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ANURAS KUMAR S. V. L. No. 25/09 R. No. 1 /2005 3-6-151. G.S. Towers: "mayathnagar, Hyderahad,

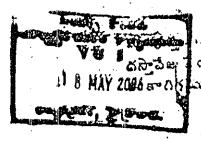
AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY

This Agreement of Sale Cum General Power of Attorney is made and executed at Hyderabad on this 12 Hday of June, 2006 by and between:

Sri A. JAIPAL REDDY, S/o Sri A.Punna Reddy, Age 53 years, Occ : Business, R/o Deshmukh Colony, Hyderabad, Hereinafter called the OWNER (Party of the First Part) which expression shall mean and include his legal heirs, successors-in-interest, representatives, assignees etc.,

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వల్లజ్నరర్

2006 x xon 250 12 x do 1928 8.4. 50 25 of 2015 22 5 30 5100 తే మరియు. 4 గంటలు మధ్య వల్లలో సగర్ సిట్ రిజి స్టార్ కార్యలయంతో & A. Jaipal reddy రిజిగ్టేషన్ చట్టము 1908లోని సెర్జన్ 32ఏ ను అనునరించి ನಮರ್ರಿಂವವಲನಿನ ನೌಲ್ ಗ್ರಾಫಲ ಮರಿತ್ತು ತರಿಮುದ್ದರಲಾಗೆ ನಡ್ முமை வீக் வக்கம் மு_ 2 000/_____ ய வேல்லக்.

(వాసియచ్చినట్లు ఒప్పకొన్నది. ీ ఏడమ్మ బొటన డ్రేలు గుర్ము

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AND

M/s. JANAPRIYA ENGINEERS SYNDICATE a partnership firm having its office at 3-6-115/A, Himayatnagar, Hyderabad represented by its Managing Partner Sri K. RAVINDER REDDY, S/o Late Sri K. Purushotham Reddy, age: 52 years, Occ: Business, R/o 3-6-115/A, Himayatnagar, Hyderabad

hereinafter referred to as **PURCHASER** (Party of the Second Party) which expression shall mean and include their legal heirs, executors, assignees etc.,.

WHEREAS **Sri A.JAIPAL REDDY** is an absolute owner and possessor of the undivided share of agricultural land an extent of **Acres 3- 14.4 guntas** in Sy.Nos. 5, 8/A, 8/AA, 9, 10, 11, 12/E, 13/E, 13/EE, 14, 15, 16, 17, 18, 19, 20, 21/A, 21/AA, 27/A, 28/A, 28/AA, 28E, 29/E, 29EE & 33 situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist for which details are given below:

- A) Undivided share of land to the extent of **Acres 0-05 guntas** purchased as his share out of Acres 0-25 guntas in Sy.Nos.9,10,11 & 15 through Sale deed *dated 22.01.2003* registered as document no.2139/2003.
- B) Undivided share of land to the extent of Acres 0-04 guntas purchased as his share out of Acres 0-20 guntas in Sy.Nos.9,10,11 & 15 through Sale deed dated 26.06.2002 registered as document no.1979/2002.
- C) Undivided share of land to the extent of Acres 0-03 guntas purchased as his share out of Acres 0-15 guntas in Sy.No.28(25/E) through Sale deed dated 27.10.2003 registered as document no.3409/2003.
- D) Undivided share of land to the extent of Acres 0-05 guntas purchased as his share out of Acres 0-25 guntas in Sy.No.29(29/EE) through Sale deed dated 27.10.2003 registered as document no.3408/2003.
- E) Undivided share of land to the extent of Acres 0-05 guntas purchased as his share—out of Acres 0-25 guntas in Sy.Nos.9,10,11 & 15 through Sale deed dated 26.06.2002 registered as document no.1980/2002.
- F) Undivided share of land to the extent of Acres 0-02.40 guntas purchased as his share out of Acres 0-12 guntas in Sy.No.28(28/A) through Sale deed dated 27.10.2003 registered as document no.3410/2003.
- G) Undivided share of land to the extent of **Acres 0-02.60 guntas** purchased as his share out of Acres 0-13 guntas in Sy.No.28(28/AA) through Sale deed *dated 27.10.2003* registered as document no.3411/2003.
- H) Undivided share of land to the extent of Acres 0-11.40 guntas purchased as his share out of Acres 0-57 guntas in Sy.Nos.12/E,13/E,14,20,21/AA & 29/E through Sale deed dated 26.02.2004 registered as document no.729/2004.
- Undivided share of land to the extent of Acres 0-13 guntas purchased as his share out of Acres 1-00 guntas in Sy.No.33 through Sale deed dated 28.02.2003 registered as document no.2142/2003.

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ENDORSEMENT U/S 41 & 42 OF IS, ACT

No. 3/09/2066 Date 12/6/66

I hereby Certify that the deficit Stamp duty of

Rs. 49900/(Rs. Forth Wire Mouseum)

has been lavied in respect of the instrument from

Executant of the doct on the India of agreed.

Market Value of Rs. 6720000/

been higher than consideration.

Collector & Sub-Redistrar Vallabh Nagar (Under the Indian Stamp Act)

An amount of Rs. 49905/towards Stamp Duty

Including Transfer duty and Rs. 2006

towards Registration Fee was paid by the party

through Challan Receipt Number 00470/

Dated 12/6/06 at SBH, Begumpet Branch.

15 35555 200 5 50/5. \$ 19285 5005 25/5. \$ 19285 5005 25/5. \$ 1928 5005 25/5. \$ 1928 5005 25/5. \$ 1928 500 \$ 2005 25/5. \$ 1928 500 \$ 2005 25/5. \$ 1928 500 \$ 2005 25/5. \$ 1928 500 \$ 2005 25/5. \$ 2005 25



- J) Undivided share of-land to the extent of Acres 0-15 guntas purchased as his share out of Acres 1-16 guntas in Sy.No.33 through Sale deed dated 27.03.2003 registered as document no.2145/2003.
- K) Undivided share of land to the extent of Acres 0-2.10 guntas purchased as his share out of Acres 0-10½ guntas in Sy.No.13EE through Sale deed dated 27.10.2003 registered as document no.3407/2003.
- L) Undivided share of land to the extent of Acres 0-04 guntas purchased as his share out of Acres 0-20 guntas in Sy.Nos.9,10,11 & 15 through Sale deed dated 22.01.2003 registered as document no.2140/2003.
- M) Undivided share of land to the extent of **Acres 0-0.8 guntas** purchased as his share out of Acres 0-4 guntas in Sy.Nos.9 & 11 through Sale deed dated 19.12.2003 registered as document no.4166/2003.
- N) Undivided share of land to the extent of Acres 0-17.50 guntas purchased as his share out of Acres 1-38½ guntas in Sy.Nos.16,17,18 & 19 through Sale deed dated 28.02.2003 registered as document no.2144/2003.
- O) Undivided share of land to the extent of Acres 0-04.60 guntas purchased as his share out of Acres 0-23 guntas in Sy.No.8/AA through Sale deed dated 19.12.2003 registered as document no.4167/2003.
- P) Undivided share of land to the extent of Acres 0-04.60 guntas purchased as his share out of Acres 0-23 guntas in Sy.No.8/A through Sale deed dated 19.12.2003 registered as document no.4168/2003.
- Q) Undivided share of land to the extent of Acres 0-13.50 guntas purchased as his share out of Acres 0-36½ guntas in Sy.Nos.9,10,11 & 15 through Sale deed dated 16.06.2003 registered as document no.2902/2003.
- R) Undivided share of land to the extent of Acres 0-20.8 guntas purchased as his share out of Acres 2-24 guntas in Sy.No.5 through Sale deed dated 05.02.2003 registered as document no.2141/2003,

Whereas the Owner offered to sell the agricultural land an extent of Acres 3-14.4 guntas in Sy.Nos. 5, 8/A, 8/AA, 9, 10, 11, 12/E, 13/E, 13/E, 14, 15, 16, 17, 18, 19, 20, 21/A, 21/AA, 27/A, 28/A, 28/AA, 28E, 29/E, 29EE & 33 situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist., hereinafter referred to as the "SCHEDULE OF PROPERTY" shown in the schedule below, for a total amount of Rs.67,20,000/- (Rupees Sixty Seven Lakhs and Twenty Thousand Only) and the Purchaser agreed to purchase the same.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

- (1) The Owner hereby declares that he is the absolute owner of agricultural land an extent of Acres 3-14.4 guntas in Sy.Nos. 5, 8/A, 8/AA, 9, 10, 11, 12/E, 13/E, 13/EE, 14, 15, 16, 17, 18, 19, 20, 21/A, 21/AA, 27/A, 28/A, 28/AA, 28E, 29/E, 29EE & 33 situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist and he has the right to sell the above said land.
- (2) The Owner has agreed to sell and the Purchasers have agreed to purchase the schedule of property for a total sale consideration of Rs.67,20,000/-(Rupees Sixty Seven Lakhs and Twenty Thousand Only).

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డు పూస్తకము 2006 కం/కా.శ టెటి8 వ కం.మీ దస్తావేజు నెండె 109 నిజగ్గము కాగిచగులు కుండ్యా (103) ఈ కాగితము వరుస్త సంఖ్య (3)

วัด โรมเลิง มอดีสสซี



(3) In pursuance of the above said agreement the Vendees paid the entire sale consideration of Rs.67,20,000/- (Rupees Sixty Seven Lakhs and Twenty Thousand Only) through Cheques details given below:

Cheque No.	Dated	Amount	Drawn on
807732	11/03/06	22,25,000/-	ING Vysya Bank Ltd., Abid Road Branch, Hyderabad
126302	12/06/06	6,70,000/-	ING Vysya Bank Ltd., Abid Road Branch, Hyderabad
126305	12/06/06	30,25,000/-	ING Vysya Bank Ltd., Abid Road Branch, Hyderabad
126307	12/06/06	8,00,000/-	ING Vysya Bank Ltd., Abid Road Branch, Hyderabad

and the Vendor do hereby accept and acknowledge the receipt of the entire sale consideration from the Vendees.

- (4) The Owner has handed over the possession of the schedule of property to the Purchaser today.
- (5) The Purchaser has entered into the Agreement of Sale after fully satisfying itself that the Owner has a legal title to the schedule of property.
- (6) The Owner through his General Power of Attorney shall execute the proper sale deed or sale deeds in favour of the Purchaser or its nominees. But the Purchaser or their nominees shall bear the stamp duty, registration fees and other miscellaneous expenses for the execution of the sale deed/s in their favour.
- (7) The Owner hereby assure and declare that the SCHEDULE OF PROPERTY is not the assigned land and this sale transaction is not prohibited under the provisions of the A.P. Assigned Lands (Prohibition of Transfer) Act No.9 of 1977.
- (8) The Owner deciares that the schedule of property is free from any encumbrance, charge, lien, court attachments, litigation and mortgage.
- (9) That the Schedule of property is not sold to any one earlier nor it is under any prior Agreement with any other party.
- (10) The Owner hereby agreed to clear all taxes, ceases, revenue taxes, whatsoever dues in respect of the said property, within the period of registration.

This Irrevocable General Power of Attorney cum Agreement of Sale shall authorize the said Purchaser to do the following acts on the Owner's behalf for the agricultural land an extent of Acres 3-14.4 guntas in Sy.Nos.5, 8/A, 8/AA, 9, 10, 11, 12/E, 13/E, 13/EE, 14, 15, 16, 17, 18, 19, 20, 21/A, 21/AA, 27/A, 28/A, 28/AA, 28E, 29/E, 29/EE & 33 situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist

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- a) To divide the schedule of property into house plots and to get the lay out plan approved by the concerned authorities and sell the said house plots to the intending purchasers, to receive the sale consideration from them and issue receipts for the same and to execute the sale deeds in their favour and present them for registration before the concerned Registrar/Sub Registrar and admit the execution of the same and to deliver the possession of the house plots.
- b) To develop the above said land by constructing individual buildings or buildings with residential apartments or for commercial purpose and sell them to the intending Purchaser at the rate which they feels reasonable, to receive the sale consideration from them and issue the receipt/s for the same and execute the sale deeds in their favour and present them before the concerned Registrar/Sub Registrar and admit the execution of the same and to do everything necessary for the proper registration of the same and deliver the possession of the same to the Purchasers.
- c) To enter into a Development Agreement with any Developer/Builder to develop the Schedule of property by constructing individual buildings or residential apartments or commercial apartments.
- d) To enter into an Agreement of Sale with purchaser/s either the whole of scheduled property or portion of it or undivided share in the schedule of property and to receive the amount.
- e) To sign all the applications to be submitted to HUDA and concerned Municipality for approval of the layout and building plans, to the A.P.Transco for the supply of electricity, to the concerned authorities for providing drainage and water supply etc. and process the said applications.
- f) To appoint anybody as their GPA holder.
- g) To look after and protect the schedule of property from encroacher, land grabbers and un social elements and to take necessary and appropriate action against them by making applications to the concerned authorities and if necessary to approach the Civil and Criminal Court.
- h) To pay the taxes and revenue payable on the schedule of property to the State Government, Central Government and local authority.
- i) To make use of the schedule of property to its maximum advantage.
- To file any suit or proceeding in any court or authority to protect their right and title to the schedule of property and for the same to sign the plaint, vakalat and all the necessary applications and documents on our behalf and also to give evidence and engage any advocate of their choice in the said suit/proceeding.
- k) To defend, if any suit or proceeding is initiated by any person challenging their right and title to the schedule of property and to do all the acts necessary to protect their property.
- To mortgage the schedule of property to any Bank or Financial Institution to get loan for the development of the schedule of property and to execute all the necessary documents for the said purpose.

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- m) Generally to do all other acts, deeds and things whatsoever in respect of the schedule of property which the Owners themselves shall do in their interest.
- n) Owner is nothing to do with taxes to be levied on the future transactions of the Purchasers on the Schedule of Property.

The Owners hereby undertakes to ratify whatever their attorney lawfully do or cause to be done by virtue of this deed.

SCHEDULE OF PROPERTY

All that agricultural land an extent of Acres 3-14.4 guntas in Sy.Nos. Sy.Nos. 5, 8/A, 8/AA, 9, 10, 11, 12/E, 13/E, 13/EE, 14, 15, 16, 17, 18, 19, 20, 21/A, 21/AA, 27/A, 28/A, 28/AA, 28E, 29/E, 29/EE & 33 situated at Mahadevpur Village, Alwal Municipality, Malkajgiri Mandal, R.R.Dist. and bounded by:

Boundaries for Ac.0-31.5 gts. in Sy.Nos.9,10,11,15

North

Sy.No.8 & Kowkoor boundary

South

Sy.Nos.2,12,13,14 & 29

East

Sy.Nos.16,17,18 & 19, land belongs to

Basaram Narasimha & Yettalah

West

Sy.No.4 & Burugubhavi

Boundaries for Ac.0-20.8 gts. in Sy.No.5

North

Sy.No.7 & Part of Sy.No.6

South -

: Sy.No.33

East

Sy.No.3 & Part of Sy.No.6

West

Kowkoor Village

Boundaries for Ac.0-28 gts. in Sy.No.33

North

Sy.No.5 Agricultural Land

South

Part of Sy.No.33 Agricultural Land

East

Sy.No.2 Agricultural land

West

Kowkoor Village

Boundaries for Ac.0-8gts. In Sy.No.28/A, 28/AA, 28/E

North

Sy.Nos.27, Part of Sy.No.29

South

Way to the land

East

Sy.No.25

West....

....Sy.No.29

Boundaries for Ac.0-5.00 gts. in Sy.No.29(29/EE)

North

Sy.No.15

South

Way to the land

East

Sy.No.28

West

Sy.No.13 & Part of Sy.No.30

కు ప్రాస్థకమునలు6 20/ రా శ్రీ దిన్నలు సంక్షా (10) దస్తానిణ సం:3109 మొక్కము కాగికుముల పంత్యక్ష (10) రం కాగినము నరుస్త్ర స్టార్ట్ (6)

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Boundaries for Ac.0-11.40 gts. in Sy.Nos.12/E,13/E,14,20,21/AA & 29/E

North

Sy.Nos.11,15 & 19

South

Existing Road

East West

Sy.Nos,28,32 & 26

Sy.Nos.2,31 & 30

Boundaries for Ac.0-2.10 gts. in Sy.No.13/EE

North

Sy.No.12, Part of Sy.Nos.15 & 11

South

Sy.No.30

East

Sy.No.29

West

Sy.No.2, Part of Sy.No.12

Boundaries for Ac.0-0.80 gts. In Sy.Nos.9 & 11

North:

Vendor Land

South

Bandari Mallesh & others Land Bandari Mallesh & others Land

East West

Kurma Mallalah Land

Boundaries for Ac.0-9.2 gts. in Sy.No.8/A, 8/AA

North

Nelghbours Land & Kowkoor boundary

South

Sy.No.9 & Sy.No.4 Mahadevpur

East

Kowkoor Boundary &

West ...

Part of Sy.No.8 Mahadevpur Part of Sy.No.8 & Sy.No.4

Boundaries for Ac.0-17.50 gts. In Sy.No.8/A, 8/A

Kowkoor boundary .

South

Sy.No.15 Agriculture land

East

Land belongs to Ramaswamy & Brothers

West

Sy.No.11

In Witness whereof the parties signed this Agreement of Sale Cum General Power of Attorney on the day, month and year first above mentioned in presence of the following witnesses.

Witnesses:

VENDOR

10 4034 (10) 10.2-2

RULE

THAT the Vendor hereby declare that there are no Hango Trees. Coconut Trees. Betal Leaf Gardens. Orange Grooves ar any such Coconut Gargens, that there are no Hines or Quarries of Granites or such Other Valuable Stones, that there are no Hachinery, no Fish Ponds etc., in Valuable Stones, that there are no Hachinery, no facts in noticed the land being transferred that if any suppression of facts in noticed at a future dated the Vendor will be liable for procedution as per law beside is payment of deficit duty.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED

Under Rule 3 of the Andhra Pradesh Prevention of Under Valuation instrument rule 1975.

I/We, Sri.A.JAIPAL REDDY, S/o Sri A.Punna Reedy, age 53 years, Occ: Business, R/o Deshmukh Colony, Hyderabad

do hereby declare & State of the best of my/our knowledge and belief the market value of the property intend to be intende is as follows.

TOTAL MARKET VALUE-PER AREA SY. No. PLACE AVLUE ACRE Rs. Rs.

Mahadevpur 5,8/A,8/AA,9,10 AC.3-14.4 Gts Rs.20,00,000/VILLAGE. 11,12/E,13/E,13/EE
Alval 14,15,16,17,18,19,
Municipality 20,21/A,21/AA,27/A
Malkajgiri 28/A,28/AA,28E,29/E
MANDAL 29/E 2 2988 & 33 HAHDAL

R.R. DIST.

D. Jind Aug

SIGNATURE OF EXECUTANT

STATION: S.R.O.,

THE OBSTER CO

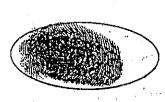
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PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908

FINGER PRINT IN BLACK INK LEFT THUMB PASS PORT SIZE PHOTOGRAPH

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER





A. Jaspel Reddy

Blo De Shymuch Colon

Aughrand.



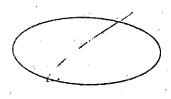


M/s. Janapriya Engineers Syndicate

Rep by Managing Partner

K. Revinder Reddy

S/o. Late K. Purushotham Reddy
3-6-115, Kimayathagar, Hydenbad - 500 022.





SIGNTURE OF WITNESSES:

SIGNTURE OF EXECUTANT/S

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కి భాగ్గతము ఎంది సం కా కి కిని కిన సం ము దస్వేపేటి నెల 3.00 మొద్దము కా గికు బటల సంత్య (10) ఈ భాగ్గతము ఎనుకు కులల్మ (10)

RULE

THAT the Vendor hereby declare that there are no Mango Trees, Coconut Trees, Betal Leaf Gardens, Orange Grooves ar any such Coconut Gargens, that there are no Mines or Quarries of Granites or such Other Valuable Stones, that there are no Machinery, no Fish Ponds etc., in the land being transferred that if any suppression of facts in noticed at a future dated the Vendor will be liable for procedution as per law heade is rewment of deficit duty. beside is payment of deficit duty.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED

Under Bule 3 of the Andhra Pradesh Prevention of Under Valuation instrument rule 1975.

I/We, Sri.A.JAIPAL REDDY, S/o Sri A.Punna Reedy, age 53 years, Occ: Business, R/o Deshmukh Colony, Hyderabad

do hereby declare & State of the best of my/our knowledge and belief the market value of the property intend to be intende is as follows.

PLACE

SY.No.

AREA

VALUE-PER ACRE Rs.

TOTAL MARKET VALUE Rs.

Hahadevpur 5,8/A,8/AA,9,10 AC.3-14.4 Gts Rs.20,00,000/- Rs.67,20,000/-VILLAGE, 11.12/E.13/E.13/EE
Alval 14.15.16.17.18.19.
Hunicipality 20.21/A.21/AA.27/A
Halkajgiri 28/A.28/AA.28E.29/E
HANDAL 29EE & 33

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R.R. DIST.

D. Jen dung

STATION: S.R.O.,

THE SEAL OF THE SUB REDISTER OF THE SUB REDIST

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