



ఆంధ్రప్రదేశ్ రాష్ట్ర ప్రదేశ్ ANDHRA PRADESH

SL.No. 115  
 Sold to: S. Anand Reddy S/o S. Sathu Reddy  
 For value: Self

S. Sathu Reddy  
 Rev. Alwal Sebad

BB 125515

G. NAGESHWAR REDDI  
 LICENSED STAMP VENDOR  
 REG. NO. 018/1996  
 RANGA REDDY DISTRICT  
 SHAMEERPET (V)  
 SHAMEERPET, RANGA REDDY DISTRICT  
 PIN: 500070, TEL: 9848031

**AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY  
 WITH POSSESSION**

This Agreement of Sale cum General Power of Attorney with possession is made and executed on this the 18<sup>th</sup> day, of January, 2013, at Shameerpet by and between:-

Sri. **GUMMADI JAHANGIR BABU S/O CHINNA MALLAIAH**, aged about 30 Years, Occupation: Agriculture, Resident of H.No. 1-4/2, Kolthur Village, Shameerpet Mandal, Ranga Reddy Dist.

Hereinafter called the "**VENDOR**" which expression shall unless repugnant to the context meaning thereof be deemed to mean and include their heirs, legal representatives and assigns of the "**ONE PART**"

**AND**

Sri. **S. ANAND REDDY S/O S. SATHA REDDY**, aged about 36 Years, Occupation; Agriculture, Resident of H.No. 1-5-1086/3, Mangapuram Colony, Opp: BHEL Qtrs, Loyala Academy Road, Old Alwal, Secunderabad.

..2..

C. Babu

S. Anand Reddy

1వ పుస్తకము 2013 వ సం॥ పు. (P.8) 148  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 12  
 ఈ కాగితము వరుస సంఖ్య..... 1



2013 వ సం॥ ధృవపత్రం నెల..... 18 వ తేది  
 1934 వ కా.క.నం. రైతు మూసం..... 28 వ తేది  
 పట్టణం..... 3 గంటల మధ్య  
 గ్రామం..... 4 గంటల మధ్య  
 కామిరేట్ వద్ద రిజిస్ట్రారు ఆఫీసులో  
 Gummadi Tahangir Babu  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను  
 అనుసరించి నమర్చించవలసిన భూభాగము మరియు  
 దే దివలుడ్రలతో సహా తాళాలు చేసి ఈ సూచన  
 ధృ 2000/- ..... రు చెల్లించినారు.  
 కానీయబ్బినట్లు ఒప్పుకొన్నాను  
 సహకార ప్రాధాన్య ప్రాధాన్య



Signature G. Babu  
 Name G. Tahangir Babu.  
 S/o Chinnu Reddy.  
 Occ Asst.  
 R/o 1-4/2, Koltur (WII) Chamberpet (m) R.R. Dist.

Signature S. Anand Reddy  
 Name S. Anand Reddy  
 S/o S. G. Reddy  
 Occ Retired - 5-1086/3  
 R/o Mayapuri Colony, Old Aland - Secbad.



Signature T. Narasimhulu  
 Name T. Narasimhulu  
 S/o T. Parthasarathy  
 Occ Asst.  
 R/o Koltur (WII) Chamberpet (m) R.R. Dist.

Signature B. Balaraj  
 Name B. Balaraj  
 S/o Balaraj  
 Occ Business  
 R/o Chamberpet Bazar, New Bowen Pally, Secbad.

2013 వ సం॥ ధృవపత్రం నెల..... 18 వ తేది నవ. రిజిస్ట్రారు  
 1934 వ కా.క.నం. రైతు మూసం..... 28 వ తేది కామిరేట్



Hereinafter called the "VENDEE" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, legal representatives and assigns of the "Other PART" WITNESSES AS FOLLOWS:-

Whereas the **VENDOR** is the sole and absolute owner, Pattedar, and peacefull possessor of the Agricultural Land admeasuring **Ac. 0-04  $\frac{3}{4}$  Gts in Sy.No. 505/2, and Ac. 0-05 Gts in Sy.No. 505/4, Ac. 0-05 Gts in Sy.No. 505/2, Ac. 0-05 Gts in Sy.No. 505/6, Thus the Total Area comes Ac 0-19  $\frac{3}{4}$  Gts., Situated at KOLTHUR Village & Gramapanchayat, Mandal Shameerpet, Ranga Reddy District, A.P. having Purchased the Vide Sale Deed Doct No. 8250/2004 Dt: 27 August 2004, Registered at S.R.O. Shamirpet. and the same been mutated in his name in the revenue records Vide Title Deed Bearing No. 448504, and Pass Book No.448504, Patta No. 2050, Issued by the M.R.O. Shameerpet.**

Whereas the Vendor has offered to sell the above said land to the Vendee for his family and domestic necessities which is morefully described in the schedule hereto, hereinafter called the said Land and the Vendee herein agreed to purchase the same for a total sale consideration of Rs. **1,49,000/- (Rupees One Lakh Forty Nine Thousand Only).**

The Vendee has paid the entire sale consideration amount to the Vendor by way of Cash and the Vendor has acknowledged the receipt of the above said payment and the above said property was handed over fully on 07-12-2012, with a request to register the document in the S.R.O. Shameerpet.

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


The Vendor assures the Vendee that he has not entered into any agreement of any kind with any person regarding the said land. It is the responsibility of the Vendors to get their 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 Vendor hereby confirms 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 said 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 said land for sues prior to the date of handing over. The Vendor hereby undertakes to settle the same at their cost.

A. Baku

S. A

వస్తుకము 2013 వ సం॥ పు. 148  
 దస్తావేజు మొత్తము లాభముల సంఖ్య 12  
 ఈ దానిము వచన సంఖ్య 2

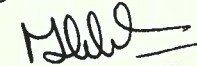
  
 సబ్-రిజిస్ట్రార్

EMPOWERMENT

Certified that the following amounts have been paid in respect of this documents

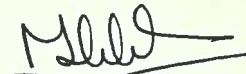
Sl No.	Description of fee/ duty	In the form of					Total
		Stamp papers	Transfer U/S 41 of S Act	Cash	Stamp duty U/S 12(1) of S Act	By VDC/Pay order	
1	Stamp Duty	100	8890	-			8990
2	Transfer Duty	-	-	-			-
3	Registration fee	-	-	2000			2000
4	User Charges	-	150	-			150
	Total	100	9040	2000			11140

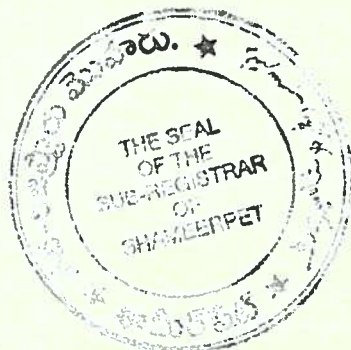
Rs. 8890/- towards stamp duty including T.D. under section 41 of the S Act 1934 and Rs. - towards transfer duty paid on the original value of Rs. 149000/- were paid by the party in favour of Bank SRH/Hukumkuni? vide order no. 19/11/13... Pay order no. SP/1570...

  
 Sub-Registrar  
 Collector U/S 41 of S Act

వస్తుకము 2013 సం॥ (కా.శ 1934) సం॥ పు  
 ....148.... సంఖ్యగా రిజిస్ట్రేషన్ చేయబడినది స్కానింగ్  
 నిమిత్తం సర్టిఫై చేయబడి 1510-1-....148...-2013  
 ఇవ్వబడినది

2013 సం॥... జనవరి 19... వరకు

  
 సబ్-రిజిస్ట్రార్ అధికారి  
 యం. సుబ్బలక్ష్మి





..3..

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

The Vendor assures that he has an unimpeachable right, title and interest in the schedule mentioned property and that the property is free from all charges and encumbrances.

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

The Vendor assures that he is not a surplus land holders within the meaning of the Agricultural Land Ceiling Act, 1976. At the request of the purchaser, the Vendors hereby nominate, constitute and appoint the said Vendee 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 his nominees of the Vendee, to present such deed/deeds for registration before the concerned Sub-Registrar competent to register the said deed/deeds, to admit execution thereof, to sign in all the official records of the Registration office, to file applications for mutation and to do all 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 Vendor in the Offices of the Village Panchayat, 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 Vendor hereby agree that this Power of Attorney conferred on the Agent is irrevocable. The Vendors agree that the rebate in stamp duty paid on this Agreement under Article 6 of B (i) of Stamp Act No. 21 of 1995 will accrue to the benefit of the Vendee at the time of registering the Sale Deed/Deeds.
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 charge on the schedule of Property alone and the purchaser individually and no liability in any manner if so arises against the principal.

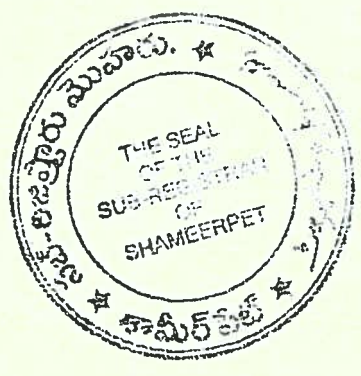
..4..

C. Babu

S. A

అక్టోబరు 2013 ..... (P. 8) 148  
దస్త్రీలు ముద్రణ కార్యముల నుంట్లు ..... 12  
ఈ కార్యముల వారు నుంట్లు ..... 3

  
సర్-రిజిస్ట్రార్



4. The Vendors are executing this sale agreement of sale cum GPA in respect of the Schedule mentioned land/property only and not any other property contained in the same Sy.No. The Vendors are not concerned with any additional structures that may be raised by the purchaser in the said property. If the Purchaser/Vendee herein subsequently sells such structures along with the Proportionate share of land, the Vendee is liable for any Income-Tax on the value of such structures. The Vendor 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 principals/Vendor.

5. The Market Value of the above referred property is Rs. **1,49,000/- @ Rs. 3,00,000/- Per Acre whereas the sale consideration received is Rs. 1,49,000/- (Rupees One Lakh Fourty Nine Thousand Only).**

6. A. Stamp duty of Rs. **7,450/-** 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 proceedings (3) No. M.V. 18289/95, Dated: 1-7-1995, through the stamp duty paid on G.P.A. under Article 42 © is not adjustable, the stamp duty paid on this document under Article 6 (i) is adjustable to the Vendee's account, and the Prospective plot purchasers do not have any right or claim over the same.

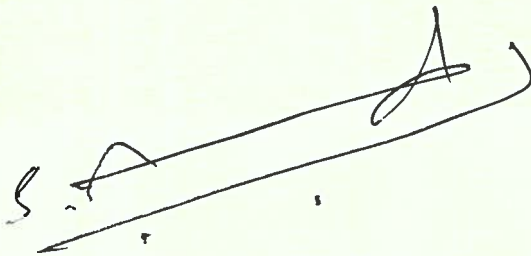
7. It is specifically agreed and stated that the attorney/Vendee under this indenture shall act only in accordance with the powers given above. Any deviations in executing the Powers shall be exclusively at the costs or consequences of attorney/Vendee.

#### SCHEDULE OF PROPERTY

All that the Agricultural Land in  
Survey No. **505/0**.. Area Ac **0-04 ¼ Gts** ,  
Survey No. **505/8**.. Area Ac **0-05 Gts** ,  
Survey No. **505/2**.. Area Ac **0-05 Gts.**  
Survey No. **505/6**.. Area Ac **0-05 Gts,**  
Total Area Ac. **0-19 ¼** . or 0.19.75 Hectors.,  
Situating at Village & Gramapanchayat **KOLTHUR,**  
Mandal SHAMEERPET, Sub-Dist: SHAMEERPET.  
District Ranga Reddy is bounded by :-

NORTH : Ag. Land of Gummadi Mallamma,  
SOUTH : Ag. Land of Venkatesh,  
EAST : Ag. Land of Chevva Nallaiah,  
WEST ; Ag. Land of Shekar.

*C. Dabhi*





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 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 12  
 ఈ కాగితము తరుగ సంఖ్య..... 4

సర్-రిజిస్ట్రార్

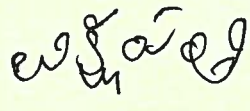




**IN WITNESSES WHEREOF** this Agreement of sale cum General Power of Attorney is made, executed and signed by the Vendor in favour of Vendee on this the day, month and year aforementioned with his own free will, consent and good conscience, without any coercion, fraud, undue influence, mis-representation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

**WITNESSES:-**

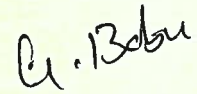
1. 

2. 

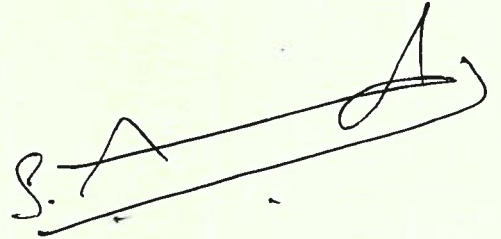
②



L. S. K. Y  
Chinnu makkah .




**VENDOR**



**VENDEE**

1వ పుస్తకము 2013 వ సం॥ లు <sup>(P-8)</sup> ..... 148  
 ద్వితీయ పుస్తకము కాలిఫోర్నియా సంఖ్య ..... 12  
 ఈ కాలిఫోర్నియా పుస్తకము సంఖ్య ..... 5

  
 సర్-రిజిస్ట్రార్



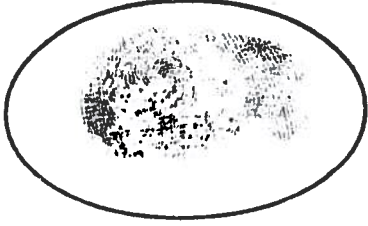


**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF  
REGISTRATION ACT, 1908**

**FINGER PRINT IN BLACK  
(LEFT THUMB)**

**PASS PORT SIZE  
PHOTOGRAPH**

**NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT & SELLER  
BUYER**



VENKATOR



G. JHANĞIR BABU.  
R/o. 1-4/2.  
KOLTHUR (WII)

Sheerpet (m) R.R. Qm



VENUDEE



S. ANAND REDDY.

R/o 1-5-1086/3, Mangalam

Coly. OPP: RHEL Qhs

Coyole Academy. Road & Alwal  
Sector



Witness no: 1

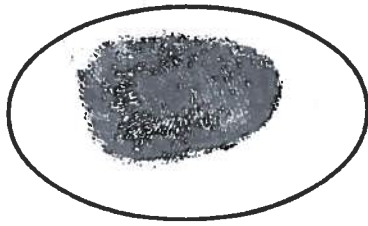


J. Narasimulu.

R/o. KOLTHUR (WII)

Sheerpet (m)

R.R. Qm.



Witness no: 3



CHENNA MALLES

R/o. KOLTHUR (WII)

Sheerpet (m)

R.R. Qm.

**WITNESSES**

**SIGN OF EXECUTANTS :**

1. *[Signature]*

*[Signature]*


2. *[Signature]*



*[Signature]*  
VENUDEE

Light  
r. hame mallech

1వ పుస్తకము 2013 వ సం॥ పు <sup>(P.8)</sup> 148  
 దస్తావేజు మొత్తము 12  
 ఈ కారితము వరుస తరంబు 6

  
 సబ్-రిజిస్ట్రార్





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

**FINGER PRINT IN BLACK  
(LEFT THUMB)**

**PASS PORT SIZE  
PHOTOGRAPH**

**NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT & SELLER  
BUYER**



*witness nos 2*



*B. Bikshorpatni*  
*R/o KOLHUR (W/D)*  
*Shejipet (M)*  
*R.R on*

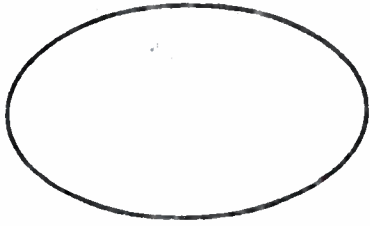


PHOTO  
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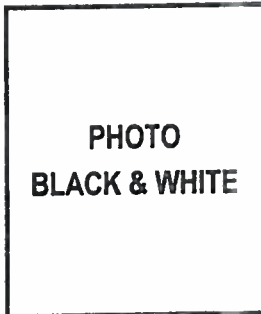
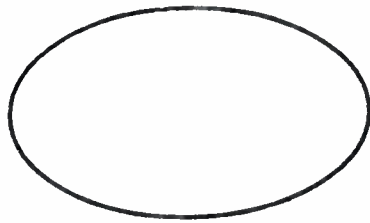


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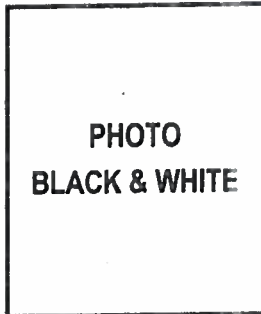
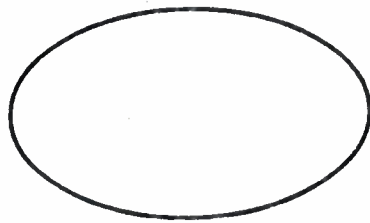


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**WITNESSES**

**SIGN OF EXECUTANTS :**

*1. [Signature]*

*2. [Signature] (B)*



*C. S. K. Chinnemallu*

*A. Babu*

*[Signature]*

1వ పుస్తకము 2013 వ సం॥ పు. (P.8) 148

దస్తావేజు మొత్తము కాగితముల సంఖ్య 12

ఈ కాగితము పదన సంఖ్య 7

చక్-రిజిస్ట్రార్







Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Ilamma	Wife		52
3	Jahangirbabu ✓	Son		29
4	Kalamma	Daughter in-law		23
5	Kankalaxmi	Daughter		15
6	Aruna	Daughter		13
7	Madhuri	Husband		2

31/03/2010

**HOUSEHOLD CARD**

Card No : YAP1509001A6183  
 F.P Shop No : 1  
 పేరు : గుమ్మాడి చిన్నమలయ్య  
 Name of Head of Household : Gummaidi.Chinnamallaiiah  
 తండ్రి/భర్త పేరు : మలయ్య  
 Father/ Husband name : Yellaiah  
 పుట్టిన తేదీ/Date of Birth :  
 వయస్సు/Age : 55  
 వృత్తి/Occupation : Cooli/Porter/Hand Cart Puller  
 ఇండ్.నెం./House No. : 1-4/2  
 వీధి/Street : kolthur  
 Colony : kolthur  
 Hamlet Village/Thanda: కొల్తూరు/Kolthur  
 Rev. Village : కొల్తూరు / Kolthur  
 Mandal : శామిర్ పేట్ / Shamirpet  
 జిల్లా/District : రంగారెడ్డి / Ranga Reddy  
 Annual Income (Rs.) : 20,000  
 LPG Consumer No. : No Cylinder



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దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 12  
ఈ కాగితము వలన సంఖ్య..... 8

  
సబ్-రిజిస్ట్రార్



2  
FORM - 6  
[[See Rule-16 (1)]]

Name of the Licence holder:

S. Arund Needy

Son/Wife/Daughter of

S. Arund Needy

Name to be written across the photograph (Part of the seal and signature of the L.A. to be on the photo and part on the DL)



ADD. LICENSING AUTHORITY  
Signature & Designation of the Licensing Authority

DL Number :

16328 / 1555 124

16328 / 1555 124

3  
Date of Issue : 13.12.1984

ADD. LICENSING AUTHORITY  
Signature & Designation of the Licensing Authority  
13/12/84

Name Son/Wife/Daughter of :

S. Arund Needy  
S. Arund Needy

Temporary Address :

45/A  
M. Bolanem

Official Address (if any) :

[Signature]

Permanent Address :

[Signature]

Date of Birth :

21.5.1876

Educational Qualifications :

Optional Blood group with RH Factor :

[Signature]



1వ పుస్తకము 2013 వ సం: పు 18 ..... 148  
దస్తవేజు మొత్తము కాలిగముల సంఖ్య ..... 12  
ఈ కాలిగము వరుస సంఖ్య ..... 9

  
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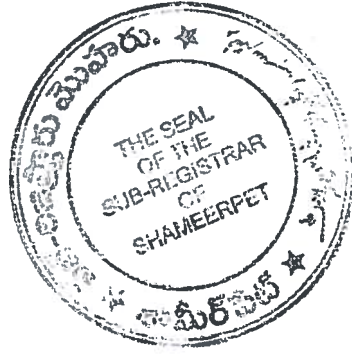


11-01-2002

<u>M2427255/07</u>	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	MC99G	05-02-2010
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Expiry No.</u>	162RRD1998	
<u>Original LA</u>	NTA MEDCHEL	
<u>DOB</u>	05-02-1973	
<u>Expiry Gr.</u>		
<u>Date of 1st Issue</u>	05-01-1998	

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INDIAN UNION DRIVING LICENCE  
**ANDHRA PRADESH**

**DRIVING LICENCE**  
**DLFAP010328102007**


**B BIKSHAPATHI**  
**B BALAKRISHNA**  
 1-1-17  
**CAMSAR ROAD**  
**NEW BOSSANGAL**  
**SECUNDERABAD**

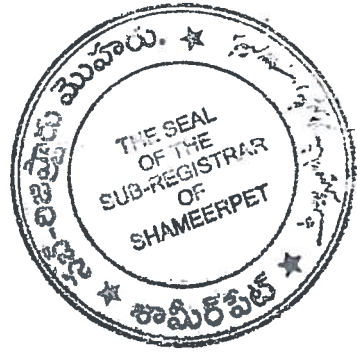
Signature: *[Signature]*  
 Issued on: 05/09/2007

*[Signature]*  
 Licencing Authority  
 RTA-SECUNDERABAD

	<u>Class Of Vehicle</u>	<u>Validity</u>
M1319191/07	AR,LMV,MCWG	04/09/2027
<u>Non-Transport</u>		
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLFAP010328102007	
<u>Original LA.</u>	RTA SECUNDRABAD	
<u>DOB</u>	10/04/1982	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	05/09/2007	

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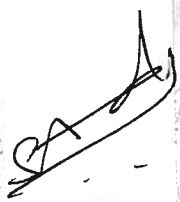


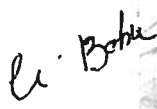



Photographs and FingerPrints As per Section 32A of Registration Act 1908



RegNo/Year: 130 /2013 of SRO:1516 Report Date: 18-JAN-13 04:53 PM

This report prints Photos and FPs of all parties

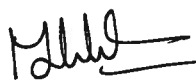
**Execution admitted by (Details of all executants/Claimants of sec 32a):**

SI No	Code	Thumb Impression	Signature	Photo	Address
1	CL			 1516-1-2013-13015 ANA	<b>S ANAND REDDY</b> 1-5- 1086/3,MANGAPURAM COLONY, OPP.BHEL QRTS,LOYALA ACADEMY ROAD,OLD ALWAL,SEC- BAD
2	EX			 1516-1-2013-13016 GUMM	<b>GUMMADI JAHANGIR BABU</b> 1-4/2,KOLTHUR (V), SHAMIRPET (M) R R DIST

Identified by  
Witness 1  
Witness 2

Photos and Tis  
captured by me

  
Capture of Photos and Tis  
done in my presence



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