



SCANNED

आन्ध्र प्रदेश ANDHRA PRADESH
 35699 19/06/2006
 S.No. Date Rs. 100
 Name Anand S. Mehta
 S/o. D/o. W/o. Suresh U Mehta
 For Whom Self

H. SRINIVAS A 606890
 C.V.L. No. 26/98, R.No. 39/2004
 City Civil Court,
 SECUNDERABAD

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

This Agreement of Sale cum General Power of Attorney is made and executed on this the 19th day of June 2006 at Secunderabad by and between:

SMT. V. SUSHEELA, WIFE OF **V. V. SUBBA RAO**, aged about 40 years, occupation: Housewife, resident of Cherlapally Village, Ghatkesar Mandal, R. R. District, hereinafter referred to as "VENDOR", which term shall mean and include its successors in office, administrators, executors/nominees/assignee etc.

AND

SRI ANAND S. MEHTA, SON OF **SRI SURESH U. MEHTA**, aged about 28 years, resident of Plot No. 21, Babu Bagh Colony, P. G. Road, Secunderabad- 500 003 Hereinafter referred to as the "PURCHASER" which term shall mean and include its successors in office, administrators, executors/nominees/assignee etc.

V. Susheela.

WHEREAS:

- A. The VENDOR is the absolute owners and possessors of Plot No. 4 in Sy. No. 74 & 75, admeasuring 300 sq. yds., or 250.8 sq. mts. (out of Ac. 3-0 Gts.,) situated at Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, R. R. District having purchased a large piece of land admeasuring Ac. 1-19 Gts., vide sale deed document no. 5243/88 dated 21st June 1988, registered at the Sub-Registrar, Uppal, R. R. District, (hereinafter this plot no. 4 is referred to as Scheduled Land) and is more particularly described at the foot of the document and in the enclosed plan.
- B. The VENDOR had executed a General Power of Attorney dated 06.09.1993 in favour of Smt. Beeraka Shailaja, wife of Sri B. Himavanta Rao, resident of Plot No. 237, B. N. Reddy Nagar, Vanasthalipuram, Hyderabad – 500 661 in respect of the Scheduled Land which is registered as document no. 651/93 with the office of the Sub-Registrar, Uppal, R. R. District, Hyderabad. This General Power of Attorney has been revoked and cancelled on 20th June 2006.
- C. During the subsistence of the above referred GPA, the Attorney has not done any acts, deeds or things so as to directly or indirectly create any title, charge, encumbrance, mortgages, prior assignments of sale, lease hold rights, or other similar rights in favour of any person(s) in respect of the scheduled land. The attorney and the agent have further represented and gave the warranties that the scheduled land is free from any encumbrances, mortgages, prior assignments of sale, lease hold rights, claims of title of whatsoever nature from any person(s).
- D. The VENDOR has offered to sell the scheduled land free from encumbrances for a total sale consideration of **Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)** and the PURCHASER agreed to purchase the same for the said consideration.
- E. The VENDOR has also agreed to give a General Power of Attorney in favour of the PURCHASER in respect of the scheduled land.

NOW THEREFORE THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. The VENDOR has agreed to sell to the PURCHASER the Scheduled Land for a total consideration of **Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)**.
2. The VENDOR covenants that she is the possessor of the Scheduled Land and entitled to deal with the said property and there is no legal embargo to alienate the Scheduled Land and to transfer all the rights.
3. In pursuance of this Agreement Of Sale Cum General Power Of Attorney the PURCHASER paid the entire consideration amount of **Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)** by cash towards sale consideration to the VENDOR, having received the same acknowledged in a separate stamped receipt.

V. Susheela.

3. The VENDOR hereby declares that they have not entered into any agreement or executed any deed prior to this sale agreement.
4. The VENDOR hereby agrees and bind themselves to indemnify and keep indemnified, the PURCHASER at all times in respect of all loss, expenses and cost to which the PURCHASER may be put on account of all or any of the recitals contained herein to be incorrect with respect to title, interest, ownership, etc., of the Scheduled Land or on account of any hindrance caused to the PURCHASER in peaceful enjoyment of the Scheduled Land either by the VENDOR or by any one else claiming through them.
5. The VENDOR is responsible to clear off arrears of taxes charges levies, rates etc., if any that are due to payable in respect of Demised Portion as on date of delivery of possession of the Demised Portion to the PURCHASER.
6. The vacant physical possession of the Scheduled Land has been handed over to the PURCHASER by the VENDOR on this day.
7. The PURCHASER shall bear all expenses such as stamp duty, registration etc., in respect of this agreement of sale cum general power of attorney and subsequent sale deeds.
8. The VENDOR is in pursuance of this agreement the VENDOR has agreed to execute GPA in favour of the PRCHASER.
9. This Agreement of Sale cum General Power of Attorney shall be an irrevocable agreement.
10. The VENDOR hereby authorizes the said PURCHASER to do the following acts in the name and on behalf of the VENDOR namely:
 - a) To enter into sub-contract for the sale of the said property for any consideration which he deems reasonable in his absolute discretion and receive the earnest money and acknowledge the receipt of the same.
 - b) To sell the said property to the Sub-Agreement Holder or his / her nominee or nominees or his/her nominee or nominees.
 - c) To execute the sale deed or sale deeds in favour of the Sub-Purchaser or Purchasers, receive the consideration money to present the sale deed or deeds execute by him in favour of the Sub-Purchaser or Purchasers before the concerned registering office, admit execution and receipt of consideration and procure the registration of the said deeds.

V. Sushela.

- d) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed / deeds.
 - 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 of Local Bodies in relation to the said property.
 - f) To sign and verify complaints, written statements, petitions of claim 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 money and grant receipt in relation to the said property.
 - g) To execute mortgage deed, pledge, hypothecate and execute such other documents / deeds / agreements that are required for purposes of raising finances from various institutions, banks, etc.
 - h) Generally to act as the Attorney or Agent of the VENDOR in relation to the said property in relation to the matter 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 himself would do if personally present.
 - i) The VENDOR for himself, his heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney namely and PURCHASER in pursuance of these presents.
11. The land is not an assigned land within the meaning of A.P. Assigned lands (Prohibition of Transfers) Act 9 of 1977 and that the said property does not belong to and is not under mortgage to Government or their Agencies / Undertakings.
12. The VENDOR hereby declare that there are no Mango Trees / Coconut Trees / Betal Leaf Gardens / Orange Groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish pounds etc., in the lands now being transferred; that if any suppressions of facts is notices, at a future date, the VENDOR will be liable for prosecution as per law, besides payment of deficit duty

V. Susheela.

SCHEDULE OF LAND

All that the vacant Plot No. 4 in Sy. No. 74 & 75, admeasuring 300 sq. yds., or 250.8 sq. mts. (out of Ac. 3-0 Gts.,) situated at Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, R. R. District and bounded by: *Block No: 2 Old Village*

North : Plot No. 3
South : 30' wide road
East : Plot No. 9
West : 30' wide road

IN WITNESS WHEREOF the Parties hereto have set their hands to this Deed of Agreement of Sale cum General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

WITNESSES:

1. *[Handwritten Signature]*

V. Susheela.
(SMT. V. SUSHEELA),
VENDOR.

2. *[Handwritten Signature]*
(R. S. Mehta)

[Handwritten Signature]
(ANAND S. MEHTA),
PURCHASER.

REGISTRATION PLAN SHOWING

PLOT NO. 4,

IN SURVEY NOS. 74 & 75

SITUATED AT

CHERLAPALLY VILLAGE,

GHATKESAR

MANDAL, R. R. DIST.

VENDOR: SMT. V. SUSHEELA, WIFE OF SRI V. V. SUBBA RAO

VENDEE: SRI ANAND S. MEHTA, SON OF SRI SURESH U. MEHTA

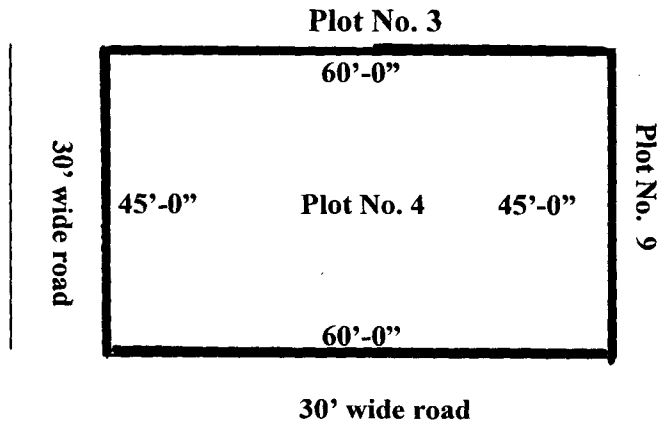
REFERENCE:
AREA: 300

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1.

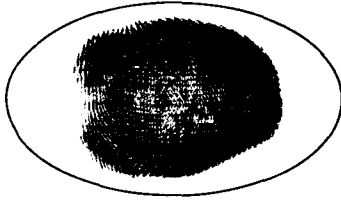
2.

V. Sushala
SIG. OF THE VENDOR

SIG. OF THE VENDEE

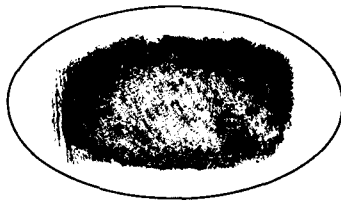
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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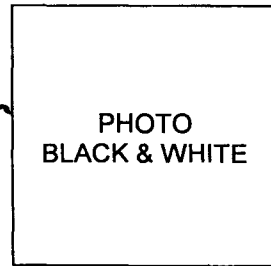
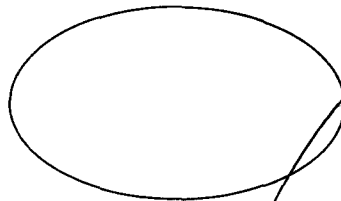
VENDOR:

MRS. V. SUSHEELA
W/O. MR. V. V. SUBBA RAO
R/O. CHERLAPALLY VILLAGE
GHATKESAR MANDAL
RANGA REDDY DIST.



PURCHASER:

MR. ANAND S. MEHTA
S/O. SURESH U. MEHTA
R/O. PLOT NO. 21
BAPU BAGH COLONY
P. G. ROAD
SECUNDERABAD – 500 003



SIGNATURE OF WITNESSES:

1.

2.

V. Susheela

SIGNATURE OF EXECUTANTS

SIGNATURE OF THE PURCHASER

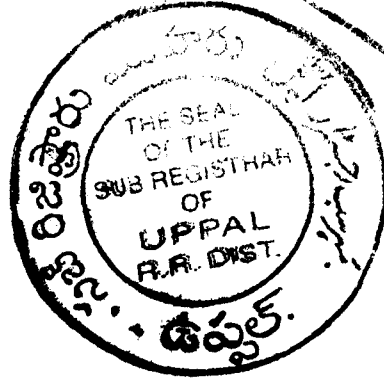
వ పుస్తకము 9840 నెల 19
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 7 ఈ కాగితపు వరుస
 సంఖ్య 1

సబ్-రిజిస్ట్రారు

19 JUN 2000
 V.C. SEC. BAD
 REGISTRAR'S OFFICE

200 6 వ సాలి 2000 నెల 20 తిది
 192 8 వ.శ.శా.శా.మాసము 2000 తిది
 పగలు 3 మరయు గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ V. Sushela
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించబడిన పోబోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥ 2000 చెల్లించినారు.



Receipt No. 969871 Dt. 20/6/00 V. Sushela,
 SBH, Habisguda Branch, Sec'bad

ద్రాసి యిచ్చినట్లు బిచ్చుకొన్నది. V. Sushela.
 ఏడవ ప్రతిపత్తెలు



Mrs. V. Sushela w/o V. V. Subba Rao, occ.
 Housewife. Ho. Cherlapally village, Guttapalem
 Ranga Municipality, R. R. Dist.

ఏడవ ప్రతిపత్తెలు Anand Mehta



Mr. Anand Mehta s/o Suresh V. Mehta, occ. Business
 Ho. Plot no. 21, Babubagh Colony, R. G. Road,

1) Sec'd. U.V.S. RAO

PLOT-10 TANAVAR
 EPIC QRS NO-62

2) CR. P. Reddy s/o G. Padma Reddy
 occ. Service @ S-4-187/2 & 4, m. G. Road
 Sec'd.

200 6 వ సాలి 2000 నెల 20 తిది
 192 8 వ.శ.శా.శా.మాసము 2000 తిది

1 వ పుస్తకము...
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 సంఖ్య...

1
 పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 187
 No. 9860 of 2006 Date 20/6/06

I hereby certify that the proper deficit
 stamp duty of Rs. 1450/- Rupees one thousand -
 four hundred fifty only.

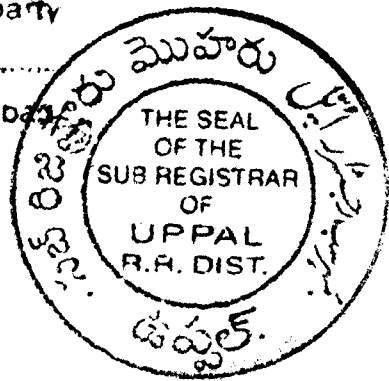
has been levied in respect of this instrument
 from Sri. V. Suresh
 on the basis of the agreed Market Value
 consideration of Rs. 150000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Dated 20/6/06
 Sub Registrar
 and Collector U/S. 41&4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 1450/- towards Stamp Duty
 including Transfer duty and Rs. 2000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 969871
 Dated 20/6/06 at SBH Habsiguda Branch, Sec 6

S.B.H. Habsiguda
 A/c No. 010000507
 S.B.O. Uppal.



1వ పుస్తకము సంఖ్య 9040/03

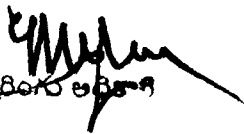
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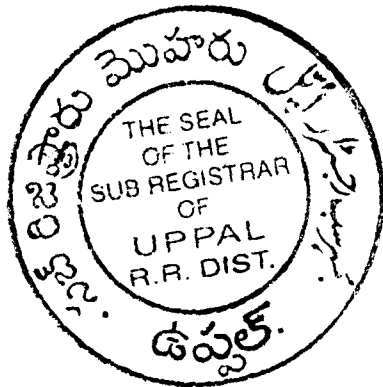
2

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సంఖ్య (కా.క) పు 9040/03

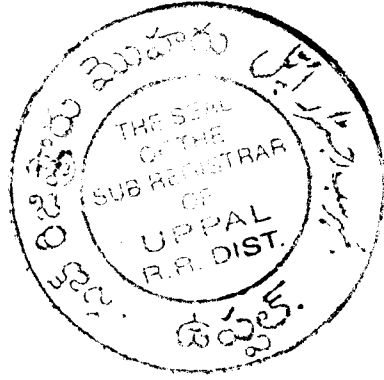
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 9040-1-2006 ఇవ్వడమైన
2006 సంవత్సరం నెల 20 తేదీ


రిజిస్ట్రారు అధికారి




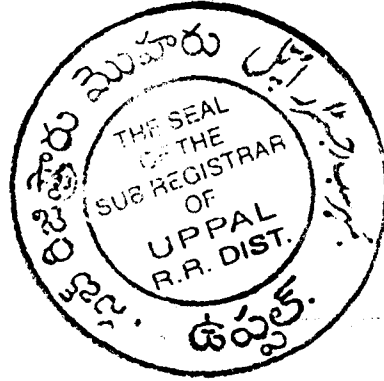
1 వ పుస్తకము గి.ఇ.ఈ. సం. 104
దస్తావేజాల మొత్తం కాగితముల
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సంఖ్య.....9.....

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము గురించి... నా...
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సంఖ్య... 7... ఈ కాగితపు వరుస
సంఖ్య... 5


సబ్-రిజిస్ట్రారు




1వ పుస్తకము..... 9040 197
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....7.....ఈ కాగితపు వరుస
సంఖ్య.....6.....

Handwritten signature
సబ్-రిజిస్ట్రారు



1వ పుస్తకము 9090/10
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....7.....ఈ కాగితపు వరుస
సంఖ్య.....7.....


శుభ-రిజిస్ట్రార్

