



TSGGDG 05215950



20

10470

10466

ఆంధ్రప్రదేశ్ / ఆంధ్ర ప్రదేశ్
Y. Thirupathi Reddy S/o Bal Reddy
Self
8/6 R.R. Dist.

04AA 520140

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

This Agreement of Sale cum General Power of Attorney made and executed this the 11th day of Feb, 2006 at by and between:-

Sri. NALAMADA VIKRAM S/o NARENDER REDDY. N. aged about 33 years, Occupation: Service, Resident of 8-3-968/2, Panjagutta, Hyderabad, Presently Staying at U.S.A.

hereinafter called the "VENDOR" 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 "ONE PART"

A N D

Sri. Y. THIRUPATHI REDDY S/o BAL REDDY, aged about 39 years, Occupation: Agriculture, R/o Turkapally Village Shameerpet Mandal, R.R. Dist.,

SANDRA M. RIVERA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JANUARY 19, 2010

2/11/06

Y. Thirupathi Reddy

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

1 వ పేజీ నంబరు 2004 వ సంవత్సరపు 10434

దస్తావేజు యొక్క మొత్తము కొరతము

నంబరు 6 ఈ తాదితము వరుస నంబరు 1.

జిల్లా నంబరు 1043 వ సం 28

19 వ సం 1043 వ సం 28

జగలు 2 మరియు 3 గ.ల.ల.ల.ల.

మేర్పర్ నం - 003 పేరు తాదితములో

లీ N. Lakshma

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32 ని సు

లమువలన నమోదించబడిన ఫోటో గ్రాఫులు

మరియు వేర్వేరులో నహా దాఖలచేసి

నంబరు 1000 లు చెల్లించినాడు,

ప్రతి యిద్దరూ నమోదించుకున్నారు

ఇవే వాటిని వేరు వేరు చేసి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి

వివరాలు తెలుసుకోవాలి



L. Lakshma

L. Lakshma

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

occ: Retd Employee o/o 8-3-96

Panigutta Hud.

.2...

hereinafter called the "VENDEE" 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 the Vendor is the sole and absolute owner possessor of the Agriculture land admeasuring Ac. 1-00 Gts. in Sy.No. 50, Situated at Murharipalli Village, Medchal Mandal, Ranga Reddy Dist.A.P., having purchased the same through Sale Deed Doct. No.3907/1982, Book-I, Vol; 297, Pages; 469 to 476, Dt: 09-08-1982, Regd. at S.R.O. Medchal. R.R.Dist. Vide Title Deed No. 289041, Patta No. 115, issued by MRO Medchal.

Whereas the Vendor has offered to sell the above said land to the Vendee which is morefully described in the schedule hereto, hereinafter called the said land and the Vendee herein agreed to purchase the same for a total sale consideration of Rs. 2,80,000/- (Rupees Two Lakhs Eighty Thousand Only).

The Vendee has paid the entire sale consideration amount to the Vendor and the Vendor has acknowledged the receipt of the above payment and the above said property was handed over fully on - -2006.

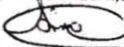
The Vendor undertake to execute deed of sale in respect of the schedule mentioned property in favour of the Vendee or its nominees. The entire expenses for documentation, stamp duty and registration shall be born by the Vendee or his nominees.

The Vendor assure the Vendee that they have not entered into any agreement of any kind with any person regarding the land. It is the responsibility of the Vendor to get his name mutated in all revenue records concerned including pass books if any and hand over the same together with original link documents relating to the property to the Vendee at the time of registration.

The Vendor hereby confirm that all land revenue, cess and other taxes, if any which are due to the Village panchayat, Revenue authorities etc., are paid in full by them till the date of handing over the property to the Vendee. The Vendee is required to pay all such taxes from that date onwards. If at all any disputes arise regarding the above for dues prior to the date of handing over, the Vendor hereby undertake to settle the same at their cost.

..3..

ANDRA M. RIVERA
NOTARY PUBLIC
STATE OF NEW JERSEY
EXPIRES JANUARY 19, 2010

 2/11/06



1 వ పేజీ నంబరు 10434
 వస్తాను కాగితము
 పంపించు 6
 తరఫున సంతకం
 తరఫున సంతకం

2000 towards stamp duty
 including transfer duty and Rs. 2000
 towards registration fee on the market value
 of Rs. 200000 was paid by the
 party through cheques Receipt No. 20734
 dated 24-4-2000 at Medchal Bz., Medchal.

SUB-REGISTRAR
 MEDCHAL

1వ పేజీ నంబరు 20061 నంబరు 1829 కా.
 నంబరు 1829 నంబరుగా రిజిస్టరు
 చేయబడి స్వామిగారు నిమిత్తము గుర్తింపు
 నంబరు (2006) అందజేయబడి
 2006 నంబరు 24 నంబరు 24 వ తేదీ



తరఫున సంతకం
 తరఫున సంతకం

.3...

The Vendor hereby declare that the said property is not assigned land within the meaning of A.P. Assigned land (Prohibition of Transfer) Act, 1977 (Act No. 9 of 1977) and the same is not Government land.

The Vendor assure that they have an unimpeachable right, title and interest in the schedule mentioned property and that the property is free from all charges and encumbrances.

The Vendor hereby agree to indemnify and shall keep indemnified the Vendee or its nominees against all damage, loss etc., that may be suffered by the Vendee or its nominees due to the defect in the title of the Vendor if the Vendee or its nominees dispossessed either fully or in part due to any claim over the said property by any third parties.

The Vendor assure that they are not surplus land holders within the meaning of Agricultural land Ceiling Act, 1976. At the request of the purchaser, the Vendor hereby nominate, constitute and appoint the said Vendee as the Vendor's Lawful agent to do all or any of the following acts.

1. To execute deed/deeds of sale in favour of the Vendee or to the nominees of the Vendee, to present such deed/deeds for registration before the Sub-registrar competent to register the said deed/deeds, to admit execution thereof, to sign in all the official records of the Registration office, to file applications for mutation and to do all things necessary and incidental for completing the registration of the said deed/deeds and to receive the sale consideration for subsequent sale.

2. To represent the Vendor in the offices of the Village panchayat office, Mandal office, Hyderabad Urban Development Authority, if necessary, offices of the Income Tax, A.P. State Electricity Board etc., all other Government offices court 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 Vendor hereby agree that this power of Attorney conferred on the Agent is irrevocable. The Vendor agree that the rebate in stamp duty paid on this agreement under Art 6 of R(1) of stamp Act No. 21 of 1995 will accrue to the benefit of the Vendee at time of registering the sale deed/deeds.

..4..

SANDRA M. RIVERA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JANUARY 19, 2010

2/11/06

Boddy

7. 30. 1941

Downloaded from <http://ajphaphapublications.sagepub.com/> at 10:06 11 September 2014

.4...

3. The purchaser 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 a charge on the schedule property alone and the purchaser individually and no liability in any manner if so arises against the principals.

4. The Vendor is executing this sale agreement cum GPA in respect of the Schedule mentioned land property only and not any other property contained in the same survey No. The Vendor are not concerned with any additional structures that may be raised by the purchaser in the said property. If the Purchaser herein subsequently sells such structures along with proportionate share of land, the Vendee is liable for any Income-tax on the value of such structures. The Vendor's Tax liability is restricted to the consideration received from the Vendee for the land sold and no further, and the Vendee therein fully indemnify in this regard to principal/Vendor.

5. The Market value of the above referred property is Rs. 2,80,000/- @ Rs. 2,80,000/- Per Acre whereas the sale consideration received is Rs. 2,80,000/- (Rupees Two Lakhs Eighty Thousand Only).

6. A stamp duty of Rs. 2,000/- under article 6 B(i) and a further stamp duty of Rs. 20/- 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 proceeding (3) No. M.V. /18289/95 Dt: 1-7-1995, though the stamp duty paid on G.P.A. under article 42(c) is not adjustable, the stamp duty paid on this document under article 6 B(i) is adjustable to the Vendee's account, and plot purchasers do not have any claim or right over the same.

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 attorney/Vendee.

..5..

SANDRA M. RIVERA
NOTARY PUBLIC
STATE OF NEW JERSEY
COMMISSION EXPIRES JANUARY 19, 2010

[Signature] 2/11/06

[Signature]
Reddy

వ పుష్పనా 1967 వ సంవత్సరము
పట్టాపే... ము...
సంఖ్య... 1 ...

క.ప. శివరావు

SCHEDULE OF PROPERTY

Agriculture land in,
Survey No. 50,
Area: Ac. 1-00 Gts. or 0.40 hectares.,
Situated at Muraharipally Village,
Gram Panchayat Vadaram,
Mandal Medchal, Sub-Dist: Medchal,
District Ranga Reddy is bounded by:

NORTH : Siddipet Old Road,
SOUTH : Ag. land of Upender Reddy,
EAST : Ag. Land in Sy.No. 49,
WEST : Ag. land in Sy.No. 50 part.

IN WITNESS WHEREOF this Agreement of sale cum General Power of Attorney is made, executed and signed by the Vendor 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 his respective language, in presence of the below mentioned witnesses.

WITNESSES:

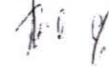
1. Md G House

2. 



SANDRA M. RIVERA
NOTARY PUBLIC
STATE OF NEW JERSEY
2/11/06
MY COMMISSION EXPIRES JANUARY 19, 2010

VENDOR





న సా సకము 2007/న సంవత్సరము 10/12/2007
యొక్క మొత్తము రాగిముఖ
మంత్రి...6... రాగిముఖ వరుస సంఖ్య...5

కా.వి.సా.



R 2317



STATE BANK OF HYDERABAD

BRANCH

CODE NO.: **MEDCHAL-091**

B No **370734**

10434/06

Received a Sum of Rs. **4900-**
Rupees **four thousand Nine hundred** only)
from Smt. / Shri **Y. Thirupathi Reddy**
residing at _____

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

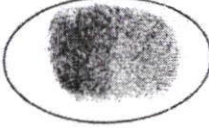
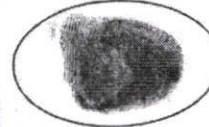
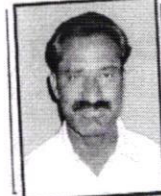
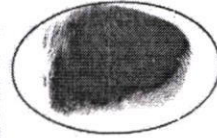
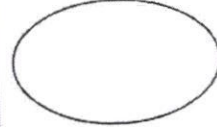
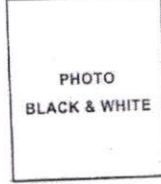
28/4

Authorised Signatory

Place: **MEDCHAL-091**

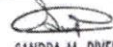
Date :

SS No _____

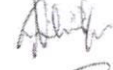
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF REGISTRATION ACT, 1908		
FINGER PRINT IN BLACK (LEFT THUMB)	PASS PORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER BUYER
		N. VIKRAM Mo. HNO 8-3-96/2 panjagutta. Hqd Presently R/o. USA
		Y. THIRUPATHI REDDY Mo. Tuskapally (v) Shameer, rd - (M) R. Din
		SPA HOLDER N. NARENDER REDDY Mo. HNO 8-3-96/2 panjagutta. Hqd
		

WITNESSES

1. Md Ghouse
2. 


SANDRA M. RIVERA 2/1/06
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JANUARY 19, 2010

SIGN OF EXECUTANTS :




Application No. : CC022207153055 Page 14 of 14

Verified by : GUDA VENKATA SUBBA REDDY
Application Number : CC022207153055

Certified by :


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.