

C.C. NO. 1179/10
P-15/2016

Doc No. 1086/16

Adc
476

CS
479

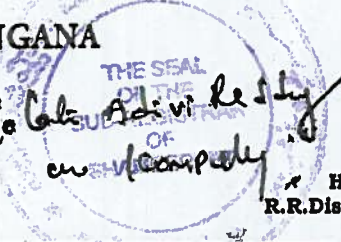


తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 290, Date; 29-01-2016. Rs.100/-

Sold. to. P. Mohan Reddy

For Whom. self - Gohas



B-272790
G. NAGESHWAR REDDY
Licensed Stamp Vendor
L. No. 15-16-018/1996.
RL. No.15-16-050/2014.
H. No. 3-8, Allabad (V), Shameerpet (M),
R.R.Dist-500 078. T.S. Ph. No. 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 11th day, of FEBRUARY, 2016, by and between:-

- 1. Sri. G. GANESH S/O Sri. G. CHITTAIAH, aged about 54 Years, Occupation: Business, Resident of H. No. 1-54, Kothial, Narsampally, Medak Dist. Telangana State. Pan No. ATMPG9033C.
- 2. Sri. E. KANTHA REDDY S/O Sri. E. NARAYANA REDDY, aged about 49 Years, Occupation: Business, Resident of H. No. 2-4-38/28, Macha Bolarum, Tirumalagiri, Bolarum, Hyderabad, Telangana State. Pan No. AAJPE4567F.
- 3. Sri. C.V.M. KRISHNA REDDY S/O Sri. C. RAMA MOHAN REDDY, aged about 50 Years, Occupation: Business, Resident of Plot No. 14, Nagpur Road, NH-7, Near Bible College, Pet Basheerabad, Quthbullapur, R. R. Dist, Telangana State. Pan No. APJPC0946B.
- 4. Sri. P. BUCHILINGAM S/O Sri. P. SHANKARAI AH, aged about 50 Years, Occupation: Business, Resident of IDA, Gandhi Nagar, Near Asbestos Kaman, Balanagar, R. R. Dist. Telangana State. Pan No. ALMPB9626Q.



12 AUG 2016

1. G. Ganesh
2. E. Kantha Reddy
3. C.V.M. Krishna Reddy
4. P. Buchilingam

Validity unknown






"TRUE COPY"

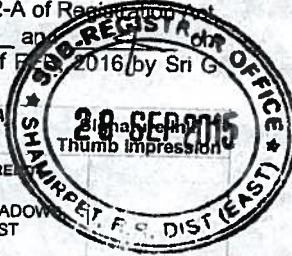
Sub-Registrar
Shamirpet

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Shamirpet 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 5 and 11 on the 11th day of FEB, 2016 11th day of FEB, 2016 11th day of FEB, 2016 by Sri G Ganesh

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

SI No	Code	Thumb Impression	Photo	Address
1	CL		 SADA INDRASENA REDDY [1516-1-2016-474]	SADA INDRASENA REDDY S/O. LINGA REDDY 7-110/12, PALM MEADOWS KOMPALLY, R.R. DIST
2	CL		 PEDDI PRATAP REDDY [1516-1-2016-474]	PEDDI PRATAP REDDY S/O. P MOHAN REDDY 5-115, BIG BAZAR, KOMPALLY, R.R. DIST
3	CL		 PEDDI MOHAN REDDY [1516-1-2016-474]	PEDDI MOHAN REDDY S/O. LATE ADIVI REDDY 5-115, BIG BAZAR, KOMPALLY, R.R. DIST
4	EX		 P BUCHILINGAM: 11 [1516-1-2016-474]	P BUCHILINGAM S/O. P SHANKARAIAH IDA, GANDHI NAGAR, BALANAGAR, R.R. DIST
5	EX		 C V M KRISHNA REDDY [1516-1-2016-474]	C V M KRISHNA REDDY S/O. C RAMA MOHAN REDDY PLOT NO. 14, NAGPUR ROAD, NH-7, PET BASHEERABAD, QUTHBULLAPUR, R.R. DIST
6	EX		 E KANTHA REDDY: 11 [1516-1-2016-474]	E KANTHA REDDY S/O. E NARAYANA REDDY 2-4-38/28, MACHA BOLARUM, TIRUMALAGIRI, BOLARUM, HY D, T.S.



BK-1 CS No 474/2016 & Doct No
 157/2016. Sheet 1 of 11
 Joint SubRegistrar
 Shamirpet
 1086/16



Generated On: 11/02/2016 06:10:12 PM



"TRUE COPY"

**Sub-Registrar
Shamirpet**

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

1.Sri. **PEDDI MOHAN REDDY S/O LATE ADIVI REDDY**, aged about 62 Years, Occupation: Business, Resident of H. No. 5-115, Big Bazar, Kompally, Ranga Reddy Dist, Telangana State.

2.Sri. **PEDDI PRATAP REDDY S/O Sri. P. MOHAN REDDY**, aged about 34 Years, Occupation: Business, Resident of Resident of 5-115, Big Bazar, Kompally, Ranga Reddy Dist, Telangana State.

3.Sri. **SADA INDRASENA REDDY S/O Sri. LINGA REDDY**, aged about 52 Years, Occupation: Business, Resident of H. No. 7-110/12, Palm Meadows, Kompally, Ranga Reddy Dist, Telangana State.

Hereinafter called the "VENDEES" 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 **VENDORS** are the sole and absolute owners, and peaceful possessors of the Open Lands Admeasuring as shown Below; -

Sy. No.	Extent Ac. Gts	Sy. No.	Extent Ac. Gts
551/RU	2-00	553	0-19
555/AA	3-03	552/B	0-05
555/A	2-00	553/AA	0-02 ½
555/E	2-20	553/E	0-02 ½
554/AA	0-20	550/A	2-02
554/EE	2-00	554/U	1-31
552	0-31	554/UU	0-15
554/RU	0-13	554/LU	0-27
556/AA	0-32 ¾	556/E	3-28
554/U, 554/UU, 554/RU, 554/LU	3-07	554/U, 554/UU, 554/RU, 554/LU	3-06
549/U	2-10	554/UU	2-02

Thus the Grand Total Area comes to Ac. 33-36 ¾ Gts., Situated at **KOLTHUR** Village & Gramapanchayat, **SHAMEERPET** Mandal, Ranga Reddy District., having been purchased the same under a Regd. Sale Certificate (for Immovable Property Rule 9 (6)) Bearing Doct. No. 4708/2015, Dated: 21-11-2015, Regd. In the Office of the Sub-Registrar Kapra, Ranga Reddy Dist (East).

1. *[Signature]*

2. *[Signature]*

1. P. Mohan Reddy

3. *[Signature]*

4. *[Signature]*

2. *[Signature]*



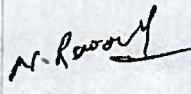


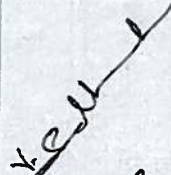
3. S. Sadasu Reddy

"TRUE COPY"

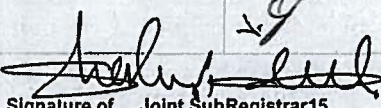
[Signature]
Sub-Registrar
Shamirpet

7	EX			G GANESH S/O. G CHITTAIAH 1- 54.KOTHIAL,NARSAMPALLY, MEDAK DIST,T.S.	
---	----	---	---	--	---

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			N RAVINDER GOUD KUCHARAM VILL, TOOPRAN MDL, MEDAK DIST	
2			V SUDHARSHAN SHAMIRPET VILL AND MDL R R DIST	

11th day of February, 2016


Signature of Joint SubRegistrar15
Shamirpet

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					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS Act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0	0	2147900	2148000
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	0	0	2000	2000
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	2150000	2150100

Rs. 2147900/- 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. 44100000/- was paid by the party through DD No 15064, 15065, 15130 dated 06-FEB-16, 06-FEB-16, 10-FEB-16 of AXIS BANK LTD/KOMPALLY, R.R.DIST, AXIS BANK LTD/KOMPALLY, AXIS BANK LTD/KOMPALLY

Date
11th day of February, 2016


Signature of Registering Officer
Shamirpet

Bk 1 CS No 474/2016 & Dact No 1086/16
Joint SubRegistrar 15
Shamirpet
1086/16



Generated On: 11/02/2016 06:10:12 PM

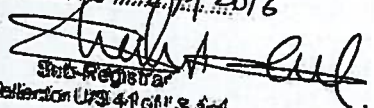


"TRUE COPY"

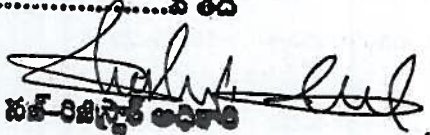

Sub-Registrar
Shamirpet

Blk-4, CS No 474/2016 & Doct No
 D.15 2016, Sheet 3 of 11
 Joint SubRegistrar 15
 Shamirpet
 1086/16

Rs. 651,150/- towards stamp duty vide
 T.D. under section 41 of the I.S. Act 1892
 Rs. towards Registration
 on the chargeable value of Rs. 44,00,000/-
 were paid by the party through
 Bank AXIS BANK vide cheques/DD/JC
 Pay order no. 016701 date 16/02/2016


 Sub-Registrar
 Shamirpet

1వ పుస్తకము 20/గుండ్ల (కా.శ. 1938) పంపి
 ..1086..వెంబరుగా రిజిస్టరు చేయబడినది. ప్రిమియం
 విముక్తం కుర్తింపు వెంబరు 1516-1.....1086.....2016
 ఇవ్వబడ్డది.
 20/గుండ్ల ఏ.పీ.ఎల్. నెం. 16వ రేది


 Sub-Registrar
 Shamirpet



Generated On: 11/02/2016 06:10:12 PM



"TRUE COPY"

 Sub-Registrar
 Shamirpet

Joint SubRegistrar
Shamirpet

1086/16

CS No 474/2016 & Doct No
12016. Sheet 4 of 11

SE



Generated On: 11/02/2016 06:10:12 PM



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, Telangana 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 Vendors 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 Vendees at the time of registering the Sale Deed/Deeds.

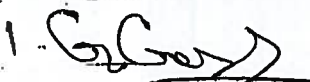
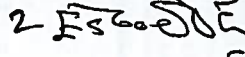
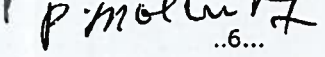
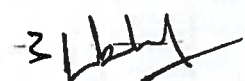
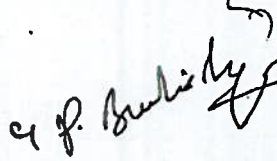
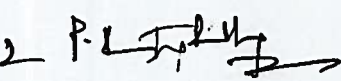
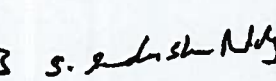
3. The Purchasers shall be entitled to mortgage the property for obtaining loans or advances from financial institutions, but the Principals are not personally liable for any such debts and the creditor shall have charge on the schedule of Property alone and the purchaser individually and no liability 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 Purchasers/Vendees herein subsequently sell such structures along with the Proportionate share of land, the Vendees are liable for any Income-Tax on the value of such structures. 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.

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 Attorneys/Vendees.

8. The Market Value of the Said Property is set forth in the Document is determined as the Market Value of the Said Property by the Collector Under Section 47/A of Indian Stamp Act of 1899 and the District Registrar Ranga Reddy East Vide his Proceedings No. 5678/47-A/2015 Dated: 10-12-2015. Hence Rs. 18,72,112/- Per Acre and the Total Value comes to Rs. 4,33,40,000/- (Rupees Four Crores Thirty Three Lakhs fourty Thousand Only). for Ac. 23-06 Gts But Whereas the sale consideration Received is Rs. 4,41,00,000/- (Rupees Four Crores Fourty One Lakhs Only). and hence the Stamp duty is paid as per the Consideration Value Only.

6. A. Stamp duty of Rs. 17,64,000/- 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.

1.  2.  1. 
3.  4.  2. 
3. 

"TRUE COPY"


Sub-Registrar
Shamirpet

Bk-1 CS No. 474/2015 & Doct No
P. 15 2015
1086/15
Joint Sub Registrar
Shamirpet



Generated On: 11/02/2016 06:10:12 PM



SCHEDULE OF PROPERTY

All that part and parcel of the Agricultural Lands in Sy. Nos. as shown below:-

Sy. No.	Extent Ac. Gts
549/U	0-30
552/B	0-36
553/AA.	0-21 1/2
554/UU	8-34 1/2
555/AA.E.A.	7-23
556/AA.E.	4-20 1/2

1) G. S. Rao
 2) E. S. Rao
 3) L. S. Rao
 4) P. S. Rao

Totally Admeasuring Ac. 23 -06 Gts or 956.0 Hectors,
 All being Situated at Village & Gramapanchayat **KOLTHUR**,
 Mandal SHAMEERPET, Sub-Dist: Shameerpet,
 Dist & Regn-Dist Ranga Reddy, which is bounded by:-

NORTH : Gangadharapally Village Boundary,
 SOUTH : Road & Sy. Nos. 550, 552 & 553 parts,
 EAST : Part of Sy. Nos. 555, 556 Part, 558 & Land of D. A. Raju,
 WEST ; Sy. No. 556 part, 549 Part & 550 of Vendors.

IN WITNESSES WHEREOF this Agreement of sale cum General Power of Attorney is made, executed and sign ed 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. N. Rao

2. V. Rao

1 G. S. Rao
 2 E. S. Rao

VENDORS

3 L. S. Rao
 4 P. S. Rao
 1 P. Mohan Rao

VENDEES

2 P. S. Rao
 3 S. S. Rao

"TRUE COPY"

Sub-Registrar
 Shamirpet

BK-7 CS No 474/2016 & Dist No
P.15 / 2016 Sheet 6 of 11
1086 16
Joint SubRegistrar
Shamirpet



Generated On: 11/02/2016 06:10:12 PM



REGN. PLAN SHOWING THE LAND

IN Sy. No. 549 / 552 / 553 / 554 / 555 / 556 / SITUATED AT

(V) KOTHUR (M) SHAMEERPET R.R. Dist., TS

VENDORS G. GANESH S/O G. CHITTAIAH & OTHERS

VENDEE P. MOHAN REDDY S/O LATE ADIVI REDDY & OTHERS.

REF : GANADHAR PALLY VILLAGE ROUNDA

INCLUDED AREA : AC 23-06 GTS

OR : _____

NOT TO SCALE SY NO: 556/PART

VENDOR (S)

SY NO: 556/PART N ↑

- 1) ESTRODE
- SY NO: 555/PART
- 2) P. Mohan Reddy
- 3) L. S. Reddy

SY NO: 549(P)

SY NO: 549
VENDOR P
CANDY
554/P
&
550/P

VENDOR LAND

SY NO: 554/P SY NO: 558/P

D.A. RAJU
SY NO: 553/P

R O A D

WITNESSES :

- 1) A. Rao
- 2) V. R. Reddy

3) S. Reddy

"TRUE COPY"

Sub-Registrar Shamirpet

Bk 1 CS No 474/2016 & Doct No
P-15/2016. Sheet 7 of 11
1086/16
Joint SubRegistrar
Shamirpet



Generated On: 11/02/2016 06:10:12 PM



SEAL
OF THE
REGISTRAR
OF
AMER

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Transport</u>	LMV,MCWG,T&T	26/09/2017
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	2024/MDK1996OD	
<u>Original LA.</u>	MEDAK, ANDHRA PRADESH	
<u>DOB</u>	07/04/1962	
<u>Blood Gr.</u>		
<u>Date Of 1st Issue</u>	31/07/1998	

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLRAP12300112072012



**RAVINDER N
MALLA GOUD**


**KUCHARAM
TOOPRAN
MEDAK**

Signature: *Ravinder N Malla Goud*
Issued on: 27/09/2012

RTA SIDDIPET

N. Reddy

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AHKPP1745N



नाम /NAME
PRATAP REDDY PEDDI

पिता का नाम /FATHER'S NAME
MOHAN REDDY PEDDI


जन्म तिथि /DATE OF BIRTH
18-02-1981

हस्ताक्षर /SIGNATURE
Pratap Reddy

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

P. Lakshmi

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AHKPP1713A



नाम /NAME
MOHAN REDDY PEDDI

पिता का नाम /FATHER'S NAME
ADIVI REDDY PEDDI

जन्म तिथि /DATE OF BIRTH
02-10-1954

हस्ताक्षर /SIGNATURE
Mohan Reddy

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

P. Mohan Reddy

"TRUE COPY"

[Signature]
**Sub-Registrar
Shamirpet**

CS No 474/2016 & Doct No
215/2016 - Sheet 8 of 11
Joint SubRegistrar's
Shamirpet
1086/16



Generated On: 11/02/2016 06:10:12 PM



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

C V M KRISHNA REDDY
RAMA MOHAN REDDY CHINTALA
04/06/1966
Permanent Account Number
AFJPC0946B



Signature

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

यह कार्ड खो जाने पर कृपया सूचित करें/वापस करें :
आयकर सेवा सेवा यूटीएस, UTISI,
प्लॉट नं: 3, सेक्टर 11, एन.वी.सी.डी.बेलपुर,
नवी मुंबई-400 614.

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GANGISETTI GANESH
CHITTAIAH GANGISETTI
02/10/1962

Permanent Account Number
ATMPG9033C



Signature

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

यह कार्ड खो जाने पर कृपया सूचित करें/वापस करें :
आयकर सेवा सेवा यूटीएस, UTISI,
प्लॉट नं: 3, सेक्टर 11, एन.वी.सी.डी.बेलपुर,
नवी मुंबई-400 614.

Handwritten signature



సాదా ఇంద్రసేన రెడ్డి
Sada Indrasena Reddy
పుట్టిన తేదీ/ DOB: 31/03/1964
పురుషుడు / MALE

2263 9220 4957



भारतीय विशिष्ट पहचान प्राधिकरण
INDIA IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

Address:

సాదా ఇంద్రసేన రెడ్డి 7-110/12.

C/O.Sada Indrasena Reddy, T-110/12, Sitedid Appana Palm Meadows, Near Gundlupochampally Village, Komagully, Kamaste K.V. Rangareddy, Telangana - 500014

సాక్షాత్ అధ్యక్ష పాను మండలం

గుండ్లపాపిచంపల్లి పల్లి దగ్గర.

కొమ్మగూడెం, కెం.ఎ.టి. కె.వి.రంగారెడ్డి

తెలంగాణ - 500014

2263 9220 4957

Handwritten signature

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



DRIVING LICENSE
DLFAP128116742007
KANTHA REDDY K.
KARAYANA REDDY
2-4-1962
MACHARAJAPURAM
ALVA
K.R.E.S.

Signature

	Class Of Vehicle	Validity
1175 14 06 / 07	LMV,MCWG	30-07-2017
<u>Non-Transport</u>		
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>	DLFAP128116742007	
<u>Original No.</u>	RTA MEDCHEL	
<u>Original LA.</u>	10-07-1967	
<u>DOB</u>		
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	31-12-2007	

Handwritten signature

"TRUE COPY"

Sub-Registrar
Shamirpet

BK-15
1086/16
CS No 474/2016 & Doct No
2016 - Sheet 9 of 11
Joint SubRegistrar
Shamirpet



Generated On: 11/02/2016 06:10:12 PM





BK-1, CS No 474/2016 & Doct No
 P.15 2016. Sheet 10 of 11
 Joint SubRegistrar
 Shamirpet
 1086/16

AXIS BANK LTD
 A/C PAYEE ONLY
 VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

DATE
 1 6 1 4 0 1 6
 D D M M Y Y Y Y

ON DEMAND PAY S.R.G SHAMEERPET OF ORDER / या उनके आदेश पर
 ₹ Six Lakh Fifty One Thousand One Hundred Fifty only

₹ *****6,51,150.00

OT TT OL * CC

DD Sr. No. 16701

702012100105
 Payable at Par (B2K)

12024
 Sube
 AUTHORIZED SIGNATORY
 Please Signatory
 Emp. No: 1353
 S.S. No. 551
 AVP & Branch Head

5002110191



Generated On: 11/02/2016 06:10:12 PM