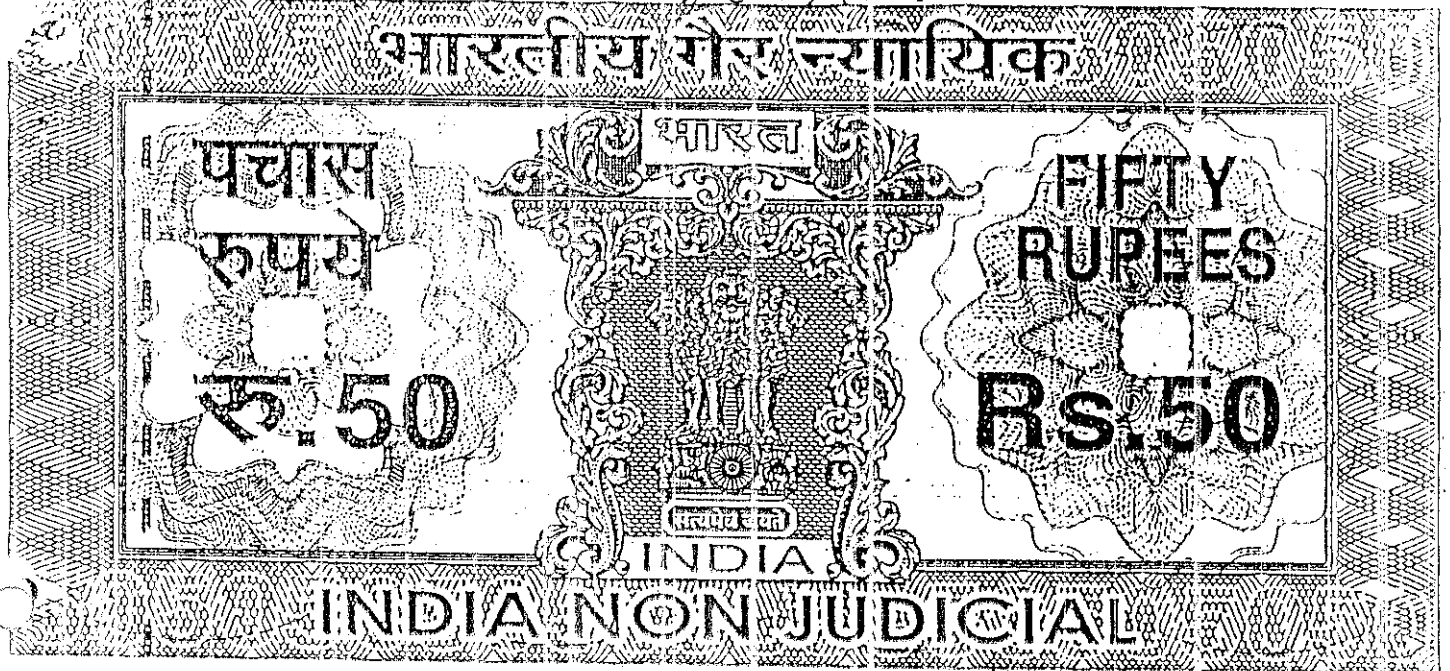


C.S. No. 2115/04

2087/1000



आन्ध्र प्रदेश ANDHRA PRADESH

17 MAR 2006

933220

Anurag Kumar
ANURAG KUMAR

S. V. L. No. 25/39 R.No. 1/2008
3-6-151, G. S. Towers,
Himayathnagar, Hyderabad.

No. 4408
Dated 10/4/2006
To Sri G. Ranga Reddy, S/o Sri Chenna Kista Reddy, Age 54 years, Occ :
Business, R/o No.2-104/1, Salnagar, Chaitanyapuri, Dilshukh Nagar,
Hyderabad-500060, Hereinafter called the OWNER. (Party of the First Part)
which expression shall mean and include his legal heirs, successors-in-
interest, representatives, assignees etc.,
For whose *Jay Prakash Engineers & Associates*

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 10th day of April, 2006 by and between :

Sri G.RANGA REDDY, S/o Sri Chenna Kista Reddy, Age 54 years, Occ : Business, R/o No.2-104/1, Salnagar, Chaitanyapuri, Dilshukh Nagar, Hyderabad-500060, Hereinafter called the OWNER. (Party of the First Part) which expression shall mean and include his legal heirs, successors-in-interest, representatives, assignees etc.,

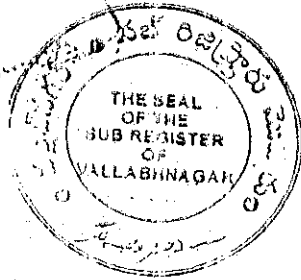
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1వ పూర్వక చట్టం సం/1921వ సం.191
దస్తావేజు సంఖ్య (10) పై
ఈ కాగితము చదువ గొప్ప (1)

2003 వ సం. నెంబర్ 10 వ తేదీ
1923 వ సం. నెంబర్ 10 వ తేదీ వరకు

సబ్-రెజిస్ట్రార్
వల్లభనగర్
21 FEB 2006



చుంబం గొంతుల మధ్య గొడవ నగడ నడ రిజిస్ట్రార్ కార్యాలయం
A. Rangar Reddy
0. ప్రభుత్వ తల్లి 1808లో సర్కర్ కడ ను తమనరేం
సబ్-రెజిస్ట్రార్ కార్యాలయం వరకు చదువ గొప్ప వరకు
తమన ను తమన ను 2000

ప్రాసియూట్ చేయబడినట్లు
విషయం గొప్ప వేలు గుర్తు
చదువ గొప్ప వేలు

Changan Reddy

Changan Reddy

Changan Reddy, s/o Chinnu
Channa Reddy, s/o Bannu, A/o 2-104/1
Sainyga, Changan Reddy, Hyderabad

[Signature]

K. Ramesh Reddy, s/o C. K. Reddy, s/o Chinnu
A/o 3-6-115, Himayyadga, Hyderabad

Ch. Lakshmi, s/o Ramadhar, s/o s/o s/o A/o 3-6-115,
Himayyadga, Hyderabad

[Signature]

Dr. Pradeep Kumar, s/o Dr. R. B. P. Reddy, A/o 190, West Marredy
Sec 11/1.

2003 వ సం. నెంబర్ 10 వ తేదీ
1923 వ సం. నెంబర్ 10 వ తేదీ వరకు

[Signature]
సబ్-రెజిస్ట్రార్


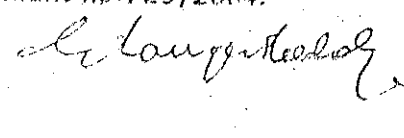
AND

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 Part) which expression shall mean and include their legal heirs, executors, assignees etc.,

WHEREAS Sri G.RANGA REDDY is an absolute owner and possessor of the undivided share of agricultural land admeasuring Acres 1-21.1 guntas in Sy.Nos.8/A, 8/AA, 9, 10, 11, 12/A, 12/AA, 12/E, 13/A, 13/AA, 13/E, 13/EE, 14, 15, 20, 21/A, 21/AA, 27, 27/A, 27/AA, 28, 28/A, 28/AA, 28/E, 29, 29/A, 29/AA, 29/E, 29/EE, 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 0-3.750 guntas purchased as his share out of Acres 0-25 guntas in Sy.Nos.9,10,11 & 15 through Sale deed dated 22.01.2003 registered as document no.2139/2003.
- B) Undivided share of land to the extent of Acres 0-3.000 guntas purchased as his share out of Acres 0-20 guntas in Sy.Nos.9,10,11 & 15 through Sale deed dated 26.06.2002 registered as document no.1979/2002.
- C) Undivided share of land to the extent of Acres 0-1.125 guntas purchased as his share out of Acres 0-15 guntas in Sy.No.28(28/E) through Sale deed dated 27.10.2003 registered as document no.3409/2003.
- D) Undivided share of land to the extent of Acres 0-1.875 guntas purchased as his share out of Acres 0-25 guntas in Sy.No.29(29/EE) through Sale deed dated 27.10.2003 registered as document no.3408/2003.
- E) Undivided share of land to the extent of Acres 0-3.75 guntas purchased as his share out of Acres 0-25 guntas in Sy.Nos.9,10,11 & 15 through Sale deed dated 26.06.2002 registered as document no.1980/2002.
- F) Undivided share of land to the extent of Acres 0-0.9 guntas purchased as his share out of Acres 0-12 guntas in Sy.No.28(28/A) through Sale deed dated 27.10.2003 registered as document no.3410/2003.
- G) Undivided share of land to the extent of Acres 0-0.975 guntas purchased as his share out of Acres 0-13 guntas in Sy.No.28(28/AA) through Sale deed dated 27.10.2003 registered as document no.3411/2003.
- H) Undivided share of land to the extent of Acres 0-4.275 guntas purchased as his share out of Acres 1-17 guntas in Sy.Nos.12/E,13/E,14,20,21/AA & 29/E through Sale deed dated 26.02.2004 registered as document no.729/2004.

15 ಭೂಸ್ವತ್ತಿನಲ್ಲಿಯೂ ನಂ/4.1.1928 ನಂ/ನಂ
 ದಸ್ತಾವೇಜು ನಂ/1087 ಮುಖ್ಯವಾಗಿ ಕಾನೂನುಬಾಹಿರವಾಗಿ (10
 ಕೆ.ಆರ್.ನಿರಮು ಬಡವು. ನಿರೂಪಣೆ (2)

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ENDORSEMENT U/S 41 & 42 OF IS. ACT
 No. 2001/06 Date 10/4/06
 I hereby Certify that the deficit Stamp duty of
 Rs. 49950 / (Rs. 50,000) has been
None Hundred & fifty Only
 has been lavied in respect of the instrument from
 Executant of the doct on the India of agreed
 Market Value of Rs. 8372.000
 been higher than consideration.

Collector & Sub-Reg. Officer
 Vallabhi Nagar (Dist. of the Indian Stamp Act)

An amount of Rs. 49950 / towards Stamp Duty
 Including Transfer duty and Rs. 2000 /
 towards Registration Fee was paid by the party
 through Challan Receipt Number 000589
 Dated 10/4/06 at SBH, Begumpet Branch.

15 ಭೂಸ್ವತ್ತಿನಲ್ಲಿಯೂ ನಂ/4.1.1928 ನಂ/ನಂ
 ದಸ್ತಾವೇಜು ನಂ/1087 ಮುಖ್ಯವಾಗಿ ಕಾನೂನುಬಾಹಿರವಾಗಿ (10
 ಕೆ.ಆರ್.ನಿರಮು ಬಡವು. ನಿರೂಪಣೆ (2)

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- I) Undivided share of land to the extent of Acres 0-1.35 guntas purchased as his share out of Acres 0.18 guntas in Sy.Nos.27AA & 30EE through Sale deed dated 14.06.2004 registered as document no.2265/2004.
- J) Undivided share of land to the extent of Acres 0-5.5125 guntas purchased as his share out of Acres 1-33½ guntas 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.
- K) Undivided share of land to the extent of Acres 0-0.7875 guntas purchased as his share out of Acres 0-10½ guntas in Sy.No.13EE through Sale deed dated 27.10.2003 registered as document no.3407/2003.
- L) Undivided share of land to the extent of Acres 0-3.00 guntas purchased as his share out of Acres 0-20 guntas in Sy.Nos.9,10,11 & 15 through Sale deed dated 22.01.2003 registered as document no.2140/2003.
- M) Undivided share of land to the extent of Acres 0-0.30 guntas purchased as his share out of Acres 0-04 guntas in Sy.Nos.9 & 11 through Sale deed dated 19.12.2003 registered as document no.4166/2003.
- N) Undivided share of land to the extent of Acres 0-2.0625 guntas purchased as his share out of Acres 0-27½ guntas 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.
- O) Undivided share of land to the extent of Acres 0-1.725 guntas purchased as his share out of Acres 0-23 guntas in Sy.No.8AA through Sale deed dated 19.12.2003 registered as document no.4167/2003.
- P) Undivided share of land to the extent of Acres 0-1.725 guntas purchased as his share out of Acres 0-23 guntas in Sy.No.8A through Sale deed dated 19.12.2003 registered as document no.4168/2003.
- Q) Undivided share of land to the extent of Acres 0-1.9875 guntas purchased as his share out of Acres 0-26½ guntas in Sy.Nos.12/A,13/A, 29/A & 30 through Sale deed dated 16.06.2004 registered as document no.2288/2004.
- R) Undivided share of land to the extent of Acres 0-23.00 guntas purchased as his share out of Acres 0-36½ guntas in Sy.Nos.9,10,11, & 15 through Sale deed dated 16.06.2003 registered as document no.2902/2003.

Whereas the Owner offered to sell the agricultural land Acres 1-21.1 guntas in Sy.Nos.8/A, 8/AA, 9, 10, 11, 12/A, 12/AA, 12/E, 13/A, 13/AA, 13/E, 13/EE, 14, 15, 20, 21/A, 21/AA, 27, 27/A, 27/AA, 28, 28/A, 28/AA, 28/E, 29, 29/A, 29/AA, 29/E, 29/EE, 30 & 30/EE situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist, hereinafter referred to as the "SCHEDULE PROPERTY" shown in the schedule below, for a total amount of Rs.30,55,000/- (Rupees Thirty Lakhs and Fifty Five Thousand Only) and the Purchaser agreed to purchase the same.

దస్తావేజులను పరిశీలించి సరియైనవిగా ఉన్నట్లు
దస్తావేజులను సరియైనవిగా ఉన్నట్లుగా 10
జులై 1953

సీ-ఆఫీసరు
జులై 1953

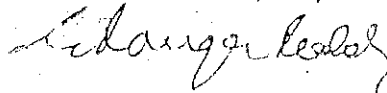


NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

- (1) The Owner hereby declares that he is the absolute owner of agricultural land admeasuring Acres 1-21.1 guntas in Sy.Nos.8/A, 8/AA, 9, 10, 11, 12/A, 12/AA, 12/E, 13/A, 13/AA, 13/E, 13/EE, 14, 15, 20, 21/A, 21/AA, 27, 27/A, 27/AA, 28, 28/A, 28/AA, 28/E, 29, 29/A, 29/AA, 29/E, 29/EE, 30 & 30/EE situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, F.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 property for a total sale consideration of Rs.30,55,000/- (Rupees Thirty Lakhs and Fifty Five Thousand Only)
- (3) The Purchaser has paid the above sale consideration as follows :

Amount	Cq.No.	Date	Bank
(i) Rs.7,25,000/-	807731	11/03/06	ING Vysya Bank Ltd Abil Rd Branch, Hyd
(ii) Rs.4,00,000/-	807785	27/03/06	ING Vysya Bank Ltd Abil Rd Branch, Hyd

(iii) Balance Rs.19,30,000/- in cash today for the above said schedule property to the Owner and the Owner hereby acknowledged the same.
- (4) The Owner has handed over the possession of the schedule of property to the Purchaser today.
- (5) The Purchaser has entered into the Agreement of Sale after fully satisfying itself that the Owner has a legal title to the schedule property.
- (6) The Owner shall execute the proper sale deed or sale deeds in favour of the Purchaser or its nominees whenever the Purchaser makes such a demand. But the Purchaser itself shall bear the stamp duty, registration fees and other miscellaneous expenses for the execution of the sale deed/s.
- (7) The Owner hereby assure and declare that the **SCHEDULE 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.
- (8) The Owner declares that the schedule property is free from any encumbrance, charge, lien, court attachments, litigation and mortgage.
- (9) That the Schedule Property is not sold to any one earlier nor it is under any prior Agreement with any other party.

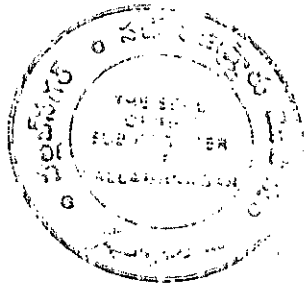



12/10/2018
2018-19
2018-19

2018-19
2018-19

41

2018-19
2018-19



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

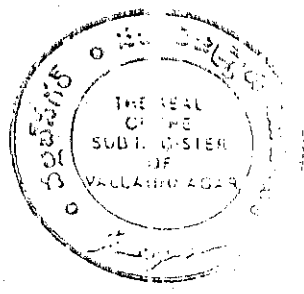
This Irrevocable General Power of Attorney cum Agreement of Sale shall authorize the said Purchaser to do the following acts on the Owner's behalf for the agricultural land admeasuring Acres 1-21.1 guntas in Sy. Nos. 8/A, B/AA, 9, 10, 11, 12/A, 12/AA, 12/E, 13/A, 13/AA, 13/E, 13/EE, 14, 15, 20, 21/A, 21/AA, 27, 27/A, 27/AA, 28, 28/A, 28/AA, 28/E, 29, 29/A, 29/AA, 29/E, 29/EE, 30 & 30/EE situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R. Dist

- a) To divide the schedule property into house plots and to get the layout 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 feel 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 purchasers.
- c) To enter into a Development Agreement with any Developer/Builder to develop the Schedule 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 property and to receive the amount.
- e) To sign all the applications to be submitted to 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 property from encroacher, land grabbers 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.



... ..
... ..
... .. (5)

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- h) To pay the taxes and revenue payable on the schedule property to the State Government, Central Government and local authority.
- i) To make use of the schedule 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 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 property and to do all the acts necessary to protect their property.
- l) To mortgage the schedule property to any Bank or Financial Institution to get loan for the development of the schedule property and to execute all the necessary documents for the said purpose.
- 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

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

SCHEDULE OF PROPERTY

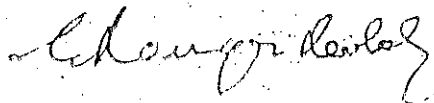
All that agricultural land admeasuring Acres 1-21.1 guntas in Sy.Nos.8/A, 8/AA, 9, 10, 11, 12/A, 12/AA, 12/E, 13/A, 13/AA, 13/E, 13/EE, 14, 15, 20, 21/A, 21/AA, 27, 27/A, 27/AA, 28, 28/A, 28/AA, 28/E, 29, 29/A, 29/AA, 29/E, 29/EE, 30 & 30/EE situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist. and bounded by:

Boundaries for Ac.0-36.5 gnts. in Sy.Nos.9-10,11,15

North	:	Sy.No.8 & Kowkooor boundary
South	:	Sy.Nos.2,12,13,14 & 29
East	:	Sy.Nos.16,17,18 & 19, land belongs to Basaram Narasimha & Yettalah
West	:	Sy.No.4 & Burugubhayi

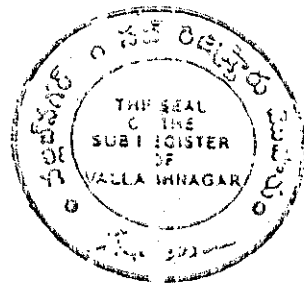
Boundaries for Ac.0-0.7875 gnts. in Sy.No.13/EE

North	:	Sy.No.12, Part of Sy. Nos.15 & 11
South	:	Sy.No.30
East	:	Sy.No.29
West	:	Sy.No.2, Part of Sy.No.12

ಶಿವಪ್ಪ ಪುತ್ರ ವ. ದಾಸ
ಪುತ್ರನು ನಾನಿಗಿಂತ ಮತ್ತೊಬ್ಬ ಪುತ್ರನು ಹೊಂದಿ
ಕೊಡುವುದು ಬಯಸುವುದು (೧)

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Boundaries for Ac.0-1.875 gts. In Sy.No.29(29/EE)

North	:	Sy.No.15
South	:	Way to the land
East	:	Sy.No.28
West	:	Sy.No.13 & Part of Sy.No.30

Boundaries for Ac.0-3 gts. In Sy.No.28/A, 28/AA, 28E

North	:	Sy.Nos.27, Part of Sy.No.29
South	:	Way to the land
East	:	Sy.No.25
West	:	Sy.No.29

Boundaries for Ac.0-0.30 gts. In Sy.Nos.9 & 11

North	:	Vendee Land
South	:	Owners Land
East	:	Owners Land
West	:	Kurma Mallah Land

Boundaries for Ac.0-3.45 gts. In Sy.No.8/A, 8/AA

North	:	Neighbours Land & Kowkoor boundary
South	:	Sy.No.9 & Sy.No.4 Mahadevpur
East	:	Kowkoor Boundary & Part of Sy.No.8 Mahadevpur
West	:	Part of Sy.No.8 & Sy.No.4

Boundaries for Ac.0-4.275 gts. In Sy.Nos.12/E,13/E,14,20,21/AA & 29/E

North	:	Sy.Nos.11,15 & 19
South	:	Existing Road
East	:	Sy.Nos.28,32 & 26
West	:	Sy.Nos.2,31 & 30

Boundaries for Ac.0-0.675 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.0-0.675 gts. In Sy.No.30/EE

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



Chang Reddy

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Boundaries for Ac. 0-5.5125 gts. In Sy. Nos. 12/AA, 13/AA, 21/A, 27/A, 29/AA & 30

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

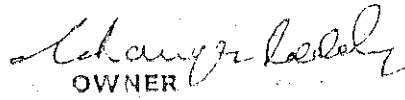
Boundaries for Acres 0-4.05 guntas In Sy. Nos. 12/A, 12/AA, 13/A, 28/A, 29/A & 30

North : Yettalah'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:

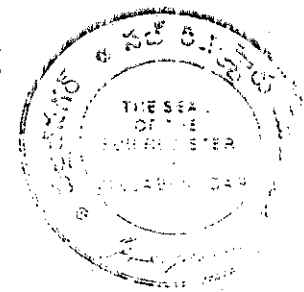
1. 
2. 


OWNER


PURCHASER

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RULE 3

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED

Under Rule 3 of Andhra Pradesh of Under Valuation of instrument rules 1975

I/We, G. RANGA REDDY, S/o G. Chinnu Chenna Reddy R/o 2-104/1 Sainagar, Chaitanyapuri, Dilukhmagar, Hyderabad-60

do hereby declare & State of the best of my knowledge and belief the market value of the property now being transferred is as follows.

PLACE	SY. No.	AREA	VALUE-PER Acres Rs.	TOTAL MARKET VALUE Rs.
Mehadevpur Village,	8/A, 8/AA, 9, 10	Ac 1. 21.1 gts	Rs: 20,00000/-	Rs. 30,55,000
Alval Hunlty	11, 12/E, 12/A, 12/AA			
Malkajgiri (M)	13/E, 13/A, 13/AA, 13/EE			
R.R. DIST.	14, 15, 20, 21/A, 21/AA, 21			
	27/A, 27/AA, 28, 28/A, 28/AA			
	28/E, 29, 29/E, 29/A, 29/AA			
	29/EE 30 & 30/EE			

STATION: S.R.O.,

DATE: 10/11/08

G. Ranga Reddy

SIGNATURE OF EXECUTANT

[Signature]

ಅಧ್ಯಕ್ಷರುಗಳಿಗೆ, ಕರ್ನಾಟಕ ರಾಜ್ಯ
ಅಧ್ಯಕ್ಷರುಗಳಿಗೆ (10) ಮತ್ತು
ಕರ್ನಾಟಕ ರಾಜ್ಯ (9)

[Handwritten signature]
ಅಧ್ಯಕ್ಷರು

