

4282/002

117



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

816 14/3/07 100/-

S. Bal Reddy S/o S. Papi Reddy R.R. Dist.

G. NAGESHWAR REDDY

L No 16/96 R.No. 20/06

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITH POSSESSION

This Sale Agreement Cum General Power of Attorney is made and executed this the 14th day of March 2007, at Shameerpet by and between:-

Sri. BAKKAGARI BHUPAL REDDY S/O B. SATHI REDDY, aged about 28 years, Occupation: Agriculture, Resident of Kolthur Village, Shameerpet Mandal, R.R. Dist.

hereinafter called the "VENDOR" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives and assigns of the "ONE PART"

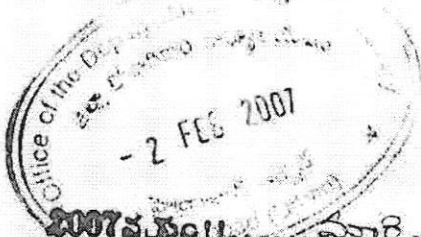
A N D

Sri. S. BAL REDDY S/O S. PAPI REDDY, aged about 32 years, Occupation: Agriculture, Resident of Kolthur Village, Shameerpet Mandal, R.R. Dist.

.2..

B. B. Reddy

బంకరెడ్డి



1వ పుస్తకము 2007 వ సం॥ పు.....
 దస్తావేజు మొత్తము కాగితముల సంఖ్య.....
 ఈ కాగితము వరుస సంఖ్య.....

2007 వ సం॥.....నాగార్జున...నెం.....17...వ తేది
 1928 వ. కా. శ. సం॥.....మాసం.....26...వ తేది
 పగలు.....11...మరియు.....గంటల మధ్య
 రామియ్యన్ సన్ రిజిస్ట్రారు ఆఫీసులో
 17/2/2007.....B.....Bhargava...Reddy.....
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 22 - ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
 పేరిమెట్రతో సహా దాఖలు చేసి రుసుము
 తీసి...జమీన్దార్...లు చెల్లించినారు.
 క్రాసయిచ్చినట్లు షెడ్యూల్ నుండి
 ఎడమ బొటన పై

సర్-రిజిస్ట్రార్



B. Reddy
 B. Reddy
 per: B. Reddy, per: B. Reddy
 R. R. Reddy

ఈ కాగితము సబ్ రిజిస్ట్రార్

శ్రీ B. Reddy, Dist. Asst. Registrar
 Al. B. Reddy, R. R. Reddy

ఈ పేపరు

Naamh. (U. RAMESH) 50 Reddy, DSC 5542, 04/04/2007
 శ్రీ Kolluru, S/Ramachandra Reddy -

(Kolluru) 40 Reddy, Dist. Asst. Registrar, Al. B. Reddy, R. R. Reddy

2007 వ సం॥.....నాగార్జున...నెం.....17...వ తేది
 1928 వ. కా. శ. సం॥.....మాసం.....26...వ తేది
 సర్-రిజిస్ట్రార్
 రామియ్యన్

.2..

hereinafter called the "VENDEE" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include all Directors, Succesors, office bearers and permitted assigns of the "OTHER PART" WITNESSES AS FOLLOWS:

Whereas the Vendor is the sole and absolute owner and possessor of the Agriculture land admeasuring Ac. 0-15 Gts, in Sy.No. 193, Situated at Thurkapally Village, Shameerpet Mandal, Ranga Reddy District, A.P. having been purchased the same through Sale Deed Doct. No. 7910/2006, Dt: 31-03-2006, Regd. at R.D. Ranga Reddy. Vide Title Deed No. 489595, Patta No. 730, issued by MRO Shameerpet.

Whereas the Vendor has offered to sell the above said land which is morefully described in the schedule hereto, hereinafter called the scheduled property and the Vendee herein agreed to purchase the same for a total sale consideration of Rs. 55,000/- (Rupees Fifty Five Thousand Only).

The Vendee has paid the entire sale consideration amount to the Vendor and the Vendors have acknowledge the receipt of the above payment and the above said property was handed over fully on 17-03-2007 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 above said 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..

B. Reddy

1వ పుస్తకము 2007 వ సం॥ పు.....
 దస్తావేజు మొదలైనవి నందుల సంఖ్య.....
 ఈ కాగితము పై.....

సబ్-రిజిస్ట్రార్

ENDORSEMENT UNDER SECTIONS 41 AND 42 OF ACT II OF 1859
 Date 17/3/07
 Doc. No. 4282/07
 I hereby certify that the Proper deficit Stamp duty of Rs 450/-
 has been levied in respect of this instrument from
 B. Bhupal Reddy
 on the basis of the Market Value/Consideration of Rs. 55,000/-

SUB-REGISTRAR OFFICE
 SHAMIRPET
 Date 17/3/07
 Registrar/Collector
 (Under the Indian Stamp Act)

An Amount of Rs. 450/- towards Stamp Duty including Transfer
 Duty and Rs. 2000/- towards Registration Fee was paid by the party
 through Chalan Receipt Number 150029 Dated 17/3/07
 at S.B.H. Bank Thumkurta Branch

Sub Registrar

1వ పుస్తకము 2007 సం॥ (కా.నా 1829) సం॥ పు
 ..4282.....నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1516- I-...4282.....- 2007
 తవ్వడమైనది
 2007 సం॥.....నాల్గో.....నెల.....17.....వతేది

సబ్-రిజిస్ట్రార్ అధికారి



.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 Vendors hereby nominate, constitute and appoint the said Vendee as the Vendors 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 executin 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, or any other Revenue office and department etc., if necessary, offices of the Income Tax, A.P. State Electricity Board etc., all other Government offices and courts to file petitions, applications, affidavits and all papers wherever necessary and to do all acts for the effective management of this property and also to file applications for obtaining the layouts, permission and to do Plotting, fencing etc., on the above land. The Vendors 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 B(i) of stamp Act No. 21 of 1995 will accrue to the benefit of the Vendee or his nominees at the time of registering the sale deed/deeds.

.4..

B. B. Reddy

1వ పుస్తకము 2007 వ సం॥ పు.....
 ద్వితీయ పుస్తకము సంఖ్య.....
 ఈ ప్రాంతము సంఖ్య.....

సర్-రిజిస్ట్రార్



.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. 55,000/- @ Rs. 1,46,000/- Per Acre whereas the sale consideration received is Rs. 55,000/- (Rupees Fifty Five Thousand Only).

6. 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

Agricultural land in
Sy.No: 193,
Area Ac. 0-15 Gts. or 0.15 hectares,
Situated at Village & Gram Panchayat THURKAPLLY,
Mandal Shameerpet, Sub-Dist: Shameerpet,
District Ranga Reddy is bounded by:

NORTH: Ag. land in Sy.No. 193 part,
SOUTH: Ag. land of R. Gonaiah,
EAST : Ag. land of Chakali Pade Kunta,
WEST : Ag. land of Chinna Raji Reddy.

.5..

B. B. Reddy

1వ పుస్తకము 2007 వ సం॥ పు.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితము పరిశీలించి సంఖ్య.....

సబ్-రిజిస్ట్రార్



.5...

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 their 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. Rangar

2. [Signature]

VENDOR

B. Reddy

సాక్షులు

1వ పుస్తకము 2007 వ సం॥ పు.....

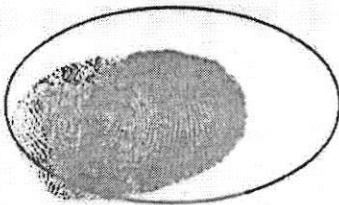
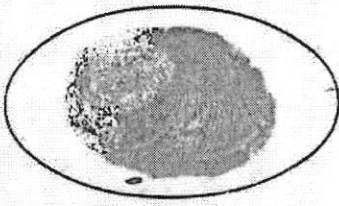
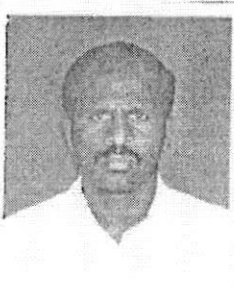
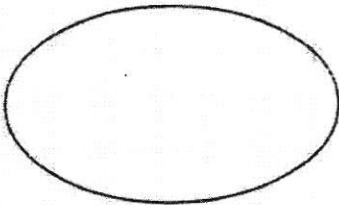
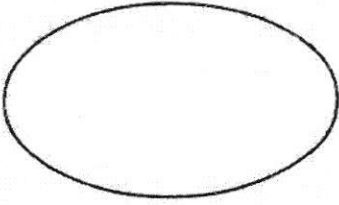
దస్తావేజు మొదలము కా గితముల సంఖ్య.....

ఈ కా గితము మొదలము సంఖ్య.....

సబ్-రిజిస్ట్రార్



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

<u>FINGER PRINT IN BLACK</u> <u>(LEFT THUMB)</u>	<u>PASS PORT SIZE</u> <u>PHOTOGRAPH</u>	<u>NAME & PERMANENT</u> <u>POSTAL ADDRESS OF</u> <u>PRESENTANT / SELLER</u> <u>BUYER</u>
	PHOTO BLACK & WHITE	B. BHUPAREDDY ~ Coltur m Shamirpet m R.R. n.r.
		S. BATE REDDY ~ Coltur m Shamirpet m R.R. n.r.
	PHOTO BLACK & WHITE	
	PHOTO BLACK & WHITE	

WITNESSES

1. Ray
2. [Signature]

S 200532
vender

SIGN OF EXECUTANTS :

B. B. Reddy

1వ పుస్తకము 2007 వ సం॥ పు.....
 దస్తావేజు మొత్తము ఈ కిగముల సంఖ్య.....
 ఈ కిగముల వరుస.....

సబ్-రిజిస్ట్రార్



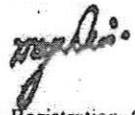

Election Commission of India
 భారత ఎన్నికల సంఘము
IDENTITY CARD
 గుర్తింపుకార్డు

AP/32/219/072149



Elector's Name	B. Bhupal Reddy
ఎలక్టరు పేరు	బ.భూపల్ రెడ్డి
Father's/Mother's/ Husband's Name	Sathireddy
తండ్రి/తల్లి/భర్త పేరు	సత్తిరెడ్డి
Sex M	రింగము పు
Age as on 1-1-95	18
1-1-95 నాటికి వయస్సు	

Address / చిరునామా
 3-98/A
 Kolthuru
 Shamirpet
 3-98/ఎ
 కోల్తూరు
 శామిర్ పేట్


 Electoral Registration Officer
 ఓటరు రిజిస్ట్రేషన్ అధికారి

Medchal Assembly Constituency
 మేడ్చల్ విధానసభ నియోజకవర్గము

Place/ స్థలము Medchal మేడ్చల్

Date / తేదీ 15-12-1995

This Card may be used as an identity card
 under different Government schemes

ఈ కార్డును వివిధ ప్రభుత్వ పథకములలో
 గుర్తింపుకార్డు గా ఉపయోగించవచ్చును

MPIC No : 15/09/00/002/00419/02

25-762

B. Reddy

1వ పుస్తకము 2007 ఎ సం॥ పు.....
దస్తావేజు మొత్తము కా గిరమున సంఖ్య.....
ఈ కా గిరము వదున సంఖ్య.....

సబ్-రిజిస్ట్రార్

