

C. 7949

7895/04

Act 808  
100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 060718

S.No. 89.72... Date. 19.7.2004 Rs. 100/-

Sold to ...K... Jagan moham. reddy & K. Gopal reddy

For Whom *[Signature]*

*Pratt*

*R. Narender*  
R. NARENDR

SVL No. 42/95

R. No. 33/2004-2006

RAM NAGAR, HYD/BAD.

**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 19th day of July 2004 by and between:-

SMT. K. KANCHANA MALA, WIFE OF SRI. K. VEERA RAJU, aged about 53 years, Occupation: House Wife, Resident of MIG B I, A.S. Rao Nagar, ECIL Post, Hyderabad - 500 762.

( hereinafter called the 'VENDOR' )

**A N D**

SRI. K. JAGAN MOHAN REDDY, SON OF SRI. K. GOPAL REDDY, aged about 32 years, Occupation: Business, Resident of H.No.4-5-125, Attapur, Hyderabad - 64.

( hereinafter called the 'PURCHASER' )

Contd.2.

K. Kanchanamala.

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 Plot No.30, in Survey Nos.74 & 75, admeasuring 333 Sq.yds., or 278.3 Sq.mts., Situated at Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, Ranga Reddy District, by virtue of Regd. Doct. No.1131/1989, Regd. at S.R.O. Uppal.

WHEREAS the Vendor offered to sell the above said land admeasuring 333 Sq.yds., or 278.3 Sq.mts., Plot No.30, of Cherlapally Village, free from encumbrances to the Purchaser for a total consideration of Rs.1,10,000/- as she is in need of money for her 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.1,10,000/- (Rupees One Lakh Ten Thousand Only) free from encumbrances.

The Purchaser has paid a sum of Rs.1,09,000/- (Rupees One Lakh 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.

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.

K.Kanchanamala.

Contd..3.

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.

To sign and verify complaints, 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.

K. Kancharanama.

Contd..4.

The Vendor for herself, her 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 said property is situated outside the Urban Agglomeration, hence the Urban Land Ceiling Act is not applicable.

**SCHEDULE OF THE PROPERTY**

All that the piece and parcel of Plot No.30, in Survey Nos.74 & 75, admeasuring 333 Sq.yds., or 278.3 Sq.mts., Situated at Block No.2, Old Village, Cherlapally, Ghatkesar Mandal, Kapra Municipality, Ranga Reddy District, under S.R.O. Uppal, and bounded by:

NORTH :: 25' Wide Road.

SOUTH :: Plot No. 33.

EAST :: Plot No. 31.

WEST :: 40' Wide Road.

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

The market value of the property is Rs.330/- per Sq.yd. total value of Rs.1,10,000/- for 333 Sq.yds., Stamp duty paid on market value.

A Stamp duty of Rs.7,750/- 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. 9300 /- paid by way of Challan No. 462373  
Dated: 19/7/04 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. Sre Reddy

K.Kanchanamala.  
SIG. OF THE VENDOR.

2. K. J. M. Reddy

K. J. M. Reddy  
SIG. OF THE PURCHASER.

**REGISTRATION PLAN SHOWING**

PLOT NO. 30

**IN SURVEY NOS. 74 & 75**

**Situated at**

**CHERLAPALLY (V) SHATKESAR**

**Mandal, R.R. Dist.**

**VENDORS :** Smt. K. KANCHANA MALA

W/o. SRI. K. VEERA RAJU

**VENDEE :** SRI. K. JAGAN MOHAN REDDY

S/o. SRI. K. GOPAL REDDY

**REFERENCE :**

**SCALE: 1" =**

**INCL:**

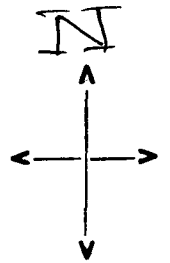
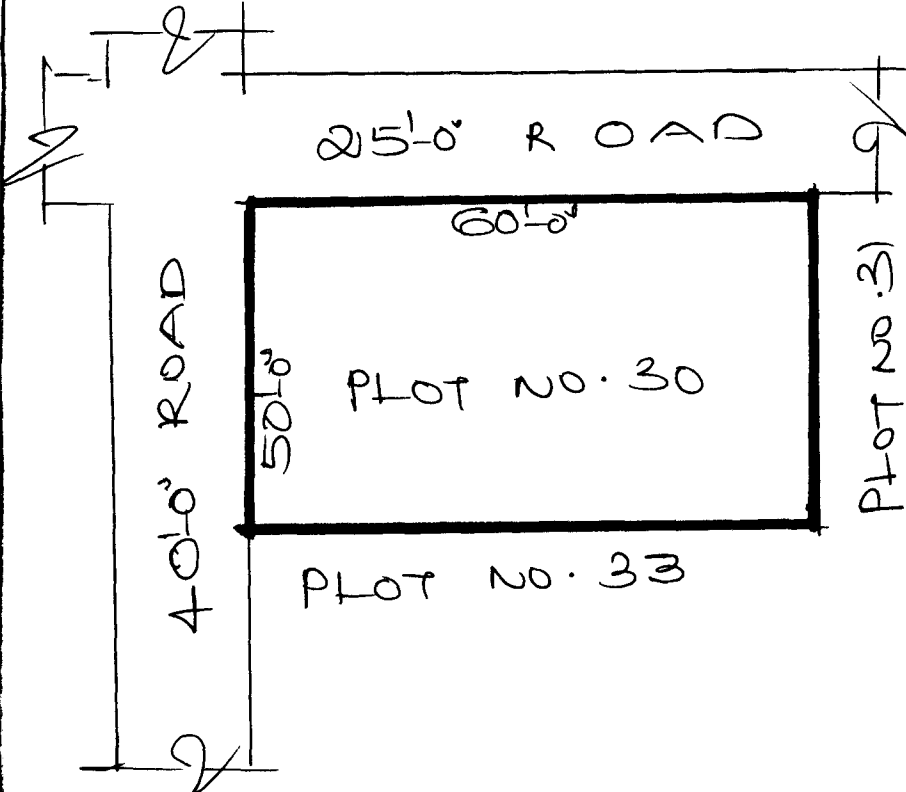
**EXCL:**

**AREA :**

333

**SQ. YDS. OR 278.3**

**SQ. MTRS.**



**WITNESSES :**

1. Sre Reddy

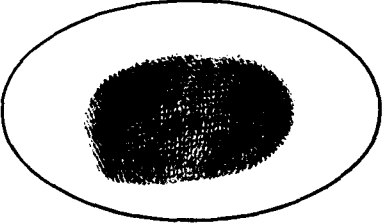

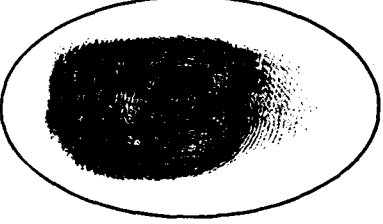

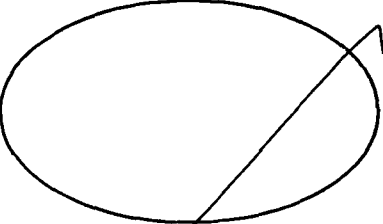
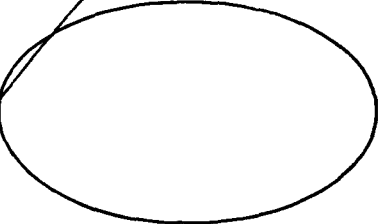
2. K. Jagan Mohan Reddy

K. Kanchana mala.

**SIG. OF THE VENDOR**

K. Jagan Mohan Reddy

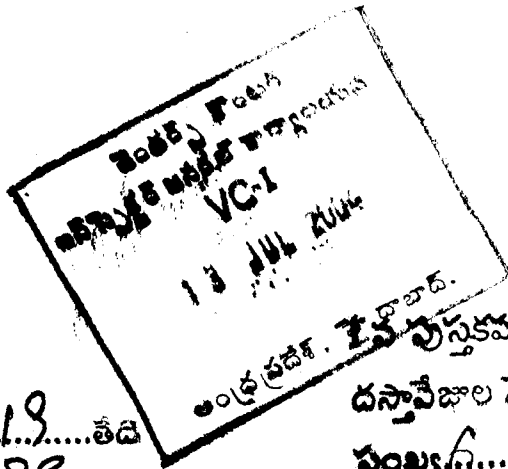
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<u>VENDOR</u> <u>K. Kamchana mala</u> <u>R/O MGR. B.E ASROO Nagar</u> <u>ECIL ROAD Hyd-62</u>
			<u>PURCHASER</u> <u>K. Jagannathan Reddy</u> <u>R/O HMD H-5-125</u> <u>Attapur Hyd 64</u>
		PASSPORT SIZE PHOTO BLACK & WHITE	
		PASSPORT SIZE PHOTO BLACK & WHITE	

**SIGNATURE OF WITNESSES :**

- Sree Reddy
- K. Jagannathan Reddy

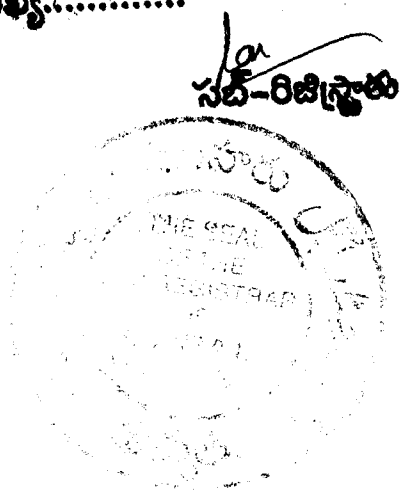
K. Kamchana mala.  
SIGNATURE OF THE EXECUTANT'S  
K. Jm Reddy



200 డి.సం||...నెల..19...తేది  
192 వ.శ.శా...మాసము...తేది  
పగలు...3...మరియు...గంటల మధ్య  
ఉప్పుల్ సబ్-రిజిస్ట్రారు లోనులో

దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...ఈ కాగితపు వరుస  
సంఖ్య!.....

శ్రీ...K. Kanchanamala  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించబడిన తొలిగ్రాపులు  
మరియు వేలిముద్రలతో సహా బాఖులుచేసి  
రుసుము రూ||...1550/.....చెల్పించారు.



Receipt No. 462373 Dt. 19/7/52 Vide  
SBH, Habsiguda Branch, Sec'bad.

ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.  
ఎడమ బ్రౌటనవ్రేలు

K. Kanchanamala



ఎడమ బ్రౌటనవ్రేలు

K. J. Reddy



నలువొందినది.

1 - S. R. Reddy 810

D. Narayan Reddy 810  
Hyderguda Hyd

3 - K. J. Reddy 810

Sobha Rao 810  
A.S. Rao Nagar Hyd. 62

K. Kanchanamala 810  
A.S. Rao Nagar Hyd. 62  
Veeru Raju  
MIGBI  
Hyd. 62

810 K. Gopal Reddy 810  
A.S. Rao Nagar Hyd. 62  
No 3-5-93

200 డి.సం||...నెల..19...తేది  
192 వ.శ.శా...మాసము...తేది

సబ్-రిజిస్ట్రారు

7895/  
 పుస్తకము కే.వి.సం.సా.  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య 6.....ఈ కాగితపు వరుస  
 సంఖ్య 2.....  
 సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 11 of 1891  
 No. 7895 of 2004 Date 19/7/2004

I hereby certify that the proper deficit  
 stamp duty of Rs. 7650/- Rupees Seven thousand -  
 500 hundred fifty only  
 has been levied in respect of this instrument  
 from Sri K. Kancharanama  
 on the basis of the agreed Market Value  
 consideration of Rs. 110000/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal Sub Registrar  
 and Collector U/S. 41 & 42  
 Dated: 19/7/2004 INDIAN STAMP ACT

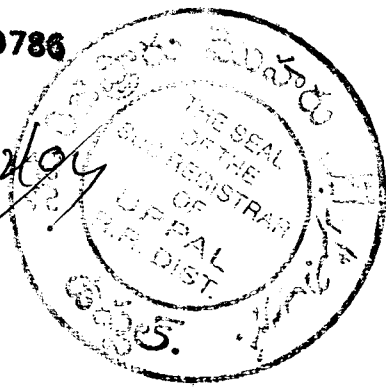
Registration Endorsement

An amount of Rs. 7650/- towards Stamp Duty  
 including Transfer duty and Rs. 1500/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 462373  
 Dated 19/7/2004 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda  
 A/c No. 0100050786  
 of S.R.O. Uppal.

NOTE: Rs. 7700 has been adjusted  
 u/s 16 of S.Act on Doct. No. 25/11/04  
 and balance is Rs. 200

Sub Registrar



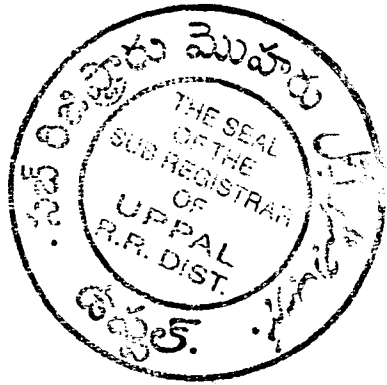


1వ పుస్తకము (డి.గె.సి.సి.సి.)  
జన్మావేజాల మొత్తం కాగితముల  
సంఖ్య: 6..... ఈ కాగితపు వరుస  
సంఖ్య: 3.....

*Law*  
సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (శా.శ) పు.డి.సి.సి.సి.  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు 95.....1-2004 వద్ద వున్న  
2004 సం॥ జూలై నెల 19..... తేదీ

*[Signature]*  
రిజిస్ట్రారు అధికారి

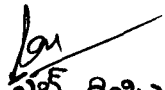


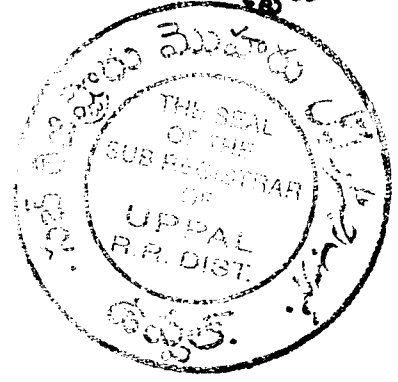
1వ పుస్తకము 2022.9.25/2023  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. 6.....ఈ కాగితపు వరుస  
సంఖ్య.....

*for*  
సబ్-రిజిస్ట్రారు



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

  
సబ్-రిజిస్ట్రారు



వస్తుకమి...  
తీర్చివేజాల మొత్తం కాగితముల  
సరిఖ్య...  
సరిఖ్య...

*[Signature]*  
సబ్-రిజిస్ట్రారు

