

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

भारत

FIFTY
RUPEES
Rs.50

INDIAN NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 10631 Dt: 17-06-2019 Rs.50/-

Sold to: HYMAVATHI

W/o. CHANDRASHEKAR REDDY

For Whom: SELF

G 315340

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-025/2018
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

CC.No. 32629 of 202 2

Copy of Document No. 9/16 of 2002

Copy Prepared by T Vignesh (Jr Asst.)

Examined

(Reader)

(Examiner)

OFFICE OF THE
SUB-REGISTRAR

Uppal, Medchal-Malkajgiri Dist
Telangana State

TRUE COPY

SUB-REGISTRAR
UPPAL.



2118/2002

99/6/2002

U. 9884/2002

Case 32629/2002
500 Rs.



40277 - 2/11/2002

Gavardhan Day
M/s. Dil Preet Tubes



R. N. NAGAR
SVL NO. 1000
R. NO. 1000
RAM NAGAR, HYDRA.

THIS DEED OF SALE is made and executed on this 2ND day of NOV. 2002 by:

THE ANDHRA PRADESH STATE FINANCIAL CORPORATION, a Company incorporated under Section 3 of the State Financial Corporation Act (Ac 63 of 1951) having its Registered Office at and through one of its branch at Ranga Reddy District (east) Situated at 5-8-342, Chirag Ali Lane, Hyderabad - 500 001. Represented by its Manager and Authorised Signatory : Sri. Lonavath Krishna Singh, S/o. Sri. Vachya Naik, Aged about 46 years.

(Hereinafter called as 'VENDOR No.1')

2. M/s. INDUSTRIAL INVESTMENT BANK OF INDIA in and Head Office at 19, Netaji Subhas Road, Calcutta and having Branch Office at United India Towers, Basheer Bagh, Hyderabad, Represented by A.P.S.F.C. by its Manager: Sri. Lonavath Krishna Singh, S/o. Sri. Vachya Naik, aged about 46 years, as per its Letter Dt: 24/10/2002.

(Hereinafter called as 'VENDOR No.2')



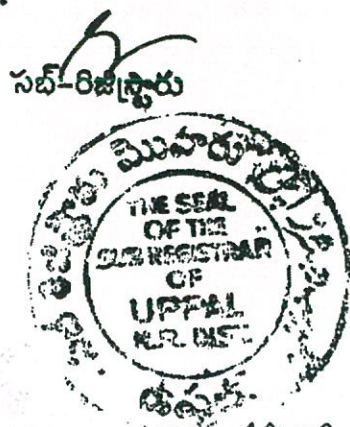
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TRUE COPY

SUB-REGISTRAR
UPPAL

2002వ.సం॥...నెల...నెల...
 192/వ.శా.శ...
 పగలు...మరియు...
 సబ్-రిజిస్ట్రారు...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్
 32-ఎ ను అనుసరించి సమర్పించవలసిన
 ఫోటో గ్రాఫ్(లు) మరియు పేరిముద్రలతో
 సహా దాఖలు చేసే రుసుము రూ॥ 63275/-
 చెల్లించినవారు...
 హాసె యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రావనదేలు

1వ పుస్తకము... 9.9.16...
 దస్తావేజాల మొత్తం కాగితములి
 సంఖ్య... 14... ఈ కాగితపు వరుస
 సంఖ్య... 1.....



S/o L. Vachyanaik, Manager, APSEC APCE Branch
 EWS4th Division, Begal Colony, KPHB, West Marredpally

దమ బ్రావనదేలు S/o GULABCHAND DIWAN
 BUSINESS 3-9-104 KRISHNAPURICOLONY
 WEST MARREDPALLY
 Sec-6B.

హాసెంచినది.
 S/o M. Man Singh, Business,
 15, State Road, Madhav Nagar, Sec-6B, Hyderabad.

✓ K. S. Narayana K. S. Narayana S/o Late K. Narayana
 R/o P. N. Nagar, Krishna Nagar
 Sec-6B.

2002వ.సం॥...నెల...నెల...
 192/వ.శా.శ...మాసం...వ తేది.
 సబ్-రిజిస్ట్రారు



No. 40278 Date 2/11/2002 Rs. 500 98378

To Gokardham Dey ... Sd/- Gulab Chand Diwan Rasebhat 24/11/2002
 M/s. Dil Preet ... T. Hegde Pvt. Ltd.

Ruy
 S.L.D.
 R.No. 1

3. M/s. ANDHRA PRADESH INDUSTRIAL DEVELOPMENT CORPORATION, having its Regd. Office at Parishram Bhavn, Basheer Bagh, Hyderabad, represented by A.P.S.F.C. by its Manager Sri. Lonavath Krishna Singh, S/o. Sri. Vachya Naik, aged about 46 years, as per its Letter Dt: 18/10/2002.

(Hereinafter called as 'VENDOR No.3')

4. M/s. UNITED BANK OF INDIA, having its Regd. Office at 16, Sri Hemanta Babu Sarani, Kolkata and its Branch Office at 4-3-331, Bank Street, Hyderabad, represented by A.P.S.F.C. per its Manager Sri. Lonavath Krishna Singh, S/o. Sri. Vachya Naik, aged about 46 years, as per its Letter Dt: 27/09/2002.

(Hereinafter called as 'VENDOR No.4')

(hereinafter referred to as the VENDOR No.1, VENDOR No.2, VENDOR No.3 and VENDOR No.4, as a 'VENDORS' which expression unless repugnant to the context shall not only mean and include itself but also all its successors in interest).

Contd..3.



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SUB-REGISTRAR
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1వ పుస్తకము 99.16/1000
దస్తవేజాల మొత్తం కాగితము
సంఖ్య..14..ఈ కాగితపు వరుస
సంఖ్య..2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1899

No. P118/9916 of 2002 Date 2/11/2002

I hereby certify that the proper deficit
stamp duty of Rs. 1513.100/- Rupees. Fifteen Lakhs
thousand and one hundred only

has been levied in respect of this instrument
from Sri. Lenavath Krishna Singly
on the basis of the agreed Market Value
consideration of Rs. 253.10000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated: 2/11/2002

Sub-Registrar
and Collector U/S. 41 & 43
INDIAN STAMP ACT



500Rs.



46279 Date 2/11/2004 Rs. 500/- 98979

Govardhan Das S/o. Gulabchand Diwan

M/s. Dilpreet Tubes Pvt. Ltd.

:: 3 ::

AP 23 II R

 R. N. V.
 S.V.L. No. 1/1/2004
 R. No. 1/1/2004
 TAM NAGAR, HYDRABAD
IN FAVOUR OF

M/s. DILPREET TUBES PVT. LTD., a Private Limited Company incorporated under the Companies Act 1956 having its registered Office at Sy.No.49 & 59 Part, IDA, Nacharam, Ranga Reddy District, represented by its duly authorised Director: SRI. GOVARDAN DAS, S/o. Gulabchand Diwan, Aged about 48 years, R/o. H.No.3-9-104, Krishna-puri Colony, West Marredpally, Secunderabad.

(Hereinafter referred to as the 'VENUEE(s)' which expression unless repugnat to the context shall not only mean and include himself/herself/themselves but also all his/her/their legal heirs, representatives, executors, nominees and assigns, successors-in-interest and office).

WHEREAS M/s. Delhi Tubes, a Company incorporated under the Indian Companies Act, having its Registered Office at IDA, Nacharam, is the owner of the property by virtue of a Registered Sale Deed Doct.No.2109/1984 registered with the Sub-Registrar Uppal, admeasuring Ac.4-00 Gts., Situated at Survey Nos.49 & 59 Part, I.D.A. Nacharam, Uppal Mandal, Kapra Municipality, Ranga Reddy District, availed Credit facilities from the A.P.S.F.C. Term loan of Rs.30,00,000/- and Additional Term Loan of Rs.35,50,000/- IIBI Term Loan of Rs.70,00,000/- APIDC Term Loan of Rs.6.76 Lakhs and Addl. Loan of Rs.4,50,000/- and UNITED BANK OF INDIA working Capital Term loan of Rs.154.78 Lakhs and entered Memorandum of Parri-passu arrangement dt: 21.07.1992 among themselves specifying their rights and obligations and sharing securities in the extent of sale.

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 SUB-REGISTRAR
 UPPAL.

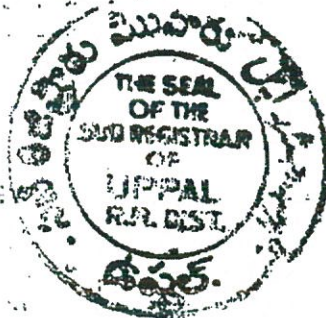


I వ పుస్తకము 9916/నంబరు
దస్తవేజుల మొత్తం కాగితముల
సంఖ్య 14...కు వాటిపు వరుస
సంఖ్య 3.....

ఈ-రిజిస్ట్రారు

I వ. పుస్తకము 2002 వ. సం|| శా. శ.
1924 సం|| పు. 9916..... నెంబరుగా
రిజిస్ట్రారు చేయబడి స్కానింగు
నిమిత్తం గుర్తింపు నెంబరుగా -
..9884..-1-1507 ఇవ్వడమైనది.
2002..వ. సం|| నెంబరు 5 నెంబరు తది

ఈ-రిజిస్ట్రారు



1990



40280 2/11/2002 Rs. 500 98980

AP 23 11 A

Ruy

Govardhan Day Sh. Gulab Chaudhary Diwan
 M/s. Dilpreet Tubes Pvt. Ltd.

Signature R. N. 1
 RAM NARAYAN

WHEREAS M/s. Delhi Tubes Pvt. Ltd., Committed default in paying the moneys that are legally due and lawfully payable by it to the A.P.S.F.C., IIBI, APIDC and UBI which amounted to Rs.1012.60 Lakhs. The A.P.S.F.C. and IIBI, APIDC & UBI were given paripassu charge on the property referred above.

WHEREAS efforts put in by Vendors in bringing M/s. Delhi Tubes Pvt. Ltd., into tracks went in vain and did not bear fruit. Having no other alternative and left with no option and seized the assets of M/s. Delhi Tubes Pvt. Ltd., on 20/11/1996, and put the property for sale by advertising in News Papers in Sept. 2001, and finally in Feb. 2002, by way of Tender cum Public auction. In pursuance of its 4th advertisement dt: 03/02/2002, the Vendee/s have bid for Rs.253.10 lakhs to purchase the assets in as is where is condition and the same is approved by the Managing Directors in its meeting held on 06/03/2002, and the Vendor No.2, 3 and 4 has also approved the sale vide their letters dt: 19/06/2002, 02/04/2002 and 05/06/2002 respectively, after the pronouncement of judgement in R.C.C. No.5/98, C.A. No.357/2001, and accordingly the sale letters were issued by Vendor No.1 to M/s. Dilpreet Tubes Pvt. Ltde., for sale of assets of M/s. Delhi Tubes Pvt. Ltd., for Rs.253.10 lakhs, as per the details given below.

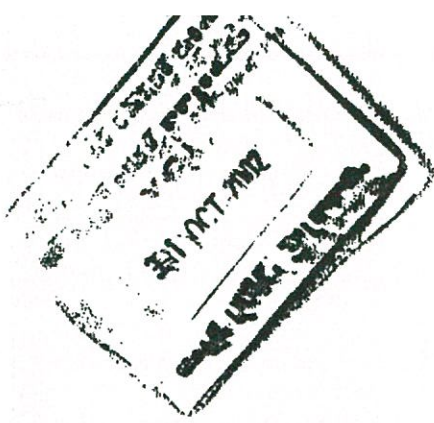
K.L.

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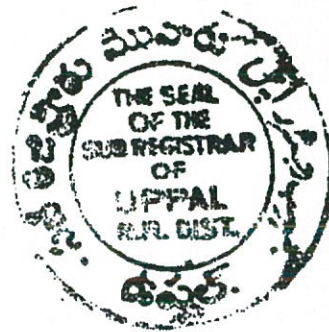
TRUE COPY

SUB-REGISTRAR
 UPPAL.



1 వ పుస్తకము. 9.9.16/నంబర్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.. 14. ఈ కాగితపు వరుస
సంఖ్య.. 4.....

సబ్-రిజిస్ట్రారు



500Rs.



40281 21/11/2002 98981 AP 23 II A Ruy
 Govardhan Day S.G. Gulab Chahal Diwan Khajuraho
 M/s. Dilpreet Tubes 3 Put 44
 R.N. SVL
 RAM NAGAR, HYD 540

Land	:	206.83 Lakhs.
Building	:	37.42 Lakhs
Machinery	:	8.85 Lakhs
Total		253.10 Lakhs

In pursuance of the offer and acceptance M/s. Dilpreet Tubes Pvt. Ltd., hereby paid an amount of Rs.253.10 lakhs towards sale consideration details of payment as under:

Date	Cheque No.	Amount/Rs.
18/03/2002	601689	5,00,000/-
12/09/2002	189451	2,25,00,000/-
22/08/2002	DD 03955	23,10,000/-
Total amount of		2,53,10,000/-



K.L.
 Gunde

Contd..6.

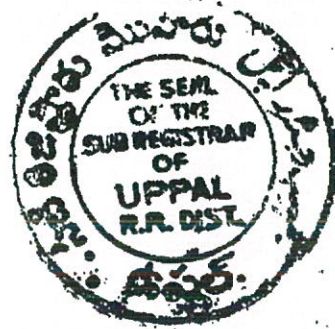
TRUE COPY

SUB-REGISTRAR
 UPPAL.

Handwritten text in Telugu, likely a title or reference, partially obscured by a stamp.

I వ పుస్తకము.. 99/6/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 14... వంతు వరుస
సంఖ్య. 5.....

సబ్-రిజిస్ట్రారు



7900 7/31

9/11/05

500Rs.



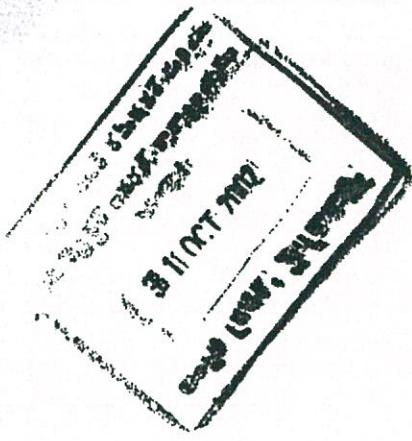
40308. 02/11/02 901- 98395 AP 23 II R Rwy
 Govardhan Das S/o Gulab Chand Diwan
 Hk. Dilpreet Tubes (p) Ltd. R/o sec-bco. R.N. 2003
 - 6 -

9. The Purchaser is purchasing the said property for manufacture of Steel Tubes. This unit is 50% exempted from the payment of Stamp Duty & Transfer Duty Regn. fee as pr G.O.Ms. No.103 Rev. (Regn.II), dt: 05/02/2001, and any deviation found defference Stamp Duty & Transfer Duty and Regn. fee shall be paid by the Purchasing Party.

Gandhi

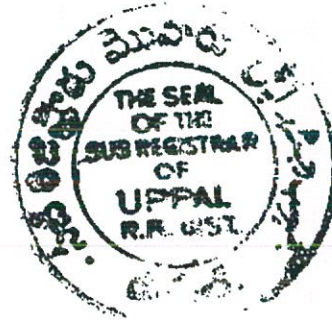
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SUB-REGISTRAR
 UPPAL.



1వ పుస్తకము.. 9.9/10/2007
దస్తవేజాల మొత్తం కాగితము
సంఖ్య.. 14.....
సంఖ్య.. 6.....

సబ్-రిజిస్ట్రారు



500 Rs.



40282 2/11/2004 98382
 Govardhan Dey Su. Gulab Chandra Dey AP 23 II R Ruy
 M/s. Dilpreet Tubey Pvt. Ltd. K. S. Choudhary RAM NAGAR

THE UNDERTAKING WITNESSETH AS FOLLOWS:

1. In pursuance of the offer and acceptance the Vendors hereby agrees to convey the right, title interest in and above the Schedule property into the Vendor(s) for a sum of Rs.253.10 lakhs.

2. The Vendors hereby state and assures the Vendee(s) that there is no defect in the title conveyed by it into the Vendee(s) under this deed of sale and that the conveyance is perfect legal and valid in the eye of law and does not have any legal infirmities leading to and/or not may lead to any third party claims or demands against the Vendee(s).

The Vendors are not liable to any statutory dues, whatsoever, except the property tax due till date only.

3. The Vendors hereby undertakes to indemnify the Vendee(s) for all the losses that are sustained by them in perfecting their title to the Schedule Property.



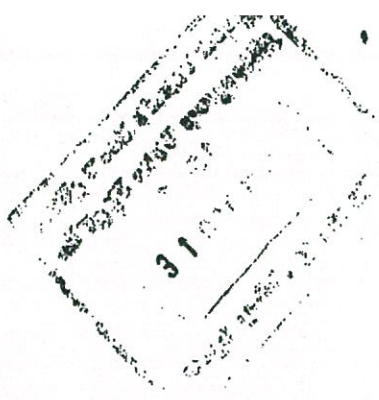
K-L.

Gondh

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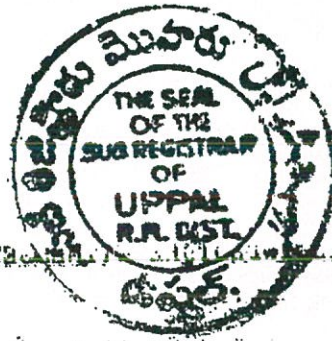
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SUB-REGISTRAR
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1 వ పుస్తకము... 29/11/2002
దస్తవేజాల మొత్తం కాగితములి
సంఖ్య... 14... వరుస
సంఖ్య... 7.....

సబ్ రిజిస్ట్రారు



500 Rs.



40283 2/11/2002. 500L 38983

Govardhan Day Sh. Gulab Chand Diwan AP 23 II R
 m/s. Dilpreet Tubey & PVT. Ld. Ruy

4. The Vendors hereby sells, transfers, assigns and conveys the right, title, interest in and above the Schedule Property into the Vendee(s) "TO HAVE AND TO HAVE" the same for ever and for all times to come as an absolute owner, together with all appurtenances belonging to or in any way appurtenant to or with same or any part thereof usually held, used, occupied and enjoyed and all estate, right, title interest, use, inheritance, possession, benefit, claim and demand whatsoever of the Vendor into, out of upon the Schedule property hereby sold with the right and appurtenances into the use and benefit of the Vendee(s) for ever to be held as heritable, transferable and alienate immovable property within the meaning of any law for the time being in force.

5. The Vendors hereby for itself and its successors in interest covenant with the Vendee(s) that the Vendors have good right and absolute authority to convey the Schedule Property hereby sold to the use and occupation of the Vendee(s) in the manner aforesaid.

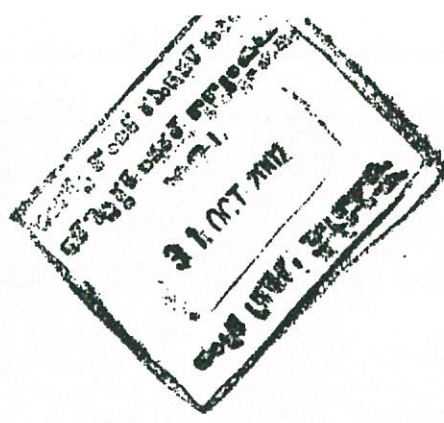


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SUB-REGISTRAR
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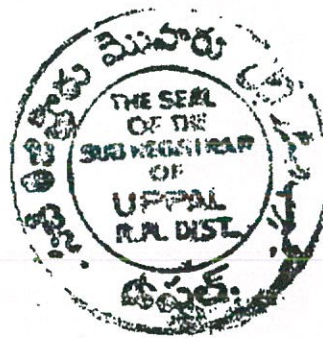
1వ పుస్తకము... 29.10/2012

దస్తావేజుల మొదటి కాగితముల

సంఖ్య. 14... వరుస

సంఖ్య. 8.....

సబ్-రిజిస్ట్రారు





40264

2/11/2004

98984

AP 23 II R

Govardhan Day Sh. Gulab Chand Diwan

M/s. Dilpreet Tugay & Co. Pvt. Ltd.

R. NAGAR
SVL NO. 103
A NO. 103
RAM NAGAR, HENTIAO.

6. The Vendee(s) shall and may at all times hereinafter peacefully and quietly enter upon, hold occupy possess and enjoy exclusively the Schedule Property without any interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully claiming or to claim by from under or in trust from the Vendors and all persons having or lawfully claiming any right or interest whatsoever at law in the said property hereby conveyed and sold.

7. The Vendors are not at all responsible for any problems existing out of plotting/layout of the land sold hereunder.

8. The Vendors hereby states that the Schedule Property is free and clear from all encumbrances, charges and liens and assures the Vendee(s) by indemnifying them for any loss that may be sustained by them in future in respect of the said property.

9. The Vendors have delivered vacant peaceful possession of the Schedule Property to the Vendee(s) and has put them in occupation of the Schedule Property.

The market value of the property is Rs. 2,53,10,000/-
stamp duty paid on market value.



K. S. Gonde

Contd..9.

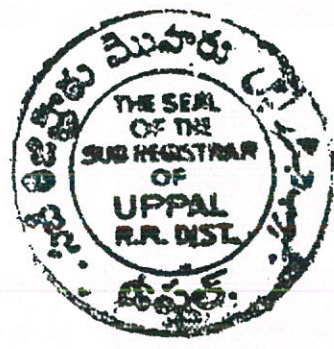
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REGISTRAR
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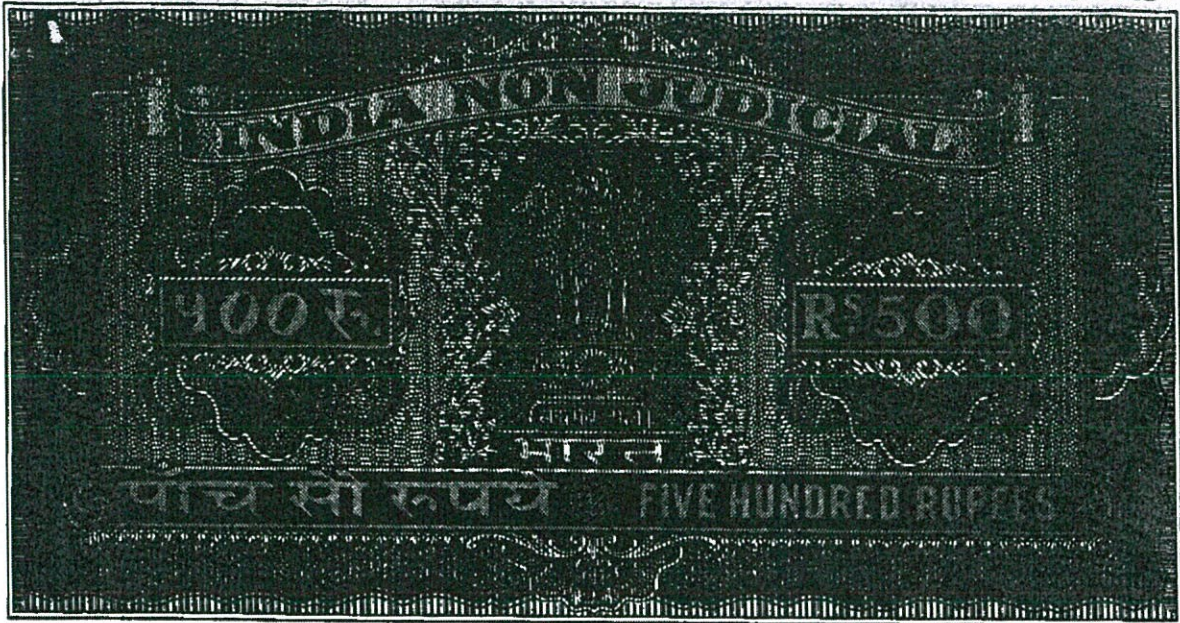


I వ పుస్తకము. 9.2.16/సంఖ్య
దస్తావేజు : గిరముల
సంఖ్య 14... .. రుసు
సంఖ్య 9.....

సబ్-రిజిస్ట్రారు



500Rs.



40285 2/11/2009 98385 AP 23 11 R. NA Ruy
Govardhan Das P. Guleb Chand Dilwan R. Saibay SVL
My - Di IPrest Tubey Pvt. Ltd. A No. 1
RAM NAG

"A" SCHEDULE OF PROPERTY

All the Shed on Plot No. P-8, in Survey No. 49 and 59, Land admeasuring Ac. 4-00 Situated at IDA, Nacharam, Nacharam Village, Uppal Mandal, Kapra Municipality, Ranga Reddy District, along with shed area 67500 Sq. feet, under S.R.O. Uppal and bounded by:

NORTH :: 100' Wide Road.

SOUTH :: Plot No. P-8/4.

EAST :: 60' Wide Road.

WEST :: Plot No. P-8/1.

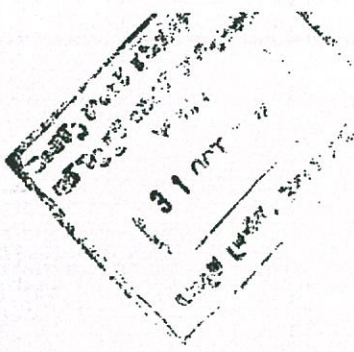
more fully shown in the plan in red colour annexed hereto.



Contd..10.

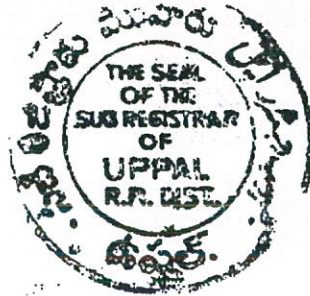
TRUE COPY

SUB-REGISTRAR
UPPAL.



1వ పుస్తకము. 9.9.16/సంఖ్య
దస్తావేజుల విభాగం దాగితముల
సంఖ్య. 14...
సంఖ్య. 10.....

సబ్-రిజిస్ట్రారు



900

REGISTRAR



40286 2/11/2002 98386 AP 23 II R. N. R. U. Y
 Govardhan Dey su. Gulab Chand Diwan Kasa'bul
 Mrs. Dilpreet Tubey put the
 :: 10 ::

IN WITNESS whereof the Vendors has/have signed on this
 DEED OF SALE with free will and sound mind on the above said
 date, in the presence of the following witnesses:

WITNESSES:

1. Bade Jm.
2. K. S. Wammyal

1. K. S.
2. K. S.
3. K. S.
4. K. S.

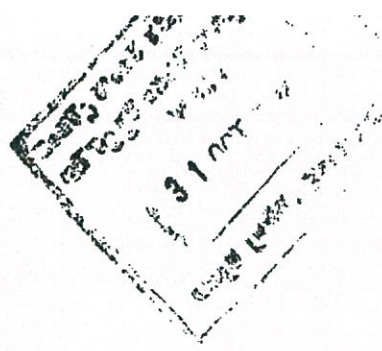


SIG. OF THE VENDORS.

Gandh
 Signg purchaser

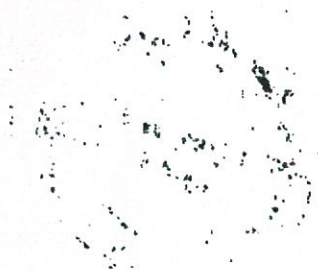
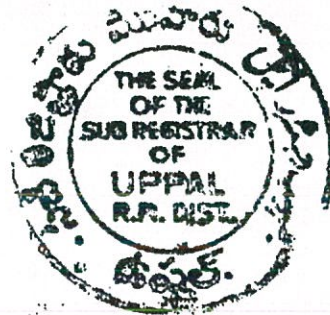
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UB-REGISTRAR
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1 వ పుస్తకము. 9.9.16/స్వస్థ
దస్తావేజులు తెలుగులో వాగితముల
సంఖ్య. 14.....
సంఖ్య. 11.....

సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

9916/2002

1) Description of the Building: Shed on Plot No.P-8, at I.D.A.,
Nacharam Village, Uppal Mandal,
Ranga Reddy District.

(a) Nature of the roof : A.C.C.
(b) Type of Structure : Load bearing.

2) Age of the Building : 20 years.

3) Total extent of site : Ac.4-00 Gts.,

4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area :
b) In the Ground Floor : 67,500 Sft

5) Annual Rental Value : Rs. 2,50,000/-

6) Land Value : Rs. 2,06,83,000/-
Building Value : Rs. 37,42,000/-
Machinery Value : Rs. 8,85,000/-

7) Executant's estimate of the
MV of the Building, Land & : Rs.2,57,10,000/-
Machinery.

Date: 2/11/2002.

Signature of the Executant



C E R T I F I C A T E

I do hereby declare that what is stated above is true to the
best of my knowledge and belief.

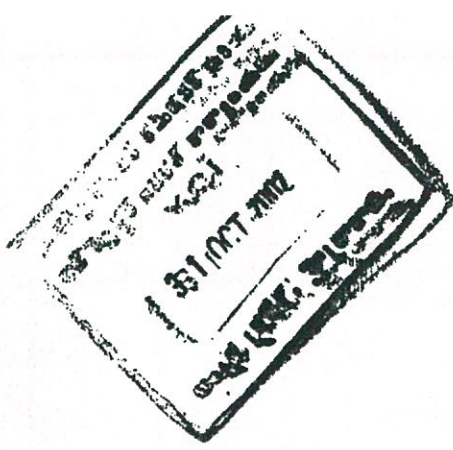
Date: 2/11/2002.

Signature of the Executant



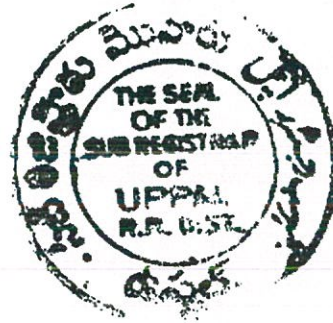
TRUE COPY

SUB-REGISTRAR
UPPAL



1వ పుస్తకము. 7.9.16/సం
దస్తావేజుల రెజిస్ట్రేషన్ కారితము
సంఖ్య. 14.....
సంఖ్య. 12.....

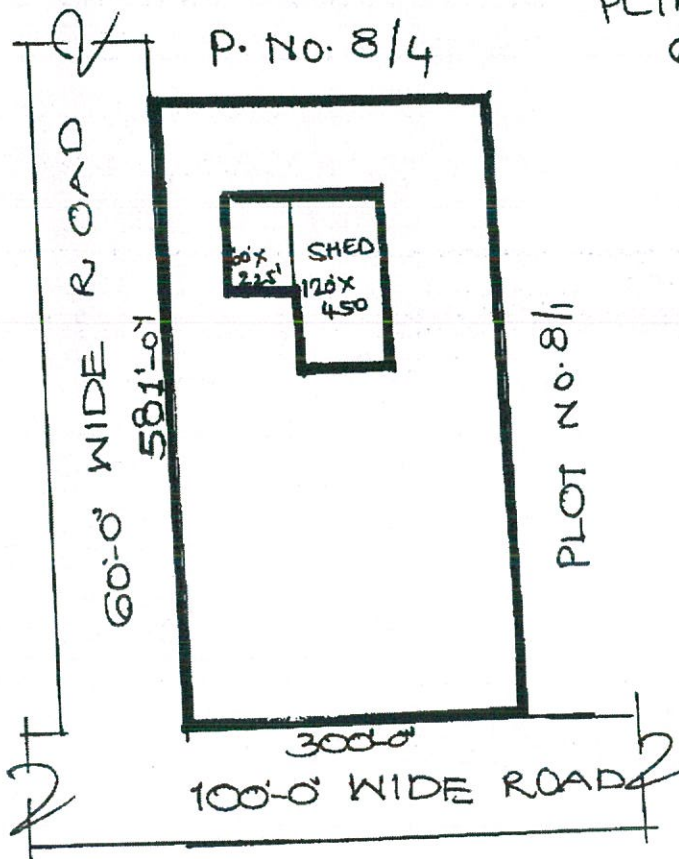
సబ్-రిజిస్ట్రారు



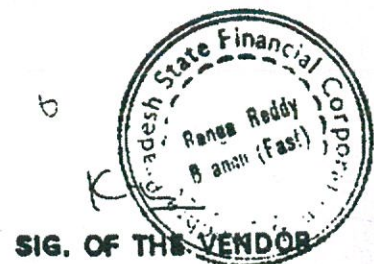
REGISTRATION PLAN SHOWING**IN SURVEY NOS. 49 & 59**SHED IN
PLOT NO. P-8**Situated at**

IDA NACHARAM

UPPAL

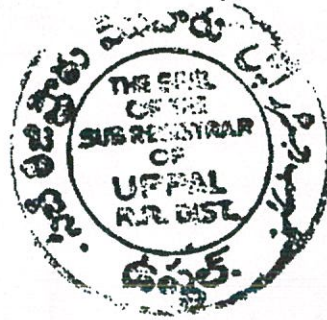
Mandal, R.R. Dist.**VENDORS:** THE A.P. STATE FINANCIAL CORPORATIONREP. BY ITS MANAGER: SRI. LONAVATH KRISHNA
SINGH, S/o. VACHYA NAIK & OTHERS**VENDEE:** M/S. DILPREET TUBES PVT. LD., REP. BY ITS DIRECTOR,
SRI. GOVARDAN DAS, S/o. GULABCHAND DIWAN**REFERENCE:****SCALE:** 1" =**INCL:** ☐**EXCL:** ☐**AREA:** AC. 4.00~~80 YDS.~~ OR 1.616 HEC ~~30 METRS.~~**PLINTH AREA:**
67000 SQ. FT.**WITNESSES:**

1. Randu L.
2. K. S. - [Signature]

**TRUE COPY****SUB-REGISTRAR**
UPPAL.

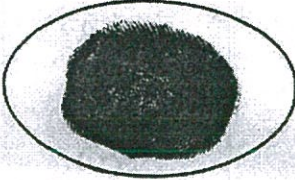
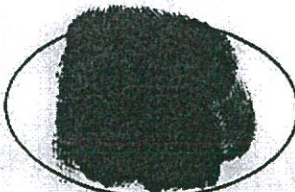
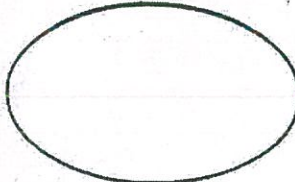
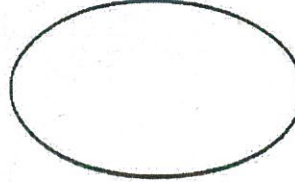
1 వ పుస్తకము. 9.9.16/సం. 1/2007
దస్తావేజులు తెలుగు కవిత్వముల
సంఖ్య. 14. సం. 1 వరుస
సంఖ్య. 12.....

సబ్-రిజిస్ట్రారు



7900 మ. 31

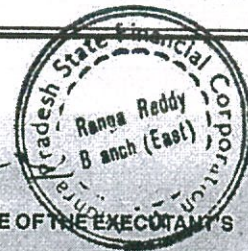
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<u>Vendor:</u> <u>Lonavath Krishna Singh</u> <u>R/o. 5-8-342, Chirag Aci</u> <u>tane, Hyderabad</u>
			<u>Purchaser: M/s. DII-</u> <u>Preet Tubes Co. Ltd.,</u> <u>Rep by: Govardhan Das</u> <u>R/o. 3-9-104, Krishnapuri</u> <u>Colony, west Marredpally,</u> <u>see-Gad.</u>
		 BLACK & WHITE PASSPORT SIZE PHOTO	
		 BLACK & WHITE PASSPORT SIZE PHOTO	

SIGNATURE OF WITNESSES

- Baidan teni
- K. S. Nimmagadda

SIGNATURE OF THE EXECUTANT'S

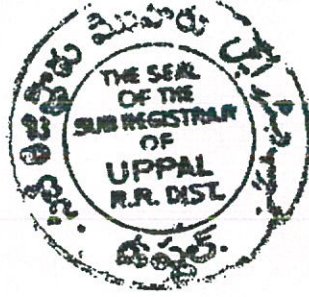


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**JB-REGISTRAR
UPPAL**

1వ పుస్తకము. 99/16/సంగ్రా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య. 14... ఈ కాగితపు వరుస
సంఖ్య. 14.....

సబ్-రెజిస్ట్రారు.



1
సబ్-రెజిస్ట్రారు
ఉప్పల రైల్వే డిస్ట్రిక్ట్