

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

15/5, 16/5

నెం. 3757

శ్రీమతి / శ్రీ A. Vikram Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

N

దస్తావేజు స్వభావము	GPA	D/F Father		
దస్తావేజు విలువ	6660,000			
స్టాంపు విలువ రూ.	100			
దస్తావేజు నెంబరు	2029/15			
రిజిస్ట్రేషన్ రుసుము	20000		video D no 181261 dt-15/5/15	
లోటు స్టాంపు(D.S.D.)	900			
GHMC (T.D.)				
యాజర్ ఛార్జీలు	100			
అదనపు షీటు				
5 x	/			
మొత్తం	21000			

RETURNED
15/5/15

(అక్షరాల) Rupees Ten thousand only

తేది 16/5/15

నామను తేది

రూపాయలు మాత్రమే)
Subramanyam
జూరియర్ నట్ రిజిస్ట్రారు-3
పల్లభేనగల్లే రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

2044

DOH NO: 2029 of 2015

SCANNED

4/16/15



తెలంగాణ తెలంగాణ TELANGANA

Govind
A 209532

S.No. **5309** Date: **15-05-2015**

Sold to A. Vikram Reddy

S/o. W/o. D/o. A. Ram Reddy

For Whom: Self

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

GENERAL POWER OF ATTORNEY

This General Power of Attorney has been executed on 16th day of May, 2015 at Hyderabad by:

Mr. A. Vikram Reddy, S/o. Mr. A Ram Reddy, aged about 26 years, Occupation: Business, R/o. H no. 2-2-35, Sri Sai Residency, Amberpet, Hyderabad – 500 013, hereinafter referred to as the Principal.

In Favour of (father)

Mr. A. Ram Reddy, S/o. Late A Malla Reddy, aged about 58 years, Occupation: Business, R/o. H no. 2-2-35, Sri Sai Residency, Amberpet, Hyderabad – 500 013 hereinafter referred to as the Agent.



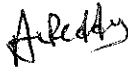
A. Reddy

A. Reddy







Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Vallabhnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 12 and 1 on the 16th day of MAY, 2015 by Sri A.Vikram Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	PL		 A. VIKRAM REDDY::1 [1508-1-2015-2044]	A. VIKRAM REDDY S/O. A. RAM REDDY H.NO.2-2-35,SRI SAI RESIDENCY,AMBERPET, HYD-500013	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K. PRABHAKAR REDDY [1508-1-2015-2044]	K. PRABHAKAR REDDY H.NO.5-4-187/3,411 FLOOR,SOHAM MANSION,M.G.ROAD,SEC- BAD-03	
2		 MAHENDER::16/05/2 [1508-1-2015-2044]	MAHENDER H.NO.28-77,YADAV BASTHI,NEREDMET,HYD	

16th day of May, 2015

Signature of Joint SubRegistrar15
Vallabhnagar

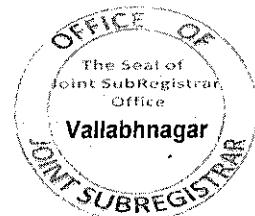
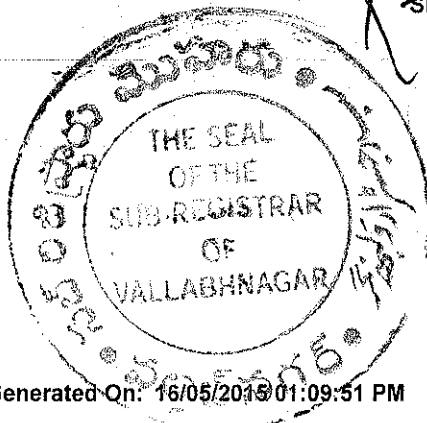
Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

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	0	0	0	900	1000
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		20000	20000
User Charges	NA	0	0		100	100
Total	100	0	0	0	21000	21100

Rs. 900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 6660000/- was paid by the party through DD No 181261 dated 15-MAY-15 of ,HDFC BANK/SEC-BAD-03

Date
16th day of May, 2015

Signature of Registering Officer
Vallabhnagar



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- A. Whereas land admeasuring about Ac. 21.32 forming a part of survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village, survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Malkajgiri Mandal, R.R. District (hereinafter referred to as Schedule Land) is being developed as a residential colony consisting of about 343 villas, 70 EWS/ LIG units along with infrastructure and amenities like roads, electric power supply, water supply, clubhouse, parks, etc.
- B. Whereas for development of the Schedule Land permit for building construction/layout was obtained from GHMC vide permit no. 24873/HO/NZ/CIR-17/2013 in file no. 40972/28/06/2011 dated 13.06.2013.
- C. Whereas the Schedule Land is owned by several co-owners and is being developed by M/s. Sri Venkataramana Constructions, a registered partnership firm having its office at H no. 2-2-35, Sri Sai Residency, Amberpet, Hyderabad – 500 013 and represented by its partner Mr. A. Ram Reddy. The co-owners of the Schedule Land purchased about Ac. 21-33 gts. However, on ground the actual land available for development was only about Ac. 21.32 and permit for development for it was obtained.
- D. Whereas the Principal owns about Ac. 0-23 gts., out of the Schedule Land having purchased the same by registered documents as per details given below:

Sl. No.	Name of the Vendor	Name of the Vendee	Doc. No.	Part of Sy. Nos.	Extent in Acres	Village
1	B M Muthyalu & Brothers	A Vikram Reddy	Sale deed - 4443/2007	3, 4 & 7	0-23	Kowkur

- E. Whereas an understanding was reached between co-owners of the Schedule Land wherein the Principal herein was allotted some plots out of the proposed development, in lieu of land owned by him, as per details given below and herein after referred to as the Scheduled Plots.

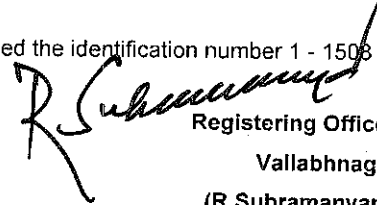
Sl. No.	Plot No	Sanctioned area of plot in sq yds	Rounded off area of plot in sq yds.
1.	20	179.69	180
2.	39	147.05	147
3.	94	147.05	147
4.	143	147.05	147
5.	145	147.05	147
6.	146	147.05	147
7.	150	147.05	147
8.	151	147.05	147
9.	155	115.65	114
10.	156	114.37	114
11.	158	115.65	114
12.	159	115.65	114
Total:		1,670.36	1,665.00

A Reddy

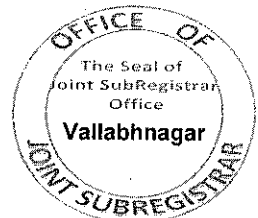
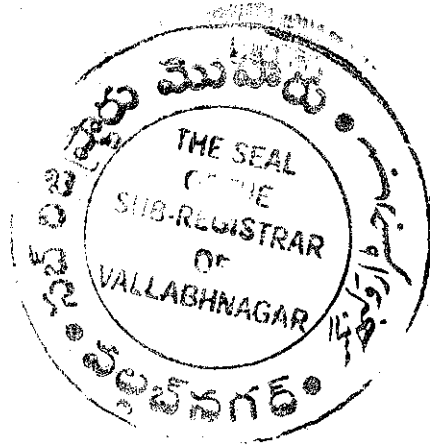
A Reddy

Certificate of Registration

Registered as document no. 2029 of 2015 of Book-1 and assigned the identification number 1 - 1508 - 2029 - 2015 for Scanning on 16-MAY-15 .


Registering Officer
Vallabh Nagar
(R.Subramanyam)

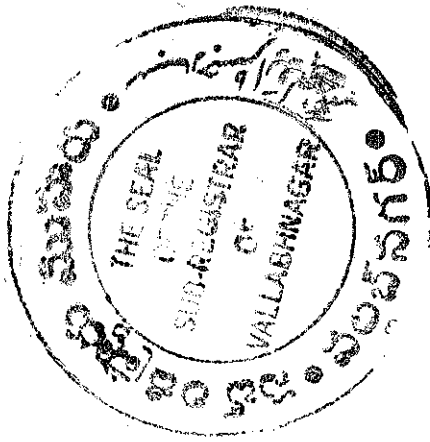
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Vallabh Nagar



- F. Whereas the Principal is pre-occupied with his day to day activities and business and is unable to look after, manage, maintain or develop the Schedule Plots and is hereby appointing the Agent as his Attorney for the purposes given below. The Agent is the natural father of the Principal.
- a) To enter into sub contract for the sale of the Schedule Plots for any consideration which the Agent deems reasonable in his absolute discretion and receive the earnest money and acknowledge the receipt of the same.
 - b) To sign / execute booking forms, agreement of sale, agreement for construction or such other agreements or deeds in favour of prospective purchasers.
 - c) To sell the Schedule Plots to the prospective purchaser or their nominee or nominees and to collect sale consideration and other charges in his favour.
 - d) To execute the sale deed or sale deeds in favour of the prospective purchasers or their nominees, receive the consideration money, to present the sale deed or deeds executed by them in favour of the prospective purchasers or their nominees before the concerned registering office, admit execution and receipt of consideration and procure the registered deeds.
 - e) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed / deeds.
 - f) To enter into tripartite agreement and deeds with housing finance companies and prospective purchasers.
 - g) To execute all such documents, deeds and agreements with housing finance companies for the purposes of securing loans in favour of prospective purchasers.
 - h) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said flats.
 - i) To sign and verify plaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the said flats.
 - j) To execute mortgage deed, pledge, hypothecate and execute such other documents / deeds / agreements that are required for purposes of raising finances from various institutions, banks, etc.
 - k) To develop the Schedule Plots and undertake such works related to real estate development such as construction of building/apartments, creation of common amenities, roads, street lights, drainage system, parks, etc.
 - l) To execute and apply for electricity connections, water connections, drainage connections and to make such necessary payments in the name of the Principal.
 - m) To advertise, negotiate and finalize the sale of the Schedule Plots.
 - n) To enter into any agreement, arrangement or understanding with third parties for the purpose of development, sale, lease, maintenance, repair, advertising, etc., in relation to the Schedule Plots.
 - o) Generally to act as the Attorney or Agent of the Principal in relation to the Schedule Plots and to execute and do all deeds, acts and things in relation to the Schedule Plots as fully and effectually in all respects as the Principal himself would do if personally present.

A. Reddy

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G. The market value of the property is amounting to Rs. 66.60,000/- @ Rs. 4,000/- per sq yd.

H. The Principal for himself, his heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney, in pursuance of these presents.

SCHEDULE OF THE PLOTS

All that portion of the land admeasuring 1,665 sq. yds., being plot no. 20 (180 sq. yds), plot no. 39 (147 sq. yds), plot no. 94 (147 sq. yds), plot no. 143 (147 sq. yds), plot no. 145 (147 sq. yds), plot no. 146 (147 sq. yds), plot no. 150 (147 sq. yds), plot no. 151 (147 sq. yds), plot no. 155 (114 sq. yds), plot no. 156 (114 sq. yds), plot no.158 (114 sq. yds), and plot no. 159 (114 sq. yds) forming a part of survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village, survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Malkajgiri Mandal, R.R. District, under S.R.O. Vallab Nagar.

Plot No. 20, admeasuring 180 sq. yds and bounded by:

North : Plot No. 19
South : Plot No. 21
East : Plot No. 5
West : 30' wide road

Plot No. 39, admeasuring 147 sq. yds and bounded by:

North : Plot No. 38
South : Plot No. 40
East : Plot No. 37
West : 30' wide road

Plot No. 94, admeasuring 147 sq. yds and bounded by:

North : Plot No. 95
South : Plot No. 93
East : 30' wide road
West : Plot No. 103

Plot No. 143, admeasuring 147 sq. yds and bounded by:

North : Plot No. 144
South : Plot No. 142
East : Plot No. 152
West : 30' wide road

Plot No. 145, admeasuring 147 sq. yds and bounded by:

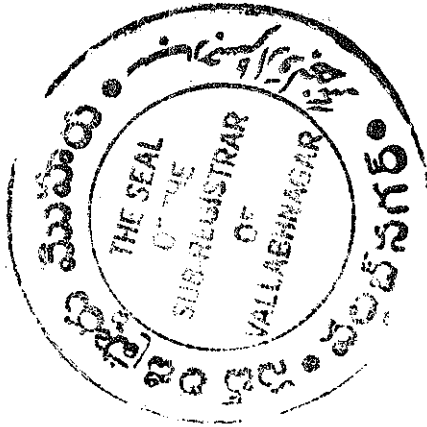
North : Plot No. 146
South : Plot No. 144
East : Plot No. 150
West : 30' wide road

Attest

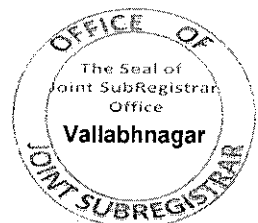


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Plot No. 146, admeasuring 147 sq. yds and bounded by:

North : Plot No. 147
South : Plot No. 145
East : Plot No. 149
West : 30' wide road

Plot No. 150, admeasuring 147 sq. yds and bounded by:

North : Plot No. 149
South : Plot No. 151
East : 30' wide road
West : Plot No. 145

Plot No. 151, admeasuring 147 sq. yds and bounded by:

North : Plot No. 150
South : Plot No. 152
East : 30' wide road
West : Plot No. 144

Plot No. 155, admeasuring 114 sq. yds and bounded by:

North : 50' wide road
South : Plot No. 162
East : Plot No. 156
West : 30' wide road

Plot No. 156, admeasuring 114 sq. yds and bounded by:

North : 50' wide road
South : Plot No. 161
East : Plot No. 157
West : Plot No. 155

Plot No. 158, admeasuring 114 sq. yds and bounded by:

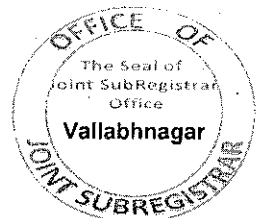
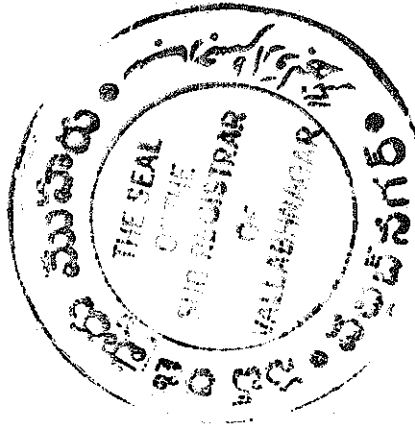
North : 50' wide road
South : Plot No. 159
East : 30' wide road
West : Plot No. 157

A. Feddy

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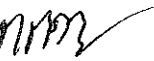


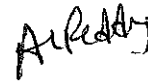
Plot No. 159, admeasuring 114 sq. yds and bounded by:

North : Plot No. 158
South : 30' wide road
East : 30' wide road
West : Plot No. 160

IN WITNESS WHEREOF the Parties hereto have set their hands to this General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

WITNESSES:

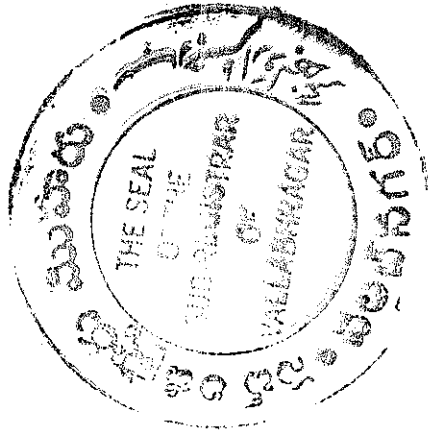
1. 
2. 



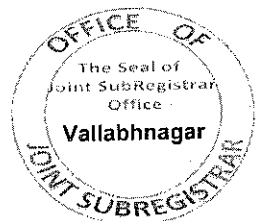
A. Vikram Reddy
Principal

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2029/2015. Sheet 6 of 7

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ATTORNEY

भारत सरकार / PERMANENT ACCOUNT NUMBER
 AGZPA410ZH
 TITLE NAME
 RAM REDDY AGAMATI
 TITLE OR FATHER'S NAME
 MALLA REDDY AGAMATI
 DATE OF BIRTH
 10.02.1955
 SIGNATURE
 Chief Commissioner of Income Tax, Andhra Pradesh

9989064422

VENDOR

आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT OF INDIA
 A VIKRAM REDDY
 RAM REDDY AGAMATI
 14/01/1989
 Permanent Account Number
 AYBPA6799D
 Signature
 10032005

A Reddy

WITNESS

आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT OF INDIA
 PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSP8104E
 Signature
 10032005

9246165561

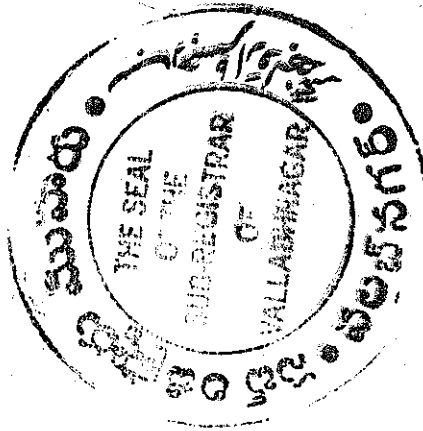
Prabhakar

WITNESS

आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT OF INDIA
 M MAHENDAR
 MALLESH MANDA
 20/07/1978
 Permanent Account Number
 ACAPM0412C
 Signature
 04072007

MMA

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