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B 926219

No. 3083 Date 27/9/06 Rs. 100/-

P. PRABHAKAR  
 SVL No 14 99,  
 R. L No. 24-2005-07  
 NAGOLE (V) Uppul (M), R.R.

Sold To: K. ANJIAH s/o. K. BALAIAH  
 For Whom: self R. R. Dist

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY  
 WITH POSSESSION

This Deed of Agreement of Sale cum General Power of Attorney is made and executed this 29<sup>th</sup> day of Sep 2006 by and between:-

SRI. KASABU SATYANARAYANA, SON OF SRI. K. RAJIAH, aged about 64 years, Occupation: Self Business, Resident of H.No.6-6-448/C, Shandhi Nagar, Sec - 8ad  
 (hereinafter called the 'VENDOR')

A.N.D

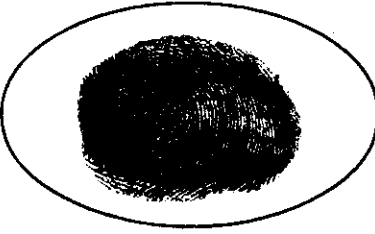

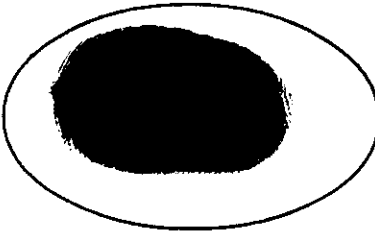

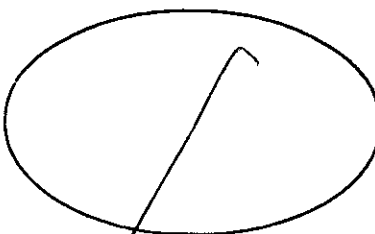
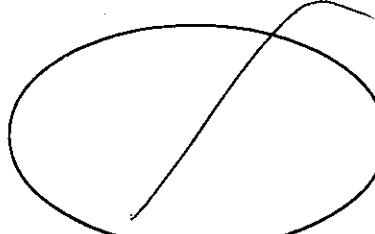
SRI K. ANJIAH, SON OF K. BALAIAH, aged about 60 years, Occupation : Agriculture, Resident of H.No. 2-3-2, Chinna Cheriapally, Ghatkesar Mandal, Ranga Reddy District.

(hereinafter called the 'PURCHASER')

Contd.2.

K. పల్లినారాయణం

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

S.NO	<u>FINGER PRINT</u> <u>LEFT THUMB</u> <u>IN BLACK INK</u>	<u>RECENT</u> <u>PASSPORT SIZE</u> <u>PHOTOGRAPH</u> <u>BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT</u> <u>POSTAL ADDRESS OF</u> <u>PRESENT / SELLER</u> <u>BUYER</u>
			<u>KASABU SATYANARAYANA</u> <u>s/o. K. RAJAIAH</u> <u>R/o. H.NO. 6-6-448/C. GANDHI</u> <u>NAGAR, SEC - BAD</u>
			<u>K. ANJAI AH</u> <u>s/o. K. BALAI AH</u> <u>R/o. H.NO. 2-3-2, chinna</u> <u>cheralapally GHATKESAR</u> <u>R.R. Dist</u>
		PHOTO	
		PHOTO	

WITNESS :-

1. K. Jagdish
2. K. Ganesh  
K. Dadasu



*(Handwritten signature)*

SIGNATURE OF THE EXECUTANTS  
*(Signature of K. Anjaiah)*

The terms 'THE VENDOR' and 'THE PURCHASER' herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc., as the parties themselves.

WHEREAS the Vendor is the sole and absolute owner of the Agricultural Land bearing Survey No.144, admeasuring Ac.0-11.5 Gts., Situated at Chinna Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, by virtue of Pattedar, Vide Patta No.85, Pass Book No.114679, and title deed No.276279, issued at Mandal Revenue Office, Ghatkesar Mandal, R.R.Dist.,

WHEREAS the Vendor offered to sell the above said Agricultural land admeasuring Ac.0-11.5 Gts., in Survey No. 144, of Chinna Cherlapally Village, free from encumbrances to the Purchaser for a total consideration of Rs.8,62,500/- as he is in need of money for his urgent financial necessities and the purchaser agreed to purchase the same for the said consideration.

WHEREAS the Vendor also agreed to give a General Power of Attorney in favour of the Purchaser in respect of the said property.

NOW THEREFORE this Deed of Agreement of sale cum General Power of Attorney witnesses as follows:-

It is agreed between the Vendor and the Purchaser that the Vendor agreed to sell and the Purchaser agreed to purchase the said property for the sum of Rs.8,62,500/- (Rupees Eight Lakhs Sixty Two Thousand Five Hundred only) free from encumbrances.

The Purchaser has paid a sum of Rs.8,62,500/- (Rupees Eight Lakhs Sixty Two Thousand Five Hundred only) to the Vendors the receipt of which the Vendor hereby admit and acknowledges; and the Vendor has already given vacant and physical possession of the said property to the purchaser.

The Purchaser shall bear all expenses of sale such as stamp duty, registration fees etc., in respect of the sale deeds.

Cont..3

క. నల్లపాపయ్య

Time is not the essence of this contract.

The Vendor assures the Purchaser that there are no encumbrances, charges, mortgages or subsisting agreement of sale in respect of the said property in favour of any person.

The Vendor is unable to execute the sale transaction and get them registered personally due to domestic pre-occupations;

The Purchaser agreed to act in the name and on behalf of the Vendor as Agent of the Vendor.

The Vendor hereby authorises the said purchaser to do the following acts in the name and on behalf of the Vendor namely:-

To enter into sub contract for the sale of the said property for any consideration which he deems reasonable in his absolute discretion and receive the earnest money and acknowledge the receipt of the same.

To sell the said property to the Sub-Agreement Holder or his/her nominee or nominees.

To execute the sale deed or sale deeds in favour of the Sub-Purchaser or purchasers, receive the consideration money to present the sale deed or deeds execute by him in favour of the Sub-Purchaser or Purchasers before the concerned Registering Officer, admit execution and receipt of consideration and procure the registration of the said deeds.

To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed/deeds.

To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said property.

Cont...4

K. Venkateswara Rao

To sign and verify plaints, written statements, petitions of claims and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw moneys and grant receipts in relation to the said property.

Generally to act as the Attorney or Agent of the Vendor in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the Vendor himself would do if personally present.

The Vendor for himself, his heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds and things lawfully done by the said Attorney namely the Purchaser in pursuance of these presents.

The land is not an assigned land within the meaning of A.P. Assigned lands (Prohibition of Transfers) Act 9 of 1977 and that the said property does not belong to and is not under mortgage to Government or their Agencies/Undertakings.

The Vendor hereby declare that there are no Mango Trees/Coconut Trees/Betal Leaf Gardens/Orange Groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc., in the lands now being transferred; that if any suppressions of facts is noticed, at a future date, the Vendor will be liable for prosecution as per law, besides payment of deficit duty.

#### SCHEDULE OF THE PROPERTY

All that the Agricultural Land bearing Survey No.144, ad-measuring Ac. @ - 11.5 Gts., Situated at Chinna Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S.R.O. Uppal, and bounded by:

Cont.

K. Venkateswara Murthy

: 15 :

NORTH :: NEIGHBOUR'S LAND.  
SOUTH :: NEIGHBOUR'S LAND.  
EAST :: NEIGHBOUR'S LAND.  
WEST :: 30' Wide Road.

more fully shown in the plan in RED colour annexed hereto.

The market value of the property is Rs.30,00,000/- per Acre, total value of Rs.8,62,500/- for Ac.0-11.5 Gts., Stamp duty paid on market value.

A Stamp duty of Rs.10670/- is paid on this document in pursuance of clarification of I.G. & RS and CCRA in para 11 (5) (i) of his procs. No.MV/18289/95, Dt. 1.7.1995.

IN WITNESS WHEREOF the Parties hereto have set their hands to this Deed of Agreement of Sale cum General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

**WITNESSES:**

1. K. Jagdish
2. R. Gandharam
3. K. Dadu

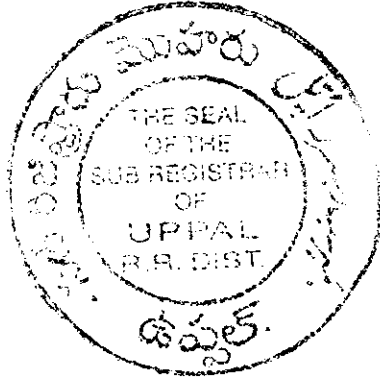
*K. Srinivasulu Reddy*

SIG. OF THE VENDOR.

*U. G. K. ANJATH*  
SIG. OF THE PURCHASER.

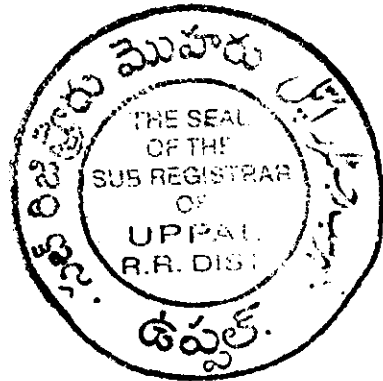
1వ పుస్తకము (149) పంక్తి  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 6... ఈ కాగితపు వరుస  
సంఖ్య... క...

1  
సబ్-రెజిస్ట్రార్



1వ పుస్తకము/4496/సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 6 ఈ కాగితపు వరుస  
సంఖ్య

ఎన్. రవిశంకర్



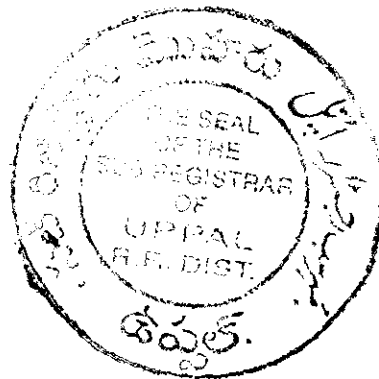


1 వ పుస్తకము (1994 సం॥  
రెవెన్యూ మొత్తం కారితముల  
సంఖ్య 6 ఈ కారితపు పరుస  
పంఖ్య 3

1  
పబ్-రెజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు. 1994 సం॥  
నెంబరుగా రెజిస్ట్రారు వేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు 1-2006 ఇవ్వడమైన  
2006 సం॥ డిసెంబరు 29..... తది

రెజిస్ట్రారు



1వ పుస్తకము కుర్చీల కొరత  
 దస్తావేజుల మొత్తం కాగితములు  
 సంఖ్య..... 6 ఈ కాగితపు వరుస  
 సంఖ్య..... 2

*[Signature]*  
 పం. రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1874  
 No. 16496 of 2006 Date 28/5/06

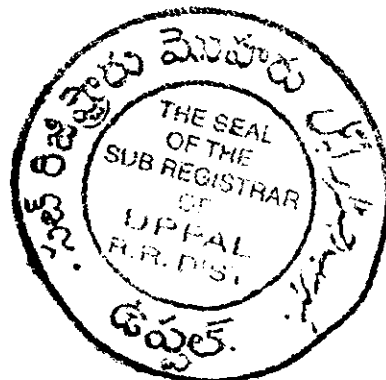
I hereby certify that the proper deficit  
 stamp duty of Rs. 8575/- Rupees Eight thousand  
 five hundred and seventy five only  
 has been levied in respect of this instrument  
 from Sri. K. Satyababasaheb  
 on the basis of the agreed Market Value  
 consideration of Rs. 862500/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 Sub Registrar  
 and Collector U.S. 41&4  
 INDIAN STAMP ACT

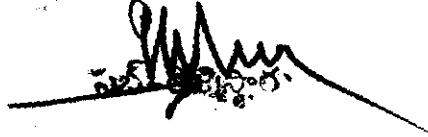
Registration Endorsement

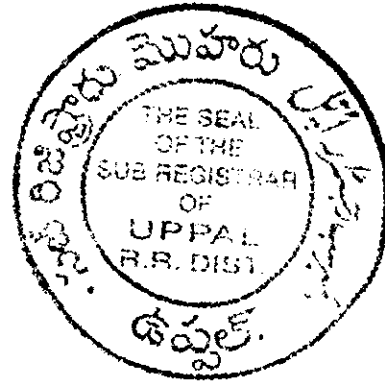
An amount of Rs. 8575/- towards Stamp Duty  
 including Transfer duty and Rs. 2000/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number (0372)  
 Dated 28/5/06 at SBH Habsiguda Branch, Sec'bad.

S.B.r. habsiguda  
 A/c No. 01000050786  
 of S.R.O. Uppal



1 వ పుస్తకము క్రింద  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....6 ఈ కాగితపు వరుస  
సంఖ్య.....6

  
మ. శివారావు



పునము...  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య... ఈ కాగితపు వరుస

200 6 వ సం...  
 192 6 వ...  
 పగలు...  
 తప్పక...

సబ్ రిజిస్ట్రారు

K. Satyanarayana  
 32వ-ను  
 పాఠశాలలు  
 2000



Receipt No 103723 Dt 23/5/2000  
 SBH, Habasguda Branch, Secbad  
 వ్రాసే యిచ్చినట్లు ఒప్పుకోవడం  
 ఎడమ బ్రౌటనవేలు

K. సత్యనారాయణ్



ఎడమ బ్రౌటనవేలు

S/o. K. Rajarath, Age: 64, occ: Self Bmn  
 No: 6-6-448/c, Gandhi Nagar, Sec-Bad



X-mark of K. ANTARATH.

S/o: K. Balaram, Age: 60, years  
 occ: Agriculturist, No: 2-3-2, Chimerchilapally  
 Ghatkesar mandal. R. Dist.

నిరూపించినది.

① K. Jagdish S/o - K. Satyanarayana : 23/6-6-448/c Gandhi Nagar Sec-bad.

② K. Ganakiran S/o - K. Satyanarayana 29/4/6-6-448/c, Gandhi Nagar, Sec-bad.

200 6 వ సం...  
 192 6 వ...  
 సబ్ రిజిస్ట్రారు