

SCANNED

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2018

తెలంగాణ తెలంగాణ TELANGANA

5198 07/08/2018 100/-

P. Bal Ram Reddy & P. Sanjeeva Reddy
Mansoorabad, KB Nagar
Self

P 133954

S. SURESH KUMAR REDDY
ATTORNEY AT LAW VENDOR
SS. NO. 15, CHAKRA 2009
R.A. NO. 15, CHAKRA 2018
RANGA REDDY, RANGA COLONY
KOTAPALLE, VIKARABAD DIST., T.S.
15-08-2018

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, Anthuram 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 Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 11/11 on the 09th day of AUG, 2018 by Sri P.Raghuvendra Reddy

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL			G SANTHOSH KUMAR DIPPALLE BALIYAM REDDY P.SANJEEVA REDDY SIDDULUR, VIKARABAD
2	EX			P RAGHUVENDRA REDDY S/O. NARSI REDDY ANTHARAM DHARUR, VIKARABAD DIST

THE SUB-REGISTRAR
04 JUN 2018
VIKARABAD,
TELANGANA STATE

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			R BABUL REDDY BANDLAGUDA HYDERABAD	
2			GUDA SHRAVAN KUMAR CHIRICHEL PET NARASIPET	

09th day of August, 2018

Signature of Sub Registrar
Vikarabad

Sl No	Aadhaar Details	E-KYC Details as received from UIDAI:	Photo
1	Aadhaar No: XXXXXXXX9856 Name: Rikkala Babul Reddy	Address: S/O Rikkala Manik Reddy, Rajendranagar, Rajendranagar, K.v. Rangareddy, Telangana, 500088	
2	Aadhaar No: XXXXXXXX2179 Name: Patoila Raghuvendra Reddy	S/O P Narsi Reddy, Antharam, Dhara, K.v. Rangareddy, Telangana, 501121	

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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.



Presentation Endorsement:

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

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL			G SANTHOSH KUMAR DIPPALLE BALIYAM REDDY P.SANJEEVA REDDY SIDDULLOOR, VIKARABAD
2	EX			P. RAGHUVENDRA REDDY S/O. NARSI REDDY ANTHARAM DHARUR, VIKARABAD DIST

THE SUB-REGISTRAR
04 JUN 2018
VIKARABAD,
TELANGANA STATE

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			R. BABUL REDDY BANDLAGUDA HYDERABAD	
2			GUDA SHRAVAN KUMAR CHIRICHEL PET NARABPET	

09th day of August, 2018

Signature of Sub Registrar
Vikarabad

Sl No	Aadhaar Details	E-KYC Details as received from UIDAI:	Photo
1	Aadhaar No: XXXXXXXX9856 Name: Rikkala Babul Reddy	Address: S/O Rikkala Manik Reddy, Rajendranagar, Rajendranagar, K.v. Rangareddy, Telangana, 500088	
2	Aadhaar No: XXXXXXXX2179 Name: Patoita Raghuvendra Reddy	S/O P Narsi Reddy, Antharam, Dhauru, K.v. Rangareddy, Telangana, 501121	

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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 my 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).



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 course 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.**



BOUNDARIES AS FOLLOWS

NORTH : OTHERS PLOTS
SOUTH : LAND OF SRINIVAS REDDY
EAST : LAND OF CH. YADALAH 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. 6674F1070818

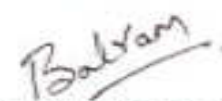
IN WITNESS WHEREOF THE VENDOR and VENDEE have signed on this deed of sale with their own free will and consent on this day, month and year first above written before the following witness.

WITNESSES:-

1. 

2. 


SIGNATURE OF VENDOR


SIGNATURE OF VENDEE

9272 5765 9856

నా ఆదార్ నా గుర్తింపు



భారత ప్రభుత్వం
Government of India

గుడా శ్రవణ్ కుమార్
Guda Shravan Kumar



పుట్టిన తేదీ: 15/08/1977
పురుషుడు Male

4413 6197 7834

ఆదార్ - సామాన్యుని హక్కు

(Signature)

Bobul

చిరునామా
S/O. Gadda Parameashwari S.
11 Soldier Pagar, Siddalur
N.V. Rangareddy
Andhra Pradesh, 501101

Address:
S/O. Gadda Parameashwari S.
11 Soldier Pagar, Siddalur
N.V. Rangareddy
Andhra Pradesh, 501101

9272 5765 9856



Unique Identification Authority of India

చిరునామా
S/O. Gadda Parameashwari S.
11 Soldier Pagar, Siddalur
N.V. Rangareddy
Andhra Pradesh, 501101

Address: S/O. Gadda
Parameashwari S.
11 Soldier Pagar, Siddalur
N.V. Rangareddy, Newdipat
Andhra Pradesh, 501101

4413 6197 7834



భారత ప్రభుత్వం

గడ్డల సంతోష్ కుమార్

Gaddala Santosh Kumar

పుట్టిన తేదీ: 15/08/1982

పురుషుడు Male



2835 4444 6333

ఆదార్ - ఆదార్ - సామాన్యుని హక్కు

(Signature)



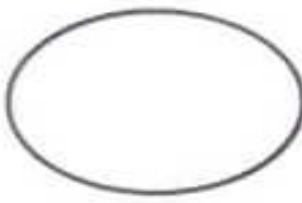
భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా
S/O. Gadda Parameashwari S.
11 Soldier Pagar, Siddalur
N.V. Rangareddy
Andhra Pradesh, 501101

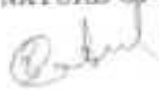
Address:
S/O. Gadda Parameashwari S.
11 Soldier Pagar, Siddalur
N.V. Rangareddy
Andhra Pradesh, 501101

Aadhaar - Aam Aadmi ka Adhikar

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

No.	Finger Print In Black Ink (Left Thumb)	Pass Port Size Photograph	Name & Permanent Postal Address of Presentant/Seller/Buyer
			Palla Bal Ram Reddy S/o P. Santosh Kumar Reddy R/o Plot No. 157, Rock Town Colony, L.B. Road, R.R. East, T.S.
			G. SANTOSH KUMAR S/o PARAMESHWAR R/o SIDDHUR M. VIKARABAD
			

SIGNATURE OF WITNESSES:-

- 
- 

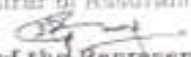
Signature of the Executant/s



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)

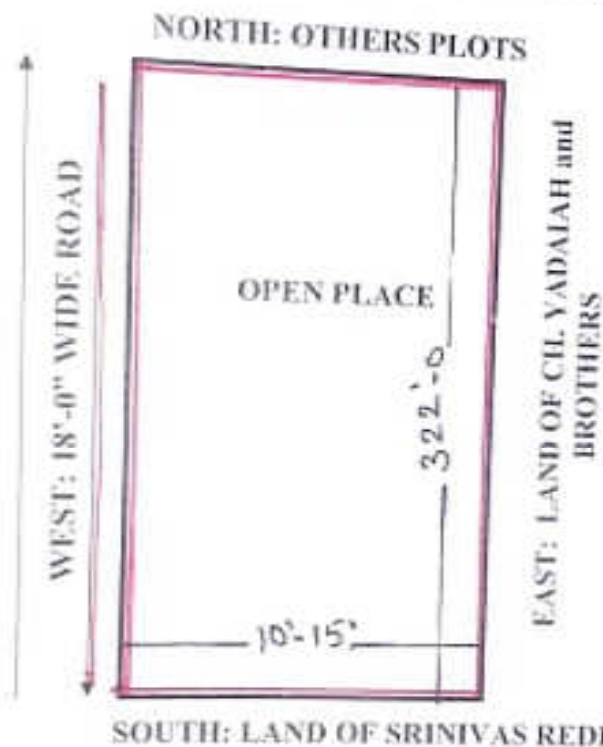


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1000
1000
1000

SITE MAP PLAN FOR THE REGISTRATION OF OPEN PLACE IN Survey No.83/3 extent
00-03 Guntas Or Open Place extent of North South 322'-0" Feet x East West 10'-15" Feet =
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. RAGHUVI 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.



Ref:-

INCLUDING



EXCLUDING



TOTAL AREA

North South 322'-0" Feet x East West 10'-15" Feet = 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

Enrollment No. : 1190/10862/030



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



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



జన్మ సంవత్సరం / Year of Birth: 1980
పురుషుడు / Male

7578 5812 4287

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాచార సంఖ్య / Enrollment No : 1094/90039/21580

To
P Raghuvveera Reddy
పి. రఘువీర రెడ్డి
S/O. P. Karsi Reddy
1-40
guthram
aththaram
Aththaram
Mommakani, K.V. Rangareddy
Andhra Pradesh - 501121

23/05/2013



KL136592645FT

13659264

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
4614 0295 2179

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India

పి. రఘువీర రెడ్డి
P Raghuvveera Reddy



జన్మ సంవత్సరం / Year of Birth: 1973
పురుషుడు / Male

4614 0295 2179

ఆధార్ - సామాన్యుని హక్కు