



आन्ध्र प्रदेश ANDHRA PRADESH  
 S.No. 42840 Date 27/07/2006 Rs. 100/-  
 Name Anand Mehta  
 S/o. D/o. W/o. Suresh U. Mehta  
 Whom Self

B 168054

K. SRINIVAS

S.V.L. No. 26/92, R.No. 39/200-  
 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 27<sup>th</sup> day of July 2006 at Secunderabad by and between:

**SRI SEKHARAM SERI**, SON OF LATE SRI VENKAIAH, aged about 57 years, Occupation: Business, residing at H. No. 2-2-647/A/15, Sai Baba Nagar, Bagh Amberpet, 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.

S. Sekharam

**WHEREAS:**

- A. The VENDOR is the absolute owners and possessors of Plot No. 30 in Sy. No. 74 & 75, admeasuring 333 sq. yds., or 278.3 sq. mts., situated at Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, R. R. District by virtue of sale deed dated 25<sup>th</sup> August 2004, registered as document no. 9052/04 with the office of the Sub-Registrar, Uppal, R. R. District (hereinafter this plot No. 30 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. 1,50,000/- (Rupees One Lakh Fifty 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. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)**.
2. In pursuance of this Agreement Of Sale Cum General Power Of Attorney the PURCHASER paid the entire consideration amount of **Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)** by cash towards sale consideration to the VENDOR having received the same acknowledged in a separate stamped receipt.
3. 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.
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.

S. Sekharam

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.
  - 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.

S. Sekharam

- 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

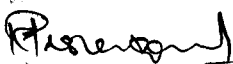
**SCHEDULE OF LAND**

All that the vacant Plot No. 30 in Sy. No. 74 & 75, admeasuring 333 sq. yds., or 278.3 sq. mts., situated at Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, R. R. District and bounded by: **Block No. 2:**

North	: 25' wide road
South	: Plot No. 33
East	: Plot No. 31
West	: 40' wide road

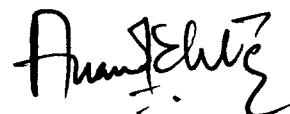
**IN WITNESS WHEREOF** the Parties hereto have set their hands to this Deed of Agreement of Sale cum General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

**WITNESSES:**

1.   
(K. S. Rao)

  
**(SEKHARAM SERI)**  
**VENDOR.**

2. 

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

**REGISTRATION PLAN SHOWING** PLOT NO. 30

**IN SURVEY NOS.** 74 & 75

**SITUATED AT**

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

**VENDOR:** SRI SEKHARAM SERI, SON OF LATE SRI VENKAIAH,

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

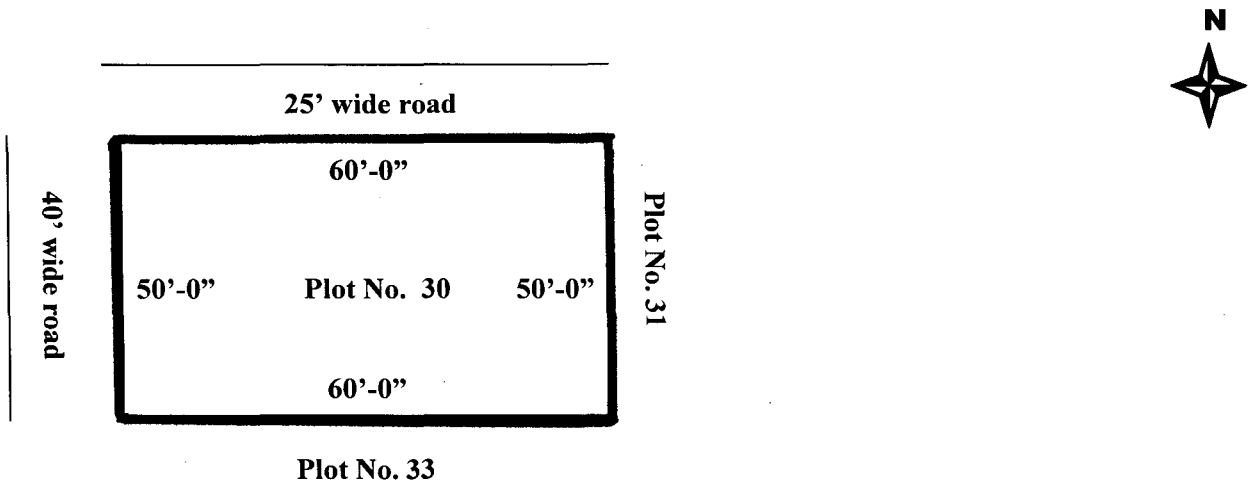
**REFERENCE:**  
**AREA:** 333

**SCALE:**  
**SQ. YDS.** 278.3

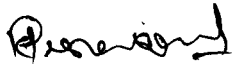
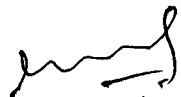
**INCL:**  
**SQ. MTRS.**




**EXCL:**

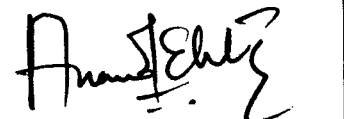


**WITNESSES:**

1.   
(K. P. Reddy)
2. 



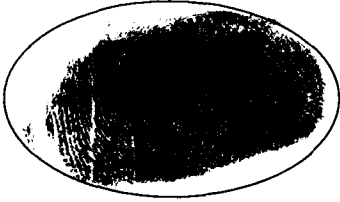
SIG. OF THE VENDOR



SIG. OF THE VENDEE

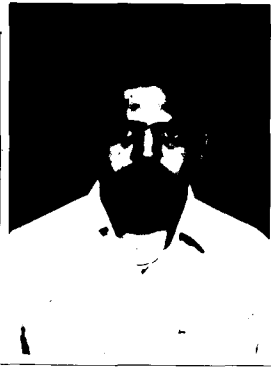
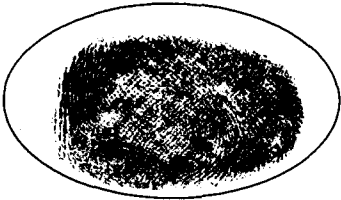
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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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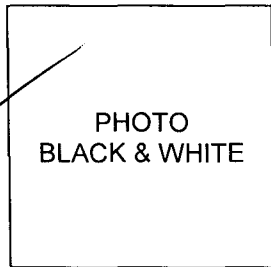
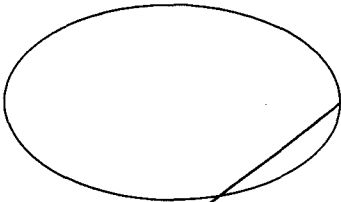
**VENDOR:**

**SRI SEKHARAM SERI**  
SON OF LATE SRI VENKAIAH  
R/O. H. NO. 2-2-647/A/15  
SAI BABA NAGAR  
BAGH AMBERPET  
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

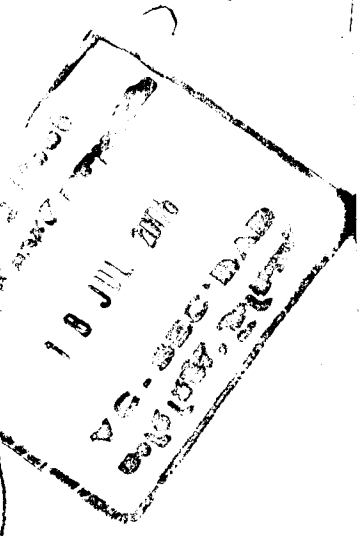
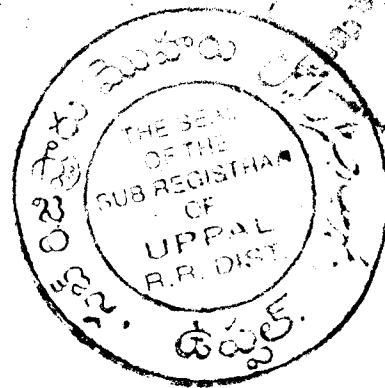
వ పుస్తకము!!...సం||పు  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య.....6...ఈ కాగితపు వరుస  
 సంఖ్య.....

2006- వ సం||...నెల...తేది  
 192౯ వ.శ.శా...మాసము...తేది  
 పగలు...మరియు...గంటల మధ్య  
 సబ్-రిజిస్ట్రారు అఫీసులో

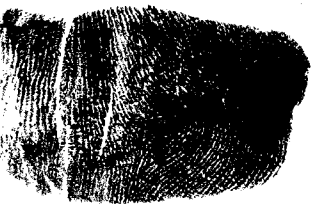
శ్రీ...  
 రిజిస్ట్రార్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 ప్రకారం సమర్పించవలసిన పోటోగ్రాఫులు  
 వేలిముద్రలతో సహా దాఖలుచేసి  
 రూ||...1000/...చెల్లించినారు.

Receipt No...9.68.235...Dt.27/7/06...Vide  
 984, Habsiguda Branch, Sec'bad  
 వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రాటనవ్రేలు

సబ్-రిజిస్ట్రారు



*S. Sekharaiah*



*S. Sekharaiah* S/o. Late Venkatesh  
 occupation: Business - P/o. H.No. 2-2-647/A/15  
 Sai Baba Nagar, Bagh Amberpet, Hyderabad.



*Anand Chetty* S/o. Suresh U-metta  
 occupation: Business - P/o. P/wr no. 21  
 Babu Bagh Colony, P.G. Road, Sec'bad

*[Signature]*

*[Signature]* S/o. R.P. Reddy  
 occ: Service (C) 5-4-137/3 & 4, M.G. Road,  
 Sec'bad.

*[Signature]*

*[Signature]* S/o. Ramanaiah  
 occ: Business - P/o. 2-3-647/14, Amberpet  
 And

2006వ.సం||...నెల...తేది  
 192౯వ.శా.శ...మాసం...తేది

*[Signature]*

1వ పుస్తకము. 11030/06 సంగు

దస్తవేజాల మొత్తం కాగితముల

సంఖ్య..... 6 ..... కాగితపు వరుస

సంఖ్య..... 2 .....

*[Signature]*  
సబ్-రెజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1878  
No. 11030 of 2006 Date 27/7/06

I hereby certify that the proper deficit  
stamp duty of Rs. 1500/- Rupees. One

thousand five hundred only,

has been levied in respect of this instrument

from Sri. S. Sekhara

on the basis of the agreed Market Value

consideration of Rs. 166500/- being

higher than the consideration agreed Market

Value.

S.R.O. Uppal

*[Signature]*  
Sub Registrar  
and Collector U/S Act  
INDIAN STAMP ACT

NOTE: D.S.D. Rs. 115/- & D.R.F. Rs. 100/- Total

Rs. 115/- Has been collected as

agreed M.V of Rs. 166500/- Dt. 27/7/06

Registration Endorsement

An amount of Rs. 1500/- towards Stamp Duty

Including Transfer duty and Rs. 1000/-

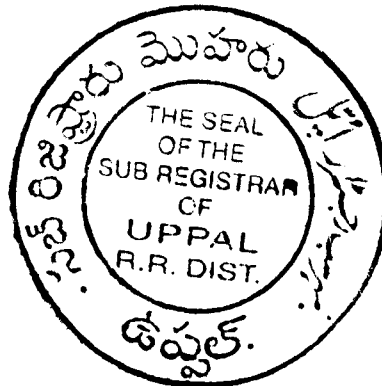
towards Registration Fee was paid by the party

through Chalan Receipt Number 968725

Dated 27/7/06 at SBI Habsiguda Branch Sec'bad.


*[Signature]*  
SUB REGISTRAR

S.B.H. Habsiguda  
A/c No. 01000050700  
S.R.O. Uppal

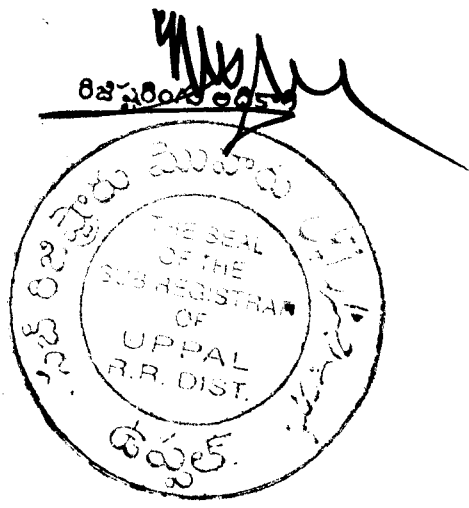




1 వ పుస్తకము..11950/66 సంగ్రా  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....6..ఈ కాగితపు వరుస  
సంఖ్య.....3.....

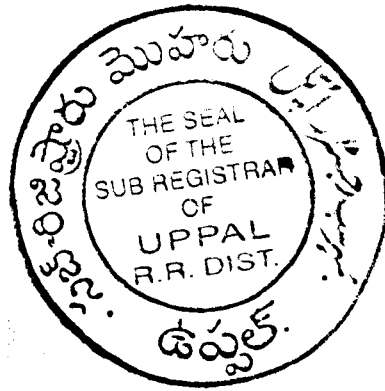
  
పబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (శా.క) పు...11020/86  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు 11020-1-200 ప్రవ్వడమైన  
2006 సం॥ జులై నెల.....2.....తేది




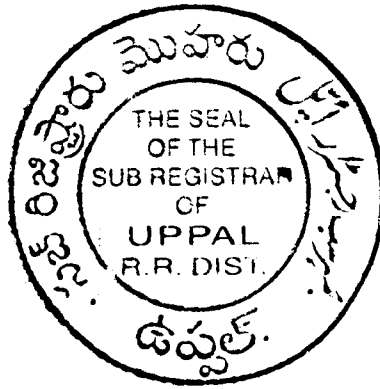
1వ పుస్తకము. 11030/06. సంగీత  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....6.....ఈ కాగితపు వరుస  
సంఖ్య.....9.....

పద్-రిజిస్ట్రార్



1 వ పుస్తకము. 11.03.04. సంగం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....6.... ఈ కాగితపు వరుస  
సంఖ్య.....<sup>5</sup>.....

  
సబ్-రిజిస్ట్రార్



1వ పుస్తకము..!!1930/06 సంగ్రహ  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....6...ఈ కాగితపు వరుస  
సంఖ్య.....6.....

*[Handwritten Signature]*  
సబ్-రిజిస్ట్రార్

