

DOU NO: 1669 of 2011

XXI



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AF 488491

9246 27/05/2011 100/-

P. Marati

Licensed Stamp Vendor
Lic.No.17-2-815/1994
Ren.No.15-06-000/2009
H.No.1-1-65, Old Alwal, R.S.Dist.
PH:9865045570

L. Rajeshwar Rao
L. Ananda Rao
Self r/o Hyderabad

AGREEMENT OF SALE

CUM

GENERAL POWER OF ATTORNEY

This AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY is made and executed on this the 30th DAY OF MAY, 2011, at S.R.O., Vallabhnagar, R.R.District, by and between:

Sri.M.KAUSHIK S/O. M.KRISHNA, Aged about 26 Years,
Occupation: Pvt.Service, R/o.412,S.Cooper, ST. Apt 5,
Arunaton Texas - 76013.

HEREINAFTER referred to as the VENDOR which expression shall mean and include all his heirs, executors, successors, representatives, administrators, assignees and nominees etc.,

IN FAVOUR OF

Sri.L.RAJESHWAR RAO S/O. L.ANANDA RAO, Aged about
44 Years, Occupation: Business, R/o. H.No.1-1-364/75, Jawaharnagar,
RTC X Roads, Hyderabad.

Hereinafter referred to as the PURCHASER which expression shall mean and include all his heirs, executors, successors, representatives, administrators, assignees and nominees etc.,

Contd...2...

Ananda Rao

117

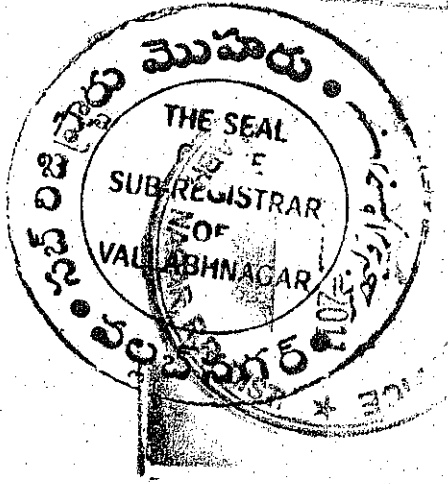
దస్తావేజు నెం. 166 మొత్తము కారితముల సంఖ్య 10
ఈ కారితము వరుస సంఖ్య 1

OFFICE OF THE
DISTRICT REGISTRAR
12 JAN 2019
RANGA REDDY DIST

Certified that the foregoing accounts have been paid in respect of the documents.

Stamp Duty		
1. In the shape of stamp papers	Rs.	100 00
2. In shape of adhesive (No. 4A or 15, Act. 1909)	Rs.	254000 00
3. In the shape of adhesive (No. 12, Act. 1909)	Rs.	-
4. In the shape of adhesive (No. 13, Act. 1909, if any)	Rs.	-
Transfer Duty		
1. In the shape of stamp papers	Rs.	-
2. In the shape of adhesive	Rs.	-
Registration Fees		
1. In the shape of challan	Rs.	2000 00
2. In the shape of cash	Rs.	-
User Charges		
1. In the shape of challan	Rs.	100 00
2. In the shape of cash	Rs.	-
Total	Rs.	256200/-

నవ్-రిజిస్ట్రారు



2011 వ.సం. 30 వ తేదీ
1933 వ.త.శ. జ్యేష్ఠ మాసము 09 వ తేదీ వరకు
2-మరియు / గంబల మర్చ వల్లభనగర్ నవ్ రిజిస్ట్రారు
కార్యాలయంలో శ్రీ శ్రీమతి M. Kaushik
లిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32వ సు అనుసరించి
సంబంధించిన ఫిట్ గ్రాఫులు మరియు నేలముద్రాణో సహా
గ్రాఫులు చేసి యనుము ఈ 2000 00 లా చెల్లించినది
సాబ్ లాగానట్లు డిక్లార్ చేస్తుంది

(Signature)
(Signature)

S/ym. Krishna
O/e P/T Service
R/o 412 S. Cooper St Apt 5
Arlington TX 76013

S/o L. Anamela Rao
O/e Business
R/o H.No. 364/75 Juvabhosanagar
RTC Road Hyderabad



(Signature)

S.V. Prabhakar Reddy S/o Late S. Venkat Reddy
OCC: Business R/o 30-70 Kanajisuda Alwal S.R.D.S.
Maha No. Banbilal, OCC: P/T Service
No. # No. 2-3-273/1, Maha Bolareem,
Alwal, S.R.D.S.

(Signature)
(Signature)

2011 వ సం. 30 వ తేదీ
1933 వ.త.శ. జ్యేష్ఠ మాసము 09 వ తేదీ

(Signature)
నవ్-రిజిస్ట్రారు

\$ 2 \$

Whereas the VENDOR is the absolute owner and possessor of Agricultural Land Admeasuring **Ac.0.13 Guntas**, In Survey No.49, Situated at **YAPRAL VILLAGE**, Under Greater Hyderabad Municipal Corporation Alwal Circle, Malkajgiri Mandal, Ranga Reddy District. The Vendor purchased the same from (1) **Sri.Kuthadi Mallesh S/o. K.Pedda Mallaiah** (2) **Sri.Kuthadi Ramesh S/o. K.Muthyalu** (3) **Sri.Kuthadi Nagesh 'Alias' Srinu S/o. K.Muthyalu** and (4) **Sri.K.Devender S/o. K.Muthyalu**, Represented by their Agreement of Sale Sum General Power of Attorney Holders: **Sri.L.Rajeshwar Rao S/o. L.Ananda Rao** and **Sri.Bucchi Reddy Nallu S/o. N.Ramakrishna Reddy**, Vide Registered Sale Deed Document No.142/2008, Dated: 11.01.2008, Registered at Sub Registrar Office of Vallabhnagar, Ranga Reddy District.

Whereas the VENDOR due to his domestic and personal financial necessities, has decided to dispose of the Agricultural Land Admeasuring **Ac.0.07 Guntas** equal to **847 Sq.Yards (Out of Ac.0.13 Guntas)**, In Survey No.49, Situated at **YAPRAL VILLAGE**, Under Greater Hyderabad Municipal Corporation Alwal Circle, Malkajgiri Mandal, Ranga Reddy District, for a total consideration of **Rs.42,35,000/- (RUPEES FORTY TWO LAKHS THIRTY FIVE THOUSAND ONLY)**, and the PURCHASER has agreed and accepted to purchase the Scheduled Property for the said Consideration.

NOW THIS AGREEMENT OF SALE IS WITNESSETH AS FOLLOWS:

1. That in pursuance of the above said offer and acceptance and in Consideration of sum of **Rs.42,35,000/- (RUPEES FORTY LAKHS THIRTY FIVE THOUSAND ONLY)**, the Vendor has agreed to sell the Schedule Property to the PURCHASER and the PURCHASER has agreed and accepted to purchase the said schedule property for the said consideration of **Rs.42,33,000/- (RUPEES FORTY TWO LAKHS THIRTY THREE THOUSAND ONLY)**, is paid by the PURCHASER to the Vendor. And the balance amount of **Rs.2,000/- (RUPEES TWO THOUSAND ONLY)**, will be paid at the time of Sale Deed to the Vendor. The Vendor hereby admits accept and acknowledge the receipt of above said amount.
2. The PURCHASER is permitted to enter the premises of the schedule property after execution of this Agreement of Sale-Cum-General Power of Attorney. The Agreement of Sale is entered in respect of **Ac.0.07 Guntas (equal to 847 Sq.Yards)**, as the total extent of the property.
3. The Vendor has agreed to nominate the PURCHASER, as his lawful attorney to act on behalf of the Vendor with the powers detailed in ensuing paragraphs.
4. The Vendor has agreed to execute the Sale Deed of Deeds in respect of the schedule property in favour of the PURCHASER or his nominees in part or in full as and when directed by the PURCHASER through the General power of Attorney.
5. It will be the responsibility of the PURCHASER to notify to every PURCHASER and statutory bodies that the PURCHASER alone is liable and responsible for all transaction in respect of the schedule property.
6. That the Vendor undertakes to indemnify the PURCHASER against any loss suffered on account of Vendor defective title in the SCHEDULE PROPERTY as per the prevailing market rate on the date of such dispute.

Contd...3...

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దస్తావేజు నెం 1669 వస్తుకము కారితముల సంఖ్య (1)
ఈ కారితము వరుస సంఖ్య (2)

[Signature]
సబ్-రిజిస్ట్రారు

ENDORSEMENT U/S 41 & 42 OF I.S. ACT

No. 1669/2011 Date 30/5/11

I hereby Certify that the deficit Stamp duty
254000/ (Rs. Two Lacs fifty four
thousand only)

has been levied in respect of the instrument from
Executant of this deed on the basis of agreed

Market Value of Rs. 4235000/-
been higher than the consideration

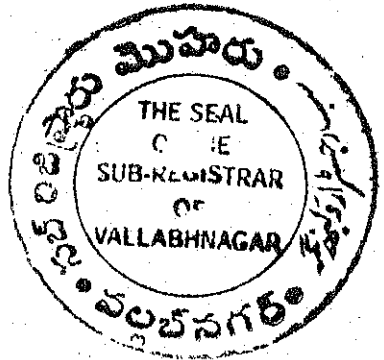
[Signature]
Collector & Sub-Registrar
Vallabh Nagar
(Under the Indian Stamp Act)

An amount of Rs. 254000/ towards Stamp Duty
including Transfer Duty and Rs. 2000/ towards
Registration Fee was paid by the party through cash
Receipt Number 986935 Dated 30/5/2011.
at SBH Begumpet Branch (299)
Dt. 30/5/11.
St. SRO Vallabh Nagar
[Signature]
Sub-Registrar
Vallabh Nagar

1 వ వస్తుకము 2011 సం. / శా.శ. 1933వ సంఖ్య
1669 నెలబరుగా రిజిస్ట్రారు దేయబడినది న్యాయాంగీ
రీతి గుర్తింపు నెలబరు 1669-2011.

తేదీ- 30/5/11.

[Signature]
సబ్ రిజిస్ట్రారు
B. BHAGAVANTHA RAO



However the Vendor declare that the property as shown in the schedule is free from any charge, encumbrances, litigations, minor's interest etc., and a clear marketable title will be conferred on execution of the sale deed by the Vendor through GPA Holder in favour of the PURCHASER or his nominee.

NOW THIS GENERAL POWER OF ATTORNEY WITNESSETH AS UNDER

I **Sri.M.KAUSHIK S/O. M.KRISHNA**, Aged about 26 Years, Occupation: Pvt.Service, R/o. 412,S.Cooper.ST Apt 5,Arunaton Texas – 76013, the Vendor of the SCHEDULE PROPERTY without any dues or corection and in free and sound state of mind constituted and appointed **Sri.L.RAJESHWAR RAO S/O. L.ANANDA RAO**, Aged about 44 Years, Occupation: Business, R/o. H.No.1-1-364/75, Jawahamagar, RTC X Roads, Hyderabad, his lawful attorney to represent and act on his behalf with the below mentioned powers;

1. To appear before any Sub-Registrar, or Registrar of Assurance, and present any instrument of sale or agreement of sale, mortgage, lease or transfer or registration and also confirm the registration.
2. To execute the agreement of sale, sale deed, receipt of payment and convey the schedule property in what so ever nature wise: Gift etc.,
3. To sign and verify the plaint, written statement , vakalatnama, affidavits, declarations, applications, etc., in the event of any litigation concerning the schedule property before any court of law, tribunal, quasi-judicial authorities, including Hyderabad Urban Development Authority, Municipality, Revenue official like Mandal Revenue Officer, Collector, Revenue Divisional Officer, Urban Land Ceiling Authority, Land Grabbing Tribunal, Agricultural Land Reforms Tribunal etc.,
4. To deliver physical possession of the schedule property in part or in full in favour of any prospective PURCHASER.
5. To receive sale consideration and issue valid receipts for the payment received.
6. That the power of Attorney is executed on passing of consideration and hence, the same shall be remaining irrevocable. However, after the entire schedule property either in full or in part is transferred by the Attorney herein, the power of Attorney shall automatically stands cancelled. It is further made clear that the power of Attorney is given only in respect of the SCHEDULE PROPERTY.
7. And today any acts, deeds lawfully required of the above objectives and all deeds, things undertaken by my attorney shall be construed as done by me, if were personally present.
8. The Power of Attorney is given only to transfer schedule property.

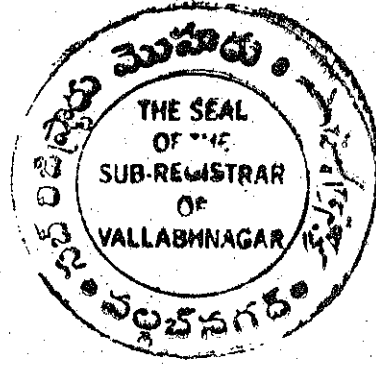
Contd...4...

M.Kaushik

M.Kaushik

దస్తావేజు నెం. 1669 మొత్తము కారితముల సంఖ్య (1)
ఈ కారితము వరుస సంఖ్య (2)

సబ్-రిజిస్ట్రారు



\$ 4 \$

SCHEDULE OF THE PROPERTY

All that the Agricultural Land Admeasuring **Ac.0.07 Guntas equal to 847 Sq.Yards (Out of Ac.0.13 Guntas)**, In Survey No.49, Situated at **YAPRAL VILLAGE**, Under Greater Hyderabad Municipal Corporation Alwal Circle, Malkajgiri Mandal, Ranga Reddy District, and bounded as follows:

NORTH BY: AGRICULTURE LAND IN SURVEY NO.49


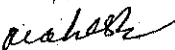
**SOUTH BY: NEIGHBOUR'S AGRICULTURE LAND
IN SURVEY NO.49**

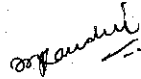
EAST BY: AGRICULTURE LAND IN SURVEY NO.49

WEST BY: AGRICULTURE LAND IN SURVEY NO.49

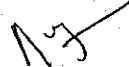
IN WITNESS whereof this AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY is executed by VENDOR in favour of the PURCHASER on the day, month and year aforementioned.

WITNESSES:

1. 
2. 

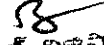


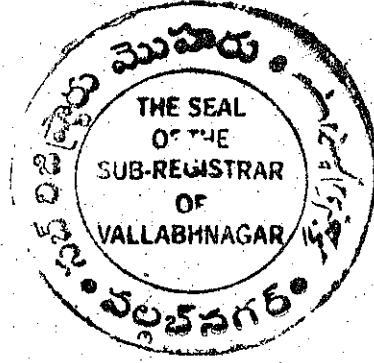
VENDOR



PURCHASER

దస్తావేజు నెం-1669 మొత్తము కారితముల సంఖ్య (1)
 ఈ కారితము వరుస సంఖ్య (4)


సబ్-రిజిస్ట్రారు



STATEMENT REGARDING MARKET VALUE OF THE PROPERTY FILED

Under Rule 3 of the Andhra Pradesh prevention of under valuation instrument Rule 1975.

I **Sri.M.KAUSHIK S/O. M.KRISHNA**, Aged about 26 Years, Occupation: Business, R/o. 412,S.Cooper.ST Apt 5,Arunaton Texas – 76013. I do hereby declare and state of the best of my knowledge and belief the market value of the property entered is as follows.

Place	Survey No.	Area	Per Acre Rs.	Total Rs.
YAPRAL VILLAGE	49	Acres 0.07 Guntas (equal to 847 Sq.Yards) Out of Ac.0.13 Guntas		Rs.42,35,000/-

Station: Vallabh Nagar

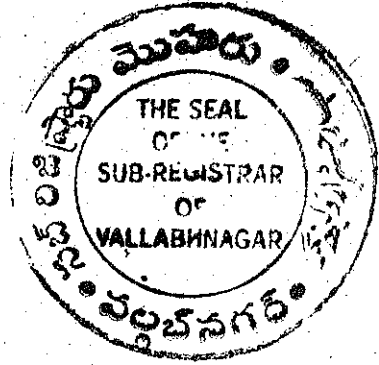
Dated: 30/5/2017

M. Kaushik
EXECUTANT

M. Kaushik

1 వ పుస్తకము 4011 నం/సా.న. 1933 వ.నం. ఇ
దస్తావేజు నం 1669 పుస్తకము తారీఖముల సంఖ్య 40
ఈ తారీఖము వరుస సంఖ్య (5)

నడ-రిజిస్ట్రారు

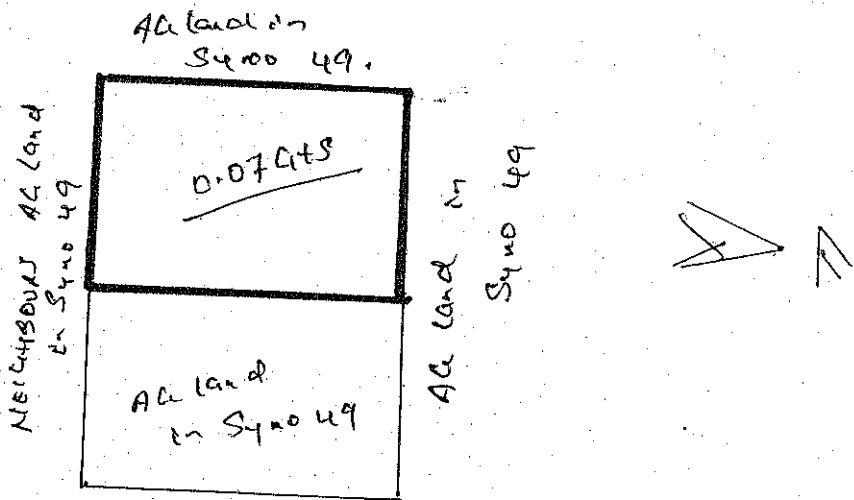


REGD: PLAN OF THE AGRICULTURAL LAND IN SURVEY NO.49, SITUATED AT YAPRAL VILLAGE, UNDER GREATER HYDERABAD MUNICIPAL CORPORATION ALWAL CIRCLE, MALKAJGIRI MANDAL, RANGA REDDY DISTRICT.

VENDOR: Sri.M.KAUSHIK S/O. M.KRISHNA

PURCHASER: Sri.L.RAJESHWAR RAO S/O. L.ANANDA RAO

AREA: Ac.0.07 Guntas Equal to 847 SQ.YDS., (OUT OF Ac.0.13 Guntas), INCLUDED: ■



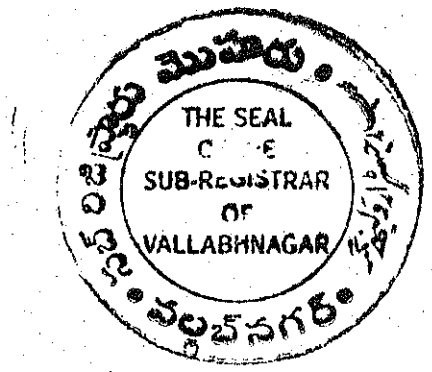
WITNESSES:

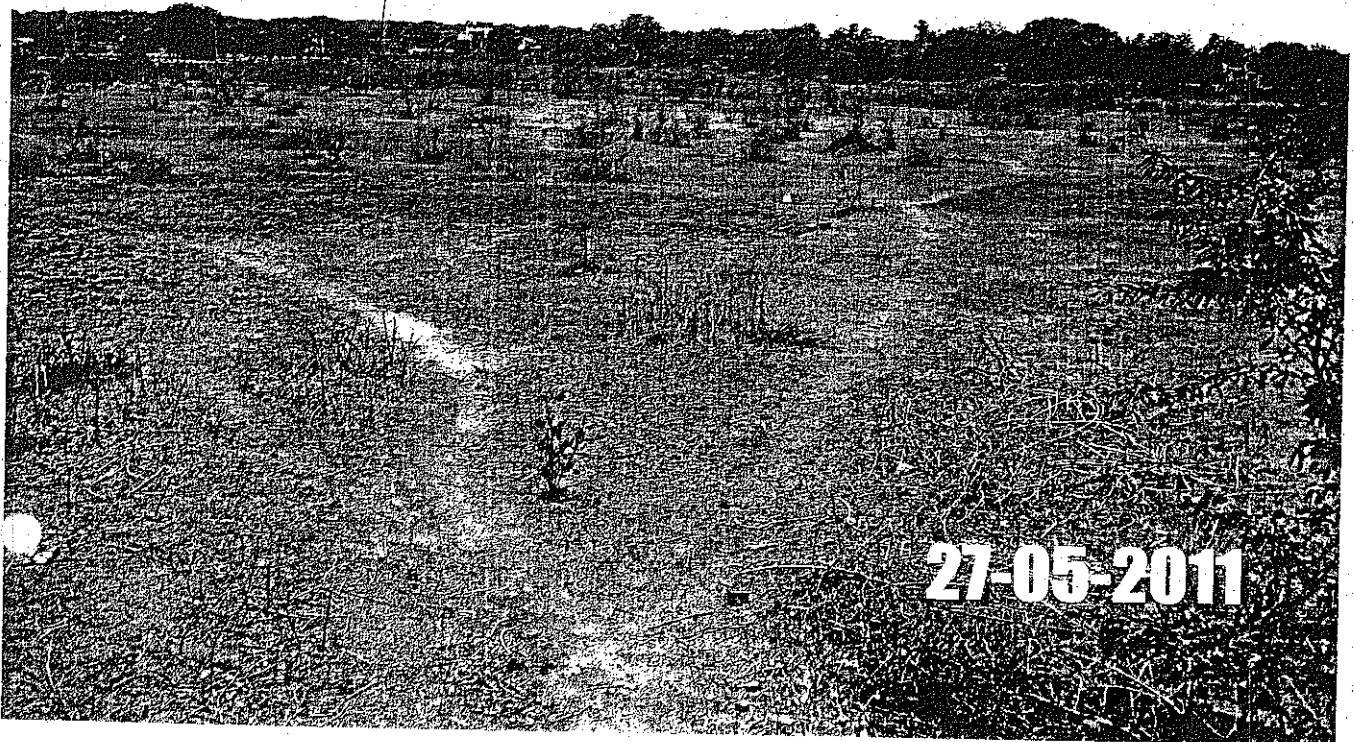
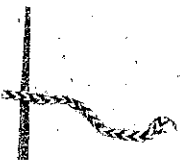
- 1.
- 2.

SIGN OF THE VENDOR

1 వ పుస్తకము నంబరం. 10
దస్తవేజు నం. 669 మొక్కము తాగితముల సంఖ్య (10)
ఈ తాగితము వరుస సంఖ్య (6)

నవ-రిజిస్ట్రారు





27-05-2011

2011
1669

33

11

7

2



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32-A OF
REGISTRATION ACT, 1908**

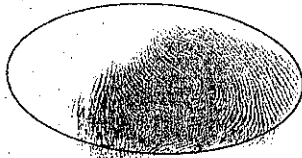
Sl. No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
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1.



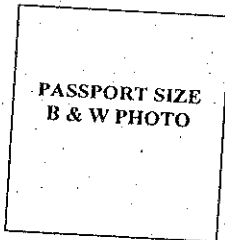
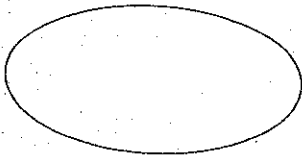
M. Kaushik
 S/o M. Krishna
 R/o 412 S Cooper ST
 Apt 5 Arunatorn
 Texas - 76013

2.

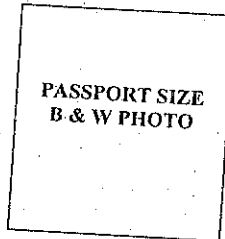
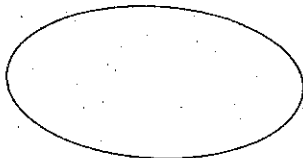


L. Rajeshwar Rao
 S/o L. Ananda Rao
 R/o Amd 1-1-364/25
 Jawahar nagar
 RTC X Road
 Hyderabad

3.



4.



SIGNATURE OF WITNESSES

1.

[Signature]

2.

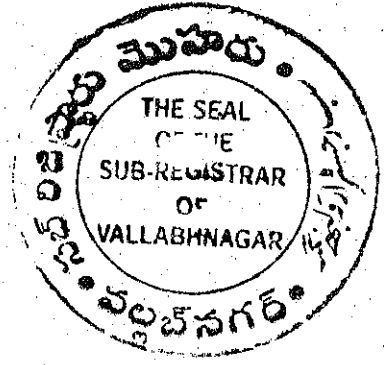
[Signature]

[Signature]

[Signature]

దస్తావేజు నెం. 669 మొత్తము కారీశముల సంఖ్య 11
ఈ కారీశము వరుస సంఖ్య (8)

నట్టికాస్తారు



VENDEE W I




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LINGAMPALLI RAJESWAR RAO
ANANDA RAO LINGAPPELLI

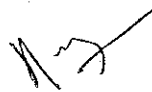
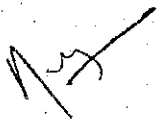
01/06/1965
Permanent Account Number
ABEPL7208G

Signature



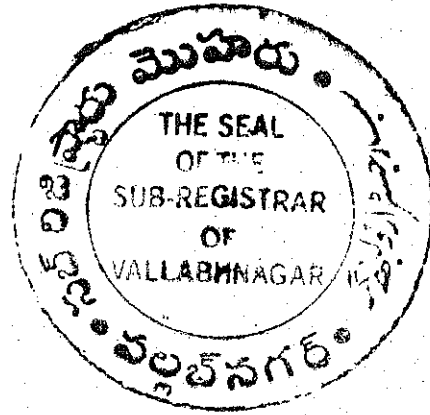
In case this card is lost / found, kindly inform / return to
Income Tax PAN Section Unit, UHNSI, A-7
Plot No. 2, Sector 11, CBD Belapur, Navi Mumbai - 400 614

यदि यह कार्ड खोया जाय तो कृपया सूचित करें/वापस करें
आयकर पैन सेक्शन यूनिट, उहन्सि, ए-7
प्लॉट नं. 2, सेक्टर 11, सीडी बेलपुर, नवी मुंबई - 400 614



1. పుస్తకము సం/కా.నె. 1923 వ.నం. 2011
దస్తావేజు నెం. 669 మొత్తము ఆదితముల సంఖ్య (1)
ఈ ఆదితము వరుస సంఖ్య (9)

సబ్ రిజిస్ట్రారు



Texas

USA
TX

DRIVER LICENSE
TEMPORARY VISITOR



9 Class **C**
4d DL **29480516**
3 DOB **05/29/1985**

TEMPORARY
VISITOR STATUS
EXPIRES 03/16/2011

4a Iss **03/16/2011** 4b Exp **05/29/2011**

1 **MANCHALA**
2 **KAUSHIK**

8 412 S COOPER STREET APT 5
ARLINGTON TX 76013

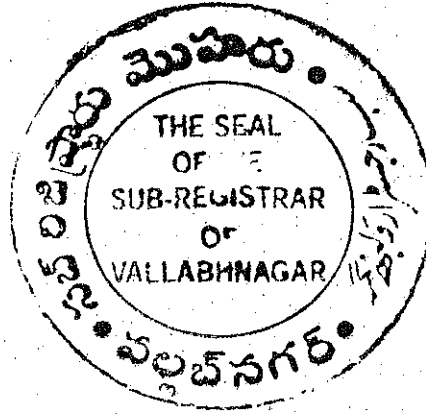
12 Restrictions **NONE** 9a End **NONE**

16 Hgt **5-08** 15 Sex **M** 18 Eyes **BRO**

5 DD 05110110136136086939

1 వ పుస్తకము 2011 సం/త.శ. 1922 వ.నా. పు
దస్తావేజు నెం. 1669 ముత్తము కారితముల సంఖ్య 10
ఈ కారితము వరుస సంఖ్య 10

నవ-రిజిస్ట్రారు



Class of Vehicle: MCWG
 Validity: 03/01/2025
 Original No: DLFAP0104812005
 Original LA: RTA SECUNDRABAD
 Date of 1st Issue: 04/01/2005

INDIAN UNION
ANDHRA PRADESH
DRIVING LICENCE
 DLFAP0104812005
 MAHESHWAR J
 J BANSAL
 2-3-273M
 BALAJI RICE MILL
 MACHARAJU
 SECUNDRABAD
 04/01/2005
 LICENSING AUTHORITY
 RTA-SECUNDRABAD

Uecher



Family Members Details

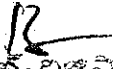
S.No	Name	Relation	Date of Birth	Age
2	Lavanya	Wife	12/03/74	32
3	Srikaran Reddy	Son	13/01/96	10
4	Saiya Reddy	Banghior	16/05/97	9
5	Shantamma	Mother	12/10/48	58

COMMUNITY HALL
 ALWAL NAGAR, ALWAL
 J.V. Kabhakar
 05/02/2006
 OFFICE, P.R. DIV.

Card No : PAB05020500530
 P.P Shop No : 265
 పేరు : వెంకట . వెంకట ప్రభుకర్ రెడ్డి
 Name of Head of Household : Samala . Venkatesh Prabhakar Reddy
 పండ్ల/పేరు : వెంకట రెడ్డి
 Father/Husband Name : Venkat Reddy
 పుట్టిన/Date of Birth : 13/03/1972
 వయస్సు/Age : 34
 పని/Occupation : Own-Business
 ఇం.నె./House No. : 1-30-415
 స్ట్రీట్ /Street : Kanajiguda
 Colony : Sri Venkateshwara
 Ward No. : 56 10/ Ward-10
 Municipality : అల్వల్-5 / Alwal
 జిల్లా /District : రంగారెడ్డి / Ranga.Reddy
 Annual Income (Rs.) : 50,000
 LPG Consumer No. : 604298(Double)
 LPG Dealer Name : Hindustan Gas Comp . I

[Handwritten Signature]

1 బ. పుస్తకము 2011 నం/కా.న. 1922 వ.నం
దస్తావేజు నం 1669 మొదటిము కాగితముల సంఖ్య 11
ఈ కాగితము వరుస సంఖ్య (11)


నవ-రిజిస్ట్రారు

