

19/04

20 R



TSGGD 21508470



79

S No. 7390 DT 31/12/03 Rs. 20/-

SOLD TO A. Veera Reddy Sh. Lakshmi R. Lalitha

G. NAGESHWAR REDDY S. V. ALI L. No. 13/25 A. 10/1/04

FOR WHOM

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY

This Agreement of Sale cum General Power of Attorney made and executed this the 13th day of January, 2004 at Shameerpet by and between:-

Sri. BATHULA HANUMANTH YADAV S/o late BATHULA MALLAIAH aged about 49 years, Occupation: Business, R/o H.No. 1476/C, Risala Bazar, Bolarum, Secunderabad.

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. A. VEERA REDDY S/o LAIE. PAPI REDDY, aged about 39 years, Occupation: Agriculture, R/o Lalgadimalkpet Village, Shameerpet Mandal, Ranga Reddy District, A.P.,

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 "ONE PART" WITNESSES AS FOLLOWS:



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MEE SEVA

MEE SEVA

1వ పుస్తకము 04 వ సం॥ పు 74.....

2వ పుస్తకము మొత్తము కాగితముల సంఖ్య.....

3వ పుస్తకము పుస్తక సంఖ్య.....

2007.....వ సం॥ డిసెంబరు.....నెం॥ 3.....తేది

.....వ రా. న. శాస్త్రులు మా సం॥ 13.....తేది

పగలు.....11. మరయు.....2.....గంటల మధ్య

రామిస్పెట్ సెట్ - రిజిస్ట్రారు ఆఫీసులో

శ్రీ.....డి. యె. శ్రీనివాసాచారి.....

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 - ఎ ను

అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు

పేరిముద్రలతో సహా దాఖలు చేసే సమయము

సం॥ 1135/.....లు చెల్లించినారు.

వాసియిచ్చినట్లు ఒప్పుకొన్నది

ఎడమ వా అన డిలీ

B. H.ount

B. H.ount

Sp. Late. B. Mallaiah

Business R/o. Ristola Bazaar

Sec. 12

విరూపిందినది

1. S.D. Ahool

2. S. Sreed ADDEA A (Agriculture), Pothayapudi (Village)

Shantipet (Haveli)

Ranga Reddy (Dist)

3. T. Lakshman Reddy,

8/10. T. Anishina Reddy,

Business,

Plot No-93

Old Shantipet,

Ranga Reddy.

3 తేది.....పుస్తకము.....నెం॥ 2007 వ సం॥ రిజిస్ట్రేషన్

13 వ సం॥.....పుస్తకము 192 కే. న. రామిస్పెట్

2...

Whereas the Vendor is the sole and absolute owner and Peaceful Possessor of the Agriculture land admeasuring Ac. 0-17 Gts. in Sy.No: 228, Situated at Turkapally Village, Mandal Shameerpet, Ranga Reddy District, A.P., Vide Pattedar pass Books was not issued.

Whereas the Vendor has offered to sell the above said land to the Vendee which is morefully described in the schedule hereto, and as shown in the enclosed plan herewith, hereinafter called the said land the Vendee herein agreed to purchase the same for a total sale consideration of Rs. 25,500/- (Rupees Twenty Five Thousand Five Hundred 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 03-01-2004, with a request to register the document in the S.R.O. Shameerpet.

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.

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 hereby declare that the said property is exempted from the application of the provisions of Urban Land (Regulation and Ceiling) Act, 1974 by virtue of G.O.Ms.No. 733 (UCII) Dt: 31-10-1988 and as such no permission need be obtained from the special officer and competent Authority, Urban Land Ceiling for alienation of the same.

..3...

B. H. 

1వ పుస్తకము 04 వ సం॥ పు 74.....
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 7.....
 ఈ కాగితము పురుస సంఖ్య 2.....
 నల్-రిజిస్ట్రార్

ENDORSEMENT UNDER SECTIONS 41 AND 42 OF ACT II OF 1883

File No. 58 3-1-04
 I hereby certify that the proper/delict Stamp duty of Rs 156/-
 has been levied in respect of the instrument from
 R. Hanumanth Reddy
 on the basis of the agreed Market Value/Consideration of Rs 25,500/-

SUB-REGISTRAR OFFICE
 SHAMARPET
 Date 3-1-04

Registrar
 Under the Indian Stamp Act.

1 వ పుస్తకము 2వార్షికం (కా.న. 1925)
 పు. 74... వెంబరుగారిజిల్లరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు వెంబరు..... 138.....
 ఇవ్వబడినది. జిల్లా వెం. నె. 3..... తేది.....
 2వార్షికం.....

నల్-రిజిస్ట్రార్ అధికారి

As amount of Rs. 156/- towards Stamp Duty including Transfer
 Duty and Rs. 125/- towards Registration Fee was paid by the party
 through Challan Receipt Number 001568 Dated 3-1-04
 at B.B.H. Bank Thumkunte Branch

Sub- Registrar



..3...

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 damages, 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 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 agrees that the rebate in stamp duty paid on this agreement under Art 6 of B(1) of stamp Act No. 21 of 1995 will accrue to the benefit of the Vendee at time of registering the sale deed/deeds.
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.

B. H. 

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1వ పుస్తకము 04 వ సం॥ పు 74
 దస్తావేజు మొత్తము కౌగిరిముల సంఖ్య 7
 ఈ కౌగిరిము వరుస సంఖ్య 3

8
 నల్ల-రిశిరా-ర్



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4. The Vendor are 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. 25,500/- @ Rs. 60,000/- Per Acre whereas the sale consideration received is Rs. 25,500/- (Rupees Twenty Five Thousand Five Hundred Only).

6. A stamp duty of Rs. 1530/- under article 6 B(i) and a further stamp duty of Rs. 30/- 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.

SCHEDULE OF PROPERTY

Agriculture land,
Sy. No: 228,
Area: Ac. 0-17 Gts, or 0.17 hectares,
Situated at Village & Grampanchayat Turkapally,
Mandal Shameerpet, and Sub-Dist: Shameerpet,
Ranga Reddy District, is bounded by

NORTH : Govt. land,
SOUTH : Road to Kolthur Village,
EAST : Ag. land of R. Narsamma,
WEST : Ag. land of Qamarunissa Begum.

B. H. H. H.

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1వ పుస్తకము 04వ సం॥ పు 74
 దస్తావేజు మొత్తము కా గీతముల సంఖ్య 7
 క్రితకా గీతము వరుస సంఖ్య 4
 ముక్-డిజిటైజ్



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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. *S. A. Hussain*
2. *Deena*

VENDOR*B. H. Hussain*

1వ పుస్తకము 04 వ సారి పు 74
 దస్తావేజు మొత్తము కా దికముల సంఖ్య 7
 ఈ కా దికము వరుస సంఖ్య 5

మొ-021సా-7



THIS DOCUMENT HAS BEEN EXECUTED ON

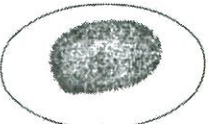
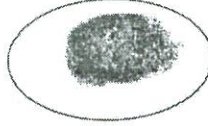
3/1/04Non Judicial Stamp Worth Rs. 20/- And theDeficit Stamp Duty paid 1560/-Registration Fee. 1135/-User Charges. 50/-TOTAL. 2745/-

Has Been remitted/paid in State Bank of Hyderabad Thumkunta

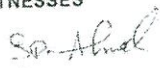
Branch Vide Receipt No. 001568 Challan No. 58 Dated: 3/1/04SIG. OF THE EXECUTANT.: B. H. *[Signature]*

1వ పుస్తకము 04 వ సం॥ పు 74
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 7
 ఈ కాగితము వరుస సంఖ్య 6
 నం-63120



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
		B. Hanumanth Yadav Rt. A.No. 1476/1 Kanta Barar Belagavi. Dist.
		A. Venk. Reddy Rt. Talga di mandupet (w) Shamirpet (w) P. K. Dist.
	PHOTO BLACK & WHITE	
	PHOTO BLACK & WHITE	

WITNESSES

1. 
2. 

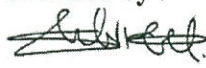
SIGN OF EXECUTANTS :



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Verified by : M SUBBALAKSHMI
Application Number : CC022207309571

Certified by :



Name : SHESHAGIRI CHAND
Designation : SUB REGISTRAR
SRO : SHAMIRPET

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.

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STATE BANK OF HYDERABAD

THUMKUNTA BR. BRANCH

CODE No. 662

No. A 001558 74107

Received a Sum of Rs. 2765/-

Rupees Two thousand seven hundred and sixty five only

from Smt. / Shri. A. Veera Reddy

residing at Lalgudi Pallekpet

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

(68)

Place :

Date : 02/01/04

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