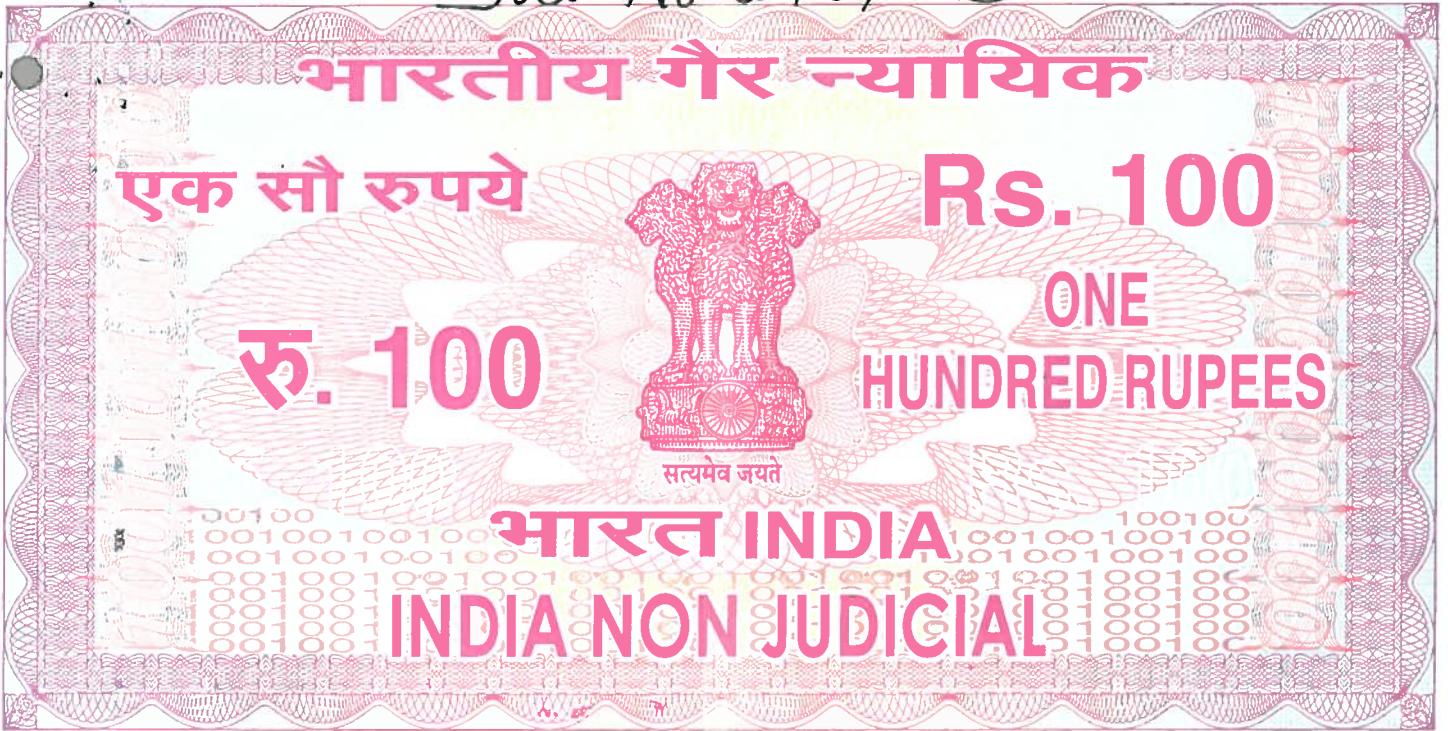


Doc No. 243/2013



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

Sl. No. 138 Date 6/1/13 Rs. 100

To S. Anand Reddy S/o S. Satha Reddy  
Secbad

BB 125538

G. NAGESHWAR REDDY  
LICENSED STAMP VENDOR  
L.No: 15-16-018/1996  
R.I. No: 16-001/2011  
H.No: 34, 4158AD (V),  
SHAMEERPET, R.R. DIST  
PIN: 500078, Ph: 9848031127

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

This Agreement of Sale cum General Power of Attorney with possession is made and executed on this the 28<sup>th</sup> day, of JANUARY, 2013, at Shameerpet by and between:-

- 1.Sri. **RAGULA MALLAIAH S/O LATE RAGULA BALAIAH**, aged about 60 Years, Occupation: Agriculture, Resident of H.No. 2-57/8, Kolthur Village, Shameerpet Mandal, Ranga Reddy Dist.
- 2.Sri. **RAGULA VENKATESH ALIAS RAGULA VENKATESHAM S/O RAGULA MALLAIAH**, aged about 27 Years, Occupation: Pvt. Employee, Resident of H.No. 2-57/8, Kolthur Village, Shameerpet Mandal, Ranga Reddy Dist.

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

**AND**

Sri. **S. ANAND REDDY S/O S. SATHA REDDY**, aged about 36 Years, Occupation; Agriculture, Resident of H.No. 1-5-1086/3, Mangapuram Colony, Opp: BHEL Qtrs, Loyola Academy Road, Old Alwal, Secunderabad.

..2..



S. Anand Reddy  
R. Malliah

R. Malliah

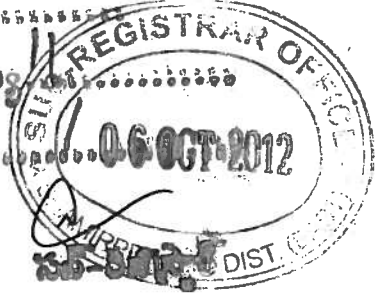
S. Anand Reddy

243

1వ పుస్తకము 2013 వ సం॥ పు.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము వ్రాసిన తుది.....



2013 వ సం॥ షానబెట్ 28 నెల.....

1934 వ కా.శ. మాఘ మాసం 8 వ తేది

పక్షం 3 చరియం 4 గంటల మధ్య

కామింట్ సబ్ రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి Regula Mallaich

రిజిస్ట్రేషన్ నంబరు, 1908 లోని సెక్షన్ 32-ఎ ను

అనుసరించి పునరుద్ధరించవలసిన డోక్యుమెంటు మరియు

వేలిచూడ్రలతో సహా తాళబడిన రుసుములు

రూ. 2000/- లు చెల్లించినారు.



వాసియిచ్చినట్లు ఒప్పకొన్నట్టి

ఎకము ప్రాబున ఫోటో



Signature X. Lakshmi R. Mallaich  
Name R. Mallaich  
S/o R. Balrajiah  
Occ Adl.  
R/o 2-578, Koltur (WII) Sreyipet (W) R. R. Road

Signature R. Mulla  
Name R. Venkatesh Aluru R. Venkatesh  
S/o R. Mallaich  
Occ Adl.  
R/o 2-578, Koltur (WII) Sreyipet (W) R. R. Road

Signature S. A. S. Reddy  
Name S. Sathya Reddy  
S/o Adl.  
Occ 1-5-1086/3, Mangayyem Colony.  
R/o Old Alaul. Seebad.



Signature S. Sathya Reddy  
Name S. Sathya Reddy  
S/o Adl.  
Occ 1-5-1086/3, Mangayyem Colony.  
R/o Old Alaul. Seebad.

Signature S. Sathya Reddy  
Name S. Sathya Reddy  
S/o Adl.  
Occ 1-5-1086/3, Mangayyem Colony.  
R/o Old Alaul. Seebad.

2013 వ సం॥ షానబెట్ 28 నెల.....  
1934 వ కా.శ. మాఘ మాసం 8 వ తేది కామింట్



Hereinafter called the "VENDEE" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, legal representatives and assigns of the "Other PART" WITNESSES AS FOLLOWS:-

Whereas the **VENDOR NO. 1** is the sole and absolute owner, purchaser, Pattedar, and Peacefull possessor of the Agricultural Land admeasuring **Ac. 0-32 Gts in Sy.No. 508/4**, Situated at **KOLTHUR** Village & Gramapanchayat, Mandal Shameerpet, Ranga Reddy District, A.P. having been purchased the same through a Regd. Sale Deed Bearing Doct. No. **7156/1988**, Book-I, Regd in the Office of the Sub-Registrar Medchal. And the same been mutated in his name in the revenue records Vide Pattadar Pass Book No. 146962, and Title Deed No. 260662, under Patta No. 0360, Issued by the M.R.O./Thasildar Shameerpet. Whereas Vendor No.2 is the Only Son of Vendor No. 1 he has been joined in this deed as consent parties to avoid future complications

Whereas the Vendors have jointly offered to sell a piece of Land admeasuring **Ac. 0-19 ¼ Gts (Out of Ac. 0-32 Gts)** covered by Sy.No. **508/4**, from the above said lands to the Vendee for their family and domestic necessities which is morefully described in the schedule hereto, hereinafter called the said Land and the Vendee herein agreed to purchase the same for a total sale consideration of Rs. **1,49,000/- (Rupees One Lakh Fourty Nine Thousand Only)**.

The Vendee has paid the entire sale consideration amount to the Vendors by way of Cash and the Vendors have acknowledged the receipt of the above said payment and the above said property was handed over fully on 28-01-2013, 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 his nominees. The entire expenses for documentation, stamp duty and registration shall be borne by the Vendee or his nominees.

The Vendors assures the Vendee that they have not entered into any agreement of any kind with any person regarding the said land. It is the responsibility of the Vendors to get their 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 confirms 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 said 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 said land for sues prior to the date of handing over. The Vendor hereby undertakes to settle the same at their cost.



Sublet R. Mallech  
R. Mallech

J. A.

1వ పుస్తకము నెంబర్ 243 వ సం|| పు.....  
 దస్తావేజు మొత్తము ఈ నిజముల సంఖ్య.....  
 ఈ కాగితము వలన సంఖ్య.....

*(Signature)*  
 సబ్-రిజిస్ట్రార్

**ENCLOSURE**

Certified that the following amount has been paid in respect of the payments

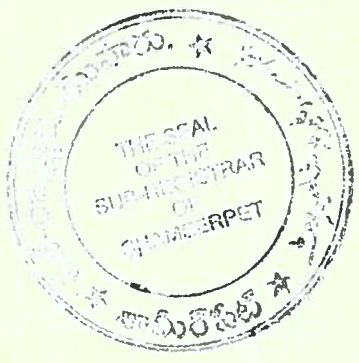
Sl No.	Description of Bill	Amount	Form of	Stamp Duty	Total
1	Stamp Duty	180	19100	—	19280
2	Registration	—	—	—	—
3	Registration	—	1200	800	2000
4	User Charges	—	150	—	150
	Total	180	20450	800	21350

"Rs. 19100/- towards stamp duty including T.D. under section 41 of the L.S. Act 1928 and Rs. 1200/- towards Registration fee on the chargeable value of Rs. 149000 were paid by the party in favour of Bank SBI Thungabhadra via challan No. 501543 Pay order no. 501543 date 19/11/13

*(Signature)*  
 Sub-Registrar  
 Collector U/R 4 Part I Act

1వ పుస్తకము నెంబర్ 243 వ సం|| (నం. 4 1034 ) సం|| పు  
 ..... 243 ..... నెంబరుగా రిజిస్ట్రేషన్ చేయబడినది స్కానింగ్  
 సమీక్షం సుక్తింట్టా నెంబరు 243 - I ..... 243 ..... - 2013  
 ఇవ్వబడినది  
 2013 సం|| ..... జనవరి 28 ..... వరకు

*(Signature)*  
 సబ్-రిజిస్ట్రార్ అధికారి  
 యం. నీళ్లపాటి





The Vendors hereby declares that the said property is not an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfer) Act 1977, (Act No. 9 of 1977) and the same is not a 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 agrees to indemnify and shall keep indemnified the Vendee or his nominees against all damages, loss etc., that may be suffered by the Vendee or his nominees due to the defect in the title of the Vendor if the Vendee or his nominees dispossessed either fully or in part due to any claim over the said property by any third parties.

The Vendors assures that he is not a surplus land holders within the meaning of the Agricultural Land Ceiling Act, 1976. At the request of the purchaser, the Vendors hereby nominate, constitute and appoint the said Vendee as the Vendor's Lawful agent to do all or any of the following acts.

1. To execute deed/deeds of sale in favour of the Vendee or to his nominees of the Vendee, to present such deed/deeds for registration before the concerned Sub-Registrar competent to register the said deed/deeds, to admit execution thereof, to sign in all the official records of the Registration office, to file applications for mutation and to do all 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, Mandal Office, Hyderabad Urban Development Authority, if necessary offices of the Income Tax, A.P. State Electricity Board etc., all other Government Offices courts and to file petitions, applications, affidavits and all papers wherever necessary and to do all acts for the effective management of this property and the Vendor hereby agree that this Power of Attorney conferred on the Agent is irrevocable. The Vendors agree that the rebate in stamp duty paid on this Agreement under Article 6 of B (i) of Stamp Act No. 21 of 1995 will accrue to the benefit of the Vendee at the 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 charge on the schedule of Property alone and the purchaser individually and no liability in any manner if so arises against the principal.
4. The Vendors are executing this sale agreement of sale cum GPA in respect of the Schedule mentioned land/property only and not any other property contained in the same Sy.No. The Vendors are not concerned with any additional structures that may be raised by the purchaser in the said property. If the Purchaser/Vendee herein subsequently sells such structures along with the Proportionate share of land, the Vendee is liable for any Income-Tax on the value of such structures. The Vendor Tax Liability is restricted to the consideration received from the Vendee for the land sold and no further and the Vendee therein fully indemnify in this regard to principals/Vendor.




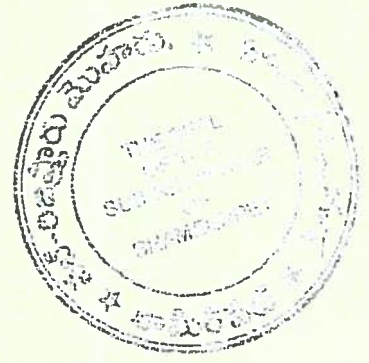
X of sale of  
K. Anil Kumar

R. Anil Kumar

S. A. Anil Kumar

1వ వార్షికము 2013 వ సం॥ ప్ర..... 243  
 దస్తావేజులు పంపించుటకు సంఖ్య..... 11  
 ఈ దస్తావేజులు పంపించుటకు సంఖ్య..... 3

  
 2013-09-05





5. The Market Value of the above referred property is Rs. **1,49,000/-** @ Rs. **3,00,000/- Per Acre** whereas the sale consideration received is **Rs. 1,49,000/- (Rupees One Lakh Fourty Nine Thousand Only)**.

6. A. Stamp duty of **Rs. 7450/-** 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 II (5) (i) of his proceedings (3) No. M. V.18289/95, Dated: 1-7-1995, through the stamp duty paid on G.P.A. under Article 42 © is not adjustable, the stamp duty paid on this document under Article 6 (i) is adjustable to the Vendee's account, and the Prospective plot purchasers do not have any right or claim 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.

**SCHEDULE OF PROPERTY**

All that the Agricultural Land in  
Survey No. **508/0** ,  
Area Ac. **0-19 ¾ Gts (Out of Ac. 0-32 Gts) or 0.19.75 Hectors**,  
Situated at Village & Gramapanchayat **KOLTHUR**,  
Mandal **SHAMEERPET**, Sub-Dist: **SHAMEERPET**.  
District Ranga Reddy is bounded by :-

NORTH : Ag. Land of Vendee,  
SOUTH : Remaining Land of Ragula Mallaiah & Son,  
EAST : Ag. Land of Vendee,  
WEST : Ag. Land of S. Shiv Shanker Reddy.

**IN WITNESSES 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 their respective language, in presence of the below mentioned witnesses:-

**WITNESSES:-**

1. *S. Shiv Shanker Reddy*



*X of ak up  
R. mallaiah*


2. *GR*

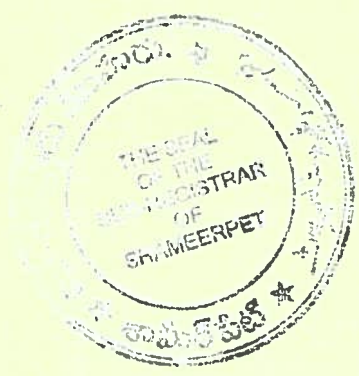
**VENDORS**

*R. mallaiah*

*S. Shiv Shanker Reddy*  
Vendee

... 2013 వ సం॥ కు..... 243  
... 11  
... 4

  
సర్-రిజిస్ట్రార్



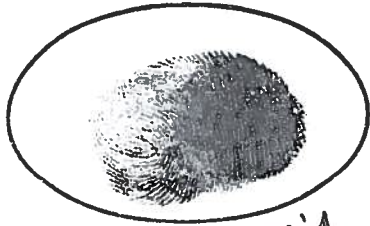


**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF  
REGISTRATION ACT, 1908**

**FINGER PRINT IN BLACK  
(LEFT THUMB)**

**PASS PORT SIZE  
PHOTOGRAPH**

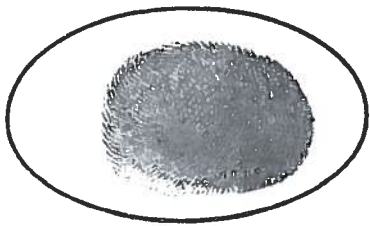
**NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT & SELLER  
BUYER**



VENDOR NO: 1



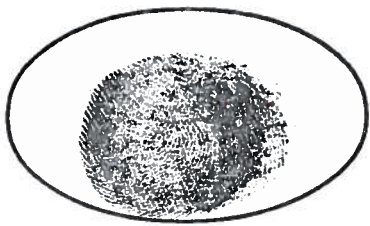
R. MAUREAH  
R/O H. NO: 2-57/8,  
KOLTHUR (U.I.)  
Shripeth (M) R. & Co. -



VENDOR NO. 2



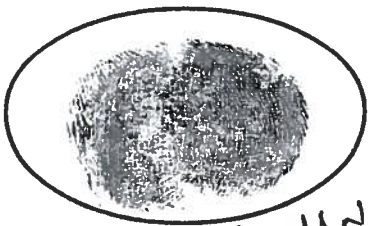
R. Venkatesh Aloys Venkatesh Ram  
R/O, 2-57/8,  
KOLTHUR (U.I.)  
Shripeth (M) R. & Co.



VENDEE



S. ANAND REDDY  
K/o 1-5-1086/3,  
Mangalorem Colony, OPP: -  
BHEL Qtrs., Old Andhra  
Secbad.



Witness No. 1



S. Shiv Shankar Reddy  
R/O. 1-5-1086/3,  
Mangalorem Colony,  
OPP: BHEL Qtrs., Old Andhra  
Secbad

**WITNESSES**

1. S. Shiv Shankar Reddy
2. [Signature]

**SIGN OF EXECUTANTS :**

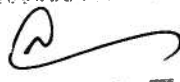
[Signature]  
VENDEE

[Fingerprint]  
[Signature]  
R. Maureah

1వ వ్యవస్థాపకము 2013 వ సం॥ ప్ర... 243

దస్తవేజులు పుచ్చయ్య కారితోనుండు సంఖ్య... 11

ఈ కారితోనుండు సంఖ్య... 5

  
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



सो फ्रिंज नो: 1



T. NARAYAN  
R/o KOTHUR (M)  
Sreyipet (M)  
R.R. Dist.

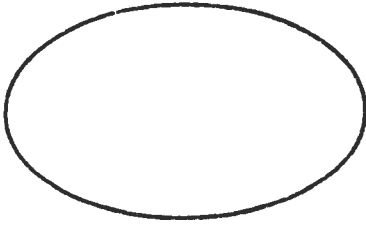


PHOTO  
BLACK & WHITE

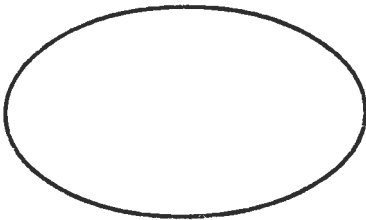


PHOTO  
BLACK & WHITE

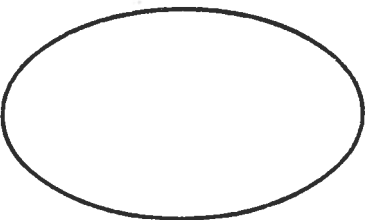


PHOTO  
BLACK & WHITE

**WITNESES**

1. J. Shivaraman Reddy
2. [Signature]

**SIGN OF EXECUTANTS :**

[Signature]  
VENKTES

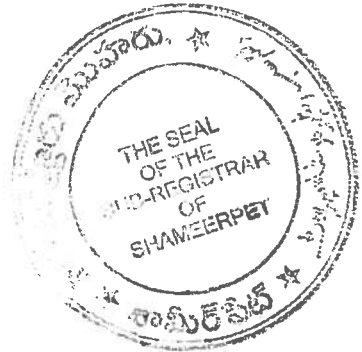
[Signature]  
[Fingerprint]  
R. Narayana

1వ పుస్తకము 2013 వ సం॥ పు..... 243

దస్తావేజు పుస్తకము కాలిబంబుల సంఖ్య..... 11

ఈ కాలిబంబుల సంఖ్య..... 6

సబ్-రిజిస్ట్రార్

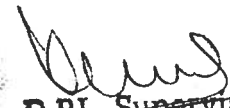






**Family Members Details**

S.No	Name	Relation	Date of Birth	Age
2	Mallamma	Wife		40
3	Venkatesh	Son		20
4	Saritha	Daughter in-law		18
5	Kavitha	Daughter		12


  
**D.P.L. Supervisor**  
 & Deputy M.R.O.  
 13/03/2008  
 Shamirpet, R.Rs Dist.

**HOUSEHOLD CARD**

**Card No** : WAP1509001A0010  
**F.P Shop No** : 1  
**పేరు** : గదులపల్లెయ్య  
**Name of Head of Household** : Ragula Mallaiah  
**తండ్రి/భర్త పేరు** : బాలయ్య  
**Father/ Husband name** : Balaiah  
**పుట్టిన తేదీ/Date of Birth** :  
**వయస్సు/Age** : 50  
**వృత్తి /Occupation** : Agriculture Labour  
**ఇంటి.నెం./House No.** : 2-57/8  
**వీధి /Street** : kolthur  
**Colony** : kolthur  
**Hamlet Village/Thanda** : కోల్తూరు/Kolthur  
**Village** : కొల్తూరు/ Kolthur  
**Mandal** : శామిర్ పేట్ / Shamirpet  
**జిల్లా /District** : రంగారెడ్డి / Ranga Reddy  
**Annual Income (Rs.)**: 17,000  
**LPG Consumer No.** : 520242/(Single )  
**LPG Dealer Name** : MS SPOORTHY GAS AGENCY



దస్తావేజులు 2013 వ సం॥ కు..... 243  
దస్తావేజులు మొత్తము లాగి వసూలు సంఖ్య..... 11  
ఈ లాగి వసూలు సంఖ్య..... 7

  
సబ్-రిజిస్ట్రార్





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SAMALA ANAND REDDY  
SATHA REDDY SAMALA

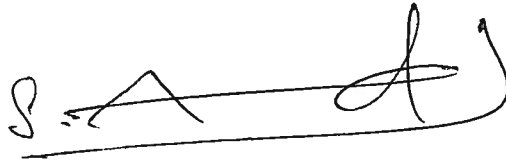
21/05/1977  
Permanent Account Number  
AYIPS1452Q



  
Signature

*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTHISL  
Plot.No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.


यह कार्ड खो जाने पर कृपया सूचित करें/लौटायें :  
आयकर पैन सेवा यूनिट, UTHISL  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.



1వ పుస్తకము 2013 వ సం॥ పు..... 243

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితము వలన సంఖ్య..... 8

  
సబ్-రెజిస్ట్రార్



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

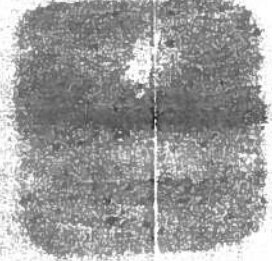
SAMALA SHIVA SHANKARREDDY  
SATHA REDDY SAMALA

15/01/1980

Permanent Account Number

AWWPS0595C

Signature





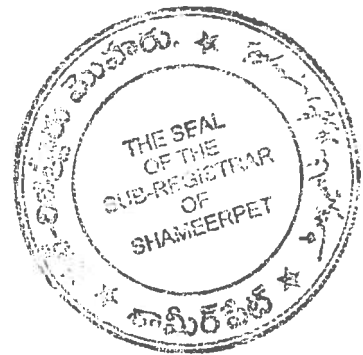
1వ పుస్తకము 21/3 వ సం॥పు..... 243

దస్తావేజు మొత్తము కారితముల సంఖ్య..... 11

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బహు-అధికారి



M2427255/07

Class Of Vehicle

Validity

Max Transport

MCWG

05-02-2016

Max Validity

162RDM006

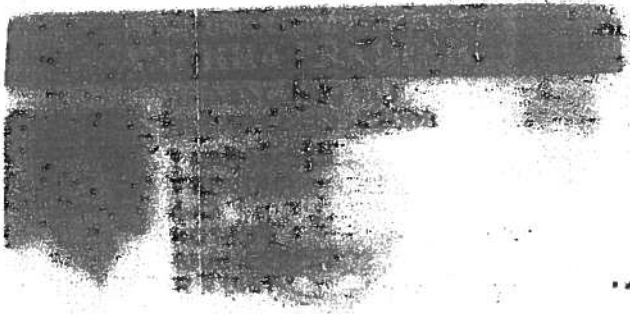
RTA BIRKENHEAD

06-02-1973

Issue

06-01-1996

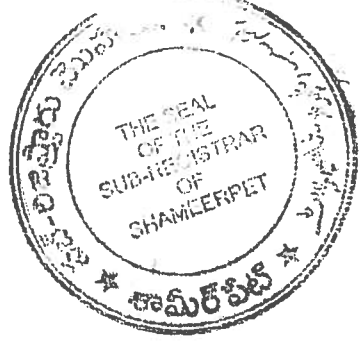
Date of Issue



15-01-2002

1వ పుస్తకము 20/3 వ సం॥ కృ..... 243  
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 11  
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సబ్-రిజిస్ట్రార్







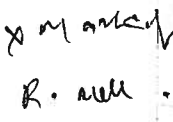






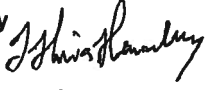

**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

RegNo/Year: **242 /2013** of SRO:1516 Report Date: **28-JAN-13 04:34 PM**


This report prints Photos and FPs of all parties

**Execution admitted by (Details of all executants/Claimants of sec 32a):**


SI No	Code	Thumb Impression	Signature	Photo	Address
1	CL			 [1516-1-2013-242] AN#	<b>S ANAND REDDY</b> HNO.1-5- 1086/3,MANGAPURAM COLONY,, OLD ALWAL,SEC-BAD
2	EX		 R. mall	 [1516-1-2013-242]RAGU	<b>RAGULA MALLIAH</b> HNO.2-57/8,KOLTHUR (V), SHAMIRPET (M),R.R.DIST
3	EX		 venkatesh	 [1516-1-2013-242]RAGU	<b>RAGULA VENKATESH ALIAS RAGULA VENKATESHAM</b> HNO.2-57/8,KOLTHUR (V), SHAMIRPET (M),R.R.DIST

Identified by  
Witness 1   
Witness 2 

  
Photos and TIs  
captured by me

  
Capture of Photos and TIs  
done in my presence

1వ పుస్తకము ఖె/3 వనం||పు..... 243  
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ఈ రా గిరము వలన సంఖ్య..... 11

  
సబ్-రిజిస్ట్రార్

