

# **NAGARJUNA HILLS**

**(DOCUMENTS PLEDGED WITH IDBI)**



SFT.

2402

17839

2258

3046

-

893.49

3564

7277

676.03

3048

-

606.51

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25,116

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4434.03 = 5303

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**SUMMARY OF CORPORATE OFFICE**

S.No	Document No	Date	Extent as per Sale Deed	Extent (Sq.yds)	Vendor	Vendee
1	3564/1992	15.07.1992	676.03 sq.mtrs	808.53	Sree Nagarjuna Coop.Housing Society Ltd	Nagarjuna Steels Limited
2	3048/1992	15.07.1992	606.51 sq.mtrs	725.39	Sree Nagarjuna Coop.Housing Society Ltd	Nagarjuna Steels Limited
3	2402/1996	29.06.1992	2258 sq.mtrs	2700.57	Sree Nagarjuna Coop.Housing Society Ltd	Nagarjuna Steels Limited
4	3046/1992	29.06.1992	893.49 sq.mtrs	1068.61	Sree Nagarjuna Coop.Housing Society Ltd	Nagarjuna Steels Limited
		Total:		5303.10		



3/9

1187/2

3564/92

3564/92



*(Signature)*  
(V. LAKSHMAN)  
Sub-Registrar Supdt.  
Ex-Officio Stamp Vendor  
G.S.O., Hyderabad.  
14 JUL 1992

THIS DEED OF SALE IS EXECUTED ON THIS THE 15<sup>th</sup> DAY OF July 1992, BY  
AND BETWEEN

M/s SREE NAGARJUNA COOPERATIVE HOUSING SOCIETY LTD., a society registered under the Andhra Pradesh Co-operative Societies Act, and bearing Registration No. TAB 96 having its Registered Office at 41, Nagarjuna Hills, Hyderabad-500 482, represented by its Secretary Shri A V Satyanarayana Raju, S/o Shri A N Raju, resident of Vengala Rao Nagar, Hyderabad, hereinafter referred to as the VENDOR, which expression shall mean and include its representatives, successors, administrators and assigns of the one part:

*AV Salig*

AND



సంఖ్య 3564/92 సంపు  
 వేజాల మొత్తం కొగితముల సంఖ్య  
 ఈ కొగితముల పరుస  
 సబ్-రిజిస్ట్రారు



192వ సం. 9 నెల 15  
 ది పగలు 2 గంటల మధ్య  
 ఖైరతాబాద్ సబ్-రిజిస్ట్రారు  
 పీసులో దాఖలు చేసి రుసుము  
 4121/2 చెల్లించినది.

AV salin

రాసి యిచ్చినట్లు ఒప్పుకొన్నది  
 డిమా బాటన్ వెలు

AV salin 20. Shri AN RAO  
 R/o. Vengal Rao Nagar, Hyd.  
 OLD BUSINESS

నిరూపించినది.

1) M. N. RAO

M. NARAYANATH S/O. M. NAGARAO GO. SERVICE  
 PLOT NO. 19. SIDDHARTHANAGAR  
 HYD-579

(NK CHATURVEDI) S/O. B. N. CHATURVEDI, Service  
 120/A East Nehru Nagar  
 Secunderabad-26

1992 వ సం. 12 వ తేది/  
 191 4. 4. 24 నెల 24 వ తేది.

సబ్-రిజిస్ట్రారు



M/s NSL Limited(formerly known as Nagarjuna Steels Limited, a Company incorporated under the Indian Companies Act,1956,having its registered office at 8-2-248,Nagarjuna Hills, Panjagutta, Hyderabad, represented by its Wholetime Director Shri R Venkatrama Raju, hereinafter referred to as the MEMBER PURCHASER, which expression shall mean and includes the other Directors for the time being and successors in interest in Office, of the other part.

AV saly1







WHEREAS the Vendor society is the absolute owner of the building bearing Municipal No.8-2-248/A, with a constructed area of 7,277 sq.ft. as on 20-06-78 hereinafter referred to as the property having purchased the same under a Deed of Sale dated 17-6-78 registered as Document No.2310 in Book No.1, Volume No.615 at pages 289 to 291 from Prince Mukharam Jah Price Muffakam Jah and Princess Dureshvar and who are in possession and enjoyment of the same as absolute owners;

AND WHEREAS the Vendor Society has entered into an agreement of sale dated 20-06-78 under which the Vendor agreed to sell the said property on the terms and conditions set out therein;

AND WHEREAS in pursuance of the Agreement and in consideration of the amounts paid by the Member Purchaser the Vendor had put the Purchaser in possession of the said property.

AND WHEREAS the Member Purchaser who is a member of the Society has requested the Vendor to execute a Sale Deed with respect to extent of constructed area equivalent to 7,277 sq.ft. bounded on the North by Plot Nos.45/46/47/48/49 South by 30' wide road East by Plot No.40 and West by Plot Nos.50/51 more fully described in the schedule herein together with subjacent land admeasuring 676.03 sq.metres and hereinafter referred to as the SCHEDULE PROPERTY.

NOW THEREFORE THIS INDENTURE WITNESSETH AS FOLLOWS:

1) In pursuance of the aforesaid Agreement dated 20th June 1978, and in consideration of sum of Rs.70,000/- (Rupees seventy thousand only) well and truly paid by the Member

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Purchaser for land, the receipt of which total sum of Rs.70,000/- the Vendor do hereby admit and acknowledge, the Vendor hereby conveys, transfers unto the Member Purchaser all that property in full and the entire interest and title in the building more fully described in the schedule given hereunder together with all rights, liberties, privileges, easements, advantages and appurtenances appurtenant thereto, to have and TO HOLD the land and building thereby sold, transferred, conveyed, and assigned or expressed so put into and to the use of the Member Purchaser absolutely and forever.

2. The Vendor covenants with the Member Purchaser as follows:

- i) The Vendors have full title and absolute authority to convey by way of sale and the said land;
- ii) The Vendors at the cost of the Purchaser shall execute and do all such acts, assurances and things necessary for further or more perfectly assuring the title of the said property to the Member Purchaser as may be reasonably required.
- iii) The Vendors have already put the Member Purchaser in vacant possession of the said property at the time when the agreement of sale was executed on 20-06-78 and the Member Purchaser hereby acknowledges that it has been in possession of the said property continuously with effect from 20-06-78.
- iv) The Vendors will support any application made by the Member

*Avsaliya*



Purchaser for mutation of the said property in the Municipal records in the name of the Member Purchaser and will at the cost of the Member Purchaser requiring the same do all that may be required for obtaining mutation in favour of the Member Purchaser.

v) The Vendors have today settled all matters relating to the outstanding taxes, dues, assessments, duties, cesses in respect of the said property till 20-06-78 and the Vendors will not therefore, be required to make payment of any further taxes, dues, duties assessments or cesses. It shall be the responsibility of the Purchaser to pay all taxes, duties, dues, assessments and cesses in respect of the said property from 20-06-1978 and the Vendor shall have no responsibility for payment of the same.

3. The Vendor has handed over all documents of title relating to the schedule property to the Member Purchaser.

4. The Vendor hereby indemnifies the Member Purchaser against any loss, damage or expenses which the Member Purchaser may incur or be put to on account of any defect in title to the property hereby sold.

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SCHEDULE OF PROPERTY

PREMISES BEARING MUNICIPAL NO.8-2-248/A WITH A CONSTRUCTED  
AREA OF 7,277 SQ.FT. LYING WITHIN THE COMPOUND WALL SITUATED AT  
KHAIRATABAD, HYDERABAD delineated in the plan annexed hereto  
bounded on :

NORTH BY : Plot Nos.45/46/47/48/49

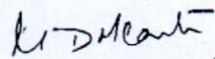
SOUTH BY : 30' wide road

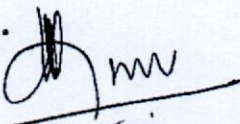
EAST BY : Plot No.40

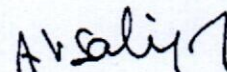
WEST BY : Plot Nos.50/51

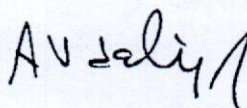
IN WITNESS WHEREOF THE VENDOR HAVE PUT THEIR SIGNATURE ON THIS  
THE 15<sup>th</sup> DAY OF July 92 AT HYDERABAD

WITNESS:

1.   
(M. D. NARAYAN NATH)

2.   
(N. K. CHATURVEDI)

  
VENDOR





## ANNEXURE 1-A

- (a) House No. 8-2-245/A
- (b) Age of the Building 60 Years
- (c) Plinth area of each Floor 7277 Sq. Feets
- (d) Nature of Roof R.C.C.
- (e) Amenities like Electricity, Water well and Drainage Yes
- (f) Length of compound wall or Fencing with wire —
- (g) Total Site Constructed area of 7277 sq ft  
with surplus land adjoining  
676.03 sq m  
Sq. yards Sq. Mts
- (h) Annual Rental Value Rs. —
- (i) Party own estimated Value Rs. 90,000
- (j) Department Value Rs. —

## Certificate

I do hereby declare what is stated above is true to the best of my Knowledge.

Place : —

Dated : —

R. Venkatesh Reddy

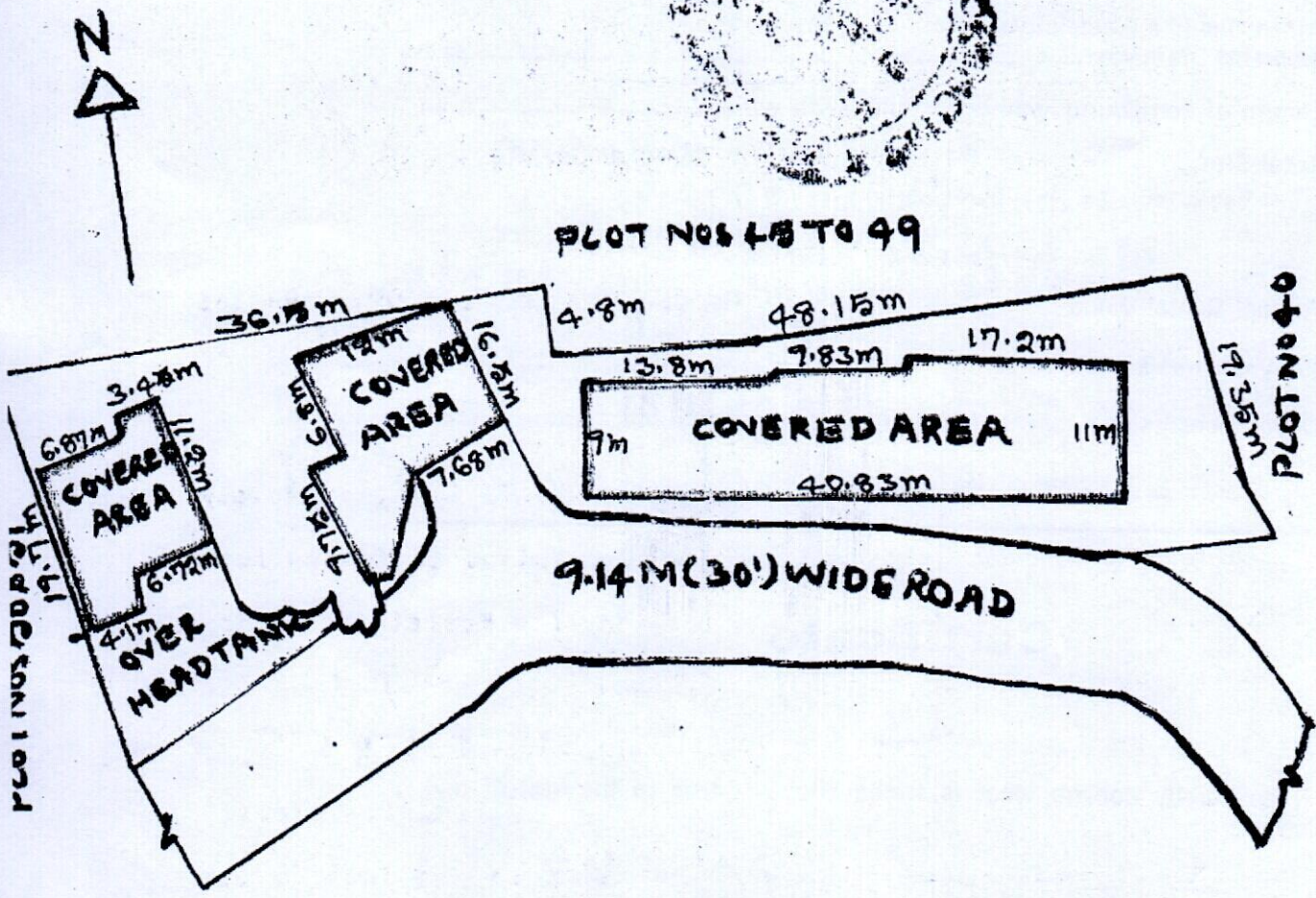
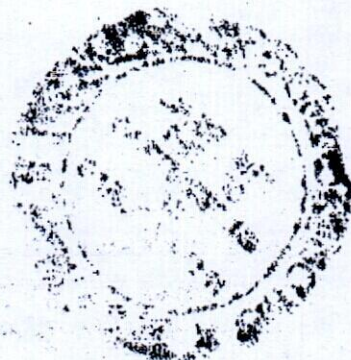
VENDEE ✓

A. V. Salim

VENDOR



REGISTRATION PLAN SHOWING THE MCH NO 8-2-248/A  
 SITUATED AT PANJAGUTTA, KHAIRATABAD, HYDERABAD. A.P.  
 VENDOR: MIS SREE NAGARJUNA CO OP HOUSING SOCIETY LTD  
 REPT BY: SECRETARY A.V. SATYANARAYANARAJU S/O A.N. RAJU  
 VENDOR: MIS NSL LTD FORMERLY KNOWN AS NAGARJUNA STEELS LTD  
 REPT BY: R. VENKATRAMARAJU S/O R. RAMALINGA RAJU



AV Saly  
 SIGN OF VENDOR

REFERENCE

INCLUDED   
 EXCLUDED   
 COVERED AREA

676.035 sq. m  
 or  
 7276.73 sq. ft

WITNESSES

1. M.D. M... (M.D. NARA KANABH)
2. ...



3048/92

THIS DEED OF SALE IS EXECUTED ON THIS THE 15<sup>th</sup> DAY OF May 1992, BY  
AND BETWEEN

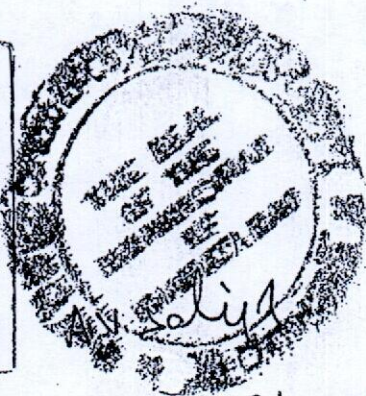
M/s SREE NAGARJUNA COOPERATIVE HOUSING SOCIETY LTD., a society  
registered under the Andhra Pradesh Co-operative Societies Act,  
and bearing Registration No. TAB 96 having its Registered Office  
at 41, Nagarjuna Hills, Hyderabad-500 482, represented by its  
Secretary Shri A V Satyanarayana Raju, S/o Shri A N Raju,  
resident of Vengala Rao Nagar, Hyderabad, hereinafter referred  
to as the VENDOR, which expression shall mean and include its  
representatives, successors, administrators and assigns of the  
one part:

AV satya



పుస్తకం 48/92 సంపు  
 గ్రంథాల మొత్తం కాగితముల సంఖ్య  
 9 ఈ కాగితముల వరుస  
 బి. 1  
 సబ్-రిజిస్ట్రారు

1992 వ సంపుట నెల 15  
 తేది పగలు 2 గంటల మధ్య  
 బైరతాబాద్ సబ్-రిజిస్ట్రారు  
 ఆఫీసులో బాబలు చేసి రుసుము  
 రూ. 2000/- చెల్లించినది.



వాసి యిచ్చినట్లు ఒప్పుకొన్నది  
 విడుమ బొటన వేలు

AV Salija S/o. Shri AN RAJU  
 R/o. Nengal Rao Nagar, Hyd  
 cc: BUSINESS



విరూపించినది.

K. Thirumala

ADARAINA RATH S/o. M. N. LARAO, OC. SERVICE  
 PL. 1615, SIDDHARATHAN  
 H-10-859

3/ [Signature]

(NK CHATURVEDI)

S/o. BN CHATURVEDI, OC. SERVICE  
 12/A East Nehru Nagar  
 Sundersalavet-26.

1992 వ సంపుట నెల 15 వ తేది

1914 వ. శ. జ. 7. 2 నెల 24 వ తేది.

[Signature]  
 సబ్-రిజిస్ట్రారు



AND

M/s NSL Limited(formerly known as Nagarjuna Steels Limited, a Company incorporated under the Indian Companies Act,1956,having its registered office at 8-2-248,Nagarjuna Hills, Panjagutta, Hyderabad, represented by its Wholetime Director Shri R Venkatrama Raju, hereinafter referred to as the MEMBER PURCHASER, which expression shall mean and includes the other Directors for the time being and successors in interest in Office, of the other part.

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WHEREAS the Vendor Society is the absolute owner of the open land bearing Municipal No.8-2-248/A measuring 606.51 sq.metres hereinafter referred to as the property having purchased the same under a deed of sale dated 17-06-78 registered as Document No.2310 in Book No.1, Volume No.615, at pages 289 to 291 from Prince Mukharam Jah Prince Muffakam Jah and Princess Dureshvar and who are in possession and enjoyment of the same as absolute owners;

AND WHEREAS the Vendor Society entered into an agreement of sale dated 20-6-78 under which the Vendor agreed to sell the said property on the terms and conditions set out therein;

AND WHEREAS in pursuance of the Agreement in consideration of the amounts paid by the Member Purchaser the Vendor had put the Member Purchaser in possession of the said property.

WHEREAS THE Member Purchaser who is a member of the Society had requested the Vendor to execute the Sale Deed with respect to the extent of land of 606.51 sq.metres bounded on the North by Plot Nos.45/46/47/48/49, on the South by 30' wide road on the East by Plot No.40 and on the West by Plot Nos.50/51 more fully described in the Schedule herein, and hereinafter referred to as the SCHEDULE OF PROPERTY.

NOW THEREFORE THIS INDENTURE WITNESSETH AS FOLLOWS:

- 1) In pursuance of the aforesaid agreement dated 17-06-78 and in consideration of the sum of Rs.40,000/- (Rupees forty thousand only) well and truly paid by the Member Purchaser for land, the receipt of which total sum of Rs.40,000/- the Vendor do hereby admit and acknowledge,

*Avsali*



the Vendor hereby conveys, transfers unto the Member Purchaser all that property in full and the entire interest and title in the land more fully described in the schedule given hereunder together with all rights, liberties, privileges, easements, advantages and appurtenances appurtenant thereto, to have and TO HOLD the land hereby sold, transferred, conveyed, and assigned or expressed so put into and to the use of the Purchaser absolutely and forever.

2. The Vendor covenants with the Member Purchaser as follows:

i) The Vendors have full title and absolute authority to convey by way of sale and the said land;

ii) The Vendors at the cost of the Member Purchaser shall execute and do all such acts, assurances and things necessary for further or more perfectly assuring the title of the said property to the Member Purchaser as may be reasonably required.

iii) The Vendors have already put the Member Purchaser in vacant possession of the said property at the time when the agreement of sale was executed on 20-06-78 and the Member Purchaser hereby acknowledges that it has been in possession of the said property continuously with effect from 20-06-78.

iv) The Vendors will support any application made by the Member Purchaser for mutation of the said property in the Municipal

AV saly 1



records in the name of the Member Purchaser and will at the cost of the Member Purchaser requiring the same do all that may be required for obtaining mutation in favour of the Member Purchaser.

v) The Vendors have today settled all matters relating to the outstanding taxes, dues, assessments, duties, cesses in respect of the said property till 20-06-78 and the Vendor will not therefore, be required to make payment of any further taxes, dues, duties, assessments or cesses. It shall be the responsibility of the Purchaser to pay all taxes, duties, dues, assessments and cesses in respect of the said property from 20-06-1978 and the Vendor shall have no responsibility for payment of the same.

3. The Vendor has handed over all documents of title relating to the schedule property to the Member Purchaser.

4. The Vendor hereby indemnifies the Member Purchaser against any loss, damage or expenses which the Purchaser may incur or be put to on account of any defect in title to the property hereby sold.

#### SCHEDULE OF THE PROPERTY

ALL THAT OPEN LAND CONTIGUOUS TO THE PREMISES BEARING MUNICIPAL  
NO.8-2-248/A MEASURING 606.51 SQ METRES LYING WITHIN THE

7260

AV saliy 7



COMPOUND WALL SITUATED AT KHAIRATABAD, HYDERABAD delineated in the plan annexed hereto and bounded on:

NORTH BY : Plot Nos.45/46/47/48/49

SOUTH BY : 30' wide road

EAST BY : Plot No.40

WEST BY : Plot Nos.50 and 51

IN WITNESS WHEREOF THE VENDOR HAVE PUT THEIR SIGNATURE ON THIS  
THE 15th DAY OF May 1921 AT HYDERABAD.

WITNESS:

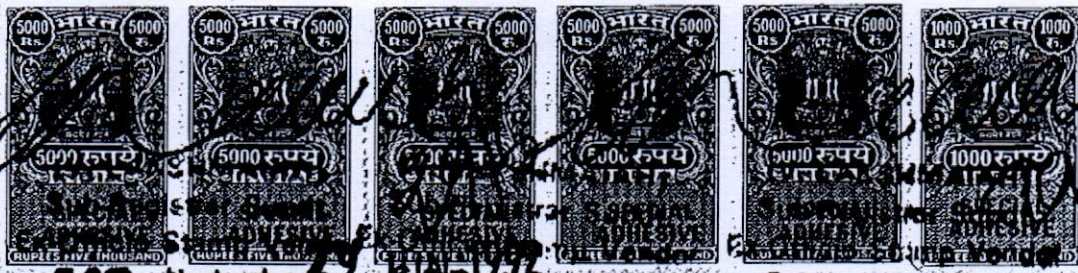
1. *K. D. M. S. (M. S. RAMAKRISHNAN)*
2. *A. N. K. (N. K. CHATURVEDI)*

*A. V. S. S. S.*  
VENDOR

*A. V. S. S. S.*



1069/2 2402/95



G.S.O., Hyderabad  
29 JUN 1992

G.S.O., Hyderabad  
29 JUN 1992

G.S.O., Hyderabad  
29 JUN 1992

(V. JAKSHMAIAH)  
Sub-Registrar Supdt.  
Ex-Officio Stamp Vendo.  
G.S.O., Hyderabad

THIS DEED OF SALE IS EXECUTED ON THIS THE 29 DAY OF June, 1992, BY  
AND BETWEEN

M/s SREE NAGARJUNA COOPERATIVE HOUSING SOCIETY LTD., a society registered under the Andhra Pradesh Co-operative Societies Act, and bearing Registration No. TAB 96 having its Registered Office at 41, Nagarjuna Hills, Hyderabad-500 482, represented by its Secretary Shri A V Satyanarayana Raju, S/o Shri A N Raju, resident of Vengala Rao Nagar, Hyderabad, hereinafter referred to as the VENDOR, which expression shall mean and include its representatives, successors, administrators and assigns of the one part:

A V salis

AND



నా నంబరు 240 నెల 29 వ తేది  
 పేరు పంపించినది  
 పేరు పంపించినది  
 పేరు పంపించినది

1995 సంవత్సరం నెల 29 వ తేది  
 పేరు పంపించినది  
 పేరు పంపించినది  
 పేరు పంపించినది  
 పేరు పంపించినది



AV Salig 1. % AN. Raju



నిరూపించినది.

Biggest  
 41- N. Hills.  
 14th

1) R. Sriraman (R. SRIRAMAN)  
 S/O R. Raghunathan, Secretary  
 6-3-661, Flat no 4, Banjara Hills  
 Hyd 482

2) ~~Thakur~~ [TNS Rao] S/o. Late T. Krishnamurthy, Civil Engineer  
 H No. 218 B 206, Dr. A.S. Rangaiah Colony,  
 HYDERABAD - 500 762

సబ్-రిజిస్ట్రారు

3 వ నంబరు నెల 29 వ తేది  
 4 వ నంబరు నెల 29 వ తేది



M/s NSL Limited(formerly known as Nagarjuna Steels Limited, a Company incorporated under the Indian Companies Act,1956,having its registered office at 8-2-248,Nagarjuna Hills, Panjagutta, Hyderabad, represented by its Wholetime Director Shri R Venkatrama Raju, hereinafter referred to as the MEMBER PURCHASER, which expression shall mean and includes the other Directors for the time being and successors in interest in Office, of the other part.

AV saly 1.



వ. నం. 240 / 1904 నం. వ  
 పట్టా వేజు మొత్తం రూ. 18.6  
 8  
 2  
 పేరు - రవిచంద్రారెడ్డి

1904 వాళ్ళు  
 17.5 నుండి 18.6 వరకు  
 1996 నం. 19184 నెంబరుగా  
 రికార్డు చేయబడినది 1995 నం. 22  
 19184 నం. 31

పేరు - రవిచంద్రారెడ్డి





WHEREAS the Vendor society is the absolute owner of the Bungalow bearing Municipal No.8-2-248, known as Beitul-Aiz with a constructed area of 17,839 sq.ft as on 20-06-78 hereinafter referred to as the property having purchased the same under a Deed of Sale dated 17-06-78 registered as Document No.2310 in Block No.1 Volume No.615 at pages 289 to 291 from Prince Mukharam Jah Prince Muffakam Jah and Princess Dureshvar and who are in possession and enjoyment of the same as absolute owners;

AND WHEREAS the Vendor society has entered into an agreement of sale dated 20-06-78 under which the Vendor agreed to sell the said property on the terms and conditions set out therein.

AND WHEREAS in pursuance of the Agreement and in consideration of the amounts paid by the Member Purchaser the Vendor had put the Purchaser in possession of the said property.

AND WHEREAS the Member Purchaser who is a member of the Society has requested the Vendor to execute a Sale Deed with respect to extent of constructed area equivalent to 17,839 sq.ft. bounded on the North by 30' wide road South by 8-2-248/B, East by 30' wide road and West by Plots 52/53/54/55/56 more fully described in the schedule herein together with subjacent land admeasuring 2258 sq.metres and hereinafter referred to as the SCHEDULE PROPERTY.

NOW THEREFORE THIS INDENTURE WITNESSETH AS FOLLOWS:

1) In pursuance of the aforesaid Agreement dated 20th June, 1978 and in consideration of sum of Rs.2,60,000/- (Rupees two lakhs and sixty thousand only) well and truly paid by the

AV Salig



Member Purchaser for land, the receipt of which total sum of Rs.2,60,000/- the Vendor do hereby admit and acknowledge, the Vendor hereby conveys,transfers,unto the Member Purchaser all that property in full and the entire interest and title in the building more fully described in the schedule given hereunder together with all rights,liberties,privileges,easements, advantages and appurtenances appurtenant thereto to have and TO HOLD the land and building hereby sold, transferred,conveyed,and assigned or expressed so put into and to the use of the Member Purchaser absolutely and forever

2. The Vendor covenants with the member Purchaser as follows:

i. The Vendors have full title and absolute authority to convey by way of sale the said land with the building.

ii. The Vendors at the cost of the Purchaser shall execute and do all such acts,assurances and things necessary for further or more perfectly assuring the title of the said property to the Member Purchaser as may be reasonably required.

iii) The Vendors have already put the Member Purchaser in vacant possession of the said property at the time when the agreement of sale was executed on 20-06-78 and the Member Purchaser hereby acknowledges that it has been in possession of the said property continuously with effect from 20-06-78.

iv) The Vendors will support any application made by the Member.

AV Salin



Purchaser for mutation of the said property in the Municipal records in the name of the Member Purchaser and will at the cost of the Member Purchaser requiring the same do all that may be required for obtaining mutation in favour of the Member Purchaser.

- v) The Vendors have today settled all matters relating to the outstanding taxes, dues, assessments, duties, cesses in respect of the said property till 20-06-78 and the Vendors will not therefore, be required to make payment of any further taxes, dues, duties assessments or cesses. It shall be the responsibility of the Purchaser to pay all taxes, duties, dues, assessments and cesses in respect of the said property from 20-06-1978 and the Vendor shall have no responsibility for payment of the same.

3. The Vendor has handed over all documents of title relating to the schedule property to the Member Purchaser.
4. The Vendor hereby indemnifies the Member Purchaser against any loss, damage or expenses which the Member Purchaser may incur or be put to on account of any defect in title to the property hereby sold.

AV Saliyil



Purchaser for mutation of the said property in the Municipal records in the name of the Member Purchaser and will at the cost of the Member Purchaser requiring the same do all that may be required for obtaining mutation in favour of the Member Purchaser.

v) The Vendors have today settled all matters relating to the outstanding taxes, dues, assessments, duties, cesses in respect of the said property till 20-06-78 and the Vendors will not therefore, be required to make payment of any further taxes, dues, duties assessments or cesses. It shall be the responsibility of the Purchaser to pay all taxes, duties, dues, assessments and cesses in respect of the said property from 20-06-1978 and the Vendor shall have no responsibility for payment of the same.

3. The Vendor has handed over all documents of title relating to the schedule property to the Member Purchaser.

4. The Vendor hereby indemnifies the Member Purchaser against any loss, damage or expenses which the Member Purchaser may incur or be put to on account of any defect in title to the property hereby sold.

AN Salim



SCHEDULE OF PROPERTY

PREMISES BEARING MUNICIPAL NO.8-2-248 WITH A CONSTRUCTED AREA  
OF 17,839 SQ.FT. LYING WITHIN THE COMPOUND WALL SITUATED AT  
KHAIRATABAD, HYDERABAD delineated in the plan annexed hereto and  
bounded on:

NORTH BY: 30' wide road

SOUTH BY: 8-2-248/B

EAST BY: 30' wide road

WEST BY: Plots 52/53/54/55/56

IN WITNESS WHEREOF THE VENDOR HAVE PUT THEIR SIGNATURE ON THIS  
THE 29th DAY OF June '92 AT HYDERABAD

WITNESS:

1. R. Sriraman  
(R. SRIRAMAN)

2. ~~T. S. Rao~~  
[T. S. RAO]

AV Salig A.

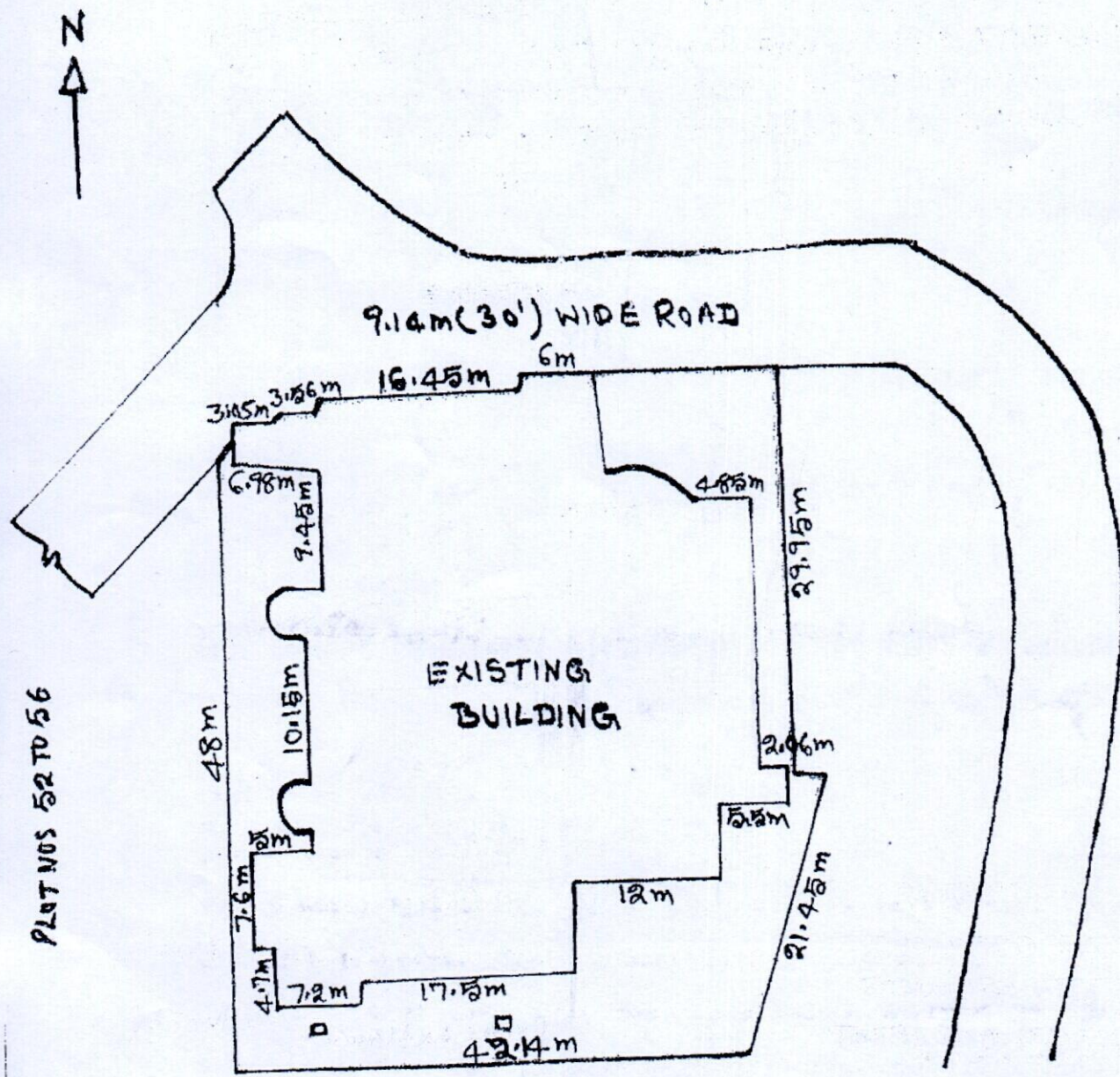
VENDOR

AV Salig A.

drafted by ...



REGISTRATION PLAN SHOWING THE M.C.H NO 8-2-248  
 SITUATED AT PANJAGUTTA, KHAIRTABAD, HYDERABAD - A.P.  
 VENDOR: M/S SREENAGARJUNA COOP HOUSING SOCIETY LTD.  
 REPT. BY SECRETARY A.V. SATYANARAYANARAJUS/O A.N. RAJU  
 VENDEE: M/S NSL LTD FORMERLY KNOWN AS NAGARJUNA  
 STEELS LTD REPT BY R. VENKATRAMARAJUS/R. RAMAUN  
 GA RAJU



H. NO. 8-2-248/B

AVSaly  
 SIG. OF VENDOR

WITNESSES

1. M.D. [Signature] (M. D. DUALAKANATH)

REFERENCE

INCLUDED ☒  
 EXCLUDED ☐

TOTAL COVERED AREA  
 22.22.22



Stamp fees paid

3046/92

(Doc 2)

3046/92

THIS DEED OF SALE IS EXECUTED ON THIS THE 29<sup>th</sup> DAY OF June 1992, BY  
AND BETWEEN

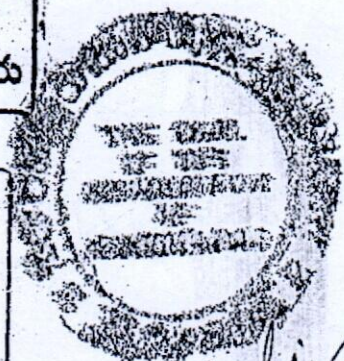
M/s SREE NAGARJUNA COOPERATIVE HOUSING SOCIETY LTD., a society  
registered under the Andhra Pradesh Co-operative Societies Act,  
and bearing Registration No. TAB 96 having its Registered Office  
at 41, Nagarjuna Hills, Hyderabad-500 482, represented by its  
Secretary Shri A V Satyanarayana Raju, S/o Shri A N Raju,  
resident of Vengala Rao Nagar, Hyderabad, hereinafter referred  
to as the VENDOR, which expression shall mean and include its  
representatives, successors, administrators and assigns of the  
one part:

AND

AV salin



ప్రకం. 3.0.4. 6. 19.2. సు. శ్రీ  
 వేజుల మొత్తం కాగితముల సంఖ్య  
 1 ఈ కాగితముల వరుస  
 1  
 సబ్-రిజిస్ట్రారు



AV salin

సంఖ్య..... నెల..... 29  
 గలు. 3.4..... గంటల మధ్య  
 రికార్డు సబ్-రిజిస్ట్రారు  
 లో దాఖలు చేసి రుసుము  
 250000 చెల్లించినది.

యిచ్చినట్లు ఒప్పకొన్నది  
 డి.మ. బొటన్ వేలు



AV salin S/o A.V. Raju  
 Bisumk #41-N-Huk  
 Principal  
 146

రావించినది.  
 R. Sriraman (R. SRIRAMAN)  
 Secretary  
 S/o R. Raghuraman  
 6-3-661, Flat No 4 Banjara Hills,  
 Hyd 442

~~Check~~ (TNS RAO) S/o Late T. Krishna Murthy, Civil Engineer.  
 HNo. 116 B 206, D.A.S. Ranganayakam.  
 HYDERABAD - 500 762

సంఖ్య..... నెల..... 29 వ తేది  
 శ్రీ..... నెల..... 8 వ తేది.

సబ్-రిజిస్ట్రారు

30/11/2011



M/s NSL Limited(formerly known as Nagarjuna Steels Limited, a Company incorporated under the Indian Companies Act,1956,having its registered office at 8-2-248,Nagarjuna Hills, Panjagutta, Hyderabad, represented by its Wholetime Director Shri R Venkatrama Raju, hereinafter referred to as the MEMBER PURCHASER, which expression shall mean and includes the other Directors for the time being and successors in interest in Office, of the other part.

AV salin



WHEREAS the Vendor Society is the absolute owner of the open land bearing Municipal No.8-2-248 measuring 893.49 sq.metres hereinafter referred to as the property having purchased the same under a deed of sale dated 17-06-78 registered as Document No.2310 in Book No.1, Volume No.615, at pages 289 to 291 from Prince Mukharam Jah Prince Muffakam Jah and Princess Dureshvar and who are in possession and enjoyment of the same as absolute owners;

AND WHEREAS the Vendor society entered into an agreement of sale dated 20-06-78 under which the Vendor agreed to sell the said property on the terms and conditions set out therein;

AND WHEREAS in pursuance of the Agreement in consideration of the amounts paid by the Member Purchaser the Vendor had put the Member Purchaser in possession of the said property.

WHEREAS the Member Purchaser who is a member of the Society had requested the Vendor to execute the Sale Deed with respect to the extent of land of 893.49 sq.metres bounded on the Northy by 30' wide road, on the South by 8-2-248/B, on the East by 30' wide road and on the West by Plot Nos.52/53/54/55/56 more fully described in the Schedule herein, and hereinafter referred to as the SCHEDULE OF PROPERTY.

NOW THEREFORE THIS INDENTURE WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement dated 20-06-78 and in consideration of the sum of Rs.70,000/- (Rupees seventy thousand only) well and truly paid by the Member Purchaser for land, the receipt of which total sum of Rs.70,000/- the Vendor do hereby admit and acknowledge, the vendor hereby conveys, transfers, unto the Member

AV Salil



Purchaser all that property in full and the entire interest and title in the land more fully described in the schedule given hereunder together with all rights, liberties, privileges, easements, advantages and appurtenances appurtenant thereto, to have and TO HOLD the land hereby sold, transferred, conveyed, and assigned or expressed so put into and to the use of the Purchaser absolutely and forever.

2. The Vendor covenants with the Member Purchaser as follows:

i) The Vendors have full title and absolute authority to convey by way of sale and the said land;

ii) The Vendors at the cost of the Member Purchaser shall execute and do all such acts, assurances and things necessary for further or more perfectly assuring the title of the said property to the Member Purchaser as may be reasonably required.

iii) The Vendors have already put the Member Purchaser in vacant possession of the said property at the time when the agreement of sale was executed on 20-06-78 and the Member Purchaser hereby acknowledges that it has been in possession of the said property continuously with effect from 20-06-78.

AV soliy A-



iv) The Vendors will support any application made by the Member Purchaser for mutation of the said property in the Municipal records in the name of the Member Purchaser and will at the cost of the Member Purchaser requiring the same do all that may be required for obtaining mutation in favour of the Member Purchaser.

v) The Vendors have today settled all matters relating to the outstanding taxes, dues assessments, duties, cesses in respect of the said property till 20-06-78 and the Vendor will not

therefore, be required to make payment of any further taxes, dues, duties, assessments or cesses. It shall be the responsibility of the Purchaser to pay all taxes, duties, dues, assessments and cesses in respect of the said property from 20-06-78 and the Vendor shall have no responsibility for payment of the same.

3. The Vendor has handed over all documents of title relating to the Schedule property to the Member Purchaser.

4. The Vendor hereby indemnifies the Member Purchaser against any loss, damage or expenses which the Purchaser may incur or be put to an account of any defect in title to the property hereby sold.

#### SCHEDULE OF THE PROPERTY

ALL THAT OPEN LAND CONTIGUOUS TO THE PREMISES BEARING MUNICIPAL  
NO.8-2-248 MEASURING 893.49 SQ.METRES LYING WITHIN THE COMPOUND WALL

*Av Sliya,*

*1070SV/51*



SITUATED AT. KHAIRATABAD ,HYDERABAD delineated in the plan annexed hereto and bounded on:

NORTH BY

30' wide road

SOUTH BY

8-2-248/B

EAST BY

30' wide road

WEST BY

Plots 52/53/54/55/56

IN WITNESS WHEREOF THE VENDOR HAVE PUT THEIR SIGNATURE ON THIS  
THE 29th DAY OF June 1921 AT HYDERABAD.

WITNESS:

1. R. Sriraman  
(R. SRIRAMAN)

2. ~~T.N.S. Rao~~  
[T.N.S. RAO]

AV Sali

VENDOR

AV Sali



# STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED

Under Rule 3 of Andhra Pradesh of Under Valuation of Instrument Rules 1975

I Av Raj Son of Av Raj

Resident of Kanjilasa myan, Hyd hereby declare & State of the best of my knowledge and behalf the market value of the Property Intened to be attended is a follows.

Sl. No.	Sq. No.	Place	Value Per ...	Total Mark
	Plot No.	Area	Sq Yard/Acre ...	Value

		Open Land	(-)	
8-2-248		893.49 sqm		Rs 20,000

Station

29/6/92  
byd.

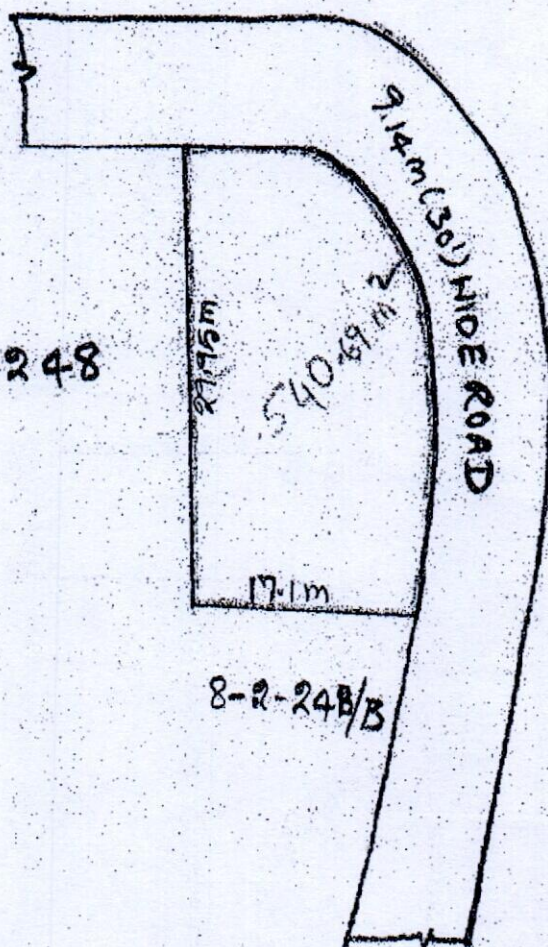
Av satya  
Signature of Executant



REGISTRATION PLAN SHOWING THE OPEN LAND BEARING MCHN 8-2-248  
SITUATED AT PANJAGUTTA, KHAIRATABAD HYDERABAD - A.P.  
VENDOR: M/S SREE NAGARJUNA COOP HOUSING SOCIETY LTD  
REPT BY SECRETARY A.V. SATYANARAYANARAJU S/O A.N. RAJU  
VENDEE: M/S NSL LTD FORMERLY KNOWN AS NAGARJUNA STEELS  
LTD REPT BY R. VENKATARAMARAJU S/O R. RAMALINGA  
RAJU



8-2-248



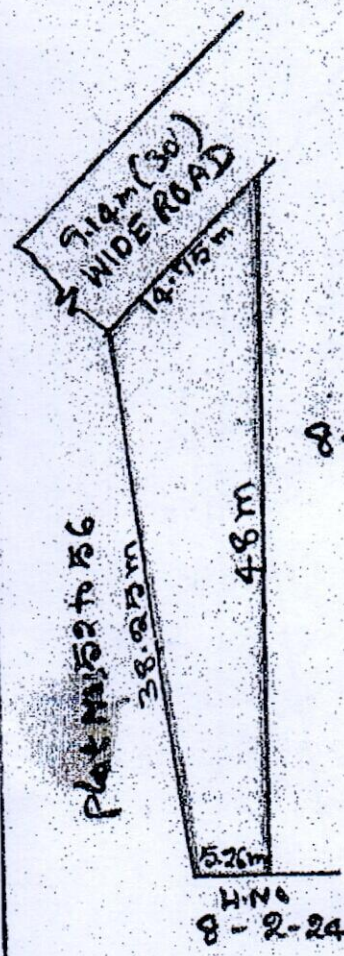
A.V. Satya  
SIG OF VENDOR

WITNESSES

REFERENCE  
INCLUDED ☐  
EXCLUDED ☐



REGISTRATION PLAN SHOWING THE OPEN LAND BEARING MCH NO 8-2-248  
SITUATED AT PANJAGUTTA, KHAIRTABAD, HYDERABAD - A.P.  
VENDOR: M/S SREE NAGARJUNA COOP HOUSING SOCIETY LTD.  
REPT BY SECRETARY A.V. SATYANARAYANARAJU S/O A.N. RAJU  
VENDEE: M/S HSL LTD FORMERLY KNOWN AS NAGARJUNA STEELS  
LTD REPT BY R. VENKAT RAMA RAJU S/O R. RAMALINGA  
RAJU



H.No  
8-2-248

H.No  
8-2-248/B

A.V. Satya N.  
SIC OF VENDOR

WITNESSES

REFERENCE  
INCLUDED ☒  
EXCLUDED ☐