale of assets belonging to the following defaulting Industrial Concerns in "As is where is condition" exercising powers under Sec. 29 of State Financial Act, 1951.

Sl. No.	LINE OF ACTIVITY	NAME OF INDUSTRIAL CONCERN AND ITS LOCATION	OPERATIONS ZONE	ASSETS OFFERED (Rs in Lakhs) FOR SALE a) Total Assets b) Only Machy	E.M.D.
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I. CHEMICALS & PHARMACEUTICALS:

1.	METHYL THIO ISO CYANATE	M/s Laxmi Drugs & Intermedialtes (P) Ltd., Warangal Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 1.60 b) 1.20
2.	AGAR-AGAR	M/s Alga Chemicals (P) Ltd., Bankapalem(V), Srikakulam Dist.	IV	Only Machinery	b) 0.15
3.	CALCIUM GLUCONATE	M/s Neotech Organics (P) Ltd., Gajulamandyan, Chittoor Dist.	III	Land, Bldgs. & Machinery Only Machinery	a) 0.50 b) 0.25
4.	BARIIUM CHEMICALS	M/s Royalaseema Chemicals (P) Ltd., Industrial Estate, Cuddapah Dist.	III	Land, Bldgs. & Machinery Only Machinery	a) 2.00 b) 1.30
5.	MYROBALEN EXTRACTION	M/s Dayanidhi Tanneries Extracts (P) Ltd., Krishnuniapalem, E.G. Dist.	IV	Land & Machinery Only Machinery	a) 0.50 b) 0.25

II. CER/MIC, REFRACTORIES & MINERALS

6.	MINI CEMENT PLANT (Under Liquidation)	M/s Annapurna Cements Ltd., Samalla, Asilabad (M), Adilabad Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 5.00 b) 5.00
7.	CERAMIC TILES	M/s Da Essar Ceramics (P) Ltd., Kondamadugu, Bibi Nagar, Nalgonda Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 1.90 b) 0.50
8.	ORDINARY PORTLAND CEMENT	M/s Rajadhami Cements (P) Ltd., Toppranpet (V), Choutuppal (M), Nalgonda Dist.	ISIII	Land, Bldgs. & Machinery Only Machinery	a) 0.50 b) 0.15
9.	GLAZED CERAMIC TILES	M/s Goutami Ceramics (P) Ltd., Toppranpet (V), Choutuppal (M), Nalgonda Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 1.60 b) 0.50
10.	MINERAL GLASS WATCH CRYSTALS	M/s Standard Crystals (P) Ltd., Kovuru (V), Nellore Dist.	III	Land, Bldgs. & Machinery Only Machinery	a) 1.10 b) 0.50
11.	CLAY PROCESSING	M/s Kranthi Minerals (P) Ltd., Tirumandyan (V), Chittoor Dist.	III	Land, Bldgs. & Machinery Only Machinery	a) 2.00 b) 0.90
12.	SANDLIME BRICKS	M/s Sky High Building Materials Pvt. Ltd., Rajamundry, E.G. Dist.	IV	Land, Bldgs. & Machinery Only Machinery	a) 2.10 b) 1.10
13.	ASBESTOS FIBRE	M/s Sai Minerals (P) Ltd., Ramnathapali (V), Lingal (M), Cuddapah Dist.	III	Land, Bldgs. & Machinery Only Machinery	a) 0.50 b) 0.25
14.	PORTLAND CEMENT (Under Liquidation)	M/s SV Cements Ltd., Kanakadipali (V), Kumool Dist.	III	Land, Bldgs. & Machinery Only Machinery	a) 5.00 b) 3.00
15.	ASBESTOS PRESSURE PIPES	M/s Mantralayam Asbestos Pipe Industries (P) Ltd., Akkampeta (V), Tada (M), Nellore Dist.	III	Land, Bldgs. & Machinery Only Machinery	a) 1.70 b) 1.00
16.	SLAG CEMENT	M/s Padmapriya Cements, Sativada, Srikakulam Dist.	IV	Land, Bldgs. & Machinery Only Machinery	a) 2.00 b) 1.40
17.	LINKER GRINDING CEMENT	M/s Sri Lalitha Cement Products Pvt. Ltd., IDA, Kondapally (V), Ibrahimpatnam (M), Krishna Dist.	IV	Land, Bldgs. & Machinery Only Machinery	a) 2.00 b) 1.10

III. PLASTICS

18.	FOULDED PLASTIC PRODUCTS	M/s Indus Industries (P) Ltd., Mambapur, Jinnaram (M), Medak Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 2.60 b) 1.40
19.	GENOL CRYMALDEHYDE	M/s Amit Polymers & Composites Ltd., Chikil, Medak Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 1.40 b) 0.50
20.	RIGID/FLEXIBLE PVC SHEETS	M/s Emerald Multipack (P) Ltd., Malkapur (V), Choutuppal (M), Nalgonda Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 1.40 b) 1.05
21.	RIGID PVC PIPES	M/s Vijetha Polymers (P) Ltd., Kamareddy, Nizamabad Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 1.70 b) 1.30
22.	RIGID PVC PIPES	M/s Suryateja Industries (P) Ltd., Sl. No. 6/A, 7/A & 8/A, Nazimnagar, Moinabad (M), R.R. Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 5.00 b) 0.90
23.	RIGID PVC PIPES	M/s Raghavendra Plastic Inds. (P) Ltd., Nandalapadu, Tadipatri, Anantapur Dist.	III	Land, Bldgs. & Machinery Only Machinery	a) 1.40 b) 0.90
24.	JECTION PULDED ARTICLES	M/s Tejakiran Plastics (P) Ltd., Penukonda (V), Anantapur Dist.	III	Land, Bldgs. & Machinery Only Machinery	a) 1.60 b) 1.00
25.	JECTION & BLOW PULDED ARTICLES	M/s Rekha Plascan (P) Ltd., Mettagudem (V), Nuziveedu (M), Krishna Dist.	IV	Land, Bldgs. & Machinery Only Machinery	a) 1.00 b) 0.50
26.	PE WOVEN SACKS	M/s Sai Ram Polysacks Pvt. Ltd., Mylavaram Road, Gandhinagar, Nuzvid (M),	IV	Land, Bldgs. & Machinery Only Machinery	a) 1.40 b) 0.50

1.	2.	3.	4.	5.	6.
37.	ELECTRONIC EARTH LEAKAGE CIRCUIT BREAKERS	M/s Jaya Electricals (P) Ltd., Peddaganpadya, Vishakapatnam Dist.	IV	Land, Bldgs. & Machinery Only Machinery	a) 2.40 b) 1.90
38.	GLS LAMPS (Under Liquidation)	M/s A.P. Lightings (P) Ltd., Industrial Development Area, Bellary Road, Anantapur.	III	Land, Bldgs. & Machinery Only Machinery	a) 5.00 b) 1.00

VII. FOOD AND AGRO

39. a)	30 TPD OIL REFINERY	M/s Shiva Shakti Refineries NH-9, Sadashivpet, Medak Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 3.10 b) 1.40
39. b)	COLLATERAL SECURITY	Collateral Security Property belonging to Sri Poonam Chand Agarwal & Hanikshan Agarwal offered for M/s Shiva Shakti Refineries	ISII	Land, Bldgs. & Machinery	a) 1.20
40.	30 TPD OIL REFINING PLANT	M/s Ushodaya Oil Refineries (P) Ltd., Thimmampuram, Hanamkonda, Warangal Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 2.75 b) 2.05
41.	MILK PROCESSING	M/s Moulika Dairy Products (P) Ltd., Sl. No. 251, Choutuppal (V&M), Nalgonda Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 1.50 b) 1.05
42.	IODISED SALT	M/s Joswa Salts (P) Ltd., Talagam (V), Srikakulam Dist.	IV	Land, Bldgs. & Machinery Only Machinery	a) 1.00 b) 0.25
43.	MILK PROCESSING	M/s Krishnaveni Milk Products (P) Ltd., Musalampadu Village, Kolluru (M), Guntur District.	IV	Land, Bldgs. & Machinery Only Machinery	a) 1.20 b) 0.50
44.	MILK PRODUCTS	M/s Kwality Beverages & Dairy Products (P) Ltd., Pangidugudem (V), Dwaraka Tirumala (M), West Godavari Dist.	IV	Land, Bldgs. & Machinery Only Machinery	a) 1.70 b) 1.10
45.	COLD STORAGE	M/s Neelkamal Cold Storage (P) Ltd., Bondapally (V), Vizayanagaram Dist.	IV	Land, Bldgs. & Machinery Only Machinery	a) 2.00 b) 0.50
46.	COLD STORAGE	M/s Sri Satya Krishna Cold Storage (P) Ltd., Rajavolu (V), Rajahmundry, E.G. Dist.	IV	Land, Bldgs. & Machinery Only Machinery	a) 3.00 b) 0.50

VIII. PAPER AND PACKAGING

47.	KRAFT/POSTER PAPER (Under Liquidation)	M/s Nagarjuna Paper Mills Ltd., IDA, Patancheru, Medak Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 5.00 b) 3.20
48.	DUPLEX BOARD	M/s Jyothi Cellulose Ltd., (JCL LTD.), Khazipally, Jinnaram (M), Medak District	ISII	Land, Bldgs. & Machinery Only Machinery	a) 3.20 b) 1.00
49.	COMPUTER STATIONERY	M/s Wynall Compstat (P) LTD., IDA, Nacharam, Rangareddy District	ISII	Land, Bldgs. & Machinery Only Machinery	a) 1.50 b) 0.80
50.	STRAW BOARDS (Under Liquidation)	M/s Silarama Straw Boards (P) Ltd., Sattenapalli (V), Guntur Dist.	IV	Land, Bldgs. & Machinery Only Machinery	a) 2.00 b) 0.50
51.	DECORATIVE LAMINATES	M/s Eswar Laminates (P) Ltd., Peddapalli (V), Gannavaram (M), Krishna Dist.	IV	Land, Bldgs. & Machinery Only Machinery	a) 2.10 b) 1.00

IX. TEXTILES

52.	SHODDY WOOLEN YARN	M/s SS Wool & Allied Industries (P) Ltd., Gummadigala (V), Jinnaram (M), Medak District	ISII	Land, Bldgs. & Machinery Only Machinery	a) 1.70 b) 0.90
53.	PRINTING & DYING	M/s Siddi Vinayaka Synthetics (P) Ltd., Kothur, Mahabubnagar Dist.	III	Land, Bldgs. & Machinery Only Machinery	a) 3.00 b) 1.30

X. GRANITES & MARBLE PROCESSING

54.	PROCESSING OF GRANITE SLABS	M/s Excel Granites (P) Ltd., Panthini, Wardhanpet (M), Warangal Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 1.40 b) 1.00
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XI. MISCELLANEOUS

55.	POULTRY FARM	M/s Balaji Chicks (P) Ltd., Shyampet, Warangal Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 1.25 b) 0.15
56.	NURSING HOME	M/s Sri Sai Hospitals, Devarakonda Road, Nalgonda Dist.	ISII	Land, Bldgs. & Machinery Only Machinery	a) 5.00 b) 0.25
57.	NURSING HOME	M/s Vijayschandra Reddy Poly Clinic (P) Ltd., Proddur, Cuddapah Dist.	III	Medical Equipment	0.15
58.	2 STAR HOTEL	M/s Panna Hotels (P) Ltd., Cuddapah.	III	Land, Bldgs. & Equipment Only Equipment	a) 5.00 b) 0.25

XII. LAND & BUILDINGS ONLY

59.	Land Bldgs	1145.92 Sq.M. 557 Sq.M.	M/s Zephyr Containers (P) Ltd., IDA, Pasnamylaram, Medak Dist.	ISII	0.25
60.	Land Bldgs	1 Acre 2,332 Sq.M.	M/s Peacock Packaging Systems Pvt. Ltd., Khazipally, Jinnaram (M), Medak Dist.	ISII	0.50
61.	Land Bldgs	38 Guntas 312 Sq.M.	M/s Ganapathy Polypacks (P) Ltd., Bonthapally, Jinnaram (M), Medak Dist.	ISII	0.25

I. LEATHER & RUBBER

27. LEATHER SHOES	M/s Ilex Leathers (P) Ltd., Ananth Industrial Estate, Bollaram, Medak Dist.	III	Land, Bldgs. & Machinery	a) 1.20
28. LEATHER FINISHING & POLISHING	M/s Rajlan (P) Ltd. Nidadavole, West Godavari District.	IV	Land, Bldgs. & Machinery	b) 0.50
29. RUBBER TUBES (Under Liquidation)	M/s Delta Tubes (P) Ltd. Panjallipeta, E.G. Dist.	IV	Land, Bldgs. & Machinery	a) 1.20
			Only Machinery	b) 0.25
			Land, Bldgs. & Machinery	a) 2.50
			Only Machinery	b) 1.60

V. METALLURGY, ENGINEERING & ALLIED

30. MFG. OF THREAD PLUGS	M/s Ultra Precision Tools Ltd., Bollaram, Medak Dist.	III	Land, Bldgs. & Machinery	a) 3.55
			Only Machinery	b) 2.75
31. ERW STEEL TUBES 10,000 TONS/ANNUUM (Under Liquidation)	M/s Delhi Tubes (P) Ltd., Nacharam, Rangareddy Dist.	III	Land, Bldgs. & Machinery	a) 5.00
			Only Machinery	b) 0.25
32. MACHINE TOOLS PARTS & ACCESSORIES	M/s Guru Raghavendra Earth Movers (P) Ltd. Autonagar, Vizag.	IV	Land, Bldgs. & Machinery	a) 1.40
			Only Machinery	b) 0.50
33. SILICON CARBIDE GRAINS	M/s Malcom Abrasive (P) Ltd., Nandigaon (V), Mahabubnagar Dist.	III	Land, Bldgs. & Machinery	a) 1.50
			Only Machinery	b) 0.90
34. AUTOMOBILE PARTS ACCESSORIES	M/s Mowag Autos (P) Ltd. Nambur, Guntur Dist.	IV	Only Machinery	b) 0.50

VI. ELECTRICAL & ELECTRONICS

35. DIGITAL PRE-PRESS COLOUR SCANNER	M/s Manoroopa Scanners Pvt. Ltd., 4-2-952, Mahankali Street, Beside Tarakaram Theatre, Ramkole, Hyderabad.	III	Only Machinery	b) 0.85
36. SPECIAL STEEL ELECTRODES	M/s Unique Electrodes (P) Ltd., Ranasthalam, Srikakulam Dist.	IV	Land, Bldgs. & Machinery	a) 0.90
			Only Machinery	b) 0.50

62. Land Bldgs	2 Acres 633 Sq.M.	M/s Global Granites (P) Ltd., Bonthapally Medak Dist.	III	0.50
63. Land Bldgs	25 Acres 5,652 Sq.M.	M/s Korutla Textiles India Ltd., Lingojiguda, Choutuppal (M) Nalgonda Dist.	III	5.00
64. Land Bldgs	2.9 Acres 750 Sq.M.	M/s Kabs Fabrics (P) Ltd., Shamsabad, R.R. Dist.	III	0.50
65. Land Bldgs	5,760 Sq.M. 545 Sq.M. ACC 274 Sq.M. RCC	M/s Vigneshwara Polypacks (P) Ltd., Thumakunta (V), Hindupur (M), Anantapur Dist.	III	0.50
66. Land Bldgs	2 Acres 847 Sq.M.	M/s Brindavan Foundry Products (P) Ltd., Penukonda (M), Anantapur Dist.	III	0.50
67. Land Bldgs	12,096 Sq.M. 316 Sq.M. RCC 547 Sq.M. ACC	M/s Sreesh Chemicals (P) Ltd., Gajulamandam Chittoor Dist.	III	0.50
68. Land Bldgs	5.2 Acres 575 Sq.M. (W/S) 645 Sq.M. ORERS	M/s Suman Metallurgical & Chemicals (P) Ltd., Guntakal, Anantapur Dist. (Under Liquidation)	III	0.50
69. Land Bldgs	2.10 Acres 1,534 Sq.M. RCC	M/s SKR Chemicals Ltd., Singarayapalli (V), Kalasapadu Chittoor Dist.	III	0.25
70. Land Bldgs	1,486 Sq.M. 459 Sq.M.	M/s Valve Tech (P) Ltd., IDA, Gajulamandam, Chittoor Dist.	III	0.25
71. Land Bldgs	2,529.34 Sq.M. 598 Sq.M.	M/s Durga Steel Inds., Autonagar, Vizag.	IV	1.00
72. Land Bldgs	45,172 Sq.M. 2,166 Sq.M. ACC 146 Sq.M. RCC	M/s Standard Roofings (P) Ltd. Ind. Estate, Rachagunnen, Srikalahasti, Chittoor Dist.	III	2.20
73. Land Bldgs	4 Acres 1,368 Sq.M.	Bhaaskar Cements Ltd. Garlapalle (V), Kurnool Dist.	III	0.50

TERMS AND CONDITIONS

1. Tender forms shall be obtained from the concerned Assistant General Manager only, on payment of Rs. 100/-. For arranging inspection of the Unit, concerned Branch Manager shall be contacted. The sale advertisement is valid for a period of 90 days from the date of this advertisement. Sealed tenders in the prescribed forms are required to be submitted to the concerned Assistant General Manager. However, specified EMD shall be submitted separately by way of Demand Draft / Pay Order in favour of A.P. State Financial Corporation, payable at Hyderabad.
2. Persons who intend to bid for the assets can directly participate in the bidding along with the specified EMD. The Tenderers and Bidders will be invited for open bidding on every Wednesday commencing from 13.02.2001 at 2.00 P.M., or such other day as fixed by the Corporation.
3. The Sealed Tenders will be opened after the bidding is completed and the highest Bidder / Tenderer is invited for final negotiations.
4. If the highest offer arrived at, through the above process is found satisfactory, the sale proposal will be processed further as per procedure.
5. In case the highest offer received through above process is not acceptable to the Corporation, the offer will be rejected and receipt of fresh tender, subsequent tender - cum bid process will continue till the validity period of the advertisement.
6. The list of units for which sale is considered for finalization will be displayed on the Notice Board for a period of seven days. After expiry of seven days, Tender forms will not be issued and bidding will not be entertained for such units thereafter.
7. In case higher offers other than the offer displayed on the Notice Board are received from new bidders / tenderers during the notice period, an additional amount of 15% of the offer shall be paid in addition to the stipulated EMD, which shall form part of the sale consideration. The existing highest bidder / tenderer will also be invited along with the fresh bidders / tenderers for further bidding / negotiation.
8. If the offers received are rejected, the EMD (without interest) and the additional 15% amount (with Bank Interest) will be refunded by way of Crossed Cheque. In case the said offer is accepted, the successful bidder / tenderer shall pay requisite sale consideration (including the EMD & 15% additional amount already paid) within the stipulated time mentioned in the sale letter.
9. In case the Tenderer / Bidder backs out during the stage of final negotiations or after confirmation of the sale by the Corporation, the EMD and the additional 15% amount will be forfeited.
10. The Corporation reserves the right to accept / reject the tenders & bids or to vary the terms and conditions and to cancel it at its sole discretion without assigning any reasons.

Sd:

ASST. GENERAL MANAGER A/C
(AMC/BIFR/RSR Zone - III & IV)

Hyderabad

Date: 26-01-2002



MADHAVI.B
ZONAL MANAGER

TELANGANA STATE
INDUSTRIAL INFRASTRUCTURE CORPORATION Ltd.,
(A Government of Telangana State Undertaking)
Zonal Office, Medchal-Siddipet
Hyderabad- 500 055.

Lr.No.1357/NRM/70

Dated:21/09/2021

To
M/s Dilpreet Tubes Pvt Ltd,
Plot.No.8, Road No.5,
IDA Nacharam,
Hyderabad.

Sir,

Sub: TSIIC Ltd – Medchal-Siddipet Zone – M/s Dilpreet Tubes Pvt Ltd – IP-
Nacharam – Plot.No. P8 in Sy.No.49 & 50 – Proposal for setting up of IT
facility as per GRID Policy – Approved – Reg.

Ref: 1. Your letter dated 27/01/2021 originally addressed to the Principal
Secretary to Government, I&C Department, GoTS.

2.Lr.No.53383/AMW/TSIIC/Nacharam/2021 of the VC&MD, TSIIC, Head
office.

3.Lr.No.985038/ITE&C/2021 of the Principal Secretary to Government,
I&C Department, GoTS dated 12/08/2021.

4. IOM.No.53383/AMW/TSIIC/Nacharam/2021 of the VC&MD, TSIIC,
Head office.

<<o0o>>

This has reference with your request for change of land use from Manufacturing
use to IT/ITES use in Plot. No. P8 covered by Sy.Nos.49 & 50 at IP-Nacharam for
development of IT Space as per GRID Policy of Government of Telangana. Further, the
Government has approved your request subject to the following terms & conditions
for development of IT Space and submitting a notarised undertaking for complying
with the same.

1. You should pay 30% of the basic registration value prevailing in IDA-
Nacharam towards process for change of land use from Manufacturing use
to IT/ITES use as per GRID Policy.
2. You should use 50% of the total extent of the land (converted into IT/ITES
use) for Processing area and 50% for Non-Processing area.

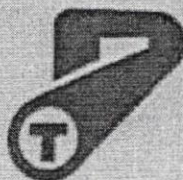
Hence, it is requested to pay an amount of Rs.9,00,27,200/- plus GST of Rs. 1,62,04,896/- totalling to Rs.10,62,32,096/-towards conversion fee in the form of DD drawn in favour of TSILC Ltd within (15) days from the date of receipt of this letter to proceed further in the matter.

Yours faithfully,

Comp 21/7/20
ZONAL MANAGER

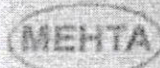
Copy submitted to the Vice Chairman & Managing Director, TSILC, HO for kind information.

Copy communicated to the Commissioner, IALA-IP Nacharam for information and n.a.



Cell : 9246377493, 9949168782
Phone : 040-27170988
E-Mail : dilpreet_tubes@rediffmail.com

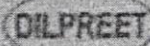
ISO 9001:2015



DILPREET TUBES PVT. LTD.

REGD. OFFICE & FACTORY : PLOT NO. 1, ROAD NO. 5, IDA, NACHARAM, HYDERABAD-500 076, TELANGANA

CIN : U27109TG2002PTC039529 GSTIN 36AABCD6242R1Z8



 : IS - 1239, 1161

Manufacturers of : Steel Tubes & Pipes.

 : IS - 3601, 9295

The Vice Chairman & Managing Director
TSIIC
Hyderabad, Telangana

10/08/2002

Dear Sir

Sub: Request for Change of Land Use from Manufacturing to IT/ITES Use
Plot No. P 8 in Survey No. 49 and 59 admeasuring 4.0 Acres situated in IDA, Nacharam,
Nacharam Village, Uppal, Mandal, Kapra Municipality, RR District, Telangana.

We are owners of above referred Plot at IDA, Nacharam, Ranga Reddy District, Hyderabad.

We had purchased the property in 2002 in an Auction from APSFC to which IDBI, APIDC AND UBI were parties. We have been manufacturing steel tubes since then.

The Government's initiative in development of Hyderabad as a IT Hub and creation of Grids to encourage spread of the IT sector across length and breadth of Hyderabad is a very welcome step.

We wish to redevelop the site as per the IT/ITES Grid policy guidelines that would be in line with the Governments initiative.

In this context we wish to seek your approval for conversion of the existing Land Use from Industrial/Manufacturing to IT/ITES.

We confirm our consent to the terms and conditions of the conversion to IT/ITES under Grid Policy incentives as laid out by the Government.

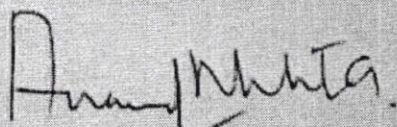
We are attaching:

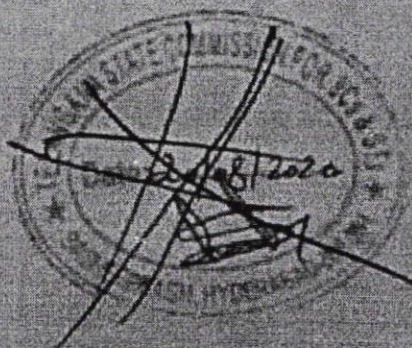
1. Copy of Sale Deed executed on 2nd Nov 2002, by APSFC, IDBI, APTDC and UBI in our favour.
2. Copy of Extract of Board Resolution of Dilpreet Tubes Pvt Ltd consenting conversion from existing use to IT within the purview of the Government.

We look forward to your kind response to take this forward.

Thanking You
Yours Faithfully

For Dilpreet Tubes Pvt. Ltd.


Managing Director



3. You should initiate development of IT Space first and seek approval for non-processing area (commercial or residential space) not exceeding the built up area under IT Space developed at any given time. The approval for the non-processing space will be granted after the development of IT Space is completed and ascertained by the Government.
4. You should handover to the Government / concerned department, the required extent of land for the purpose of Road widening subject to the guidelines for setback relaxations.
5. You should agree to part with 5% of the total area for development of Public Multi-Layer Car Parking (MLCP) for which the concerned department will provide you TDR certificate.
6. You should undertake to provide 12-15 meters Service Road near your entrance to enable public transport as well as Cabs or other Private vehicles to Park for boarding and alighting of the employees.
7. You should construct sewage treatment plant with Zero Liquid Discharges facility for the premises.
8. You should implement the project within (2) years from the date of obtaining necessary approvals from the concerned departments failing which action this offer will be withdrawn.
9. You should submit quarterly progress reports to the TSIC.
10. You should comply with the guidelines of the Government / TSIC applicable to you from time to time.
11. You should not use the premises for other than the purpose for which it is approved.
12. You should inform and obtain approval from the TSIC in case of any changes in the company.

Apart from the above, all the guidelines, conditions and incentives laid in the Growth in Dispersion (GRID) Policy are applicable to you and you should comply with the same.

It is further to inform you that the Government is in process of preparing Master Plan for IP-Nacharam and you are required to comply with its conditions & guidelines, applicable to you if any.

Details of conversion fee:

- | | |
|----------------------------|-----------------------|
| • Total extent of land | - 19,360.688 sq yds |
| • Basic registration value | - Rs.15,500 per sq yd |
| • Total value of the land | - Rs.30,00,90,664/- |
| • 30% of the total value | - Rs.9,00,27,200/- |
| • GST @ 18% | - Rs.1,62,04,896/- |

Conversion conditions – Implications & Way forward

In the letter from TSIIC - Para (3) reads:

"You should initiate development of IT Space first and seek approval for Non Processing Area (Commercial or Residential) not exceeding the built up area under IT Space developed at any given time. The approval for Non Processing Area will be granted after development of IT Space is completed and ascertained by the Government."

Under Guidelines for Land Use Conversion and Development of GO No. 12 Dated

Para (c) reads

"The Occupancy Certificate (OC) for the non-processing (non-IT) will be issued only upon obtaining an OC for at least an equivalent amount of space for IT/ ITES use.

Para (g) (iv) & (g) (v) read

(g) (iv) "The Developer after obtaining an approval from the ITE&C Department for the DPR can apply with the corresponding authorities (GHMC/HMDA) for the approval of the plan as per the DPR. The Developer is required to mention in the Proforma regarding the total built up space for the IT /ITES and the non-IT taken up thus far in the current IT Park, and the proposed IT/ITES and the non-IT built up space taken up in the current phase. In the same Proforma, the Developer also has to specify the stage at which the various phases (applied for plan approval/under construction/OC accorded/ Operational) are taken up by the Developer."

(g) (v) "While according the Occupancy Certificate (OC), the corresponding authority (GHMC/HMDA/TSIIC) will ensure that the amount of non-IT space for which the OC is accorded will not exceed the amount of IT/ITES space for which the OC is accorded at any point of time. The Proforma submitted in the Building Plan regarding the total built up space for IT/ITES and non-IT will be verified and ensured that the OC given for total non-IT use at any point will not exceed the total IT usage in cumulative terms."

Conclusion: It is evident that the letter from TSIIC has to clarify the Word "Approval".

TSIIC: The word Approval indicates Building Permission from GHMC/HMDA. If so it means that Building Permission for Non IT Spaces will be provided only after completion of the development of the IT Spaces and verification by Government.

GO No. 12: Clearly differentiates between Building/Design Approval and Occupancy Certificate. As per the GO, one get approval for both spaces as per the DPR from GHMC/HMDA. The only condition is that the OC for Non IT Spaces will be allowed after obtaining OC for IT Spaces.

However, assuming that TSIIC Agrees to amend the para and incorporate the GO terms of approval and OC, there is still one major challenge:

TSIIC, while giving building approval for both spaces may incorporate a clause in the approval for non IT Spaces – “Subject to obtaining OC for non IT Spaces as per DPR”.

This condition will be a non-starter for any Developer to take up development of non IT Spaces since Buyers and Banks may not come forward as their transaction will be subjective.

The Developer is no position to take up development of any of the spaces because:

1. IT Spaces: A vibrant demand for IT Spaces in Nacharam is not immediately visible and Developer has to seek a potential/confirmed buyer before he can get started.
2. Non IT Spaces: It will be challenge to attract buyer or even obtain project approvals from banks with a OC being subjective.
3. As such, it is unthinkable for any Developer to consider any investment under the existing GO Guidelines.

Suggested Way Forward:

Based on DPR submitted, the Government may:

1. Approve the DPR as the basis for subdivision of the Land Parcel into IT and non IT usage.
2. Allow approval for non IT Spaces under an affidavit from Developer/Land Owner that
 - a. the subdivided Land Parcel for IT Space will be utilised as categorised (Land Usage)
 - b. At any given time, approval for IT Space BUA will not be less that the OC provided for Non IT Space. This will allow Developer to proceed carefully balancing his investments between the two while seeking a market for IT Spaces.
3. Any other conditions to make the above a win-win situation for Government and Developer.

Advantages of above amendment

1. The Government purpose of earmarking areas for IT Development is achieved.
2. The Land Owner/Developer will be able to proceed with development of non IT Spaces which in turn will have further advantages:
 - a. Create cash flows and liquidity for Developer to possibly invest in IT Spaces and then attract clients
 - b. Use the non IT Space development appropriately to create appropriate support infrastructure/facilities/conveniences which add to the environment while attracting the potential IT Clients.
 - c. Since developments will come up, the Government will also earn revenues from Taxes which can supplement and strengthen their plan for development of Infrastructure in the designated Industrial Areas.

Other Amendments sought

1. 15 Days, time for Payment of fees to be possible only after terms are acceptable.
2. Reduce the Fees for conversion from 30% since:
 - a. These properties were purchased from TSIIC after having paid the costs almost 30 years ago.
 - b. Some of the owners have run the course for the purpose for which these lands were handed over – Industries. In effect they have paid their debt to the society
 - c. The Government is considering the conversion
 - i. To move industries away from the city centres to outskirts to reduce pollution and traffic hazards.

ii. To attract IT sector to the City which is the main economy driving sector.

One suggestion: That factories which have been operational and still operational can be considered as a special category as against factories that were non-starters or closed down and lying idle. Such Factories still in operation may be given special consideration in the fee structure.

3. Allow Payment of the Fees in easy instalments over the project execution starting with a 25% down payment.
4. Timeline for implementation of DPR to be reviewed.
5. Any other issues.

to