

SCANED

6972/2019

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

U 361948

SL NO. 7860 DT.30-11-2018 RS.100/-

NAME:-B.NAVEEN S/O. B.VENKATA RAO R/O. HYDERABAD.

FOR WHOM:- BHASHYAM PROJECTS R/O.HYD.

JUNIOR ASSISTANT

EX-OFFICIO, STAMP VENDOR

R.O.MEDAK AT SANGAREDDY

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY

With possession

This deed of Agreement of sale cum General Power of Attorney is made and executed on this 13th day of March, 2019 by:

BHASHYAM REALTORS, represented by its Managing Partner, **SRI.B.NAVEEN**, S/o. SRI. B. VENKATA RAO, aged about 39 Years, Address at Flat No.202, Sree Rama Sethu Nilayam, S.R.Nagar, Hyderabad, hereinafter called the vendor which expression shall mean and include its heirs legal representatives, assignees etc in one part.

IN FAVOUR OF

BHASHYAM PROJECTS, represented by its Managing Partner, **SRI.B.NAVEEN**, S/o. SRI. B. VENKATA RAO, aged about 39 Years, Occ: Business, Address at Flat No.201, Sree Rama Sethu Nilayam, S.R.Nagar, Hyderabad, hereinafter called the vendee which expression shall mean and include its heirs legal representatives, assignees etc in other part.

Contd..2

For BHASHYAM REALTORS

Bh Naveen

Managing Partner

For BHASHYAM PROJECTS

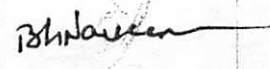
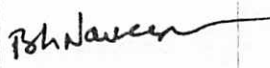
Bh Naveen

Managing Partner

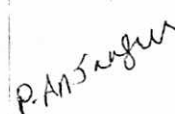
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Maheswaram 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 5 and 4 on the 13th day of MAR, 2019 by Sri B Naveen

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 B NAVEEN [R] BHASHYAN [1519-1-2019-7501]	B NAVEEN[R]BHASHYAM PROJECTS S R NAGAR, HYD	
2	EX		 B NAVEEN [R] BHASHYAN [1519-1-2019-7501]	B NAVEEN[R]BHASHYAM REALTORS S R NAGAR, HYD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 T. KRISHNA RAO::13/03/ [1519-1-2019-7501]	T. KRISHNA RAO KUKATPALLY HYD	
2		 P. ANJANEYULU::13 [1519-1-2019-7501]	P. ANJANEYULU SR NAGAR HYD	

13th day of March, 2019


Signature of Sub Registrar
Maheswaram

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9024 Name: Bhashyam Naveen	S/O Venkatarao, THULLURU, Guntur, Andhra Pradesh, 522236	

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Sub Registrar Maheswaram

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Whereas the vendor is the absolute owner possessor and pattedar of Agrl. Dry land in Sy.No.732, admeasuring an area of Ac.1-00 gts. Equivalent to 4840 Sq.Yards., situated at Harshaguda Village, H/o. Mankhal Revenue Village, Maheshwaram Mandal, Rangareddy Dist., Telangana State, having Exchanged the said property through a Regd. Exchange deed bearing Doct. No.6856 of 2019, Regd. at SRO. Maheshwaram.

To meet its business development activities the vendor herein have offered to sell the total extent of land, which admeasuring an area comes to Ac.1-00 gts. Equivalent to 4840 Sq.Yards., as such hereby appoint its AGP holder for completion of the sale transactions against the said property, in turn the AGP holder paid the total sale consideration amount of Rs.32,00,000/- (Rupees Thirty Two Lakhs Only) and the A.G.P.Holder has agreed to purchase the said consideration but the A.G.P.Holder paid the stamp duty for Rs.72,60,000/-(Rupees Seventy Two Lakhs Sixty Thousand only) as per market value.

INPURSUANCE of the sale consideration of sum of Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only) paid through cheque No. 001161 Dated 13.03.2019 D.C.B.Bank, S.R.Nagar, Hyderabad. Before execution of this deed, the receipt of which acknowledged by the vendor, the vendor handed over the vacant possession of the schedule property. The vendor hereby appoint and nominate the AGP holder as its attorney holder to do the following acts and deeds on its behalf.

1. To sell/lease/mortgage the above-mentioned property to any prospective purchaser or purchasers/lessees/ mortgagers.
2. The AGP holder have right to register the said property, either in its name or in the name of its nominee or nominees.
3. To approach the registration authorities for the registration of the said property in its favour or on the name of its nominee or nominees.
4. To receive sale value or consideration from the prospective purchaser or purchasers and discharge the necessary receipts to them, and handed over the vacant possession also.
5. To sign verify complaints, written statements, petitions, claims and objections, and memorandum of all kinds, and to present them in any Govt. offices, or courts on its behalf.
6. To appoint any advocate or vakils for conducting of any cases and withdrawn them accordingly.
7. To compromise, compound or withdraw cases to confer judgments and to refer cases to arbitration pertaining to the said mentioned property.

Contd..3

For BHASHYAM REALTORS


Managing Partner

For BHASHYAM PROJECTS


Managing Partner

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						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	362900	0	0	0	363000
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	365000	0	0	0	365100

Rs. 362900/- 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. 7260000/- was paid by the party through E-Challan/BC/Pay Order No ,995TQV130319 dated 13-MAR-19 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 365000/-, DATE: 13-MAR-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3236103851606, PAYMENT MODE: NB-1000200, ATRN: 3236103851606, REMITTER NAME: BHASHYAM PROJECTS, EXECUTANT NAME: BHASHYAM REALTORS, CLAIMANT NAME: BHASHYAM PROJECTS)

Date:

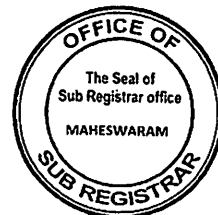
13th day of March, 2019

Signature of Registering Officer
Maheswaram

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Registered as document No. 6972 of 2019 Book 2 and Assigned the Identification Number 6972 of 2019 for Scanning
Date 13/03/19 Registering Officer

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8. To execute affidavits and to sign before any offices to obtain any receipts/vouchers/letters on its behalf.
9. The vendor handed over the vacant and physical possession of the schedule mentioned property to the AGP holder.
10. The vendor handed over the relevant deeds pertaining to the said property to the AGP holder.
11. If the AGP holder/vendee insist the Executant for perfect title of the said property the Executant agreed to ratify the present deed through its legal heirs if any, in future without offering any sum from the vendee, it is very necessary assent to this deed.
12. We do hereby declare that the identity and address proof of the parties and witnesses, the photograph of the building/site are true and correct and the transferee has satisfied about the ownership of the transferor over the property sought to be transferred through this document.

SCHEDULE OF PROPERTY:

All that the Agricultural Dry lands in

Sy.No.732 an area of Ac.1-00 gts Equivalent to 4840 Sq.Yards.

BOUNDARIES:

North : Sy.No. 732/part Bhashyam Projects land
South : Land belongs to SY.NO.729
East : Land belongs to SY.NO.732/part
West : Land belongs to SY.NO.732/part

Thus the total admeasuring an area comes to Ac.1-00 gts. Equivalent to 4840 Sq.Yards., situated at Harshaguda Village, H/o. Mankhal Revenue Village, Maheshwaram Mandal, Rangareddy Dist., Telangana State, Regd. at SRO. Maheshwaram.

For BHASHYAM REALTORS



Managing Partner

Contd..4

For BHASHYAM PROJECTS

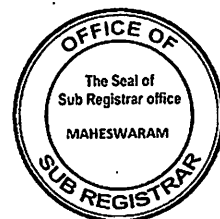


Managing Partner

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MARKET VALUE STATEMENT RULE-3:

Village	Sy. No.	Area	Value Per Acre	Rate per Sq.Yard	Total Value
Harshaguda Village, Mankhal Revenue	732	Ac. 1-00 gts. Equivalent to 4840 Sq. Yards	Rs.72,60,000/-	Rs.1500/-	Rs.72,60,000/-

NOTE: The Sy. Numbers under sale are not assigned which does not come under Act No.9/1977.

DECLARATION: I, hereby declare that there are no mango trees, coconut trees/betal leaf gardens/orange grooves or any other gardens, that there are no mines or quarries granite or such other valuable stones, that there are no machinery no fish ponds etc in the lands now being transferred that if any suppression of facts in noticed at a future date I will be liable for prosecution as per law besides payment of deficit duty.

In Witness where of the parties above named have herewith put their signatures to this deed of Agreement of Sale cum GPA with their free will and desire on the day month and year aforementioned.

Witnesses: -

1. T. Kishore Das

2. P. Anandgar

For BHASHYAM REALTORS

Bh. Narayan

Managing Partner

VENDOR:

For BHASHYAM PROJECTS

Bh. Narayan

Managing Partner

A.G.P.A.Holder

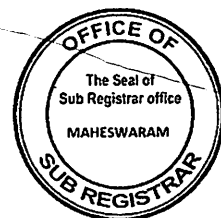
For BHASHYAM PROJECTS

Bh. Narayan

Managing Partner

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AASFB0453G

नाम / Name
BHASHYAM REALTORS

निगमन/गठन की तारीख
Date of Incorporation / Formation
09/06/2017

05/07/2017

For BHASHYAM REALTORS

Bhashyam

Managing Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AASFB8478M

नाम / Name
BHASHYAM PROJECTS

निगमन / गठन की तारीख
Date of Incorporation / Formation
29/11/2017

12/15/2016



भारत प्रभुत्व
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भाष्यम नवीन
Bhashyam Naveen



पुष्टि न संवत्सर / Year of Birth : 1979
पुरुष / Male

8888 9542 9024



भारत सरकार
GOVERNMENT OF INDIA



तातिनी कृष्णराव
Tatini Krishna Rao
पुष्टि न सं./YoB: 1979
पुरुष / Male

5904 1682 0714

अर्धर - अर्धर - सामान्यमानपुढी हाकु



भारत प्रभुत्व
GOVERNMENT OF INDIA

पि. अंजनेयुलु
P Anjaneyulu



पुष्टि न संवत्सर / Year of Birth: 1983
पुरुष / Male

6534 8712 4480



अर्धर - सामान्यमानपुढी हाकु

T. Krishnarao

For BHASHYAM PROJECTS

Bhashyam

Managing Partner

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