

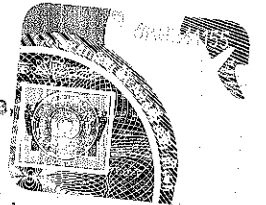


18701

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH K. Lalitha 08AA 460155

సం. 28140  
SOLD TO K. Santosh  
K. Sivaram  
G. Ramchander

K. L. MOHAMMAD  
S. V. ... 19 2004,  
Shop No. ... Enclave  
Ameerpet, Hyderabad - 500 038



S. Yellaiah Chevella R.R. D.H.

**AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY**

THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY is made and executed on this the 09<sup>th</sup> day of November, 2005 at Chevella by :-

- 1) **Sri. BONDA UMAMAHESHWARA RAO,**  
S/o. Late Kanaka Rao,  
Age: 40 years, Occ: Business,  
R/o.# 502, Royal Residency Apartments,  
Prajashakthi Nagar, VIJAYAWADA -10
- 2) **Sri. MOVVA KRISHNA MOHAN,**S/o.Koteshwar Rao,  
Age: 38 years, Occ: Business,  
R/o. # 108, Phase – II, Meteor Palmgrove Apartment,  
Somajiguda, HYDERABAD-500 082

(Hereinafter called as the "EXECUTANTS/VENDORS" which expression shall mean and include all their heirs, executors, administrators, legal representatives and assignees etc., of the First part )

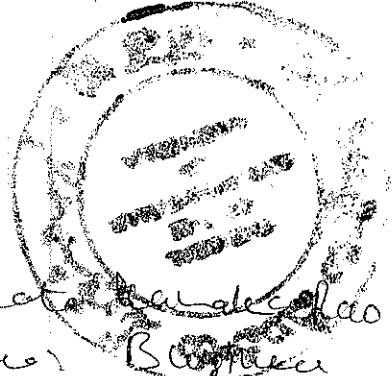
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*(Handwritten signatures and initials)*

2005 వ సం. నవంబరు నెం. 10 తది  
 1927వ సా.సా. కౌశ్యం కు సం. 19 నెం.  
 పనులు 12 కు సం. 1 నెం. 1 కు సం. 1 నెం.  
 తది  
 రిజిస్ట్రేషన్ చట్టము 1900 లోని సెక్షన్ 32 లో  
 అనుసరించి సమర్పించబడిన పాపాక్షరాలు  
 మరియు వెలియుద్రులకి వసూలు దాఖలు చేసి  
 రుసుము రూ. 11.00 చెల్లించినారు.

అక్టోబరు 2005 వ సం. 10374  
 నెం. 8  
 నెం. 1

SBH CHEVELLA  
 Rept. No. 34112 Date 9/1/08



క్రాంతి కార్మిక సంఘం  
 వాణిజ్య సంఘం



వాణిజ్య సంఘం



వాణిజ్య సంఘం



వాణిజ్య సంఘం



వాణిజ్య సంఘం

[Signature]

శ్రీ Catala  
 av: Bushra  
 No Ujayanwada

[Signature]

శ్రీ Catala  
 av: Bushra  
 No Somaji guda  
And

[Signature]

శ్రీ Yellaias  
 av: And  
 No Chevella (VEM)

[Signature]

శ్రీ Yellaias  
 av: Bushra  
 No Chevella (VEM)

- 1) [Signature] etc. Kamatchi occ: Agriculture. No Perlapally village  
Chevella Mandal. Kanga Reddy Dist.
  - 2) Tyudli; etc. Shamshuddin occ: Business No Chevella village  
Chevella Mandal. Kanga Reddy Dist.
- 10 వ సం. నవంబరు నెం. 2005 నెం.  
19 వ సం. 2005 నెం. 1927 నెం.

**IN FAVOUR OF**

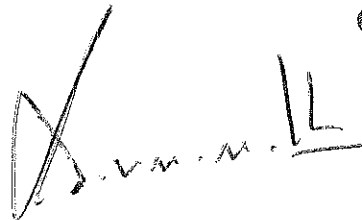
- 1) **Sri.G.RAMCHANDER,**  
S/o. Yellaiah, Aged about: 32 years, Occ: Agriculture,  
R/o.Chevella Village and Mandal,  
R.R.Dist
- 2) **Sri.P. RAVINDER,**  
S/o. Yellaiah, Aged about: 33 years, Occ: Business,  
R/o.M.I.G. 9, Housing Board Colony,  
Chevella Village and Mandal,  
R.R.Dist.

(Hereinafter called the "VENDEES/ATTORNEYS" which expression shall mean and include all their heirs, executors, administrators, legal representatives and assignees etc., of the Second part)

**WHEREAS** the Vendor No.1 is the absolute owner and possessor of the Agricultural land in Survey Nos. 44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/RU, 44/A/1, 46/P, 46/A, 46/AA, 46/EE, 46/U, 46/UU, 46/E, 46/EE/2, 46/UU, 46/RU and 46/RUU, total admeasuring Ac.17-00 Gts out of Ac.33-36 Gts., situated at Yenkepally Village, Chevella Mandal, Ranga Reddy District having purchased the same from Sri. P.Venkata Subba Rao, S/o. Late Seetha Ramaiah and 4 others vide registered sale deed bearing document No. 6542/2005 dated 08-08-2005 registered in the office of the Sub-Registrar, Chevella, R.R.Dist., thus the vendor is having absolute ownership, title and is competent to sell the schedule mentioned property.

**WHEREAS** the Vendor No.2 is the absolute owner and possessor of the Agricultural land in survey Nos. 44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/U, 44/RU, 44/ 1/A, 44/UU, 46/E, 46/EE/2, 46/U, 46/RU, 46/RUU, 46/LU, 46/P, 46/A, 46/AA, 46/RU and 46/U, total admeasuring Ac.03-00 Gts, out of Ac.33-36 Gts., situated at Yenkepally Village, Chevella Mandal, Ranga

Contd..3









2005/192/SE of Book 1, and assigned  
 10374  
 సంఖ్య 8  
 పేజీల సంఖ్య 2

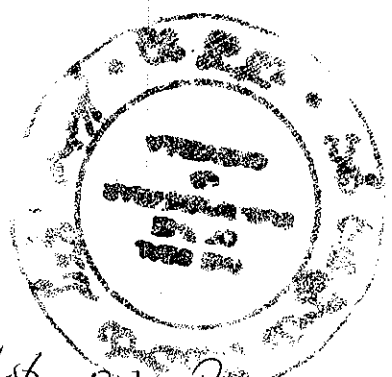
Endorsement U/S 41 & 42 of act II of 1989  
 S.No. 10374 Dt. 10/11/05  
 Certified that the deficit stamp duty of  
 Rs. 39,900/- (Rupees One Lakh  
Thirty Nine Thousand Nine Hundred  
 has been levied in respect of this instrument  
 from Sri B - Uma Maheshwar Rao  
 R/o. Ujpayawada on the basis  
 of the approved market value of Rs. 20,00,000/-  
 being higher than consideration.

సబ్-రెజిస్ట్రార్  
 CHEVELLA

Sd/- Registrar  
 CHEVELLA

An amount of Rs. 1,11,900 + 28,000/-  
 towards Stamp Duty  
 Including Transfer duty and Rs. 9000 + 2000/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 341124  
 Dated 9/11/05 at SBH, Chevella Br., R.R. District.

Registered as Document No. 10374  
2005/192/SE of Book 1, and assigned  
 The Identification Number as 1501 - 10374/05  
 For Scanning,  
 Date: 10/11/05  
 Sd/-  
 Registering Officer



presented with docs no. 6330/06 & 6331/06 Bk 2  
 Sd/- Chevella  
 07/11

: 3 :

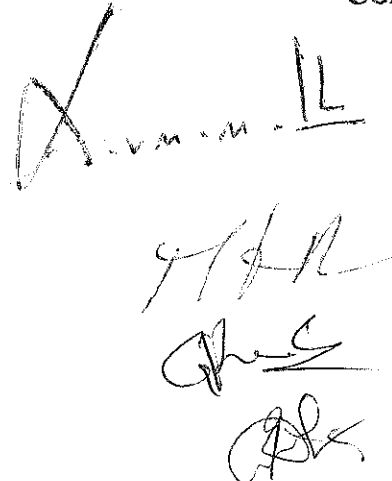
Reddy District having purchased the same from Sri. P.Venkata Subba Rao, S/o. Late Seetha Ramaiah and 4 others vide registered sale deed bearing document No. 6541/2005 dated 08-08-2005 registered in the office of the Sub-Registrar, Chevella, R.R.Dist., thus the vendor is having absolute ownership, title and is competent to sell the schedule mentioned property.

WHEREAS the Vendors has offered to sell the above said land totaling to Ac.20-00 Gts for their necessities which is more fully described in the Schedule hereto, hereinafter called the SAID LAND and the Vendees herein agreed to purchase the same for a total sale consideration of Rs. 20,00,000/- (Rupees Twenty lakhs only) @ Rs. 1,00,000/- per acre.

**NOW THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS**

- 1) That in pursuance of the aforesaid offer and acceptance the Vendees has paid entire sale consideration amount of Rs. 20,00,000/- (Rupees Twenty lakhs only) @ Rs. 1,00,000/- per acre by cash to the Vendors before the Sub-Registrar, thus the Vendors hereby admits and acknowledges the receipt of the amount towards sale of the schedule mentioned property.
- 2) That the Vendors are hereby declares that the said land is free from all charges, mortgages, claims, prior sales, loans and taxes\*etc. and nothing is due. If any arrears are found to be payable up to the date of this deed of execution shall be borne by the Vendors only.
- 3) That the Vendors has handed over the vacant and peaceful possession of the said land to the Vendees by demarcating the boundaries.
- 4) The Vendors declares that the Vendors transfers every ownership, right to the Vendees without any coercion and undue influence and the Vendees can enjoy, mortgage, gift and transfer the property at their will and wish.

Contd..4



సంవత్సరము 2005 వ సంవత్సరము.

10374 వ పన్నానేణా వాగిదము.

సంఖ్య 8 కారితముల

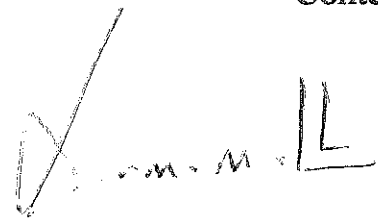
బదుల సంఖ్య 3

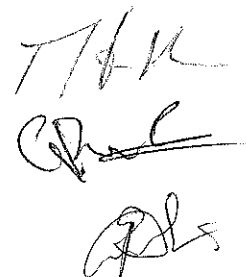
సచి-లిజిస్ట్రారు.



- 5) That the Vendors are hereby agree to keep indemnify the Vendees from all such losses, damages and expenses that the Vendees may put to by reasons of any defect found in the title of the said land hereby conveyed, so that the indemnity should be assessed basing upon the market value of the land as on the date of claim.
- 6) The Vendors declares that there are no person or persons in the schedule property as tenants and it is free hold property.
- 7) That the Vendors further agreed to sign all such papers and petitions which are required reasonably in getting mutation in the Gram Panchayat Records or in any other concerned departments at the expenses of the Vendees only.
- 8) That the Vendors hereby declares that there are no Betel leaf gardens/orange groves; that there are no mines or quarries of granites or any other valuable stones; that there are no machinery no fish ponds etc. in the land now being transferred, that if any suppression of facts is noticed at a future date the Vendors will be liable for prosecution as per law, besides the payment of deficit duty.
- 9) All that the land affected by this document is not an assigned land as defined in Section 2 (1) Act 9 of 1977, and there is no house or house structure is existing on the said land.
- 10) That the Vendors herein further declares that the said land is situated at out side the Urban Agglomeration area of Greater Hyderabad.

Contd..5





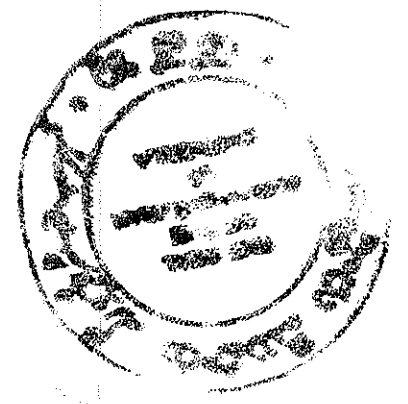
ఆంధ్రప్రదేశ్ 2005 వ సంవత్సరము.

10374 వ దస్తావేజు కారితము.

సంఖ్య 8 కారితములు

వరుస సంఖ్య 4

సచి-రిజిస్ట్రారు.





GENERAL POWER OF ATTORNEY

- 11) We, the above mentioned Vendors, do hereby nominate and appoint above said Vendees as our General Power of Attorneys on our behalf in respect of sale and management of our 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.
- 12) We , authorize the said Attorneys to execute the sale deeds and to admit the receipt of the sale consideration and to do any act, deeds or things as may be necessary to complete the registration of the sale deed or deeds in respect of the schedule mentioned property.
- 13) 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 our names and on our behalf.
- 14) To sell the schedule property in full or in part as our attorneys may deem fit and proper in our names and on our behalf.
- 15) To receive the sale consideration in full or in part as the case may be in our names and on our behalf.
- 16) We, the above named Vendors do hereby agree and declare that all acts, deeds and things done, executed or performed by the said General Power of Attorneys shall be valid and binding on us to all intend and purposes as if one by us personally, We undertake to ratify and confirm whenever required.
- 17) STATEMENT with regard to market value of the property filed under rule 3 of A.P. prevention of Under Valuation instrument Rules – 1975.  
I/We hereby declare and state to the best of my/our knowledge and belief that the Market Value of the property entered as follows:                      Contd..6

*[Handwritten signature]*

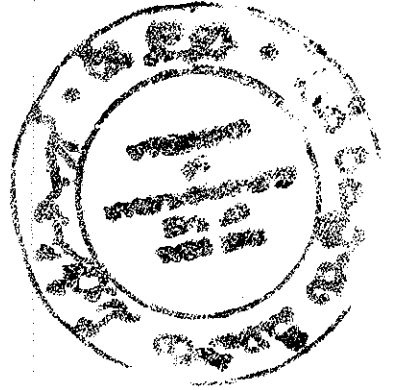
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శ్రీ కృష్ణాకాము 2005 వ సంవత్సరము  
10374 వ దాఖలైనా కారితము  
సంఖ్య 8 కారితముల  
మరుస సంఖ్య 5

సచి-రిజిస్ట్రారు.



Sl.No.	Place	Survey Nos.	Area Ac.- Gts	Value per Acre	Total Value Rs.
1)	Yenkapally Village, and Grampanchayat, Chevella Mandal, R.R. Dist	44 and 46	20-00 <u>20-00</u>	1,00,000/-	20,00,000/-

Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only)  
paid at S.B.H., Chevella Vide Receipt No. \_\_\_\_\_ dated \_\_\_\_\_.

### SCHEDULE OF THE PROPERTY

All that the Agricultural land in Nos. 44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/RU, 44/A/1, 46/P, 46/A, 46/AA, 46/EE, 46/U, 46/UU, 46/E, 46/EE/2, 46/UU, 46/RU and 46/RUU, admeasuring Ac.17-00 Gts and Agricultural land in survey Nos. 44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/U, 44/RU, 44/ 1/A, 44/UU, 46/E, 46/EE/2 , 46/U, 46/RU, 46/RUU, 46/LU, 46/P, 46/A, 46/AA, 46/RU and 46/U, admeasuring Ac.03-00 Gts, out of Ac.33-36 Gts., totaling to Ac.20-00 Gts., situated at Yenkapally Village and Gram Panchayat, Chevella Mandal, R.R.Dist, A.P. and is bounded by:-

- 1) NORTH : Land of Madhava Reddy & Ramana Rao  
SOUTH : Road  
EAST : Sy.No. 45 & Govt.Land  
WEST : Land in Survey No.44 & 46 Parts of M.Krishna Mohan
- 2) NORTH : Land of Madhava Reddy & Ramana Rao  
SOUTH : Road  
EAST : Sy.No. 45 & Govt.Land  
WEST : Land in Survey No.42 & 57

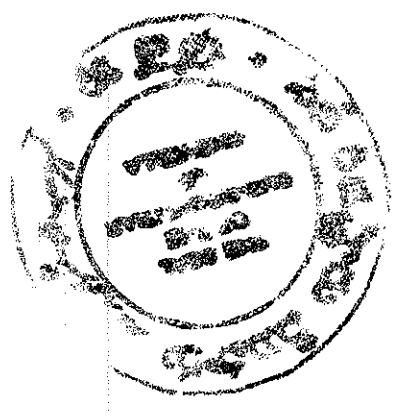
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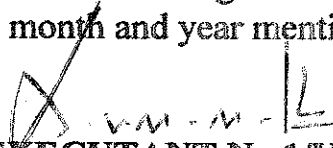
క్ర. సం. 2005 ప సంఖ్య  
10374 వ పట్టణ కార్యదర్శి  
సంఖ్య 8 కార్యదర్శి  
పరుస సంఖ్య 6

సచివ్-రిజిస్ట్రారు.



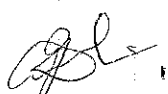
: 7 :

IN WITNESS whereof the Vendors and Vendees has signed on these papers with their free will and consent on this the day, month and year mentioned above.

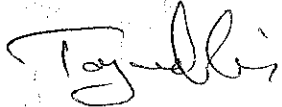
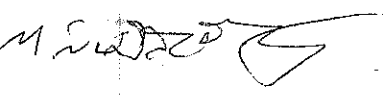
  
EXECUTANT No.1/ V E N D O R No.1

  
EXECUTANT No.2/ V E N D O R No.2

  
ATTORNEY No.1/ V E N D E E No.1

  
ATTORNEY No.2/ V E N D E E No.2

**WITNESSES:**




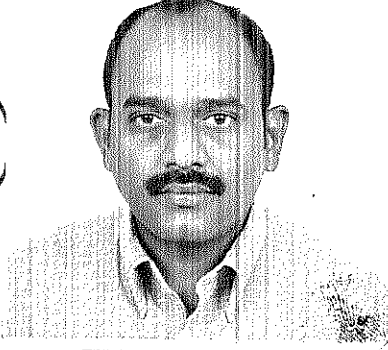
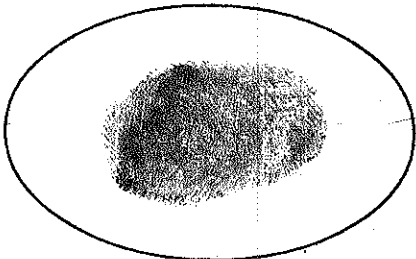



- 1) 
- 2) 

కాగితము 2005 వ సంవత్సరము.  
10374 వ పన్నుసేవ కారితము.  
సంఖ్య 8 కారితముల  
వరుస సంఖ్య 7

సచి-రాజగోపాల్



## Photographs and Fingerprints As per Section 32A of Registration Act, 1908

Sl. No.	Finger Print In Black Ink (Left Thumb)	Pass port size Photograph (Black & White)	Name & Permanent Postal Address of Presentant / Seller Buyer
			Banda Umamaheswara Rao s/o late Kanak Rao R/o 502 Royal Residency Apartments, Prajashakti Nagar Vijayawada-10
			Manna Krishnamohan s/o Koteswara Rao R/o # 108, P. motor, Patnam apartment, Somajiguda (H. 10)
			G. Ramchander s/o Yellaiah (s/o Chevella (M) (R.R. Dist)
			P. Ravinder s/o Yellaiah R/o N-2-G-9 Housing Block colony Chevella (M) (R.R. Dist)

SIGNATURE OF WITNESSES

*Tayal*  
*M. S. Reddy*

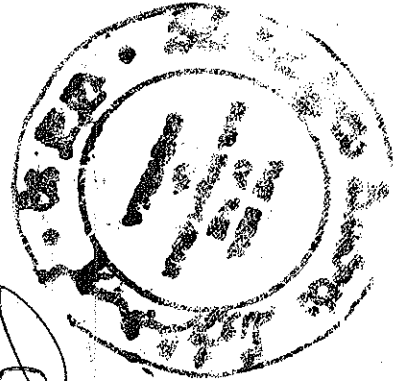
SIGNATURE OF THE EXECUTANT/S

*U. M. Rao*  
*U. M. Rao*

*Paul*  
*Paul*

శ్రీ కృష్ణాకము 2008 వ సంవత్సరము.  
10374 వ ప్రతిపాదనా కారితము.  
సంఖ్య 8 కారితముల  
వరుస సంఖ్య 8

సచివ్ లిజిస్ట్రారు.



*Handwritten signature*  
*Handwritten signature*

120,000