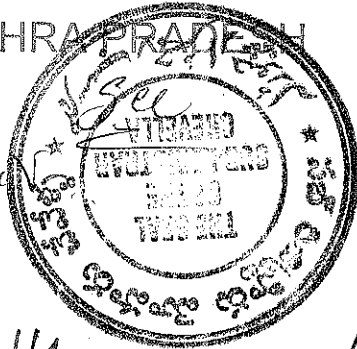




576 25/3/08
P. K. Srinivasulu Reddy
B. Balakrishna



L. G. Chimalo
14AA 649755
LEELA G CHIMALO!
STAMP VENDOR
N. 12/2005
6-4-76/A, Cedar Bungalow
SECUNDERABAD-500 003

SS No. 214/2015 C.C No. 197/2015.

Copy of Document of No. 10374/15
Copy Prepared By IBRAHIM ALI (Jr. Asst.)

Compared } Reader
By } Examiner

Date: 06/02/2015
OFFICE OF THE
SUB-REGISTRAR
CHEVELLA
Ranga Reddy Dist.

TRUE COPY
SUB-REGISTRAR
CHEVELLA

1967, Feb
29 OCT 1967
70 - REC'D
1967, 10/29

1967, 10/29

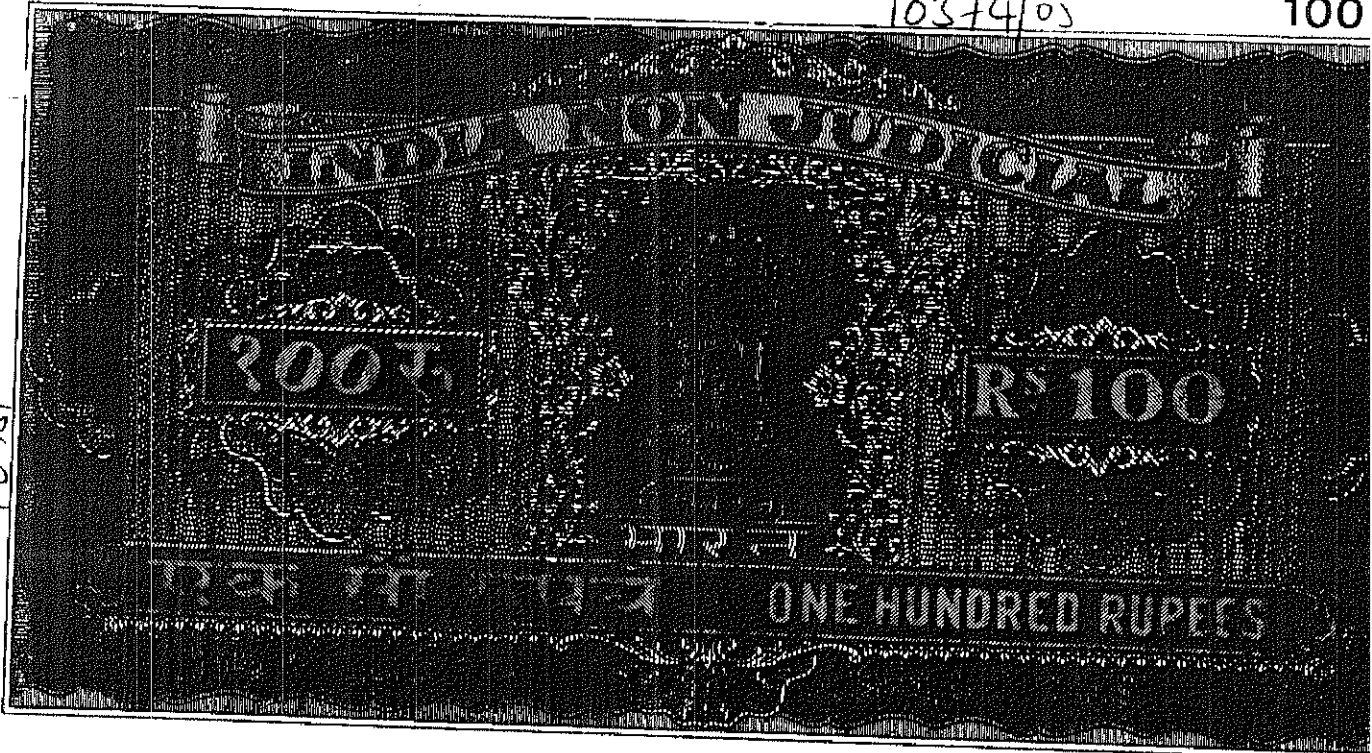
1967, 10/29

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10374/05

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH K. Lalitha 08AA 460155

సం.నం 28140... పాపి గుంటూరు...

SOLD TO K. Santosh...

S/o. K. Srinivasa...

సం.నం 28140... పాపి గుంటూరు...

K. LALITHA

S. No. 28140, dated 19.11.2004,

Sheepenapeta Enclave,

Adirepeta, Hyderabad - 500 038



AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY

THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY is made and executed on this the 09th day of November, 2005 at Chevella by :-

- 1) **Sri. BONDA UMAMAHESHWARA RAO,**
S/o. Late Kanaka Rao,
Age: 40 years, Occ: Business,
R/o.# 502, Royal Residency Apartments,
Prajashakthi Nagar, VIJAYAWADA -10
- 2) **Sri. MOVVA KRISHNA MOHAN,**S/o.Koteshwar Rao,
Age: 38 years, Occ: Business,
R/o. # 108, Phase - II, Meteor Palmgrove Apartment,
Somajiguda, HYDERABAD-500 082

(Hereinafter called as the "EXECUTANTS/VENDORS" which expression shall mean and include all their heirs, executors, administrators, legal representatives and assignees etc., of the First part)

Contd..2

[Handwritten signatures and initials]

TRUE COPY

[Signature]
**SUB-REGISTRAR
CHEVELLA**

IN FAVOUR OF

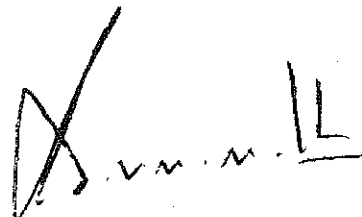
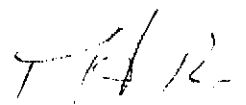
- 1) **Sri.G.RAMCHANDER,**
S/o. Yellaiah, Aged about: 32 years, Occ: Agriculture,
R/o.Chevella Village and Mandal,
R.R.Dist
- 2) **Sri.P. RAVINDER,**
S/o. Yellaiah, Aged about: 33 years, Occ: Business,
R/o.M.I.G. 9, Housing Board Colony,
Chevella Village and Mandal,
R.R.Dist.

(Hereinafter called the "VENDEES/ATTORNEYS" which expression shall mean and include all their heirs, executors, administrators, legal representatives and assignees etc., of the Second part)

WHEREAS the Vendor No.1 is the absolute owner and possessor of the Agricultural land in Survey Nos. 44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/RU, 44/A/1, 46/P, 46/A, 46/AA, 46/EE, 46/U, 46/UU, 46/E, 46/EE/2, 46/UU, 46/RU and 46/RUU, total admeasuring Ac.17-00 Gts out of Ac.33-36 Gts., situated at Yenkepally Village, Chevella Mandal, Ranga Reddy District having purchased the same from Sri. P.Venkata Subba Rao, S/o. Late Seetha Ramaiah and 4 others vide registered sale deed bearing document No. 6542/2005 dated 08-08-2005 registered in the office of the Sub-Registrar, Chevella, R.R.Dist., thus the vendor is having absolute ownership, title and is competent to sell the schedule mentioned property.

WHEREAS the Vendor No.2 is the absolute owner and possessor of the Agricultural land in survey Nos. 44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/U, 44/RU, 44/ 1/A, 44/UU, 46/E, 46/EE/2, 46/U, 46/RU, 46/RUU, 46/LU, 46/P, 46/A, 46/AA, 46/RU and 46/U, total admeasuring Ac.03-00 Gts, out of Ac.33-36 Gts., situated at Yenkepally Village, Chevella Mandal, Ranga

Contd..3



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SUB-REGISTRAR
CHEVELLA

10374
 సంఖ్య 8
 పరుచ సంఖ్య 2

Endorsement U/S 41 & 42 of act II of 1989
 S.No. 10374 Dt 10/11/05
 Certified that the deficit stamp duty of
 Rs. 39,900/- (Rupees One Lakh
Thirty Nine thousand Nine hundred
 has been levied in respect of this instrument
 from Sri B - Uma Maheshwar Rao
 R/o Vijayawada on the basis
 of the approved market value of Rs. 20,00,000/-
 being higher than consideration.

నందమూరి

Sdb - Registrar
 CHEVELLA

An amount of Rs. 1,11,900 + 28,000/-
 towards Stamp Duty,
 Including Transfer duty and Rs. 9000 + 2000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 341124
 Dated 9/11/05 at SBH, Chevella Br., R.R. District.

Registered as Document No. 10374
2005/1927 SE of Book 1, and assigned
 The Identification Number as 1501 - 10374/05
 For Scanning,
 Date : 10/11/2005

Registering Officer



: 3 :

Reddy District having purchased the same from Sri. P.Venkata Subba Rao, S/o. Late Seetha Ramaiah and 4 others vide registered sale deed bearing document No. 6541/2005 dated 08-08-2005 registered in the office of the Sub-Registrar, Chevella, R.R.Dist., thus the vendor is having absolute ownership, title and is competent to sell the schedule mentioned property.

WHEREAS the Vendors has offered to sell the above said land totaling to Ac.20-00 Gts for their necessities which is more fully described in the Schedule hereto, hereinafter called the SAID LAND and the Vendees herein agreed to purchase the same for a total sale consideration of Rs. 20,00,000/- (Rupees Twenty lakhs only) @ Rs. 1,00,000/- per acre.

NOW THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS

- 1) That in pursuance of the aforesaid offer and acceptance the Vendees has paid entire sale consideration amount of Rs. 20,00,000/- (Rupees Twenty lakhs only) @ Rs. 1,00,000/- per acre by cash to the Vendors before the Sub-Registrar, thus the Vendors hereby admits and acknowledges the receipt of the amount towards sale of the schedule mentioned property.
- 2) That the Vendors are hereby declares that the said land is free from all charges, mortgages, claims, prior sales, loans and taxes etc. and nothing is due. If any arrears are found to be payable up to the date of this deed of execution shall be borne by the Vendors only.
- 3) That the Vendors has handed over the vacant and peaceful possession of the said land to the Vendees by demarcating the boundaries.
- 4) The Vendors declares that the Vendors transfers every ownership, right to the Vendees without any coercion and undue influence and the Vendees can enjoy, mortgage, gift and transfer the property at their will and wish.

Contd..4

X. v. m. m. L

Y. A. R.

Ch. S.

Ch. S.

TRUE COPY
SUB-REGISTRAR
CHEVELLA

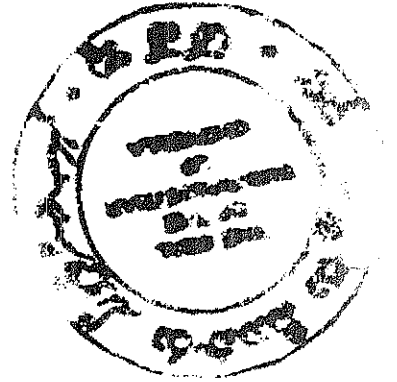
విజ్ఞాపనము 2005 వ సంవత్సరము.

10374 వ సంఖ్యలోని కారితము

సంఖ్య 8 కారితముల

వరుస సంఖ్య 3

సచి-విజ్ఞాపన



- 5) That the Vendors are hereby agree to keep indemnify the Vendees from all such losses, damages and expenses that the Vendees may put to by reasons of any defect found in the title of the said land hereby conveyed, so that the indemnity should be assessed basing upon the market value of the land as on the date of claim.
- 6) The Vendors declares that there are no person or persons in the schedule property as tenants and it is free hold property.
- 7) That the Vendors further agreed to sign all such papers and petitions which are required reasonably in getting mutation in the Gram Panchayat Records or in any other concerned departments at the expenses of the Vendees only.
- 8) That the Vendors hereby declares that there are no Betel leaf gardens/orange groves; that there are no mines or quarries of granites or any other valuable stones; that there are no machinery no fish ponds etc. in the land 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 the payment of deficit duty.
- 9) All that the land affected by this document is not an assigned land as defined in Section 2 (1) Act 9 of 1977, and there is no house or house structure is existing on the said land.
- 10) That the Vendors herein further declares that the said land is situated at outside the Urban Agglomeration area of Greater Hyderabad.

Contd..5

[Handwritten signature]

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TRUE COPY

[Handwritten signature]
SUB-REGISTRAR
RAVELLA

వైద్యకము 2007 వ సంవత్సరము

10374 వ దస్తావేజు కారితము

సంఖ్య _____ శ్రీ కారితము

వరుస సంఖ్య _____ 4 _____

సహ-రక్షకారు



GENERAL POWER OF ATTORNEY

- 11) We, the above mentioned Vendors, do hereby nominate and appoint above said Vendees as our General Power of Attorneys on our behalf in respect of sale and management of our interests and rights on schedule property and to do all such deeds, things and acts as required to be done for effectively conveying the schedule mentioned property.
- 12) We , authorize the said Attorneys to execute the sale deeds and to admit the receipt of the sale consideration and to do any act, deeds or things as may be necessary to complete the registration of the sale deed or deeds in respect of the schedule mentioned property.
- 13) To sign all the papers, sale deed or sale deeds, agreement of sale or any other deed of transfer and present the same before the registering authority in our names and on our behalf.
- 14) To sell the schedule property in full or in part as our attorneys may deem fit and proper in our names and on our behalf.
- 15) To receive the sale consideration in full or in part as the case may be in our names and on our behalf.
- 16) We, the above named Vendors do hereby agree and declare that all acts, deeds and things done, executed or performed by the said General Power of Attorneys shall be valid and binding on us to all intend and purposes as if one by us personally, We undertake to ratify and confirm whenever required.
- 17) STATEMENT with regard to market value of the property filed under rule 3 of A.P. prevention of Under Valuation instrument Rules – 1975.
I/We hereby declare and state to the best of my/our knowledge and belief that the Market Value of the property entered as follows: Contd..6

[Handwritten signatures and initials]

TRUE COPY
[Signature]
SUB-REGISTRAR
CHEVELLA

శ్రీ కృష్ణకామిని వాణిజ్యబంకు
10374 కృష్ణకామిని వాణిజ్యబంకు
సంఖ్య 8 వాణిజ్యబంకుల
వరుస సంఖ్య 5

సహ-నిర్వాహకులు.



Sl.No.	Place	Survey Nos.	Area Ac.- Gts	Value per Acre	Total Value Rs.
1)	Yenkapally Village, and Grampanchayat, Chevella Mandal, R.R. Dist	44 and 46	20-00 <u>20-00</u>	1,00,000/-	20,00,000/-

Rs. _____ (Rupees _____ only)
paid at S.B.H., Chevella Vide Receipt No. _____ dated _____.

SCHEDULE OF THE PROPERTY

All that the Agricultural land in Nos. 44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/RU, 44/A/1, 46/P, 46/A, 46/AA, 46/EE, 46/U, 46/UU, 46/E, 46/EE/2, 46/UU, 46/RU and 46/RUU, admeasuring Ac.17-00 Gts and Agricultural land in survey Nos. 44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/U, 44/RU, 44/ 1/A, 44/UU, 46/E, 46/EE/2 , 46/U, 46/RU, 46/RUU, 46/LU, 46/P, 46/A, 46/AA, 46/RU and 46/U, admeasuring Ac.03-00 Gts, out of Ac.33-36 Gts., totaling to Ac.20-00 Gts., situated at Yenkapally Village and Gram Panchayat, Chevella Mandal, R.R.Dist, A.P. and is bounded by:-

- 1) NORTH : Land of Madhava Reddy & Ramana Rao
- SOUTH : Road
- EAST : Sy.No. 45 & Govt.Land
- WEST : Land in Survey No.44 & 46 Parts of M.Krishna Mohan
- 2) NORTH : Land of Madhava Reddy & Ramana Rao
- SOUTH : Road
- EAST : Sy.No. 45 & Govt.Land
- WEST : Land in Survey No.42 & 57

Contd..7

X m m L

T.F. 11
Chavella
R.S.

TRUE COPY

[Signature]
SUB-REGISTRAR
CHEVELLA

శ్రీకృష్ణము 2005 న సంవత్సరము
10374 వ రికార్డు కారిడారు
సంఖ్య 8 నివేదిక
వరుస సంఖ్య 6

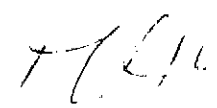
సహ-రిజిస్ట్రారు.




: 7 :

IN WITNESS whereof the Vendors and Vendees has signed on these papers with their free will and consent on this the day, month and year mentioned above.



EXECUTANT No.1/VENDOR No.1


EXECUTANT No.2/VENDOR No.2


ATTORNEY No.1/VENDEE No.1



ATTORNEY No.2/VENDEE No.2

WITNESSES:

1) 

2) 

TRUE COPY

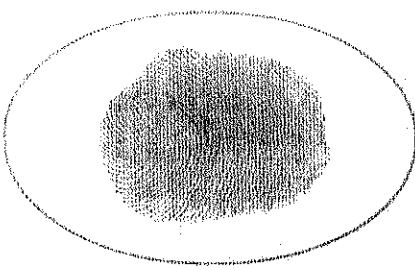
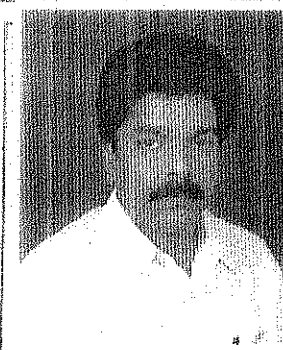
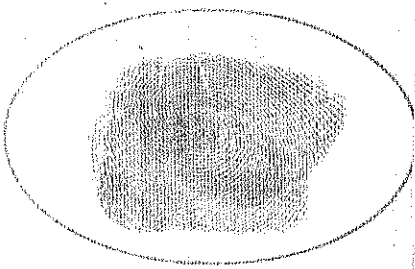
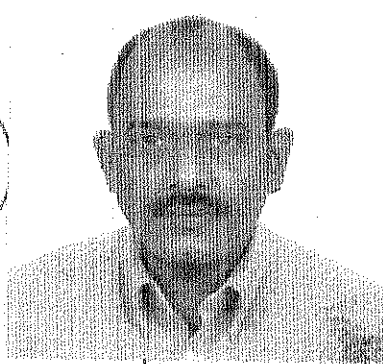
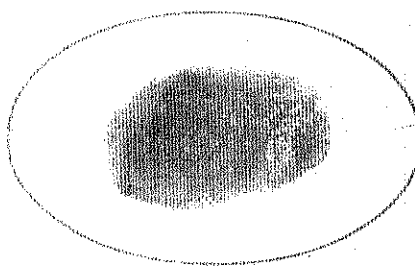
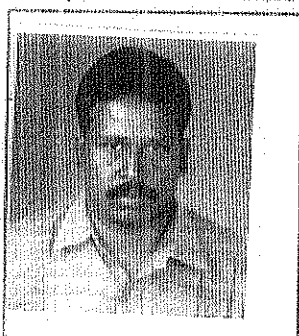
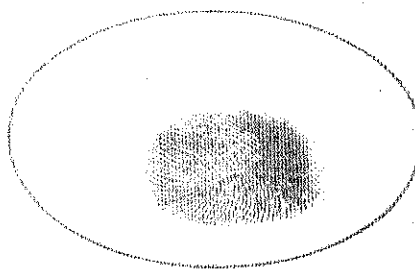


**SUB-REGISTRAR
CHEVELLA**

శ్రీ పద్మావతి వాణిజ్య బ్యాంకు లిమిటెడ్
10374 నెంబర్ లోని బాగీచీరు
సంఖ్య 8 కాగితముల
వరుస సంఖ్య 7

సచివ్ కార్యదర్శి



Photographs and Fingerprints As per Section 32A of Registration Act, 1908

Sl. No.	Finger Print In Black Ink (Left Thumb)	Pass port size Photograph (Black & White)	Name & Permanent Postal Address of Presentant / Seller Buyer
			Banda: Umamaheswar Rao s/o late Kanak Rao R/o 502, Royal Residency Apartments, P. J. Shakti Nagar Jayawad
			Manna Krishnamohan s/o. Koteswara Rao R/o # 108, P. Motor, P. Ramgopal apartment, soma Nagar (Hyd)
			G. Ramchandra s/o Yellaiah (r/o Chevella (M) (R.R. Dist)
			P. Ravinder s/o Yellaiah R/o. n. J. G. Housing Group Chevella (M) (R.R. Dist)

SIGNATURE OF WITNESSES

SIGNATURE OF THE EXECUTANT/S

[Handwritten signatures of witnesses]

TRUE COPY

**SUB-REGISTRAR
CHEVELLA**

[Handwritten signature of the executant]

[Handwritten signature of the registrar]

సంఖ్య 2005 వ సంవత్సరము.
10374 వ బహునేతా కాగితము
సంఖ్య 8 కాగితముల
చరుస సంఖ్య 8

సచి-రాజ్యము

