

S.S. NU. / C.C. No 1181 / 16.

DOCT. No 2500/2016

ACK / 2578 / C.S. / 2530



తెలంగాణ తెలంగాణ TELANGANA

C 916792

S.No 2125 Dated 27/4/16 Rs. 100/-

U. ANAND GOUD

Sold to E. Kantha Reddy sp. E. Narayana Reddy, R/o. Sec. bad.

Licensed Stamp Vendor
Lic.No.15-16-038/2007.RI.No.15-16-042/2016
H.No. 1-8/23, Shamirpet (V) & (M)
R.R. Dist-500 078, Cell. 9866006444

For Whom S.U.

AGREEMENT OF SALE-CUM-GENERAL POWER OF ATTORNEY (WITH POSSESSION)

THIS AGREEMENT OF SALE-CUM-GENERAL POWER OF ATTORNEY WITH POSSESSION is executed on this the 27th APRIL 2016. at SHAMIRPET BY:

Sri. D.A. RAJU S/O D.S. RAJU, aged about 58 years, Occupation: Business, R/o H.No. 47, Venkata Sai homes, Near Sri Chaitanya Collage, Nizampet, Ranga Reddy District.

Hereinafter referred to as "VENDOR" of the First part: which expression shall mean and include his heirs, successors, assignees, representatives etc.,

AND

Sri. ENUGU KANTHA REDDY S/O E. NARAYANA REDDY, aged about 43 years, Occupation: Business, R/o H.No. 2-4-38/28, Macha Bollaram, Tirumalgherry, Secunderabad. PAN.

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12 AUG 2016

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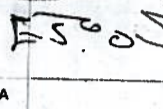


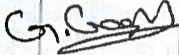
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Sub-Registrar
Shamirpet

Validity unknown

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 1 and 2 on the 03rd day of AUG, 2016 by Sri Gangishetty Ganesh . .



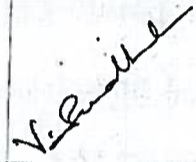


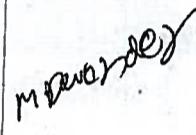
Execution admitted by (Details of all Executants/Claimants under Sec 32A)

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 ENUGU KANTHA RED [1516-1-2016-2534]	ENUGU KANTHA REDDY S/O. E NARAYANA REDDY 2-4-38/28, MACHARAJU NARUM, TIRUMALGHERRY, S.R. DIST (EAST)	
2	EX		 GANGISHETTY GANES [1516-1-2016-2534]	GANGISHETTY GANESH (SPA HOLDER VIDE NO.8/2016 AT SRO SHAMRIEPT)[RJD A RAJU . D S RAJU KOTYAL VILLAGE, MULUGU MANDAL, MEDAK DIST	

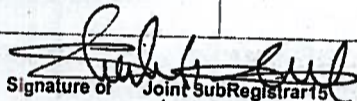


Bk - 1, CS No 2534/2016 & Doct No 2500/2016, Sheet 1 of 7 Joint SubRegistrar-15 Shamirpet

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 V SUDHARSHAN: 03/ [1516-1-2016-2534]	V SUDHARSHAN SHAMIRPET VILLAGE AND MANDAL R R DIST	
2		 M DEVENDER 1103/06 [1516-1-2016-2534]	M DEVENDER BABAGUDA SHAMIRPET R DIST	

03rd day of August, 2016


Signature of Joint SubRegistrar
Shamirpet



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Sub-Registrar
Shamirpet

Hereinafter referred to as "**VENDEE/PURCHASER**" of the other part: which expression shall mean and include his heirs, successors, assignees, representatives etc.,

WITNESSETH:

Whereas the Vendor is the sole and absolute owner and peaceful possessor, purchaser of the **Agricultural land bearing Survey No. 558/2,63, admeasuring Ac. 2-31 Gts**, Situated at Village & Grampanchayat: **KOLTHUR**, Mandal Shamirpet, Ranga Reddy District., having purchased the same through a Regd. Sale Deed Vide Document No. **2752 of 1999**, Dt: 26-8-1999, Regd.at S.R.O Shamirpet

Whereas the Vendor of the first part as the owner of the above said Agricultural land without any duress or coercion and in sound state of mind, decided to nominate and constitute **Sri. ENUGU KANTHA REDDY S/O E. NARAYANA REDDY**, have as his lawful attorney to exercise all the powers vested under this instrument and for the purpose of exercising the powers as attorney and the documents shall be exclusively treated as General power of Attorney in terms of Power of Attorney Act.

And Whereas the power of attorney is executed on passing of consideration and hence the power of attorney shall remain irrevocable forever.

NOW THIS AGREEMENT OF SALE WITNESSETH AS UNDER:

1. That the Vendor of the first part has decided to sell and purchaser of the second part accepted to purchase the Scheduled land, ie., **Agricultural land bearing Survey No. 558/2,63, admeasuring Ac. 1-31 Gts**, Situated at Village & Grampanchayat: **KOLTHUR**, Shamirpet Mandal, Ranga Reddy District., for a total sale consideration of **Rs. 42,96,000/- (Rupees Forty lakhs ninty six thousand only)**, and the purchaser has already paid the said amount to the Vendor and the Vendor hereby acknowledge the receipt of the same.

Contd..3..

LARON

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**Sub-Registrar
Shamirpet**

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	214750	0	0	0	214850
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	100	0	0	0	100
Total	100	0	216850	0	0	0	216950

Rs. 214750/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 4296000/- was paid by the party through E-Challan/BC/Pay Order No ,102L17030816 dated ,03-AUG-16 of ,SBH/SHAMIRPET

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 216850/-, DATE: 03-AUG-16, BANK NAME: SBH, BRANCH NAME: SHAMIRPET, BANK REFERENCE NO: 001944258,REMITTER NAME: E KANTHA REDDY,EXECUTANT NAME: D/RAJU,CLAIMANT NAME: E KANTHA REDDY).

Date:
03rd day of August,2016

[Signature]
Signature of Registering Officer
Shamirpet

Bk-1, CS No 2534/2016 & Doct No 2500 / 2016 Sheet 2 of 7 Joint SubRegistrar Shamirpet

1వ పుస్తకము 20/6 సం॥ (శా.శ. 1899) సం॥
 2500/- నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 విమర్శించు నుద్దేశపు నెంబరు 1516-1.....2500.....20/6
 ఇవ్వబడ్డనది.
 20/6 సం॥ 46 జూలై 2016 నెంబరు 3 వ తేది

[Signature]
సబ్-రిజిస్ట్రార్ అధికారి



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[Signature]
Sub-Registrar
Shamirpet

..3..

2. That the Purchaser shall have the absolute authority to enter into agreement of sale with prospective purchaser both in its capacity as the agreement holder and also in its capacity as lawful attorney on Vendor name and on behalf and also to receive advance sale consideration.

3. That the Vendor of the first part hereby declare that the schedule property is free from any charge, encumbrance, litigation, minor's interest, encroachment, Government acquisition and further declare that the schedule property or in part thereon is not surplus land under the Urban Land ceiling Act or any other statute in force and it is further declared by the vendor that the vendor do have a clear marketable title to sell the schedule property in favour the purchaser or his nominee.

4. That the stamp duty and registration charges in respect of the sale shall be borne by the purchasers or their nominees.

5. That the Vendor declares that all rates, taxes, cess, land revenue and non-agricultural tax in respect of the Schedule property is paid upto date of agreement of sale and receipts are handed over to the purchasers.

6. That the Vendor undertake to hand over all link documents and the documents of title in respect of the entire sale consideration received under the agreement.

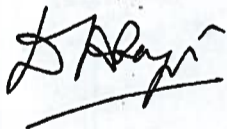
7. That the possession of the Schedule property has been delivered by the Vendor to the Vendee earlier to execution of this deed.

**NOW THIS GENERAL POWER OF ATTORNEY WITNESSETH AS
UNDER**

I the Vendor of the first part without any duress or coercion and in free and sound state of mind, have constituted and appointed **Sri. ENUGU KANTHA REDDY S/O E. NARAYANA REDDY**, as my lawful attorney to represent and act on my behalf with the below mentioned powers:

1. To appear before any Sub-Registrar or Registrar of Assurances and present any instrument of sale, or agreement of sale, mortgage, lease or transfer for registration and also confirm the registration.
2. To execute the agreement of sale, sale deed, receipt of payment on their behalf.

Contd..4..


E. S. R. R. E.

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Sub-Registrar
Shamirpet

Bk-1, CS No 2534/2016 & Doct No
2500 / 2016. Sheet 3 of 7 Joint SubRegistrar
Shamirpet.



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3. To sign and verify the plaint, written statement, vakalathnama, affidavits, declarations, applications, etc., on behalf of his name 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, Grampanchayat, revenue officials 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 i.e., in part or in full in favour of prospective purchasers.
5. To receive sale consideration and issue veiled receipts for the payment received.
6. And to do any acts deeds lawfully required in furtherance of the above objectives and all deeds, thing undertaken by my attorney shall be construed as done by us as we personally present.

SCHEDULE OF PROPERTY

All that the **Agricultural land bearing Survey No. 558/7.63**, admeasuring **Ac. 1-31 Gts**, or 1.11 hectores., **Situated at Village & Grampanchayat: KOLTHUR**, Mandal & Sub-Dist: SHAMIRPET, Dist & Regn. Dist. Ranga Reddy Dist. T.S., bounded by:

NORTH : land in Survey No. 558 Part,
SOUTH : land in Survey No. 559, 556.
EAST : land in Survey No. 558/A,
WEST : land in Survey No. 554.,

The market value of the said land is **Rs. 4,00,000/- per Acre**, and the total value comes to **Rs. 42,96,000/-** and the Stamp duty is paid Under Rule 3 of A.P.P.U.V.I. Rules 1975.

Contd..5..

L. Arani

558/7.63

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**Sub-Registrar
Shamirpet**

Bk-1, CS No 2534/2016 & Doct No
2500 / 2016 Sheet 4 of 7
Joint SubRegistrar
Shamirpet



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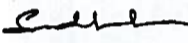
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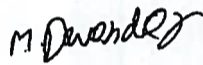
A stamp duty of Rs. 1,71,840/- under Article 6 B(1) and further stamp duty of Rs. 42,960/- under Article 42 (C) is paid on this Doct. & Chief Controller or Revenue Authority vide his proceeding No.MV/18289/95, dt. 1-7-95, through stamp duty paid on GPA under 42(c) is not adjustable the stamp duty on this Doct. under article 6B(1) is adjustable to the Vendee or their nominee(s) Account.

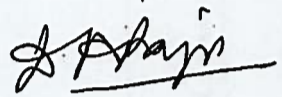
In witnesses whereof his Agreement of Sale-Cum-General Power of Attorney with possession is executed on the day, month and year aforementioned.

WITNESSES

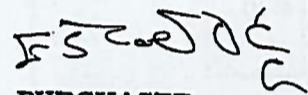
1. 

2. V. 

M. 

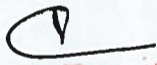


VENDOR



PURCHASER

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Bk - 1, CS No 2534/2016 & Doct No
2500/2016. Sheet 5 of 7 Joint SubRegistrar's
Shamirpet



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03/08/2016

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

FINGER PRINT IN BLACK (LEFT THUMB)

SIZE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT SELLER & BUYER



D.A. Raju
 s/o. D.S. Raju
 R/o. H. No. 47, Venkateswari homes,
 Near Sri Chaitanya college,
 Nizampet. R.L. mch.



E. Kantha Reddy
 s/o. E. Narayana Reddy
 R/o. H. No. 2-4-38/28 Mocha-
 Bollaram, Trimulgherry Sec-8.



G. Ganesh
 s/o. G. Chitharab
 R/o. H. No. 1-1-11, Kothyalu
 Mulugu (m) Medak mch.



WITNESSES

PL

SIGN OF EXECUTANTS:

- 1.
2. v. S. S. S. S.
 m. reddy

[Signature]

[Signature]

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[Signature]
 Sub-Registrar
 Shamirpet

Bk-1, CS No 2534/2016 & Doct No
2500/2016 Sheet 6 of 7 Joint SubRegistrar
Shamirpet



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అధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

దాటా అంజనేయ రాజు
Datta Anjaneya Raju

జన్మన సంవత్సరం/Year of Birth: 1956
పురుషుడు / Male

7797 6020 7458

అధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O దాటా సత్యనారాయణ రాజు, హా.నెం. 47, వేంకట సాయి హోమ్స్, శ్రీ చైతన్య కాలేజ్ దగ్గర, నిజాంపేట్, నిజాంపేట్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 500090

Address: S/O Datta Satyanarayana Raju, H.NO.47, VENKATA SAI HOMES, NEAR SRI CHAITANYA COLLEGE, NIZAMPET, Nizampet Rangareddi, Andhra Pradesh, 500090

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in

భారత ప్రభుత్వం
Government of India

గంగాశెట్టి గణేశ్
Ganglahteti Ganesh

జన్మన సంవత్సరం/Year of Birth: 1962
పురుషుడు / Male

4274 6108 9090

అధార్ - సామాన్యని హక్కు

UNIQUE IDENTIFICATION Authority of India

చిరునామా: S/O గంగాశెట్టి చిత్తమ్మ, ఇంటి నెం 1-54, కొత్త నర్రాంపల్లి, మెదక్, ఆంధ్ర ప్రదేశ్ 502279

Address: S/O: Ganglahteti Chitamma, H No 1-54, Kothal, Narraampally, Medak, Mulug, Andhra Pradesh, 502278

4274 6108 9090

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఎనుగు కాంథ రెడ్డి
Enugu Kantha Reddy

పుట్టిన సం/Year of Birth: 1973
పురుషుడు Male

6508 6642 5000

అధార్ - అధార్ - సామాన్యని హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: ఎనుగు నారాయణ రెడ్డి, 2-4-38/28, మచలీలూరు, మచలీలూరు, తిరుమలగిరి, బొలారు, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500010

Address: S/O: Enugu Narayana Reddy, 2-4-38/28, machabollaram machabollaram, Tirumalagiri, Bolaram, Hyderabad Andhra Pradesh, 500010

Aadhaar - Aam Aadmi ka Adhikar

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

AP12820420006724

V SUDHARSHAN
V SATHYANARAYANA
3-31
SHAMIRPET
SHAMIRPET
SHAMIRPET
RANGA REDDY - 500078

RTA MEDCHAL

Non Transport

Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity Transport: 02/10/2027

Date of Validity Badge No.

Reference No. AP12820120006724

Original LA. RTA MEDCHAL

Date of First Issue: 04/05/2012

Date of Birth: 03/10/1977

Blood Group

N. all

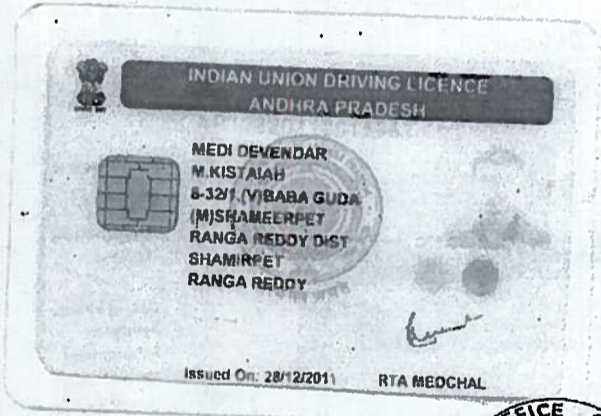
TRUE COPY DOCT No. 2022
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Sub-Registrar
Shamirpet



పంపిణీ / పంపిణీ : 2-51/3
 పుట్టిన తేదీ / Date of Birth: XX/XX/1972
 వయస్సు / Age: 42
 చిరునామా : 2-51/3
 చిరునామా : చిరునామా, శామిరపేట, రామంగారిపేట
 Address: 2-51/3
 Zphe Shamirpet, Shamirpet, Shaa Mir
 Pota Rangareddy
 తేదీ: 09/07/2014
 ఎలక్షన్ రిజిస్ట్రేషన్ లెక్క
 Electoral Register/Letter
 ఎలక్షన్ నియంత్రణ సంఖ్య మరియు పేరు:
 43 ముండ్లపేట
 ఎలక్షన్ నియంత్రణ మరియు పేరు: 105
 శామిరపేట
 Assembly Constituency No & Name: 43 Meochal
 Part No & Name: 105-Shamirpet
 గమనిక / Note:
 ఈ కార్డును కేవలం ఎలక్షన్ రిజిస్ట్రేషన్ కోసం మాత్రమే ఉపయోగించాలి. ఇది ఎలక్షన్ రిజిస్ట్రేషన్ లో ఉన్నట్లు నిర్ధారించుకోవడానికి మాత్రమే ఉపయోగపడుతుంది. దీనిని ఎలక్షన్ రిజిస్ట్రేషన్ లో ఉన్నట్లు నిర్ధారించుకోవడానికి మాత్రమే ఉపయోగించాలి.
 Mere possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.
 ఈ కార్డును కేవలం ఎలక్షన్ రిజిస్ట్రేషన్ కోసం మాత్రమే ఉపయోగించాలి. ఇది ఎలక్షన్ రిజిస్ట్రేషన్ లో ఉన్నట్లు నిర్ధారించుకోవడానికి మాత్రమే ఉపయోగపడుతుంది. దీనిని ఎలక్షన్ రిజిస్ట్రేషన్ లో ఉన్నట్లు నిర్ధారించుకోవడానికి మాత్రమే ఉపయోగించాలి.
 Date of Bth mentioned in this card shall not be treated as a proof of age / D. O. B. for any purpose other than registration in electoral roll.

Handwritten signature

Bk-1 CS No 2534/2016 & Doct No
 2500 / 2016 Sheet 7 of 7
 Joint SubRegistrar
 Shamirpet



M. Devendar



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TRUE COPY DOCT No: 2500 / 2016
 Copy Prepared by
 S.R.O. Shamirpet
 Dated: 12/9/16
 K. Chandrashekar
 (P.C.)

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Sub-Registrar
 Shamirpet