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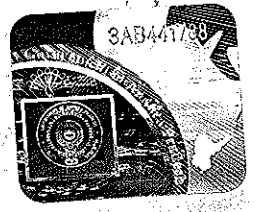
11556/05

100Rs.



CR No: 4554

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 06AA 753788
 S No. 4443 DT 21/7/05
 SOLD TO R. Rajender Singh & late S. Arjun Singh W.D. MOHSIN
 FOR WHOM SELF
 V.L. No: 15/98 R.N. 27/2004
 CHILKALGUDA, SEC' BAD.



AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY

This sale Agreement cum general power of attorney made and executed this the 21st, day of July, 2005 at Shameerpet by an between:-

1. Sri. CHEERA YELLAIAH S/O CH. PENTAIAH, aged about 65 years, Occupation: Agriculture, Resident of Rampally Village, Keesara Mandal, Ranga Reddy District, A.P.,
2. Sri. CHEERA RAMA CHANDRAIAH S/O CH. PENTAIAH, aged about 55 years, Occupation: Agriculture, Resident of Rampally Village, Keesara Mandal, Ranga Reddy District, A.P.,
3. Sri. CHEERA NARSIMHA S/O CH. PENTAIAH, aged about 45 years, Occupation: Agriculture, Resident of Rampally Village, Keesara Mandal, Ranga Reddy District, A.P.,
4. Sri. CHEERA VENKATESH S/O CH. YELLAIAH, aged about 35 years, Occupation: Agriculture, Resident of Rampally Village, Keesara Mandal, Ranga Reddy District, A.P.,

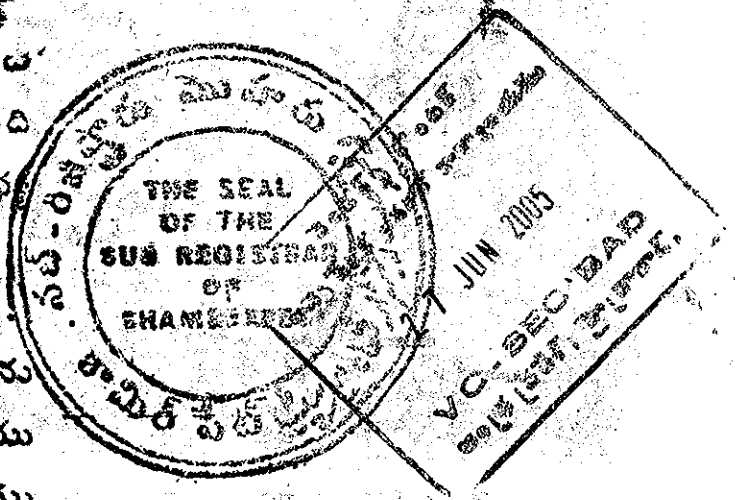
① LTI OF Yellaiah
 ② LTI OF Rama Chandiah
 ③ LTI OF Narsimha
 ④ CH 20507
 ⑤ CH 20507
 ⑥ CH 20507

4556

వ పుస్తకములో వ సం|| పు
దస్తావేజు మొత్తము కా గికముల సంఖ్య..... 9
ఈ కా గికము వరుస సంఖ్య 1

2005 వ సం. 4 నెల 24 రోజు
1987 వ కా. మా. సం. 30 తేది
పగలు 3 మరియు 4 గంటల మధ్య

శామిరెడ్ సబ్ రిజిస్ట్రారు ఆఫీసులో
శ్రీ C. Yellaiyah
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 - ఎ ను
అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
నా. 2005/... లు చెల్లించినారు.
వాసమున్నట్లు ఇప్పుడున్నది



— X Mark of - C. Yellaiyah s/o. Ch. Pentaiyah
Occup: Agriculture, P/o. Rampally (M),
Keesara (M) R.R. Dist.



— X Mark of - C. Rama Chandraiah s/o. Ch. Pentaiyah
Occup: Agriculture, P/o. Rampally (M),
Keesara (M) R.R. Dist.



— X Mark of - C. Narasimha s/o. Ch. Pentaiyah
Occup: Agriculture, P/o. Rampally (M),
Keesara (M) R.R. Dist.



— X Mark of - C. Venkatesh s/o. Ch. Yellaiyah
Occup: Agriculture, P/o. Rampally (M),
Keesara (M) R.R. Dist.

- 5. Sri. CHEERA MALLESH S/O CH. YELLAIAH, aged about 30 years, Occupation: Agriculture, Resident of Rampally Village, Keesara Mandal, Ranga Reddy District, A.P.,
- 6. Sri. CHEERA BEERAPPA S/O CH. YELLAIAH, aged about 25 years, Occupation: Agriculture, Resident of Rampally Village, Keesara Mandal, Ranga Reddy District, A.P.,

hereinafter called the "VENDORS" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their hiers, legal representatives and assigns of the "ONE PART"

A N D

Sri. R. RAJENDER SINGH S/O late. R. ARJUN SINGH, aged about 41 years, Occupation: Business, Resident of LIGH 464, APHB Colony, Moulali, Hyderabad.

hereinafter called the "VENDEE" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include all its Directors, successors, office bearers and permitted assigns of the "OTHER PART" WITNESSES AS FOLLOWS:

Whereas the Vendors are the sole and absolute owners possessors of the Agriculture land admeasuring Ac. 10-01 Gts., in Sy. No. 100/2, Situated at RAMPALLY Village, Mandal KEESARA, Ranga Reddy Dist.A.P., having purchased the same through Sale Deed Doct No. 6278/1985, Book-I, Vol; 888, Pages: 462 to 464, Dt; 05-09-1985, Regd. at R.O. Ranga Reddy.

Whereas the VENDOR No. 1 is the sole and absolute owner and possessor of the Agriculture land admeasuring Ac. 3-14 Gts in Sy.No. 100/2, situated at RAMPALLY Village, Mandal KEESARA, Ranga Reddy Dist.A.P., Vide Patta Pass Book No. 29987, issued by M.R.O. Keesara. Vendor No. 4 to 6 are the sons of the Vendor No.1. They have joined as consent parties to avoid future complications.

Whereas the VENDOR No. 1 has offered to sell the Agriculture land admeasuring Ac. 0-26 3/4 Gts in Survey No. 100/2, from the above said land to the Vendee which is morefully described in the schedule hereto, hereinafter called the said land the Vendee herein agreed to purchase the same for a total sale consideration of Rs. 2,01,000/- (Rupees Two Lakhs One Thousand Only). LT2 OF

LTI of Yellalah

LTI of Ramu Chandraiah

C. Nagesh

3..



④ CH 2050 J

⑤ CH 2050 J

⑥ CH 2050 J

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1. వ పుస్తకము 2005 వ సం॥ పు

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ఈ కా గిశము వరుస సంఖ్య 2

సబ్-రజిస్ట్రార్



ఎడమ వొటన వ్రేలు

చామలెష్

C. Mallesh s/o. Ch. Yellaiah
occ: Agriculture P/o. Rampally (M)
Keesara (M) R.R. Dist.



ఎడమ వొటన వ్రేలు

భీరప్ప

C. Bheerappa s/o. Ch. Yellaiah
occ: Agriculture, P/o. Rampally (M)
Keesara (M) R.R. Dist.



ఎడమ వొటన వ్రేలు

రాజేంద్ర

R. Rajender Singh s/o. late Arjun Singh
occ: Business, P/o. LGH-464 APHC Colony,
Malol, Hyderabad.



విదూపించినది

Chand s/o. Balar, occ Agriculture P/o Rampally (M)
Keesara (M), R.R. Dist

కృష్ణ

K. Sankar s/o. late ...
Kameil ...

2005 వ సం॥ ... 21 వ తేది
192 శక. ... 30 వ తేది

సబ్-రజిస్ట్రారు
శామిర పేట

The Vendee has paid the entire sale consideration amount to the Vendors and the Vendors have acknowledge the receipt of the above payment and the above said property was handed over fully on 21-07-2005, with a request to register the document in the S.R.O. Shameerpet.

The Vendors undertake to execute deed of sale in respect of the schedule mentioned property in favour of the Vendee or its nominees. The entire expenses for documentation, stamp duty and registration shall be born by the Vendee or his nominees.

The Vendors assure the Vendee that they have not entered into any agreement of any kind with any person regarding the land. It is the responsibility of the Vendors to get his name mutated in all revenue records concerned including pass books if any and hand over the same together with original link documents relating to the property to the Vendee at the time of registration.

The Vendors hereby confirm that all land revenue, cess and other taxes, if any which are due to the village panchayat, Revenue authorities etc., are paid in full by them till the date of handing over the property to the Vendee. The Vendee is required to pay all such taxes from that date onwards. If at all any disputes arise regarding the above for dues prior to the date of handing over, the Vendors hereby undertake to settle the same at their cost.

The Vendors hereby declare that the said property is not assigned land within the meaning of A.P. Assigned land (Prohibition of Transfer) Act, 1977 (Act No. 9 of 1977) and the same is not Government land.

The Vendors assure that they have an unimpeachable right, title and interest in the schedule mentioned property and that the property is free from all charges and encumbrances.

The Vendors hereby agree to indemnify and shall keep indemnified the Vendee or its nominees against all damage, loss etc., that may be suffered by the Vendees or its nominees due to the defect in the title of the Vendors if the Vendee or its nominees dispossessed either fully or in part due to any claim over the said property by any third parties.

The Vendors assure that they are not surplus land holders within the meaning of Agricultural land Ceiling Act, 1976. At the request of the purchaser, the Vendors hereby nominate, constitute and appoint the said Vendee as the Vendors Lawful agent to do all or any of the following acts.

① - L.T.I OR *Wellaiah*
 ② - L.T.I OR *Rama Chandraiah*
 ③ - L.T.I OR *Narasimha*
 ④ *CH Boses*
 ⑤ *Chave*
 ⑥ *Chaves*

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1. వ పుస్తకము 2005 వ సం॥ పు.....
 దస్తావేజు మొత్తము కా గీతముల సంఖ్య..... 9
 ఈ కా గీతము వరుస సంఖ్య 3

సబ్-రిజిస్ట్రార్

ENDORSEMENT UNDER SECTIONS 41 AND 42 OF ACT IV OF 1951

Doc. No. 4556/2005 Dt 21-7-2005

I hereby certify that the proper Stamp duty of Rs. 12,010/-
 has been levied in respect of this instrument from
 Sri. CH Yellayya 2,01,000/-
 on the basis of the or re: Market Value/Consideration of Rs.

SUB-REGISTRAR OFFICE Registrar/Collector
 SHAMIRPET 21-7-2005 under the Indian Stamp Act
 Date

An Amount of Rs. 12,010/- towards Stamp Duty including Transfer
 Duty and Rs. 2005/- towards Registration Fee was paid by party
 through Challan Receipt Number: 083427 Dated: 21-7-2005
 at S.B.H. Bank Thumkunta Branch

Sub-Registrar

1వ పుస్తకము 2005 సం॥ (కా.స. 1957) పు
 4556 నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1518- I- 4556/2005
 ఇవ్వబడ్డనది
 2005 సం॥ 21 తేద

సబ్-రిజిస్ట్రార్ అధికారి

CERTIFICATE
 The Document has been scanned
 with the identification Number
 1518- I- 4556..of 2005

Sub-Registrar,
 Shamirpet.



.4...

1. To execute deed/deeds of sale in favour of the Vendee or to the nominees of the Vendee, to present such deed/deeds for registration before the Sub-registrar competent to register the said deed/deeds, to admit executin thereof, to sign in all the official records of the Registration office, to file applications for mutation and to do ll things necessary and incidental for completing the registration of the said deed/deeds and to receive the sale consideration for subsequent sale.

2. To represent the Vendors in the offices of the Village panchayat office, Mandal office, Hyderabad Urban Development Authority, if necessary, offices of the Income Tax, A.P. State Electricity Board etc., all other Government offices and courts to file petitions, applictions, affidavits and all papers wherever necessary and to do all acts for the effective management of this property and the Vendors hereby agree that this power of Attroney conferred on the Agent is irrevocable. The Vendors agree that the rebate in stamp duty paid on this agreement under Art 6 of B(i) of stamp Act No. 21 of 1995 will accure to the benefit of the Vendee at time of registering the sale deed/deeds.

3. The purchaser shall be entitled to mortgage the property for obtaining loans or advances from financial institutions, but the principals are not personally liable for any such debts and the creditor shall have a charge on the schedule property alone and the purchaser individually and no liability in any manner if so arises against the principals.

4. The Vendor are executing this sale agreement cum GPA in respect of the Schedule mentioned land property only and not any other property contained in the same survey No. The Vendor are not concerned with any additional structures that may be raised by the purchaser in the said property. If the Purchaser herein subsequently sells such structures along with proportionate share of land, the Vendee is liable for any Income-tax on the value of such structres. The Vendor's Tax liability is restricted to the consideration received from the Vendees for the land sold and no further, and the Vendees therein fully indemnify in this regard to principal/Vendor.

5. The Market value of the above referred property is Rs. 2,01,000/- @ Rs. 3,00,000/- Per Acre whereas the sale consideration received is Rs. 2,01,000/- (Rupees Two Lakhs One Thousnad Only).

LTI OR
C. Yellaiah



LTI OR
C. Ramu Chandraiah



LTI OR
G. Harishankar



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 .వ పుస్తకము-001 వ సం॥ పు
 దస్తావేజు మొత్తము కా గితముల సంఖ్య..... 9
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సబ్-రెజిస్ట్రార్



.5...

6. A stamp duty of Rs. 12,060/- under article 6 B(i) and a further stamp duty of Rs. 50/- under article 42(c) is paid on this Agreement. In purcuance of clarification of Inspector General of Stamps and Chief Controller of Revenue Authority vide para 11 (5) (i) of his proceeding (3) No. M.V. /18289/95 Dt: 1-7-1995, though the stamp duty paid on G.P.A. under article 42(c) is not adjustable, the stamp duty paid on this document under article 6 B(i) is adjestable to the Vendee's account, and plot purchasers do not have any claim or right over the same.

7. It is specifically agreed and stated that the attroney/Vendee under this indenture shall act only in accordance with the powers given above. Any deviations in executing the powers shall be exclusively at the costs or consequences of attroney/Vendee.

This document has been executed on 21/7/05 Non Judicial Stamp Worth Rs. 100/- And the deficit Stamp duty is Rs. 12,010/- Registration fee 2005/- User Charges is Rs. 100/- totaling to Rs. 14,115/- is paid through Bank receipt No. 083427 dated 21-7-05 of SBH Thumukunta Branch, Shamerpet

SCHEDULE OF PROPERTY

Agricultural land in,
Sy.No. 100/2,
Area Ac. 0-26 3/4 Gts, or 0.26 hectors,
Situated at Village & Grampanchayat **RAMPALLY**,
Mandal KEESARA, Sub-Dist: Shameerpet,
Dist: Ranga Reedy is bounded by:-

NORTH : Ag. Land of P.C. Reddy & 30' Wide Common Road

SOUTH : Ag. Land of Bixpathi & Balaiah,

EAST : Ag. Land of Veera Swamy

WEST : Ag. land in Sy.No. 100/2 part of
K. Laxminarayana

LTI OR C. Jellaiiah
LTI OR C. Hanu Simha
① ② ③ ④
① chaw... ② ch... ④ H 305...
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వ పుస్తకమునకు వ సం|| పు

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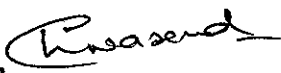
ఈ కా గితము వరుస సంఖ్య

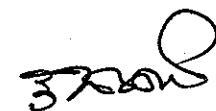
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IN WITNESS WHEREOF this Agreement of Sale cum General Power of Attorney is made, executed and signed by the Vendors in favour of Vendee on this the day, month and year aforementioned with his own free will, consent and good conscience, without any coercion, fraud, undue influence, mis-representation and duress etc., after having fully understood the contents of the same in his respective language, in presence of the below mentioned witnesses.

WITNESSES:

1. 

2. 

VENDORS

L.T.I OR
C. Yellappa

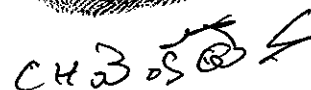
① 

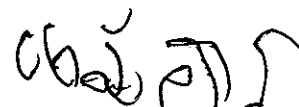
L.T.I OR
C. Ramu
Chandrabh

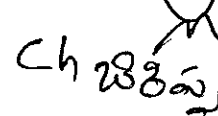
② 

L.T.I OR
C. Narasimh

③ 

④ 

⑤ 

⑥ 

R. Suresh
VENDEE

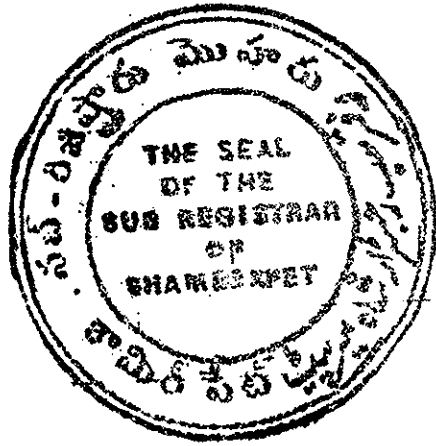
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1 వ పుస్తకములో వ సం|| పు

దస్తావేజు మొత్తము కా గికముల సంఖ్య..... 9

ఈ కా గికము వరుస సంఖ్య 6

సబ్-రెజిస్ట్రార్



REGN. PLAN SHOWING THE AGRICULTURAL LAND

In Sy. No. 100/2 **SITUATED AT**

(V) RAMPALLY (M) KEESARA **R.R. Dist., A.P.**

VENDOR CHEERA YELLAIATH S/O CH. PENTAJAH & OTHERS.

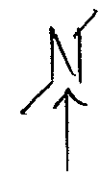
VENDEE R. RAJENDER SINGH S/O LATE. R. ARJUN SINGH.

REF :

INCLUDED [REDACTED]

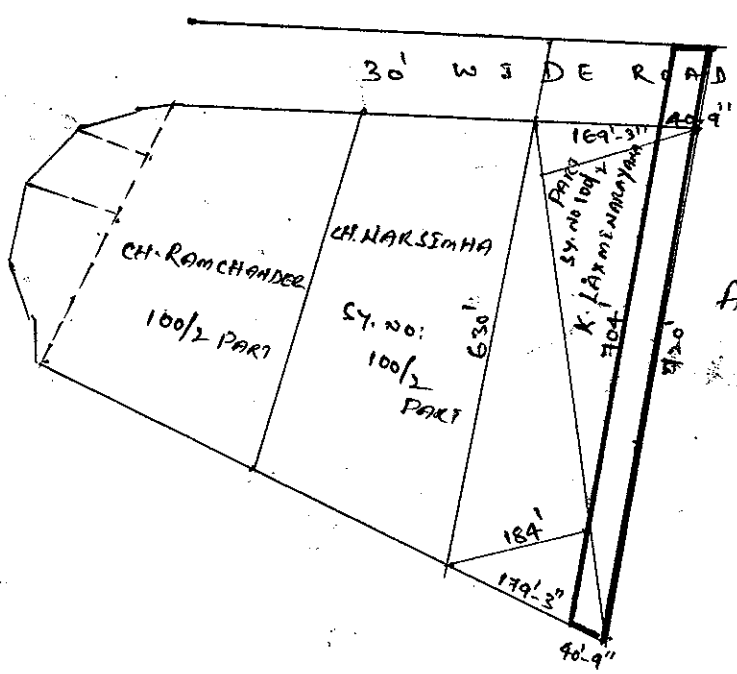
AREA : Ac 0-26 3/4 GTS

OR : 0-26 Hectors



VENDOR (S)

- ① L.T.I OF C. Yellaiath
- ② L.T.I OF C. Ramalingam chandrab
- ③ L.T.I OF C. Hovshy
- AG. LAND OF VEERANAMY



- ④ CH. S. S. S.
- ⑤ CH. S. S. S.
- ⑥ CH. S. S. S.

WITNESSES :

- 1) [Signature]
- 2) [Signature]

R. S. S. S.
VENDEE

4556.

1. వ పుస్తకముల వ సం|| పు

దస్తావేజు మొత్తము కా గితముల సంఖ్య..... 9

ఈ కా గితము వరుస సంఖ్య 7

సబ్-రెజిస్ట్రార్



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

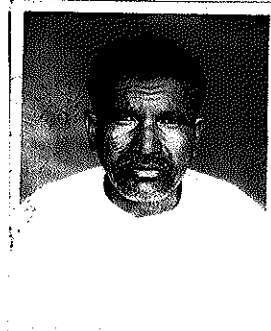
FINGER PRINT IN BLACK
(LEFT THUMB)

PASS PORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER
BUYER



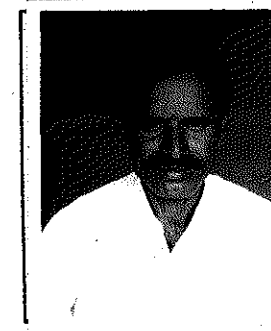
C. Yelliah
P/o. Rampally (V).
Keesara (M)
Ranga Reddy Dist.



C. RAMA CHANDRABH
P/o. Rampally (V)
Keesara (M)
R.R. Dist.



C. Narasimha
P/o. Rampally (V).
Keesara (M)
R.R. Dist.



C. Venkatesh
P/o. Rampally (V)
Keesara (M)
Ranga Reddy Dist.

WITNESSES

- 1.
- 2.

④ CH 308/20

②

③



L.T.A OR
C. Rampally
Chandrabh

SIGN OF EXECUTANTS :

①

L.T.I
OR
C. Yelliah



L.T.I OR
C. Yelliah

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1. వ పుస్తకము 005 వ సం॥ పు


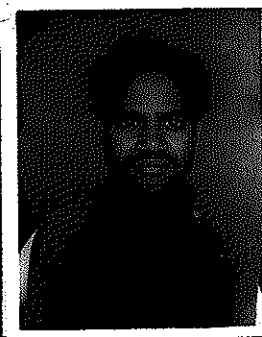


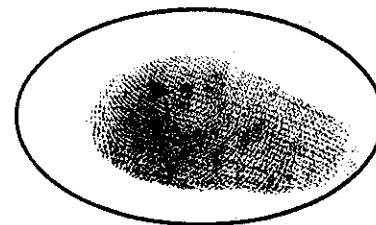

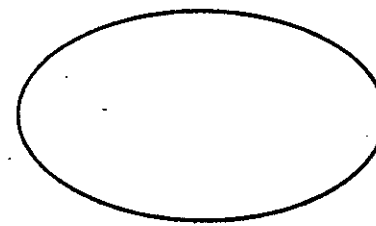
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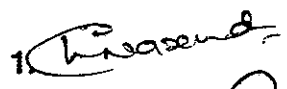
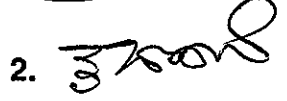
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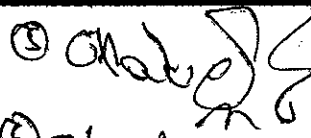
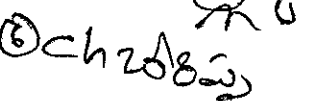
స. జి. సా. క.



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

<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASS PORT SIZE PHOTOGRAPH</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER BUYER</u>
		C. Mallesh R/o. Rampally (M), Keesara (M) Ranga Reddy dist.
		C. Beersappa R/o. Rampally (M), Keesara (M) Ranga Reddy dist.
		R. RAJENDER SINGH R/o. Lign - 464, APB Colony, Moulali, H.T.
	<p align="center">PHOTO BLACK & WHITE</p>	

WITNESSES
1. 
2. 

R. S. Rao
VENDEE ⑤ 
⑥ 

SIGN OF EXECUTANTS:
①  C. Mallesh
C. Beersappa

1. వ పుస్తకమునకు వ సం|| పు 4556
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
 ఈ కాగితము వదుల సంఖ్య 9

సబ్-రెజిస్ట్రార్
