

4468/07 - 4444 of 2007
 Adms 488613



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Anurag

F 964260

8045 Dated: 12/10/07 Rs. 100/-
 S. Rowlinen Reddy s/o. Late K.P. Reddy, R/o H/o
 M/s. Janapriya Properties (P) Ltd, H/o

ANURAG KUMAR
 S. V. L. No. 25/99 R.No. 1 /2005
 3-6-181, G. S. Towers,
 Mayathnagar, 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 October, 2007 by and between:

1. Sri. B.M. MUTHYALU, S/o Sri. B. Mallalah , Age 63 years, Occ : Service, R/o H.No.4-8-119, Kowkur, ,
2. Sri. B.M. BIKSHAPATHI, S/o Sri. B. Mallalah , Age 60 years, Occ : Agriculture, R/o Plot No.34, Saraswathi Nagar, Trimulgherry, Secunderabad.
3. Sri. B.M. ILLAPPA, ALIAS ILAIAH, S/o Sri. B. Mallalah , Age 50 years, Occ : Service, R/o H.No.4-5-112, Near Hanuman Temple, Kowkur.
4. Smt B.M. SUJATHA, W/o Late Sri Mallesh, alias Mallesha, Age 40 years, Occ : Housewife, R/o H.No.4-169/1, Venkataramana Colony, Lyla Road, Old Alwal, Secunderabad.
5. Sri. B.M. VENKATESH, S/o Sri. B. Mallalah , Age 40 years, Occ : Agriculture, R/o Plot No.3, Trimulgherry, Secunderabad

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

B.M. Muthyala
B.M. Sujatha
M.M. 17

B.M. Sujatha
SUJATHA
B.M. Venkatesh

Anurag

ప్రస్తుతము 200 రూపం/కా. న. 1929 వ. సం. 10
 పాపావతి నం. 4464 మొత్తము కారితముల సంఖ్య (14)
 ఈ కారితములను సంఖ్య ()

1829. 20
 20

[Signature]
 20-08-19

1829. 20
 20
 B.M. Muthyala
 2000



ప్రతియదినూ ఒప్పకొస్తూ
 ఎందుకొందా ప్రతి గుర్తు.

[Signature] o/o B. Mallesh, occ. Sarker. R/o 4-8-119
 Kowkora, Adwal, R.R. (OT)

ఎదురు కొరత వైపు B.M. Bixapati
 occ. - 34, Saraswati Nagar
 Thiruvannamalai, Sec. bad

ఎదురు కొరత వైపు

[Signature]
 B.M. ELAIAH s/o. Malliah
 H.No. 4-5-112, occ. Service.
 Kowkora, Adwal, R.R. (OT)

ఎదురు కొరత వైపు

B.M. Mallesh s/o. Mallesh (late)
 occ. Housewife. R/o. 4-169/1
 Venkatramana colony, Sec. bad.

AND

M/s JANAPRIYA PROPERTIES PVT. LTD., a company registered under Indian companies Act, 1956 office situated at Janapriya House, H.No.3-6-115/a, Himayathnagar, Hyderabad-029 represented by its Director Sri K.RAVINDER REDDY S/o Late Sri K.Purushotham Reddy, aged about 53 years, R/o 3-6-114/1, Hyderguda, Hyderabad

Hereinafter referred to as **PURCHASERS** (Party of the Second Party) which expression shall mean and include its legal heirs, executors, assignees etc.,

WHEREAS Vendor's father Late B. Mallalah was the Pattadar ~~and absolute owner and possessor of the land to the extent of Acres 1-31 guntas~~ absolute owner and possessor of the land to the extent of Acres **1-31 guntas** Out of Acres **3-22 guntas** in Sy.Nos.3, 4, & 7 situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist.,

WHEREAS Vendors Sl.Nos 1 to 5 legal heirs of Late Sri B. Mallalah and Pochamma (Vendor No.4 of Vendors **Smt B.M. SUJATHA** daughter-in-law of late Sri B. Mallalah and Pochamma and wife of B.M. Mallesha alias Mallesha who was 4th son of Late Sri B.Mallalah and Pochamma after the death of B. Mallalah and Pochamma have inherited the said property of in the name of Vendors to an extent of Ac.1-31 gts out of Ac.3-22 gts in Sy.Nos.3, 4, & 7 situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist.,

WHEREAS Smt Pochamma, W/o Late Sri Mallalah also share holder among her five sons vide Pattadar Pass Book.No.274417, Title Deed No.272809.

WHEREAS Smt Pochamma, W/o Late Sri B. Mallalah was also expired on 04/01/2001, hence the said vendors all are legal heirs of the above said property included in this sale deed.

WHEREAS the MRO, Malkajgiri Mandal. R.R Dist Issued Pass Book No.274417, Title Deed No.212813 in the name of **B.M. MUTHYALU**, Pass Book No.274412, Title Deed No.213309 in the name of **B.M. BIKSHAPATHI**, Pass Book No.274414, Title Deed No.212810 in the name of Late Sri Mallesha, alias Mallesha, Pass Book No.274402, Title Deed No.212801 in the name of **B.M. ILLAPPA, ALIAS ILAIAH** and, Pass Book No.274422, Title Deed No.212817 in the name of **B.M. VENKATESH** situated at at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist.,

WHEREAS the B.M. Mallesha alias Mallesha is the brother of Vendors No. 1,2,3 & 5 and son of late B.Mallalah was expired on 25/10/2006 hence his wife namely B.M.Sujahta was incorporated as Vendors No 4 In place of B.M. Mallesha alias Mallesha, (the MRO), Malkajgiri Mandal. R.R Dist Issued Pass Book No.274414, Title Deed No.212810 in the name of B.M. Mallesha alias Mallesha)

Whereas the Owners offered to sell to meet their family legal financial necessities and the Vendees have agreed to Purchase the land admeasuring Acres 0-25 Guntas. Out of Acres 1-31 Gts in Sy.Nos. 3,4,& 7 situated at Mahadevpur Village, Malkajgiri Mandal, R.R.Dist. hereinafter referred to as the "SCHEDULE PROPERTY" shown in the schedule below, for a total amount of Rs.26,41,000/- (Rupees Twenty Six Lakhs Forty One Thousand Only) and the Vendees agreed to purchase the same.

[Signature]
B.M. B.S. Pall
[Signature]

B.M. Muthyalu
B.M. Venkatesh

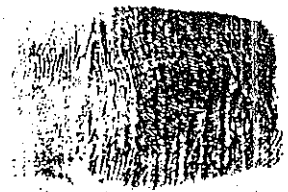
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1 వ పూర్వకము 2007 సం/తా. న. 1929 టి. నం. 10
 దస్తావేజు నెం. 4444 మొత్తము కాగితముల సంఖ్య (19)
 ఈ కాగితము ముద్ర సంఖ్య (2)

[Signature]
 సబ్-రిజిస్ట్రార్

అదనం దొలుక వ్యక్తి

To M. Venkatesh, S/o. Mallaiah
 Occ: Agriculture, A/c- Plot No. 3,
 Thirumulpally, sec-bad.



[Signature]

K. Ravinder Reddy
 S/o. Late K. Purushotham Reddy
 Occ: Business, R/o. 3-6-114/1,
 Hyderguda, Hyderabad. - 29

అదనం దొలుక

17 *[Signature]*

Ch. Laxmi Kumar
 S/o. RAMADASU
 Occ: Service, R/o. 3-6-115/A,
 Himsayathnagar, Hyderabad - 29.

27 *[Signature]*

M. RAHUL
 S/o. M. Vijay Kumar
 3-6-115, Himsayathnagar, Hyderabad - 500 029.

2007వ సం. జనవరి 12 వ తేదీ
 1929 త. న. సం. 1929 వ సం.

[Signature]
 సబ్-రిజిస్ట్రార్



NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

(1) The Owner hereby declares that he is the absolute owner of agricultural land an extent of Acres 0-25 Guntas. Out of Acres 1-31 Gts in Sy.Nos. 3,4,& 7 situated at Mahadevpur Village, 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 26,41,000/- (Rupees Twenty Six Lakhs Forty One Thousand Only)

(3) In pursuance of the above said agreement the Vendee paid Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only) Vide Cheque No. 394473, Dated:12/10/2007 and balance amount of Rs.22,91,000/- (Rupees Twenty Two Lakhs Ninety one thousand Only) in cash towards Sale consideration and the Owners do hereby accept and acknowledge the receipt of the entire sale consideration from the Vendees.

(4) The Owners 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 of property.

(6) 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.

(7) 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.

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

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

(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.

[Signature]
B.M. Reddy
[Signature]

B.M. Reddy

[Signature]

[Signature]

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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 0-25 Guntas. Out of Acres 1-31 Gts in Sy.Nos. 3,4,& 7 situated at Mahadevpur Village, Malkajiri Mandal, R.R.Dist.

- 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 Purchasers.
- 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 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, 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.
- 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.

B.M. Verma
B.M. Verma
B.M. Verma

B.M. Verma

B.M. Verma

B.M. Verma

- 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.
- 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 transaction of the Purchasers on the Schedule of Property.

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



SCHEDULE OF PROPERTY

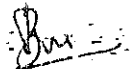
All that agricultural land an extent of Acres 0-25 Guntas. Out of Acres 1-31 Gts in Sy.Nos. 3,4, & 7 situated at Mahadevpur Village, Malkajiri Mandal, R.R. Dist. and bounded by:

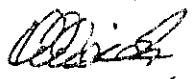
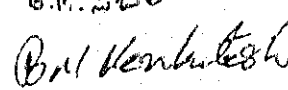
North	:	Sy.Nos. 5 & 6 of Kowkur Village
South	:	Sy.No.2 of Mahadevpur Village
East	:	Sy.Nos. 8 & 11 of Mahadevpur Village
West	:	Part of Sy.Nos 3,4 & 7 Mahadevpur Village

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.

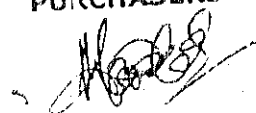
Witnesses:

- 1) 
- 2) 


B.M. B...
OWNERS


B.M. ...


PURCHASERS



That the Vendors hereby declare that there are no Mango Trees, Coconut Trees, Betal Leaf Gardens, Orange Groves or any other gardens, that there are no mines or quarries of oranites or such others valuable stones, that there are no fish ponds etc. in the lands now being transferred. That if any supression of facts In noticed at a future date the vendors will be liable for prosecution as per law besides payment of deficit duty.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILD

Under Rule 3 of the Andhra Pradesh Prevention of under valuation Instrument Rule 1975.

Sri. B.M. MUTHYALU, S/o Sri. B. Mallaiiah , Age 63 years, Occ : Service, R/o

are hereby declare and a state to the test of my knowledge and belief the market value of the property entered as follows:

Place	Survey No.	Area	Value per Acre	Total M.V
Mahadevpur Village, Malkajgiri Mandal Alwal Municipality R.R. Dist	3, 4 & 7	Ac. 0-25 gts	Rs.65,00,000	Rs.40,62,500

Station : S.R.O., Vallabhnagar

Date : 12/10/2009

[Signature]

B.M. Muthyalu

Signature of Executant/s

[Signature]

B.M. Muthyalu

B.M. Muthyalu

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[Signature]

That the Vendors hereby declare that there are no Mango Trees, Coconut Trees, Betal Leaf Gardens, Orange Groves or any other gardens, that there are no mines or quarries of granites or such others valuable stones, that there are no fish ponds etc. in the lands now being transferred. That if any suppression of facts is noticed at a future date the vendors will be liable for prosecution as per law besides 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.

Sri. B.M. MUTHYALU, S/o Sri. B. Mallaiah, Age 63 years, Occ : Service, R/o

are hereby declare and state to the best of my knowledge and belief the market value of the property entered as follows:

Place	Survey No.	Area	Value per Acre	Total M.V
Mahadevpur Village, Malkajgiri Mandal Alwal Municipality R.R. Dist	3, 4 & 7	Ac. 0-25 gts	Rs.65,00,000	Rs.40,62,500

Station : S.R.O., Vallabh Nagar

Date : 12/10/2009

[Handwritten Signature]

B.M. Muthyala

Signature of executant/s

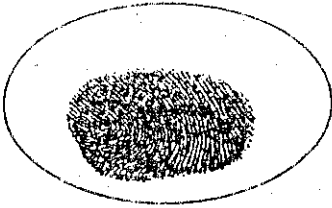
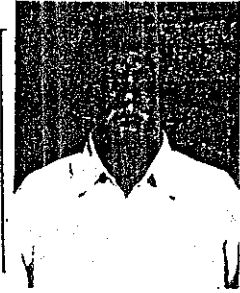
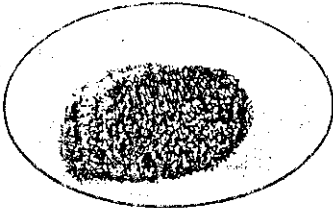
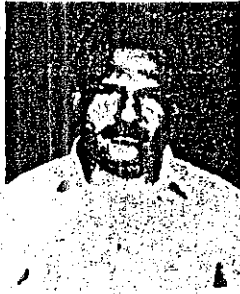
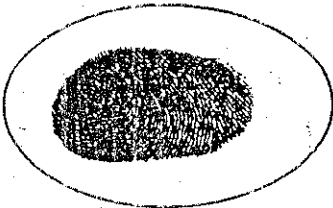
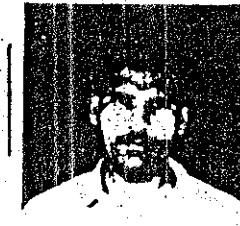
[Handwritten Signature]

B.M. Muthyala



B.M. Muthyala

[Handwritten Signature]





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

FINGER PRINT IN BLACK INK LEFT THUMB	PASS PORT SIZE PHOTOGRAPH	NAME & ADDRESS OF PRESENTANT/SELLER/ BUYER
		<u>B.M. Mohan S/o. Mallaiah</u> <u>H.No. 4-8-119,</u> <u>Kowkory, Alwal,</u> <u>R.R(DT)</u>
		<u>B.M. Bikeswathi S/o. Mallaiah</u> <u>Plot No. 34,</u> <u>Saraswathi Nagar</u> <u>Sec. Bad.</u>
		<u>B.M. I. Iaiab S/o. B. Mallaiah</u> <u>H.No. 4-5-112.</u> <u>Kowkory,</u> <u>Alwal, R.R(DT)</u>

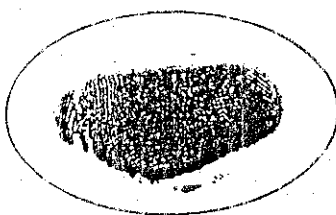

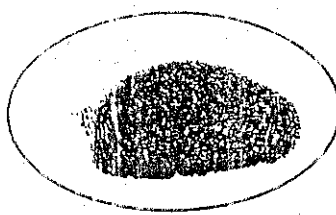

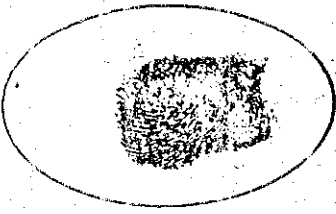

SIGNATURE OF WITNESSES

1. 
2. 

SIGNATURE OF EXECUTANT/S


 B.M. Ramesh

 L.G.M. 245




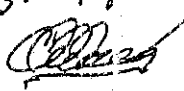
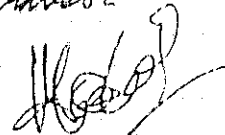
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908

FINGER PRINT IN BLACK INK LEFT THUMB	PASS PORT SIZE PHOTOGRAPH	NAME & ADDRESS OF PRESENTANT/SELLER/ BUYER
		<u>B.M. Sujatha, w/o. late. Mallesh.</u> <u>H.No. 4-169/1</u> <u>Venkatramaiah colony.</u> <u>Old Adalat, Sec- bad.</u>
		<u>E.N. Venkatesh S/o. Mallaiah.</u> <u>Plot. NO. 3.</u> <u>Thiru mad ghermy,</u> <u>Sec- bad.</u>
		<u>K. Ravinder Reddy</u> <u>70. Late K. Purushotham Reddy</u> <u>Occ. Business, R/o. 3-8-114/1,</u> <u>Hyderguda, Hyderabad. -29</u>

SIGNATURE OF WITNESSES

1. 
2. 

SIGNATURE OF EXECUTANT/S


B.M. Sujatha

E.N. Venkatesh
B.M. Sujatha
B.M. Venkatesh


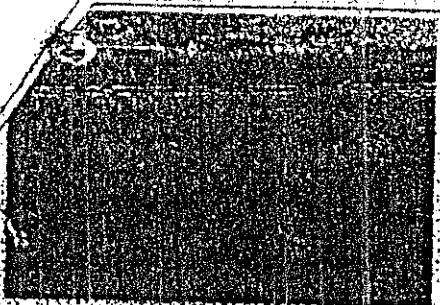
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ANDHRA PRADESH
 DRIVING LICENCE
 DLRAPO1056842003
 BHIKSUN...
 TAT...
 PL...
 TR...
 SECURITY...
 Signature: [Signature]
 Issued on: 04/07/2003
 Add. Licensing Authority
 RTA-SECUNERABAD

039480/03

	Class Of Vehicle	Vin No.
Non Transport	MCWG	01 022444
Transport		
Harmon's Valley		
Serial No.		
Original No.	1298199300	
Original S.	HYD CENTRAL, ANDHRA PRADESH	
DOB	25/10/1942	
Issue of		
Date of 1st Issue	30/03/1977	

B.M. Basra
 [Signature]

B.M. Basra
 [Signature]



Family Members Details

No	Name	Rel. Con	Date of Birth	Age
1	Arundha	Wife		36
2	Mahesh	Son	01/01/82	17
3	Pratik	Son	11/04/91	14
4	Devi	Daughter	11/06/91	14
5	Arundha	Daughter	10/06/92	11

COMMUNITY WARD
MALLANVA TEMPLE
YAFALI

[Signature]
08/02/2005
[Signature]

HOUSEHOLD CARD

Card No. *[Handwritten]*
 F.P. No. *[Handwritten]*
 Soc. *[Handwritten]*
 Name of Head of Household *[Handwritten]*
 Gender *[Handwritten]*
 Father's Name *[Handwritten]*
 Date of Birth *[Handwritten]*
 Age *[Handwritten]*
 Job/Occupation *[Handwritten]*
 Religion *[Handwritten]*
 Caste *[Handwritten]*
 Ward No. *[Handwritten]*
 Municipality *[Handwritten]*
 Soc. *[Handwritten]*
 Address *[Handwritten]*
 P.O. *[Handwritten]*
 P.S. *[Handwritten]*

B.M. Bhatia
[Signature]

B.M. Bhatia
[Signature]

ABHAYA GOLD

Safes & Vaults



₹ 10,000.00
Ten thousand only

Comp. No. 11302

शाखा / Branch

1314 VENKATAPUR

ఆంధ్రా బ్యాంక్ Andhra Bank

पास बुक PASS BOOK

खातेधार का नाम /
Name of A/c Holder

B. M. SUJATHA

पता
Address:

4-169/1,
VENKATRAMANA COCONY
LYLA ROAD, OLD ALMAL
SECUNDERABAD

फोन नम्बर
Phone No.

SELF
04/11/2006

दिनांक
Date



खाता संख्या ABJ /01/00002571

A/c No.

खंड क्र.

Vol.No.

प्रधान कार्यालय : सैफाबाद, हैदराबाद - 500 004.
Head Office : Saifabad, Hyderabad - 500 004.

B. M. Sujatha
[Signature]

B. M. Sujatha
[Signature]

INCOME TAX PAN SERVICES UNIT
(Managed by Unit Trust of India-Investor Services Ltd.)
Plot No. 3, Sector 11, Post Bag No. 20, CBD Belapur,
Navi Mumbai - 400 614.

Dear Sir / Madam,

Reg :

ADOPK7300A

Your request for correction / change in particulars on PAN Card has been processed and corrected PAN card is enclosed. The inconvenience caused on account of errors is regretted.

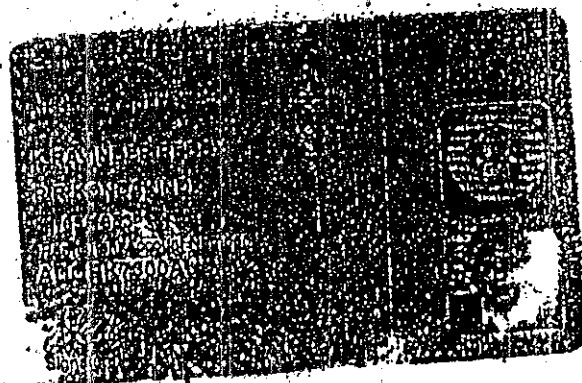
We wish to inform you that quoting of PAN on return of Income tax and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN on all communications with the department as it helps to improve taxpayer service.

Income Tax Department maintains a website : www.incometaxindia.gov.in for providing information and services to citizens. This site also contains detailed information on PAN.

Income Tax Department

BundleID: HYDS923 / Despatch: D20263855

Shri K RAVINDER REDDY
HNO 3-6-115-A
JANAPRIYA HOUSE
HIMAYATHNAGAR
HYDERABAD
ANDHRA PRADESH 500029
PHONE : 2322444



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