



తెలంగాణ తెలంగాణ TELANGANA

Sl.No: 5675 Date: 31/3/22 100/-

Sold To: Tarakeshwar Pandey

Sto: B.D. Pandey

For Whom: self

Pls. Give to the
SINGLE SEARCH NO. OF 2022

CERTIFIED COPY NO. 740 OF 2022



Sainath
AL 432115

S. SAINATH

Licenced Stamp Vendor

Lic No: 15-19-024/2021

H.No: 8-99, Maheshwaram (V & M

Ranga Reddy Dist-501359

Cell: 9666990979

DOCUMENT NO: 2377/2022

No. of Pages. 10

Cash Receipt: 5860 from

Copy Prepared By: C.ANILKUMAR

{S.A. }

(Reader)

(Examiner)

Date Of Issue:- 31/03/2022

Sub Registrar
Maheshwaram
SUB REGISTRAR
MAHESHWARAM
Ranga Reddy District

3377/2022

3377/2022



తెలంగాణ తెలంగాణ TELANGANA

Sl No. 11.02.DI.01/02/22 Rs. 100/-

Sold to: Tarkeshwar Pandey s/o B.D Pandey

or Whom: Chiripal poly films Ltd. R. Tummaloor

AM 897449
S. HILANATH KUMARLicence No. 15-19-028/2021
H.No. 18-64, Main Chowdhan (V&M)
R.R.D.M. Code 901961000**DEED OF SALE**

This Deed of Sale is made and executed at Shamshabad, on this 9th day of February 2022 by the TELANGANA STATE INDUSTRIAL INFRASTRUCTURE CORPORATION LIMITED (an Undertaking of Government of Telangana.), a Government Company registered under Companies Act, 2013 having its Registered Office at 5-9-58/B, 6th Floor, Parishrama Bhavan, Fateh Maidan Road, Basheerbagh, Hyderabad-500004; represented by its Sri D Ravi, Zonal Manager, Shamshabad hereinafter called "THE PARTY OF FIRST PARTY" (which expression shall unless repugnant to the context, shall mean and include his successors in office and assigns).

D. Ravi
ZONAL MANAGER,
T.S.I.I.C LIMITED, Shamshabad Zone,
HYDERABAD-500 005.

TRUE COPY

MAHESH KARAM
SUB-REGISTRAR
Ranga Reddy District

::2::

M/s. Chiripal Poly Films Limited, a Company registered under companies Act 1956, having its registered office at Door No. 109/110, peninsula Centre, Dr. S S Road, Parel, Mumbai, Maharashtra 400012. represented by its AGM Commercial Sri. Tarkeshwar Pandey, S/o. B D Pandey, aged (53) years of the Company who is duly authorized through the resolution dated:05.01.2021 of its Board of Director (Which expression shall unless the context requires otherwise include his heirs, executors, administrators and legal representatives hereinafter called "THE PARTY OF THE SECOND PART".

1. WHEREAS upon the application of the PARTY OF THE SECOND PART, the PARTY OF THE FIRST PART has allotted Plot No.6 to 11, 14 to 21, 25 to 38, 43 to 56 & 59 to 66 admeasuring to an extent of 29.87 Acres, or 1,20,881.00 Sq.Mtrs. at Plastic Park Mankhal, Tummaloor Village, Maheshwaram Mandal, Ranga Reddy District on Outright Sale Basis, which is more fully described in the Schedule hereunder and for greater clearness delineated in the plan hereto annexed, herein-after referred to as the said land for setting up of an industry for "Bopp/Bopet/coating/metalizing/Slitting film line, recycling".
2. THE PARTY OF THE FIRST PART has acquired/alienated land measuring Acs. 179-13gts by way of alienation following the process of Land Acquisition Act under due process of law duly paying the compensation/ex-gratia to the eligible persons for the purpose of setting up of Industrial area / Industrial Development Park. Awards Pro.No date: C/161/2005 dt:13-11-2006. The possession of the land was handed over by the Revenue Authorities to the First Part in two (2) spells i.e. on 15-11-2006 and 08.09.2008 under cover of panchanama. Hence the party of THE FIRST PART has become the owner of the said land and thus competent to sell the property to THE PARTY OF THE SECOND PART.
3. And Whereas an agreement of sale was entered into on 09.03.2018 (Registered vide Doc No. 3652/2018 dt: 09.03.2018) for an extent of 120881Sq.mtrs situated at Tummaloor(V), Maheshwaram (M), Ranga Reddy District on Outright Sale Basis between the PARTY OF THE FIRST PART specifying the terms and conditions governing the allotment of the land to the PARTY OF THE SECOND PART.

D. J. S. Contd: 3
ZONAL MANAGER,
T.S.I.I.C LIMITED, Shamshabad Zone,
HYDERABAD-500 005.


TRUE COPY
SUB-REGISTERAR
MAHESHWARAM
Ranga Reddy District

:: 3 ::

4. And whereas the vacant possession of the land had been delivered to the PARTY OF THE SECOND PART on 09.03.2018 and the PARTY OF THE SECOND PART has constructed the factory buildings and gone into production of "Bopp/Bopet/coating/metalizing/Slitting film line, recycling".
5. And whereas the Corporation has agreement to sell/allot the plot in favour of the PARTY OF THE SECOND PART, in pursuance of their application dt:20.10.2017, at Plastic Park Mankhal that the land in Industrial park is to be utilized for the purpose of Industry only. The terms and conditions relating to sale were settled in the Agreement for sale entered into on 09.03.2018 with the PARTY OF THE SECOND PART. THE PARTY OF THE FIRST PART agreed to convey the title and ownership of the land in favour of the PARTY OF THE SECOND PART, subject to the condition that the land shall be utilized for the purpose of setting up of an industry for "Bopp/Bopet/coating/metalizing/Slitting film line, recycling". and for no other purpose. Any change in the line of manufacturing activity shall be approved by the Corporation and also such other Competent Authorities.
6. And whereas the PARTY OF THE FIRST PART has agreed to sell and PARTY OF THE SECOND PART has agreed to purchase the said land free from all encumbrances for a total sale consideration of Rs.10,45,45,000/- (Rupees Ten Crores forty five Lakhs forty five thousand Only) towards the cost of the land having being paid to the PARTY OF THE FIRST PART by the PARTY OF THE SECOND PART, the receipt where of THE PARTY OF THE FIRST PART hereby admits and acknowledges, The PARTY OF THE SECOND PART both hereby sell, grant convey, transfer and assign unto THE PARTY OF THE SECOND PART all that piece and parcel of land being Plots in IP Plastic Park Mankhal particularly described in the Schedule hereunder and for greater clearness delineated in the plan annexed hereto together with all rights, title, easements and all other rights in any wise appertaining thereto TO HOLD the said land unto and to the use of the PARTY OF THE SECOND PART absolutely and forever.


ZONAL MANAGER,
T.S.I.I.C LIMITED, Shamshabad Zone,
HYDERABAD-500 005.

Contd. 4.

TRUE COPY

SUB-REGISTRAR
MAHESHWARAM
Ranga Reddy District

:: 4 ::

7. THE PARTY OF THE SECOND PART shall use the said land for the aforesaid purpose of putting up a factory or factories duly permitted by the Competent Authority and for no other purpose. THE PARTY OF THE SECOND PART agree that it shall not put any structure or buildings other than a factory building or buildings.
8. THE PARTY OF THE FIRST PART assures the PARTY OF THE SECOND PART that the said land is free from all encumbrances or charge or obligations of any kind whatsoever and nobody else has any right, title or interest in the said land.
9. THE PARTY OF THE FIRST PART covenants with PARTY OF THE SECOND PART that the said land shall quietly be entered into upon and held and enjoyed and the rents and profits received there from by the PARTY OF THE SECOND PART without any interruption, disturbance, claim or demands whatsoever from the PARTY OF THE FIRST PART.
10. THE PARTY OF THE FIRST PART shall at the cost of the PARTY OF THE SECOND PART take all necessary steps and sign all applications, papers and or further documents for more perfectly assuring the said land to the PARTY OF THE SECOND PART and for getting the name of the PARTY OF THE SECOND PART mutated in the Municipal and or Revenue Records as the owner of the said land.
11. THE PARTY OF THE FIRST PART covenants with the PARTY OF THE SECOND PART that if for any defect in the title of PARTY OF THE FIRST PART and the PARTY OF THE SECOND PART is deprived of the whole or any part of the said land, the PARTY OF THE FIRST PART hereby undertakes to indemnify and/or compensate the PARTY OF THE SECOND PART in full.
12. THE PARTY OF THE FIRST PART is exempted from the provisions of the Urban Land (Ceiling and Regulations) Act, 1976 under section 19(i) to the vacant lands held by it, as it is a Government Company as defined in Section 617 of the Companies Act, 1956 (Act of 1956).
13. As THE PARTY OF THE SECOND PART has paid an amount of Rs.41,81,900/- (Rupees forty one Lakhs eighty one Thousand and Nine Hundred only) towards stamp duty Doc.No.3652/2018, dated: 09.03.2018, obtained from THE PARTY OF THE FIRST PART in respect of the Schedule Property sold under this SALE DEED, the PARTY OF THE SECOND PART claims adjustment of the stamp duty already paid in respect of the Agreement of Sale towards the Stamp duty required to be paid in respect of this instrument of Sale as provided under Act, 47 A of Schedule I.A to Indian Stamp Act.


Contd. 5.


D. S.
ZONAL MANAGER,
T.S.I.L.C LIMITED, Shamshabad Zone,
HYDERABAD-500 005.

TRUE COPY
SUB REGISTRAR
MAHESWARAM
Hyderabad District

::5::

14. The Market value of the schedule land is fixed Rs.10,45,45,000/- (Rupees Ten Crores forty five Lakhs forty five thousand Only) vide Lr.No. 437/ZO/TSIIC/SHBD/TML/CPFL/17, dated.09.03.2018 of the Zonal Manager, TSIIC Limited, Shamshabad Zone, Hyderabad, Telangana State
15. The PARTY OF THE SECOND PART should obtain prior approval from the TSIIC authorities before the sub division of allotted plot otherwise subdivision of plot will not be considered by TSIIC.


ZONAL MANAGER,
T.S.I.I.C LIMITED, Shamshabad Zone,
HYDERABAD-500 005.

TRUE COPY

SUB-REGISTRAR
MAHESHWARAM
Narayan Reddy District

SCHEDULE ABOVE REFERRED TO

District: Ranga Reddy

Mandal: Maheshwaram

Village: Tummaloor

TSIIC-IALA: IALA Mankhal Expansion

Plot No. 6 to 11, 14 to 21, 25 to 38, 43 to 56 & 59 to 66 admeasuring to an extent of 29.87 Acres (or) 120881.00 Sq. meters (or) 144572.473sq.yards situated at Plastic Park Mankhal, Ranga Reddy District in Survey No.190 to 193 bounded by:

NORTH: Prop. 30.00 M Wide Road

SOUTH: Prop. 24.00 M Wide Road, Plot No.5,12,13,22,23 & 24, 39 & 40, 41 & 42, 57 & 58

EAST: Prop. 18.00 M Wide Road

WEST: Prop. 24.00 M Wide Road

Witnesses:

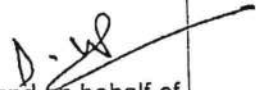
1) V. Shalini

2) T. Sandhyaarani

Witnesses:

1) 

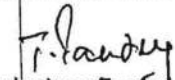
2) 


For and on behalf of
TELANGANA STATE INDUSTRIAL
INFRASTRUCTURE CORPORATION LTD.
ZONAL MANAGER,
T.S.I.I.C LIMITED, Shamshabad Zone,
HYDERABAD-500 005.

Signature of the SECOND PARTY.

For CHIRIPAL POLY FILMS LTD.

Stamp/Seal

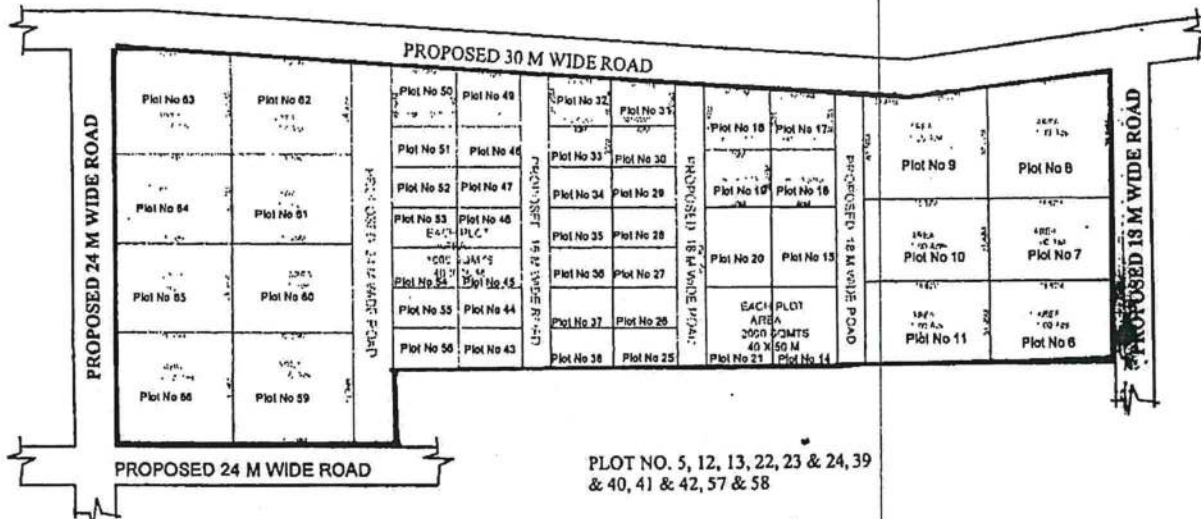

Tarkeshwar Pandey
(AGM-Commercial)

TRUE COPY
SUPER REGISTRAR
MAHESHWARAM
Ranga Reddy District

SITE PLAN SHOWING THE PLOT NO. 6 to 11, 14 to 21, 25 to 38, 43 to 56 & 59 to 66, SITUATED IN SY.NO.190 TO 193 AT IP PLASTIC PARK MANKHAL, TUMMALUR (V), MAHESHWARAM (M), RANGA REDDY DISTRICT

PARTY OF THE FIRST PART: TSIIC LIMITED

PARTY OF THE SECOND PART: M/S. CHIRIPAL POLY FILMS LIMITED AREA OF THE PLOT: 29.87ACRES OR 120881.00 SMTS



BOUNDARIES

NORTH: Prop. 30.00 M Wide Road

SOUTH: Prop. 24.00 M Wide Road, Plot No.5,12,13,22,23 & 24, 39 & 40, 41 & 42, 57 & 58

EAST: Prop. 18.00 M Wide Road

WEST: Prop. 24.00 M Wide Road

WITNESSES:

1. V. Shalini
2. T. S. Sankararam

WITNESSES:

1. [Signature]
2. [Signature]

PARTY OF THE FIRST PART
ZONAL MANAGER,

T.S.I.I.C LIMITED, Shamshabad Zone,
HYDERABAD-500 005,

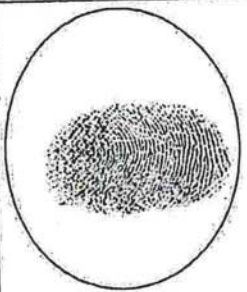

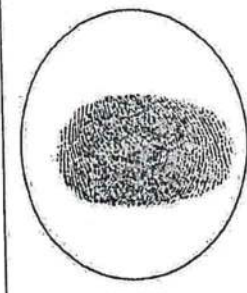

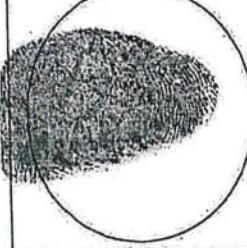

For CHIRIPAL POLY FILMS LTD.

PARTY OF THE SECOND PART

T. Sankararam
Tarkeshwar Pandey
(AGM-Commercial)

TRUE COPY
SUB-REGISTRAR
MAHESHWARAM
Ranga Reddy District

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

FINGER PRINT IN BLACK INK LEFT THUMB	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / OWNER / DEVELOPER
		TSIIC LIMITED, SHAMSHABAD REP. BY, ZONAL MANAGER Sri D. RAVI S/o Late Sri D. Kishan Swamy Age: 54 Years
		Sri. K. Vijay Kumar S/o. K. Pentaiah Aged about (47) Years Manager (AM), TSIIC Ltd, Shamshabad Hyderabad - 500 004 Aadhaar No.960322499948
		M/s. Chiripal Poly Films Limited Sri. Tarkeshwar Pandey, S/o. B D Pandey, aged (53) years AGM Commercial, Aadhaar No:507679650703

SIGNATURE OF WITNESSES

1. V. Shalin
2. T. Sandhya Devi

SIGNATURE OF THE EXECUTANTS
ZONAL MANAGER,

TSIIC LIMITED, Shamshabad Zone,
HYDERABAD-500 005.

TRUE COPY
SUB-REGISTRAR
MAHESHWARAM
Ranga Reddy District

PERMANENT ACCOUNT NUMBER
AFQPD5544P

NAME
RAVI DHARMAGADDA

FATHER'S NAME
KISHAN SWAMY DHARMAGADDA

DATE OF BIRTH
02-08-1945

SIGNATURE
D. S.

Chief Commissioner of Income-Tax, Madras



TRUE COPY
SUB REGISTRAR
MAHESWARAM
Ranga Reddy District

आधार - आम आदमी का अधिकार

नाम / Name: **तारकेश्वर पण्डे**
Tarakeshwar Pandey
 जन्म वर्ष / Year of Birth: 1988
 लिंग / Gender: **पुरुष / Male**

5076 7965 0703

आधार / Enrollment No: **11101022103285**

नाम / Name: **तारकेश्वर पण्डे**
Tarakeshwar Pandey
BO B D Pandey
2A/2B, Flat N-8-2
Sector-2, Vaidh
VASUHALI
Ghaziabad
Uttar Pradesh 201010

Ref: 104 / DOB / 252992 / 252762 / P

500361213888

आधार - आम आदमी का अधिकार

नाम / Name: **अशोक कुमार शर्मा**
Ashok Kumar Sharma
 जन्म तिथि / DOB: 1964/10/09
 लिंग / Gender: **पुरुष / Male**

3312 6550 4716

आधार / Enrollment No: **10411051456025**

नाम / Name: **अशोक कुमार शर्मा**
Ashok Kumar Sharma
 जन्म तिथि / DOB: 1964/10/09
 लिंग / Gender: **पुरुष / Male**

Address: **S/O: Kanchand Sharma, ward no**
08, Bawa, Bilar, Bawa,
Rajasthan, 332041

3312 6550 4716

आधार - आम आदमी का अधिकार

नाम / Name: **सोमनाथ कृष्ण प्रसाद**
Somnath Krishna Prasad
 जन्म तिथि / DOB: 1984/01/01
 लिंग / Gender: **पुरुष / Male**

9374 0981 2587

आधार / Enrollment No: **10411051456025**

नाम / Name: **सोमनाथ कृष्ण प्रसाद**
Somnath Krishna Prasad
 जन्म तिथि / DOB: 1984/01/01
 लिंग / Gender: **पुरुष / Male**

Address: **S/O: Kanchand Sharma, ward no**
08, Bawa, Bilar, Bawa,
Rajasthan, 332041

3312 6550 4716

TRUE COPY
SUB-REGISTRAR
MAHESHWARAM
Ranga Reddy District