

SCANNED

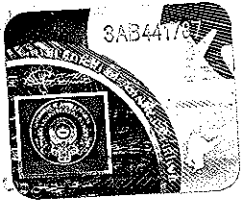
4559/05

100Rs.



9/10  
4558

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 06AA 753787  
 S. No. 444 DT 21/7/05 Rs. 100  
 SOLD TO K. Jaxmi Narayana & Venkata Reddy Md. MOHSIN  
 FOR WHOM *self* S VL. No: 15/98 R N. 27/2004  
 CHILKALGUDA, SEC BAD.



AGREEMENT OF SALE CUM GENERAL POWER OF ATTRONEY

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

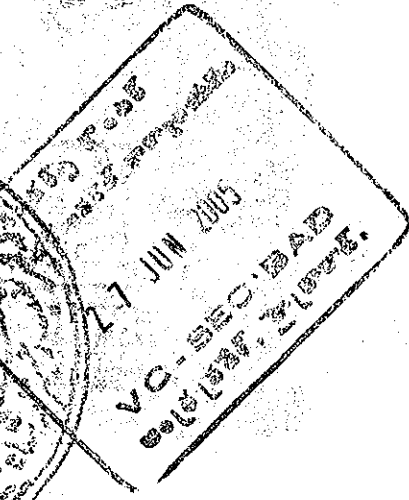
1. Sri. CHEERA YELLAIAH S/O CH. PENTAIAH, aged about 65 years, Occupation: Agriculture, Resident of Rampally Village, Keesara Mandal, Ranga Reddy District, A.P.,
2. Sri. CHEERA RAMA CHANDRAIAH S/O CH. PENTAIAH, aged about 55 years, Occupation: Agriculture, Resident of Rampally Village, Keesara Mandal, 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 LTIOF C. Yellaiah  
 ② LTIOF C. Ramiah  
 ③ LTIOF Narsimha  
 ④ చివరవారి  
 ⑤ చివరవారి  
 ⑥ చివరవారి

వ పుస్తకము 00 వ సం॥ పు ..... 4557  
 దస్తావేజు మొత్తము కా గిత్తము సంఖ్య..... 9  
 ఈ కా గిత్తము వరుస సంఖ్య..... 1

సబ్-రజిస్ట్రార్

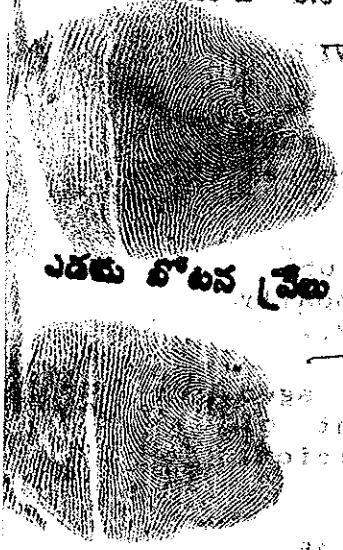
2005 వ సం..... నెల 21 ..... రు  
 1987 వ కా..... మాసం 30 ..... రు  
 పగలు 3 ..... మరియు 4 ..... గంటలు



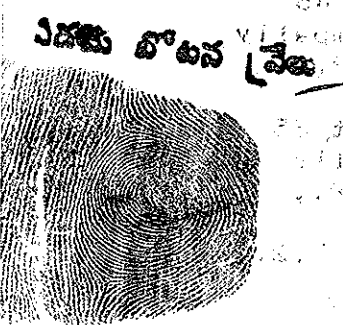
శామిరెడ్ సబ్ రిజిస్ట్రారు ఆఫీసులో  
 శ్రీ..... CH Yelliah  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 - ఎ ను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు  
 వేలిముద్రలతో సహా భరించే సుముము  
 మా 5025 ..... లు చెల్లించినారు.

వాసీయిచ్చినట్లు బహుకొన్నది X Mark of C. Yelliah  
 ఎడమ బొటన ప్రింటు

X mark of C. Yelliah s/o. CH. Pentiah oopl Agriculture,  
 P/o. Rampally (M), Keesara (M) R.R. Dist.



X mark of C. Rama Chandraiah s/o. CH. Pentiah,  
 oopl Agriculture, P/o. Rampally (M),  
 Keesara (M) R.R. Dist.



X mark of C. Narasimha s/o. CH. Pentiah  
 oopl Agriculture, P/o. Rampally (M),  
 Keesara (M) R.R. Dist.



CH Venkatesh

C Venkatesh s/o. CH. Yelliah  
 oopl 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 heirs, legal representatives and assigns of the "ONE PART"

**A N D**

Sri. KATAM LAXMI NARAYANA S/O VENKATA REDDY, aged about 34 years, Occupation: Service, Resident of Plot No. 109 G1, Tejo Enclave, Thirumal Nagar, Meerpet, Moulali, H.B. Colony, 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-1, 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.

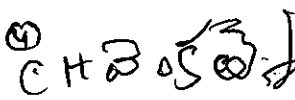
Whereas the VENDOR No. 1 has offered to sell the Agriculture land admeasuring Ac. 2-27 1/4 Gts in Survey No. 100/2, from the above said land to the Vendee which is morefully described in the schedule hereto, hereinafter called the said land the Vendee herein agreed to purchase the same for a total sale consideration of Rs. 8,04,500/- (Rupees Eight Lakhs Four Thousand Five Hundred Only).

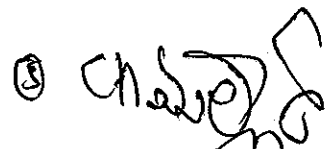
.3..

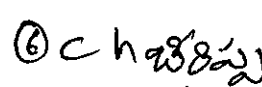
① *LTI OF C Yellaiah*  


② *LTI OF C Ranga Chandraiah*  


③ *LTI OF C. Narasimha*  


④ *CH 20503*  


⑤ *CH 20503*  


⑥ *CH 20503*  


4557

1వ పుస్తకము 2005 వ సం॥ పు.....

చస్తాపేజీ మొత్తము కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 3

సబ్-రిజిస్ట్రార్

**ENDORSEMENT UNDER SECTIONS 41 AND 42 OF ACT 19 OF 1989**

Date No. 4557/2005 of 21-7-2005

hereby certify that the proper Stamp duty of Rs. 48,220/- has been levied in respect of this instrument from

En - CH Yelluay on the basis of the Market Value/Consideration of Rs. 8,04,500/-

**SUB-REGISTRAR OFFICE SHAMIRPET** 21-7-2005 **Registrar/Collector** Under the Indian Stamp Act.

An Amount of Rs. 48,220/- towards Stamp Duty including Transfer Duty and Rs. 5025/- towards Registration Fee was paid by the party through Challan Receipt Number 083428 Dated 21-7-2005 at S.B.H. Bank Thumkunta Branch

Sub-Registrar

1వ పుస్తకము 2005 సం॥ (కా.శ. 132) పు 4557 నంబరుగా తిజిళ్లు చేయబడినది స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1518- I-4557/2005 ఇవ్వబడ్డనది 2005 సం॥ 21 తేదీ

సబ్-రిజిస్ట్రార్ అధికారి

**CERTIFICATE**

The Document has been scanned with the identification Number 1518-I-4557 of 2005

Sub-Registrar Shamirpet.



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. 8,04,500/- @ Rs. 3,00,000/- Per Acre whereas the sale consideration received is Rs. 8,04,500/- (Rupees Eight Lakhs Four Thousnad Five Hundred Only).

LTI OF C. Yelluiah

LTI OF C. Rang Chandrasekh

LTI OF Narsimha

.5..



CH Bosed

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1. వ పుస్తకములో వ సం॥ పు .....


వస్తావేణ మొత్తము కా గితముల సంఖ్య..... 9

ఈ కా గితము వదుల సంఖ్య ..... 4

సబ్-రజిస్ట్రార్



Rs. 48270 of completely  
Adjusted indebted  
no 9148/05

  
సబ్-రజిస్ట్రార్  
శామశపేట

6. A stamp duty of Rs. 48,270/- under article 6 B(i) and a further stamp duty of Rs. 50/- under article 42(c) is paid on this Agreement. In pursuance 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 adjustable 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 attorney/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 attorney/Vendee.

This document has been executed on 21/9/05 Non  
Judicial Stamp Worth Rs. 100/- And the deficit  
Stamp duty is Rs. 48220/- Registration fee 5025/-  
User Charges is Rs. 100/- totaling to Rs.  
53,845/- is paid through Bank receipt  
No. 083248 dated 21/9/05 of SBH Thumukunta  
Branch, Shamerpet

**SCHEDULE OF PROPERTY**

Agricultural land in,  
Sy.No. 100/2,  
Area Ac. 2-27 1/4 Gts, or 1.07 hectares,  
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 in Sy.No. 100/2 part of  
R. Rajender Singh

WEST : Ag. land in Sy.No. 100/2

LTI OR  
c Yellaiah  
①



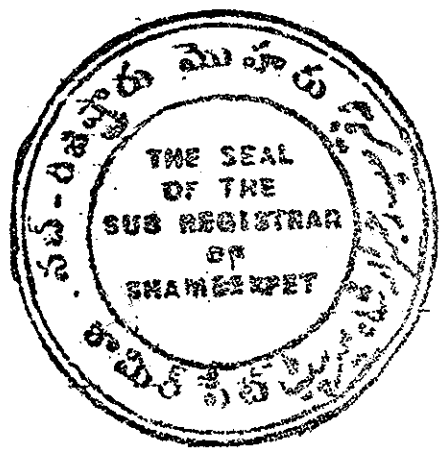
④ CH 30503 d

⑤ Ch 2382 d

⑥ Ch 2382 d

4557  
1వ పుస్తకము 100 వ సం॥ పు .....  
దస్తావేజు మొత్తము కా గితముల సంఖ్య.....  
ఈ కా గితము వరుస సంఖ్య .....

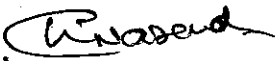
సబ్-రెజిస్ట్రార్

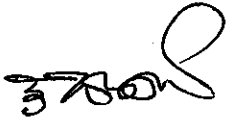







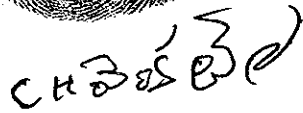
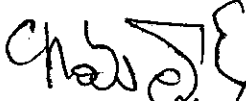
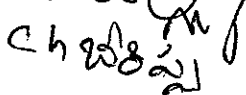
IN WITNESS WHEREOF this Agreement of Sale cum General Power of Attorney is made, executed and signed by the Vendors in favour of Vendee on this the day, month and year aforementioned with his own free will, consent and good conscience, without any coercion, fraud, undue influence, mis-representation 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. 

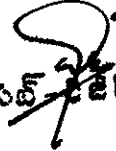
VENDORS

- ①  L.T.I OF  
C. Yellalah
- ②  L.T.I OF  
C. Ramay  
Chandrabai
- ③  L.T.I OF  
C. Nassimk
- ④ 
- ⑤ 
- ⑥ 

R. L. N. Sanyal  
VENDEE

4557

వ పుస్తకము వ సం|| పు .....  
 దస్తావేజు మొత్తము కా గితముల సంఖ్య..... 9  
 ఈ కా గితము వరుస సంఖ్య ..... 6

  
 సబ్ రిజిస్ట్రార్



**REGN. PLAN SHOWING THE** AGRICULTURAL LAND

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

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

**VENDOR** CHEERA YELLAIAH S/O CH. PENTARAH & OTHERS

**VENDEE** KATAM LAXMI NARAYANA S/O VENKATA REDDY

**REF:**  
**INCLUDED** XXXXXXXXXX  
**AREA:** AC 2-27 1/4 GTS  
**OR:** 1.07 Hectrs

↑

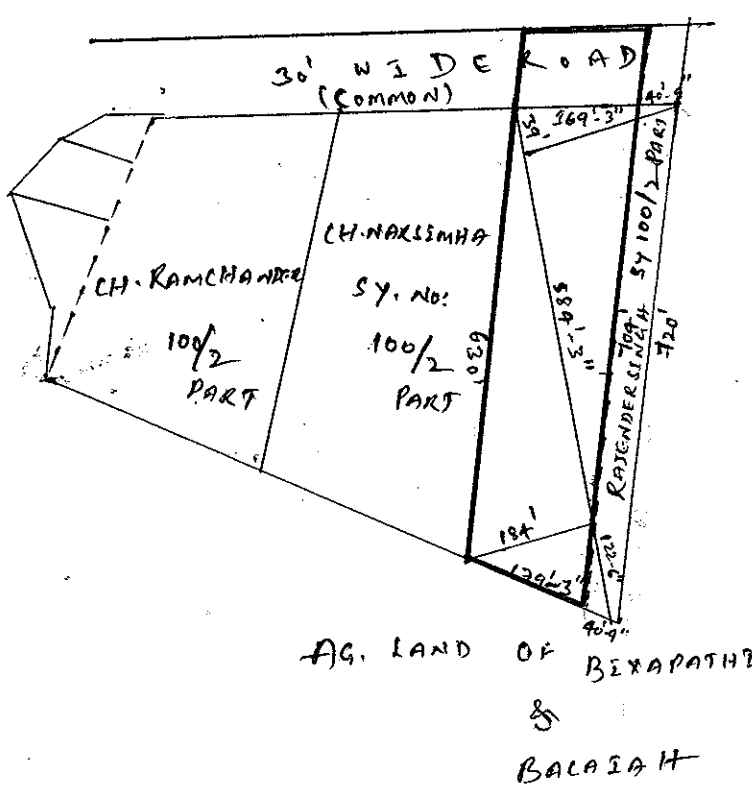
**VENDOR (S)**

LTI OF  
C. Yellaiah

LTI OF  
C. Ramey  
Chandrasekh

LTI OF  
C. Narsimha

చెరువేల  
చెరువేల  
చెరువేల



**WITNESSES:**  
1) [Signature]  
2) [Signature]

K. L. N. Sanyal  
**VENDEE**

4557  
 1వ పుస్తకము 005 వ సం॥ పు .....  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9  
 ఈ కాగితము వరుస సంఖ్య ..... 7

సబ్-రెజిస్ట్రార్

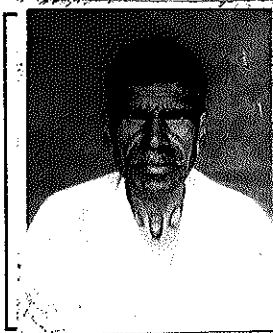


**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF  
REGISTRATION ACT, 1908**

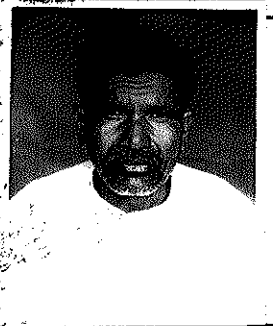
FINGER PRINT IN BLACK  
(LEFT THUMB)

PASS PORT SIZE  
PHOTOGRAPH

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER  
BUYER



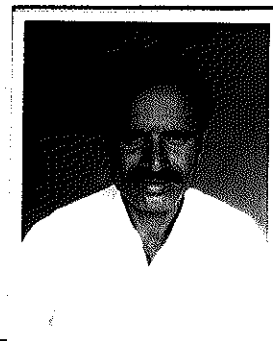
CHEERA YELLASAIAH  
R/o. Rampally (V)  
Keesara (M)  
R.R. Dist.



CHEERA RAMA CHANDRASAIH  
R/o. Rampally (V)  
Keesara (M)  
R.R. Dist.



CHEERA NARSIHMA  
R/o. Rampally (V)  
Keesara (M)  
R.R. Dist.



CHEERA VENKATESH  
R/o Rampally (V)  
keesara (M)  
R.R. Dist.

**WITNESSES**

- 1.
- 2.

LTI OF  
C. Yellasaiah



**SIGN OF EXECUTANTS:**

LTI OF  
C. Rama  
Chandrasaiah



LTI OF  
C. Narsimha

4557  
 డి. బి. పుస్తకముల వ సం|| పు .....  
 దస్తావేజు మొత్తము కారితముల సంఖ్య ..... 9  
 ఈ కారితము వదుల సంఖ్య ..... 8

సర్కిలర్ ఆఫీసర్



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

FINGER PRINT IN BLACK  
(LEFT THUMB)

PASS PORT SIZE  
PHOTOGRAPH

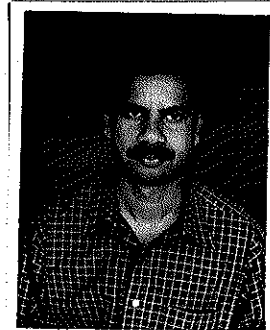
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER  
BUYER



CHEERA MALLESHT  
P/o. Rampally (M)  
Keesara (M)  
R.P. Dist.



CHEERA BEERANNA  
P/o. Rampally (M)  
Keesara (M)  
R.P. Dist.



K. Lakshmi NARAYANA.  
P/o. Plot No. 109,  
Tejo Enclave, Thirumal Nagar,  
Meerpet, Moulali, H.B. Colony, H&S -

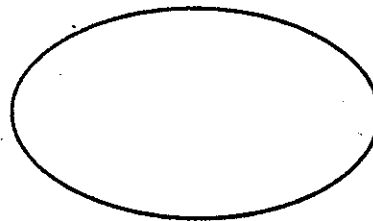


PHOTO  
BLACK & WHITE

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**WITNESSES**

- 1.
- 2.

K. L. Narayana  
VENDEE

**SIGN OF EXECUTANTS :**



LTIBR  
C. Yellappa

4557

1. వ పుస్తకము 005 వ సం॥ పు .....

దస్తావేజు మొత్తము కా గితముల సంఖ్య..... 9

ఈ కా గితము వరుస సంఖ్య .....

సర్-రెజిస్ట్రార్  
*[Handwritten Signature]*

