

C.15408

15373/06

Acco no: 15777

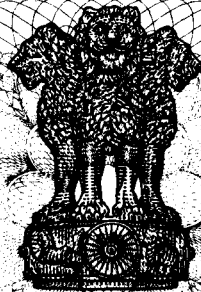
भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

SCANNED

आन्ध्र प्रदेश ANDHRA PRADESH

G. No. 5893 - 31-7-2006

Sold to Anand V. Mehta

By Suresh Mehta
For Whom Self used

L-G-
B 082288

LEELA G. CHIMALGI

STAMP VENDOR

L.No. 02/2006

5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

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 4th day of October 2006 at Secunderabad by and between:

SRI. G. RAMA KRISHNA REDDY, SON OF SRI. G. R. REDDY, aged about 25 years, Occupation: Student, resident of H. No. 1-7-2/A, Kamala Nagar, ECIL Post, Hyderabad – 500 062., 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.

Handwritten signature

WHEREAS:

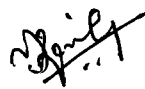
- A. The VENDOR is the absolute owners and possessors of Plot No. 7 in Sy. No. 74 & 75, admeasuring 300 sq. yds., or 250.8 sq. mts., situated at Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, R. R. District by virtue of sale deed dated 27th February 2004, registered as document no. 2432/04 with the office of the Sub-Registrar, Uppal, R. R. District (hereinafter this plot No. 7 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 he 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.



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.



- 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 piece and parcel of the plot no. 7 in Sy. No. 74 & 75, admeasuring 300 sq. yds., or 250.8 sq. mts., situated at Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, R. R. District and bounded by: at Block No. 2, old Cherlapally.

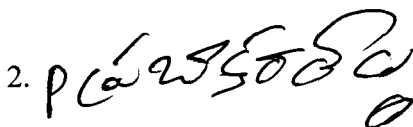
| | |
|-------|-----------------|
| North | : Plot No. 6 |
| South | : Plot No. 8 |
| East | : 30' wide road |
| West | : Plot No. 2 |

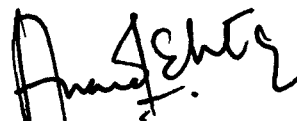
IN WITNESS WHEREOF the Parties hereto have set their hands to this Deed of Agreement of Sale cum General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

WITNESSES:

1. 


(G. RAMA KRISHNA REDDY)
VENDOR.

2. 


(ANAND S. MEHTA),
PURCHASER.

REGISTRATION PLAN SHOWING

PLOT NO. 7, FORMING A PART

IN SURVEY NO. 74 & 75

Situated at

CHERLAPALLY VILLAGE, GHATKESAR

Mandal, R.R. Dist.

VENDOR: SRI. G. RAMA KRISHNA REDDY, SON OF SRI. G. R. REDDY

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

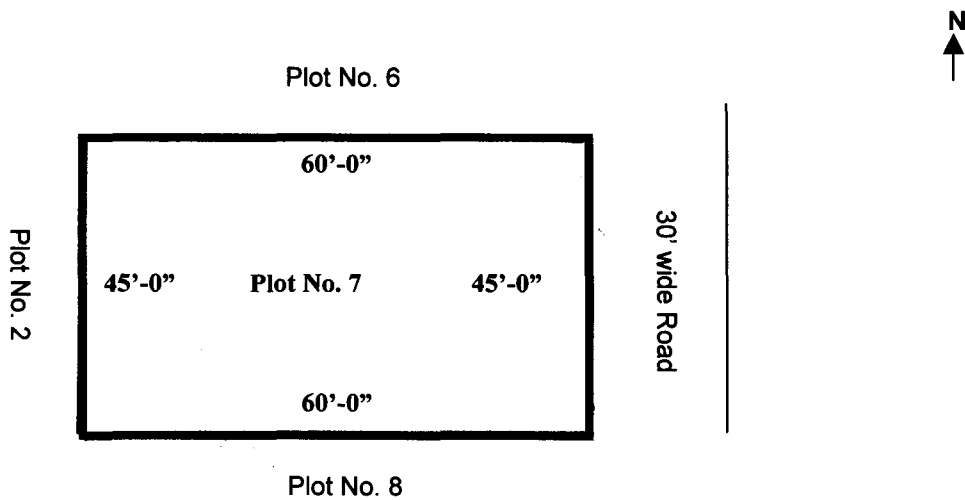
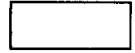
REFERENCE:
AREA: 300

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

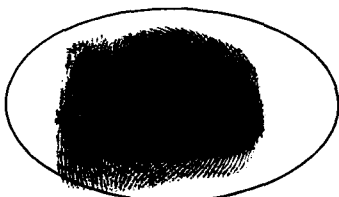

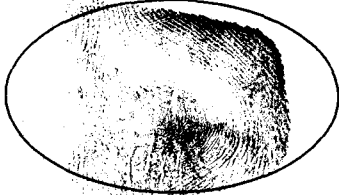

1. *Krishna Reddy*

2. *P. Anand S. Mehta*

SIG. OF THE VENDOR

SIG. OF THE BUYER

**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 |
|--------|--|--|---|
| |  |  | <p><u>VENDOR:</u></p> <p>SRI. G. RAMA KRISHNA REDDY S/O. SRI. G. R. REDDY R/O. H. NO. 1-7-2/A, KAMALA NAGAR ECIL POST HYDERABAD – 500 062.</p> |
| |  |  | <p><u>PURCHASER:</u></p> <p>SRI. ANAND S. MEHTA S/O. SRI SURESH U. MEHTA R/O. PLOT NO. 21, BAPU BAGH COLONY P. G. ROAD SECUNDERABAD- 500 003.</p> |

SIGNATURE OF WITNESSES:

1. *Krishna Reddy*

2. *PC 255 53 21*

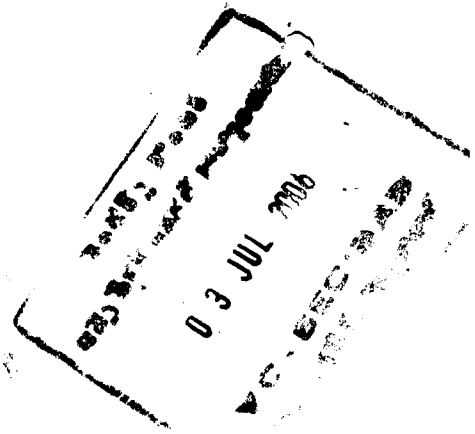
Amudh

SIGNATURE OF EXECUTANTS

Anand Mehta

వ పుస్తకము...! 5373/సం|| పు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 6... ఈ కాగితపు వరుస
 సంఖ్య...!

సబ్-రిజిస్ట్రారు



2006- వ సం|| డిక్టేటెడ్... నెల... 18... తది
 1928- వ.శా.శ. డిక్టేటెడ్... నెల... 2... తది
 పగలు... 11... మరయు... గంటల మధ్య
 ఉప్పల్ స... చిట్టాడు అఫీసులో

శ్రీ. గి... G. Rama Krishna Reddy...
 రిజిస్ట్రేషన్ నెంబరు, 2006 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించబడిన పోటోగ్రాఫులు
 మరయు పేపరు ప్రలతో సహా దాఖలు చేసి
 రుసుము రూ||... 2,000/... చెల్లించినారు.

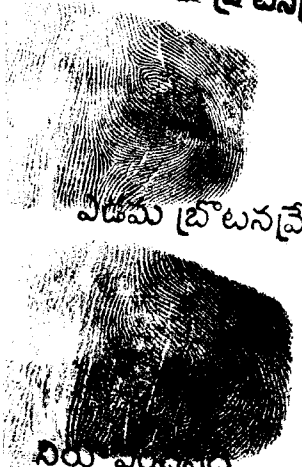
స్వస్య

Receipt No... 101533... Dt. 16/10/06... Vide
 SBH, Habsiguda Branch, Sec'bad

ద్రాసి యిచ్చినట్లు ఒప్పుకొన్నట్లు
 ఎడమ బ్రౌటనవ్రేలు

స్వస్య

G. Rama Krishna Reddy s/o G. R. Reddy
 Occ: Student R/o H. No: 1-7-2/A
 Kamala Nagar, ECIL Post, Hyderabad.



ఎడమ బ్రౌటనవ్రేలు

Amritha

s/o. Suresh U. menta, Occ: Business
 R/o. Plot no. 21, Bapu Bagh Colony,
 P. G. Road, Sec'bad.

(M.V. KRISHNA REDDY)
 s/o M. KRISHNA MURTHY

Occ: employe R/o 1-7-2/A,
 KAMALA NAGAR
 ECIL POST Hyd-62

వియవహారం.
 G. Rama Krishna Reddy

P. Lakshmi Reddy
 Occ: Business

s/o. Neeraj Reddy
 R/o. Plot no. 22, Sai Nager
 Colony, Cherlapally
 R.E. Dist

2006.వ. సం|| డిక్టేటెడ్... నెల... 18... వ తది
 1928.వ. శా.శ. డిక్టేటెడ్... నెల... 2... వ తది.

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము. 15.37.22/సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య....6....ఈ కాగితపు వరుస
 సంఖ్య.....2.....

[Signature]
 పబ్-రిజిస్ట్రార్

Government Under Section 42 of Act II of 1878
 No. 15373 of 2006 Date 16.10.06
 I hereby certify that the proper deficit
 stamp duty of Rs. 2050 Rupees... Three thousand
 ...*Two hundred*...
 has been levied in respect of this instrument
 from Sri. *G. Ramesh Babu Reddy*
 on the basis of the agreed Market Value
 consideration of Rs. 200000/- being
 higher than the consideration agreed Market
 Value.

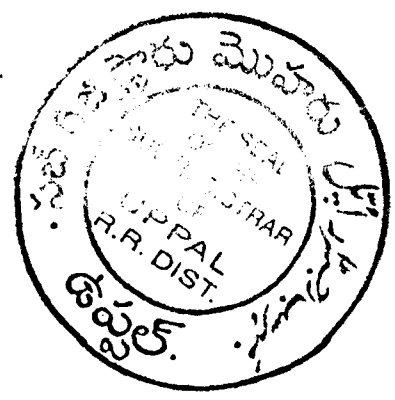
S.R.O. Uppal
 Dated 16.10.06

[Signature]
 Sub Registrar
 and Collector U.S. 41&4
 INDIAN STAMP ACT


Registration Endorsement

An amount of Rs. 2050 towards Stamp Duty
 including Transfer duty and Rs. 2000
 towards Registration Fee was paid by the party
 through Challan Receipt Number 101522
 Dated 16.10.06 at SBH Habisiguda Branch Sec 4A.

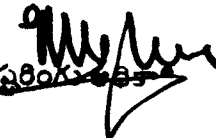
S.B.H. Habisiguda
 A/c No. 01000001733
 of S.R.O. Uppal

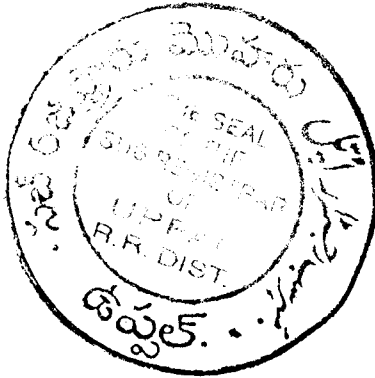


1వ పుస్తకము 15373/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6.....ఈ కాగితపు వరుస
సంఖ్య.....3.....



సబ్-రిజిస్ట్రారు

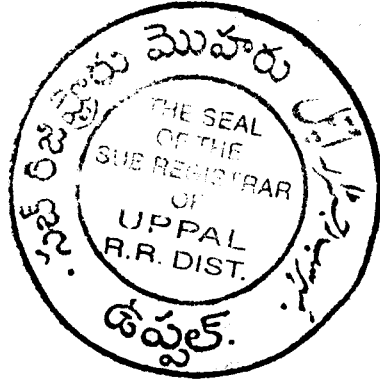
1వ పుస్తకము సం|| (శా.శ) పు.....15373/106
నెంబరుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్తం
గుర్తింపు నెంబరు...15373-2006 ఇవ్వడమైన
2006 సం|| డిసెంబరు 18 రోజు


రిజిస్ట్రారు



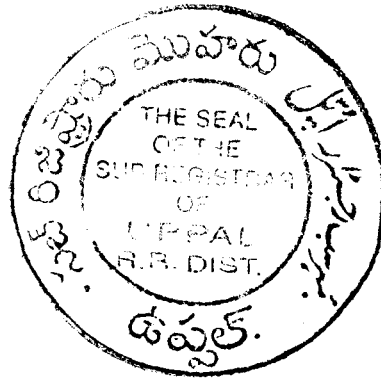
1 వ పుస్తకము. 1. క. 5. 7. 3/ సం. గా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... 6..... ఈ కాగితపు వరుస
సంఖ్య..... 4.....


పబ్-రిజిస్ట్రారు




1 వ పుస్తకము. 1537/3 సంగ్రహ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....6.....ఈ కాగితపు వరుస
సంఖ్య.....క.....

సబ్-రిజిస్ట్రార్



1 వ పుస్తకము..! కృష్ణా నంగా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6.....ఈ కాగితపు వరుస
సంఖ్య.....6.....


పద్-రిజిస్ట్రారు

