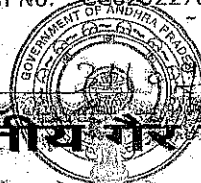




CC No. 345412006
P. BOK 12.30



भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100

भारत INDIA

INDIA NON JUDICIAL

Rs. 100

ONE HUNDRED RUPEES

मत्यमेव जयते

15541849

ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sold to: A. Harshavardhan Reddy

ANU... 867904

S.V.L. No. 1/2005

3-6-151, G.S. Towers,

Himayatnagar, Hyderabad.

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY

This Agreement of Sale Cum General Power of Attorney is made and executed at Hyderabad on this 12th day of June, 2006 by and between :

Sri A. HARSHAVARDHAN REDDY, S/o Sri A. Jaipal Reddy, aged about 28 Years, Occ.: Business, R/o H.No.2-2-647/149, Flat No.201, Bharani Towers, Bagh Amberpet, Hyderabad

Hereinafter called the **OWNER** (Party of the First Part) which expression shall mean and include his legal heirs, successors-in-interest, representatives, assignees etc.,

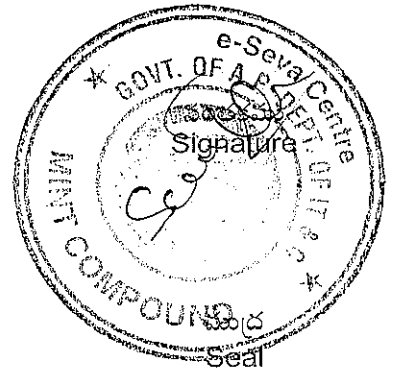
Note: This is a Digitally Signed Certificate. does not require physical signature. And this certificate can be verified at <http://www.meeseva.gov.in/> by furnishing the application number mentioned in the Certificate.

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము

Declaration by the Authorized Agent for Delivering the Electronic Services

- i. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.
The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.
- ii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.
The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.
- iii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.
During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.
- iv. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.
Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.
The matter stated above is correct to the best of my knowledge and belief.



2006 వ సంవత్సరం
 1928 త.నె. నెం. 2006
 11 MAY 2006
 హైదరాబాద్, తెలంగాణ

2006 వ సంవత్సరం
 1928 త.నె. నెం. 2006
 11 MAY 2006

[Handwritten signature/initials]



2006 వ సంవత్సరం 12 వ తేదీ
 1928 త.నె. నెం. 2006
 3 వ పేజీ
 A. Hanumanth Reddy



A. Hanumanth Reddy s/o A. J. Reddy,
 occ. Banker, R/o 2-2-647/140
 B. Hanumanth Reddy, Durga Ankur Reddy,
 Hyderabad
 s/o Late Kaji Reddy
 R/o 2-2-1150/1, Business,
 Tilaknagar Hyderabad

- 1) s/o Hanumanth Reddy, occ. Banker, R/o 2-2-647/140, Hyderabad
- 2) s/o Late Kaji Reddy, R/o 2-2-1150/1, Business, Tilaknagar Hyderabad

2006 వ సంవత్సరం 12 వ తేదీ
 1928 త.నె. నెం. 2006

[Handwritten signature/initials]

: 2 :

AND

M/s. JANAPRIYA ENGINEERS SYNDICATE a partnership firm having its office at 3-6-115/A, Himayatnagar, Hyderabad represented by its Managing Partner **Sri K. RAVINDER REDDY**, S/o Late Sri K.Purushotham Reddy, age : 52 years, Occ.: Business, R/o 3-6-115/A, Himayatnagar, Hyderabad.

hereinafter referred to as **PURCHASER** (Party of the Second Party) which expression shall mean and include their legal heirs, executors, assignees, etc.,.

WHEREAS **Sri A.HARSHAVARDHAN REDDY** is an absolute owner and possessor of the undivided share of agricultural land an extent of **Acres 0-29.1 guntas** in Sy.Nos. 12/A, 12/AA, 13/A, 13/AA, 21/A, 27/A, 27/AA, 28/A, 29/A, 29/AA, 30 & 30/EE Situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist. for which details are given below:

- A) Undivided share of land to the extent of **Acres 0-14.7 guntas** purchased in Sy.Nos.12/AA, 13/AA, 21/A, 27/A, 29/AA & 30 through Sale deed dated 14.06.2004 registered as document no.2264/2004.
- B) Undivided share of land to the extent of **Acres 0-3.6 guntas** purchased in Sy.Nos.27/AA & 30/EE through Sale deed dated 14.06.2004 registered as document no.2265/2004.
- C) Undivided share of land to the extent of **Acres 0-5.5 guntas** purchased in Sy.Nos.12/AA,13/A,28/A,29/A & 30 through Sale deed dated 14.06.2004 registered as document no.2267/2004.
- D) Undivided share of land to the extent of **Acres 0-5.3 guntas** purchased in Sy.Nos.12/A,13/A, 29/A & 30 through Sale deed dated 16.06.2004 registered as document no.2288/2004.

Whereas the Owner offered to sell the agricultural land an extent of **Acres 0-29.1 guntas** in Sy.Nos. 12/A, 12/AA, 13/A, 13/AA, 21/A, 27/A, 27/AA, 28/A, 29/A, 29/AA, 30 & 30/EE situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist., hereinafter referred to as the **"SCHEDULE OF PROPERTY"** shown in the schedule below, for a total amount of Rs.14,50,000/- (Rupees Fourteen Lakhs and Fifty Thousand Only) and the Purchaser agreed to purchase the same.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

- (1) The Owner hereby declares that he is the absolute owner of agricultural land an extent of **Acres 0-29.1 guntas** in Sy.Nos. 12/A, 12/AA, 13/A, 13/AA, 21/A, 27/A, 27/AA, 28/A, 29/A, 29/AA, 30 & 30/EE situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist and he has the right to sell the above said land.
- (2) The Owner has agreed to sell and the Purchasers have agreed to purchase the schedule of property for a total sale consideration of Rs.14,50,000/- (Rupees Fourteen Lakhs and Fifty Thousand Only)

A. Harshavardhan

[Signature]

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ENDORSEMENT U/S 41 & 42 OF IS. ACT

No. 3110/2006 Date 12/16/06
I hereby Certify that the official Stamp duty of
Rs. 49900/- (Rs. Forty nine thousand
nine hundred only)
has been paid in respect of the document.
Executant of the document is 145000/- of Rs. 50.
Market Value of Rs. 145000/-
been higher than consideration.

Collector & Sub-Registrar
Vallabh Nagar (Under the Indian Stamp Act)

An amount of Rs. 49900/- towards Stamp Duty
including Transfer duty and Rs. 2000/-
towards Registration Fee was paid by the party
through Challan Receipt No. 004702
Dated 12/16/06 at Sub R. Begumpet Branch.

15-12-2006
3110
3110
12-16-2006
1829-1100



(3) In pursuance of the above said agreement the Vendees paid the entire sale consideration of Rs.14,50,000/- (Rupees Fourteen Lakhs and Fifty Thousand Only) through Cheques details given below:

Cheque No.	Dated	Amount	Drawn on
126303	12/06/06	7,25,000/-	ING Vysya Bank Ltd., Abid Road Branch, Hyderabad
126304	12/06/06	7,25,000/-	ING Vysya Bank Ltd., Abid Road Branch, Hyderabad

and the Vendor do hereby accept and acknowledge the receipt of the entire sale consideration from the Vendees.

(4) The Purchaser has paid the total sale consideration of Rs.14,50,000/- (Rupees Fourteen Lakhs and Fifty Thousand Only) for the above said schedule of property to the Owner and the Owner hereby acknowledged the same.

(5) The Owner has handed over the possession of the schedule of property to the Purchaser today.

(6) The Purchaser has entered into the Agreement of Sale after fully satisfying itself that the Owner has a legal title to the schedule of property.

(7) The Owner through his General Power of Attorney shall execute the proper sale deed or sale deeds in favour of the Purchaser or its nominees. But the Purchaser or their nominees shall bear the stamp duty, registration fees and other miscellaneous expenses for the execution of the sale deed/s in their favour.

(8) The Owner hereby assure and declare that the **SCHEDULE OF PROPERTY** is not the assigned land and this sale transaction is not prohibited under the provisions of the A.P. Assigned Lands (Prohibition of Transfer) Act No.9 of 1977.

(9) The Owner declares that the schedule of property is free from any encumbrance, charge, lien, court attachments, litigation and mortgage.

(10) That the Schedule of property is not sold to any one earlier nor it is under any prior Agreement with any other party.

(11) The Owner hereby agreed to clear all taxes, cesses, revenue taxes, whatsoever dues in respect of the said property, within the period of registration.

This Irrevocable General Power of Attorney cum Agreement of Sale shall authorize the said Purchaser to do the following acts on the Owner's behalf for the agricultural land an extent of **Acres 0-29.1 guntas** in Sy.Nos. 12/A, 12/AA, 13/A, 13/AA, 21/A, 27/A, 27/AA, 28/A, 29/A, 29/AA, 30 & 30/EE situated at Mahadevpur Village, Alwai Municipality, Malkajgiri Mandal, R.R.Dist

A. Harsh

Application No. CC02922785 Page 7 of 18



- a) To divide the schedule of property into house plots and to get the lay out plan approved by the concerned authorities and sell the said house plots to the intending purchasers, to receive the sale consideration from them and issue receipts for the same and to execute the sale deeds in their favour and present them for registration before the concerned Registrar/Sub Registrar and admit the execution of the same and to deliver the possession of the house-plots.
- b) To develop the above said land by constructing individual buildings or buildings with residential apartments or for commercial purpose and sell them to the intending Purchaser at the rate which they feels reasonable, to receive the sale consideration from them and issue the receipt/s for the same and execute the sale deeds in their favour and present them before the concerned Registrar/Sub Registrar and admit the execution of the same and to do everything necessary for the proper registration of the same and deliver the possession of the same to the Purchaser.
- c) To enter into a Development Agreement with any Developer/Builder to develop the Schedule of property by constructing individual buildings, or residential apartments or commercial apartments.
- d) To enter into an Agreement of Sale with purchaser/s either the whole of scheduled property or portion of it or undivided share in the schedule of property and to receive the amount.
- e) To sign all the applications to be submitted to HUDA and the concerned Municipality for approval of the layout and building plans, to the A.P. Transco for the supply of electricity, to the concerned authorities for providing drainage and water supply etc. and process the said applications.
- f) To appoint anybody as their GPA holder.
- g) To look after and protect the schedule of property from encroacher, landgrabbers and un social elements and to take necessary and appropriate action against them by making applications to the concerned authorities and if necessary to approach the Civil and Criminal Court.
- h) To pay the taxes and revenue payable on the schedule of property to the State Government, Central Government and local authority.
- i) To make use of the schedule of property to its maximum advantage.
- j) To file any suit or proceeding in any court or authority to protect their right and title to the schedule of property and for the same to sign the plaint, vakalat and all the necessary applications and documents on our behalf and also to give evidence and engage any advocate of their choice in the said suit/proceeding.
- k) To defend, if any suit or proceeding is initiated by any person challenging their right and title to the schedule of property and to do all the acts necessary to protect their property.
- l) To mortgage the schedule of property to any Bank or Financial Institution to get loan for the development of the schedule of property and to execute all the necessary documents for the said purpose.

A. Harsh



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2016/08/15 11:00 1 2016/08/15 11:00
2016/08/15 11:00 (4)

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2016/08/15



m) Generally to do all other acts, deeds and things whatsoever in respect of the schedule of property which the Owners themselves shall do in their interest.

n) Owner is nothing to do with taxes to be levied on the future transactions of the Purchasers on the Schedule of Property.

The Owners hereby undertakes to ratify whatever their attorney lawfully do on cause to be done by virtue of this deed.

SCHEDULE OF PROPERTY

All that agricultural land an extent of **Acres 0-29.1 guntas** in Sy.Nos. 12/A, 12/AA, 13/A, 13/AA, 21/A, 27/A, 27/AA, 28/A, 29/A, 29/AA, 30 & 30/EE situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist. and bounded by:

Boundaries for Ac.0-1.8 gts. in Sy.No.27/AA

North	:	Sy.No.26
South	:	Sy.No.28
East	:	Sy.No.26
West	:	Sy.Nos.28 & 29

Boundaries for Ac.0-1.8 gts. in Sy.No.30/EE

North	:	Sy.No.13
South	:	Part of Sy.No.30
East	:	Sy.No.29
West	:	Sy.No.31

Boundaries for Ac.0-14.7 gts. in Sy.Nos. 12/AA, 13/AA, 21/A, 27/A, 29/AA & 30

North	:	Narla Veeraiah's Land
South	:	N.Chandra Reddy's Land
East	:	Thouti Satyanarayana's Land
West	:	Land of Vendor No.1

Boundaries for Acres 0-10.8 guntas in Sy.Nos. 12/A, 12/AA, 13/A, 28/A, 29/A & 30

North	:	Yettaiah's land
South	:	B.Narsimha's land
East	:	Neighbours land
West	:	Neighbours land

In Witness whereof the parties signed this Agreement of Sale-Cum General Power of Attorney on the day, month and year first above mentioned in presence of the following witnesses.

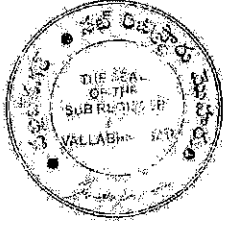
Witnesses:

- 1) 
- 2) 


VENDOR


PURCHASER

2006
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RULE 3

THAT the Vendor hereby declare that there are no Mango Trees, Coconut Trees, Betal Leaf Gardens, Orange Grooves or any such Coconut Gardens, that there are no Mines or Quarries of Granites or such Other Valuable Stones, that there are no Machinery, no Fish Ponds etc., in the land being transferred that if any suppression of facts is noticed at a future dated the Vendor will be liable for procecution as per law beside is payment of deficit duty.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED

Under Rule 3 of the Andhra Pradesh Prevention of Under Valuation instrument rule 1975.

I/We, Sri.A.HANSHAVARDHAN REDDY, S/o Sri A.Jaipal Reddy, age 39 years, Occ: Business, R/o H.No.2-2-647/149, Flat No.201, Bharani Towers Begh Amberpet, Hyderabad

do hereby declare & State of the best of my/our knowledge, and belief the market value of the property intend to be intende is as follows.

PLACE	SY.No.	AREA	VALUE-PER ACRE Rs.	TOTAL MARKET VALUE Rs.
Mahadevpur VILLAGE, Alwal Municipality Halkujgiri MANDAL	12/A, 12/AA, 13/A 13/AA, 21/A 27/A, 27/AA 28/A, 29/A, 29/AA 30 & 30/EE	AD-0-29.1 Gts	Rs. 20,00,000/-	Rs. 14,50,000/-

STATION: S.R.O. :

SIGNATURE OF EXECUTANT

A. Hanth 

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6/2/2006

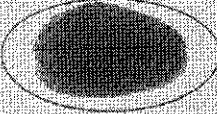



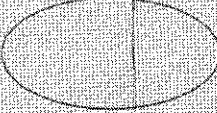

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2006



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

FINGER PRINT IN BLACK INK LEFT THUMB	PASS PORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT-SELLER/ BUYER
		<p><i>A. Harshavardhan Reddy</i> <i>A/O 2-2-667/129</i> <i>Charani Tower</i> <i>Bagh Barberpet,</i> <i>Hyderabad.</i></p>
		<p><i>M/s. Janapriya Engineers Syndicate</i> <i>Regd by Managing Partner</i> <i>K. Revindar Reddy</i> <i>S/o. Late K. Parashuram Reddy</i> <i>34-113, Miranpeth, Hyderabad - 500 025.</i></p>
		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

SIGNATURE OF WITNESSES:

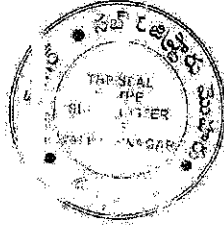
[Signature]
2. *[Signature]*

SIGNATURE OF EXECUTANT/S

A. Harshavardhan Reddy
[Signature]

2008
0110

[Handwritten signature]



2008
0110

RULE 3

THAT the Vendor hereby declare that there are no Mango Trees, Coconut Trees, Betal Leaf Gardens, Orange Grooves or any such Coconut Gardens, that there are no Mines or Quarries of Granites or such Other Valuable Stones, that there are no Machinery, no Fish Ponds etc. in the land being transferred that if any suppression of facts is noticed at a future dated the Vendor will be liable for prosecution as per law beside is payment of deficit duty.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED

Under Rule 3 of the Andhra Pradesh Prevention of Under Valuation Instrument rule 1975.

I/We: Sri. A. HARSHAVARDHAN REDDY, S/o Sri A. Jaipal Reddy, age 28 years, Occ: Business, S/o H.No. 2-2-847/148, Flat No. 201, Bharani Towers Bagh Amberpet, Hyderabad

do hereby declare & State of the best of my/our knowledge and belief the market value of the property intend to be intende is as follows.

PLACE	ST.No.	AREA	VALUE-PER ACRE Rs.	TOTAL MARKET VALUE Rs.
Mahadevpur VILLAGE, Alwal Municipality Malkajigiri MANDAL	12/A, 12/AA, 13/A 13/AA, 21/A 21/A, 27/AA 28/A, 29/A, 29/AA 30 & 30/RE	AC. 0-29.1 Gts	Rs. 20,00,000/-	Rs. 14,50,000.

STATION: S.R.O.,

SIGNATURE OF EXECUTANT

[Handwritten Signature]

2009
311 D

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STATE BANK OF HYDERABAD



BRANCH
Begumpet Branch 299
CODE No Hyderabad-500 016

Receipt No. **B** 004702 3116/00

Received a Sum of Rs. 52000/-

Rupees Fifty Two thousand only

from Smt. & Sri. M/S Janapriya Engineers Syndicate

residing at Ward

for credit of Government of Andhra Pradesh towards Stamp duty/Registration fee

Authorized Signatory

Begumpet Branch 299
Place: Hyderabad-500 016
Date: 19/06/00

SS No. _____

Application No. : CC02922785 Page 18 of 18

Verified by : B BHAGAVANTHA RAO
Application Number : CC02922785

Certified by :

R. Subramanyam

Name : R SUBRAMANYAM
Designation : SUB REGISTRAR
SRO : VALLABNAGAR

Note: This is a Digitally Signed Certificate, doesnot require physical signature. And, this certificate can be verified at <http://www.meeseva.gov.in/> by furnishing the application number mentioned in the Certificate.

Print Home

