

ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश Date : 07-04-2004 Purchased By :

B.SRINIVAS S/O.B.N.MURTHY HYDERABAD ANDHRA PRADESH

Serial No: 574
For Whom:
R.V.NIRMAAN PVT LTD.

**HYDERABAD** 

OOAA 799997

eSeva Juley
Managar
H H KALA BHAVAN
HYDERABAD.

## AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY

This Agreement of Sale Cum General Power of Attorney is made and executed on this the 24thday of APR 14.2004, By:-

- 1). SRI. N. ASHOK, S/O.SRI. N. VENKATESHAM, AGED 39 YEARS, OCC: BUSNESS, R/O KAMAREDDY, NIZAMABAD DISTRICT.
- 2). SRI. B. CHANDRA SHEKHAR, S/O. SRI. B. LAXMI NARAYANA, AGED 44 YEARS, OCC: BUSINESS, R/O. BHICKNOOR(VILLAGE & MANDAL), NIZAMABAD DISTRICT.

(HEREINAFTER called as the Vendors which term and expression shall mean and include all their heirs, legal representatives, assignees, executors, administrators etc.,)

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ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

Date: 07-04-2004 Purchased By: **B.SRINIVAS** S/O.B.N.MURTHY HYDERABAD

Sertal No: 595 R.V.NIRMAAN PVT MTB.

HYDERABAD

IN FAVOUR OF

OOAA 799998

HYDERABAD.

M/S. R.V. NIRMAAN PYT.LTD, A COMPANY INCORPORATED UNDER INDIAN COMPANIES ACT, HAVING IT'S OFFICE AT H.NO. 2-2-1130/19/5D, HYDERABAD, REPRESENTED BY IT'S MANAGING NEW NALLAKUNTA, DIRECTOR, SRI. CH. RAMCHANDRA REDDY, S/O.SRI. CH. AGA REDDY, AGED 40 YEARS, OCC: BUSINESS, R/O. H.NO.12-13-337, ST.NO. 12, TARNAKA, HYDERABAD-500 017.

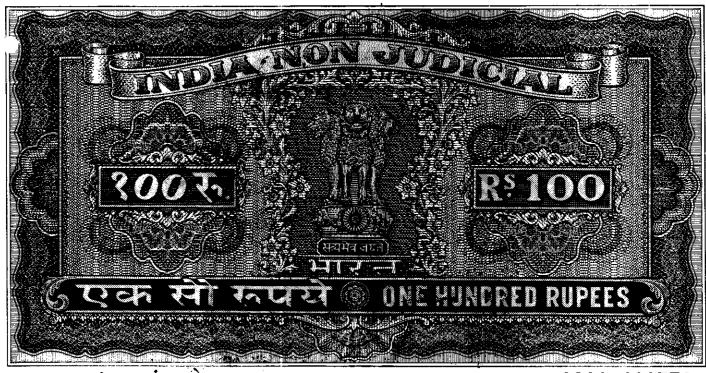
(HEREINAFTER called as the Purchaser which term and expression shall mean and include all it's Successors in Office, heirs, legal representative, assignees, executors, administrators etc.,)

WHEREAS, the Vendor No.1 herein is the absolute owner and Pattedar and Possessor of the Agricultural land admeasuring Ac. 0.01 Gts. in Survey No.11716. Ac.0.15 Gts in Survey No.118/6 and Ac.0.84 Gts in Survey No.118/8 , thus totally admeasuring Ac.0.20 Gts, situated at Jeedimetia Village, Quthbullapur Mandal and Municipality, Ranga Reddy District.

AND WHEREAS, the Vendor No.2 herein is the absolute owner and Pattedar and Possessor of the Agricultural land admeasuring Ac.0.01 Gts, in Survey No.117/6, Ac.0.14 Gts in Survey No.118/6 and Ac.0.04 Gts in Survey No.118/ 8, thus totally admeasuring Ac.0.19 Gts, situated at Jeedimetla Village, Quthbullapur Mandal and Municipality, Ranga Reddy District.

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ఆంధ్ర ప్రదేశ్ आध्र प्रदेश ANDHRA PRADESH

Date: 0 -- 04-2004 Purchased By: R SRINIVAS SOBN. MURTITY HYDERABAD ...

Serial No: # \$7100 " " " For Whom:

OOAA 689738

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RAMNAGAR Officio Stamp Vendel HYDERABAD Ram Nagar. Ram Nagar.

Manager

AND WHEREAS, the Revenue Divisional Officer, Ranga Reddy District issued Title Deed Pass Books bearing Nos.423639 and 423637 in favour of the Vendors No.1 and 2 respectively. Similarly, the Mandal Revenue Officer, Quthbullapur Mandal issued Pattedar Pass Books bearing Nos.429142 and 429127 in favour of the Vendors No.1 and 2 respectively and the said land is allotted Patta No.605 and 604 in favour of the Vendors No.1 and 2 respectively.

AND WHEREAS, the Vendors herein and their predecessors in title earlier have been in continuous possession and enjoyment of the said property as absolute owners of the same.

AND WHEREAS, the Vendors, in order to meet their urgent necessities, offered and agreed to sell the Agricultural land admeasuring Ac.0.01 Gts, in Survey No.117/6, Ac.0.15 Gts in Survey No.118/6 and Ac.0.04 Gts in Survey No.118/6 , thus totally admeasuring Ac.0.20 Gts, belonging to the Vendor No.1 and the land admeasuring Ac.0.01 Gts, in Survey No.117/& , Ac.0.14 Gts in Survey No.118/& and Ac.0.04 Gts in Survey No.118/& , thus totally admeasuring Ac.0.19 Gts, belonging to the Vendor No.2, thus in all admeasuring Ac.0.39 Gts, situated at Jeedimetla Village, Quthbullapur Mandal and Municipality, Ranga Reddy District., which is more fully described in the schedule mentioned below and hereinafter referred to as "Schedule property", for a total sale consideration of R\$16,00,000/-(Rupees SIXTEEN LAKES-ONLY)-XXXXXXXXXXXXXIII and the Purchaser agreed to purchase the same for the said consideration.

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ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश

Date: 0.-04-2004 Purchased By: B. SRINIVAS S.O.B.N. MURTHY HYDERABAD ANDHRA PRADESH

Serial No : 5101 For Whom :

R. V. NERMAAN PVT.LTD

HYDERABAD

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eSeva Manager

e Seva

Manager e Seva RAMNAGA#-Officio Stamp Vender HYDERABAD, Ram Nagar.

## **NOW THIS DEED WITNESSES AS FOLLOWS:-**

- 1). That the Vendors hereby agree to sell the Schedule property for a total sale consideration of Rs. 16,00,000/- (Rupees Sixteen Lakhs Only) and the Purchaser agreed to purchase the same.
- 2). That the Purchaser paid a sum of Rs. 16,00,000/- (Rupees Sixteen Lakhs Only) to the Vendors towards total sale consideration in the manner indicated below:-
- i). A sum of Rs. 5,00,000/- (Rupees Five Lakh Only) is paid by way of D.D bearing No. 295786 drawn on Syndicate Bank, Malakpet Branch, dated 25-03-2004 in favour of the Vendor No.1.
- ii). A sum of Rs. 3,00,000/- (Rupees Three lakh Only) is paid by way of D.D bearing No. 295787 drawn on Syndicate Bank, Malakpet Branch, dated 25-03-2004 in favour of the Vendor No.2.
- iii). A sum of Rs. 3,20,000/- (Rupees Three Lakh Twenty Thousand Only) is paid by way of Cheque bearing No. 667285 drawn on Syndicate Bank, Malakpet Branch, in favour of the Vendor No.1.

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Date: 0:-04-2004 Purchased By: B. SRINIVAS SO.B.N. MURTHY HYDERABAD Seriat No: \$102 For Whom: R. V. NIRMAAN PVT LTD

HYDERABAD

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Manager e Seva RAMNAGAROfficio Stamp Vender HYDERABAD. Ram Nagar.

iv). A sum of Rs. 4,80,000/- (Rupees Four Lakh Eighty Thousand Only) is paid by way of Cheque bearing No. 667286 drawn on Syndicate Bank, Malakpet Branch, in favour of the Vendor No.2.

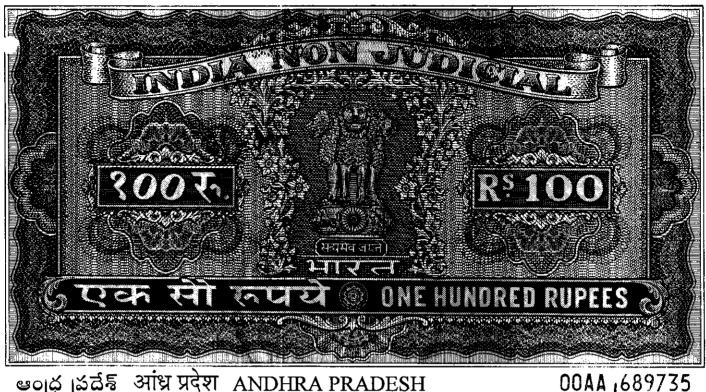
The Vendors hereby admit and acknowledge the receipt of the said amount of Rs.16,00,000/- (Rupees Sixteen Lakhs Only).

- 3). That the Vendors hereby deliver the vacant physical possession of the schedule property to the purchaser on this day and the Vendors hereby confirms the same.
- 4). That the Vendors hereby declare that the Vendors are the absolute owners of the schedule property and the Vendors have got marketable title and vested rights to alienate the same in favour of the Purchaser herein. The Vendors further declare that there are no legal impediments for the Vendors to sell the Schedule property to the Purchaser.
  - 5). It is further agreed that time is NOT the essence of the contract.
- 6). That the Vendors hereby declare that the Schedule property is free from all encumbrances such as prior sale, agreement of sale, mortgages, court attachments, charges or liens.

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Date: 07-04-2004 Purchased By: B. SRINIVAS SOLD N. MURTHY HYDERABAD

Serial No: 5103 For Whom:

R V NIRMAAN PVT.LTD

HYDERABAD #6#

eSeva Manager HYDERABAD. Officio Stamp Vender

- 7). That the Vendors hereby undertake to indemnify the Purchaser or anyone claiming through the Purchaser if any loss is suffered due to the defective title of the Vendors.
- 8). That the Schedule property is not hit by any of the provisions of Land Ceiling laws in force and the schedule property does not belong to or under mortgage to Government or Government agencies or undertakings etc.
- 9). The schedule property is not an assigned land as defined in the A.P. Assigned Lands (Prohibition of Transfer Act No.IX of 1977).
- 10). The Vendors shall execute and register the sale deed (s) in favour of the Purchaser or it's nominees.
- 11). That the Purchaser or it's nominees shall bear the necessary stamp duty and other incidental expenses for the execution and registration of the Sale Deed(s) in favour of the purchaser or it's nominees.
- 12). That the purchaser is authorised to enter into agreements of Sale with prospective third party purchasers and receive consideration thereof as the purchaser has already paid the total sale consideration.

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ఆంధ్ర ప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

Date: 0 1-04-2004 Purchased By: B SRINIVAS SOBN. MURTHY HYDERABAD

5104 Serial No : For Whom:

R. V. NIRMAAN PVT.LTD

HYDERABAD

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eSeva. Manager

HYDERABADOMIC Stamp Vender

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- 13). The Purchaser is also authorised and empowered either to develop the schedule property or to entrust the same for Development of the same into Independent Houses on such terms and conditions as it deems fit and proper at and for such obtain necessary absolute discretion purpose to permissions/approvals/clearances from the concerned authorities.
- 14). That the Vendors hereby expressly appoint, retain and constitute the Managing Director of the purchaser herein, i.e. Sri.Ch.Ramchandra Reddy as their lawful agent to act on their behalf to do the acts mentioned in this deed. The purchaser is also authorised and empowered to survey, divide and demarcate the schedule property into convenient plots of land and to enter into agreements of sale with the prospective purchasers to sell the so divided plots of land to prospective purchasers and to receive consideration thereof and to deliver the possession of the schedule property to the prospective purchasers and to complete the sale of the said property in favour of sub purchasers.
- the purchaser is authorised to make and file necessary application, affidavits, plans, declarations, etc to the Govt., and Government authorities and to participate in all proceedings before the concerned authorities in respect of the schedule property.

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ఆంధ్ర ప్రవేశ్ आंध्र प्रदेश ANDHRA PRADESH

Date: 0 1-04-2004 Purchased By: B SRINIVAN S.O.B.N. MURTHY HYDERABAD Serial No: Sport
For Whom:
R V NIRMAAN PVT LTD

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eSeva MANAGER
Manager e Seva

RAMNA A Officio Stamp Vender HYDERABAD. Ram Nagar.

- 16). That the purchaser is authorised to execute and register sale deed or deeds in favour of the prospective purchasers/nominees of the purchaser and to present the same for registration and to admit the execution thereof before the registering authorities and also to do all necessary acts and deeds for the completion of the execution and registration of the sale deed(s) in favour of the nominees of the purchaser.
- 17). The Purchaser is also authorised and empowered either to develop the schedule property or to entrust the same for Development of the same into Independent Houses on such terms and conditions as it deems fit and proper at it's absolute discretion and for such purpose to obtain necessary permissions/approvals/clearances from the concerned authorities and also to execute all Agreements, Deeds as may be required.
- 18). That the purchaser is authorised to do and execute all assurances, deeds or do all such acts as may be necessary, incidental, appropriate or expedient to effectuate the above said purpose and also further delegate all the powers conferred upon it to any sub agent at it's absolute discretion.
- 19). The Purchaser is authorised to sign and verify plaints, written statements, petitions/claims of all kinds for the purpose of filing the same before courts and other competent authorities and for such purpose to engage advocates, fix their remuneration and give necessary instructions and also to institute suits, conduct proceedings in the courts of law and to compromise and compound any matters pending before the courts and do all such necessary acts and deeds for the above purpose.

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Date: 07-04-2004 Purchased By: B.SRINIVAS S/O.B.N.MURTHY HYDERABAD Serial No: 593 For Whom: R.V.NIRMAAN PVT LTD.

HYDERABAD # 9 #

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- 20). That the Vendors hereby agree to ratify all acts, deeds or assurances done or executed on their behalf by the purchaser pursuant to power hereby conferred as if the same was done or made by the Vendors personally.
- 21). The Vendors hereby declare that there are no Mango Trees/Coconut trees/Betal leaf Gardens/Orange trees or any such other gardens, that there are no mines or quarries of granites or such other valuable stones, that there is no machinery and that there is no fish pond etc., in the lands now being transferred. If any suppression of facts is noticed at a future date, they will be liable for prosecution as per law, besides payment of deficit duty.
- 22). The Vendors hereby declare that the Vendors are owning a vacant land measuring Ac.0.39 Gts, in the peripheral area of Hyderabad Urban Agglomeration, that after issue of the G.O.Ms.No.733, dated: 31-10-88 and availing of the exemption granted therein, the Vendors have so far transferred an extent of NIL sq.yards and through this document transferring Ac.0.39 Gts, if the transfer of the land is subsequently found to be in violation of any of the provisions of the Urban Land (C&R) Act, 1976 or of the G.O. referred to above the Vendor will be liable for prosecution.

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Date: 19-04-2004
Purchased Ry:
B SERVIVAS
S/O.B N MURTHY
NEW NALLAKUNTA.HYD

Sorial No: 3779
For Whom:
R V NIRMAAN PVT LTD
C/O.REP BY CH RAMCHANDRA REDDY
HYDERA BAD

odeve Manager RAMANTHAPUR HYDERABAD.

23). That the Vendors are in receipt of total sale consideration as such the powers hereby conferred upon the purchaser shall be irrevocable.

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24). That the Market Value of the said property is Rs. 16,00,000/- (Rupees Sixteen Lakhs Only) and the requisite stamp duty is paid thereon.

## **SCHEDULE OF PROPERTY**

All that part and parcel of the Agricultural land admeasuring Ac.0.01 Gts, in Survey No.117/6, Ac.0.15 Gts in Survey No.118/6 and Ac.0.04 Gts in Survey No.118/6, thus totally admeasuring Ac.0.20 Gts, belonging to the Vendor No.1 and the land admeasuring Ac.0.01 Gts, in Survey No.117/6, Ac.0.14 Gts in Survey No.118/6 and Ac.0.04 Gts in Survey No.118/6, thus totally admeasuring Ac.0.19 Gts, belonging to the Vendor No.2, thus in all admeasuring Ac.0.39 Gts, situated at Jeedimetla Village, Quthbullapur Mandal and Municipality, Ranga Reddy District., Registration District:Ranga Reddy and Registration Sub District:Medchal and the total extent of Ac.0.39 Gts are bounded as follows:-

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ANDHRA PRADESH

00AA 691463

e : 19-04-2004 S/O.B N MURTHY NEW NALLAKUNTA.HYD

ERMAAN PVT LTD HYDERA BAD

HYDERABAD.

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NORTH

Neighbour' Land.

SOUTH

Survey No. 124 & 125.

D. 3

EAST

Survey No. 116,63 & 64 of Pet Basheer abad,

WEST

Survey No. 119.

IN WITNESS WHEREOF, the parties herein have set their hands and signed on this Deed with free will and consent on the day, month and year first above mentioned., in the presence of the following witnesses:-

II. Ashre

(VENDOR NO.1).

WITNESSES:

1). 7. 12. h.

(VENDOR NO.2).

## THIS DOCUMENT HAS BEEN EXECUTED ON

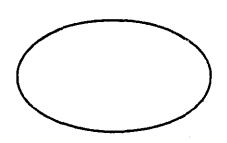
N.J. STAMP WORTH RS. 1100/ .	_ AND	THE
D.S.D. Rs. 110 950/.		
R.F. R. 9005/		
U/c. R. 115/.		
Total: R. [20070/		

HAS BEEN REMITTED/PAID IN S.B.H. MEDCHAL BRANCH VIDE RECEIPT NO. 9 343 686 CHALLAN NO. 55 DT: 230505

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EXECUTANT

PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.				
SLNo.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE	1 OO ME ADDITEDO OF	
			RO RAMA REODY,  NIZAMABAD.	
			R. CHONORD SHEKHOR  BO RHICK WOOR VILGER  AND MANOGE	
			NIZAMARAN  (VENNOTE NO.2  MIS R.V. NIRMAAN PUS CAN  MER BY CH. NAMCHANORA	
			ST W. 12 TAR NATED  HTS (- VENDER)	



BLACK & WHITE PASSPORT SIZE PHOTO

·) N. Asime

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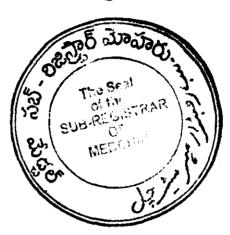
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SIGNATURE OF THE EXECUTANT'S

1వ వున్రైనకము 2004వ సంవక్సరకు స్టాహెట్ట్ దస్తాపేజు దమిక్క మొత్తము కాగితముల సంఖ్య ్లిక్త్ ఈ కాగితముల వరుస సంఖ్య 13.

38 .0 £ 3 %.



1వ వుస్తనకము 2004వ సంతక్పరపు 67 74 దస్తాపేజు యొక్క మొత్తము కాగితముల సంఖ్య 13 ఈ కాగితముల వరుస సంఖ్య 12...

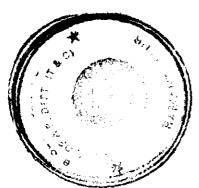
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teb Begistrer's Office MEDERAL Sub-Registrer & stillister under the Indian Stiene Arr No 3436 Date 23 Luley S. B. H. Medchal

Outgood water

Pegistration Endorsement

Stamp duty including Transfer duty and Is 700 Lowerds Registration fee was paid by the Party thorest Challan Receipt Number. 21.062 Dated 20 Lower at SOH, Mark Challan Bank.

S B.H MEOCHAL A7C, No. 01000050967 of B.R.O. MEDCHAL

