



92242
S.No. Date: 04/11/2015 Regd. No. 62AA 860477
Sold to: B. Vinod Kumar S/o Mallikarjuna Reddy Gollapudi
For Whom: Sr. Ramakrishna Perrollays India P.Lt.
Gollapudi

Joint Sub-Register
Ex-Officio Stamp Vendor
A.O. HINDUPUR

DEED OF SALE

This DEED OF SALE made on this the Thirty First day of December **2015** (Two Thousand Fifteen) by **ANDHRA PRADESH INDUSTRIAL INFRASTRUCTURE CORPORATION LIMITED**, a Government Company registered under the Companies Act, 1956, having its Registered Office at 5-9-58/B, 6th Floor, Parishrama Bhavan, Basheerbagh, Hyderabad - 500 004, represented by its **ZONAL MANAGER, APIIC Limited, ANANTAPURAMU** (hereinafter called the "PARTY OF THE FIRST PART") which expression shall unless the context otherwise requires include its successors and assigns. CIN: U99999TG1973SGC001630

IN FAVOUR OF

2) M/s. SRI RAMAKRISHNA FERRO ALLOYS (INDIA) PRIVATE LIMITED, a Company, incorporated under the companies Act 1956 having its Registered office at #115, 5th Cross, 5th Main, NGEF Layout, RMV II Stage, Bangalore - 560 092, Karnataka, INDIA and registered vide Corporate Identity No.U27107KA2009PTC051960. dated: 24.12.2009 represented by its Managing Director **Sri S. NIRMAL KUMAR**, S/o R. Selladurai, aged about 28 years, resident of Bangalore who is authorized to sign documents vide Resolution dated: 12.11.2014 (Which expression shall unless the context requires otherwise include their heirs, executors, administrators and legal representatives) hereinafter called "THE PARTY OF THE SECOND PART".

[PAN: ABZPN9675N] [AADHAR: 936905020115]

(Contd...2)

ZONAL MANAGER
AP Industrial Infrastructure Corporation Ltd.,
Industrial Park, Bellary Road,
ANANTAPUR-515 004.

will not assign any thing to the contrary in this agreement by raising, from time to time, the approved financial institutions, scheduled banks on the security of the schedule property.

For Sri Ramakrishna Ferro Alloy Radiol-Pvt. Ltd.

541
2016



541
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Hindupur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 108200/- paid between the hours of 7 and 8 on the 22nd day of JAN, 2016 by Sri Apic

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 NIRMAL KUMAR S [R] M/S S [1207-1-2016-555]	NIRMAL KUMAR S(R) M/S SRI RAMAKRISHNA FERRO ALLOYS (INDIA) PRIVATE LIMITED . S/O: SELLADURAI R NEAR G D NAIDU HALL, 1ST C MAIN WEST OF CHORD ROAD, BANGALORE NORTH, BANGALORE NORTH, BANGALORE	
2	EX		 J CHANDRASEKAR [R] APIC [1207-1-2016-555]	J CHANDRASEKAR (R) APIC LIMITED ANANTAPURAM ZONAL MANAGER . J ANKAIAH LATE 20-1- 415/A6, KORLAGUNTA, SUBAS H NAGAR, TIRUPATI (URBAN), CHITTOOR	

Identified by Witness:

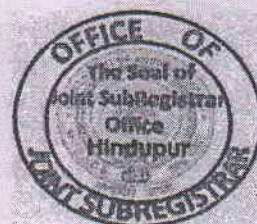
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 SRINIVASULU: 22/01/201 [1207-1-2016-555]	SRINIVASULU S/O. G. MUSALAPPA, HINDU PUR	
2		 GUNDU RAO: 22/01/2016. 18:41 [1207-1-2016-555]	GUNDU RAO S/O. HANUMANTHA RAO, HINDUPUR	

22nd day of January, 2016

Signature of Joint Sub Registrar
Hindupur



Generated On: 22/01/2016 07:03:35 PM



Bk - 1, CS No 555/2016 & Doct No
541/2016. Sheet 1 of 9
Joint Sub Registrar
Hindupur



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 411 Date 4.11.2015 Rs. 20/-
 Sold to B. Vinod Kumar s/o Mallikarjuna Reddy Gollapuram
 For Whom Sri Ramakrishna Ferro Alloys (I) Pvt. Ltd.
 11/2/11 Gollapuram

62AA 860474
 Joint Sub-Registrar
 Ex-Officio Stamp Vendor
 R.O. HINDUPUR

3) Whereas upon the application of the PARTY OF THE SECOND PART, the PARTY OF THE FIRST PART/ the Government of Andhra Pradesh have allotted to the PARTY OF THE SECOND PART, Plot No.5 & 6 measuring Acs.17.75 situated at **INDUSTRIAL PARK, GOLLAPURAM**, Anantapuramu District more particularly described in the schedule hereunder and for greater clearness delineated in the plan hereto annexed hereinafter referred to as the said Plot for setting up of an industry for "1. Ferro Alloys, 2. Ferro Manganese & 3. Ferro Silicon"

4) The Government have transferred all the Industrial Estates and Industrial Development Areas in the State of Andhra Pradesh to the PARTY OF THE FIRST PART vide G.O.Ms.No.1162, Industries and Commerce (ID) Department, Dated: 04.12.1973.

The Government of Andhra Pradesh has handed over land to an extent of Acs.950.91 situated in Gollapuram village of Hindupur Mandal, Anantapur District to the APIIC Ltd., ie., PARTY OF THE FIRST PART on 04.04.2008 and 20.11.2008 for establishment of Industrial Park, Gollapuram. Thus THE PARTY OF THE FIRST PART has become absolute owner of the schedule property. Hence, PARTY OF THE FIRST PART is thus competent to sell the schedule property to the PARTY OF THE SECOND PART.


Ramin

(Contd...3)


ZONAL MANAGER
 A.P. Industrial Infrastructure Corporation Ltd.
 Industrial Park, Gollapuram

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	703250	0		0	703350
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	108200	0		0	108200
User Charges	NA	200	0		0	200
Total	100	811650	0		0	811750


Date
22nd day of January, 2016


 Signature of Registering Officer
 Hindupur

Certificate of Registration
 Registered as document no. 541 of 2016 of Book-1 and assigned the identification number 1 - 1207 - 541 - 2016 for Scanning on 22-JAN-16.


 Registering Officer
 Hindupur
 (V Seena Naik)

CERTIFICATE OF REGISTRATION
 The document has been
 scanned and registered
 Number: I - 541 - 2016


 Joint Sub Registrar
 HINDUPUR

Bk - 1, CS No 555/2016 & Doct No
 541/2016. Sheet 2 of 9

Joint Sub Registrar
 Hindupur



Generated On: 22/01/2016 07:03:35 PM





92244 92244 ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 04.11.2015 Rs. 20/-

Sold to: B. Vinod Kumar S/o. Mallikarjuna Reddy Gollapuram
For whom: Sri. Ramakrishna Ferro Alloys (P) Pvt Ltd. Gollapuram

62AA 860475

Joint Sub-Registrar
Ex-Officio Stamp Vendor
R.O. HINDUPUR

//3//

5) That the PARTY OF THE FIRST PART / Corporation has agreed to sell/allot the land in favour of the PARTY OF THE SECOND PART in pursuance of their application dt: 19.12.2009 and that Plot No.5 & 6 measuring Acs.17.75 situated in **INDUSTRIAL PARK, GOLLAPURAM, Hindupur Mandal, Anantapuramu District** to be utilized for the Industrial purpose. The terms and conditions relating to the sale were settled in the **Agreement for Sale of land** entered into on **25.03.2010** and registered vide Document No.1733/2010, Dt:25.03.2010 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 an industry for "1. Ferro Alloys, 2. Ferro Manganese & 3. Ferro Silicon" and for no other purpose. Any changes in the line of manufacture activity shall be got approved by the Corporation and also such other competent authorities.

Ramini

(Contd...4)

ZONAL MANAGER
A.P. Industrial Infrastructure Corporation Ltd.
Industrial Park, Bellary Road,
ANANTAPUR-515 004.



922 W ९०७७३३३ आंध्र प्रदेश ANDHRA PRADESH
S.No. Date 21.03.2015 Rs 20/-

Sold to B. Vinod Kumar 98 Mallikarjuna Reddy Gollapuram
For Whom Sri Ramakrishna Ferro Alloys (I), Pvt Ltd.

62AA 860476
Joint Sub-Registrar
Ex-Officio Stamp
R.O. HINDUPUR

6) AND WHEREAS an agreement for sale of land was entered into on 25.03.2010 the PARTY OF THE SECOND PART and the PARTY OF THE FIRST PART specifying the terms and conditions governing the allotment of land to the PARTY OF THE SECOND PART and the same were registered vide Document No.1733/2010, Dt:25.03.2010 in the office of Sub.Registrar, Hindupur. The sale consideration of the Plot No.5 & 6 at Industrial Park, Gollapuram fixed as ₹1,08,19,000/- (Rupees one crore eight lakhs nineteen thousand Only) vide Lr.No.5&6/IP-Gollapuram/SRFAIPL/2010, dt:22.03.2010 of the PARTY OF THE SECOND PART.

7) And whereas the vacant possession of the Plot No.5 & 6 measuring Acs.17.79 situated in INDUSTRIAL PARK, GOLLAPURAM, Hindupur Mandal was delivered to the PARTY OF THE SECOND PART on 07.08.2009 and the PARTY OF THE SECOND PART has constructed the factory buildings and gone in to production of "1. Ferro Alloys, 2. Ferro Manganese & 3. Ferro Silicon"

8) AND WHEREAS the PARTY OF THE FIRST PART has agreed to sell and the PARTY OF THE SECOND PART has agreed to purchase the said land free from all encumbrances for a total consideration of ₹1,08,19,000/- (Rupees one crore eight lakhs nineteen thousand Only) towards the cost of land including development charges having been paid to the PARTY OF THE FIRST PART by the PARTY OF THE SECOND PART the receipt where the PARTY OF THE FIRST PART hereby admits and acknowledges, and the party of

(Contd...5)

Ram
ZONAL MANAGER
A.P. Industrial Infrastructure Corporation Ltd.
Industrial Park, Bellary Road,
AMANTAPUR-516 004.



62AA 860477
Joint Sub-Registrar
Ex-Officio Stamp Vendor
R.O. HINDUPUR

92246 Date 04.11.2015 Rs 20/-
SOLD TO B. Vinod Kumar S/o Mallikarjuna Reddy Gollapuram
For Whom Sri Ramakrishna Ferro Alloys (I) Pvt Ltd. Gollapuram
11/5/11

the FIRST PART doth hereby sell, grant, convey, transfer and assign unto the PARTY OF THE SECOND PART all that piece and parcel of the land/shed being plots in INDUSTRIAL PARK, GOLLAPURAM 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 for ever. 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 party agrees that it shall not put any structure or buildings other than a factory building or buildings.

9) The party of the First part assures the party of the Second part that the said land is free from all encumbrances or charges or obligations of any kind whatsoever and nobody also has any right, title or interest in the said land and buildings.

10) The party of the First part covenants with the party of the second part that the said land shall quietly be entered into upon and hold and enjoyed and the rents and profits received there from by the party of the second part without any interruption, disturbances claim or demand whatsoever from the party of the first part.

(Contd...6)

Ravini
ZONAL MANAGER
AP Industrial Infrastructure Corporation Ltd.,
Industrial Park, Bellary Road,
MANTAPUR-515 004.

11) The party of the First part shall at the cost of the party of the second part take all necessary steps and sign applications papers and or further documents for more perfectly assuring the said land to the party of the Second part mutated in the Panchayath / Municipality and or Revenue Records as the owner of the said land.

12) 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, the party of the second part is deprived of the whole of any part of the said land, the party of the First Part hereby undertake to indemnify and or compensate the party of the Second part in full.

13) The party of the First part is exempted from the provisions of the Rural Land(Ceiling and Regulations) Act, 1978 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 I of 1956).

SCHEDULE ABOVE REFERRED TO

District : Anantapuramu

Mandal : Hindupur

Village : Gollapuram

Panchayat : APIIC - IALA, IP-Gollapuram

Survey No: Part of P, 9, 10, 13 & 14 of Gollapuram (V), Hindupur(M), Anantapuramu District.

Plot No.5 & 6 measuring Acs.17.45 situated at INDUSTRIAL PARK, GOLLAPURAM, Anantapuramu District is bounded by: 37703.6 Sq. Yards

NORTH	: Proposed 60' wide Road
SOUTH	: Plot No. 6A
EAST	: Plot No. 4
WEST	: 100' wide Road.

In witnesses whereof the **Zonal Manager, Anantapuramu** for and on behalf of Andhra Pradesh Industrial Infrastructure Corporation Limited, Hyderabad has put his hand and seal for on behalf of and by the order and direction of the party of the First part on the day and year first herein above written in the presence of the following witnesses

WITNESSES

1.

(P. RAMANATHAN)
Consultant, APIIC, Anantapur

2.

(J. CHANDRA SEKHAR)
Manager (AM)
APIIC, Hindupur

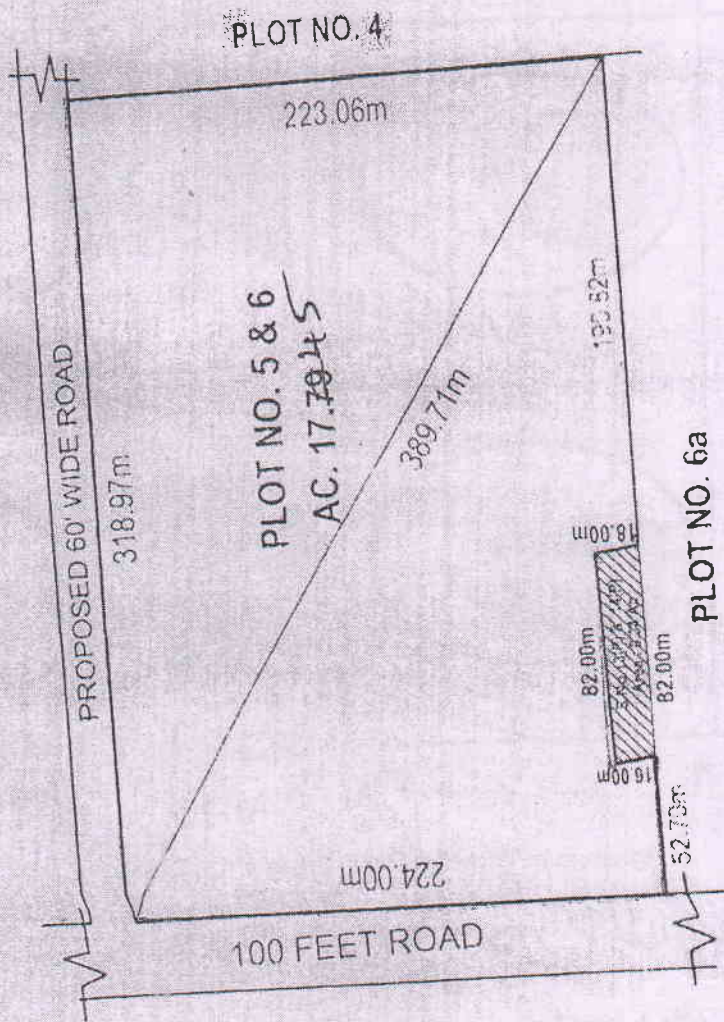
for and on behalf of the APIIC Ltd.

ZONAL MANAGER
A.P. Industrial Infrastructure Corporation Ltd.,
Industrial Park, Bellary Road,
ANANTAPUR-515 004.

COMBINED SITE PLAN OF PLOT NO.5 & 6 IN SURVEY NO.9(P), 10(P), 13(P) & 14(P)
AT I.P GOLLAPURAM, HINDUPUR.

SCALE: 1:3000

Total Area	17.79 AC
Area Under Act 91/77 & Private Land	(-) 0.34 AC
Net Area	17.45 AC



Boundary Site Plan

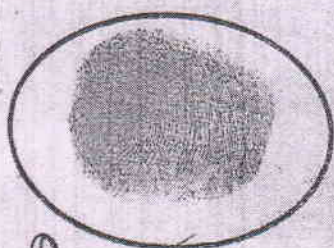

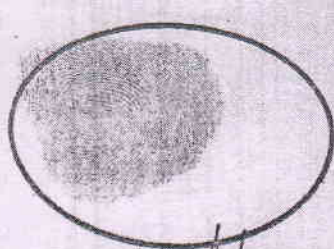

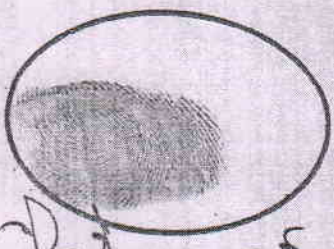

Signature

ZONAL MANAGER
AP Industries & Infrastructure Corporation Ltd.,
Industrial Park, Bellary Road, Hindupur

20.03.2012
Dy. Zonal Manager (E)
APLIC, Hindupur

Signature
Project Engineer
Hindupur

PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A
OF REGISTRATION ACT 1908

Sl. No.	FINGER PRINT in BLACK INK (Left Thumb)	PASSPORT SIZE PHOTOGRAPH (Black & White)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT SELLER/BUYER
1	 <i>Ranjit</i>		L.V.V.R.K. RANJIT S/o Late L.C. Jaggarao, Zonal Manager APIIC Ltd, Industrial Park, Bellary Road, ANANTAPUR
2	 <i>sekhar</i>		J. CHANDRA SEKHAR S/o Late J. Ankaiah Manager (AM), Growth Centre, APIIC Ltd, Hindupur
3	 <i>Nirmal</i>		S. NIRMAL KUMAR S/o R. Selladurai, Representative of M/s. Sri Ramakrishna Ferro Alloys (India) Pvt. Ltd., Plot Nos.5 & 6, IP, Gollapuram

Signature of Witnesses

1 *Chelle*

2 *Suman*

Signature of the Executants
ZONAL MANAGER
AP Industrial Minerals Corporation Ltd.,
Industrial Park, Bellary Road,
ANANTAPUR-515 004.

Signature of the claimants

[Signature]