

SCANNED

4305/05

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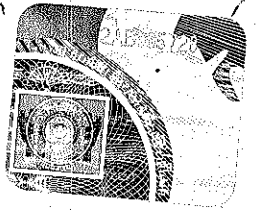
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1115 30/5/05 609

MOHD. HABIBUDDIN

Sole to K. Bakka Reddy
Late K. Gund Reddy 9th May
04

S.P.V L. No 14/88 K. No 37/2003
H. No. 22-2 575 Basetty Kneib,
Hyderabad-500 024



AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY

THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY is made and executed on this the 3rd day of JUNE, 2005 by :

SRI TOTTEMPUDI SREENIVASA BUCHI BABU Son of Late Sri T. Siva Rama Krishna, aged about 43 years, Occupation : Service, Resident of House No.16-2-751/A/66, Karan Bagh, New Saidabad Colony, Hyderabad-500 659, presently residing at House No.1158, 11th Main 11th Cross, WOC Road 2nd stage, Mahalaxmipuram, Bangalore-86.

Hereinafter called as "EXECUTANT/VENDOR" which expression shall mean and include all her heirs, executors, administrators, legal representatives and assignees etc., of the ONE PART.

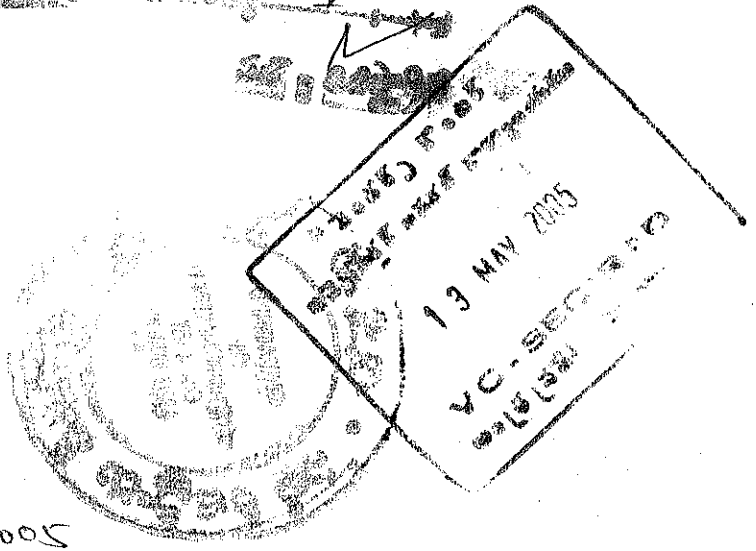
IN FAVOUR OF

SRI K. BAKKA REDDY Son of Late K. Gund Reddy, aged about 65 years, Occupation : Retired Employee, Resident of House No.6-3-418, Panjagutta, Hyderabad.

Hereinafter called the "VENDEE/ATTORNEY" which expression shall mean and include his heirs, executors, administrators, legal representatives and assignees etc., of OTHER PART.

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1395-10
T. Bhanu



88899 3-6-2005
Chevelle Mr. Receipt No.

నాని ఇచ్చినట్లు ఒప్పుకొన్నా

తన బొటన వేలు ముద్ర T. Bhanu, Shive Rama Krishna de Service
R/o Hyderabad



నామ రుద్దు పై

Shivaram Reddy Retired Employee
R/o Parsagutta Hyderabad



నిరూపించినది

- 1. Bhanu's father S/O Jangarala occ: R/O Chevelle mandal
Chevelle R.P. Dist.
- 2. Bhanu's father S/O Md. Moizuddin occ: student R/O Hyderabad.

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T. Bhanu

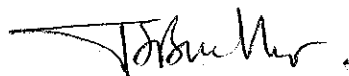
WHEREAS the Vendor is the sole, absolute owner and possessor of Undivided share of land admeasuring Ac.2-00 guntas out of Ac.15-28 guntas, i.e., in Survey No.44/ ~~C~~ /2, an extent of Ac.1-33 guntas, Survey No.44/ ~~C~~ /2, an extent of Ac.1-30 guntas, Survey No.44/ ~~Q~~ /1, an extent of Ac.0-04 guntas, Survey No.44/ ~~H~~ /1, an extent of Ac.1-07 guntas, Survey No.44/ ~~H~~ /2, an extent of Ac.1-07 guntas, Survey No.44/ ~~H~~ /3, an extent of Ac.1-06 guntas, Survey No.44/ ~~H~~ , an extent of Ac.3-07 guntas, Survey No.44/ ~~H~~ , an extent of Ac.3-07 guntas, Survey No.46/ ~~Q~~ , an extent of Ac.1-10 guntas, Survey No.46/ ~~H~~ /2, an extent of Ac.1-16 guntas, Survey No.46/ ~~H~~ , an extent of Ac.0-36 guntas, Survey No.46/ ~~W~~ , an extent of Ac.0-37 guntas, Survey No.46/ ~~W~~ , an extent of Ac.0-37 guntas, Survey No.46/ ~~W~~ , an extent of Ac.2-31 guntas, total admeasuring Ac.21-28 guntas, situated at YENKEPALLY VILLAGE, CHEVELLA MANDAL, RANGA REDDY DISTRICT., out of total admeasuring Ac.21-28 guntas an extent of Ac.15-28 guntas, purchased alongwith P. Venkata Subba Rao S/o Late Seeta Ramaiah and 3 others, under registered Sale Deed No.1314 of 2000, Book I, Volume No.815, dt.26-2-2000, registered at S.R.O. Chevella, having mutated the same vide Pattedar Pass Book No.422209, Patta No.282, Title Deed No.404030, issued MRO Chevella.

AND WHEREAS the Vendor being in need of money, offered and agreed to sell undivided share of Agriculture land admeasuring Ac.2-00 guntas out of Ac.15-28 guntas in Survey No.44/ ~~C~~ /2, Survey No.44/ ~~Q~~ /2, Survey No.44/ ~~Q~~ /1, Survey No.44/ ~~H~~ /1, Survey No.44/ ~~H~~ /2, Survey No.44/ ~~H~~ /3, Survey No.44/ ~~H~~ , Survey No.44/ ~~H~~ /2, Survey No.46/ ~~Q~~ , Survey No.46/ ~~H~~ /2, Survey No.46/ ~~H~~ , Survey No.46/ ~~H~~ , Survey No.46/ ~~W~~ , Survey No.46/ ~~W~~ , Survey No.46/ ~~W~~ , situated at YENKEPALLY VILLAGE, CHEVELLA MANDAL, RANGA REDDY DISTRICT., to the Vendee of second part, for a total sale consideration Rs.60,000/- (Rupees Sixty Thousand only) and the Vendee has accepted the above offer and agreed to purchase the same for said sum.

That in pursuance of the aforesaid offer and acceptance the Vendee has already paid the entire sale consideration of Rs.60,000/- (Rupees Sixty Thousand Only) to the Vendor, that the Vendor hereby admit and acknowledge the receipt of the same, and the Vendor hereby undertake to register the Sale Deed in favour of Vendee or her nominee whenever the Vendee ask for.

The Vendor has deliver the vacant possession of the Schedule Property to the Vendee.

The Vendor hereby authorise the G.P.A. to register the Schedule Property in parts or full in favour of the Vendee or his nominee/s or such other person/s as the Vendee may nominate from time to time, for the consideration received and for all purposes the nominee of the Vendee.



Page No. 2005 4305
Date of registration 3-6-2005
No. of pages 2

Statement U/E 41 & 42 of act II of 1956

S. No. 4305 dt. 3-6-2005
Certified that the defunct stamp duty of
Rs. 5000 has been levied in respect of this instrument
from Sri S. Buehi Babu
R/O. Hyd. on the basis of the
approved market value of Rs. 60000/-
being higher than consideration.

[Signature]
Sub-Registrar & Collector
U/E 41 & 42 of I. S. Act

An amount of Rs. 3500/- towards Stamp Duty
including Transfer duty and Rs. 395/-
towards Registration Fee was paid by the party
through Challan Receipt Number 889993
Dated 3-6-2005 at SBH, Chevella Br., A. R. District

Registered as Document No. 4305
1005/197 SE of Book I. and assigned
the Identification Number as 150124305/05
For Scanning.
Date: 3-6-2005

[Signature]
Registration Officer



The Vendor hereby declare that the property offered for sale is free from all encumbrances, liens, charges and prior agreement/s of sale, sales, mortgages, gifts, litigations and court attachments etc., and the Vendor has power to enter into an Agreement of sale cum General Power of Attorney with the Vendee.

The Vendor hereby assure the Vendee that nothing material relating to this agreement of sale is concealed and that there is no other person/s whosoever has any right or claim over the schedule property except the Vendor.

That the Vendor hereby agree and declare that he shall indemnify and keep the Vendee indemnified from and against all the losses, costs, expenses, damages, sustained if any to the Vendee on account of any defect in title of the Vendor or from any third parties claim or if the Vendee is deprived from the part whole of the schedule property the Vendor shall compensate against the same at all times.

That the land affected by this document is not covered by the provisions of the Act 9 of 1977 of Govt. of A.P. (Assigned land act).

GENERAL POWER OF ATTORNEY:

I, the above mentioned Vendor, do hereby nominate and appoint above said Vendee, as my General Power of Attorney on my behalf, in respect of sale and management of my interests and rights on Schedule Property and to do all such deeds, things and acts as required to be done for effectively conveying the Schedule mentioned Property.

I, authorise the said Attorney to execute the sale deed(s) and to admit the receipt of the sale consideration and to do any act, deed(s) or thing as may be necessary to complete the registration of the sale deed or deeds in respect of the Schedule mentioned property.

To sign all the papers, sale deed or sale deeds, agreement of sale or any other deed of transfer and present the same before the registering authority in my name and on my behalf.

To sell the Schedule property in full or in part as my attorney may deem fit and proper in my name and on my behalf.

To receive the sale consideration in full or in part as the case may be in my name and on my behalf.

I, the above named Vendor do hereby agree and declare that all acts, deeds and things done, executed or performed by the said General Power of Attorney shall be valid and binding on us to all intend and purposes as if done by me personally, I undertake to ratify and confirm whenever required.



2005 4305
కర్తవ్యము మార్గం కార్యముల సంఖ్య: 6
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To sign, file, petition, affidavits and others papers in Govt. Semi-Govt. Offices,

To compound and compromise any litigations.

To deliver the possession of Schedule property to the intending purchaser(s)

The Vendor herein authorise the G.P.A. to transfer his rights and interests in respect of the scheduled property in the name of the Vendee or his nominee(s).

That the land affected by this document is not covered by the provisions of the Act 9 of 1977 of Govt. of A.P. (Assigned land act).

| | | |
|-------------------|---|-------------------|
| D.S.D. | : | Rs. <u>3500/-</u> |
| Registration Fees | : | Rs. <u>300/-</u> |
| User | : | Rs. <u>95/-</u> |
| | | ----- |
| | | Rs. <u>3895/-</u> |

Challan Receipt No. 889993, dt. 31/6/2005

SCHEDULE OF THE PROPERTY

ALL that the undivided share of Agricultural land admeasuring Ac.2-00 guntas out of Ac.15-28 guntas in Survey No.44/ B /2, Survey No.44/ B /2, Survey No.44/ 2 /1, Survey No.44/ 82 /1, Survey No.44/ 7 /2, Survey No.44/ 4 /3, Survey No.44/ 6 , Survey No.44/ 6 : Survey No.46/ 7 , Survey No.46/ 7 /2, Survey No.46/ 6 , Survey No.46/ 7 , Survey No.46/ 7 , Survey No.46/ 7 , situated at YENKEPALLY VILLAGE, CHEVELLA MANDAL, RANGA REDDY DISTRICT., and bounded as follows:

NORTH :: Land in Survey No.44/Part and 46/Part.
 SOUTH :: Land in Survey No.52.
 EAST :: Land in Survey Nos.47 and 48.
 WEST :: Sirusani Linga Reddy's Land.

IN WITNESS WHEREOF the Vendor (Executant), Consenting Parties and Vendee (Attorney) have agreed to the above terms and conditions and have affixed their signature to this indenture out of free will and consent on this the day, month and year first above mentioned, in the presence of the following witnesses.

WITNESSES:

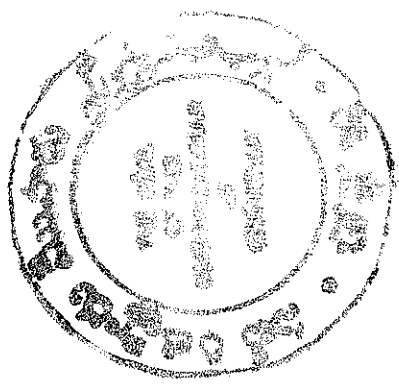
1. 


 SIG. OF EXECUTANT/VENDOR.

2. 


 SIG. OF VENDEE/ATTORNEY.

అంకం 2005 7305
ప్రతిపది మార్గం లాగి కమిషన్ నంబర్ 6
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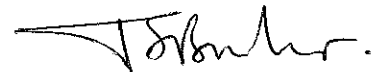
That the Vendor hereby declares that there are no Mango Trees, and there are no Coconut Trees, Betal Leaf Gardens, Orange Groves or any such other gardens, that there are no mines or quarries of granites or such other valuable stones, that there are no machinery etc., in the lands now being transferred that if any suppression of facts is noticed at a future date, the Vendor will be liable for prosecution as per law, besides 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.

| Particulars | Sy. No. | Area | Per Acre | Total M.V. |
|------------------------------------|---------|----------|--------------|--------------|
| | | Ac. Gts. | | |
| <u>YENICEPALLY</u> | | 2-00 | Rs. 30,000/- | Rs. 60,000/- |
| VILLAGE, <u>CHEVELLA</u> | | | | |
| MANDAL RANGA REDDY DISTRICT. | | | | |

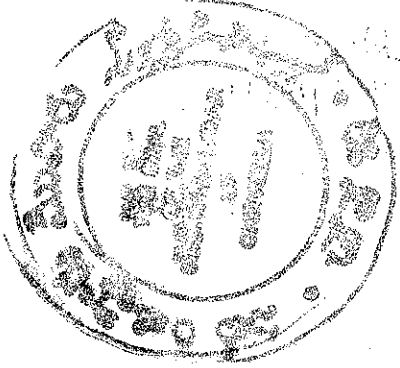
Station : R.O. Ranga Reddy District.

Dated : 03-6-2005.




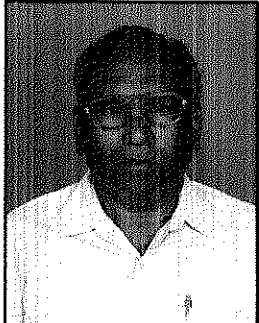

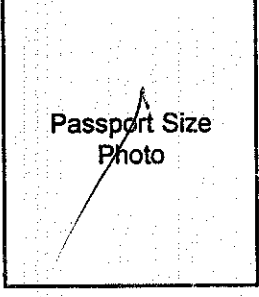

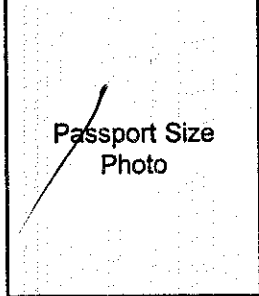


EXECUTANT


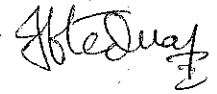
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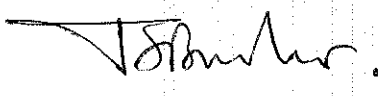
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A, OF
REGISTRATION ACT, 1908.**

| Sl. No | FINGER PRINT IN BLACK INK (Left Thumb) | PASSPORT SIZE PHOTOGRAPH (Black & White) | NAME AND PERMANENT POSTAL ADDRESS OF Presentant / Seller / Buyer |
|--------|---|---|---|
| |  |  | <p>Sri T. SREENIVASA NUCHI BABU R/o 16-2-951/A/66 Kasam Bagh New Saidabad Colony Hyderabad.</p> |
| |  |  | <p>(VENDEE) Sri K. BAKKA REDDY 6-3-418 PANJAGUTTA Hyderabad.</p> |
| |  |  | |
| |  |  | |

SIGNATURE OF WITNESSES :

- 
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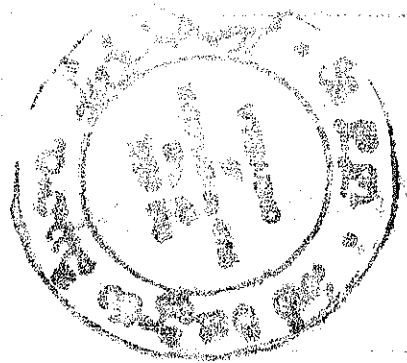

SIGNATURE OF VENDEE


SIGNATURE OF THE EXECUTANT'S

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

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DATE 08-20-2015 BY 60322 UCBAW/STP/STP

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