



SCANNED

आन्ध्र प्रदेश ANDHRA PRADESH

A 606891

35700
 NO. Date 19/06/2006 Rs. 100/-
 Name Anand S. Mehta
 S/o. D/o. W/o. Suresh U. Mehta
 For Whom Self

Signature
K. SRINIVAS
 C.V.L. No. 26/98, R.No. 39/2004
 City Civil Court,
 SECUNDERABAD

**AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY
 WITH POSSESSION**

This Agreement of Sale cum General Power of Attorney is made and executed on this the 1st day of July 2006 at Secunderabad by and between:

SRI BODDU SRINIVASA RAO, SON OF SRI B. AMARALINGAM, aged about 42 years, occupation: Agriculture, residing at LIG-B 317, Dr. A. S. Rao Nagar, Hyderabad, hereinafter referred to as "**VENDOR**", which term shall mean and include its successors in office, administrators, executors/nominees/assignee etc.

AND

SRI ANAND S. MEHTA, SON OF SRI SURESH U. MEHTA, aged about 28 years, resident of Plot No. 21, Bapu Bagh Colony, P. G. Road, Secunderabad- 500 003, hereinafter referred to as the "**PURCHASER**" which term shall mean and include its successors in office, administrators, executors/nominees/assignee etc.

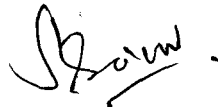
Signature

WHEREAS:

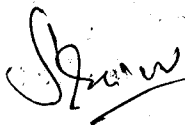
- A. The VENDOR is the absolute owners and possessors of Plot No. 24 in Sy. No. 74, admeasuring 325 sq. yds., or 271.1 sq. mts. (out of Ac. 1-19 Gts.,) situated at Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, R. R. District having purchased a large piece of land admeasuring Ac. 1-19 Gts., vide sale deed document no. 5258/88 dated 21st June 1988, registered at the Sub-Registrar, Uppal, R. R. District, (hereinafter this plot no. 24 is referred to as Scheduled Land) and is more particularly described at the foot of the document and in the enclosed plan.
- B. The VENDOR has offered to sell the scheduled land free from encumbrances for a total sale consideration of **Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only)** and the PURCHASER agreed to purchase the same for the said consideration.
- C. The VENDOR has also agreed to give a General Power of Attorney in favour of the PURCHASER in respect of the scheduled land.

NOW THEREFORE THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. The VENDOR has agreed to sell to the PURCHASER the Scheduled Land for a total consideration of **Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only)**.
2. The VENDOR covenants that she is the possessor of the Scheduled Land and entitled to deal with the said property and there is no legal embargo to alienate the Scheduled Land and to transfer all the rights.
3. In pursuance of this Agreement Of Sale Cum General Power Of Attorney the PURCHASER paid the entire consideration amount of **Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only)** by cash towards sale consideration to the VENDOR, having received the same acknowledged in a separate stamped receipt.
4. The VENDOR hereby declares that they have not entered into any agreement or executed any deed prior to this sale agreement.
5. The VENDOR hereby agrees and bind themselves to indemnify and keep indemnified, the PURCHASER at all times in respect of all loss, expenses and cost to which the PURCHASER may be put on account of all or any of the recitals contained herein to be incorrect with respect to title, interest, ownership, etc., of the Scheduled Land or on account of any hindrance caused to the PURCHASER in peaceful enjoyment of the Scheduled Land either by the VENDOR or by any one else claiming through them.



6. The VENDOR is responsible to clear off arrears of taxes charges levies, rates etc., if any that are due to payable in respect of Demised Portion as on date of delivery of possession of the Demised Portion to the PURCHASER.
7. The vacant physical possession of the Scheduled Land has been handed over to the PURCHASER by the VENDOR on this day.
8. The PURCHASER shall bear all expenses such as stamp duty, registration etc., in respect of this agreement of sale cum general power of attorney and subsequent sale deeds.
9. The VENDOR is in pursuance of this agreement the VENDOR has agreed to execute GPA in favour of the PRCHASER.
10. This Agreement of Sale cum General Power of Attorney shall be an irrevocable agreement.
11. The VENDOR hereby authorizes the said PURCHASER to do the following acts in the name and on behalf of the VENDOR namely:
 - a) 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.
 - b) To sell the said property to the Sub-Agreement Holder or his / her nominee or nominees or his/her nominee or nominees.
 - c) 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 office, admit execution and receipt of consideration and procure the registration of the said deeds.
 - d) 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.
 - e) 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.

A handwritten signature in black ink, appearing to be 'J. S. Rao', is written over the text of the agreement.

- f) To sign and verify plaints, written statements, petitions of claim 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 money and grant receipt in relation to the said property.
 - g) To execute mortgage deed, pledge, hypothecate and execute such other documents / deeds / agreements that are required for purposes of raising finances from various institutions, banks, etc.
 - h) 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.
 - i) 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 and PURCHASER in pursuance of these presents.
12. 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.
13. 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 pounds 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 LAND

All that the vacant Plot No. 24 in Sy. No. 74, admeasuring 325 sq. yds., or 271.1 sq. mts. (out of Ac. 1-19 Gts.) situated at Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, R. R. District and bounded by:

North	: 30' wide road
South	: Plot No. 25
East	: 40' wide road
West	: Plot No. 20

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:

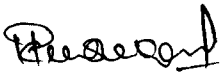
WITNESSES:

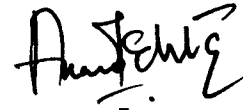
1.



**(BODDU SRINIVASA RAO),
VENDOR.**

2.


(K. P. Reddy)



**(ANAND S. MEHTA),
PURCHASER.**

REGISTRATION PLAN SHOWING PLOT NO. 24

IN SURVEY NOS. 74

SITUATED AT

CHERLAPALLY VILLAGE, KAPRA MUNICIPALITY, GHATKESAR **MANDAL, R. R. DIST.**

VENDOR: SRI BODDU SRINIVASA RAO, SON OF SRI B. AMARALINGAM

VENDEE: SRI ANAND S. MEHTA, SON OF SRI SURESH U. MEHTA

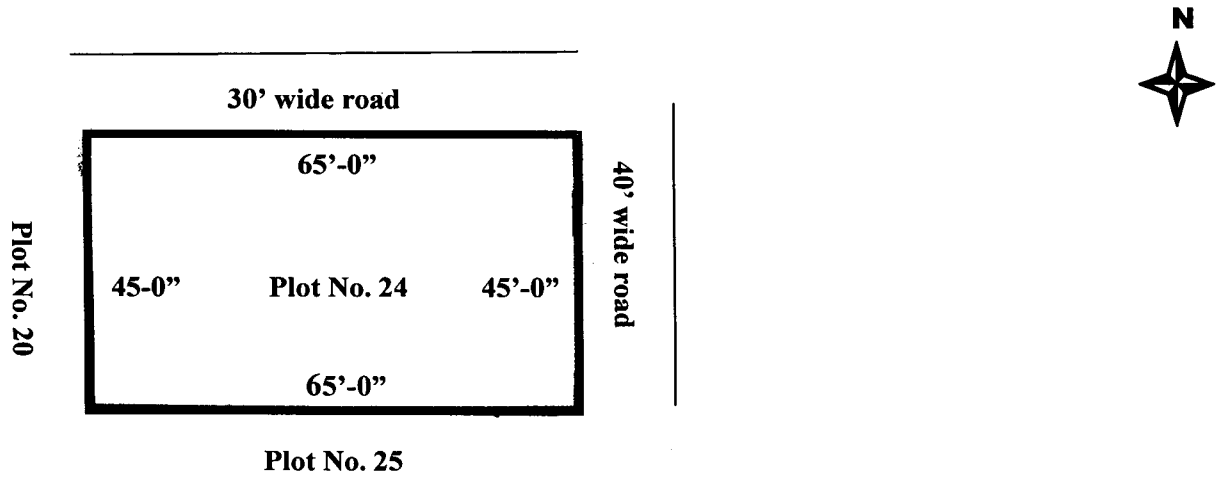
REFERENCE:
AREA: 325

SCALE:
SQ. YDS. 271.1

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1.

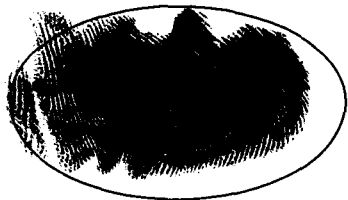
2.

SIG. OF THE VENDOR

SIG. OF THE VENDEE

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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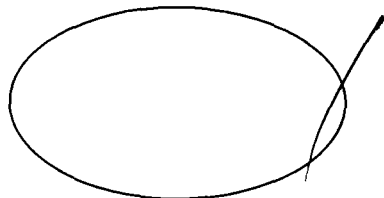
VENDOR:

SRI BODDU SRINIVASA RAO
S/O. SRI B. AMARALINGAM
R/O. LIG-B, 317
DR. A. S. RAO NAGAR
HYDERABAD.



PURCHASER:

SRI ANAND S. MEHTA
S/O. SRI SURESH U. MEHTA
R/O. PLOT NO. 21
BAPU BAGH COLONY
P. G. ROAD
SECUNDERABAD- 500 003.



SIGNATURE OF WITNESSES:

1.

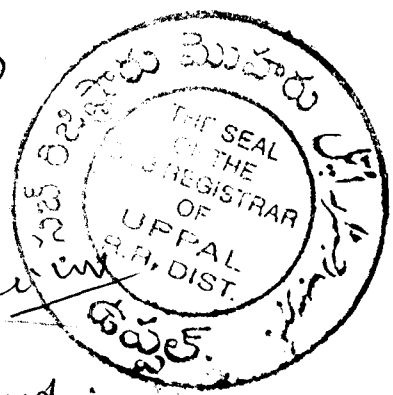
2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

వ పుస్తకము... 9726/14
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 7... ఈ కాగితపు వరుస
 సంఖ్య... 1.....

సబ్-రిజిస్ట్రారు



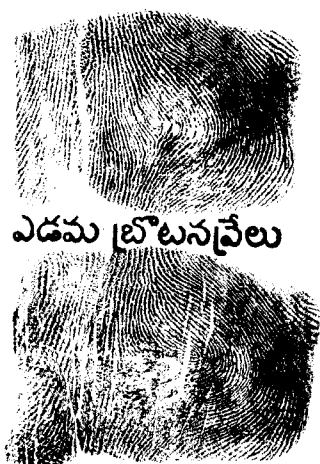
200 వ సం||... నెల... వ తేది
 192 - వ.శా.శ. ... మాసము... వ తేది
 పగలు... మరియు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... *B. Sotiravajon Rao*

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ||... 2000/- చెల్లించినారు.

Receipt No..... Dt..... Vids
 SBH, Habsiguda Branch, Sec'bad

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవ్రేలు



B. Sotiravajon Rao S/o B. Amaralingam
 occ: agriculture, R/o. LG-B, 317,
 Dr. A. S. Ranganagar, Hyderabad.

Amaralingam

Anand S. menta S/o. Suresh V. menta
 occ: Business - R/o. Plot no. 21, P. G. Road,
 Sec'bad.

UV.S. Rao PCC-10
 ECRC (A) 141-02

రూపించినది.

①

②

శ్రీ...

C.R. P. Reddy S/o. K. Padma Reddy
 occ: service R/o 5-4-187 13 & 4,
 M.G. Road, Sec'bad.

200 వ సం||... నెల... వ తేది
 192 వ.శా.శ. ... మాసం... వ తేది

1 వ పుస్తకము... 9736...
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 7... ఈ కాగితపు వరుస
 సంఖ్య... 2...
 పదే - రిజిస్ట్రారు

Endorsed here Under Section 42 of Act 17 of 1901
 No. 9736 of 2006 Date: 1/7/06

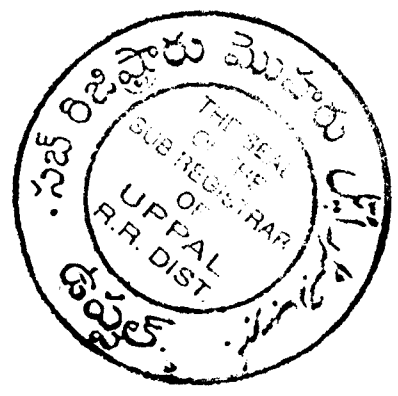
I hereby certify that the proper deficit
 stamp duty of Rs. 1575/- Rupees... One thousand -
 five hundred seventy five only.
 has been levied in respect of this instrument
 from Sri. B. S. Rao
 on the basis of the agreed Market Value
 consideration of Rs. 1,82,500/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Dated 1/7/06
 Sub Registrar
 and Collector U/S 41&4
 INDIAN STAMP ACT


Registration Endorsement

An amount of Rs. 1575/- towards Stamp Duty
 including Transfer duty and Fts...
 towards Registration Fee was paid by the party
 through Challan Receipt Number...
 Dated... at SBI Habsiguda Branch Sec 6&7

S.B.H. Habsiguda
 A/c No. ... 953709
 of S.R.O. Uppal

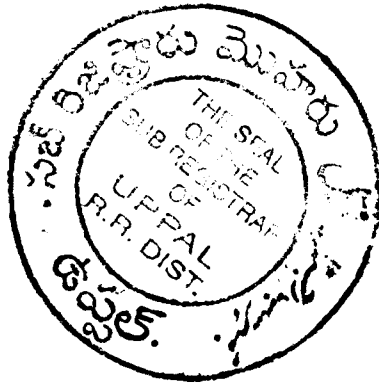


1 వ పుస్తకము.....సంఖ్య 9736/108
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....7.....ఈ కాగితపు వరుస
 సంఖ్య.....?


 పబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం. (కా.క) పు.....సంఖ్య 9736/108
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు.....9736.....1-2006 ఇవ్వడమైన
 2006 సంవత్సరం నెల.....1.....తేదీ


 రిజిస్ట్రార్



1వ సృష్టకము.....9736/04

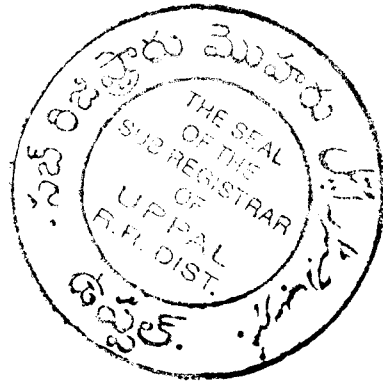
దస్తానేజుల మొత్తం కాగితముల

సంఖ్య...7...ఈ కాగితపు పదుప

సంఖ్య...4.....



పబ్-రిజిస్ట్రారు




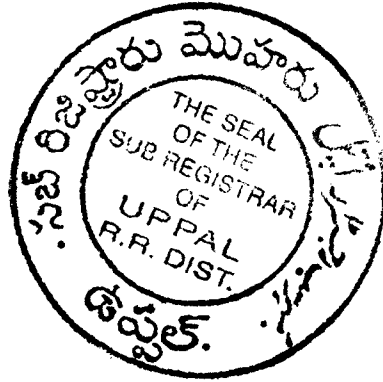
1వ పుస్తకము 9736184

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 7 ఈ కాగితపు వరుస

సంఖ్య 5


వద-రిజిస్ట్రార్

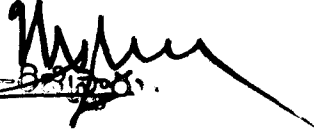


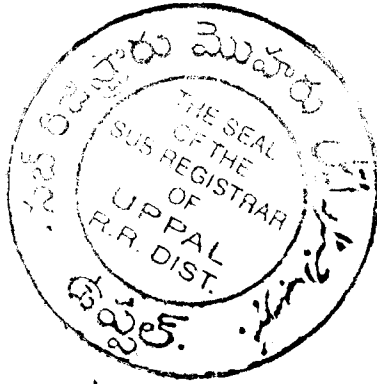
1వ పుస్తకము 9736

దస్తావేజాల మొత్తం కాగితము

సంఖ్య 7 ఈ కాగితపు వరుస

సంఖ్య 6


పబ్లికేషన్

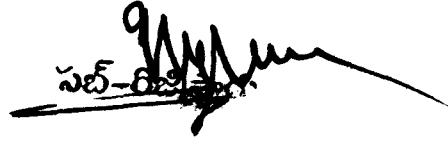


1 వ పుస్తకము 979/1006

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....7....ఈ కాగితపు వరుస

సంఖ్య.....7.....


సబ్-రెజిస్ట్రార్

