

17942/BK1/2022  
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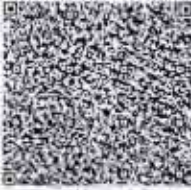


सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Puducherry

e-Stamp

Certificate No. : IN-PY59938573455983U  
Certificate Issued Date : 10-Jun-2022 03:20 PM  
Account Reference : NONACC (BK)/ pypbgbk02/ YANAM/ PY-YA  
Unique Doc. Reference : SUBIN-PYPYPBGBK0200198702991364U  
Purchased by : P VEERA VENKATA  
Description of Document : Article 23 Conveyance  
Property Description : VACANT SITE  
Consideration Price (Rs.) : 69,16,000  
(Sixty Nine Lakh Sixteen Thousand only)  
First Party : PONDICHERY STRAW BOARD MILLS PRIVATE LIMITED  
Second Party : P VEERA VENKATA  
Stamp Duty Paid By : P VEERA VENKATA  
Stamp Duty Amount(Rs.) : 6,91,600  
(Six Lakh Ninety One Thousand Six Hundred only)



.....Please write or type below this line.....

**SALE DEED FOR THE PROPERTY WORTH OF Rs.69,16,000/-**

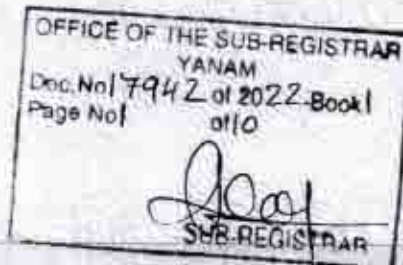
**VENDOR**

M/s PONDICHERY STRAW BOARD MILLS  
PRIVATE LIMITED, Yanam, rep. by its Directors

(1).

(2).

**PURCHASER**



0008446236

This Deed of Absolute Sale made and executed at Yanam on this the 13<sup>th</sup> day of JUNE, 2022, by **M/s PONDICHERRY STRAW BOARD MILLS PRIVATE LIMITED, Yanam**, a Company registered under the provisions of Companies Act, and Reg. No. 000188 -ROC PONDICHERRY, ( PAN No. AABCP 3330J) having its office at Yanam Union territory of Puducherry represented by its (1) Director Dr. Garikipati Venkata Krishna, son of Sri G. Gopala krishna, aged 59 years, ( Aadhaar No. 8772 8046 7605) residing at Door No. 78-12-1, Syamala Nagar, Rajahmundry, East Godavari District, Andhra Pradesh and (2) Director, Sri Chigurupati Ravi, son of Sri Ch. Narasimham, aged 53 years, ( aadhaar No. 3574 5164 2602) residing at Door no. 6-3-1938, C-433, Sachivalayam Nagar, Near e-seva centre, Vanasthalipuram, Rangareddy District, State of Telangana., hereinafter called the **VENDOR** (which term **VENDOR** shall mean and include its successors in its office, representatives, administrators, executors and assignees).

To and infavour of **Sri PABBINEEDI VEERA VENKATA**, son of Sri Pabbineedi Rama Rao, aged 35 years, Aadhaar No. 9233 9658 0221, Pan No. CLIPP6835R residing at Door No. 9-7-024, Yerra Gardens, Gajula lane, Yanam., hereinafter called **PURCHASER** (which term **PURCHASER** shall mean and include his heirs, successors, representatives, administrators, executors and assignees).

**Whereas the Vendor is the absolute owner of the following properties:-**

- 1) Land situated in an extent of **H.00.A.34.Ca.40** in **T.S. No. C/7/20, R.S.No. 57, C.S. No. 150, 151/1, 151/2/1/2**, located at Kanakalapeta, Hamlet of Yanam, having purchased the same from **Sri Bonam Bapanayya Naidu**, as per the Sale Deed dated **02.04.1982**, duly registered as document **No.51/1982** in Book No. 1 Volume No.43, Pages 103 to 108, in the office of the Sub Registrar, Yanam

**VENDOR**

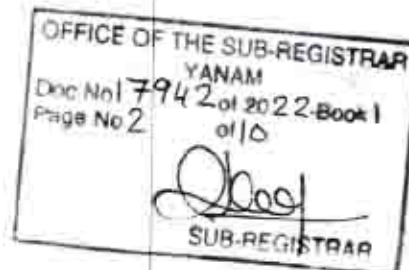
M/s PONDICHERRY STRAW BOARD MILLS  
PRIVATE LIMITED, Yanam, rep: by its Directors

(1).

(2).

**PURCHASER**

P. Venkat.



P. Venkat.

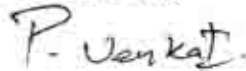
- 2) Land situated in an extent of **H.00.A.34.Ca.40** in **T.S. No. C/7/20, R.S. No. 57, C.S. No. 150, 151/1, 151/2/1/2**, located at Kanakalapeta, Hamlet of Yanam., having purchased the same from **Sri Bonam Venkata Ramaraju** through his GPA Holder Sri Bonam Bapanayya Naidu (GPA dated 17.02.1981 Doc No. 5/1981 in book No. 4, Volume No.27, Pages 39 to 40 in the office of the Sub Registrar, Palakol, West Godavari District) as per the Sale Deed dated **02.04.1982**, duly registered as document No.**52/1982** in Book No. 1 Volume No.43, Pages 109 to 114 in the office of the Sub Registrar, Yanam.
- 3) Land situated in an extent of **H.00.A.34.Ca.40** in **T.S. No.C/7/20, R.S. No. 57, C.S. No. 150, 151/1, 151/2/1/2**, located at Kanakalapeta, Hamlet of Yanam., having purchased the same from **Sri Bonam Udayavarulu** through his GPA Holder Sri Bonam Bapanayya Naidu (GPA dated 17.02.1981 Doc No. 5/1981 in book No. 4, Volume No.27, Pages 39 to 40 in the office of the Sub Registrar, Palakol) as per the Sale Deed dated **02.04.1982**, duly registered as document No.**53/1982** in Book No. 1 Volume No.43, Pages 115 to 119 in the office of the Sub Registrar, Yanam.
- 4) Land situated in an extent of **H.00.A.34.Ca.80** in **T.S. No. C/7/20, R.S. No. 57, C.S. No. 150, 151/1, 151/2/1/2**, located at Kanakalapeta, Hamlet of Yanam., having purchased the same from **Sri Bonam Varaharallamma** through his GPA Holder Sri Bonam Bapanayya Naidu (GPA dated 17.02.1981 Doc No. 5/1981 in book No. 4, Volume No.27, Pages 39 to 40 in the office of the Sub Registrar, Palakol, West Godavari District) as per the Sale Deed dated **02.04.1982**, duly registered as document No.**54/1982** in Book No. 1 Volume No.43, Pages 121 to 125 in the office of the Sub Registrar, Yanam.

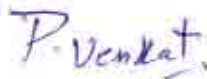
**VENDOR**

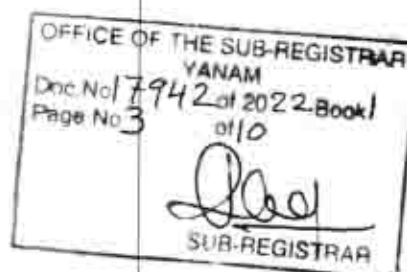
M/s PONDICHERRY STRAW BOARD MILLS  
PRIVATE LIMITED, Yanam, rep. by its Directors

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**PURCHASER**







5) Land situated in an extent of H.00.A.46.Ca.00 in T.S. No.C/7/20, R.S. No. 57, C.S. No. 150, 151/1, 151/2/1/2, located at Kanakalapeta, Hamlet of Yanam., having purchased the same from Sri Bonam Venkata Ramadas as per the Sale Deed dated 02.04.1982, duly registered as document No.57/1982 in Book No. 1 Volume No.43, Pages 139 to 143 in the office of the Sub Registrar, Yanam.

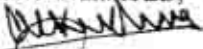
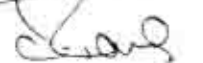
Whereas the land measuring total extent of H.01.A.84.Ca.00 situated in Ward No.C, Block No.7, Block No. 20/1, R.S.No. 57pt, C.S.No. 150/1pt , 151/2/1/2pt , in Patta No. 261, located at Kanakalapeta Revenue Area, Hamlet of Yanam, stands in the name of M/s Pondicherry Straw Board Mills Limited, as per Settlement Records vide Town Settlement Chitta Endt. No. 1954/A/DTRY/2020-21, dated 30.12.2021.

Whereas the Vendor had purchased the above lands for the purpose of commencing industry manufacturing the straw board and started the production in the year 1990 and subsequently the production was stopped in the year 2011 due to price increase of raw material and unable to compete in the market and therefore the Vendor had decided to sell the above said Property, got the same is converted the classification of the said land use from Industrial into residential, as per the Notification No.33/YPA/CDP/2013/326, dated 23.10.2013 issued by the Member Secretary, Yanam Planning Authority, Yanam which was duly published in Government of Puducherry official Gazette No. 45, dated 05.11.2013.

Whereas in pursuance of the decision taken by the Vendors as per its Resolution taken for selling of its fixed asset including the land measuring extent of H.01.A.84.Ca.00 situated in Ward No.C, Block No.7, Block No. 20/1, R.S.No. 57pt, C.S.No. 150/1pt , 151/2/1/2pt , in Patta No. 261, located at Kanakalapeta Revenue Area, Hamlet of Yanam, and authorized the above referred two Directors of the Vendor's company, during the meeting held on 03.01.2022 at 11.A.m at its Registered office, at Yanam vide its Minutes of Extra Ordinary General meeting.

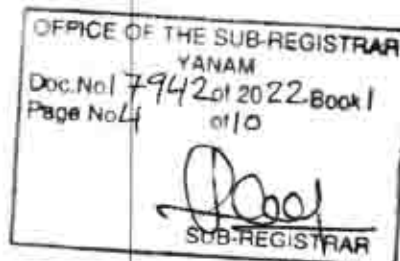
**VENDOR**

M/s PONDICHERRY STRAW BOARD MILLS  
PRIVATE LIMITED, Yanam, rep. by its Directors

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**PURCHASER**







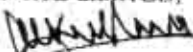

Whereas the Vendor has put up the Schedule property measuring an extent of **2800 Sqm** in the above said survey numbers morefully described in the Schedule hereunder for sale and the Purchaser offered highest market price of **Rs.69,16,000/- (Rupees sixty nine lakhs and sixteen thousand only)** for the Schedule Property and the Vendor thought that the price offered by the purchaser is quite reasonable and therefore the vendor has agreed to sell him the said property morefully described in the schedule hereunder, for a price of **Rs.69,16,000/- (Rupees sixty nine lakhs and sixteen thousand only)**

Now this deed of sale witnesseth that in pursuance of the above Agreement and further in consideration of **Rs.69,16,000/- (Rupees sixty nine lakhs and sixteen thousand only)** was already paid by the purchaser by way of transferring amounts from the account of the Purchaser in Axis Bank, Yanam Branch to the account of the Vendor in Indian Branch, Yanam Branch Vide UTR No. **UTIBR52022061300361065, on 13.06.2022**, thus, the Vendor hereby admits and acknowledges the receipt of the entire sale consideration in the manner as stated above.

Whereas the Vendor above named has this day granted, conveyed, assigned and transferred to the Purchaser by way of the absolute sale and physically handed over the possession of the property morefully described in the schedule hereunder to the said Purchaser who shall hereafter peacefully and quietly possess and enjoy absolutely and forever the property hereby sold and every part thereof i.e., with its fruit bearing trees, ordinary ways, water sources and easementary rights without any manner of interruption or disturbances whatsoever from the Vendor above named or persons claiming under the Vendor.

**VENDOR**

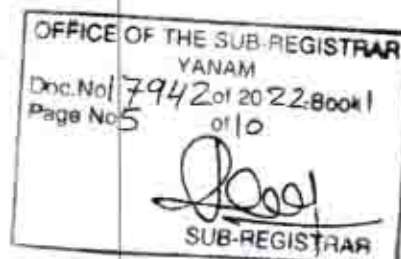
M/s PONDICHERRY STRAW BOARD MILLS  
PRIVATE LIMITED, Yanam, rep. by its Directors

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**PURCHASER**







That the Vendor and all persons claiming under the Vendor shall and will from time to time upon the request of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things whatsoever for further and more perfectly assuring the property hereby conveyed unto the Purchaser as shall or may be reasonably required.

And it is hereby declared that the property hereby sold is free from all encumbrances, charges, claims or demands whatsoever and that **M/s PONDICHERRY STRAW BOARD MILLS PRIVATE LIMITED**, the Vendor, has not done anything whereby the property hereby sold may be subject to any attachment or lien of any court or person whomsoever and that neither the Vendor nor any of its successors in title to its property shall have any manner of right, title or interest in the property hereby conveyed, since the Purchaser becomes the sole owner of the same from this day.

The Vendor hereby assures the Purchaser that the Vendor got absolute, clear and marketable title over the schedule mentioned property in the manner stated above. The Vendor declares that the Vendor is selling this property with an intention to utilize the sale proceeds for the benefit of Vendor in a more profitable manner.

The Vendor hereby undertake that in case any disputes or claims of any kind arise from or at the instance of anybody with regard to the schedule mentioned property and if the Purchaser is put to any kind of loss or damages on account of such disputes or claims, the Vendor and its successors, assignees and representatives will at their own costs make the property free from all such disputes or claims and also make good and indemnify to the Purchaser and her assignees and representatives all the loss or damages caused by such disputes or claims and guarantee to see that the schedule mentioned property is peacefully and quietly enjoyed by the Purchaser and her assignees and representatives without any lit or hindrance.

**VENDOR**

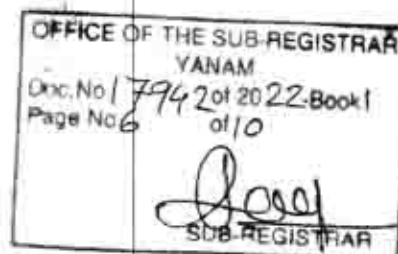
M/s PONDICHERRY STRAW BOARD MILLS  
PRIVATE LIMITED, Yanam, rep. by its Directors

- (1)   
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**PURCHASER**







The Vendor further declares that the schedule mentioned property has not been assigned to anybody by the State and the same is not covered under Land Acquisition proceedings.

Whereas Vendor assures the Purchaser that except the Vendor herein there are no other persons having rights over the Schedule Property and further assure to execute and register necessary deeds including rectification, supplementary deeds or ratification deed etc., if any, at the request of the purchaser, for effective conveyance of the Schedule Property in favour of the Purchaser.

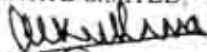

All the taxes and other demands payable on the schedule mentioned property till this date are completely paid by the Vendor and hereafter the Purchaser shall pay the same.

Necessary mutation forms are herewith filed for the transfer of the schedule mentioned property in the name of Purchaser.

The Vendor hereby remits the Originals of (1) Sale Deed dated **02.04.1982**, duly registered as document No.**51/1982** (2) Sale Deed dated **02.04.1982**, duly registered as document No.**52/1982** (3) Sale Deed dated **02.04.1982**, duly registered as document No.**53/1982** (4) Sale Deed dated **02.04.1982**, duly registered as document No.**54/1982** and (5) Sale Deed dated **02.04.1982**, duly registered as document No.**57/1982** as vouchers to the Purchaser, who admits and acknowledges the receipt of the same.

**VENDOR**

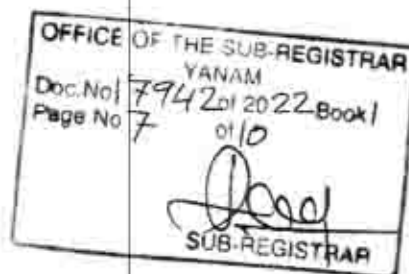
M/s PONDICHERRY STRAW BOARD MILLS  
PRIVATE LIMITED, Yanam, rep. by its Directors

(1).   
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**PURCHASER**







**∴ SCHEDULE OF PROPERTY:-**

Union Territory of Puducherry, Puducherry District, Yanam Sub Registry, Yanam Municipality, Yanam, the land measuring an extent of **2800 Sqm** in Ward No. C, Block No.7, T.S. No. 20/1 pt , R.S. No. 57pt, C.S. No. 150/1pt , 151/2/1/2pt, in Patta No. 261, located at Kanakalapeta, Hamlet of Yanam,

**MEASUREMENTS AND BOUNDARIES:**

**East** 41.70 mts : Property in T.S.No. C/7/21/1 Government Puntha  
**West** 41.70 mts: Land in T.S.No. C/7/17/2 Road  
**North** 63.60 mts: Water Tank in T.S.No. A/9/40  
**South** 71.50 mts : An extent of 2000 Sqm vacant site in this survey number agreed to sell to Smt. Bhupathiraju Gayathri Devi , by the Vendor

The land an extent of **2800 Sqm** comprised within the above mentioned measurements and boundaries with all kinds of easementary rights etc.,

This Deed of Sale is made, executed on the day month and year herein above mentioned with the free consent and volition of the Vendor and Purchaser.

After the contents of these presents have been read over and explained in Telugu to both parties, who having understood and accepted the same to be true and correct, signed in this Sale deed.

**Sold by**

*[Handwritten signature]*  
*[Handwritten signature]*

**Purchased by**

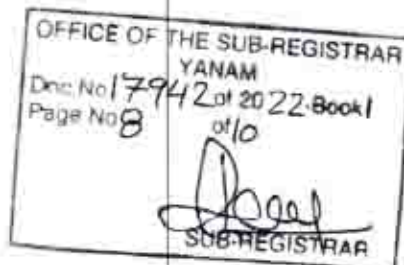
*[Handwritten signature: P. Venkat.]*

Witnesses:-

1. *[Handwritten signature]*
2. *[Handwritten signature]*

Prepared by: Vegesna Bangarayamma,  
Advocate, Yanam, Enrollment No. AP/487/2009.


*[Handwritten signature: V. Bangarayamma]*



*[Handwritten signature: P. Venkat.]*

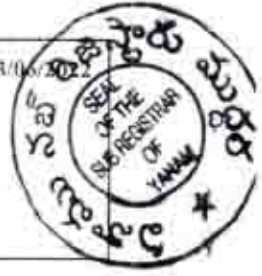


Presented in the office of the Sub Registrar of Yanam with the photographs and finger prints captured and fee of ₹34777/- paid on date 13/06/2022 04:42 PM By PONDICHERY STRAW BOARD MILLS PVT LTD




Signature: 

Registered as No. 17942 of book 1 on 13/06/2022 04:42 PM

  
SREENIVASA RAO.POLIMARI  
Sub Registrar - Yanam




Nature of Transaction :Sale (S)

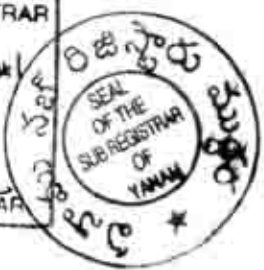
Claim admitted by			
Name	Address/ID Proof	Photo	Finger
VEERA VENKATA.P S/O. RAMA RAO  Signature: 	Door No. 9-7-024, Yerra Gardens, Gajula lane, Yanam.. Puducherry -  Others: 92339658721		



Execution admitted by			
Name	Address/ID Proof	Photo	Finger
PONDICHERY STRAW BOARD MILLS PVT LTD VENKATA KRISHNA.G S/O. Gopala krishna  Signature: 	Door No. 78-12-1, Syamala Nagar, Rajahmundry, East Godavari District, Andhra Pradesh  Others: 8772814590		
PONDICHERY STRAW BOARD MILLS PVT LTD RAVLCH S/O. Narasimham  Signature: 	Door no. 6-3-1938, C-433, Sachivalayam Nagar, Near seva centre, Vanasthalipuram, Rangareddy District, Telangana..  Others: 357451642002		

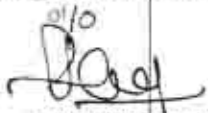


OFFICE OF THE SUB-REGISTRAR  
YANAM  
Doc.No/ 7942 of 2022-Book 1  
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SUB-REGISTRAR



P. Venkat.

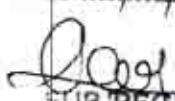
Identified by			
Name	Address/ID Proof	Photo	Finger
RAMA RAO.P Lakshmayya  Signature:	Door No. 9-7-024, Yerra Gardens, Gajula lane, Yanam Puducherry - Others: 937894024237		
GAYATHRI DEVLBH Venkata Subrahmanyam Raju  Signature:	Flat No.G1, Venkateswara Aparatment, Yerra Gardens Yanam, Puducherry Others: 251324424026		

OFFICE OF THE SUB-REGISTRAR  
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 SUB-REGISTRAR

  
 SREENIVASA RAO.POLIMARI  
 Sub Registrar - Yanam  
 Signature of the Registering Authority

13<sup>th</sup>, JUNE, 2022

**SUB-REGISTRAR  
 YANAM**

Registered as No. 17942 of 2022  
 of Book No. 1 ..... 013/6/2022  
  
 SUB-REGISTRAR



*P. Venkat*