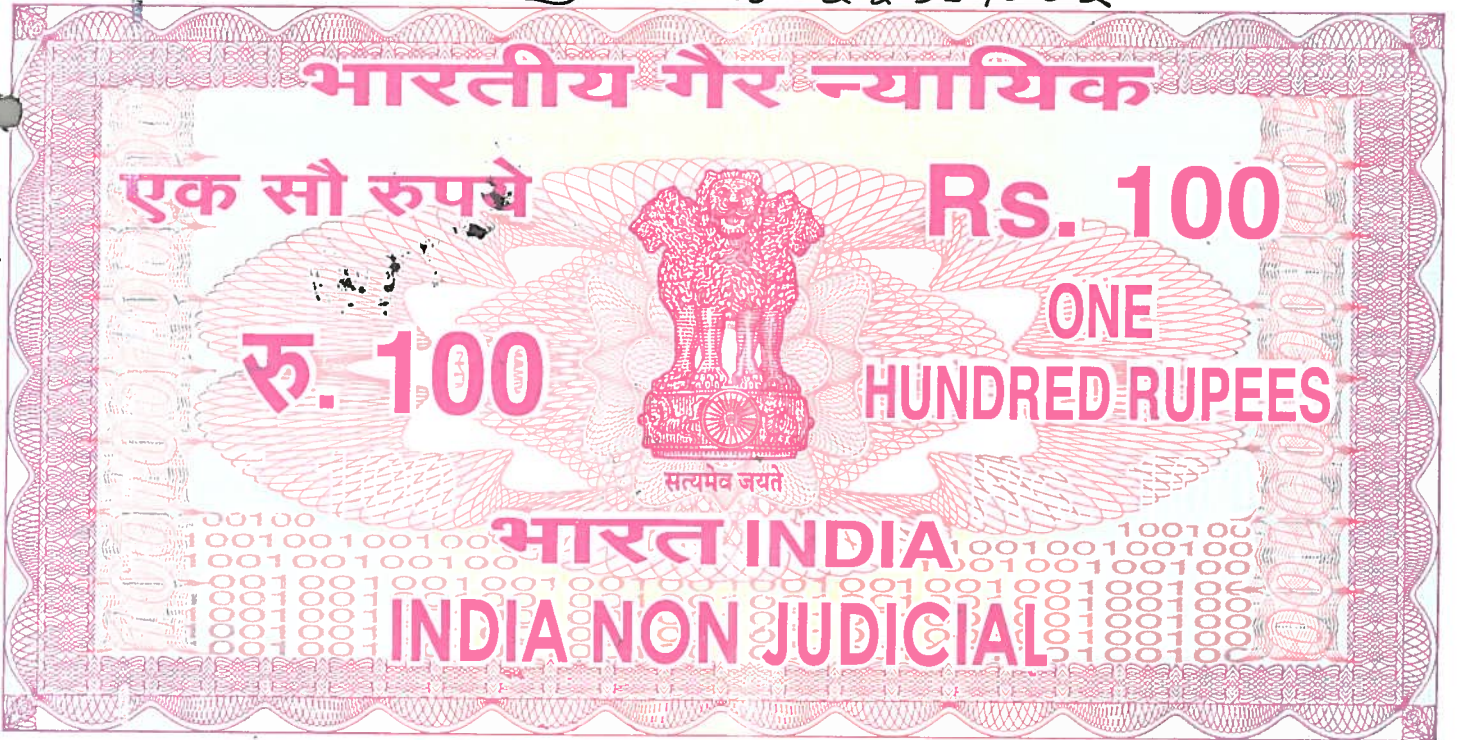


Doc No. 2256/2012

2256



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
Date: 18/10/2012, 12:52 PM Serial No: 33,747

Denomination: 100 BB 120197

Purchased By:

S ANAND REDDY  
S/O S SATHA REDDY  
R/O SEC-BAD

For Whom:

"SELF"

*M. S. S.*  
18/10/12

Sub Registrar  
Ex. Officio Stamp Vendor  
SRO: SHAMIRPET

**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 OCTOBER, 2012, at Shameerpet by and between:-

Sri. **REGU LACHAIAH S/O REGU GOWRAIAH**, aged about 43 years, Occupation: Agriculture, Resident of 3-53, Kolthur Village, Shameerpet Mandal, R.R.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"

*Regu Lachiah*

*S. A.* ..2..

2012 వ సం॥ చైత్ర బిక్ 18 నెల..... పండు  
 1934 వ సం॥ శివరాత్రి మాసం 26 వ తేదీ  
 పగలు 2 మురియు 3 గంటల మధ్య



18 వ తేదీ 2012 వ సం॥ 2256  
 దస్తావేజు మొత్తము కొరతనుల నంబ్రా  
 ఈ కారితము వరుస నంబ్రా

శామీర్ పేట్ సబ్ రిజిస్ట్రారు దఫ్తరులో  
 శ్రీ/శ్రీమతి Regu Lachaiyah  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ ను  
 అనుసరించి సమర్పించినదివలన దానిని గ్రహించు మరియు  
 వేలివదుడ్రలలో సహా దాఖలుచేసి రుసుము  
 రూ. 2000/- చెల్లించారు.

*Regu Lachaiyah*  
 Signature

*శామీర్ పేట్*



Name Regu Lachaiyah  
 S/o R. Gowraiah  
 Occ Agriculture  
 R/o 3-53, Kothur (M)  
Shamerpeta Dist R.R. Dist

*Signature*  
 Name C. Anand Reddy  
 S/o C. Late Reddy  
 Occ Agriculture  
 R/o 1-5-1086/2, Marapureyaly  
Opp: BHEL to Late Reddy  
Old Atal, Secba L.



*Reddy*  
 Name P. Tanav Rao Reddy  
 S/o Reddy Reddy  
 Occ Agriculture  
 R/o 2-98, Kothur (M)  
Shamerpeta Dist R.R. Dist

*G. Mallik Gowd*  
 Name G. Mallik Gowd  
 S/o Late Rama Gowd  
 Occ Business  
 R/o 1-5, Kothur (M)  
Shamerpeta (M) R.R. Dist

*Filed*

2012 వ సం॥ చైత్ర బిక్ 18 నెల..... పండు  
 1934 వ సం॥ శివరాత్రి మాసం 26 వ తేదీ

**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.

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, Purchaser, Pattedar, and peacefull possessor of the Agricultural Land admeasuring **Ac. 1-16 Gts in Sy.No. 532, and Ac. 0-20 Gts in Sy.No. 531, Thus the Total Area comes to Ac. 1-36 Gts, Situated at KOLTHUR Village & Gramapanchayat, Mandal Shameerpet, Ranga Reddy District, A.P.** having been purchased the same through a Regd. Sale Deed Bearing Doct. No. **430/1995**, Book-I, Vol: 9, Pages: 227 to 234, Dated: 19-10-1995, Regd. In the Office of the Sub-Registrar Shameerpet. and the same been mutated in his name in the revenue records Vide Pattadar Pass Book No. 122436, and Title Deed Bearing No. 260786, and Patta No. 692, Issued by the M.R.O./Thasildar Shameerpet.

Whereas the Vendor has offered to sell a piece of the Agricultural Land admeasuring **Ac. 0-07 ½ Gts in Sy.No. 531 and Ac.1-16 Gts in Sy.No. 532, Thus the Total Area comes to Ac.1-23 ½ Gts from the above said lands** 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. **4,77,000/- (Rupees Four Lakhs Seventy Seven 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 18-10-2012, 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.

R. S. S. S.

S. S. S. S.

2256  
 వస్తువులము 2012 వ సం|| పు.....  
 దస్తావేజు మొత్తము కాగితములు..... 11  
 ఈ కాగితము వారు గల..... 2  
 సబ్-రిజిస్ట్రార్

**Certified that the following amount has been paid in respect of the documents**

Sl No.	Description of fee duty	Amount	Mode of Payment	Total
1	Stamp Duty	100 28570		28570
2	Transfer Duty	— —		—
3	Registration	— 2000		2000
4	User Charges	— 100		100
	<b>Total</b>	<b>100 30670</b>		<b>30670</b>

Rs. 28570/- towards stamp duty including T.D. under section 41 of the I.S. Act 1939 and Rs. 2000/- towards Registration fee on the charge of value of Rs. 4,77,000/- were paid by the party through Bank SBK Thumketa vide challan no. of Pay order no. 356821 dated 18/10/2012

Sub-Registrar  
 Collector U/S 41 of I.S Act

వస్తువులము 2012 వ సం|| పు. (1934) సం|| పు.  
 2256  
 దివిత్తం నుండి..... 2256  
 అప్పగించబడినది  
 2012 సం||..... 18

సబ్-రిజిస్ట్రార్ అధికారి  
 యం. నర్సింహారావు



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 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 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.

The Vendor hereby declare 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 agree 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.

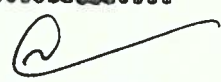
The Vendor assures that he is not a surplus land holder within the meaning of the Agricultural Land Ceiling Act, 1976. At the request of the purchaser, the Vendor hereby nominates, constitutes and appoint the said Vendee as the Vendor's Lawful agent to do all or any of the following acts.

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.

२०३०५५

S. A. J

1వ పుస్తకము 2312 పేజీలు 2256  
దస్తావేజు మొత్తము కాపీలు 11  
ఈ కాగితము పరిమాణము 3

  
చా-రెజిస్ట్రార్



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. The Vendor is 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 Vendor is 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'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 principals/Vendor.
5. The Market Value of the above referred property is Rs. **4,77,000/-** @ Rs. **3,00,000/- Per Acre** whereas the sale consideration received is **Rs. 4,77,000/- (Rupees Four Lakhs Seventy Seven Thousand Only)**.
6. A. Stamp duty of Rs. **23850/-** 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.

R. U. W. A. S.

S. A. R.

1వ వ్యక్తకము 2012 వ సం॥ 2256  
దస్తావేజు మొత్తము కా గిరియొక సంఖ్య 11  
ఈ కా గిరియొక వరుస సంఖ్య 4

సబ్-రిజిస్ట్రార్





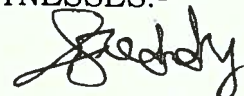
**SCHEDULE OF PROPERTY**

All that the Agricultural Land in  
Survey No. 531 .. Area 0-07 ½ Gts,  
Survey No. 532 .. Area 1-16 Gts,  
Total Area Ac. 1-23 ½ Gts or 0.63.5 Hectors.,  
Situating at Village & Gramapanchayat **KOLTHUR**,  
Mandal SHAMEERPET, Sub-Dist: SHAMEERPET.  
District Ranga Reddy is bounded by :-

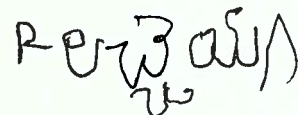
NORTH : Ag. Land of M. Baghi Reddy & Sons,  
SOUTH : Ag. Land of Lasker Mallaiah,  
EAST : Ag. Land of Chevva Yadagiri,  
WEST ; Ag. Land of G. Mallaiah & Others,

**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, misrepresentation and duress etc., after having fully understood the contents of the same in their respective language, in presence of the below mentioned witnesses:-

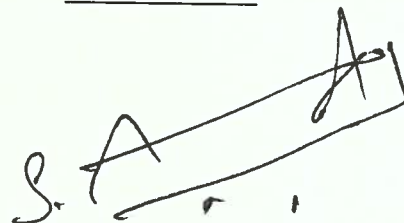
WITNESSES:-

1. 

2. 



**VENDOR**



**VENDEE**

1. వస్తుకము 2012 వ సం. 2256  
 దస్తావేజు మొత్తము 11  
 ఈ కారణము వలన సంఖ్య 5  
 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



VENDOR



R. LACHARATH

R/o. H.no: 3-53,

Kolthur (vi)

Shayirathu An R.K. Co



VENDEE



S. ANAND REDDY

R/o. H.no: 1-5-1086/3,

Mungapalay Colony.

Opp: RHEL (Mrs. Loyola Academy)  
Road Blue Sea.



witness no. 1



K. JANARDHAN REDDY

R/o. 3-98,

Kolthur (vi)

Shayirathu (An) R.K. Co



witness no. 2



K. MALLESHE GOWD.

R/o. 1-85,

Kolthur (vi)

Shayirathu An R.K. Co

WITNESSES

1. *[Signature]*

2. *[Signature]*

*[Signature]*  
VENDEE

SIGN OF EXECUTANTS :

*[Signature]*

2256  
1వ వ్యవస్థాపక ముద్రా తనం!! పు.....  
దస్తావేజు మొదలు కారితముల సంఖ్య.....  
ఈ కారితము ముద్రా సంఖ్య.....  
సబ్-రిజిస్ట్రార్





SLNo	Member Name	Relation	Date of Birth	Age
1	Ramulamma	Wife		60
2	Lachaiiah ✓	Son		40
3	Mallaiiah	Daughter in-law		35
4	Venkatesh	Grandson		10
5	Sheker	Father		5
6	Satynarayan	Son		3

27/10/2008

గృహాధిపతి సంతకం/వేలిముద్ర చాత్రవేయు తేది ఎమ్.ఆర్. / పి.ఎస్.ఆర్.

### HOUSEHOLD CARD

WAP No : WAP1509001A0475  
 P. No : 1  
 పేరు : రేగు . గొవ్రాiah  
 Name of Head of Household : Reghu . Gowraiah  
 తల్లి / భర్త పేరు : నాగయ్య  
 Father/ Husband name : Nagaiah  
 పుట్టిన తేది / Date of Birth :  
 వయస్సు / Age : 65  
 వృత్తి / Occupation : Others (Oldage)  
 ఇంటి నెం. / House No. : 3-53  
 వీధి / Street : Kolthur  
 Colony : Kolthur  
 Village : కొత్తూరు / Kothur  
 Mandal : శామిర్ పేట్ / Shamirpet  
 జిల్లా / District : రంగ రెడ్డి / Ranga Reddy  
 Annual Income (Rs.) : 48,000  
 LPG Consumer No (1) : 057816/Deepam  
 LPG Dealer Name (1) :  
 LPG Consumer No (2) : Deepam  
 LPG Dealer Name (2) :



1వ పుస్తకము 2017 జనవరి 15 2256  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 11  
ఈ కాగితము వలన సంఖ్య 7  
జడ్-రిజిస్ట్రార్



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SAMALA ANAND REDDY  
SATHA REDDY SAMALA  
21/05/1977  
Permanent Account Number  
AYIPS1452Q



Signature

In case this card is lost / found, kindly inform / return to  
Income Tax PAN Services Unit, UTIISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लीटएर :  
आयकर पैन सेवा यूनिट, UTIISL  
प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई-400/614.

*S. A. Reddy*

2256  
1వ పుస్తకము 2012 త సంచిక.....  
11  
తెలంగాణ మొదటి కారితము సంచిక.....  
8  
ఈ కారితము వరుస సంచిక.....  
శా.వి.రావు







Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Janardhanreddy ✓	Son		30
3	Krishnaveni	Wife		26
4	Anishkumarreddy	Grandson		10
5	Avinashkumarreddy	Grandson		7
6	Pujitha	Grand Daughter		5
7	Jamuna	Daughter		17

*[Signature]*  
 వాణిజ్య సంఘం/కలఠూరు

31/03/2006

Supervisor  
 M.P.O.  
 (A) Shamirpet, R.R. Di

**HOUSEHOLD CARD**

Card No : WAPIS0900100446  
 F.P Shop No : 1  
 పేరు : కయ్యమరాజురెడ్డి  
 Name of Head of Household : Kayyam.Rajireddy  
 తండ్రి/భర్త పేరు : నరసారెడ్డి  
 Father/ Husband name : Narsareddy  
 పుట్టినతేదీ/Date of Birth :  
 వయస్సు/Age : 70  
 వృత్తి/Occupation : Farmer  
 ఇంటి.నెం./House No. : 3-98  
 వీధి /Street : Kolthur  
 Colony : Kolthur  
 Hamlet Village/Thanda: కలఠూరు/Kolthur  
 Rev. Village : కలఠూరు / Kolthur  
 Mandal : శామిర పేట్ / Shamirpet  
 జిల్లా /District : రంగారెడ్డి / Ranga Reddy  
 Annual Income (Rs.) : 18,000  
 LPG Consumer No. : No Cylinder



1వ భాగము 22/2 చ. 2256

దస్తావేజులు 11


ఈ కారణము వల్ల 9

*(Handwritten signature)*

సబ్-రెజిస్ట్రార్



**INDIAN UNION DRIVING LICENCE**  
**ANDHRA PRADESH**

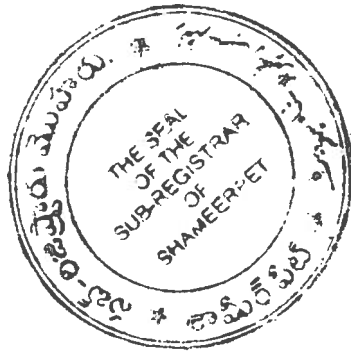


Number: DLFAP010129112001  
 Name: MALLESH GOUD G  
 S/DW of: G RAMA GOUD  
 Address: 1-5-241  
 DHAN BAZAR  
 SECUNDERABAD  
 PIN: 500001  
 DOB: 05-05-1968

Issued by: Regional Licensing Authority  
 Secunderabad

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non</u>	LMV,MCW/G	05-05-2019
<u>Transport</u>		
<u>Original No.</u>	DLFAP010129112001	
<u>Original LA.</u>	RTA SECUNDRABAD	

1వ పుస్తకము 20/12 తరలింపు 2256  
దస్తావేజు షామీర్ షా కార్యాలయము 11  
ఈ కార్యాలయము వద్దకు 10  
[Signature]  
షామీర్ షా





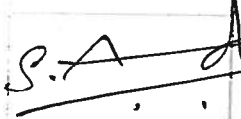


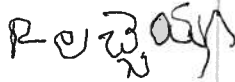
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 002264/2012 of SRO: 1516(SHAMIRPET)

Presentant Name(Capacity): **REGU LACHAIAH(EX)**

Report Date: 18/10/2012 14:56:08

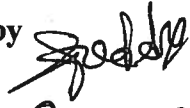
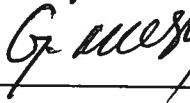
This report prints Photos and TIs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) S ANAND REDDY HNO.1-5-1086/3,MANGAPURAM COLONY,LOYALA ACADEMY ROAD,OLD ALWAL,SEC-BAD	
2			(EX) REGU LACHAIAH 3-53,KOLTHUR (V)SHAMEERPET (M),R.R.DIST	

Identified by

Witness 1

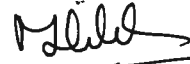
Witness 2

Photos and TIs  
captured by me



Capture of Photos and TIs  
done in my presence



2256

1వ భువనము 20/ పసం||పు.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము వరకు సంఖ్య.....

  
సబ్-రెజిస్ట్రార్

