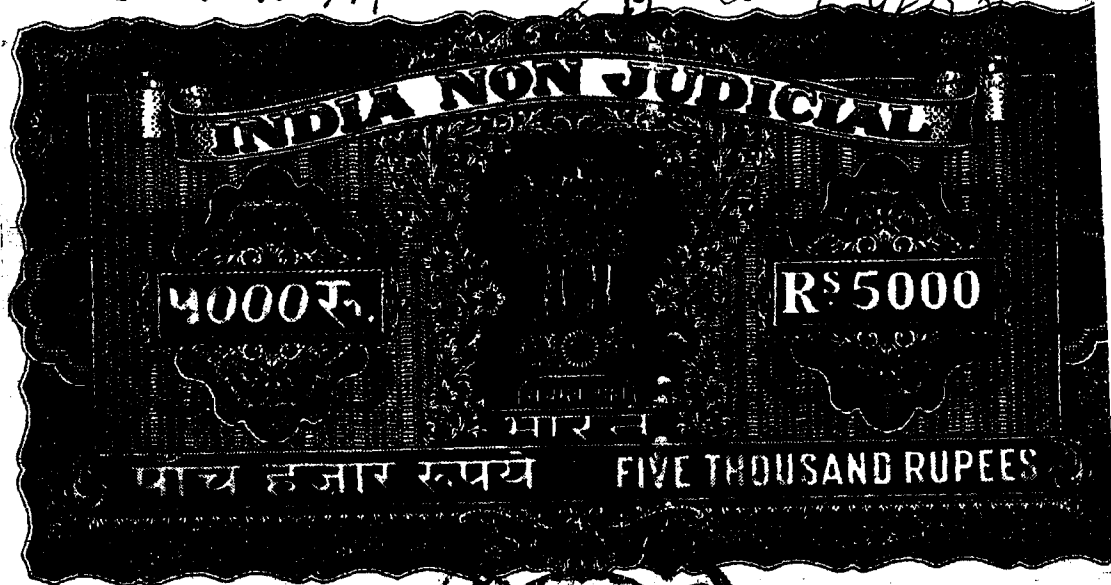


C.S. No. 757/99

1040/99

SRNO / 682 / 5000F
CWD / 422 /



3048

A.P. 7/IV/1999
6/4/99

C. Sanjewa Rao S/o. Ramaiah



R. Shrivats

S. No. ...
L. No. 16/96 R. No 17,99

FOR WHOM self

AGREEMENT OF SALE cum GENERAL POWER OF ATTORNEY

This Sale Agreement cum General Power of Attorney made and executed this the 06th, day of April, 1999 at Shameerpet by an between:-

not

1. Sri. Muniganti Hanumanth Rao S/O late. Chinna Ramaiah, aged 47 years, Occupation: Agriculture,
2. Sri. Muniganti Kashinath S/O late. Chinna Ramaiah, aged 45 years, Occupation: Agriculture,
3. Sri. Muniganti Venunath S/O late. Chinna Ramaiah, aged 36 years, Occupation: Agriculture,
4. Sri. Muniganti Sreenuvasa Chary S/O late. Chinna Ramaiah, aged 30 years, Occupation: Agriculture,
5. Sri. Muniganti Narayana S/O late. Chinna Ramaiah, aged 26 years, Occupation: Agriculture,

not

All are Residents of Rampally Village Keesara Mandal, Ranga Reddy District, A.P.,

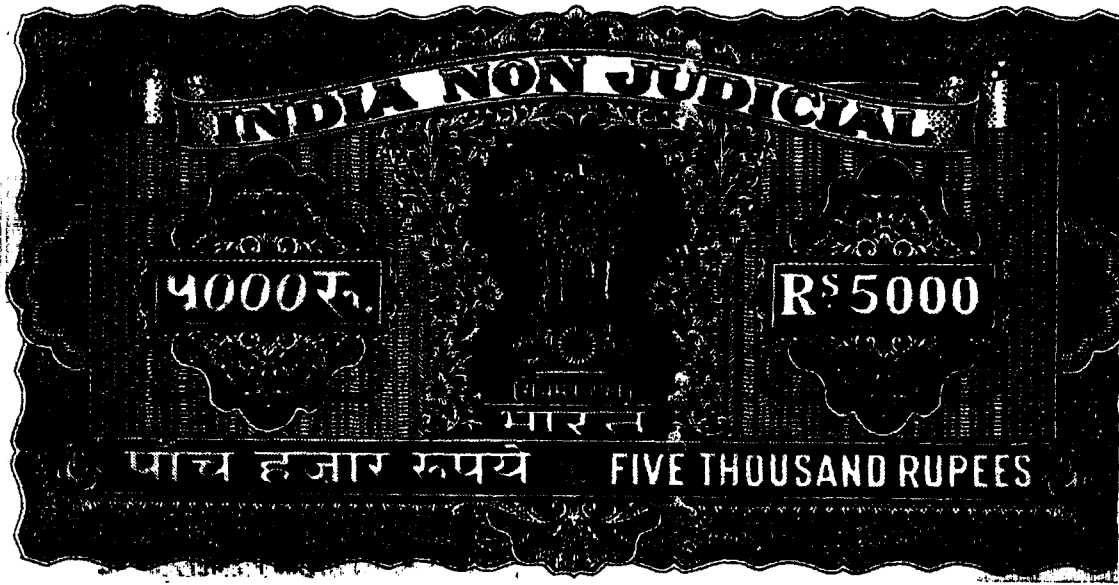
hereinafter called the "VENDORS" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their hiers, legal representatives and assigns of the "ONE PART"

1) *[Handwritten signature]*

..2...

2 Page of 17 Pages
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సచి-03/సార్
శామిర్ పేట్



3049 A.P. 7/11/71 57320
 6/4/99 5000/-
 C. Sanjeevalao s/o Ch. Ramakrishnaiah
 self s/o Hyd. L. No. 16,95 R No 17,99

A N D

Sri. Chepuri Sanjeeva Rao S/O Sri Ch. Ramakrishnaiah, aged about 60 years, Occupation: Pvt. Service, R/O Plot No. 156, Gautham Nagar, Maikajgiri, Hyderabad-500 047.

hereinafter called the "VENDEE" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include all its Directors, successors, office bearers and permitted assigns of the "OTHER PART" WITNESSES AS FOLLOWS:

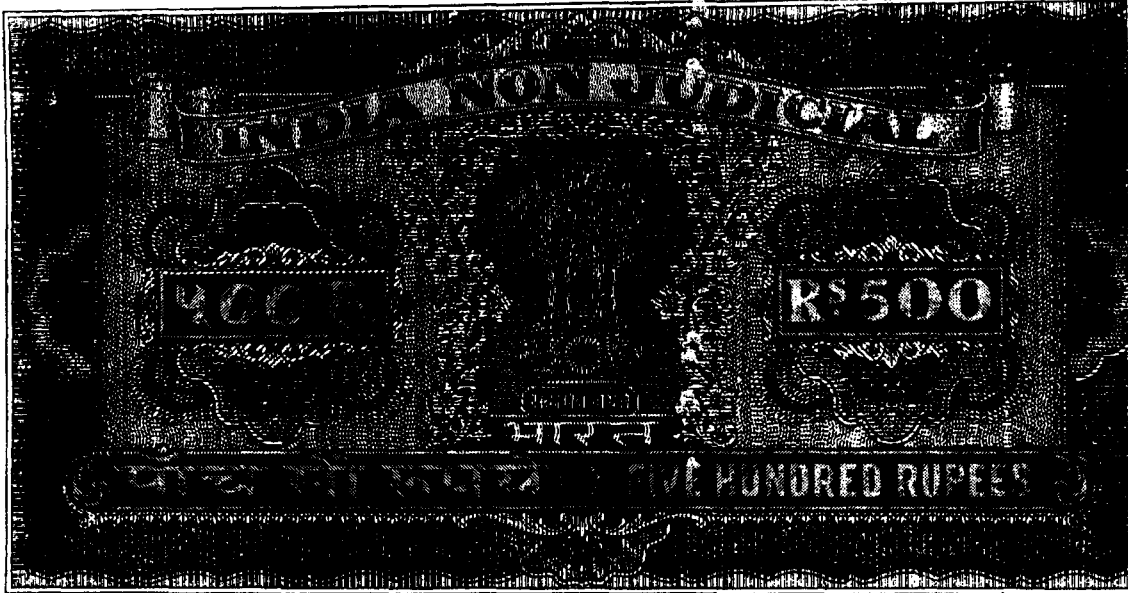
Whereas late Chinna Ramaiah is the sole and absolute owners possessors of the Agriculture land admeasuring Ac. 2-00 Gts. in Sy.No: 128 & 129, situated at Village Rampally, Mandal Keesara, Ranga Reddy Dist.A.P., Vide Title Deed No. 29803, Patta No. 518, issued by M.R.O Keesara. Whereas late. Chinna Ramaiah was expired on Dt: 28-12-98, leaving behind him Vendors only his legal heirs.

Whereas the Vendors have offered to sell the above said land to the Vendee which is morefully described in the schedule hereto, hereinafter called the said land the Vendee herein agreed to purchase the same for a total sale consideration of Rs. 2,00,000/- (Rupees Two Lakhs only).

Maunama Rao

3 Page of 17 Pages
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[Signature]
 సబ్-రిజిస్ట్రార్
 కార్మిక్ పట్



3050 6/4/99 125001-
C Sateeva Kurosto Remalt 44474
Selt Rldtlyd

S. V. Thirumala
L. No. 16/96 K. No. 7/99

..3...

The Vendee has paid the entire sale consideration amount to the Vendors and the Vendors have acknowledge the receipt of the above payment and the above said property was handed over fully on 06-04-1999, with a request to register the document in the S.R.O. Shameerpet.

The Vendors undertake to execute deed of sale in respect of the schedule mentioned property in favour of the Vendee or its nominees. The entire expenses for documentation, stamp duty and registration shall be born by the Vendee or his nominees.

The Vendors assure the Vendee that they have not entered into any agreement of any kind with any person regarding the land. It is the responsibility of the Vendor to get his name mutated in all revenue records concerned including pass books if any and hand over the same together with original link documents relating to the property to the Vendee at the time of registration.

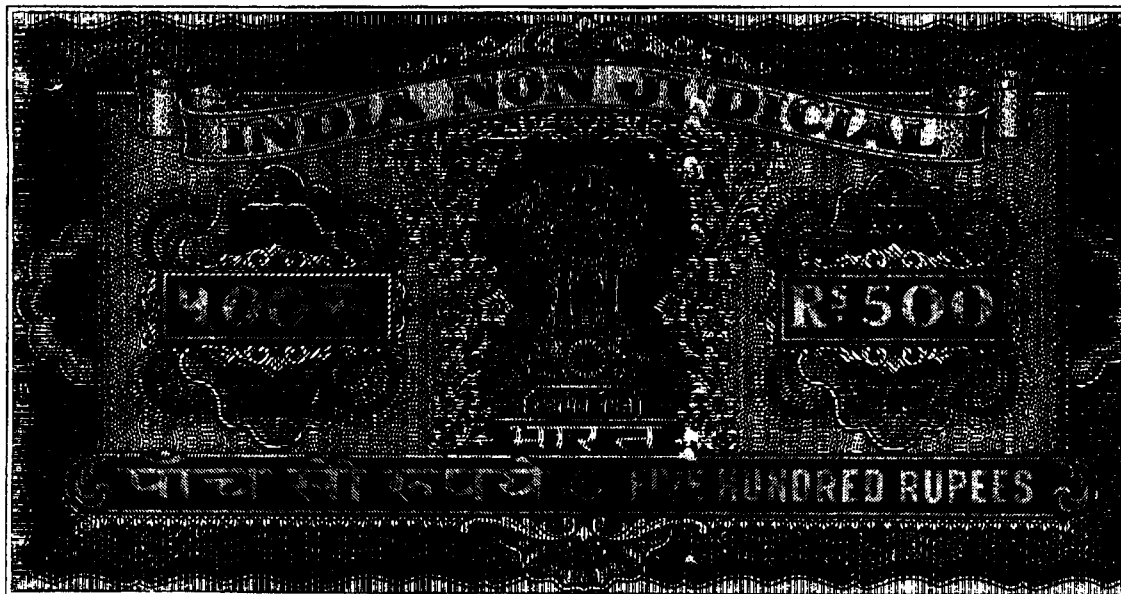
The Vendors hereby confirm that all land revenue, cess and other taxes, if any which are due to the village panchayat, Revenue authorities etc., are paid in full by them till the date of handing over the property to the Vendee. The Vendee is required to pay all such taxes from that date onwards. If at all any disputes arise regarding the above for dues prior to the date of handing over, the Vendors hereby undertake to settle the same at their cost.

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Manan De Karo

5 Page of 17 Pages
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[Signature]
సచివ్ కార్యదర్శి
కామర్షియల్



3051 61499 SDI
C. Sarjewa Rao S/o Rama Krishna Reddy
Self Plo. Hyd

L. Shailender
S. V. Thamkurta
L. No. 16/99 R No17,99

..4...

The Vendors hereby declare that the said property is not assigned land within the meaning of A.P. Assigned Land (Prohibition of Transfer) Act, 1977 (Act No. 9 of 1977) and the same is not Government land.

The Vendors assure that they have an unimpeachable right, title and interest in the schedule mentioned property and that the property is free from all charges and encumbrances.

The Vendors hereby declare that the said property is exempted from the application of the provisions of Urban Land (Regulation and Ceiling) Act, 1976 by virtue of G.O.Ms.No. 733 (UCII) Dt: 31-10-1988 and as such no permission need be obtained from the special officer and competent Authority, Urban Land Ceiling for alienation of the same.

The Vendors hereby agree to indemnify and shall keep indemnified the Vendee or its nominees against all damage, loss etc., that may be suffered by the Vendee or its nominees due to the defect in the title of the Vendors if the Vendee or its nominees dispossessed either fully or in part due to any claim over the said property by any third parties.

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..5...

7 Page of 17 Pages
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[Handwritten signature]
సచివ్ కార్యదర్శి
కామర్షియల్



S. NO 3052 DT 6/1/99 RS. 500
Sole C. Sanjeeva Rao S/o Rama (37476)
Post No. 500001 Self - 210 Hyd

S. V. Shailender
S. V. Shailender
No. 7, 89

..5...

The Vendors assure that they are not surplus land holders within the meaning of Agricultural land Ceiling Act, 1976. At the request of the purchaser, the Vendors hereby nominate, constitute and appoint the said as the Vendor's lawful agent to do all or any of the following acts.

1. To execute deed/deeds of sale in favour of the Vendee or to the nominees of the Vendee, to present such deed/deeds for registration before the Sub-registrar competent to register the said deed/deeds, to admit executin thereof, to sign in all the official records of the Registration office, to file applications for mutation and to do ll things necessary and incidental for completing the registration of the said deed/deeds and to receive the sale consideration for subsequent sale.

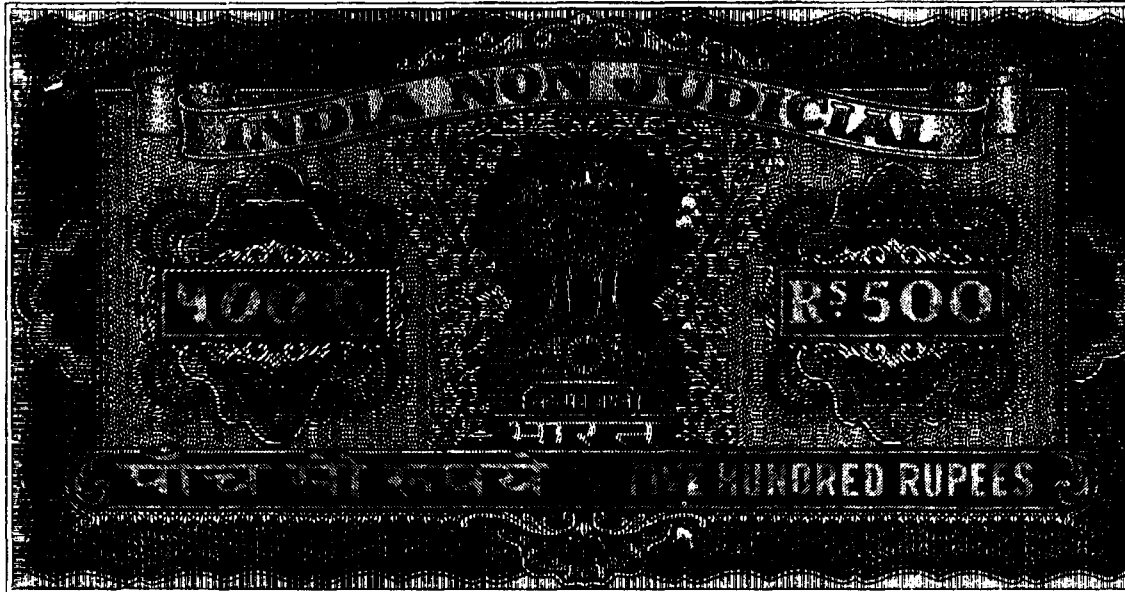
2. To represent the Vendors in the offices of the Village panchayat office, Mandal office, Hyderabad Urban Development Authority, if necessary, offices of the Income Tax, A.P. State Electricity Board etc., all other Government offices, courts and to file petitions, applications, affidavits and all papers wherever necessary and to do all acts for the effective management of this property and the Vendors hereby agree that this power of Attroney conferred on the Agent is irrevocable. The Vendors agree that the rebate in stamp duty paid on this agreement under Art 6 of B(i) of stamp Act No. 21 of 1995 will accrue to the benefit of the Vendee at time of registering the sale deed/deeds.

[Handwritten signature]

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9 Page of 17 Pages
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[Handwritten signature]
సచి-రిజిస్ట్రార్
కార్మిక్ పేజ్



S. NO 3053 HT 44 (19 RS 500/-
SOLD TO C. Sanyal Rao 510 Ram 155479
FOR WHOM Self R1044d

f. Sanyal
Rao

..6...

3. The purchaser shall be entitled to mortgage the property for obtaining loans or advances from financial institutions, but the principals are not personally liable for any such debts and the creditor shall have a charge on the schedule property alone and the purchaser individually and no liability in any manner if so arises against the principals.

4. The Vendors are executing this sale agreement cum GPA in respect of the Schedule mentioned land property only and not any other property contained in the same survey No. The Vendors are not concerned with any additional structures that may be raised by the purchaser in the said property. If the Purchaser herein subsequently sells such structures along with proportionate share of land, the Vendee is liable for any Income-tax on the value of such structures. The Vendor's Tax liability is restricted to the consideration received from the Vendee for the land sold and no further, and the Vendee therein fully indemnify in this regard to principal/Vendor.

5. The Market value of the above referred property is Rs. 2,00,000/- @ Rs. 1,00,000/- Per Acre whereas the Sale consideration received is Rs.2,00,000/- (Rupees Two Lakhs only).

G. Sanyal Rao

..7...

11 Page of 7 Pages
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G. Sanyal Rao
Rao



S. No 3054 - 6/4/99 RS. 50/-
Solely for C. Sanjewa Rao & Rama Krishnaiah
Full Address: Sec. 16..... R/o Hyd

L. Shailender
L. Shailender
S. V. Thumkur
L. No. 16/96 R. No 17/99

..7...

6. A stamp duty of Rs. 12,000/- under article 6 B(i) and a further stamp duty of Rs. 50/- under article 42(c) is paid on this Agreement. In pursuance of clarification of Inspector General of Stamps and Chief Controller of Revenue Authority vide para II (5) (i) of his proceeding (3) No. M.V. /18289/95 Dt: 1-7-1995, though the stamp duty paid on G.P.A. under article 42(c) is not adjustable, the stamp duty paid on this document under article 6 B(i) is adjustable to the Vendee's account, and plot purchasers do not have any claim or right over the same.

7. It is specifically agreed and stated that the attorney/Vendee under this indenture shall act only in accordance with the powers given above. Any deviations in executing the powers shall be exclusively at the costs or consequences of attorney/Vendee.

SCHEDULE OF PROPERTY

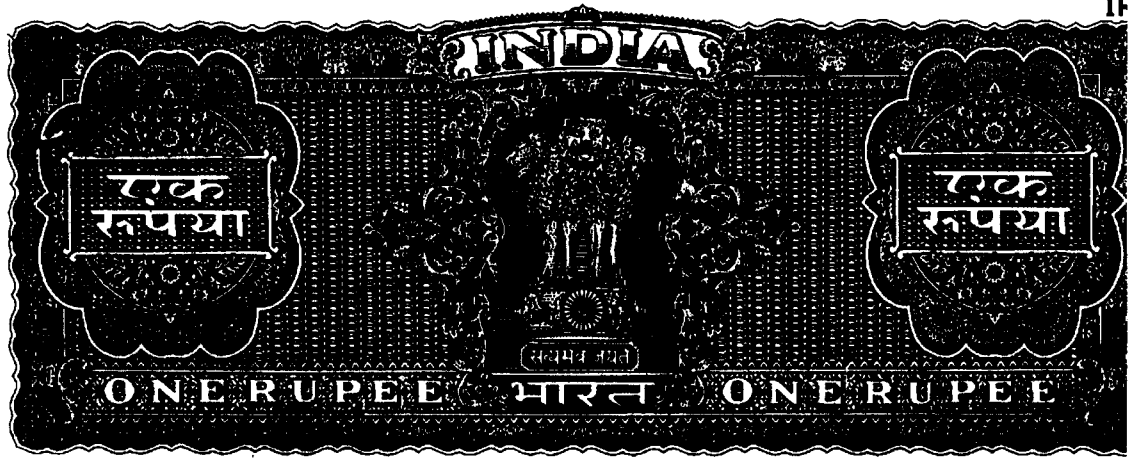
Survey Nos. 128 & 129,
Total Area Ac. 2-00 Gts, or 0.80 hectares,
Situated at Village & Grampanchayat Rampally,
Mandal Keesara, Sub-Dist: Shameerpet,
Dist: Ranga Reddy

Manu Sharma

..8...

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సచివశాసనాధికారి
కమిషన్



S. NO. 3055 DT. 6/4/99 Roll
SOLD TO C. Sanjewa Rao Sr. Ramakrishnaiah
FOR VILKAL Selt R/o Hyd
..B...

Dr. Shailender
L. Shailender
S. V. Thumkunta
L. No. 16/96 R. No. 17/99

North : by Vagu,
South : by Main Road Nagaram to Ghatkesar,
East : by Owner's land,
West : by B. Penta Reddy, B. Bal Reddy,
B. Raj Reddy land & Owners land.

IN WITNESS WHEREOF this Agreement of Sale cum General Power of Attroney is made, executed and signed by the Vendor in favour of Vendee on this the day, month and year aforementioned with his own free will, consent and good conscience, without any coercion, fraud, undue influence, mis-representation and duress etc., after having fully understood the contents of the same in his respective language, in presence of the below mentioned witnesses.

WITNESSES:

1. B. Reddy

2. B. Shetty

1) Shailender
VENDOR

2) Washnathray

3) [Signature]

4) MSHary

5) [Signature]

DAMPED BY:-

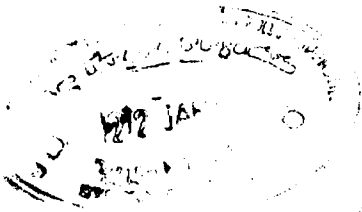
M. L. [Signature]

M. RAM REDDY
C.R. Dist. D.W. L.No. 1/99
R. No. 23/99

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[Signature]
9/5/99

C. Sanjewa Rao Sr.
VENDEE



దేవులకమ్మ 99 క నంబరు 1040
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 8
 ఈ కాగితపు పనుల సంఖ్య 1వ

1999 వ.సం. జనవరి 6 వ తేదీ
 1921 శా. శ. సం. చైత్రమాసము 16 వ తేదీ
 పగలు మరయు డి గంటల మధ్య
 రామిర్ బేట్ నక్ రిజిస్ట్రారు కార్యాలయములో దా: బు
 చేసి మరయు రుసుము రూ॥లు 1927/6
 చెల్లించినది
 వ్రాసి యిచ్చినట్లు ఒప్పుకొన్నది
 ఎకమ బోటన వ్రేలు

నక్ రిజిస్ట్రారు

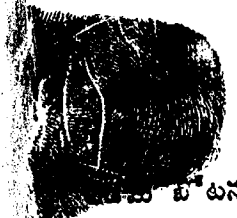
Haumanthala

Haumanthala 8/0 late Chinn
 ramaiah oC Agul.



బోటన వ్రేలు

Kalhnathray 8/0 late Chinnaramaiah
 oC Agul.



బోటన వ్రేలు

[Signature] 8/0 late Chinnaramaiah oC Agul.



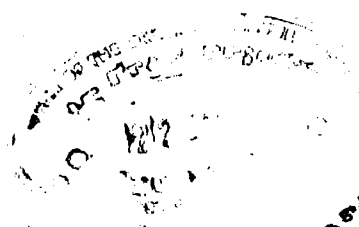
బోటన వ్రేలు

[Signature] 8/0 late Chinnaramaiah
 oC Agul.



2 Page of 17 Pages
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[Signature]
 నక్ రిజిస్ట్రారు
 కార్యాలయము



99 1040
 కష్టాచే మొత్తము పంపించునది వంశ్య 8.
 ఈ తాదితపు నకున వంశ్య 2వ

సర్కార్
 కమిషనరీ

ఎకమ పోతున వేలు *N. Ramappa* S/o late Chinna Ramaiah
 1999
 Allare Ho Rampally (v) Keerava (H)
 R. Dist.

ఎకమ పోతున వేలు *L. V. Srinivasulu* S/o Ch. Rama Krishnaiah
 OCC : PVT Service
 Plot No 166.
 Goutham Nagar Malakajgiri
 Hyd.

నిరూపించినది
A. Ravindora Reddy S/o A. Venkat Red
 SO Buses Ho 97 De
 No. 13A BANTALHOUS
 Dist

B. Shanker Reddy S/o B. Basalinga
 SO Agri Ho P.O.
 Renbaj & Keerava

6 తది... నవంబరు 1999 సర్కార్ కమిషనరీ

16 వ. ప్రొ. యే... మాసము 1992 క.వ. కమిషనరీ

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సర్కార్ కమిషనరీ



100 కుటుంబాలకు 99 లక్షలకు 1040

దస్తావేజు మొత్తము రు. 1040 వంట్లో 8

ఈ కారితప్ప పనుల పంట్లో 32

సచివ కార్యదర్శి

1040

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సచి-0010-05
కార్యదర్శి



1

అక్షయ సంవత్సరము 99 వ సంవత్సరము..... 1040


వస్త్రావళి మొత్తము కాగితముల సంఖ్య..... 8

కాగితపు వరుస సంఖ్య..... 4వ

సర్ . శివారావు

సంఖ్య

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సర్ - శివారావు
కామియన్ వర్క్

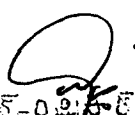


పేజీ సంఖ్య 99 కు సమానం 1040
 వస్తావని మొదటను బయట నుంచి సంఖ్య 8
 ఈ కారితప్ప వదున సంఖ్య 5వ

కవి శ్రీకృష్ణారావు

పాఠశాల

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 పేజీ-09 కంటే
 శామిర్ పేజీ




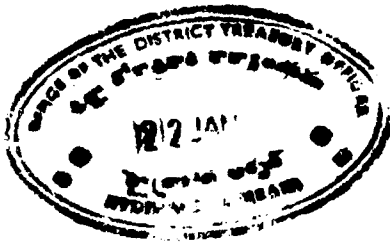
ప్రతి పుస్తకము 99 ప సలపు..... 1040
 దస్తావేజు మొత్తము కారితముల సంఖ్య 8
 6. కారితపు పదున సంఖ్య..... 6వ

చక్రవర్తి
 చక్రవర్తి

చక్రవర్తి

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 చక్రవర్తి
 చక్రవర్తి




1. పుస్తకం 99 క నంబరు 1040

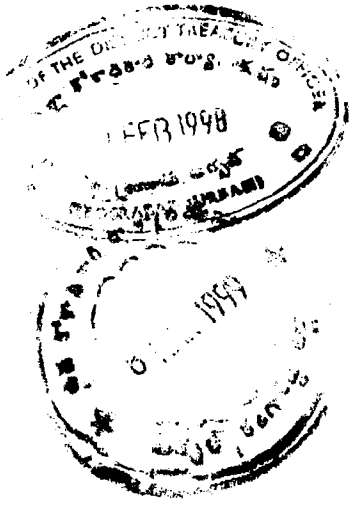
2. పుస్తకం మొత్తము కాగితముల సంఖ్య 8

3. కాగితపు వరుస సంఖ్య 75

కె. ఎ. రెడ్డి

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కె. ఎ. రెడ్డి
కామిస్షనర్



శుభ్ర పుస్తకము 99 వ సం||నె... 1040
దస్తావేజు మొత్తము శాగితముల సంఖ్య... 8
ఈ శాగితపు పనుల సంఖ్య... 9వ

[Signature]
కె. వి. శర్మ

16 Page of 17 Pages
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[Signature]
సబ్-డివిజన్
శామిల్ ఏమ్

20 Rs.



Date : 30-06-2004 Serial No : 4,102 Denomination : 20

Purchased By :
K.PRABHAKAR

For Whom :

SELF

/O K.PADMA REDDY
R/O SEC-BAD


Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. SEAMIRPET

- 17 -


Certify copy of Dist. No. 1040 of 1999

Last page of the 17 pages

Copy Prepared by:- M. Ashok Kumar (S.A.)

Copy Retrieved by:- M. Ashok Kumar (S.A.)

Date: 11/7/04


సబ్-రెజిస్ట్రార్
శామిర్పేట్

