

10198

Doc. No. 9901 of 2017

SCANNED



तेलगाना TELANGAN

to Mr. S. Radha Swamy S/o

Late S. Venkate Subbaiah, A-6 Teachers Colony

r Whom - self -

K 5 5274  
 LICENCED STAMP VENDOR  
 LIC No: 15-04-007/2014  
 REN No: 15-04-006/2017  
 H.No: 2-64, Srirangavaram (V),  
 Via. AFA, Medchal-Malkajgiri Dist.  
 9949158588

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

This Deed of Agreement of Sale cum General Power of Attorney with Possession is made and executed on this the 16<sup>th</sup> day of December 2017, at Hyderabad by and between:

Mrs. K.V. SUJATHA W/O. K. A. RAMAYYA, Aged about 59 Years, Occupation: House Wife, R/o. H. No. A-4, P & T Quarters Complex, S.P. Road, Secunderabad  
 Aadhar Card No: 5275 7189 3249 (Hereinafter referred as to Vendor)

AND

Mr. Sreekakulam Radha Swamy S/o. Late. Sreekakulam Venkata Subbaiah, aged about 80 years, Occupation: Retd from Business R/o. 10-3-85/17, East Maredpally, Hanuman Temple Road, Teachers Colony, Hyderabad - 500026 herein after called the "Vendor"  
 Aadhar No: 4467.8085 3677 (Hereinafter referred to as the 'VENDEE')

The terms and expressions the 'VENDOR' and 'VENDEE' unless repugnant to context shall mean and include all their respective Legal Heirs, Successors, Executors, Administrators, Legal Representatives, Nominees, assignees etc.,

K.V. Sujatha





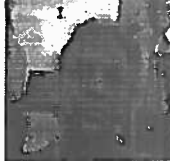
VENDOR

VENDEE



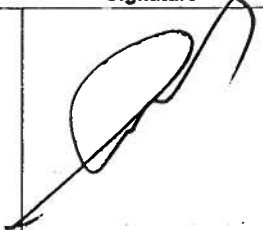



**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 10 and 12 on the 16th day of DEC, 2017 by Sri K.V.Sujatha

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SREEKAKULAM RADHA SWA [1504-1-2017-10198]	SREEKAKULAM RADHA SWAMY S/O. LATE SREEKAKULAM VENKAT SUBBAIAH 10-3-85/17, EAST MAREDPALLY, SEC-BAD.	 K.V. Sujatha
2	EX		 K.V.SUJATHA::16/12 [1504-1-2017-10198]	K.V.SUJATHA W/O. K.A.RAMAYYA H.NO.A-4, P & T COLONY., S.P.ROAD, SEC-BAD.	

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K.A.RAMAYYA ::16/12/2017.13:5 [1504-1-2017-10198]	K.A.RAMAYYA SEC BAD	
2		 DATTATREYA NAIDU::16/12/2 [1504-1-2017-10198]	DATTATREYA NAIDU KAPRA	

16th day of December, 2017

Signature of Sub Registrar  
Medchal (R.O)

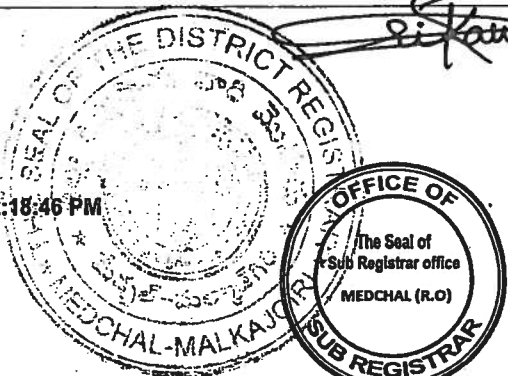
**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	200000	0	0	0	200100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>202100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>202200</b>

Rs. 200000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 4000000/- was paid by the party through E-Challan/BC/Pay Order No. 321J2N071217 dated 08-DEC-17 of SBH/MEDCHAL

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Bk - 1, CS No 10198/2017 & Doct No 90112017 Sheet 1 of 10 Sub Registrar Medchal (R.O)



- (1) WHEREAS originally Mrs. Varala Kamalamma is the absolute owner and peaceful possessor of the agricultural land admeasuring Ac. 2-37 gts in Survey No. 31 and Ac. 0-22 gts in Survey No. 32 total admeasuring Ac.3-19 gts situated at MURAHARIPALLY village Yadaram Gram Panchayat, Medchal Mandal, Medchal – Malkajgiri District (Erstwhile Ranga Reddy District).

WHEREAS Mrs. Varala Kamalamma has Mortgaged vide Document No.4348 of 1999 , registered at SRO Medchal, the above said property to Adarsha Framers Service Co-operative Society Ltd. at Poodur Village, for an amount of Rs 30,000/. Subsequently on 3-11-2017, the said Mortgage has been released by virtue of Registered Release of Mortgage deed Document No. 8148 of 2017 registered at the office of the SRO Medchal.

WHEREAS, Mrs. Varala Kamalamma sold the agricultural admeasuring Ac.1-15 Gts in out of Ac. 2-37 Survey No. 31 and Ac. 0.22 Gts in Survey No. 32 total admeasuring Ac. 1-37 gts situated at MURAHARIPALLY village Yadaram Gram Panchayat, Medchal Mandal, Medchal – Malkajgiri District (Erstwhile Ranga Reddy District) for a valid consideration of Rs. 2,50,000/- and executed Registered Sale Deed vide Document No.11139 of 2002 Registered at the office of the SRO Medchal in favour of Vendor. Ever since the Vendor is the absolute owner and possessor of the said property.

- (2) WHEREAS originally Mr. Varadha Reddy is the absolute owner and peaceful possessor of the Land admeasuring Ac.2-35 gts in Survey. No. 31 and Ac.0-22 gts in Survey No. 32, total admeasuring Ac. 3-17 gts. Subsequently Mr. Varadha Reddy executed a gift deed in favour of Mr. B. Anthi Reddy being a son and gifted the agricultural land admeasuring Ac. 1-00 gts out of Ac. 2-35 gts in Survey No. 31, Ac. 0-06 gts in Survey No.32 by virtue of the Gift Settlement Deed vide document No. 1004 of 1998 registered at the office of the SRO Medchal.

WHEREAS subsequently Mr. B. Varadha Reddy sold the agricultural admeasuring Ac. 0-24 gts out of Ac-1-35 gts in Survey No. 31 and Ac.0-16 gts in Survey No. 32 situated at MURAHARIPALLY village Yadaram Gram Panchayat, Medchal Mandal, Medchal – Malkajgiri District (Erstwhile Ranga Reddy District) for a valid consideration of Rs. 1,50,000/- and executed Sale Deed No.1092 of 2003 Registered at the office of the SRO Medchal in favour of Vendor. Since then the Vendor is the absolute owner and possessor of the said property.

*P. C. V. Sujatha*

*R. S. Ramana*

E-Challan Details Received from Bank :


(1). AMOUNT PAID: Rs. 202100/-, DATE: 08-DEC-17, BANK NAME: SBH, BRANCH NAME: MEDCHAL, BANK REFERENCE NO: 064028803,REMITTER NAME: S RADHASWAMY,EXECUTANT NAME: KVS SUJATHA,CLAIMANT NAME: S RADHA SWAMY).

Date:  
16th day of December,2017

  
Signature of Registering Officer  
Medchal (R.O)

Bk - 1, CS No 10198/2017 & Doct No  
10112017  
Sub Registrar  
Medchal (R.O)

1వ పుస్తకము 2017 సం॥ 1989  
సం॥పు .....99.91... నెంబరుగా రిజిస్టరు  
చేయబడి స్కానింగు నిమిత్తము గుర్తింపు  
నెంబరు 1004.1.110/17 మోదు చేయడమైనది  
2017 సం॥ డిశంబరు.నెల. 16.....వ తేది

  
రిజిస్టరింగ్ అధికారి



(3) WHEREAS Mr. B. Anthi Reddy acquired the agricultural land admeasuring Ac.1-00 gts in Survey No. 31, Ac 0-06 gts in Survey No.32 MURAHARIPALLY village Yadaram Gram Panchayat, Medchal Mandal, Medchal - Malkajgiri District (Erstwhile Ranga Reddy District) by virtue of Gift Deed document No. 1004 of 1998. Thereafter Mr. Anthi Reddy has mutated his name in the Revenue Records and MRO Medchal has issued pattadhar pass Book vide Pass Book No. 131995, and title deed Book No. 258850 vide Patta No. 141. Ever since Mr. Anthi Reddy is the absolute owner and possessor of the said Property.

WHEREAS B. Anthi Reddy sold the agricultural land admeasuring Ac. 0-31 gts out of Ac. 1-00gts in Survey No. 31 and Ac. 0-06 gts in Survey No.32 total admeasuring Ac. 0-37 gts situated at MURAHARIPALLY village Yadaram Gram Panchayat, Medchal Mandal, Medchal, - Malkajgiri District (Erstwhile Ranga Reddy District) for a total sale consideration of Rs. 1,39,000/- and thereby executed a registered Sale Deed Document No.2168 of 2003 registered at SRO Medchal dated 24-02-2003 in favour of vendor. Ever since the Vendor is the absolute owner and peaceful possessor of the said property.

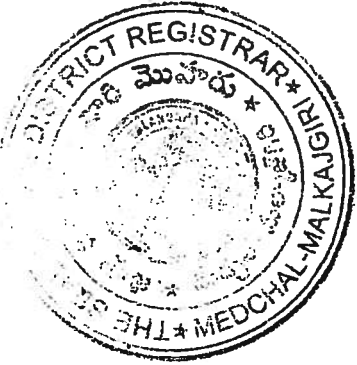
WHEREAS the Vendor has mutated her name in the Revenue Records of all the above said 3 agricultural land admeasuring i.e. Ac.2-30 gts in Sy.No.31 and Ac. 1-04 gts in Survey No.32 total admeasuring Ac.3.34 gts situated at MURAHARIPALLY village Yadaram Gram Panchayat, Medchal Mandal, Medchal - Malkajgiri District (Erstwhile Ranga Reddy District) vide proceeding No. MRO/ Proc No. E/1065/2004 dt. 3-6-2004. The MRO Medchal issued Pattadhar Pass Book and Title Deed Document No. 440131 vide Patta No. 155. Ever since the Vendor is the absolute owner and possessor of the above said property.

WHEREAS the Vendor has offered to sell an extent of Ac: 0.30 Gts forming part in Survey No 31, and Ac 1.04 Gts from Part of Sy No 32 Thus total Land comes to Ac: 1.34 Gts forming part of Survey No: 31 & 32 situated at MURAHARIPALLY village under Yadaram Gram Panchayat, Medchal Mandal, Medchal - Malkajgiri District (Erstwhile Ranga Reddy District), for a total Sale Consideration of Rs. 40,00,000/- (Rupees Fifty Lakhs only) to the Vendee and the Vendee has accepted to purchase the said Schedule Property for the above sale consideration on the following terms and conditions:-

P. V. Sujatha



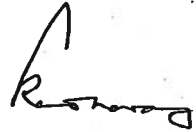
Bk - 1, CS No 10198/2017 & Doct No  
9901/2017 Sub Registrar  
Medchal (R.O)



NOW THIS AGREEMENT OF SALE CUM GPA WITH POSSESSION WITNESSETH AS FOLLOWS:

- 1) That the vendors have agreed to sell and the Vendee has agreed to purchase an extent of Ac: 0.30 Gts forming part in Survey No 31, and Ac 1.04 Gts from Part of Sy No 32 Thus total Land comes to Ac: 1.34 Gts forming part of Survey No: 31 & 32 situated at MURAHARIPALLY village under Yadaram Gram Panchayat, Medchal Mandal, Medchal – Malkajgiri District (Erstwhile Ranga Reddy District), (herein referred as schedule property) with a total sale consideration of Rs. 40,00,000/- (Rupees Forty Lakhs only). Now the Vendee has paid the total sale consideration vide Cheque No: \_\_\_\_\_ Dated: 16-12-2017, drawn on Bank of Baroda, West Marredpally, Secunderabad Branch and the Vendors do hereby admit and acknowledge the same.
- 2) That the Vendor has delivered the physical and vacant possession of the said land to the Vendee today and the Vendee is entitled to enjoy the same as per its wish and will as the owner of the land.
- 3) The Vendor hereby declare that the schedule property is a self-acquired property and the vendor are the absolute and exclusive owners of the Schedule Property and that no other person(s) have any right, title or other interest and that the Schedule Property is free from all encumbrances, charges, liens, mortgages or etc., of whatsoever nature. The Vendor further declares that there are no existing agreements and the schedule property is not under attachment under the order/direction of any court or authority and also is not a Wakf property. The Vendor shall indemnify the Vendee against all the losses, damages, expenses etc., which may be caused or occasioned to the Vendee in view of any claim by anybody or in case of any defect in the title of the Vendor.
- 4) The Vendee have verified all necessary documents and undergone due diligence to the said scheduled property and expressed satisfaction with the title of the Scheduled Property.
- 5) The Vendor hereby declare that she has not entered into any kind of Agreement or arrangement in respect of the Subject Land, neither individually or jointly nor there was any consensus ad idem inter se. with the third parties except with Vendee, and if at any stage this statement is found to be untrue, the Vendor hereby undertake to indemnify the Vendee for all expenses that may be incurred by the Vendee in perfecting its title unto the Subject Land.
- 6) The Vendee agreed to act in the name and on behalf of the Vendor as Agent of the Vendor. The Vendor do hereby irrevocably authorizes the said Vendee to do, the following acts in the name and on behalf of the Vendor namely:-

P. V. Sujatha



Bk -1, CS No 10198/2017 & Doct No  
9901/2017  
Sheet 4 of 10 Sub Registrar  
Medchal (R.O)



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- a) To enter into sub contract for the sale of the said property either whole or in parts for any consideration which they deem reasonable in their absolute discretion and receive the earnest money and acknowledge the receipt of the same. To sell the said property to the sub agreement holders or their nominee or nominees.
- b) To execute the Sale Deed or Sale Deeds in favour of himself or the Sub Purchaser or Purchasers, receive the consideration money to present the sale deed or deeds executed by them in favour of the sub purchaser or purchasers before the concerned Registering Officer, admit execution and receipt of consideration and procure the registration of the said deeds.
- c) To execute sign and file all the statements, petitions, applications, declaration etc., necessary for and incidental to the completion of registration of the said deed/deeds.
- d) To complete the sale of the said property and handover the possession of the said property to the sub purchaser/purchasers.
- e) To appear and act in all courts, civil, criminal revenue whether original or appellate in the registration and other offices of the state and Central Government and Local bodies in relation to the said property.
- f) To sign and verify plaints, written statements, petitions of claims and objections of all kinds and file them in such courts and offices and to appoint advocates and other legal practitioners to file and receive back documents to deposit and withdraw moneys and grant receipts in relation of the said property.
- g) To act as the Attorney or Agent of the Vendor in relation to the said property in relation to the matters aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the Vendor themselves would do if personally present.
- h) The Vendor for himself, his heirs, executors, successors, legal representatives, administrators, and assignees hereby ratify, confirm, and agree to ratify and confirm all the acts, deeds and things lawfully done by the said attorney namely the Purchaser in pursuance of these presents.

P. V. Sujatha



Bk - 1, CS No 10198/2017 & Doct No

99012017 Sheet 5 of 10

Sub Registrar  
Medchal (R.O)



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- 7) That the land affected by this document is not an assigned land as defined in Section 2 (1) of Act No. 9 of 1977 and the said land is not covered by the A. P. Urban Land Ceiling Act, 1976.
- 8) The expenses by way of stamp duty and registration charges payable on the deed of conveyance and any other document/s, if executed, pursuant to this Agreement shall be borne by the Vendee alone.

**SCHEDULE OF PROPERTY**

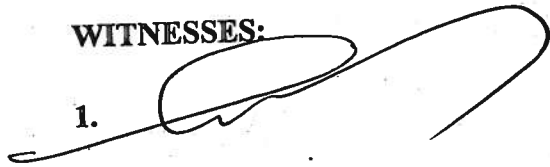
All that the agricultural land admeasuring Ac: 0.30 Gts forming part in Survey No 31, and Ac 1.04 Gts from Part of Sy No 32 Total Land comes to Ac: 1.34 Gts forming part of Survey No: 31 & 32 situated at MURAHARIPALLY Village under Yadaram Gram Panchayat, Shamirpet Mandal, (Erstwhile Medchal Mandal) Medchal - Malkajgiri District (Erstwhile Ranga Reddy District), bounded by:

NORTH	: Neighbours land,
SOUTH	: Land belong to Vendee in Sy No. 31/Part & 32/Part,
EAST	: Neighbours land,
WEST	: Existing 33' Wide Road.

IN WITNESS WHEREOF, the parties hereto have put their respective hands on this Agreement of Sale Cum General Power of Attorney with possession on this the 8th day of December, 2017 in the presence of the following Witnesses at Sub Registrar Medchal..

WITNESSES:

1.



2.



*K. V. Sujatha*  
VENDOR  
(K V S Sujatha)

*S Radha Swamy*  
VENDEE  
(S Radha Swamy)

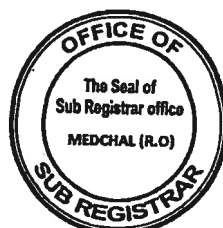
Bk - 1, CS No 10198/2017 & Doct No

9901/2017

Sheet 6 of 10 Sub Registrar  
Medchal (R.O)



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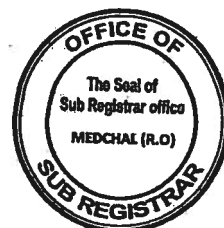
6	7	8	9

H No / Pano No: 5/1065/2004  
 Pt. 3-5-2004  
 H No  
 5/1065/2004  
 Pt. 3-5-2004

గ్రామ స్వయంగా నిర్వహించే పురపాలక సంఘం కార్యకర్తల జాబితా  
 గ్రామ స్వయంగా నిర్వహించే పురపాలక సంఘం కార్యకర్తల జాబితా

Bk-1, CS No 10198/2017 & Doct No  
Sheet 7 of 10 Sub Registrar  
Medchal (R.O)

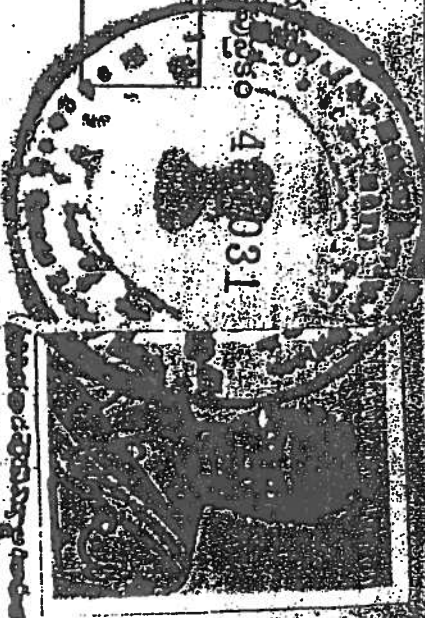
16/12/2017



ఆంధ్రప్రదేశ్ ప్రభుత్వం  
పట్టణారు పాసుపుట్టెం

40031

పట్టా నెం.  
155



శ్రీ కుంభ కె.వి. సుబ్బారావు  
ప/0 క. A. రామమూర్తి

1. వ్యవసాయదారుని పేరు, తండ్రి / భర్త పేరు, చిరునామా : శ్రీ కుంభ కె.వి. సుబ్బారావు ప/0 క. A. రామమూర్తి
  2. పెద్దబాలు కులం / పెద్దబాలు తెగ లేదా వెనుకబడిన తరగతికి వంటి ఉన్నారా : 0
  3. భూములు ఉన్న గ్రామం పేరు : కుంభం, తాపాల
  4. రెవిన్యూ మండలం : మైలవూరు
  5. రెవిన్యూ డివిజను : తూర్పు గోదావరి
  6. జిల్లా : తూర్పు గోదావరి
  7. కెరి నూరు తూట తరి : 4-6-2004
- వ్యవసాయదారుని సంకేతం : గ్రామ నమోదు సంకేతం : మంజూరు సంకేతం :  
 లేదా బాధన ప్రతి ముద్ర : సంకేతం : మంజూరు సంకేతం :  
 \*\*\* ఇప్పటి యజమానికిచ్చిన భూము యాజమానిని కుంభం వారసులు ఉన్న పట్టణపుట్టెం ప్రాయాది.

Bk - 1, CS No 10198/2017 & Doct No  
990L12017

Sheet 8 of 10 Sub Registrar  
Medchal (R.O)



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భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



కారంశెట్టి వెంకట సత్య సుజాత  
Karamsetty Venkata Satya Sujatha

పుట్టిన సంవత్సరం / Year of Birth : 1957  
స్త్రీ / Female

5275 7189 3249



*P. U. Sujatha*

Aadhaar - Saamanyuni Hakku



భారత ప్రభుత్వ సులభమ ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
W/O కారంశెట్టి అయోధ్య రామయ్య  
ఫ్లోర్ నెంబర్ 162 శ్రీ సైట్స్ హైట్స్, తూర్పు మర్రెడ్, సెకండరాబాద్, నీలంజనా రోడ్, సెకండరాబాద్, ఆంధ్ర ప్రదేశ్, 500026

Address :  
W/O Karamsetty Ayodhya Ramayya  
Flat No 162 Srita Heights, East Marrec  
St Johns Street  
Secunderabad, Secunderabad  
Hyderabad, Andhra Pradesh, 500026



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



శ్రీకాకుళం రాధాస్వామి  
Sreekakulam Radhaswamy

పుట్టిన సంవత్సరం / Year of Birth : 1938  
పురుషుడు / Male

4467 8085 3677



*[Signature]*

ఆధార్ - సామాన్యుని హక్కు

స్థానిక లెఖా సంఖ్య / PERMANENT ACCOUNT NUMBER  
AINPS9275N



నామ / NAME  
RADHASWAMY SRIKAKULAM

పితా కా నామ / FATHER'S NAME  
SUBBIAH SRIKAKULAM

జన్మ తిథి / DATE OF BIRTH  
16-05-1938

హస్తాక్షర / SIGNATURE

*[Signature]*



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

చిరునామా:  
S/O శ్రీకాకుళం సుబ్బలక్ష్మి  
10-3-85/17, తూర్పు మర్రెడ్, హనుమాన్ దేవాలయం దగ్గర, సెకండరాబాద్, ఆంధ్ర ప్రదేశ్, 500026

Address :  
S/O Sreekakulam Subbala  
10-3-85/17, East Marredpally  
Hanuman Temple Road  
Teachers Colony, Secunderabad  
Hyderabad, Andhra Pradesh, 500026

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
मुख्य आयकर आयुक्त,  
आयकर भवन,  
बशीर बाग,  
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :  
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Hyderabad - 500 004.

Aadhaar - Saamanyuni Hakku



భారత ప్రభుత్వ సులభమ ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



మథ్యం దత్తాత్రయ నాథు  
Muthyala Dattatraya Nathu  
జన్మ తేదీ / Year of Birth : 1984  
పురుషుడు / Male

3188 5844 5058

పతా:  
S/O M Radha Krishna  
Lats, 3-5-28/1/S-1 Plot  
No-71, Krishna nagar  
colony, Mouta Ali, Kapra,  
Hyderabad, Andhra  
Pradesh, 500040

Address:  
S/O M Radha Krishna Late,  
3-5-28/1/S-1 Plot No-71,  
Krishna nagar colony, Mouta  
Ali, Kapra, Hyderabad,  
Andhra Pradesh, 500040

*[Signature]*

1807 1807 1807  
1800 180 1807  
http://uidai.gov.in  
www.uidai.gov.in  
P.O. Box No.1947,  
Bangalore-560 001

ఆధార్ - आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



కారంశెట్టి ఆయోధ్య రామయ్య  
Karamsetty Ayodhya Ramayya  
పుట్టిన తేదీ/ DOB: 01/07/1943  
పురుషుడు / MALE



చిరునామా:

S/O కారంశెట్టి సుబ్బ రామయ్య,  
ఫ్లాట్ నెంబర్ 162 పూర్వ ఎస్. జె. హైట్స్, ఈస్ట్  
మర్రెడ్ పాలీ, సెయింట్ జాన్స్ స్ట్రీట్,  
సెకండరాబాద్, సెకండరాబాద్,  
హైదరాబాద్,  
ఆంధ్ర ప్రదేశ్ - 500026

Address:

S/O Karamsetty Subba Ramaiah, Flat  
No 162 Srila Heights, East  
Marredpally, St Johns Street,  
Secunderabad, Secunderabad,  
Hyderabad,  
Andhra Pradesh - 500026

4779 0075 4814

4779 0075 4814

ఆధార్-సామాన్యమౌనమైన హక్కు

Aadhaar-Aam Admi ka Adhikar

Sub Registrar  
Medchal (R.O)

Bk - 1, CS No 10198/2017 & Doct No  
9901/2017

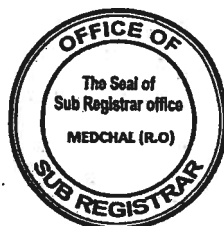
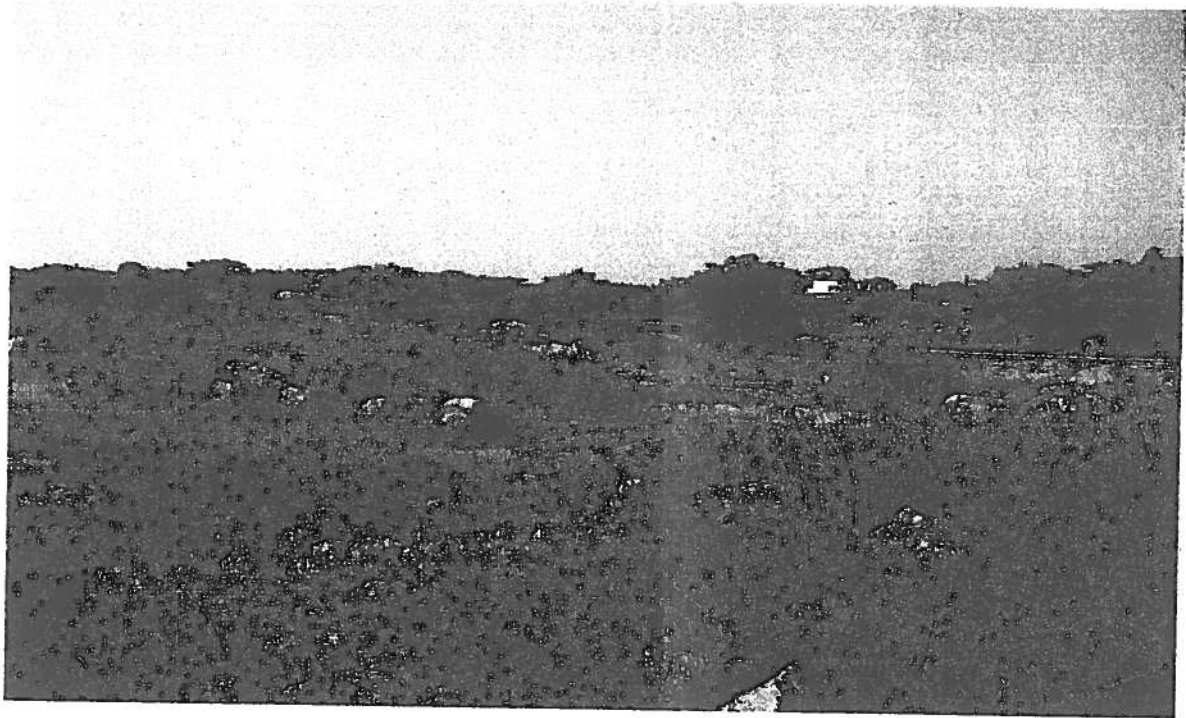


PHOTO SITE

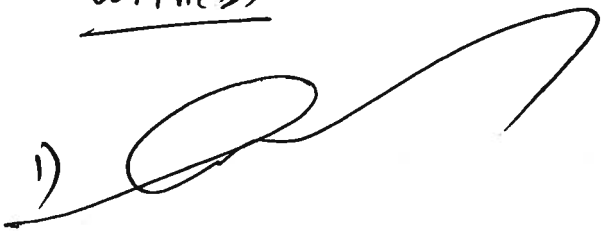
Village:- Muraharipally G.P. Yadaram,

Survey No:- 31 and 32.

Admeasuring:- Ac 1-34 gts




witness

1) 

2) 

(Vendor)  
lc. V. Sujatha

  
(Vendor)

Bk - 1, CS No 10198/2017 & Doct No

Sheet 10 of 10

Sub Registrar  
Medchal (R.O)

9901/2017



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