

K 1267

P-934/08

1203/07

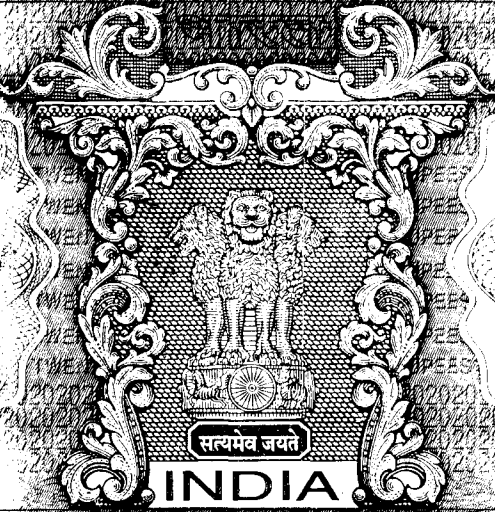
भारतीय गैर न्यायिक

बीस रुपये

Rs.20

रु.20

TWENTY  
RUPEES



INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 841256

Sl. No.

13940 8-8-2006

Muzammil Hussain

Sold to

S. Srinivas

S.V. Licence No. 57/1984, R. No. 28/2005  
10-3-15, MENDIPATNAM, HYDERABAD-28

Solely S. Ramulu Reddy

For whom

Solely

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

This AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY is made on this the 08<sup>th</sup> day of August, 2006, at R.O., R.R.District, by and between;

1. SRI. SINGI REDDY ANJI REDDY, S/o. LATE. SRI. S. SATHI REDDY, aged about 52 years, Occ: Agriculture,
2. SRI. SINGI REDDY MADHUSUDHAN REDDY, S/o. LATE. SRI. S. SATHI REDDY, aged about 45 years, Occ: Agriculture,
3. SRI. SINGI REDDY DHANPAL REDDY, S/o. LATE. SRI. S. SATHI REDDY, aged about 43 years, Occ: Agriculture,
4. SRI. SINGI REDDY SRINIVAS REDDY, S/o. LATE. SRI. S. SATHI REDDY, aged about 40 years, Occ: Agriculture,
5. SMT. SINGI REDDY CHILKAMMA, W/o. LATE. SRI. S. SATHI REDDY, aged about 70 years, Occ: Housewife, All are residing at H.No.1-9-184, Kushaiguda, Keesara Mandal, R.R.District.

*(Signatures of the parties)*

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Hereinafter called the "VENDORS" which expression shall mean and include all their heirs, executors, administrators, and assignees etc., of the ONE PART.

IN FAVOUR OF

1. SRI. SHIVA SRINIVAS, S/o. LATE. S. RAMULU, aged about 38 years, Occ: Business, R/o. Rama Bakery, ECIL X Road, Kushaiguda, Hyderabad.
2. SRI. P. RAMSUNDER REDDY, S/o. LATE. P. LAKSHMINARSIMHA REDDY, aged about 54 years, Occ: Business, R/o. House No.8-2-293/82/C/310/A/A, MLA's Colony, Road No.12, Banjara Hills, Hyderabad.
3. SRI. PATHI VENKAT REDDY, S/o. SRI. VEERA REDDY, aged about 38 years, Occ: Business, R/o. Plot No.24, West County, Nizampet, Hyderabad.

Hereinafter called the "VENDEES" which expression shall mean and include all their heirs, executors, administrators, assignees etc., of OTHER PART.

WHEREAS the Vendor No.1 herein is the sole, exclusive and absolute owner of the Agriculture Dry land in Survey Nos.193, admeasuring Ac. 0-20 1/4 Gts, in Sy.No.194, Ac. 0-08 1/2 Gts, and in Sy.No.195, Ac. 0-16 1/2, by virtue of Patta No.551, Pass Book No.409152, and T.D. No.409717, Vendor No.2 herein is the sole, exclusive and absolute owner of the Agriculture Dry land in Survey Nos.193, admeasuring Ac. 0-20 1/4 Gts, in Sy.No.194, Ac. 0-08 1/2 Gts, and in Sy.No.195, Ac. 0-16 1/2, by virtue of Patta No.552, Pass Book No.409151, and T.D. No.409718, Vendor No.3 herein is the sole, exclusive and absolute owner of the Agriculture Dry land in Survey Nos.193, admeasuring Ac. 0-20 1/4 Gts, in Sy.No.194, Ac. 0-08 1/2 Gts, and in Sy.No.195, Ac. 0-16 1/2, by virtue of Patta No.553, Pass Book No.409164, and T.D. No.409719, Vendor No.4 herein is the sole, exclusive and absolute owner of the Agriculture Dry land in Survey Nos.193, admeasuring Ac. 0-20 1/4 Gts, in Sy.No.194, Ac. 0-08 1/2 Gts, and in Sy.No.195, Ac. 0-16 1/2, by virtue of Patta No.554, Pass Book No.409155, and T.D. No.409720, and Vendor No.5 herein is the sole, exclusive and absolute owner of the Agriculture Dry land in Survey Nos.193, admeasuring Ac. 0-20 1/4 Gts, in Sy.No.194, Ac. 0-08 1/2 Gts, and in Sy.No.195, Ac. 0-16 1/2, by virtue of Patta No.555, Pass Book No.409705, and T.D. No.409153, issued by MRO Keesara Mandal, R.R.District, total land of Vendors admeasuring Ac. 5-25 Gts, situated at Kapra Revenue Village, Keesara Mandal, Ranga Reddy District, hereinafter called the schedule property.

*Bmz Aug [Signature] [Signature]*

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AND WHEREAS the said Vendors have offer to sell the "Schedule mentioned property" for a total sale consideration of Rs.27,22,500/- (Rupees Twenty Seven Lakhs Twenty Two Thousand and Five Hundred Only) and the Vendee has agreed to purchase the same for the said sale consideration.

NOW THIS AGREEMENT OF SALE-CUM-GPA WITNESSETH AS FOLLOWS:

That in pursuance of the aforesaid offer and acceptance of the Vendee have paid the entire sale consideration of Rs.27,22,500/- (Rupees Twenty Seven Lakhs Twenty Two Thousand and Five Hundred Only) to the Vendors by way of cash, and the Vendors hereby admit and acknowledge the receipt of the same.

That the Vendors have this day delivered the vacant possession of the Scheduled property to the Vendee with all the rights, title land interest which they are having by virtue of their being the owners.

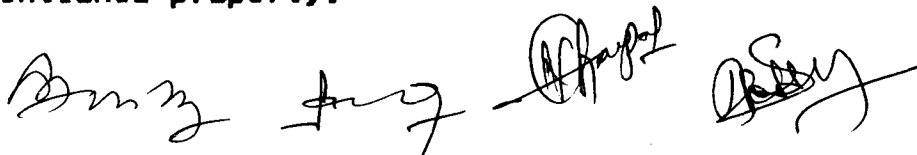
GENERAL POWER OF ATTORNEY

We, the above mentioned Vendors, do hereby appoint;

1. SRI. SHIVA SRINIVAS, S/o. LATE. S. RAMULU, aged about 38 years, Occ: Business, R/o. Rama Bakery, ECIL X Road, Kushaiguda, Hyderabad.
2. SRI. P. RAMSUNDER REDDY, S/o. LATE. P. LAKSHMINARSIMHA REDDY, aged about 54 years, Occ: Business, R/o. House No.8-2-293/82/C/310/A/A, MLA's Colony, Road No.12, Banjara Hills, Hyderabad.
3. SRI. PATHI VENKAT REDDY, S/o. SRI. VEERA REDDY, aged about 38 years, Occ: Business, R/o. Plot No.24, West County, Nizampet, Hyderabad.

As our General power of Attorney on our behalf, in respect of sale and management of our interests and rights on the "SCHEDULE MENTIONED PROPERTY", and to do all such things and acts as is required to be done for effectively conveying the property connected herewith.

We authorise the said Attorney to execute the Sale Deed and to admit the receipt of the Sale consideration and to do any act, deed or thing as may be necessary to complete the registration of the Sale Deed or deeds in respect of the above mentioned property.



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To sign all the papers, Sale Deed or Sale Deeds, agreement of Sale, Development Agreement or any other deed of transfer and present the same before the registering authority in our name and on our behalf.

To sell the said property in full or in part as the case may be in our name and on our behalf.

To deliver the possession of land, plots etc., to the intending purchasers.

The Vendee or their nominee or nominees are at liberty to enter into the scheduled property, show the plot and enter into Agreement of Sale with the Third Parties/intending purchasers and to demarcate the plot, fencing the plot and other developmental purposes. The Vendors also hereby authorise the Vendee to apply to the concerned authorities for Electricity, digging Borewells, Telephone and Electrical connections, HUDA, Municipality and any Government or Quasi Government Departments etc., at the expenses of the Vendee.

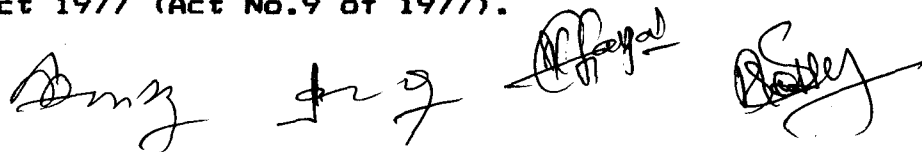
The Vendors hereby declare that the property now offered for sale is free from all encumbrances, liens, charges and prior agreement/s of Sale etc.

That the Vendors covenant with the Vendee that if the Vendee are deprived any loss, or any portion of the property, on account of any defect in the legal and marketable title of the Vendors or otherwise, the Vendors shall indemnify the Vendee for all such losses so sustained, at his/her own cost and consequences. This deed cannot be revoked under any circumstances.

The Vendors hereby assure the Vendee that nothing material relating to this sale is concealed and that there are no other person/s whomsoever have any right or claim over the Schedule property except the Vendors. The property in question is not subject to any litigation, acquisition proceedings or any other prior agreement/s of sale land is not an assigned land.

That the land and the plot covered by this document is situated in the peripheral area and it is exempted from the ULC Act. as per the G.O.Ms.No.733 of 1988, Dt.31.10.1988.

That the Vendors hereby declares that the Land affected by this document is not an assigned land as defined in sub-section (2) of Section 3 of A.P. Assigned Lands (Prohibition of transfer) Act 1977 (Act No.9 of 1977).



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THAT, the market value of land is Rs.1125/- per sq.yard, thus the total value comes to Rs.27,22,500/- only and the stamp duty is paid accordingly.

**SCHEDULE OF THE PROPERTY**

All that the Open Land in Survey Nos.194, admeasuring Ac. 0-10 Gts, and in Sy.No.195, admeasuring Ac. 0-10 gts, total admeasuring 20 Guntas or 2420 Sq.yards or equivalent to 2023.12 Sq.mtrs (Out of total Ac. 5-25 gts), Situated at Kapra Revenue Village, Keesara Mandal, Ranga Reddy District, and bounded as follows:

- NORTH :: Neighbour's Land.
- SOUTH :: Land belongs to Vendors.
- EAST :: Land belongs to Sana Yadi Reddy.
- WEST :: Neighbour's Land.

IN WITNESS WHEREOF the Vendors (Executants) and the Vendee (Attorney) having agreed to the above terms and conditions have affixed their signatures to this indenture out of free will and consent on this 08 day of August, 2006, at R.O., R.R.District, in the presence of the following witnesses:

**WITNESSES:**

- 1. K. Ramawoo
- 2. M. Rao

- 1. [Signature]
- 2. [Signature]
- 3. [Signature]
- 4. [Signature]

5. [Redacted] *hTL of chilakamma*

**V E N D O R S**


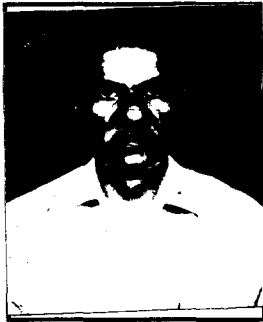






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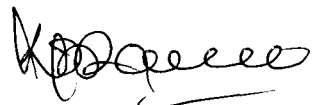
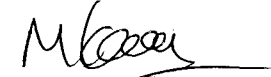
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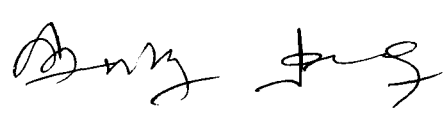
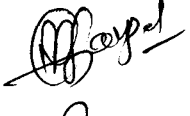
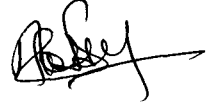
**V E N D E E S**

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

Sl. No.	FINGER PRINT IN BLACK INK (Left Thumb)	PASSPORT SIZE PHOTOGRAPH (Black & White)	NAME AND PERMANENT POSTAL ADDRESS OF Presentant / Seller / Buyer
			S. Anji Reddy S/o late S. Sathi Reddy R/o HNO 1-9-184, Kuchai guda - Keerana (H) R.R. Dist.
			S. Madhusudhan Dhanpal Reddy R/o. HNo. 1-9-184. Kuchai guda - Keerana (H) R.R. Dist.
			S. Dhanpal Reddy R/o. HNo. 1-9-184 Kuchai guda - Keerana (H) R.R. Dist.
			S. Srinivas Reddy R/o. HNo. 1-9-184. Kuchai guda - Keerana (H) R.R. Dist.

**SIGNATURE OF WITNESSES**









1. 
2. 

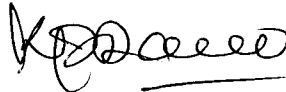

**SIGNATURE OF THE EXECUTANT'S**

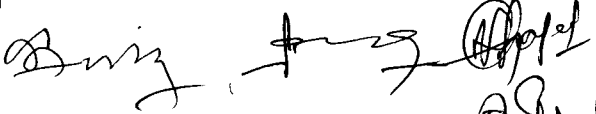
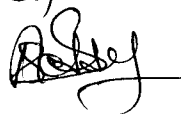
LTI of   
Chilakawada

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

Sl. No.	FINGER PRINT IN BLACK INK (Left Thumb)	PASSPORT SIZE PHOTOGRAPH	NAME AND PERMANENT POSTAL ADDRESS OF Presentant / Seller / Buyer
			S. chilakamma r/o. 1-9-184. Kuphaiguda, Kusara (H) R.R. Dist.
			S. Srinivas r/o. 7-214/1. E C T 6 X Road, opp. Police station. Hyd-67.
			P. Ram Suresh Reddy r/o. 310/A/A. M. A. colony, Road no-12, Banjara Hills, Hyderabad.
			P. Venkat Reddy Plot no - 24. west county, Nizampet. Hyd.

**SIGNATURE OF WITNESSES**

- 
- 


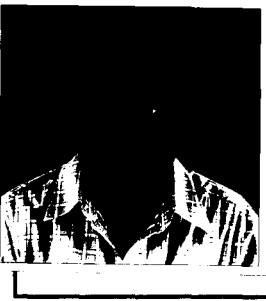






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chilakamma

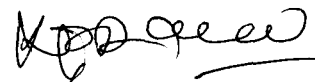




**SIGNATURE OF THE EXECUTANT'S**

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

Sl. No.	FINGER PRINT IN BLACK INK (Left Thumb)	PASSPORT SIZE PHOTOGRAPH (Black & White)	NAME AND PERMANENT POSTAL ADDRESS OF Presentant / Seller / Buyer
			S. Srinivas R/o. 7-214/1, ECTB X Road, opp. Police station Hyd-67
			P. Ravi Sundar Reddy R/o. 310/ A A, MBA colony, Road no-12 Banjara Hills Hyd.
			P. Venkat Reddy Plot no-24, West county, Nizampet, Hyderabad
	<i>Representative</i> 		G. Mallikarjun Reddy 17-10-5 A, Pharmapuri colony op. rd. Hyd.

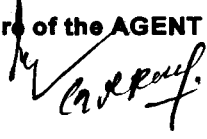
**SIGNATURE OF WITNESSES**

1. 
2. 

  
SIGNATURE OF THE EXECUTANT'S

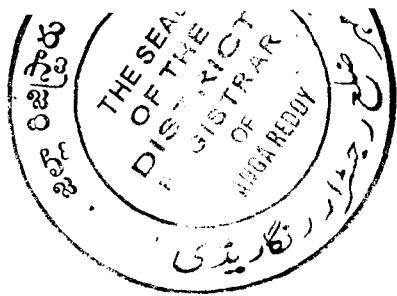
**NOTE :** If the buyer (s) is/are not present before the Register, the following request should be signed.

I/We send here with my/our photograph (s) and fingerprints in the form prescribed, through my representative, Sri..... G. Mallikarjun Reddy..... as I/We cannot appear personally before the Registering officer in the office of Sub - Register of Assurances..... R. D. R. R. R. Dist......

Signature of the AGENT  


Signature (s) of BUYER (s)  
1 S. Srinivas  
2 Ravi 3 P. Venkat





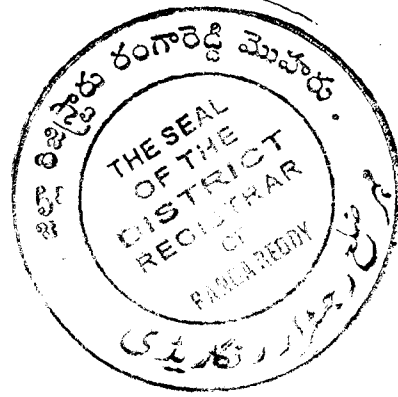
1వ పుస్తకము 2006 సం. .... / 2003

గస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య.....

... ఈ కాగితముల పదున సంఖ్య.....



జుయింట్ సబ్ రిజిస్ట్రారు-1

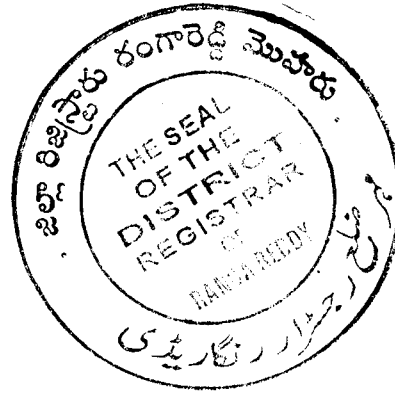


1వ పుస్తకము 2006 సం॥ 203

డస్టావేజు యొక్క నొత్తము కాగితముల సంఖ్య.....

ఈ కాగితముల వరుస సంఖ్య.....


జాయింట్ సబ్ రిజిస్ట్రారు-1

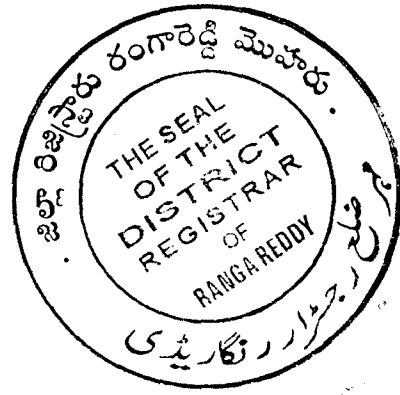


1వ పుస్తకము 2006 సం||.....2023.....

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య.....

..... ఈ కాగితముల వరుస సంఖ్య.....

  
జాయింట్ సబ్ రిజిస్ట్రారు-I

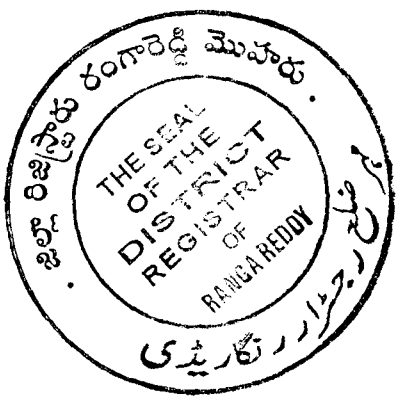


1వ పుస్తకము 2006 సం|| ..... 1203

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య.....

..... ఈ కాగితముల వరుస సంఖ్య..... 4

జాయింట్ సబ్ రిజిస్ట్రారు-1



1వ పుస్తకము 2006 సం. 1203

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య

ఈ కాగితముల వరుస సంఖ్య 2

*[Signature]*  
జాయింట్ సబ్ రిజిస్ట్రారు-1

An Amount Of Rs. 29,900/- Towards  
Stamp duty including Transfer duty and  
Rs. 2000/- Towards Registration Fees  
Was Paid by The Party through Challan  
Receipt No. 204345 Dated: 8/8/06 at  
SBH Sanath Nagar

*[Signature]*  
Joint Sub-Registrar  
Ranga Reddy

INDEMNITIES UNDER SECTIONS 41 & 42 OF ACT II OF 1858

File No. 934/06 Dated: 8/8/06  
I hereby certify that the proper/default stamp duty of Rs. 29,900/-  
has been levied in respect of this Instrument from  
the basis of agreed Market Value/Consideration of Rs. 27,22,500/-  
being higher than the Consideration/agreed Market Value.

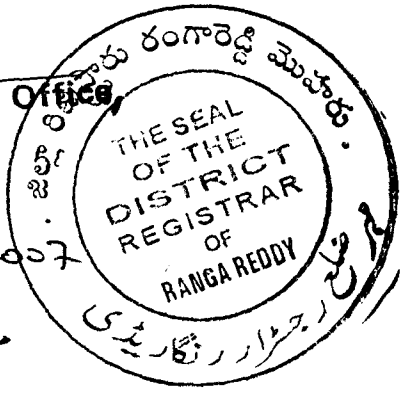
District Registrar's Office  
Ranga Reddy District  
Dated: 8/8/06

*[Signature]*  
Registrar/Collector  
under the Indian Stamp Act

Registered as Document No. 1203 on  
2006-1928 of Book 1, and assigned the  
Identification Number as 1510-1-1203-2007  
For Scanning.  
Date: 19/1/07  
Registering Office

Registered as Document No. 1203 on  
2006-1928 of Book 1, and assigned the  
Identification Number as 1510-1-1203-2007  
For Scanning.  
Date: 17/1/2007

*[Signature]*  
Registering Office



*[Faint text]*

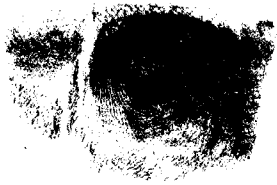
1వ పుస్తకము 2006 సం|| ..... 1203

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య.....

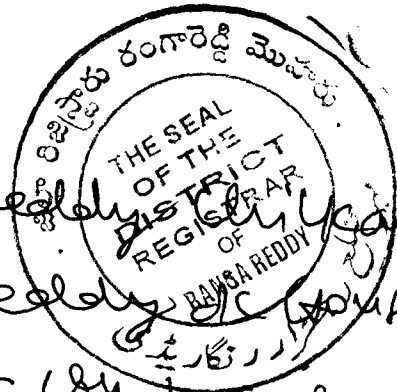
..... ఈ కాగితముల వరుస సంఖ్య..... 2

జాయింట్ సబ్ రిజిస్ట్రారు-1

ఎలమ తొటప వెలు



L.T-1 of Singh Reddy & Co. Bangalore  
Who let S. Sathu Reddy & Co. Bangalore  
No 18-184, Kutha Road  
District



1) ~~K. Pattabhi Ramarao~~ K. PATTABHI RAMARAO & K. Anandya Ramarao  
Oce. Advocate R/o No 2-2-1100/2 Telakwageru  
Hyd'bad

2) ~~M. S. Rao~~ M. S. Rao & Co. I Sagar Rao & Co. Bangalore  
R/o Kulkarni Bagaram Kambal Resara  
Dusse Rangar Reddy

2006 వ సం|| నెల ౬ వ తేది

1928 పా.శ. సం|| మాసము 18 వ తేది

జాయింట్ సబ్ రిజిస్ట్రారు - 1

1203

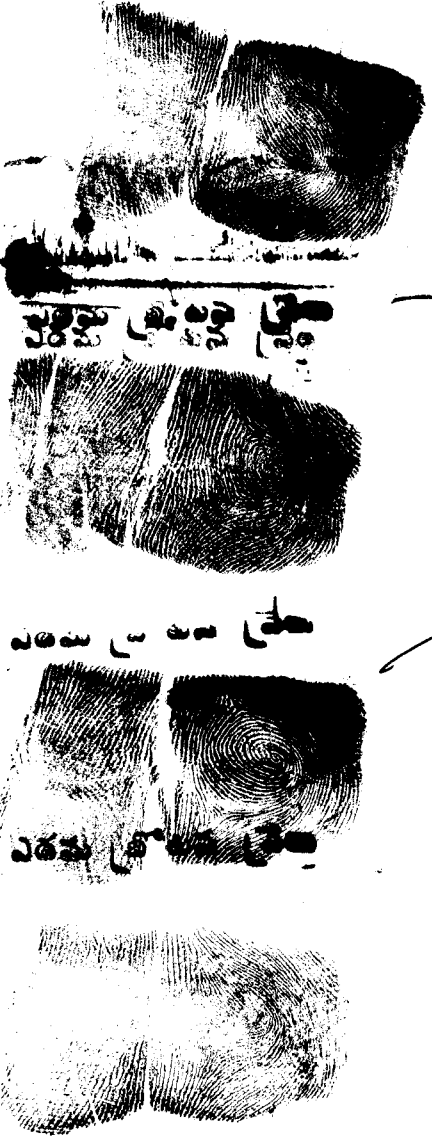
1వ పుస్తకము 2006 సం. ....  
దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య...  
..... ఈ కాగితముల వరుస సంఖ్య.....

జాయింట్ సబ్ రిజిస్ట్రార్



2006 వ సం. ... నెల... వ తేదీ  
192... హ.స. ... మాసము ... వ తేదీ  
పగలు ... రుాయు ... గంటల మధ్య  
రంగారెడ్డి జిల్లా రిజిస్ట్రారు కార్యాలయంలో ఫోటోలు  
మరియు వేలిముద్రలతో డాక్యుమెంట్స్ రుసుము  
రూ. 2000/- + 510/- (Cash)  
వాస ఇన్చార్జ్ ఓఫీసు నుండి  
ఏదమ వోటన (వేత)

S/o late S-sattu Reddy  
dc Anni Res 19-184, Kurnool Dist. N  
Dist.



S/o late S-sattu Reddy dc  
Anni Res 19-184, Kurnool Dist. N  
Dist.  
S/o late S-sattu Reddy dc Anni  
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