

U. 528

535/04

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 105990

28353 30/12/2003 100

K. Shankar Goud & K. Rajaiiah

R. NARENDER
SVL No. 42.95
R. No. 1/2001-2003
RAM NAGAR, HYD'ABAD

Self

R/o Cherlapally

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 20th day of January 2004 by and between:-

SRI. P. SANJEEVA REDDY, SON OF SRI. P. SAI REDDY, aged about 55 years, Occupation: Agriculture, Resident of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.

(hereinafter called the 'VENDOR')

A N D

SRI. KASULA SHANKAR GOUD, SON OF SRI. K. RAJIAH, aged about 46 years, Occupation: Business, Resident of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.

(hereinafter called the 'PURCHASER')

Contd.2.

P. Sanjeeva Reddy

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 received the Scheduled lands in succession and the amount representing value of the lands as existed earlier has been received by him already except the balance amount that is mentioned in this deed. As the property came to Vendor in inheritance and since the father of the Vendor i.e. Sri. P. Sai Reddy who is no more now, if entered into any land dealings with any person/s, the Vendor does not owe any responsibility for such dealings which might have been done without his knowledge. The Purchaser is therefore estopped from taking any civil/criminal action against Vendor for such dealings.

WHEREAS the Vendor is the sole and absolute owner of the Agricultural Land bearing Survey No.291, admeasuring Ac.7-34 Gts., or 3-171 Hectors, Situated at Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, Ranga Reddy District. *by virtue of gatta No-20, title No-10420 pass 5001-MD-177970.*

WHEREAS the Vendor offered to sell a piece of Agricultural land admeasuring Ac.6-30 Gts., or 2.727 Hectares, in Survey No.291, of Cherlapally Village, free from encumbrances to the Purchaser for a total consideration of Rs.30,80,000/- 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.30,80,000/- (Rupees Thirty Lakhs Eighty Thousand only) free from encumbrances.

The Purchaser has paid a sum of Rs.30,79,000/- (Rupees Thirty Lakhs Seventy Nine Thousand only) to the Vendors the receipt of which the Vendor hereby admit and acknowledges; The Purchaser has agreed to pay the remaining balance amount of Rs.1,000/- (Rupees One Thousand Only) at the time of Registration and the Vendor has already given vacant and physical possession of the said property to the purchaser.

Contd.3..

P. Sai Reddy

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

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.

L P. Santappa Reddy

Contd..4.

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 supperssions of facts is notices, at a future date, the Vendor will be liable for prosecution as per law, besides payment of deficit duty.

That the Purchaser cum G.P.A. Holder has advanced certain monies to Sri. Jagan Mohan Reddy, S/o. Muthyam Reddy, aged about 50 years, Resident of Uppal Village and Mandal, Ranga Reddy District, and Sri. Rama Jyothi, S/o. Sri. Venkat Swamy, aged about 48 years, Occupation: Director Norne Estates Pvt. Ltd., R.R.District, Resident of Uppal Village and Mandal, Ranga Reddy District, and both the Jagan Mohan Reddy and Mr. Ram Jyothi have agreed to pay the entire amount of Rs. 8,00,000/- to the Vendor Sri. P. Sanjeeva Reddy in form of Cheques whose particulars are mentioned here below and further indemnified the Vendor by a catagorical declaration that the defacto payers on behalf of Purchaser-cum G.P.A. Holder shall not claim the monies pay to the Vendor as if the amount is due either as hand loan or as any other debts.

Cheque No.	Date	Drawn on	Rs.
721656 (issued by Rama Jyothi)	14/01/2004	HDFC Bank, Sec'bad Branch	5,00,000/-
624604 (issued by Muthyam Reddy)	20/01/2004	Bank of Baroda, Barkathpura Branch	3,00,000/-

and balance sale consideration as mentioned in this deed has been paid in cash by Sri. Shankar Goud in whose favour this agreement cum G.P.A. has been executed by the Vendor Sri. P. Sanjeeva Reddy.

P. Sanjeeva Reddy

SCHEDULE OF THE PROPERTY

All that the Agricultural land bearing Survey No.291, admeasuring Ac.6-30 Gts., or 2.727 hectares, Situated at Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, Ranga Reddy District, under S.R.O. Ghatkesar, and bounded by:

NORTH :: Land belonging to Pratapa Reddy.

SOUTH :: Cart Way.

EAST :: Village Gadi Wall.

WEST :: Owner's Land.

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

The market value of the property is Rs.4,56,300/- per Acre, total value of the Property is Rs.30,80,000/- for Ac.6-30 Gts., Stamp duty paid on market value.


A Stamp duty of Rs.2,15,650/- is paid on this document in pursuance of clarification of I.G. & RS and CCRA in para II (5) (i) of his procs. No.MV/18289/95, Dt. 1.7.1995.

Rs.2,32,050/- paid by way of Challan No.065934, dt:30/12/2003, drawn on S.B.H.Habsiguda Branch.

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. 

2. 

Handwritten notes:
Ghatkesar
1

P. Ban Prava Reddy

SIG. OF THE VENDOR.

K. Shanmugavel

SIG. OF THE PURCHASER.

PLAN SHOWING THE OPEN AGRICULTURE LAND ADMEASURING 6 Acres 8'30 Guntas. Sy No. 291
 SITUATED AT CHERLAPALLI (Village) GHATKHEsar (Mar 21) RANGA REDDY (Dist.)

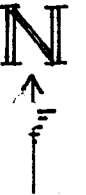


Proposed area

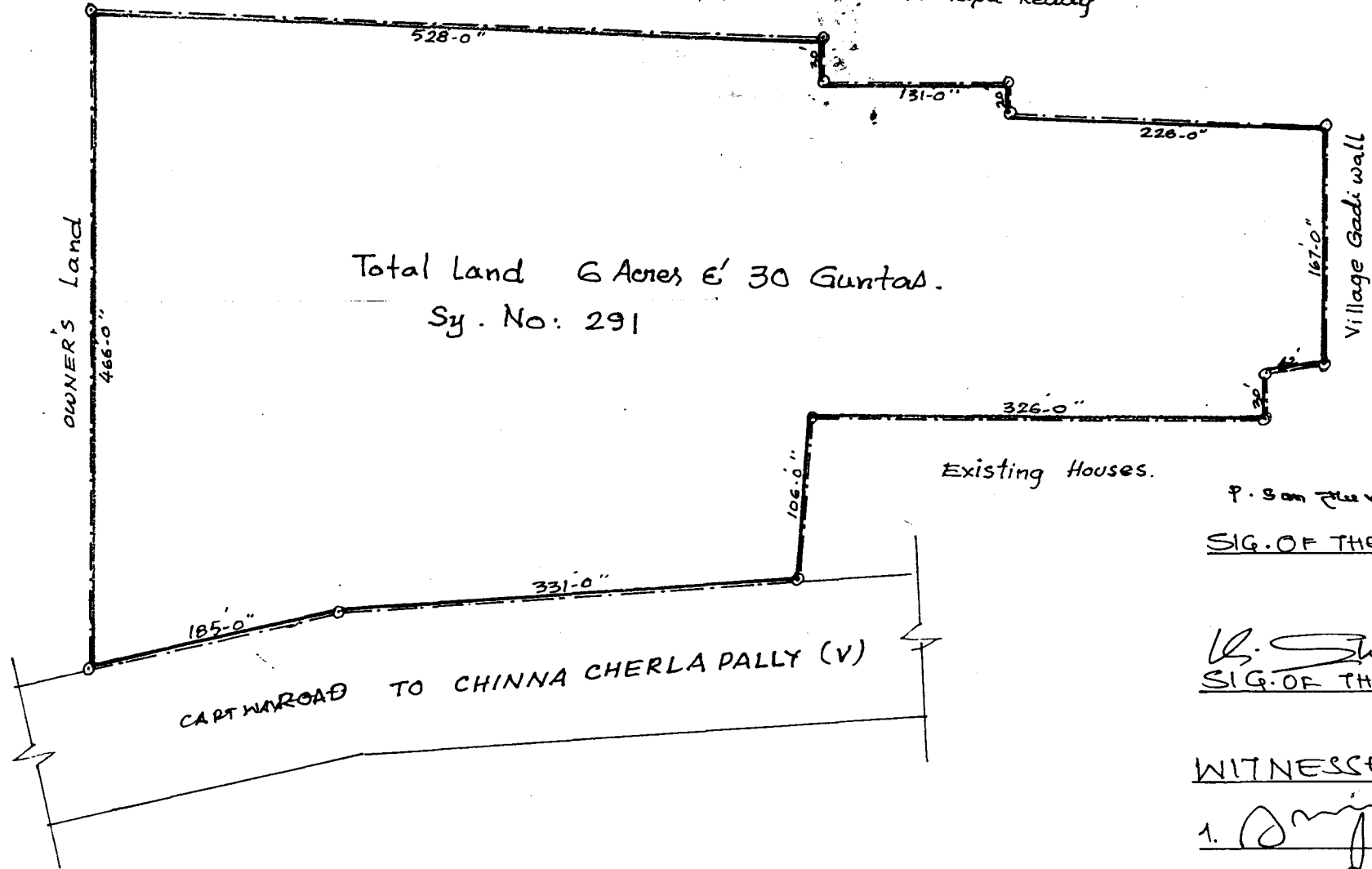
VENDOR: P. SANJEEVA REDDY s/o. P. SAI REDDY

VENOEE: K. SHANKAR GOUD s/o. K. RAJAVAH.

Land belongs to Sri Prathapa Reddy



Scale: 1"=100'



Total Land 6 Acres 8' 30 Guntas.

Sy. No: 291

OWNERS Land
466.0"

Village Gadi wall
167.0"

Existing Houses.

CAPTNA ROAD TO CHINNA CHERLA PALLY (V)

P. Sanjeeva Reddy

P. Sanjeeva Reddy
 SIG. OF THE VENDOR

K. Shankar Goud
 SIG. OF THE PURCHASER

WITNESSES:

- 1.
- 2.

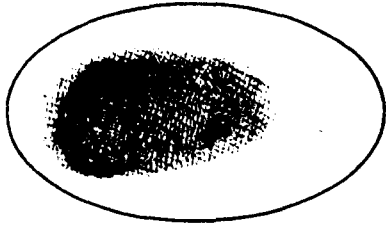
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.

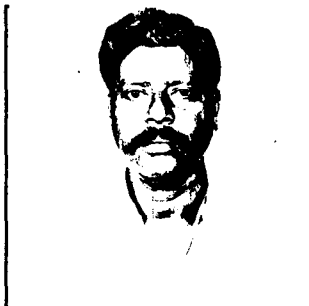
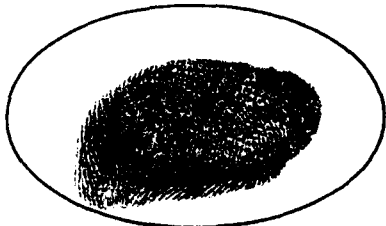
FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

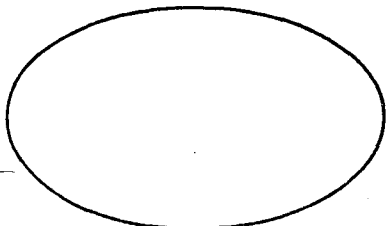
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



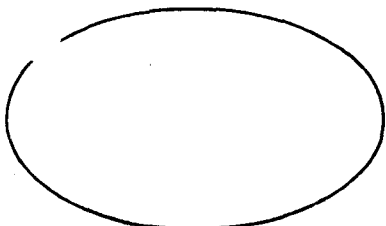
Vendor:
P. Sanjeeva Reddy
R/o. Cherlapally (W)
Chhatra Koteswari (M) R.R. Dist



Purchaser:
K. Shanmugar Gound
R/o. Cherlapally (W)
Chhatra Koteswari (M) R.R. Dist

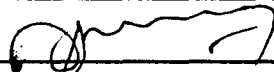



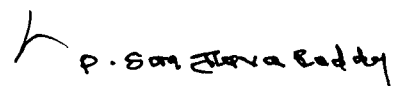

PASSPORT SIZE
PHOTO
BLACK & WHITE



PASSPORT SIZE
PHOTO
BLACK & WHITE

SIGNATURE OF WITNESSES :

1. 
 2. 


 P. Sanjeeva Reddy
 SIGNATURE OF THE EXECUTANT'S


200 వ సొల్ల...నెల...తేది
 192 వ.శ.శా...మాసము...తేది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోనాక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ||...చెల్పించినారు.

Receipt No. 16400 Dt. 30/12/23 Vide
 SBH, Habsiguda Branch, Sec'bad.

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది. P. San Seeva Reddy
 ఎడమ బ్రౌటనవ్రేలు



ఎడమ బ్రౌటనవ్రేలు



నిరూపించినది.

1

P. San Seeva Reddy S/o Sai Reddy
 R/o Cholepally

U. Shanmukh S/o Rajuvala G
 R/o Cholepally

2

P. Jagan Mohan Reddy
 S/o Muthy an Reddy

3

S/o Venkata Swamy or Bura
 R/o 4-137 Old Bowrapally
 Secbad.

Betham P. Betham Reddy S/o. P. SanSeeva Reddy
 R/o. Cholepally, Chhatkeray mandal. RR. Dist.

200 వ.సొల్ల...నెల...తేది

192 వ.శ.శా...మాసం...తేది

ఉప్పల్ సబ్-రిజిస్ట్రారు

1 వ పుస్తకము...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య/

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము 535/104
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 7 ఈ కాగితపు పరుణి
 సంఖ్య 2

గుబ్-తిజిస్ట్రారు

Endorsement Under Section 42 of Act 1 of 1894

No. 535 of 2004 Date 20/1/04

I hereby certify that the proper deficit
 stamp duty of Rs. 215550/Rupees. Two lakhs twenty
 thousand five hundred fifty only
 has been levied in respect of this instrument
 from Sri. Sanyasa Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 305000/- being
 higher than the consideration agreed Market
 Value.

W/O

S.R.O. Uppal

Dated 20/1/04

Sub Registrar
 and Collector U/S. 41&42
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 215550/- towards Stamp Duty
 including Transfer duty and Rs. 16400/-
 towards Registration Fee was paid by the party
 through Chalan Receipt Number 065934
 Dated 30/1/03 at SBI Habsiguda Branch, Sec'bad,

S.B.H. Habsiguda
 A/c No. 01000060788
 of S.R.O. Uppal.



1వ పుస్తకము 535/2019 నంబర్
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...7.....ఈ కాగితపు వరుస
సంఖ్య...3.....

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (కా.న) పు...535/2019
సింబరుగా రిజిస్ట్రారు కేసులది స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు...535...1-200 / ఇవ్వడమైన
ఉత్తరము నంబర్ 20
రిజిస్ట్రారు అధికారి

