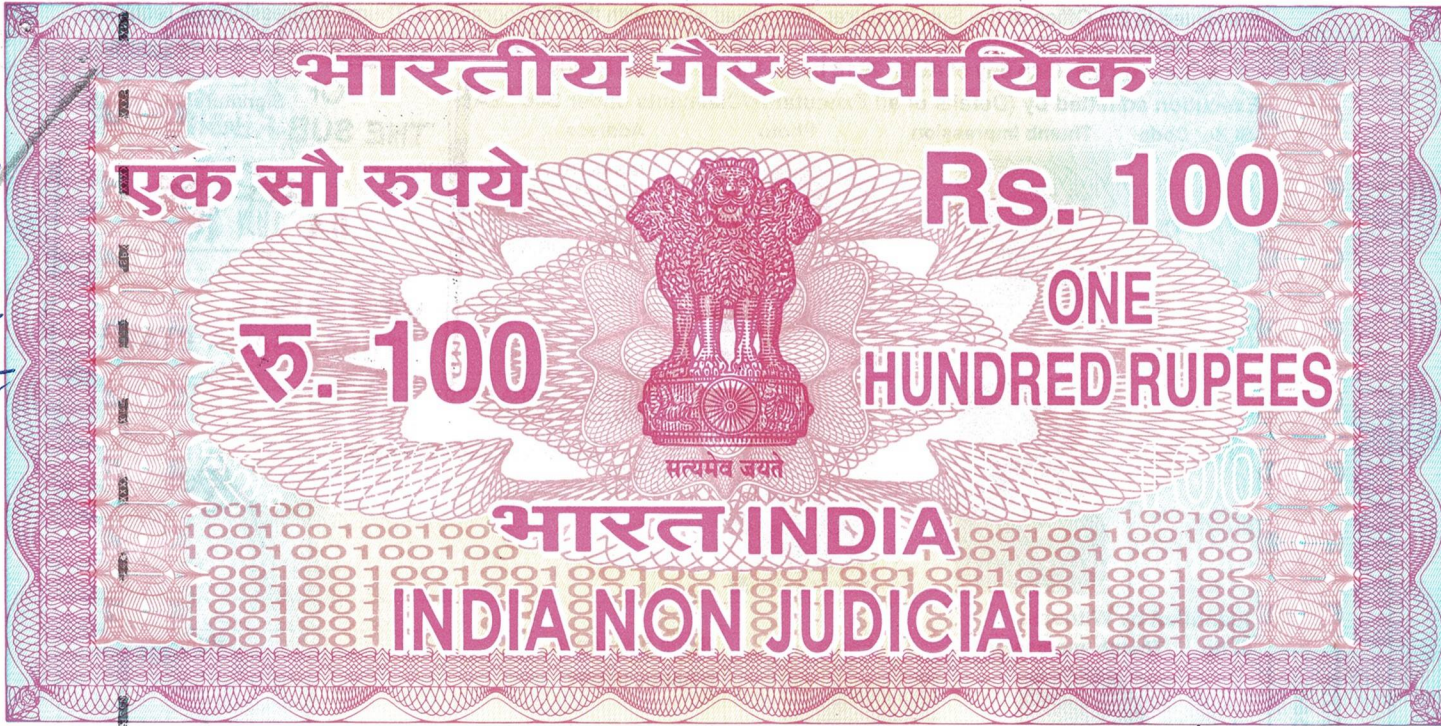


SCANNED



తెలంగాణ తెలంగాణ TELANGANA

5198 07/08/2018 100/-

P. Bal Ram Reddy & P. Sanjeeva Reddy

Mansoorabad, LB Nagar

Self

P 133954

B RAGHUNANDAN REDDY
LICENCED STAMP VENDOR
LIC. No: 15-09-018/2006
REN. No: 15-09-009/2018
H.No. MIG-80, APHS COLONY,
VIKARABAD, VIKARABAD DIST., T.S.
Cell: 9849651105

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITH POSSESSION

This A.G.P.A is executed on this the **07TH** Day of **August, 2018** at S.R.O. Vikarabad, Vikarabad District, T.S. (Telangana State), India., by & between:-

SRI. P. RAGHUVEEERA REDDY S/o NARSI REDDY, Aged about 43 Years, Occ:- Agriculture, R/o H.No.1-40, Antharam Village, Dharur Mandal, Vikarabad District-501121, T.S. Aadhar No. **461402952179**.

(Hereinafter referred to as "**VENDOR**" which term shall mean and include all his legal heirs, successors, executors, nominees, powers of attorney and assignees.)

IN FAVOUR OF

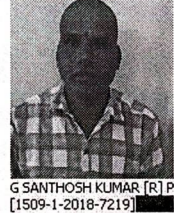
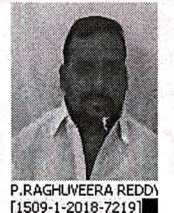
SRI. PALLE BALRAM REDDY S/o P. SANJEEVA REDDY, Aged about 35 Years, Occ:- Business, R/o Plot No.157, Rock Town Colony, Mansoorabad, L.B. Nagar, Ranga Reddy District-500068, T.S. Aadhar No. **757858124287**.

(Hereinafter referred to as "**VENDEE**" which term shall mean and include all his legal heirs, successors, executors, nominees, assignees and legal administrators.)

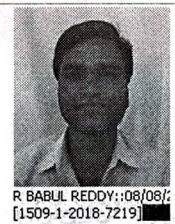
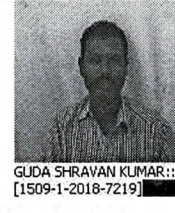
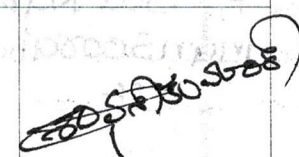
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Vikarabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 11 and 12 on the 09th day of AUG, 2018 by Sri P.Raghuveera Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 G SANTHOSH KUMAR [R] P [1509-1-2018-7219]	G SANTHOSH KUMAR [R] PALLE BALRAM REDDY P.SANJEEVA REDDY SIDDULLOOR, VIKARABAD	 04 JUN 2018 VIKARABAD, TELANGANA STATE
2	EX		 P.RAGHUVEERA REDDY [1509-1-2018-7219]	P.RAGHUVEERA REDDY S/O. NARSI REDDY ANTHARAM DHARUR, VIKARABAD DIST	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 R BABUL REDDY::08/08/ [1509-1-2018-7219]	R BABUL REDDY BANDLAGUDA HYDERABAD	
2		 GUDA SHRAVAN KUMAR::08/08/ [1509-1-2018-7219]	GUDA SHRAVAN KUMAR CHINCHHELPET NAWABPET	

09th day of August, 2018

Signature of Sub Registrar
Vikarabad

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9856 Name: Rikkala Babul Reddy	S/O Rikkala Manik Reddy, Rajendranagar, Rajendranagar, K.v. Rangareddy, Telangana, 500086	
2	Aadhaar No: XXXXXXXX2179 Name: Patlolla Raghuveer Reddy	S/O P Narsi Reddy, Antharam, Dharur, K.v. Rangareddy, Telangana, 501121	

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Bk - 1, CS No 7219/2018 & Doct No 6730/2018. Sheet 1 of 9 Sub Registrar Vikarabad



WHEREAS the VENDOR is the absolute owner and possessor of the Open Place Acquired Through **Sale Deed** Doct.No.**396/2010** on Dated:- **06-02-2010** with Link Registered **A.G.P.A.** Doct.No.**4087/2009** on Dated:- **11-12-2009** with Principle Title Deed No.**479415** and Patta No.**59** in Survey No.**83/3** extent of Ac.**00-03** Guntas Or **Open Place** extent of North South **322'-0"** Feets x East West **10'-15"** Feets = **3267'-0"** Sq.Feets Or **363.00** Sq.Yards Or **303.50** Sq.Meters, Situated at **Bhavani Nagar** Colony, **Phase-I, Gangaram** Village, **Vikarabad** Mandal and Municipality, **Vikarabad** District, **T.S.**, which is hereinafter referred to as the "SCHEDULE PROPERTY" to the VENDEE for a total sale consideration of **Rs.3,63,000/- (Rupees Three Lakhs Sixty Three Thousand Only)** and the VENDEE has paid the entire sale consideration of **Rs.3,63,000/- (Rupees Three Lakhs Sixty Three Thousand Only)** to the VENDOR by way of **cheque** No.**048761** through **AXIS Bank, L.B. Nagar Branch, Hyderabad, T.S.**, on Dated:- **07-08-2018** and the VENDOR has acknowledge the receipt of the sale consideration at S.R.O. Vikarabad, Vikarabad District, T.S.

The VENDOR has agreed to transfer all his rights and interest in respect of the schedule property in the name of the VENDEE or his nominees through A.G.P.A and Sale Deed. The VENDEE or his nominee or nominees is/are at liberty to enter into an agreement(s) of sale with the third parties/intending purchase.

The VENDOR further assure the VENDEE that in case of any loss of any portion of the property on account of any defect in the legal and marketable title of the VENDOR or otherwise, the VENDOR shall indemnify the VENDEE for all such losses so sustained at their own cost and consequences.

The VENDOR hereby assure the VENDEE that nothing material relating to this sale is concealed and that there are no other person/s whomsoever have and right or claim over the schedule property, except the VENDOR. The property in question is no subject to any litigation, acquisition. Proceedings or any other prior agreements of sale.



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	in the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	18150	0	0	0	18250
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	100	0	0	0	100
Total	100	0	20250	0	0	0	20350

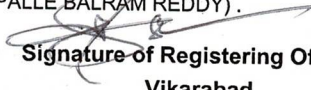
Rs. 18150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 363000/- was paid by the party through E-Challan/BC/Pay Order No ,667GF1070818 dated ,07-AUG-18 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 20250/-, DATE: 07-AUG-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9700610322612, PAYMENT MODE: NB-1000200, ATRN: 9700610322612, REMITTER NAME: PALLE BALRAM REDDY, EXECUTANT NAME: P. RAGHUVVEERA REDDY, CLAIMANT NAME: PALLE BALRAM REDDY).

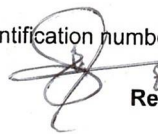
Date:

09th day of August, 2018


Signature of Registering Officer
Vikarabad

Certificate of Registration

Registered as document no. 6730 of 2018 of Book-1 and assigned the identification number 1 - 1509 - 6730 - 2018 for Scanning on 09-AUG-18 .


Registering Officer
Vikarabad
(P P Rangaraju)

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Sheet 2 of 9
Sub Registrar
Vikarabad

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The VENDOR has hereby delivered the vacant physical possession of the Schedule Property to the VENDEE. The land dealt in by this document is not assigned land as defined in Andhra Pradesh Land Act 9 of 1977.

GENERAL POWER OF ATTORNEY

THAT the VENDOR does hereby appoint constitute, authorize and retains the said VENDEE **i.e. SRI. PALLE BALRAM REDDY S/o P. SANJEEVA REDDY**, Aged about 35 Years, Occ:- Business, R/o Plot No.157, Rock Town Colony, Mansoorabad, L.B. Nagar, Ranga Reddy District-500068, T.S., Aadhar No.**757858124287.**, is may lawful attorney to do the following acts, deeds and things in respect of the above mentioned open place.

1. To enter into agreement of sale for sale of the schedule property with prospective Purchaser(s) either in full, part or undivided share of place.
2. To execute and register Sale Deed(s) in respect of schedule property in favor of the prospective Purchaser(s) to present the Sale Deed before the Registering authority, admit and execute. Acknowledge the receipt of the sale consideration and get the Sale Deed (s) registered in favor or prospective Purchaser(s).
3. To apply for & obtain necessary sanction from Revenue/Municipal Authorities. To settle, compromise any claim in respect of sale transaction of the schedule property. If necessary to create mortgage of the schedule property in favor of any financial institutions and banks.
4. To appear on my behalf or authorize any advocate or such other representatives (s) before the revenue departments, Income-Tax departments, tribunals or courts and comply with the requirements of statutory permission (s) for sale of the schedule property and to transfer the same in favor of the prospective purchaser(s).



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6730/2018.

Sheet 3 of 9

Sub Registrar
Vikarabad

5. If necessary to obtain necessary sanction from the competent authority, for sale of the schedule property in favor of the prospective purchaser(s). If necessary to obtain permission of Income-Tax clearance Departments for sale of the schedule Property in favor of the prospective Purchaser(s) and for this purpose the attorney is authorized to sign necessary affidavits, petitions, declarations, etc., whenever it is required.
6. To institute, sign and file on my behalf suits, petitions, complaints, appeals, revision petitions, writ appeals and prosecute all legal proceedings in all courts and quasi judicial authorities in respect of the schedule property and to sign vakalathanams, complaints, affidavits and all legal proceedings whenever it is so required.
7. To do all such acts, deeds or things as may be incidental or necessary to do for conveying the schedule property in favor of the prospective purchaser(s) or fully and effectively in all respect. To deliver the possession of Vacant Land, etc., to the intending Purchaser(s).
8. I hereby undertake and agree to rectify and confirm all acts, deeds and things whatsoever my said attorney shall do or caused to be done in his lawful course of acts by virtue of the power herein vested in him.

SCHEDULE OF THE PROPERTY

All that the Open Place in Survey No.**83/3** extent of Ac.**00-03** Guntas Or **Open Place** extent of North South **322'-0"** Feets x East West **10'-15"** Feets = **3267'-0"** Sq.Feets Or **363.00** Sq.Yards Or **303.50** Sq.Meters, Situated at **Bhavani Nagar** Colony, **Phase-I**, **Gangaram** Village, **Vikarabad** Mandal and Municipality, **Vikarabad** District, Registered at S.R.O. **Vikarabad, Vikarabad** District, **T.S.**



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C730/2018.

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Sub Registrar
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:: 5 ::

BOUNDARIES AS FOLLOWS

NORTH : OTHERS PLOTS
SOUTH : LAND OF SRINIVAS REDDY
EAST : LAND OF CH. YADIAH and BROTHERS
WEST : 18'-0" WIDE ROAD

MARKET VALUE

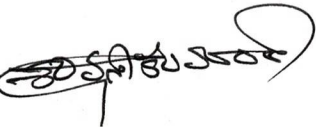
@ Rs.1,000/- Per Sq.Yard and Total Value Rs.3,63,000/-

The Deficit Stamp Duty of Rs.**18,150/-**, Registration Fee of Rs.**2,000/-** and User Charges of Rs.**100/-**, Total Amount of Rs.**20,250/-** has been paid through online/State Bank of India, Vikarabad Branch, Vikarabad District, T.S., on Dated:- **07-08-2018**, Vide Bank Challan No. **6676F1070818**

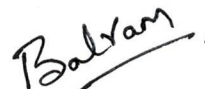
IN WITNESS WHEREOF THE VENDOR and VENDEE have signed on this deed of sale with their own free will and consent on this day, month and year first above written before the following witness.

WITNESSES:-

1. 

2. 


SIGNATURE OF VENDOR


SIGNATURE OF VENDEE

Bk - 1, CS No 7219/2018 & Doct No
6730/2018.

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Vikarabad



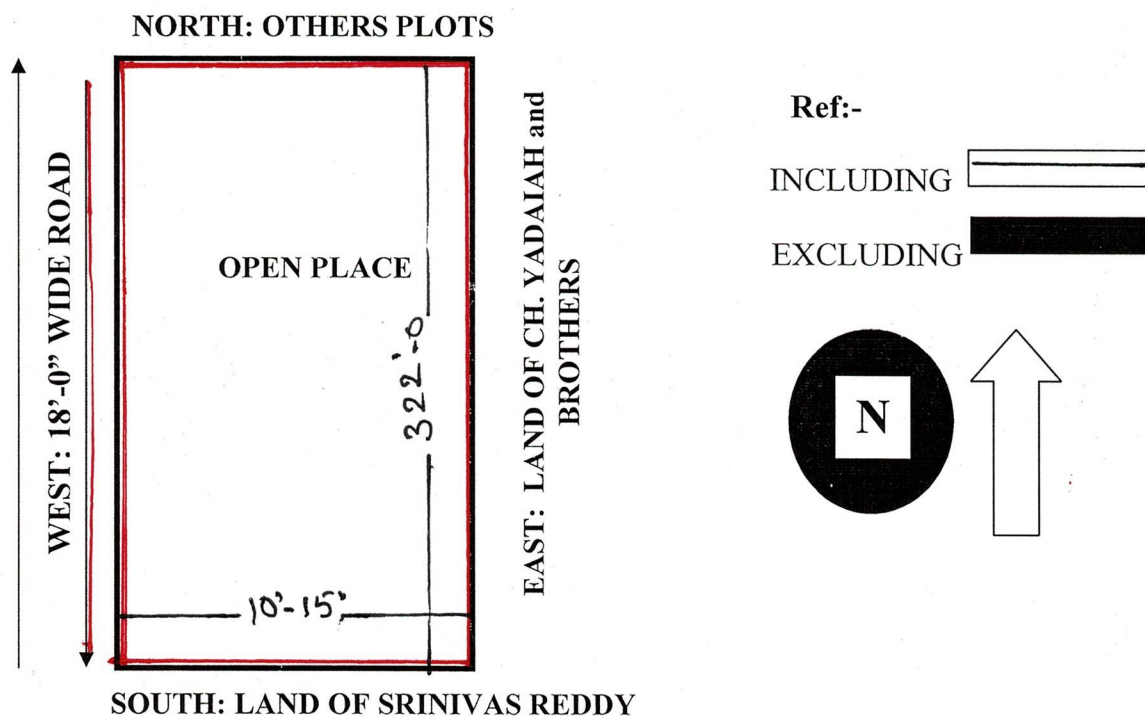
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SITE MAP PLAN FOR THE REGISTRATION OF OPEN PLACE IN Survey No.83/3 extent of Ac.00-03 Guntas Or **Open Place** extent of North South 322'-0" Feets x East West 10'-15" Feets = 3267'-0" Sq.Feets Or 363.00 Sq.Yards Or 303.50 Sq.Meters, Situated at **Bhavani Nagar Colony, Phase-I, Gangaram Village, Vikarabad Mandal and Municipality, Vikarabad District, T.S.**

VENDOR: SRI. P. RAGHUVEEA REDDY S/o NARSI REDDY, Aged about 43 Years, Occ:- Agriculture, R/o H.No.1-40, Antharam Village, Dharur Mandal, Vikarabad District-501121, T.S. Aadhar No.461402952179.

VENDEE: SRI. PALLE BALRAM REDDY S/o P. SANJEEVA REDDY, Aged about 35 Years, Occ:- Business, R/o Plot No.157, Rock Town Colony, Mansoorabad, L.B. Nagar, Ranga Reddy District-500068, T.S. Aadhar No.757858124287.



TOTAL AREA

North South 322'-0" Feets x East West 10'-15" Feets = 3267'-0" Sq.Feets Or 363.00 Sq.Yards Or 303.50 Sq.Meters

WITNESSES:-

- 1.
- 2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

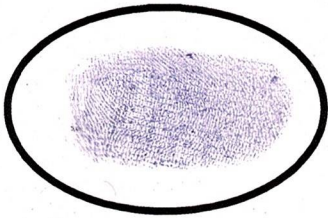
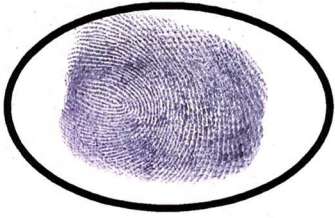
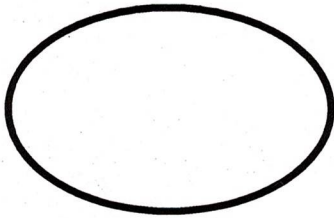
Bk - 1, CS No 7219/2018 & Doct No
6730/2018.

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Vikarabad

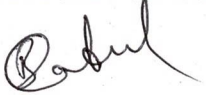
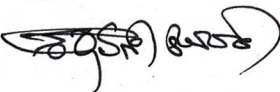
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**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 - A OF REGISTRATION
ACT. 1908**

Sl. No.	Finger Print In Black ink (Left Thumb)	Pass Port Size Photograph (Black & White)	Name & Permanent Postal Address of Presentant/Seller/Buyer
			Palle Bal Ram Reddy S/o P. Santeeva Reddy R/o. Plot No. 157, Rock Town Colony, L.B. Nagar R.R. Dist, T.S.
			G. SANTOSH KUMAR S/o PARAMESHWAR R/o SIDDULUR M. VIKARABAD
			

SIGNATURE OF WITNESSES:-

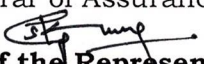
1. 
2. 

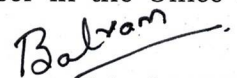
Signature of the Executant/s



Note: If the Buyer (s) is / are not present before the Sub - Registrar, the following request should be signed.

I / We send herewith my / our Photograph (s) and fingerprints in the form prescribed, through my representative, Sri./Smt./Kumari./Kumar G. SANTOSH KUMAR as I / We cannot appear personally before the Registering Officer in the Office of the Sub - Registrar of Assurances.


Signature of the Representative:


Signature (s) of BUYER (S)

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6730/2018.

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Sub Registrar
Vikarabad



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Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1190/10862/0305



To
Palle Balaram Reddy
పల్లె బలరం రెడ్డి
S/O P Sanjeeva Reddy
plot no 158 and 158
rock town colony
mansoorabad
LBNagar
Rangareddi,
Andhra Pradesh - 500068

07/03/2012



UF114428605IN

11442860

మీ ఆధార్ సంఖ్య / Your Aadhaar No.

7578 5812 4287

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పల్లె బలరం రెడ్డి
Palle Balaram Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1980
పురుషుడు / Male

7578 5812 4287

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1094/90039/21580

To
P Raghuveera Reddy
పి రఘువీరా రెడ్డి
S/O: P Narsi Reddy
1-40
anthram
antharam
Antharam
Mominikalan, K.V.Rangareddy
Andhra Pradesh - 501121

23/05/2013



KL136992645FT

13699264

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4614 0295 2179

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India

పి రఘువీరా రెడ్డి
P Raghuveera Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1975
పురుషుడు / Male

4614 0295 2179

ఆధార్ - సామాన్యుని హక్కు



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Government of India

రిక్కల బాబుల్ రెడ్డి
Rikkala Babul Reddy
పుట్టిన తేదీ/DOB: 29/03/1987
పురుషుడు / MALE

9272 5765 9856

నా ఆధార్ నా గుర్తింపు

Babul

భారత ప్రభుత్వం భారత ప్రభుత్వం
Unique Identification Authority of India

చిరునామా:
S/O రిక్కల మాణిక్ రెడ్డి, 5-1-158/1,
షిరీడి సాయి బాబా కాలనీ, బండ్రగూడ
జాగిర్, రాజేంద్రనగర్, రాజేంద్రనగర్,
కె.వి.రంగారెడ్డి
తెలంగాణ - 500086

Address:
S/O Rikkala Manik Reddy, 5-1-
158/1, shiridi sai baba colony
bandlaguda jagir, rajendranagar,
Rajendranagar, K.V.
Rangareddy,
Telangana - 500086

9272 5765 9856

help @ uidai.gov.in www.uidai.gov.in

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Government of India

గుడా శ్రవణ్ కుమార్
Guda Shravan Kumar

పుట్టిన సంవత్సరం/Year of Birth: 1971
పురుషుడు / Male

4413 6197 7834

ఆధార్ - సామాన్యుని హక్కు

శ్రవణ్ కుమార్

భారత ప్రభుత్వం భారత ప్రభుత్వం
Unique Identification Authority of India

చిరునామా: S/O: గుడా చంద్రాiah,
1-44/1, చించల్పేట్ చిన్చల్పేట్ పేట్
నవాబ్పేట్, కె.వి.రంగారెడ్డి
ఆంధ్ర ప్రదేశ్, 501111

Address S/O: Guda
Chandraiah, 1-44/1,
chinchelpet, Chinchelpet, K.
V Rangareddy, Nawabpet,
Andhra Pradesh, 501111

4413 6197 7834

1800 300 1947 help @ uidai.gov.in www.uidai.gov.in

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

గడ్డల సంతోష్ కుమార్
Gaddala Santhosh Kumar
పుట్టిన సం/YoB: 1982
పురుషుడు Male

2835 4444 6333

ఆధార్ - ఆధార్ - సామాన్యమైనవాడి హక్కు

సంతోష్ కుమార్

భారత ప్రభుత్వం భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: గడ్డల పరమేశ్వర్, 5-
11 సిద్ధూర్ పైగా, సిద్ధూర్,
కె.వి.రంగారెడ్డి
ఆంధ్ర ప్రదేశ్, 501101

Address:
S/O: Gaddala Parameshwar, 5-
11 Siddoor Paigah, Siddaloor,
K.V. Rangareddy
Andhra Pradesh, 501101

Aadhaar - Aam Aadmi ka Adhikar

DK - 1, CS No 7219/2018 & Doct No
6730/2018.

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Vikarabad

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