



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

CN 714560

Serial No:9120  
Purchased By :  
MAMIDALA RAMADEVI  
W/I PALNATI DEVARAJULU  
VIKRUTHAMALA VILLAGE

Denomination: 100  
For :  
TEJA INDUSTRIES

Date 27-07-2020

Stamp S. no CN 714560

Sub Registrar

Ex. Office Stamp Vendor  
SRO Tirupathi Rural

**SALE AGREEMENT**

This Agreement of Sale made and executed on this the 29<sup>th</sup> Day of July 2020  
at S.R.O, Renigunta

By

Andhra Pradesh Industrial Infrastructure Corporation Limited, a Government Company incorporated under the Companies Act, 1956 having its Head Office at APIIC Towers, Mangalagiri, Guntur District - 522 503, represented by its Dy. Zonal Manger (AM) present Sri M. JAWAHAR BABU aged about 54 years.

(Herein after referred to as the Party of the First Part which expression shall, unless repugnant to the context, be deemed to mean and include its successors-interest and Assignees.)

Contd..2..

Dy. ZONAL MANAGER (AM)  
APIIC Ltd. : TIRUPATHI.

For TEJA INDUSTRIES

1. Renu  
Managing Partner

2. P. Sankar






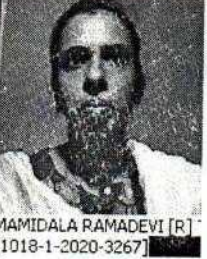

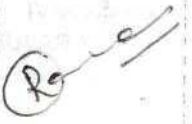

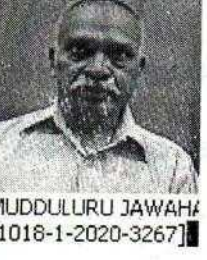

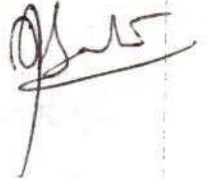


**SCANNED DOCUMENT** **DUPLICATE**



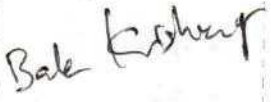
**Presentation Endorsement**

Presented in the Office of the Joint Sub-Registrar, Renigunta along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 12 and 1 on the 30th day of JUL, 2020 30th day of JUL, 2020 30th day of JUL, 2020 by Sri M Jawahar Babu

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

| SNo-cd | Thumb Impression  | Photo  | Aadhar Photo   | Address   | Signature/Ink Thumb Impression  |
|--------|---|--|--|---|---|
| 1-CL   |    | <br>PALNATI DEVARAJULU [R] TEJA<br>[1018-1-2020-3267] |    | PALNATI DEVARAJULU [R] TEJA INDUSTRIES REP BY MG PART<br><br>REPRESENT RAYALA CHERUVU, RAM ACHANDRAPU RAM, CHITTOOR                           |    |
| 2-CL   |   | <br>MAMIDALA RAMADEVI [R] TEJA<br>[1018-1-2020-3267] |   | MAMIDALA RAMADEVI [R] TEJA INDUSTRIES REP BY MG PART<br><br>REPRESENT RAYAL CHERUVU, CHITTOOR   |   |
| 3-EX   |  | <br>MUDDLURU JAWAHAR BABU<br>[1018-1-2020-3267]     |  | MUDDLURU JAWAHAR BABU [R] APIIC LTD, TIRUPATHI (REP BY ITS DY. ZONAL MANAGER I.L. RAM)<br><br>REPRESENT 4TH CROSS, TIRUPATI (URBAN), CHITTOOR |  |

**Identified by Witness:**

| SI No | Thumb Impression  | Photo  | Name & Address  | Signature   |
|-------|---|--|---|---|
| 1     |  | <br>Y BALAKRISHNA::30<br>[1018-1-2020-3267] | Y BALAKRISHNA<br><br>S/O Y LAKSHMAN RAO D NO 9-18 ANDHRA BANK COLONY AVILALA TIRUPATI |  |

**CERTIFICATE OF SCANNING**

the document has been scanned with the identification number 1018

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GS No 3267/2020 & Doct No 1018-1-2020-3267  
Sheet 1 of 12  
JOINT SUBREGISTRAR 229 Renigunta  
3180/2020

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7100  
462  
2020



**INFAVOUR OF**

**M/s. TEJA INDUSTRIES** a partnership firm represented by its Partners:

- 1) **Smt. MAMIDALA RAMADEVI**, D/o. Sri SIDDIAIAH MAMIDALA aged about **35** years, resident of Rayalacheruvu Village, Kuppam Badur Post, Ramachandrapuram Mandal, Chittoor District - 517 561.

**and**

- 2) **Sri PALNATI DEVARAJULU**, S/o. Sri NAGIAIAH PALNATI aged about **40** years, resident of Rayalcheruvu Village, Kuppam Badur Post, Ramachandrapuram Mandal, Chittoor District - 517 561.

Carrying business in co-partnership as per partnership deed dt:17.08.2016 under the name and style of **M/s. TEJA INDUSTRIES** at EMC-II, Tirupathi.

(Herein after referred to as the Party of the Second Part which expressions shall, unless repugnant to the context, be deemed to mean and include its successors-interest and Assignees.)

Whereas APIIC (a wholly owned public sector undertaking of Government of Andhra Pradesh) to secure industrial and economic development of the State and thereby to generate employment opportunities for the youth, is engaged in providing industrial land at concessional prices to entrepreneurs. And hence executes this Sale Agreement with conditionalities to ensure realization of the above objectives within specific time period.

Upon the application of the Party of Second Part, the Party of the First Part has allotted schedule land on "**as is where is**" basis measuring **Acs.1.54 cents (or) 6252.45 Sq.Mtrs., (or) 7477.93 Sq.yards**, situated at **EMC-II, Tirupathi, Chittoor District, Andhra Pradesh** which is described in the schedule hereunder as per Lr.No.37725/APIIC/Electronic Mfg Cluster-II/Tirupati/2020, dt:24.02.2020, amendment orders dt:01.07.2020 & final allotment orders dt:06.07.2020 at concessional price to realize the above objectives in public interest.

Whereas the vacant possession of above-mentioned land is delivered to the Party of The Second Part separately.

**NOW, THESE PRESENTS WITNESSETH AND IS HEREBY AGREED AS FOLLOWS:**

1. (a) The Party of the Second Part, as a condition precedent to being placed in possession of the land allotted on "**as is where is**" basis, has made tentative payment of **Rs.81,90,710/- (Rupees Eighty One Lakhs Ninety Thousand Seven Hundred and Ten only) i.e., @ Rs.1310/- per Sq.Mtr., (or) Rs.53,01,570/- per acre**, towards the cost of the schedule land, accepting the terms and conditions of this Sale Agreement.

**Contd..3..**


  
**Dy. ZONAL MANAGER (AM)**  
**APIIC Ltd. :: TIRUPATHI.**

**For TEJA INDUSTRIES**

1.   
**Managing Partner**

2. 



|  |   |   |   |                 |
|--|---|---|---|-----------------|
| 2  |  |  | <b>P MOHAN</b><br>S/O P NAGAI AH D NO 1-21<br>RAYALACHERUVU R C<br>PURAM MANDAL | <i>P. Mohan</i> |
| [1018-1-2020-3267] P MOHAN: 30/07/2020 12:14 |   | P MOHAN::30/07/2020.1<br>[1018-1-2020-3267]                                       |   |                 |

30th day of July,2020

Signature of **JOINT SUBREGISTRAR229**  
Renigunta

**Endorsement:**

| Desc: | In the Form of |              |                          |      |                     |               |                  |        |
|-------|----------------|--------------|--------------------------|------|---------------------|---------------|------------------|--------|
|       | Online         | Stamp Papers | Challan u/s 41 of IS Act | Cash | SD u/s 16 of IS act | Stock Holding | DD/BC/ Pay Order | Total  |
| SD    | 0              | 100          | 327650                   | 0    | 0                   | 0             | 0                | 327750 |
| TD    | 0              | NA           | 0                        | 0    |                     | NA            | 0                | 0      |
| RF    | 0              | NA           | 20000                    | 0    |                     | NA            | 0                | 20000  |
| UC    | 0              | NA           | 300                      | 0    |                     | NA            | 0                | 300    |
| TOT   | 0              | 100          | 347950                   | 0    |                     | 0             | 0                | 348050 |

NOTE: TD:Transfer Duty, SD:Stamp Duty, RF:Registration Fee, UC:=User Charges, TOT:Total, Desc:Description

Rs. 327650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through Challan/BC/Pay Order No ,41091859342020,41091844802020,41091846662020 dated ,29-JUL-20,29-JUL-20,29-JUL-20.

Date  
30th day of July,2020

Signature of Registering Officer  
Renigunta

Bk-1 CS No-3267/2020 & Doct No  
 Sheet 2 of 12 JOINT SUBREGISTRAR229  
 Renigunta  
 3180/2020

1వ పుస్తకము 2020 నంబర్ 1542 నంబర్  
 3180 నెంబరుగా రిజిస్టర్  
 చేయబడి స్టాంపులను విడుదల, గుర్తింపు  
 నెంబరు 1018 3180  
 ఇవ్వడమైనది. 2020 ఆగష్టు 04 తేదీ

జాయింట్ సబ్ రిజిస్ట్రార్  
 శ్రీ బాలాజీ రిజిస్ట్రేషన్ డిప్యూటీ  
 రేణిగుంట



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**INFAVOUR OF**

**M/s. TEJA INDUSTRIES** a partnership firm represented by its Partners:

- 1) **Smt. MAMIDALA RAMADEVI**, D/o. Sri SIDDIAIAH MAMIDALA aged about **35** years, resident of Rayalacheruvu Village, Kupparam Badur Post, Ramachandrapuram Mandal, Chittoor District - 517 561.

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Whereas APIIC (a wholly owned public sector undertaking of Government of Andhra Pradesh) to secure industrial and economic development of the State and thereby to generate employment opportunities for the youth, is engaged in providing industrial land at concessional prices to entrepreneurs. And hence executes this Sale Agreement with conditionalities to ensure realization of the above objectives within specific time period.

Upon the application of the Party of Second Part, the Party of the First Part has allotted schedule land on "**as is where is**" basis measuring **Acs.1.54 cents (or) 6252.45 Sq.Mtrs., (or) 7477.93 Sq.yards**, situated at **EMC-II, Tirupathi, Chittoor District, Andhra Pradesh** which is described in the schedule hereunder as per Lr.No.37725/APIIC/Electronic Mfg Cluster-II/Tirupati/2020, dt:24.02.2020, amendment orders dt:01.07.2020 & final allotment orders dt:06.07.2020 at concessional price to realize the above objectives in public interest.

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**NOW, THESE PRESENTS WITNESSETH AND IS HEREBY AGREED AS FOLLOWS:**

1. (a) The Party of the Second Part, as a condition precedent to being placed in possession of the land allotted on "**as is where is**" basis, has made tentative payment of **Rs.81,90,710/- (Rupees Eighty One Lakhs Ninety Thousand Seven Hundred and Ten only) i.e., @ Rs.1310/- per Sq.Mtr., (or) Rs.53,01,570/- per acre**, towards the cost of the schedule land, accepting the terms and conditions of this Sale Agreement.

**Contd..3..**

  
**Dy. ZONAL MANAGER (AM)**  
**APIIC Ltd. :: TIRUPATHI.**

**For TEJA INDUSTRIES**

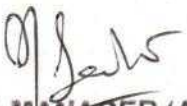
1.   
**Managing Partner**

2. 



- (b) The Party of the Second Part undertakes and agree to pay the Party of the First Part, any further proportionate amount incurred towards relief/rehabilitation and compensation towards acquisition of schedule land and any compensation award passed by any court of law. This will be without prejudice to the rights of the financial institution approved by the Party of the First Part, provided loans thus raised are invested in the plant, machinery or the buildings erected in the schedule land.
2. The date and time, for the performance of this contract, are essence of this contract.
  3. Party of the First Part issued Provisional Allotment Letter dated: **24.02.2020 / letter dt:01.07.2020** which was accepted by the Party of the Second Part. The Provisional Allotment Letter specifying the terms and conditions governing the allotment of the land, shall form part of this Agreement of Sale.
  4. The Party of the Second Part agrees and assures that they will not request for execution of sale deed until the project is implemented as per the Detailed Project Report (hereinafter referred to as "DPR") submitted vide application No. **37725** by the party of the Second Part. THE PARTY OF THE SECOND PART should utilize for the project implementation / construction, not less than 50% of the allotted premises. Utilization of land includes manufacturing / processing activity and land utilized for support facilities like transformer, watchman quarters / godowns and any other supplementary / ancillary facility as detailed in the project report.
  5. (a). The Party of the Second Part agrees and assures to take "No Objection Certificate" (hereinafter referred to as "NOC") from the Party of the First Part to raise any loans on the collateral of the schedule land.  
  
(b). The Party of the Second Part agrees and assures to use the loans thus raised, towards the execution of the project as per the DPR submitted within the schedule land and for no other purpose. Diversion of the funds for any other purpose including promoters' other businesses, will result in automatic cancellation of this allotment.  
  
(c) The Party of the SECOND PART undertakes to inform the Party of the FIRST PART, the details of loans raised on the Security of the schedule land, every 6 months, till the loans are repaid to the financial institutions.  
  
(d) The Party of the SECOND PART agrees and assures that while raising the loans against the collateral of this schedule land, it will be judicious and follow prudential norms in repaying the loan within agreed timeframe.

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Dy. ZONAL MANAGER (AM)  
APIIC Ltd. : : TIRUPATHI.

For TEJA INDUSTRIES  
1.   
Managing Partner

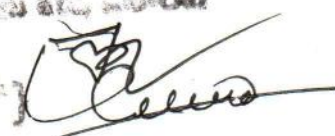

2. 



Pkt-1, SS-Ne-3267/2020 & Doct No  
 P:10462/2020. Sheet 3 of 12 JOINT SUBREGISTRAR229  
 3180/2020  
 Renigunta

I hereby certify that, on the production of the  
 original instrument, I have examined my self  
 that the stamp duty of Rs. 3276.50/- has  
 been paid there for.

  
 Registrar

duplicate: original instrument  
 Copy Compared & examined by  
  
  
 Sub Registrar






- (e) The financial institution which advances loan on the security of this schedule land shall verify the NOC as obtained in clause 5(a) before accepting the schedule land as a collateral and shall inform every year the party of the FIRST PART, the details of the loans advanced or repaid by the party of the SECOND PART.
- (f) The financial institution which advances loan on the security of this schedule land, shall ensure utilization of the loans advanced be used for the purpose of execution of the project within the schedule land.
- (g) In case of no NOC or diversion of funds due to lack of oversight by the financial institution, the party of the First Part is under no obligation whatsoever to accept the financial encumbrances on this schedule land.
6. The Party of the Second Part shall pay the charges for various services and common facilities and also for up-keep and maintenance of roads, water supply, drainage, sewage disposal, street lighting and the like.
7. The Party of the Second Part shall pay charges/taxes for supply of water, electricity and other services to the administration or some other agency as the case may be and as determined later within the stipulated time, failure in respect of which would entail the services being disconnected.
8. The Party of the Second Part shall fulfil all the terms and conditions agreed to by it while entering into the Sale Agreement with party of the First Part. In case of any violation of terms or non-implementation of the project, party of the First Part has the right to cancel this agreement unilaterally without the consent of Party of Second Part.
9. The Party of the Second Part shall bear, pay and discharge all existing and further amounts, duties, imposing and outgoing whatsoever, taxes imposed or charged upon premises or upon the occupier in respect thereof effective from this date.

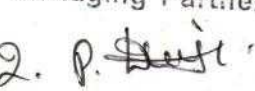
And whereas the Party of The Second Part having agreed to hold the land allotted to them on the terms and conditions hereinafter mentioned:-

- a) The Party of the Second Part shall use the land for setting up of an industry as per DPR submitted vide application number **37725**. The Party of the Second Part agrees that they shall not put up any structure or building other than the factory building or buildings without the prior permission in writing of the party of the First Part.

**Contd..5..**

  
Dy. ZONAL MANAGER (AM)  
APIIC Ltd. : : TIRUPATHI.

For TEJA INDUSTRIES  
1.   
Managing Partner

2. 




- b) The Party of the Second Part expressly agrees and undertakes that the schedule land shall be utilized exclusively for the purpose set forth in the allotment proposal and that no change shall be made without the written sanction of the Party of the First Part.
- c) The Party of the Second Part shall within **12 (twelve) months** of being put in possession of the schedule land shall construct factory buildings after securing necessary statutory clearances from the competent authorities, like environment clearance, consent for establishment, building plan approvals, filing application with APTRANSCO/DISCOM, other permissions/ clearances etc within 6 (six) months from the date of taking possession of land. The Party of Second Part shall go into commercial production duly erecting machinery and obtaining regular power supply connection within **18 (Eighteen) months** of being put in possession of the allotted land.

Any application for extension of time (hereinafter referred to as "EOT") from the Party of the Second Part to the Party of the First Part, if considered by the party of the First Part will be subject to levying of EOT fee of the schedule land cost as per the Party of the First Part regulations. EOT beyond a maximum of further 2 years shall not be entertained by the party of the First Part.

- d) That as and when the schedule land or a portion of it, is no longer required by the Party of the Second Part for the aforesaid purpose, the Party of the Second Part shall forthwith relinquish and restore the land in favor of the Party of the First Part, provided such surrender of the schedule land by the Party of the Second Part is made before cancellation of the allotment by the Party of the First Part for breach of any of the covenants of this agreement. In the event of offering of voluntary surrender of schedule land by the party of the Second Part to the party of the First Part, refund of the consideration paid by the party of the Second Part shall be made by the party of the First Part after making deductions from the consideration paid subject to the following conditions:
- i) Amounts paid towards process fee, penalties and surcharges shall not be refunded.
- ii) Dues in respect of water charges will be deducted for the actual consumption as against the minimum rate as per prevailing tariff for water supply.

Contd..6..

  
Dy. ZONAL MANAGER (AM)  
APIIC Ltd. : : TIRUPATHI.

For TEJA INDUSTRIES


1.   
Managing Partner

2. 

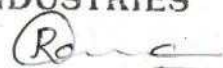



- iii) In case power supply was obtained by the Party of the Second Part, no dues certificate and a certificate of dismantling the service meter issued by the APTRANSCO/DISCOM should be submitted by the Party of the Second Part.
- iv) The Party of the Second Part shall clear the schedule land taxes due to the IALAs/concerned local bodies and certificate to this effect should be furnished by the party of the Second Part.
- v) No interest will be paid to the Party of the Second Part. If there are any buildings on the land other than the land, the Party of the First Part may at its option either refund the cost as assessed by it after the assessed cost is collected from the incoming party or otherwise direct the Party of the Second Part to remove the buildings at their cost within such time as may be allowed by the Party of the First Part.
- e) The Party of the Second Part agrees to keep the buildings and all additions thereto and boundary walls thereof and the drains and other pipes and sanitary and water apparatus thereof in good condition.
- f) The Party of the Second Part agrees not to make or permit any alterations or additions to the approved building including digging open wells/sinking borewells or excavating subsoil for any other purpose without obtaining the previous consent in writing of the Party of the First Part of cause any injury to the walls and fittings thereof.
- g) The Party of the Second Part agrees not to permit any sale by auction upon the premises or suffer the premises to be used in such a way as to cause nuisance or annoyance or inconvenience to the occupiers of the said area.
- h) The Party of the Second Part agrees to permit the Party of the First Part or its Authorized Personnel with or without workmen at all times to enter upon the premises to view the conditions thereof and upon notice given by the Party of the First Part to effect repairs in accordance with such notice at the cost of the Party of the Second Part.
- i) The Party of the Second Part agrees not to transfer or change the ownership/constitution of the business relating to the unit without obtaining the specific permission in writing of the Party of the First Part.
- j) The Party of the Second Part agrees to allow the Party of the First Part to recover the amounts in any way recoverable by it from the purchaser as per law in force at the time without prejudice to the rights of the financial institution/banks.

Contd..7..

  
Dy. ZONAL MANAGER (AM)  
APIIC Ltd. :: TIRUPATHI.

For TEJA INDUSTRIES


1.   
Managing Partner

2. 



- k) That the Party of the First Part is competent to enforce the compliance with all the rules, regulations, and the provisions of any other act in force in respect of the working of the buildings as factory shed established and the party of the Second Part shall be responsible for complying at its own cost with all instructions issued from time to time in this regard.
- l) That the Party of the Second Part or the persons engaged by them will have reasonable access to all common services and common facilities provided in the industrial area and they shall make good any loss due to misuse or damage caused to the properties of the Party of the First Part and to such common services and facilities by persons engaged directly or indirectly in running the unit as may be decided by the Party of the First Part.
- m) Till such time as the ownership of the schedule land is transferred to the Party of the Second part in the manner mentioned above, the schedule land shall continue to remain the schedule land of the Party of the First Part without prejudice to the rights of the financial institution as under clause 5 above.
- n) Sale Deed will be issued by the Party of the First Part in favour of the Party of the Second Part on payment of all pending dues to the Party of the First Part with interest including penalties, maintenance charges, water charges, schedule land taxes as stipulated from time to time by the Party of the First Part and after commencement of regular commercial production / implementation as per the DPR and also after utilization of allotted extent not less than 50% for project implementation. Utilization of land includes manufacturing / processing activity, and land utilized for support facilities like transformer, watchman quarters, godowns and any other supplementary / ancillary facility as detailed in the project report.
- o) That if the Party of the Second Part commits breach of any of the covenants herein contained, the allotment stands cancelled and the Party of the Second Part will be treated as an "Encroacher" and a "Trespasser" who will have no right whatsoever in the schedule land and it shall be lawful for the Party of the First Part to re-enter upon the schedule land and resume possession thereof and also of the buildings standing thereon, and the transfer of schedule land of any interest there-in made in favor of Party of the Second Part under these presents shall cease to exist and all the rights of the Party of the Second Part in schedule land under this agreement and any building thereon shall at once cease, stand and determine, and would vest with the Party of the First Part. The payments made by the Party of the Second Part shall remain forfeited towards use and occupation of the schedule land.

**Contd..8..**

  
Dy. ZONAL MANAGER (AM)  
APIIC Ltd. :: TIRUPATHI.

For TEJA INDUSTRIES

1.   
Managing Partner

2. 



p) In event of cancellation/resumption of the schedule land allotted, the payments made by the Party of the Second Part shall remain forfeited towards use and occupation of the schedule land and the party of the Second Part shall surrender the land to the party of the First Part and attend for registration of "Deed of Cancellation" in the event of entered in to registered document, if any failure by the party of the Second Part, in surrendering of schedule land to the party of the First part and in attending for execution and registration of "Deed of Cancellation", the party of the First Part having all rights to execute "Deed of Cancellation" unilaterally and register the same with the Sub-Registrar Office concerned, for violation of terms and conditions of this Agreement for Sale. However, the Party of the First Part may be at its option consider refund of the amounts paid by the Party of the Second Part towards the cost of the schedule land subject to the following deductions.

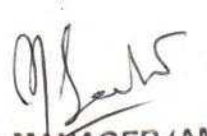
- i) EMD will be forfeited.
- ii) The amount will be deducted as follows on the cost of the original allotment taking the period of occupation of the plot/land/shed/ shop into account apart from the forfeiture of EMD or part thereof.

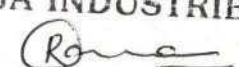
| Occupation period<br>(No. of years from the<br>date of possession) | % of occupation charges to be<br>deducted per annum or part<br>thereof, cumulatively |
|--|--|
| Up to 1 year   | 1%   |
| 2 years  | 1%+1%=2%   |
| 3 years  | 1%+1%+2%=4%  |
| 4 years  | 1%+1%+2%+3%=7%   |
| 5 years  | 1%+1%+2%+3%+5%=12%   |
| Above 5 years  | 12%+5% for each of the<br>additional year or part thereof                            |

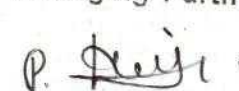
In case the amount paid by the party of the Second Part is less than deductions to be made, no claim for further payments shall be made.

No interest will be paid to the PARTY OF THE SECOND PART in this respect. If there are any buildings on the land other than land/shed, PARTY OF THE FIRST PART may at its option either refund the cost as assessed by after the same assessed cost is collected from the incoming party or otherwise direct the Party of the Second Part to remove the buildings at their cost within such time as may be allowed by the PARTY OF THE FIRST PART.

**Contd..9..**

  
Dy. ZONAL MANAGER (AM)  
APIIC Ltd. : : TIRUPATHI.

For TEJA INDUSTRIES  
1.   
Managing Partner

2. 



- q) The Party of the First Part which is a local authority in respect of the notified industrial areas has been collecting schedule land tax, advertisement tax, granting building permits, permissions for installation of plant and machinery etc., and that the Party of the Second Part hereby undertakes to be a member of the Service Society formed by the rate payers of the Notified Industrial Areas which acts as a nodal agency for proper and better maintenance of the Notified Industrial Areas by the Party of the First Part.
10. That the Party of the Second Part shall abide by any other conditions as may be imposed in course of time by the Party of the First Part.
11. All the costs and expenses of an incidental to be preparation and execution and registration of this agreement shall be paid by the Party of the Second Part.
12. In all the matters of doubts concerning and in respect of this indenture the decision of the Party of the First Part shall be final and binding on the Party of the Second Part and any default by the Party of the Second Part thereof shall be deemed to be breach of the terms of this indenture.
13. If the Party of the Second Part has availed allotment of land from the Party of the First Part as an SC/ST/BC category entrepreneur thereby availing a subsidy of 50% on the land price fixed for the Scheduled land by the party of the First Part, then following super added covenants will be contingent on the Party of the Second Part:-
- a. The family as a unit of the Party of the Second Part are eligible for allotment of only one subsidised plot between them.
  - b. Prior to transfer of ownership over the scheduled land from the Party of the Second Party to any other Non-SC/ST/BC category entrepreneur, the Party of the Second Part shall refund the subsidies availed by it at the time of obtainment of the scheduled land from the Party of the First Part and obtain an NOC from the Party of the First Part for the transfer to be valid.
  - c. If any of the above conditions are violated by the Party of the Second Part, the transfer of ownership of the Scheduled Land will be treated as null and void. The Party of the First Part shall resume the Scheduled Land without notice to the Party of the Second Part.
  - d. However, all the above conditionalities extend without prejudice to any financial institute/ions that extend loan to the Party of the Second Part on account of being an SC/ST/BC category entrepreneur for the purpose of establishment of plant, machinery and business in the Scheduled Land.

Contd..10..

  
Dy. ZONAL MANAGER (AM)  
APIIC Ltd. :: TIRUPATHI.

For TEJA INDUSTRIES

1.   
Managing Partner

2. P. 



14. Further, the PARTY OF THE FIRST PART allotted subject schedule property to the PARTY OF THE SECOND PART for utilization of the property for the purpose for which it has been allotted. The PARTY OF THE SECOND PART should fulfill the investment and employment obligation and also utilization of land/ construction as envisaged in the Detailed Project Report (DPR)/allotment orders. Accordingly, in this regard, THE PARTY OF THE SECOND PART has furnished a undertakings **dt:27.07.2020** in favour of The PARTY OF THE FIRST PART is annexed to this document is part and parcel of this Agreement for sale of land.

IN WITNESS WHEREOF the seal of **M/s. TEJA INDUSTRIES** and APIIC both hereunto be affixed and indenture executed for and on behalf of **M/s.TEJA INDUSTRIES** represented by **(1) Smt. Mamidala Ramadevi & (2) Sri Palnati Devarajulu** and the **Dy.Zonal Manager (AM) of Andhra Pradesh Industrial Infrastructure Corporation Limited**, for and on behalf of and by orders and directions of the Vice Chairman & Managing Director of APIIC hereunto set their hand and the day and year first above written.

**SCHEDULE ABOVE REFERRED TO**

District: CHITTOOR

Mandal : YERPEDU

Village: VIKRUTHAMALA


Panchayat : GOVINDAVARAM

SRO: THOTTAMBEDU

**PART OF SURVEY No.**

| Sl. No. | Sy.No.         | Extent in<br>Acs. |
|---------|----------------|-------------------|
| 1.      | 377/3          | 0.76              |
| 2.      | 378/2          | 0.78              |
|         | <b>Total:-</b> | <b>1.54</b>       |

**Contd..11..**

  
**Dy. ZONAL MANAGER (AM)**  
**APIIC Ltd. : : TIRUPATHI.**

**For TEJA INDUSTRIES**

1.   
**Managing Partner**

2. P. 



**PLOT No.41** with an extent of **7477.93 Sq. Yards., (or) Acs.1.54 cents (or) 6252.45 Sq.Mtrs.,** in EMC-II, Tirupathi bounded by:

NORTH : Sy.Nos.377/3 & 378/2

SOUTH : 18.00 M WIDE ROAD

EAST : 18.00 M WIDE ROAD

WEST : Sy.No.377/3

Witnesses:

- 1) *C. Suguna*  
(C. Suguna, PE (Civil)  
APIIC, Tirupathi)
- 2) *O. Krishna Basha*  
(O. KRISHNA BASHA  
APIIC, Tirupathi.)

*[Signature]*  
**Dy. ZONAL MANAGER (AM)**  
**APIIC Ltd. TIRUPATHI.**  
for and on behalf of APIIC Ltd

Witnesses :

- 1) *Bala Krishna y*  
9-18, AndraBada colony TPT  
Avilala Tirupathi
- 2) *P. Mohan*  
P. Mohan  
D.O 1-21  
toorup veda  
Rayalacheruvu (V)

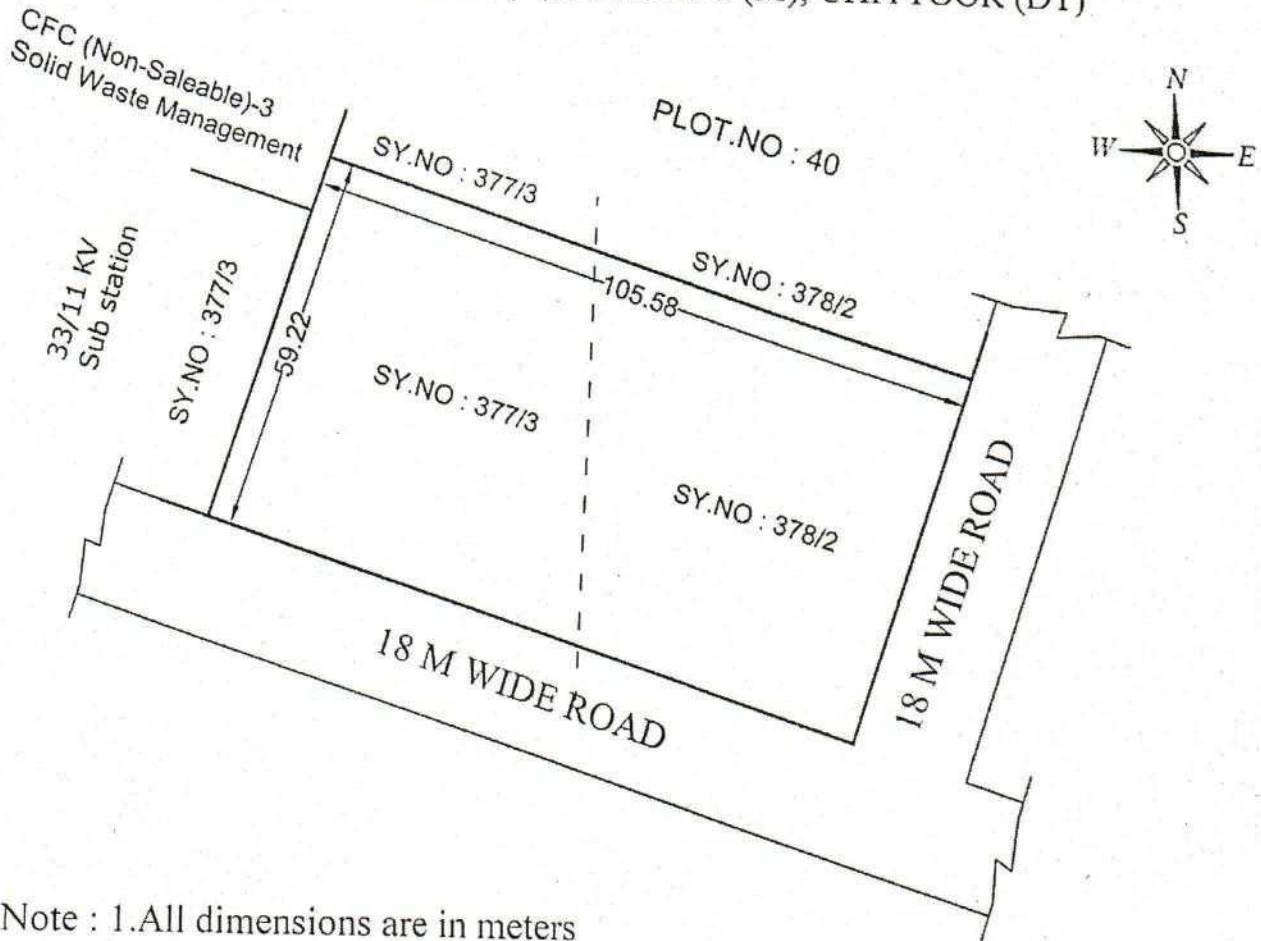
**For TEJA INDUSTRIES**

1. *[Signature]*  
**Managing Partner**  
Party of the Second Part

2. *P. [Signature]*



**SITE PLAN SHOWING M/s TEJA INDUSTRIES OF PLOT NO 41 AT EMC-II, VIKRUTHAMALA (V), YERPEDU (M), CHITTOOR (DT)**



- Note :
1. All dimensions are in meters
  2. The site plan submitted, subject to the approval of revised layout by the competent authority
  3. Dimensions are not to scale

AREA :  $105.58 \times 59.22 = 6252.45 \text{ sq.mt}$

SY.NO : 377/3 = Acs: 0.76

SY.NO : 378/2 = Acs: 0.78

Acs: 1.54

MANAGER (ENGG)  
APIIC LTD., TIRUPATHI

Deputy Zonal Manager (E)  
A.P.I.I.C.Ltd., Tirupathi-517504

Dy. ZONAL MANAGER (AM)  
APIIC Ltd. : : TIRUPATHI.

For TEJA INDUSTRIES  
1.   
Managing Partner

2.



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2020

P. No. 462  
2020

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

P. No. 462  
2020

S.No. FINGER PRINTS  
IN BLACK INK  
(LEFT THUMB)

PASS PORT SIZE  
PHOTOGRAPH  
(BLACK & WHITE)

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT/SELLER/BUYER



**EXECUTANT**

M. JAWAHAR BABU  
Dy. ZONAL MANAGER (AM),  
APIIC Ltd.,  
INDUSTRIAL PARK  
TIRUPATHI-517 506.

*[Handwritten signature]*

SIGNATURE OF THE WITNESSES

*[Handwritten signature]*  
Dy. ZONAL MANAGER (AM)  
SIGNATURE OF THE EXECUTANT

1) Babu Krishan Y.

2) P. Venkatesh





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

CN 714562

Serial No:9122

Denomination: 100

Date 27-07-2020

Stamp S. no CN 714562

Purchased By :

MAMIDALA RAMADEVI

W/I PALNATI DEVARAJULU

VIKRUTHAMALA VILLAGE

For

TEJA INDUSTRIES

Sub Registrar

Ex. Office Stamp Vendor  
SRO Tirupathi Rural

### UNDERTAKING

**M/s. TEJA INDUSTRIES** a partnership firm represented by its Partners:

- 1) **Smt. MAMIDALA RAMADEVI**, D/o. Sri SIDDIAIAH MAMIDALA aged about **35** years, resident of Rayalacheruvu Village, Kuppam Badur Post, Ramachandrapuram Mandal, Chittoor District - 517 561.

and

- 2) **Sri PALNATI DEVARAJULU**, S/o. Sri NAGIAIAH PALNATI aged about **40** years, resident of Rayalcheruvu Village, Kuppam Badur Post, Ramachandrapuram Mandal, Chittoor District - 517 561. Allottee of the **Plot No.41** vide allotment Lr.No.37725/APIIC/Electronic Mfg Cluster-II/Tirupati/2020, dt:24.02.2020, amendment orders dt:01.07.2020 & final allotment orders dt:06.07.2020 of the Zonal Manager, APIIC Ltd., Tirupathi is aware that the land in question was taken under the provisions of Land Acquisition Act by the APIIC Ltd for establishment of the EMC-II, Tirupathi and claims for enhancement of compensation are pending before the Courts of Law or likely to arise in due course.

Contd..2..

For TEJA INDUSTRIES

1.   
Managing Partner

2. P. 



- 3) In the event of the Courts ordering enhanced compensation under the Land Acquisition Act, 1894 or otherwise at the instance of the persons affected / interested, I hereby undertake and agree to pay to the APIIC Ltd, further amounts with interest as demanded by it at any time after or before execution of Sale Deed in my favor or in favor of my assignees, proportionate to the schedule land allotted to us in case the APIIC is finally obliged to pay any higher sums towards enhanced compensation or towards development cost. This will be without prejudice to the rights of the financing agency approved by the APIIC as the first mortgagee.
- 4) In the order to protect our interest, we also undertake to implead ourselves, in all such Court cases.
- 5) That we also hereby undertake to implement my project in the allotted plot as per clause No.9 (c) mentioned in the Agreement for sale of land and as prescribed in the allotment Lr.No.37725/APIIC/Electronic Mfg Cluster-II/Tirupati/2020, dt:24.02.2020, amendment orders dt:01.07.2020 & final allotment orders dt:06.07.2020 of the Zonal Manager, APIIC Ltd., Tirupathi.
- 6) We agree and assures that I/we will not request for execution of sale deed until the project is implemented as per the Detailed Project Report submitted vide application No.37725 and I/we undertake that I/we will utilized for the project implementation / construction, not less than 50% of the allotted premises. Utilization of land includes manufacturing / processing activity, and land utilized for support facilities like transformer, watchman quarters, godowns and any other supplementary / ancillary facility as detailed in the project report.
- 7) We further undertake to obtain Sale Deed from the Corporation within one month from the date of receipt of intimation from the APIIC Ltd
- 8) We further hereby undertake to treat and dispose of the effluents from our unit as prescribed by the A.P. Pollution Control Board without causing any inconvenience to the other entrepreneurs at our risk and costs. Further, we undertake to occupy the plot allotted to us subject to obtaining No objection Certificate from A.P. Pollution Control Board and shall adhere to the directions issued by it from time to time.
- 9) We hereby undertake to pay the schedule land tax as levied by APIIC-IALA without any protest.

This Undertaking shall be in force and binding on us and the APIIC Ltd., is/are entitled to enforce the same against us and our approved assignees at any time i.e., before or after execution of Sale Deed by the APIIC Ltd., and that this undertaking shall form part and parcel of Sale Deed executed by the APIIC Ltd.

Date: 27-07-2020

Witnesses:

1) Balu Krishnay

2) P. V. S. R. M.

For TEJA INDUSTRIES

1. P. V. S. R. M.  
Managing Partner

2. P. V. S. R. M.



PNB 462

3/8/20



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

CN 714564

Serial No:9124  
Purchased By :  
MAMIDALA RAMADEVI  
W/I PALNATI DEVARAJULU  
VIKRUTHAMALA VILLAGE

Denomination: 100  
For :  
TEJA INDUSTRIES

Date 27-07-2020

Stamp S. no CN 714564  
Sub Registrar  
Ex. Office Stamp Vendor  
SRO Tirupathi Rural

**UNDERTAKING FOR THE PAYMENT OF ENHANCED LAND COMPENSATION**

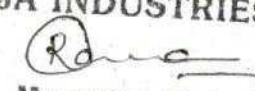
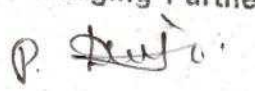
**M/s. TEJA INDUSTRIES** a partnership firm represented by its Partners:

**1. Smt. MAMIDALA RAMADEVI**, D/o. Sri SIDDIAIAH MAMIDALA aged about **35** years, resident of Rayalacheruvu Village, Kuppam Badur Post, Ramachandrapuram Mandal, Chittoor District - 517 561.

**and**

**2. Sri PALNATI DEVARAJULU**, S/o. Sri NAGIAIAH PALNATI aged about **40** years, resident of Rayalcheruvu Village, Kuppam Badur Post, Ramachandrapuram Mandal, Chittoor District - 517 561, who were approved by the Corporation in allotment Lr.No.37725/APIIC/Electronic Mfg Cluster-II/Tirupati/2020, dt:24.02.2020, amendment orders dt:01.07.2020 & final allotment orders dt:06.07.2020 are aware that the land in question was taken under the provisions of Land Acquisition Act by the APIIC Ltd., for the establishment of the Industrial Area and claims for enhancement of compensation are pending before the Courts of Law or likely to arise in due course.

**Contd..2..**

For TEJA INDUSTRIES  
1.   
Managing Partner  
2. 



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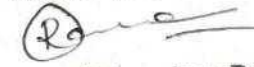
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3. In the event of the courts ordering enhanced compensation under the Land Acquisition Act 1894 or otherwise at the instance of the persons affected/ interested, we hereby undertake and agree to pay to the APIIC Limited further amounts with interest as demanded by it at any time after or before execution of Sale Deed in our favor or in favor of our assignees proportionate to the schedule land allotted to us in case the APIIC is finally obliged to pay any higher sums towards enhanced compensation or towards development cost. This will be without prejudice to the right of the financing agency approved by the APIIC as the first Mortgage.


4. In order to protect our interests, we also undertake to implead ourselves in all such court cases.

5. We hereby undertake to pay NALA charges if any levied by the APIIC / Authorities concerned.

For TEJA INDUSTRIES

1.   
Managing Partner  
Signature of the allottee

Date: 27-07-2020

2. P. 

WITNESSES:

1. Bak Krishna y

2. P. moham





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

CN 714566

Serial No:9126  
Purchased By :  
MAMIDALA RAMADEVI  
W/I PALNATI DEVARAJULU  
VIKRUTHAMALA VILLAGE

Denomination: 100

For :  
TEJA INDUSTRIES

Date 27-07-2020

Stamp S. no CN 714566

Sub Registrar

Ex. Office Stamp Vendor  
SRO Tirupathi Rural

### UNDERTAKING

**M/s. TEJA INDUSTRIES** a partnership firm represented by its Partners:

1. **Smt. MAMIDALA RAMADEVI**, D/o. Sri SIDDIAIAH MAMIDALA aged about **35** years, resident of Rayalacheruvu Village, Kuppam Badur Post, Ramachandrapuram Mandal, Chittoor District – 517 561.


and

2. **Sri PALNATI DEVARAJULU**, S/o. Sri NAGIAIAH PALNATI aged about **40** years, resident of Rayalcheruvu Village, Kuppam Badur Post, Ramachandrapuram Mandal, Chittoor District – 517 561. Allottee of **Plot No.41 measuring Acs.1.54 cents (or) 6252.45 Sq.Mtrs.**, at EMC-II, Tirupathi, Chittoor District hereby undertake the following conditions:

Contd..2..

For TEJA INDUSTRIES

1.   
Managing Partner

2. 



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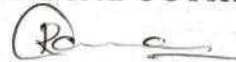
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1. I shall comply all the time with applicable environmental standards stipulated by statutory authorities and shall comply with any new changes or modifications to standards or any new rules or amendments made from time to time.
2. In the cases of non-compliances of any conditions laid down by the Industrial Park Level Management of APIIC. I/We understand that the Industrial Park Level Management / APIIC shall have the right to issue directions to our company / industry to close the operation of our Company/ Industry and we herewith undertake to comply with such directions.
3. I shall keep copies of all the environmental regulations: EIA report, EC clearance, MOEF/PCB investigations reports and all other relevant environment documents in place all the time inspection by Industrial Park level Management/ APIIC at any time.
4. I shall document all environmental activities with proper attestation all the time.
5. I shall abide by the country fly ash utilization regulations and utilize the fly ash in all possible ways for construction.
6. I shall provide copies of Environmental Compliance reports/statements submitted to APPCB and/or MOEF to the Industrial Park Level Management/ APIIC.
7. I shall adopt water reuse and water re-cycle methods for water conservation.
8. For storm water collection, I shall provide drainage within our premises and also construct rain water harvesting pits within the Industry premises for harvesting rain water. Only the excess storm water that does not carry pollutants shall be discharged into the common storm water drainage network.
9. I shall minimize waste generation by adopting suitable techniques and the details of such measures shall be provided to the Industrial Park Level Management/APIIC from time to time.
10. I shall adopt energy conservation measures and use renewable energy in all possible ways and any such application of techniques shall be informed to the Industrial Park Level Management/APIIC from time to time.

Contd..3..

For TEJA INDUSTRIES

1



Managing Partner

2





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:: 3 ::

11. I shall monitor the emissions, wastes, stack emissions and the ambient air/water quality within our premises and submit the copies of the reports from time to time to Industrial Park Level Management/APIIC.
12. I shall develop greenbelt and green areas within our Industry premises as per APPCB norms.

This undertaking shall be in-force and binding on me and the APIIC Ltd., is entitled to enforce the same against me and my approved assignees at any time i.e. before or after execution of sale deed by the APIIC Ltd., and that this undertaking shall form part and parcel of sale deed executed by the APIIC Ltd.

I do hereby solemnly affirm and certify that I have voluntarily executed this undertaking with free will and signed on this 27<sup>th</sup> day of July, 2020 in the presence of the following witnesses.

Date: 27-07-2020

For TEJA INDUSTRIES

1.   
Managing Partner  
Signature of the Allottee

Witnesses:

1) Bak Krishna Y

2. P. 

2) P. Neelam

Prepared by  
SE-LF