

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH Set Set u Sechel

G. NAGESHWAR REDDY LICENSED STAMP VENDOR L MO: 15-16-018/1996 FL Nr: 15.16-001/2011 H.No 3-8, ALIABAD (V) SHAMFERPET (M), R.R. DIST PIN 500078, Ph: 9848031127

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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 20th day, of NOVEMBER, 2012, at Shameerpet by and between:-

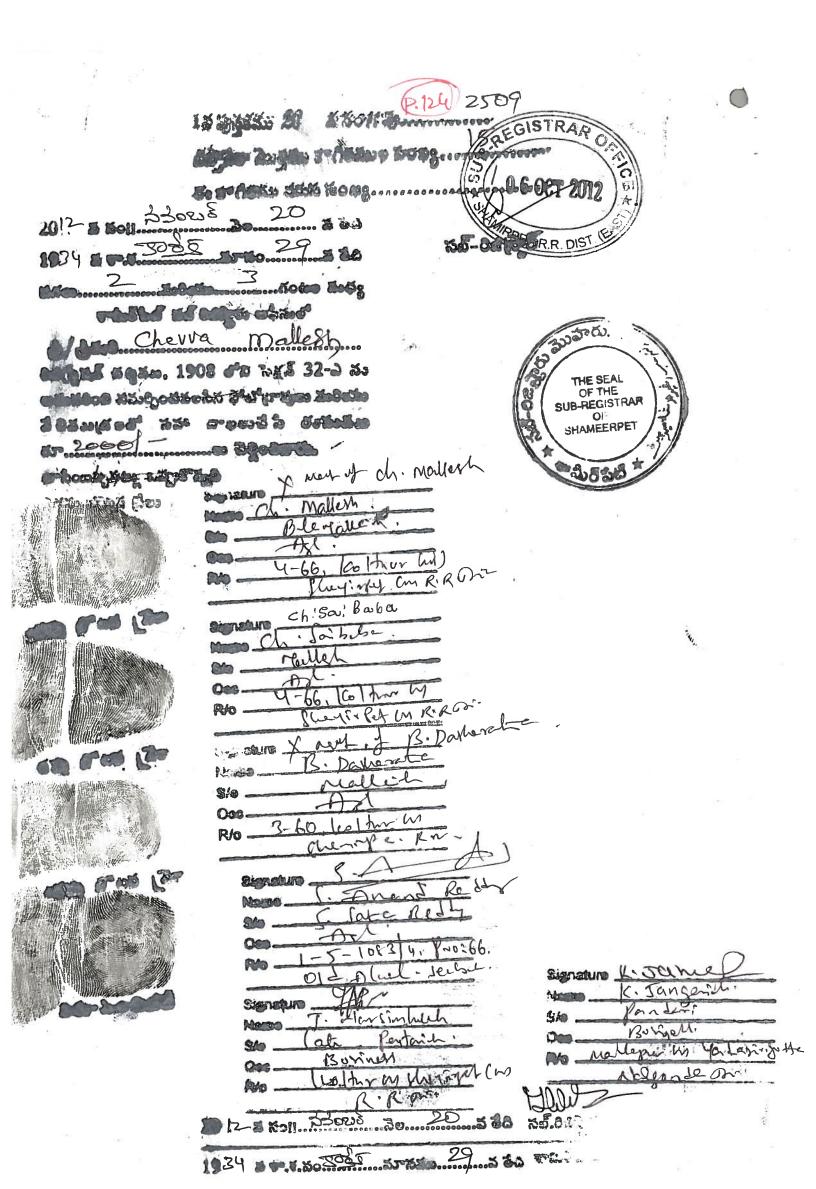
1.Sri. CHEVVA MALLESH S/O BALAMALLAIAH, aged about 46 Years, Occupation: Agriculture, Resident of H.No. 4-66, Kolthur Village, Shameerpet Mandal, Ranga Reddy Dist.

2.Sri. CHEVVA SAIBABA S/O MALLESH, aged about 29 Years, Occupation: Agriculture, Resident of H.No. 4-66, Kolthur Village, Shameerpet Mandal, Ranga Reddy Dist.

3.Sri. BODHARI DASHARATHA S/O MALLAIAH, aged about 75 Years, Occupation: Agriculture, Resident of H.No. 3-60, Kolthur, Shameerpet Mandal, Ranga Reddy Dist.

4.Sri. BODHARI SRISAILAM S/O DASHARATHA, aged about 29 Years, Occupation: Agriculture, Resident of H.No. 3-60, Kolthur, Shameerpet Mandal, Ranga Reddy Dist.

B. Parlintie



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 32 Years, Occupation: Agriculture, Resident of H.No.1-5-1083/4, Plot No. 66, Mangapuram Colony, Old Alwal, Secunderabad-500 011.

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, Pattedar, and peacefull possessor of the Agricultural Land admeasuring **Ac. 1-03 Gts in Sy.No. 510, Situated at KOLTHUR** Village & Gramapanchayat, Mandal Shameerpet, Ranga Reddy District, A.P. having been acquired the same through his ancestors as per revenue records Vide Pattadar book and Title Deed Bearing No. 615786, and Patta No. 3279. And also Vide Proceeding No. R/S/B/3027/12, Dt.16-11-2012, Issued by the M.R.O. Shameerpet.

Whereas the **VENDOR NO. 2** is the sole and absolute owner, Pattedar, and peacefull possessor of the Agricultural Land admeasuring **Ac. 0-32 Gts in Sy.No. 508, Situated at KOLTHUR** Village & Gramapanchayat, Mandal Shameerpet, Ranga Reddy District, A.P. having been mutated the same through her as per revenue records Vide Title Deed Bearing No. z 260435, and Patta No. 0066, Issued by the M.R.O. Shameerpet. having Purchased the Sale Deed Doct No.2661/1993, Book I, Vol:1855, Pages: 29 to 34, Registed at S.R.O.Medchal.

Whereas the **VENDOR NO. 3** is the sole and absolute owner, Pattedar, and peacefull possessor of the Agricultural Land admeasuring **Ac. 0-11 Gts in Sy.No. 509/4**, **Situated at KOLTHUR** Village & Gramapanchayat, Mandal Shameerpet, Ranga Reddy District, A.P. having been mutated the same through her as per revenue records Vide Title Deed Bearing No. z 296778, and Patta No. 0122, Issued by the M.R.O. Shameerpet. and Vendor No.4 is son he Joined in this deed future complications.

Thus the Total Area comes Ac. **2-06 Gts.**, Situated at **Kolthur** village, Shameerpet Mandal, Ranga Reddy Dist.

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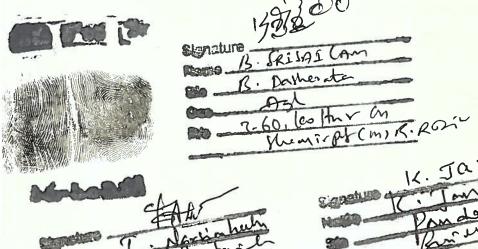
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4	Unit Changes		991			-	PURE PROPERTY OF
	Baten	100	39550	lo es	-		100
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T.D. under section 41 of the 1.8. Act 1886 and 1.2000/- broad of the 6,45,000/- were paid by the party integral of the SBH Thurk 18.

Sub-Registrar Collector US 47 e11.8 Aer



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Whereas the Vendors have offered to sell 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. 6,45,000/-(Rupees Six Lakhs Fourty Five 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 20-11-2012, 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.

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 encumberances.

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.

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Ch. rall Baba S. parlante

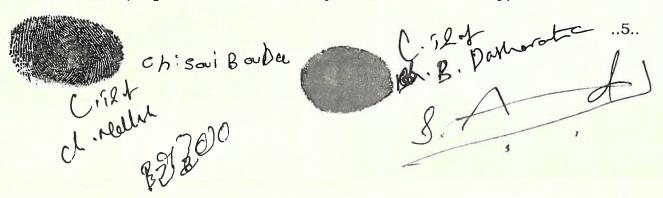
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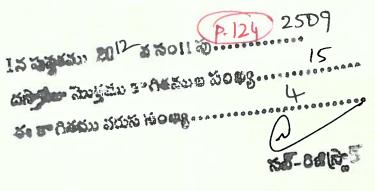


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The Vendors assures that he is not a surplus land holders within the meaning of the Agricultural Land Cealing Act, 1976. At the request of the purchaser, the Vendors hereby nominate, constitute and appoint the said Vendee as the Vendor's Lawful agent 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 incidential 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 accure 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.
- 5. The Market Value of the above referred property is Rs. 6,45,000/- @ Rs. 3,00,000/- Per Acre whereas the sale consideration received is Rs. 6,45,000/- (Rupees Six Lakhs fourty Five Thousand Only).







- 6. A. Stamp duty of Rs. 32,250/- 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.
- 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. 510 .. Area Ac. 1-03 Gts, Survey No. **508** .. Area Ac. 0-32 Gts, Survey No. **509**/\$\mathcal{B}\$.. Area Ac. 0-11 Gts,

Total Area Ac. 2-06 Gts. or 0.86 Hectors., Situated at Village & Gramapanchayat KOLTHUR,

Mandal SHAMEERPET, Sub-Dist: SHAMEERPET.

District Ranga Reddy is bounded by:-

NORTH: Ag. Land of Vendee,

SOUTH: Ag. Land of Bodhari Dasharatha,

EAST: Ag. Land of Sanjeeva,

WEST; Ag. Land of S.Shivashanker Reddy & others.

chi Soui Baba

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IN WITNESSES WHEREOF this Agreement of sale cum General Power of Attorney is made, executed and singed 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, misrepresentation and duress etc., after having fully understood the contents of the same in their respective language, in presence of the below mentioned witnesses:-

WITNESSES:-

1.70

1) and and

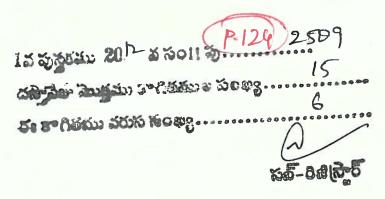
VENDORS

2. K. Jareel

1 = h: sai Baba

C. J. D. Darborde

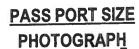
S. A. DEL VEADEL



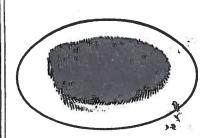


PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF REGISTRATION ACT, 1908

FINGER PRINT IN BLACK (LEFT THUMB)



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT & SELLER





CHEVRA MALCESH Rfo. 4-66, lookhor on sheringsom

R.R Ora

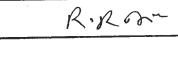


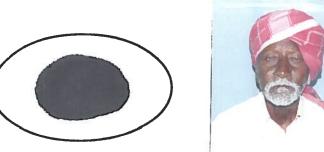


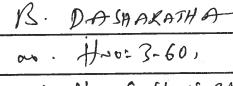
CHEVRA SAIBARA

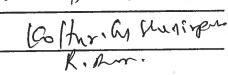
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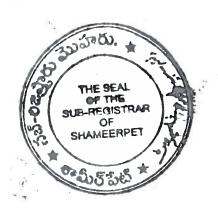
WITNESES

1. A.C.

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PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF **REGISTRATION ACT, 1908** NAME & PERMANENT FINGER PRINT IN BLACK PASS PORT SIZE **POSTAL ADDRESS OF PHOTOGRAPH** PRESENTANT & SELLER (LEFT THUMB) **BUYER** S. ANAND REDDY m Hav: 1-5-1083 9, Pro: 66, Mangayporen Cohy, Old Aland. SeoSal T. Narsimhuly Sto Cot Pentaial Rto. (cothers) Sheyirlet Co R. Rosi Witness 20:1 10. Jangariah Ro Pandani cu. Mallerpor M Yalazingutte, Nya rituolly 10:2 **PHOTO BLACK & WHITE**

WITNESES

1. 4

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S. A. SIGN OF EXECUTANTS: e set ch. nalleh

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SAMALA ANAND REDDY SATHA REDDY SAMALA

21/05/1977 Permanent Account Number AYIPS1452Q



GOVT. OF INDIA





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

प्रका क्रांगाक्रवा - वस्स का न यह काई खा जाने पर कृपया मूचिन करें/लौटाए : आपका पेन सेवा पुनीट [[[[पुणिक] प्लाट ने: ३, सेक्ट्रूट्रेंग् की की की सेलापेपे नवा पुंबई ४००/६१ है

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Family Members Details

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2	Komuramma	Wife		58
3	Srisailani 🗸	f'on		25
D.	Salemma	Mother		90

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HOUSEHOLD CARD

Card No

: MAPENIONALAUSSI

Sec.

(A 0 4)

Name of Hend of

Heusebold

Bodhari.Dashtafi V

తం:డే/భర్త పేరు

ికిస్తా స్ట్రిత్రాయి

Father/ Husband name; Mallalah

තුළුයම්බ/Date of Birth:

పయస్సు/Age

: 65

వృశ్ధి /Occupation

: Fariner

woel. So./House No. : 3-60

వీధి /Street

. Kulthur

Colony

: Koltbur

Hamlet Village/Thanda: 57Kolthur

Village

: 5-g-5/Kolthur

Mandal

్ శానందే పేట్ / Shamirpet

ಜಲ್ಲ್ /District

ੈ ਠਰਜ਼ਾਰੋਕੂੰ / Ranga Reddy

Anatral Income (Rs.): 20,500

LI'G Consumer No.

; 520214 (Decpam)

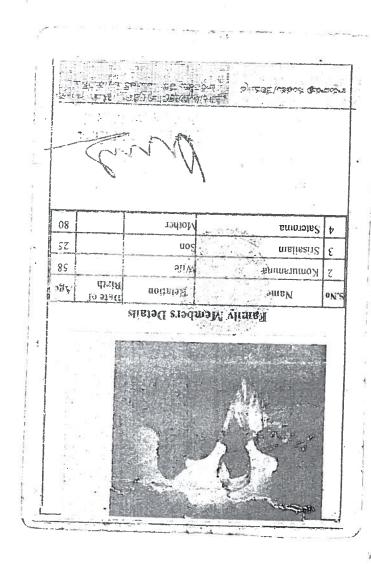
LPG Dealer Name

: MS SPOORTHY GAS AGENCY /

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HOUSEHOLD CARD

Card No

F.P Shop No

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Name of Head of

Household

: Shevava.Mallesh

తండ్రి/భర్త పేరు

: ಬಾಲಮಲ್ಲಯ್ಯ

Father/ Husband name: Balamaliaiah

పుట్టినతేది/Date of Birth:

వయస్సు/Age

: 40

ವೃತ್ತ /Occupation

: Daily wage earner

ಇಂದಿ.ನಂ/House No. : 4-66 విధ /Street

Colony

: Kolthur

Hamlet Village/Thanda; 8 2000/Kolthur

Rev. Village

: కొల్టూర్ / Kolthur

Mandal

: శామీర్ పేట్ / Shamirpet

සලු /District

් රor ලදු / Ranga Reddy

Annual Income (Rs.): 14,000

LPG Consumer No. : No Cylinder





Family Members Details

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D.P.L. Supervisor & Deputy M.R.O.

Shameerpet, R.R. Dist



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12427255/07

Class Of Vehicle

Validity

Non-Transport

05-02-2016

Transport

Hazardous Validity
Badge No.
Original No.

Original LA.

DOB

Blood Gr.

Date of 1st Issue

162RRD1996 RTA MEDCHEL 06-02-1973

06-01-1986





Family Details

SLNo	MemberName	Relation	DateOfBirth	Age
E	Bagyalakshmi	Wife		19

30/10/2008

HOUSEHOLD CARD

Card No

: WAP2304030A0329

F.P Shop No

: 30

పేరు

ಕ್ಕರ. ಆಂಗಯ್ಯ

Name of Head of Household

: Karre . Jangalah

ජරුශ් /భරු ක්රා

: పండరి

Father/ Husband name : Pandari තුඪුනම්ධ/Date of Birth :

వయస్సు/Age

: 25

ವೃತ್ತಿ /Occupation

: Agriculture Labour

ಇಂಟಿ.ನಂ./House No.

: 4-46

ದ್ದಿ ∕Street

: Mallapuram

Colony

: Mallapuram

Village

: మల్లాపూర్ 💢

: ಯಾದಗಿರಿಗ್ರಿತ್ತ

Mandal

ಜಿಲ್ಲ್ /District

: నల్లగొండా

Annual Income (Rs.) : 29,000

LPG Consumer No (1):

LPG Dealer Name (1)

LPG Consumer No (2)

LPG Dealer Name (2):



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

C.S.No/Year: 2509 / 2012

of SRO: 1516

Report Date: 20-NOV-12

This report prints Photos and FPs of all parties

Execution admitted by (Details of all executants/Claimants of sec 32a): Address Photo Si No Code Thumb Impression Signature S ANAND REDDY HNO.1-5-HNU.1-5-1083/4,PNO.66,MANGAPU RAM COLONY,, OLD ALWAL,SEC-BAD CL [1516-1-2012-2509]CAN CHEVVA MALLESH HNO.4-66,KOLTHUR (V), SHAMIRPET (M),R.R.DIST ΕX 2 CHEVVA SAIBABA HNO.4-66,KOLTHUR (V), SHAMIRPET (M),R.R.DIST ΕX BODHARI DASHARATHA HNO.3-60,KOLTHUR (V), SHAMIRPET (M),R.R.DIST EX Caputure of Photos and TIs Identified by Witness 1 Photos and TIs done in my presence captured by me Witness 2 12, Jox



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



C.S.No/Year: 2509 / 2012

of SRO: 1516

Report Date: 21-NOV-12

This report prints Photos and FPs of all parties

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

SI No. Co	ode	Thumb Impress	ion Signature	Photo	Address
1 CL			ion Signature (, a) (, a) (, a)		S ANAND REDDY HNO.1-5- 1083/4,PNO.66,MANGAPU RAM COLONY,, OLD ALWAL,SEC-BAD
2 EX	x	Secretarian de la constante de	of the Brodles	[15:00-1-2012-25:09]; all	CHEVVA MALLESH HNO.4-66,KOLTHUR (V), SHAMIRPET (M),R.R.DIST
3 E	×		ch.sorb	(1516-1-2012-2506KH	CHEVVA SAIBABA HNO.4-66,KOLTHUR (V), SHAMIRPET (M),R.R.DIST
4 E	x		B. Doshaley	[1516-1 2012 2509]CH	BODHARI DASHARATHA HNO.3-60,KOLTHUR (V), SHAMIRPET (M),R.R.DIST
5 E	ΞX		BIZ 6) 0	[1516-1-7017-2-564]BO	BODHARI SRISAILAM HNO.3-60,KOLTHUR (V), SHAMIRPET (M),R.R.DIST
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