



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

M 189702

27.3.2008  
CGEWHO Represented by  
1760 MANOJ KUMAR MAITY  
S/o Late Shri. S.K. Maity New Delhi

M.V. RAMANA  
Stamp Vendor  
Pendurthi

### SALE DEED

This sale deed is executed on this the 28. day of March 2008 at Visakapatnam by Mr. Mohan Agarwal S/o Late Shri Chandanlal Agarwal aged 62 Years Occupation: Business R/o H No.15-9-358/9 Mukthiyar Gunj, Hyderabad.

Hereinafter called as the VENDOR which term (unless repugnant to the context) shall mean and include their legal representatives, successors in interest, administrators and assigns etc...

### IN FAVOR OF

M/s CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANIZATIONS (CGEWHO), a society registered under the societies registration act XXI of 1860 having it's registered office at 6<sup>th</sup> floor 'A'- Wing Janpath Bhawan, Jana path lane, New Delhi - 110001 represented through Shri Manoj Kumar Maity S/o Late(Shri ) S K Maity aged 46, Deputy Director (P& L), hereinafter called as PURCHASER which expression (unless repugnant to the context) term shall mean and include it's members of it's Managing Committee other and their heirs, executors administrators, legal representatives, nominees and assignees etc.,

*[Signature]*

Contd..2

PT 2  
08

50355500

3524885

100

3524785

251780

150

1007110

ర: 20857 నంబు 200 రిపు 1  
మొత్తం కాగితముల వంపు 9  
క: కాగితముల వంపు 1

*[Signature]*



# ENDORSEMENT

Certified that the following amounts have been paid in respect of this document.

## I. Stamp Duty

1. in the shape of stamp paper Rs. 100
2. in the shape of challan (ule. 41 of I.S. Act, 1908) Rs. 3524785
3. in the shape of cash (ule. 41 of I.S. Act, 1908)
4. adjustment of stamp duty, ule. 19 of I.S. Act, 1908 if any Rs.

## II. Transfer Duty

1. in the shape of challan
2. in the shape of cash

## III. Registration fees

1. in the shape of challan
2. in the shape of cash

## IV. User Charges

1. in the shape of challan
2. in the shape of cash

Total

Rs. 1007110

Rs. 251780

Rs. 150

Rs. 4783925

Sub-Registrar  
Pendurthi

S.R.O. Pendurthi

28308

This document is presented in this Office of the Sub Registrar Pendurthi along with Photo graphs and Finger prints reg in compliances with the provisions of section 32 Act of the Indian Registration Act 1908 by Sri. Hanan Agarwal and fee of Rs. 251780 T.D. of Rs. 1007110 and on amount of Rs. 3524785 towards deficit along duty under section Act of I.S. Act, on the chargeable value of Rs. 50355500 total amount of Rs. 4783925 paid by the through Challan / receipt No. Tr. 2. 2 dated 28. 2. 2008 / of S.B.I. Pendurthi between the hours 4 & 5

హానీ ఇచ్చినట్లు ఒప్పుకున్నది  
ఎడమ చోటన వేలు

*[Signature]*

Late Shri's Charbharal  
to Hanan Agarwal aged 62 years  
No 15-9-358/9 mukhtasir Qari No

*[Signature]*

And whereas the VENDOR is the sole and absolute owners of the land admeasuring Acs10.67 Cts in survey No62/1B 3 Pendurthy, Visakhapatnam Dist, herein known as the Scheduled Property having a Clear Title and Peaceful Vacant Physical possession of the scheduled property.

And WHEREAS the VENDOR herein has offered to sell the said land of Ac 8-67cts for a total consideration of Rs. 4, 50, 00,000/-(Rupees Four Crore Fifty lakhs Only) and pass the clear title peaceful and vacant physical possession of the scheduled property and the Purchaser here by agrees for purchasing the said land for construction of Residential Complex for allotting to its members.

NOW THIS INDENTURE OF SALE WITNESSES AS FOLLOWS:-

Whereas the M/s CRIPS LABORATORIES LTD (In Liqn), was ordered to be wound up by an order dated 09.04.2002 in C.P.No.31/2000 passed by Hon'ble High Court of Andhra Pradesh, and the said vendor was appointed as its Official Liquidator and Sri. Mohan Agarwal had purchased the scheduled property and got it registered with document No.

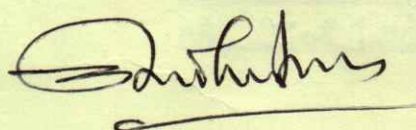
852/2008 of S.R.O. Pendurthy dated 28/3/08

And WHEREAS the Official Liquidator for the purpose of and in the course of the liquidation of the said M/s. CRIPS LABORATORIES LTD, filed a C.A.No.124/2005 before the Hon'ble High Court and the Hon'ble High Court vide order dated 09/03/2005 permitted the vendor to sell the company's properties Comprising the Plant and machinery and an extent of Acres11.05 Cts in Survey No.62/1B/3 hereto by auction and in the auction/negotiation held in the Hon'ble High Court, the offer of the Mr. Mohan Agarwal was accepted and the sale was confirmed in his favor vide orders dated 13.06.2006 in the C.A.No.915/2006 by the Hon'ble High Court.

And Whereas the sale of the Company properties of Plant & Machinery and an extent of Acres 10.67 Cts in Survey No.62/1B3 hereto in favor of the purchaser was confirmed by the Hon'ble High Court of A.P and the Vendor has been authorized to execute the sale deed for the land to an extent of Acres 10.67 cts only in Survey No.62/1B3 mentioned more clearly in the Schedule hereto in favor of the purchaser vide orders dated 18.03.2008 passed in C.A.No.134/2008. In Pursuance of the above the Mr.Mohan Agarwal, the Vendor hereby transfers Acres8 .67Cts to M/sCentral Government Employees Welfare Housing Organization ,New Delhi for developing a Housing Project.

IN PURSUANCE of the said sale consideration of Rs.4, 50,00,000/- (Rupees Four Crore and Fifty Lakhs Only )vide Demand Drafts drawn on Canara Bank, New Delhi Payable at Hyderabad dated 26 th March 2008, as follows:

DD NO	DATED	AMOUNT (in Rs)
320002	26 <sup>TH</sup> Mar 2008	90,00,000
320003	26 <sup>TH</sup> Mar 2008	90,00,000
320004	26 <sup>TH</sup> Mar 2008	90,00,000
320005	26 <sup>TH</sup> Mar 2008	90,00,000
320006	26 <sup>TH</sup> Mar 2008	90,00,000
	TOTAL	4,50,00,000/-



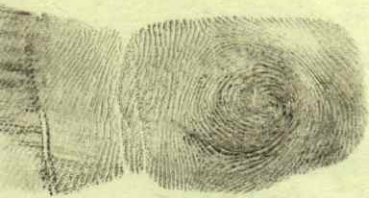
Contd...3

ద. వెంకటేశ్వరం నంబ్రి 1  
 మొత్తం కాగితముల సంఖ్య 9  
 ఈ కాగితముల సంఖ్య 2

*[Signature]*



ఎడమ బొటన వేలి



*[Signature]*

S/o Late (Shri) Sri Mahaling  
 c/o - CAEWAO, 6th  
 Floor, 'A' wing, Sanpalk  
 Bhawan, New Delhi -

నిరూపించినది

1. *[Signature]* Ramonji Agrewal S/o Shri Ambika Prasad  
 A/o Agrewal, Hyderabad.

2. *[Signature]* - S. S. M. S. R. E. W. I. V. A. S. RAO  
 S/o M. Kiran Rao  
 Banjara Hills, Hyderabad.

2008 న సంవత్సరం 28 వ తేదీ  
 1920 న సంవత్సరం 28 వ తేదీ

*[Signature]*  
 సబ్ రిజిస్ట్రారు

The said VENDOR on or before the execution of these presents being the full consideration money agreed to be paid as by way of cheque/ pay order/ demand draft, the receipt whereof the vendor hereby admit and acknowledge the receipt of the said sum. The vendor hereby release, acquit and discharge in favor of the Purchaser from all dues and debts on this day, and also delivered the vacant and peaceful physical possession of the scheduled property to the purchaser on this day for ever and assure the purchaser that the piece and parcel of land, hereditaments and premises more particularly described in the schedule, hereunder written together with compounds sewers, drains, privileges, easements, profits, advantages, rights and appurtenances what so ever to the said land or hereditaments and premises, or part there of belonging or in any way appertaining thereto or

with the same or any part there of now held, used occupied or enjoyed and all the estate , right, title, interest, claim and demand whatsoever in law and in equity of the Vendor into or out of or upon the said land, hereditaments and premises here by granted, transferred and assured or intended or expressed so to be with their and every of their rights, and title unto and to the use of it's administrators, agents and assigns covenant with the purchaser that notwithstanding any act, deed, matter or thing whatsoever done by the vendor or any of its administrators or any person or persons, under him or them or omitted or knowingly suffered to the contrary, the vendor now have at the sealing and delivering of these presents good right, title, full power and authority to grant, release, convey and assure the said piece and parcel of land and to the use of the purchaser in the manner aforesaid.

The schedule property is free from all kinds of encumbrances, charges, sales, gifts, mortgages and other court lien injunctions and attachments etc., and the vendor here by hand over to the purchaser quite, vacant and peaceful physical possession of the said property today.

Those vendor covenants with the purchaser that no litigations or proceedings of any nature concerning it or the said property is pending before any judicial, quasi judicial of government authorities and that the said property or any part thereof is not under any acquisition or reservation for any purpose whosoever and that no one else has any right of maintenance or otherwise from the land, hereditaments and premises and that this property is free from all encumbrances, lien or charges of any nature whatsoever.

That the vendor also here by irrevocably declare and confirm that all the agreements held by them are cancelled and in consideration of the payment received by them from are hereby cancelled all its rights, title and interest from the said land and delivered quite vacant and peaceful physical possession of the said property to the purchaser herein and that the cost, charges and expenses in connection with the sale deed including stamp duty, registration charges and expenses, lawyer fee etc have been born by the purchaser.

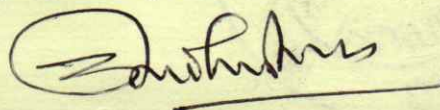
That the vendor further covenant with the purchaser, that if the purchaser is deprived of whole or any part on account of any defect in the vendor's title, the Vendor shall indemnify and compensate the purchaser against the same.

The Vendor also hereby irrevocably declare and confirm that they have not entered into any agreement with any other party with respect of the scheduled property also the vendor declare that they have not created any 3<sup>rd</sup> party rights in the scheduled property.

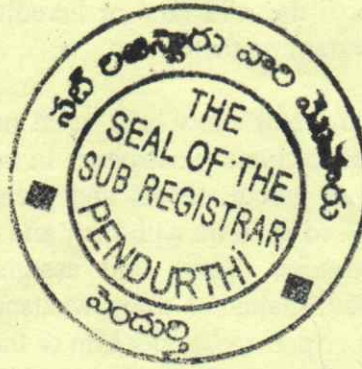
The vendor further undertakes to deliver a vacant, peaceful physical possession of the scheduled property to the purchaser.

THAT, THE vendor shall keep the PURCHASER indemnified from all losses, expenses and other damages in respect of the scheduled property here by sold.

Contd....4



ర. 857 నం. 2008 వ. 1  
 మొత్తం కొలితముల సంఖ్య 9  
 ఈ కొలితముల సంఖ్య 3.



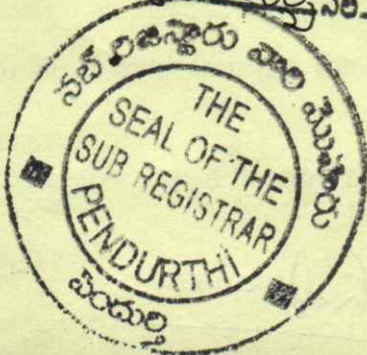
*[Signature]*

CERTIFICATE UNDER SECTION 41 & 42 OF ACT OF 1896  
 I hereby certify that the proper / deficit stamp  
 duty of Rs. 3524.75 (Rupees. Thirteen hundred and seventy five only) has  
 been levied in respect of the instrument.  
 Sri. P. G. E. W. H.  
 on the basis of agreed Market Value / Consideration of  
 Rs. 5.03 55 500 being higher than  
 Consideration / agreed Market Value.

Sub-Registrar Office  
 PENDURTHI  
 Date: 28/3/08

*[Signature]*  
 Sub-Registrar & Collector  
 Under T.S. ACT.

1వ పుస్తకము 2008 నం. 1920 రేట్ 8.  
 రి. 857 నెంబరుగా రిజిస్టరు చేయబడి  
 స్వామిగు విమిత్రం గుర్తింపు నెంబరు  
 03 -1-857-2008 ఇవ్వబడినది  
 2008 నం. 2008 నం. 1920 రేట్ 8.



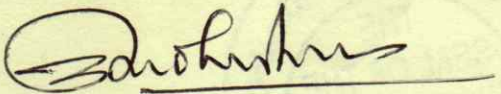
*[Signature]*  
 రిజిస్ట్రార్ & కలెక్టర్

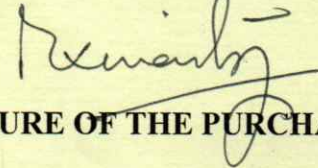
**SCHEDULE OF PROPERTY**

All that the land bearing part of survey No. **62/1B3**, admeasuring Ac8.67Cts situated at Village No. 24, Pendurthi, Greater Visakhapatnam Corporation Limits, Visakhapatnam District. *Near Door Number 20-62.*


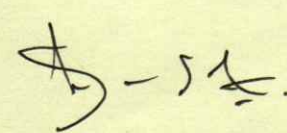
NORTH : Sy.No.62/1B 2  
SOUTH : Sy.No.62/1B3  
EAST : Sy.No.62/5 & 62/3  
WEST : Sy.No.62/1A

IN WITNESS WHERE OF, THE VENDOR, here by signed on this Deed of sale, with free will and consent on this the day, month and year first above mentioned.

  
SIGNATURE OF THE VENDOR

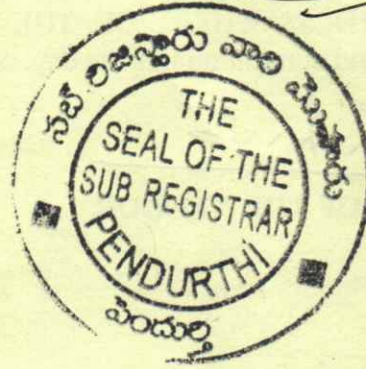
  
SIGNATURE OF THE PURCHASER

Witness:

1.  *Komuraj Azam  
Sp Shi Abul Kalam  
Agmld, Hyderabad.*
2.  *M. S. N. IVAS RAO*

ద. నెంబర్... పంక్తి... పు...  
మొత్తం కాగితముల సంఖ్య...  
ఈ కాగితముల సంఖ్య...

*[Handwritten signature]*



:: 5 ::

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED UNDER  
RULE 3 OF THE ANDHRA PRADESH PREVENTION OF UNDER VALUATION  
INSTRUMENT RULE 1975

We, vendor, do here by declare and state to the best of my knowledge and belief that the  
market value of the property here by conveyed is as follows:-

PLACE	SY.NO.	ACRE	VALUE PER ACRE	TOTAL
PENDURTHY				
VISAKHAPATNAM 62/1B3		Ac8.67CTS	5808000	50355500
Nearest D.No. 2062				

STATION: Visakapatnam

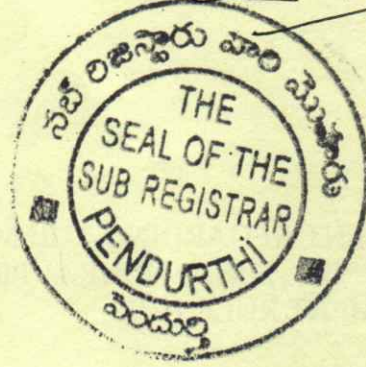
DATE :

*[Signature]*

Document Tiled and  
prepared By  
*[Signature]*  
18/11/74 Hyderabad.

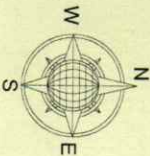
ద. వెంకటేశ్వరం నంబ్రి 2000/1  
మొత్తం కాగితముల సంఖ్య 9  
దం కాగితముల సంఖ్య 5

*[Handwritten signature]*



⑥

existing over bridge

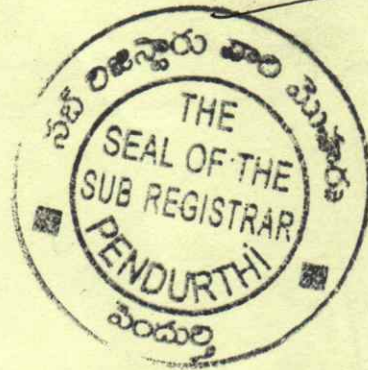


BOUNDARIES:

Confederate

ద. నెం. 857 పం. 2008 కృ. 1  
మొత్తం కాగితముల సంఖ్య 9  
ఈ కాగితముల సంఖ్య 6

*[Handwritten Signature]*



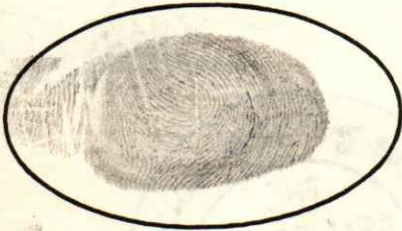
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF  
REGISTRATION ACT. 1908**

S. NO.

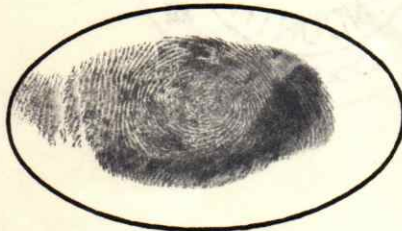
**FINGER PRINT  
IN BLACK INK  
(LEFT THUMB)**

**NAME & PERMANENT  
POSTEL ADDRESS OF  
PRESENTANT / SELLER  
/ BUYER**

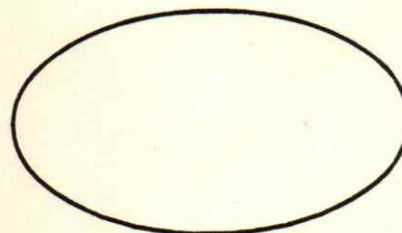
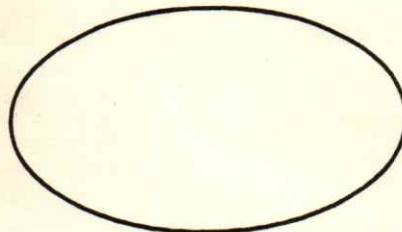
**PASSPORT SIZE  
PHOTOGRAPH  
(BLACK & WHITE)**



Mohan Agarwal & Co.  
Shri Chaitanya Agarwal.  
15-9-3581 9  
Mukhtar Gung  
Hyderabad



MANOJ KUMAR MAITY  
90 - CGEWHO, 6TH  
FLOOR, 1A WING, JANPATH  
BHADAN, NEW DELHI  
PIN-110001



Photo

Photo

Signature of witnesses :

1.

2.

SIGNATURE OF THE EXECUTANT /S

PHOTOGRAPH  
BLACK & WHITE  
PASSPORT SIZE

ద. వెంకటేశ్వరరావు 2008 నవంబరు 1  
మొత్తం కాగితముల సంఖ్య 9  
ఈ కాగితముల సంఖ్య 7

*[Handwritten Signature]*



Signature of Witness

*[Handwritten Signature]*

INDIAN UNION DRIVING LICENCE  
**ANDHRA PRADESH**

DRIVING LICENCE  
862311972



MOHAN LAL  
CHANDULAL JT AGARWAL  
8-2-682/B-1  
ROAD NO 12  
BANJARA HILLS  
HYDERABAD

Signature

Issued on: 14/03/2006

Licensing Authority  
RTA-HYDERABAD - CZ

Class Of Vehicle

Validity

Non-Transport  
Transport

LMV,MCWG

13/03/2011

Hazardous Validity

Badge No.

Reference No.

Original LA.

DOB

Blood Gr.

Date of 1st issue

DLRAP00989582006

RTA HYDERABAD - CENTRAL

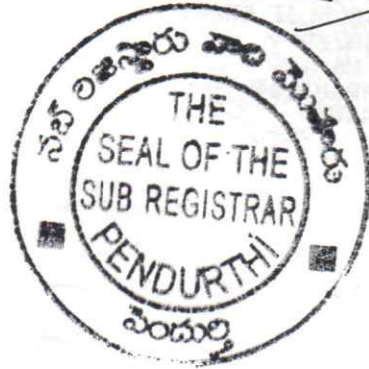
15/08/1946

22/06/1972

90/95079104

ద. నెంబెర్ 857 వంగి లోంబు 1  
మొత్తం కాగితముల సంఖ్య 7  
ఈ కాగితముల సంఖ్య 8.

*[Handwritten signature]*



9



**Central Government Employees  
Welfare Housing Organisation**

(Autonomous Body of Govt. of India)  
'A' Wing, 6th Floor, Janpath Bhawan,  
Janpath, New Delhi-110 001. Ph. 3717249-50.



I.C. No. **A-015** Date of Issue **3.2.98**

Name **MANOJ KUMAR MAITY**

Designation **Asst. Director (Admn.)**

Sign of  
employee

*Manoj Maity*

*[Signature]*  
Issuing  
Authority

Blood Group **(B+Ve)** Date of Birth **18.05.1962**

Residential Address **1421-A, Maruti Vihar**

**Mehruli-Gurgaon Road, Gurgaon-122002**

**(Hry.) ; Ph: (91) 353094 PP**

1. This card is not transferable and must be produced on demand.
2. The loss of Identity Card must be reported to the issuing authority immediately.
3. Duplicate card shall be issued on payment of Rs. 25/-.
4. Surrender the card on transfer/resignation for final settlement of dues.

*Manoj Maity*

ద. వెం. 857 నం. 2008 వ. 1  
మొత్తం కొలితముల సంఖ్య..... 9  
ఈ కొలితముల సంఖ్య..... 9

ప. రిజిస్ట్రార్  
