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ORIGINAL

దస్తావేజాలు మరియు రుసుముల రశీదు

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నెం. 6078

క్రమం/శ్రీ K Sridharan Reddy

ఈ దిగిన ఉదహరించిన దస్తావేజాను మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజా స్వభావము	Asam	Asam		
దస్తావేజా విలువ	862500	862500		
స్టాంపు విలువ రూ..	100			
దస్తావేజా నెంబరు	1449376			
రిజిస్ట్రేషన్ రుసుము	14494			
లోటు స్టాంపు	2000			
యూజర్ ఛార్జీలు				
అధనపు షీట్లు	575			
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మొత్తం	10670			

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RETURN

SUB-REGISTRAR

అక్షరాల: 

రూపాయలు మాత్రమే)

తేది 29/9/20

వాపసు తేది _____ పా. 4 గంటలకు


SUB-REGISTRAR
UPPAL

Note : Document will be returned at 3.30 pm. to 5.00 pm.

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs.50/- for every thirty days or part thereof in excess of 10days subject to a maximum of Rs.500/- will be levied.

1 16524

1H493/06

Doc No: 1688



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 926218

S. No. 2082 Date 27/9/06 Rs. 100/-

Sold To: K. BIKSHAPATHI s/o. K. Ramaiah

R.R. Dist

For Whom: self

JA
P. PRABHAKAR

SVL No 1450

R.L No. 24-2005-7

NAGOLE (V) Uppal (M), R.R.C.

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 29th day of Sep 2006 by and between:-

SRI. KASABU SATYANARAYANA, SON OF SRI. K. RAJIAH, aged about 64 years, Occupation: Self Business, Resident of No. 5-6-448/C, Gandhi Nagar, Sec - Bad

(hereinafter called the 'VENDOR')

A-N-D

SRI K. BIKSHAPATHI, SON OF K. RAMAIAH, aged about 35 years, Occupation: Pvt. Employee, Resident of H.No. 2-3-27, Chinna Cherlapally, Ghatkesar Mandal, Ranga Reddy District.

(hereinafter called the 'PURCHASER')

contd.2.

K. BIKSHAPATHI

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, Vice Patta No.83, 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 acknowledge; 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

K. N. Srinivas Rao

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. S. Srinivasan

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 notices, 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.0-11.5 Gts., Situated at Chinna Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S.R.U. Uppai, and bounded by:

Cont...5.

K. S. [Signature]

: 5 :

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 II (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. Janakirama

3. K. Daalhi

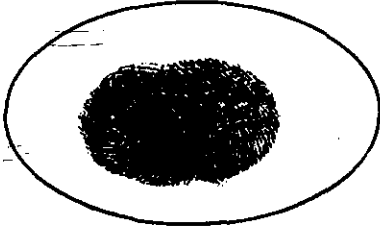

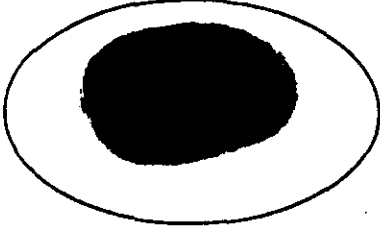

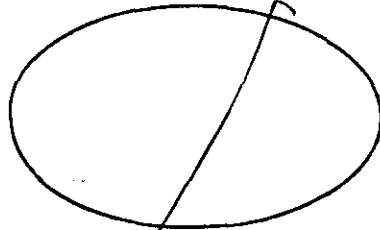
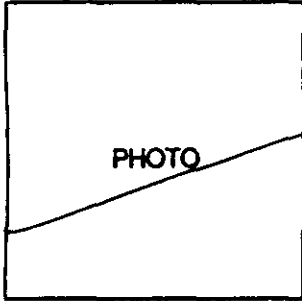
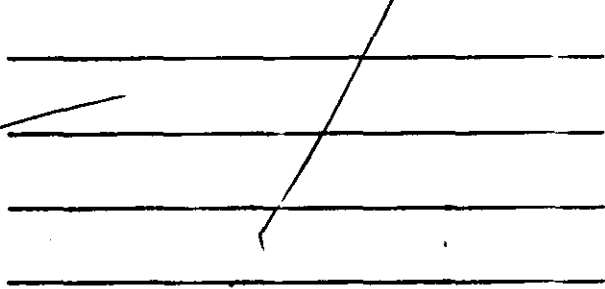
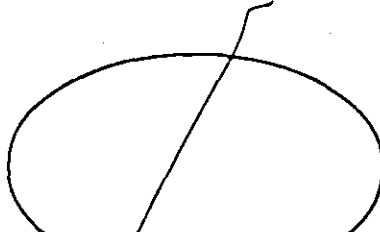
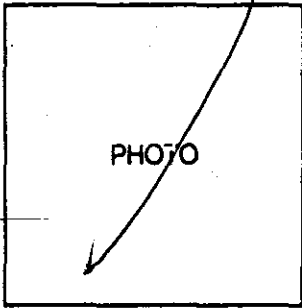
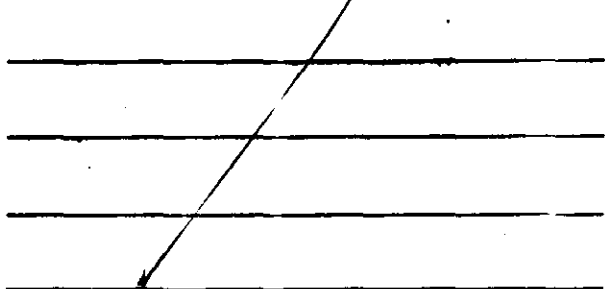
K. Srinivas Rao

SIG. OF THE VENDOR.

K. Srinivas Rao

SIG. OF THE PURCHASER.

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

S.NO	FINGER PRINT LEFT THUMB IN BLACK INK	RECENT PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENT / SELLER BUYER
			<u>KASABU SATYANARAYANA</u> <u>s/o. K. RATAIAH</u> <u>R/o. H.No. 6-6-448/C, GANDHI</u> <u>NAGAR, SEC - BAD</u>
			<u>K. RIKSHAPATHI</u> <u>s/o. K. RAMAIAH</u> <u>R/o. H.No. 2-3-27, chinna</u> <u>cherla palli, GHATKESAR</u> <u>R.R.Dist</u>
			
			

WITNESS:-

1. K. Jagdish
 2. K. Janaki nani
- K. Dachi

K. Rataiah

SIGNATURE OF THE EXECUTANTS

We, the Land HOLDERS OF SURVEY NO: 144, Total Adm-sung
AC-0-23 Gt, situated at. CHINNA CHERLAPALLY. Village,
GHATIKESAR MANDAL. R.R. Dist. AND we have no objection
to sell this land. we are selling this land to our
personal use only. Hence this NO OBJECTION CERTIFICATE

WITNESSES:

① K. Bal Ratu

① SATYANARAYANA.

K. S. S. P. [Stamp] 29/9/06

② K. Raju

② JAGADESH.

K. Jag. [Stamp] 29/9/06

③ K. Ravi

③ JANAKIRAM.

K. [Stamp] 29/9/06

④ DASARATH.

K. [Stamp] 29/09/06

⑤ MAN BAI

[Stamp] 29/9/06

⑥ ABDUL KARIM.

[Stamp] 29-9/06

