

17308/2005



भारतीय गैर न्यायिक

दस
रुपये

रु.10



TSGGDG

05215724

RUPEES



Rs.10

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 481165

4587 13-12-05
P. Balram Reddy & late P. Chandram Reddy
Sd/- & others, ...

AGREEMENT OF SALE CUM
GENERAL POWER OF ATTORNEY

THIS DEED OF SALE AGREEMENT CUM GENERAL POWER OF ATTORNEY
is made and executed on this the 12th day of DECEMBER, 2005
Mediated by and between :

1. B. VIJAY LAKSHMI W/O R. VIJAY KUMAR, aged about 54 years,
Occupation : Agriculture, Resident of 5-1-549, Tragon
Bazar, Hyderabad, A.P.

hereinafter called the "VENDOR/EXECUTANT" of the 1957/1441.

IN FAVOUR OF:

1. P. BALRAM REDDY S/O LATE P. CHANDRA REDDY, aged about 36
years, Occupation : Agriculture, Resident of Addanapeta
Village, Shamarpeta Mandal, Ranga Reddy District, A.P.

B Vijay Lakshmi

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

- (i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- (iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- (iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

T. Jayanthi

సంతకము
Signature
SRIVEN NET DEN
SDP-SRND

Opp: Amberpet Police Station
TIRUMALANAGAR
AMBERPET Mandal
HYDERABAD-500013
TELANGANA

GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA
GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA

2/15

..2..

2. R. NARSIMHULU S/O RAMULU, aged about 25 years,
Occupation : Agriculture, Resident of Kesaram Village,
Shameerpet Mandal, Ranga Reddy District, A.P.

hereinafter called the ' VENDEES/CLAIMANTS ' of the SECOND PARTY

The terms 'the Vendor/Executant' and the 'Vendees/Claimants' herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc., as the parties themselves.

Whereas the Vendor herein is the absolute owner, possessor and pattadar of the Agriculture land admeasuring Ac. 1-00 Gts in Survey No. 50, situated at MURAHARIPALLY Village, Mandal Madchal, District Ranga Reddy, A.P., by virtue of Pattadar Pass Book No. 162993, Title Deed No. _____ and Patta No. 119 issued by the Revenue authorities.

Whereas the Vendor has offered and agreed to sell the above said land to the VENDEES, which is more fully described in the Schedule hereto, hereinafter called the SAID LAND and the Vendees herein agreed to purchase the same for a total sale consideration of Rs. 2,80,000/- (Rupees Two Lakhs Eighty thousand only).

Whereas the Vendor has also give a General Power of Attorney in favour of Vendees in respect of the said property.

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

That the Vendees has already paid the entire sale consideration amount of Vendor, and the Vendor herein admit and acknowledge the receipt of the same.

That the Vendor hereby declare that the said land is free from all encumbrances and that he/she has a marketable title to sell and alienate the said land in favour of the Vendees and that they are entitle to the sale proceeds thereof.

The Vendor/Executant assure the Vendees that there are no encumbrances, charges, mortgages or subsisting agreement of sale in respect of the said land in favour of any one.

B. Vijay Kumar

17308

ದರವಿಷಯ

ಸಂಖ್ಯೆ

2

2

ಎನ್-ಇಂಟಿಗ್ರಿಟಿ



೧) B. Sandeep (Sandeep) s/o B. Vijay Kumar

1/0 HNO: 5 1- 8349

೨) Rahul (Rahul)

Trucephorum H. J. - 1
all - B. S. - 1

s/o p. N. S. S. R. H. No. 24-106

Indha naga Almal

all - B. S. - 1

೨೪೦೦೩

12

೨೪೦೦೩

21

Ummur -

..3..

The land is not an assigned land within the meaning of AP Assigned Lands (Prohibition of Transfers) Act 9 of 1977, and it does not belong to and is not under mortgage to Govt or their Agencies/Undertakings.

That the Vendor/Executant being unable to look after the affairs of the said land and register personally due to domestic and pre-occupations, so the Vendees hereby appointed as their lawful attorney.

The Vendees/Claimants herein agreed to act in the name and on behalf of the Vendor/Executant their Attorney and Agent on the above said land.

The Vendor/Executant hereby authorise their Attorney to do the following acts in the name and on their behalf of the Vendor/Executant namely:-

To enter into contract for the sale of the said land either whole or in parts for any consideration which they deems reasonable in its absolute discretion and to receive the earnest money and acknowledge the receipt of the same.

To sell the said property to the Agreement Holder or his nominee or nominees.

To execute the sale deeds or any other deeds in favour of the Sub Claimant or Claimants, to receive the consideration money to present the sale deed or deeds by executing them before the Registering Authority for registration on behalf of Vendor/Executant and admit execution thereof.

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.

To complete the sale of the said land and hand over the possession of the said land to the purchaser or Vendees/Claimants.

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 land.

B. Vijay Kumar

17308
 చస్తావేదిక
 సంఖ్య 2 ముద్రా 3
 పబ్-రిజిస్ట్రారు

At Medchal of Rs. 19635 towards stamp duty
 including transfer duty and Rs. 2405
 towards registration fee on the market value
 of Rs. 280000 was paid by the
 party through challan receipt No 018124
 dated 12-12-05 at Sub Medchal Br., Medchal.

SUB-REGISTRAR
 MEDCHAL.



దేవులపల్లి సబ్ రిజిస్ట్రారు
 సంఖ్య 17308 ముద్రా 3
 చేయబడినది
 సంఖ్య 05 ముద్రా 3
 2005 నుండి 12 వ తేది

రిజిస్ట్రారు

..4..

To sign and verify plaints, written statements, objections of claims and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to title and receive back documents to deposit and withdraw moneys and grant receipts in relation to the said land.

To sign all such papers of HUDA, UDC or Zone conversion papers etc., and in all Departments of State or Central Government to get the sale permission if any may found necessary and to pay all dues and taxes to Revenue Municipal/HUDA on behalf of the Vendor/Executant.

Generally to act as the Attorney or Agent of the Vendor/Executant in relation to the said land.

The Vendor/Executant for themselves their 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 as having been done by them personally.

That the Vendor/Executant have already delivered the possession of the said land to the Vendees by demarcating the boundaries.

That the Vendor hereby assures to keep indemnified from all such losses, damages and expenses the Vendees may be put to by reasons of any defect found in the title of the said land hereby conveyed.

The purchaser shall bear all expenses of sale such as stamp duty, registration fees etc., in respect of the Agreement of Sale cum General Power of Attorney.

That the Vendor/Executant hereby declare that the particulars furnished above are true and correct as required under Section 27 of the Indian Stamp Act. And the parties agree to abide by the provisions of Indian Stamp Act to pay the amounts due including previous arrears if any under any Section of Indian Stamp Act in lieu of prosecution under Section 64 of the Indian Stamp Act.

That the Vendor hereby declare that there are no Mango Trees/Coconut trees Betel leaf gardens/orange groves or any other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery no fish ponds etc., in the land now being transferred that if any suppression of facts is noticed at a future date.

B. Vijay Kumar

17308
దస్తావేజుల సంఖ్య 2
సంఖ్య 4
సబ్-డివిజన్



..5.

That the Market Value of the said land is Rs. 2,80,000/- per ACRE and the total value comes to Rs. 2,80,000/-

The stamp duty of @ 7 % Rs.19,600/- is paid on this document in pursuance of clarification of I.G. & R S and CERA in para II(5) (i) of his procs. No. MV/18289, Dated: 01-07-2005.

THIS DOCUMENT HAS BEEN EXECUTED IN N.J. STAMP WORTH RS

D.S.D.	Rs. 19,600/-
R.F.	Rs. 2,400/-
U.C.	Rs. 100/-
TOTAL	Rs. 22,100/-

HAS BEEN REMITTED/PAID IN S.B.H., MEDCHAL BRANCH V.D.

RECEIPT NO. 0182-94 CHALLAN NO. 01: 12/12/05

SCHEDULE OF PROPERTY:

Agriculture land
Survey No : 50
Area: Ac. 1-00 Gts., or 0.40 hectares
Village MURAHARIPALLY
Gram Panchayat YADARAM
Mandal and Sub-Dist. Medchal,
Dist & Regn-Dist. Ranga Reddy, A.P.,

BOUNDED BY :

NORTH : by Road
SOUTH : by Agriculture land of Abhinandan Reddy
EAST : by Agriculture land in Survey No. 50
WEST : by Agriculture land of Neighbours

B. Vijay Kumar

12-308
దస్తవీజ్
సంఖ్య 2
మొదటి సంఖ్య 5
వడ్-రిజిస్ట్రారు



..6..

IN WITNESSES WHEREOF THE EXECUTANTS 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. B. Indrap
2. Rahul

B. Vijay Kumar
VENDOR/EXECUTANT

P. Ravi Kumar Reddy
VENDEES/CLAIMANTS

Ravi

Drafted by :
M. L. A. R.
M. RAM REDDY
9-265, MEDCHAL.

17308
 దస్తావీజు
 సంఖ్య 7
 పబ్-రిజిస్ట్రారు



R-2317



STATE BANK OF HYDERABAD

BRANCH
MEDICAL Main Branch-091
CODE NO. R.R. DIST-601-401

Receipt No. **B** 018294

Received a Sum of Rs. 22140/-

Rupees Twenty Two Thousand One Hundred and forty

from Smt. / & Sri. P. D. Ram Reddy

residing at R.R. Dist.

for credit of Government of Andhra Pradesh towards Stamp duty/Registration fee

Place: Kandur

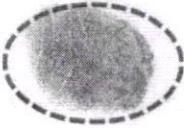
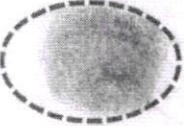
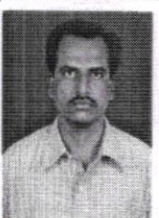
Date: 12/12/22

Authorised Signatory

SS No. _____

Application No. : CC022207153092 Page 14 of 16

Application No. : CC022207153092 Page 15 of16

PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908			
SL. NO.	FINGER PRINT BLACK INK (LEFT) THUMB	PASSPORT SIZE PHOTOGRAPH	NAME AND PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER BUYER
			P. VIJAY LAKSHMI W/O P. VIJAY KUMAR R/o 5-1-599, Trapp Bazar Hyderabad, A.P.
			P. BALRAM REDDY S/o LATE P. CHANDRA REDDY R/o Uddemary (M). Shamshadpet (M) R.R. Dist.
			R. NARSIMHULU. S/o. RAMULU R/o. KESARA (Village) SHAMEER PET. (M)
			
		PHOTO	

SIGNATURE OF WITNESSES

1. B. Subba
2. Rahul

SIGNATURE OF THE EXECUTANT'S

P. Bal Ram Reddy
R/o

Application No. : CC022207153092 Page 16 of 16

Verified by : GUDA VENKATA SUBBA REDDY
Application Number : CC022207153092

Certified by :

Aatipamula Shravan Kumar
Name : AATIPAMULA SHRAVAN KUMAR
Designation : SUB REGISTRAR
SRO : MEDCHAL

Note : This is Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <https://ts.meeseva.telangana.gov.in/> by furnishing the application number mentioned in the Certificate.