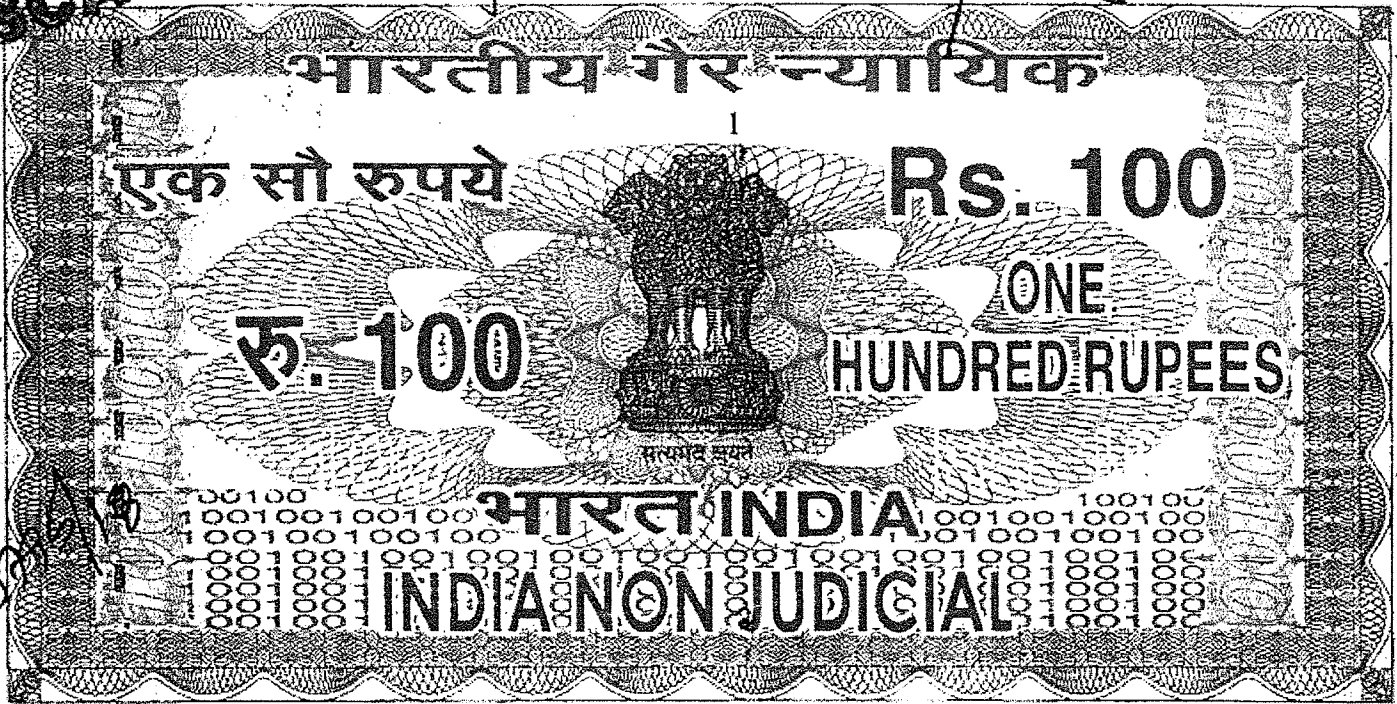


SCANNED

Doc NO. 26808/2012



తెలంగాణ తెలంగాణ TELANGANA

SL NO. 35319 DT. 04-07-2018 RS. 100/-

NAME:- YARAPATHINENI MAHESH BABU S/O. YARAPATHINENI SRINIVASA RAO.
FOR WHOM:- GGR INFRA DEVELOPER'S HYD. R/O. HYDEARABAD

P 112457
JUNIOR ASSISTANT

EX-OFFICIO, STAMP VENDOR
R.O. MEDAK AT SANGAREDDY

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY

This Agreement of Sale cum General Power of Attorney is made on this the 13th day of JULY, 2018 at Sangareddy S.R.O., by and between:-

AKULA PADMAMMA W/o. Late Anjaneyulu, age 56 Yrs, R/o. H.NO.4-79, Rudraram Village, Patancheru Mandal, Sangareddy District. **Aadhaar No.4715 0174 2805.**

Hereinafter called the "VENDOR" Cum "PRINCIPAL" (which expression unless repugnant to the context shall mean and include all her legal representatives, executors, administrators, successors, nominees and assignees) of the FIRST PART.

అంధవతి

For G.G.R. INFRA DEVELOPERS

B. G. Reddy

Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Joint Subregistrar¹, Sangareddy (R.O) 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 03 and 04 on the 16th day of JUL, 2018 by Sri Akula Padmamma

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL			T SEETHA MADHUSUDHAN REP BY(R)M/S. G G R INFRA DEVELOPERS . YARAPATHINENI MAHESH BABU OFFICE 705,JNTU,BALANAGAR,HYDERABAD TELANGANA,500085, KPHB
2	EX			AKULA PADMAMMA W/O. LATE ANJANEYULU 4- 79,RUDRARAM,PATANCHEKUVU,SAN GAREDDY,Telangana.502001, RUDRARAM

REP BY VENDEE

AKULA PADMAMMA
W/O. LATE ANJANEYULU

4-
79,RUDRARAM,PATANCHEKUVU,SAN
GAREDDY,Telangana.502001,
RUDRARAM

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
1			suredner adhaar card
2			ARSHAD ADHAARC RD

Signature

16th day of July, 2018

Signature of Joint Subregistrar¹
Sangareddy (R.O)

Endorsement: Stamp Duty, Tranfer 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	202500	0	0	0	202600
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	204600	0	0	0	204700

Rs. 202500/- 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. 4150000/- was paid by the party through E-Challan/BC/Pay Order No. 273790130718 dated 13-JUL-18 of VIJB/

B. G. Goud
Authorised Signatory

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BK - 1, CG No 28795/2018 & Doct No 26808/2018 Sheet 1 of 9
Joint Subregistrar¹
Sangareddy (R.O)

AND

M/s. G G R INFRA DEVELOPERS, a Partnership Firm, represented by its Partner **SRI.YARAPATHINENI MAHESH BABU S/O.SRINIVASA RAO YARAPATHINENI**, aged about 28 years, having its office at #705, Manjeera Majestic Commercial, P.O.No.15-31-S3, KPHB, JNTU Road, Hyderabad .**Aadhaar No.9769-2457-4029.**

Hereinafter called the "VENDEE" Cum "ATTORNEY" (which expression shall unless repugnant to the context shall mean and include all its legal representatives, executors, administrators and nominees and assignees) of the SECOND PART.

WHEREAS the **VENDOR cum PRINCIPAL** is the absolute owner, Pattedar and peaceful possessor of the agricultural land, total admeasuring **Ac.0.20gts. in Sy.No.713/8a**, situated in Rudraram Village, Patancheru Mandal, Sangareddy District, acquired through Sale Deed vide Doc. No.**16413/2012 dated 09.11.2012** from K.Anasuja & 4 Others registered at Sangareddy S.R.O, subsequently obtained Title Deed No.0444650528 and Patta No.528, hereinafter called and referred to as the "**Schedule Property**".

Whereas the Vendor cum Principal has offered to sell the Schedule Property to the Vendee cum Attorney and the Vendee cum Attorney has accepted to purchase the same for a sale consideration of **Rs.81,00,000/- (Rupees Eighty One Lakhs Only)** per acre thus the total sale consideration comes to **Rs.40,50,000/- (Rupees Forty Lakhs Fifty Thousand Only)** for **Ac.0.20gts** subject to the following terms and conditions, subject to the following terms and conditions.

A. S. S. S.

For G.G.R. INFRA DEVELOPERS

B. G. V.

Authorised Signatory

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 204600/-, DATE: 13-JUL-18, BANK NAME: VIJB, BRANCH NAME: , BANK REFERENCE NO: 2728032666821, PAYMENT MODE: NB-1000200, ATRN: 2728032666821, REMITTER NAME: GGR INFRA DEVELOPERS, EXECUTANT NAME: AKULA PADAMAMMA, CLAIMANT NAME: GGR INFRA DEVELOPERS).

Date: 17th day of July, 2018

Signature of Registering Officer
Sangareddy (R.O)

Joint Sub Registrar
Sangareddy (R.O)

Ek-1, C.S. No 28795/2018 & Doct No
26808/2018 Sheet 2 of 9

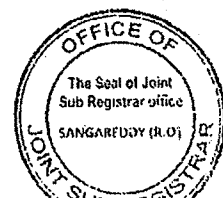
Register as document
No. 26808
of 2018 (1940 S.F.)
Number 1711-1
Date 16/07/2018

Registering Officer
B. SAMMAYAH
J/c. Joint Sub Registrar
HO (OB) SANGAREDDY

GGR INFRA DEVELOPERS

B.G.

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NOW THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. That in pursuance of the above said offer and in acceptance of the sale consideration the Vendee cum Attorney has paid the full sale considerations of **Rs.40,50,000/- (Rupees Forty Lakhs Fifty Thousand Only)** by way of Demand Drafts to the VENDOR cum PRINCIPAL as hereunder:

A. An amount of Rs.5,50,000 /-(Rupees Five Lakhs Fifty Thousand Only) paid by way of Cheque vide Chq.No.104378, drawn on State Bank of India ,Visakhapatnam. in favour of Vendor cum Principal.

B. An amount of Rs.6,00,000/- (Rupees Six Lakhs Only) paid by way of Cheque vide Cheque No.512577, drawn on Axis Bank, in favour of Vendor cum Principal .

C. An amount of Rs.21,00,000/- (Rupees Twenty One Lakhs Only) paid by way of Cheque vide Cheque No.513237, drawn on Axis Bank Ltd., in favour of Vendor cum Principal

D. An amount of Rs.8,00,000/- (Rupees Eight Lakhs Only) by way of Demand Draft vide DD No.030543, drawn on Axis Bank in favour of Vendor cum Principal.

2. The Vendor cum Principal herein has admitted and acknowledged the receipts of the same and hereby delivered the vacant and peaceful possession of the schedule property to the Vendee cum Attorney.

3. The Vendor cum Principal shall convey a Regular Sale Deed either in whole or in part in favour of the Vendee cum Attorney for itself or its Nominee or Nominees.

A. V. S. S. S.

For G.G.R. INFRA DEVELOPERS

B. G. R.

Authorised Signatory

Bk 1, CS No 28795/2018 & Doct No
26808/19 Sheet 3 of 9 Joint Subregistrar,
Sangareddy (R.O)



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FOR C.C.D. INFRA DEVELOPERS

B.Gx

Authorized Signatory



4. The Vendor cum Principal assures the Vendee cum Attorney, that the schedule property is not subjected to any encumbrances, charges, Mortgages or subsisting Agreement of Sale or Sale Deeds in favour of any person or persons.

5. The Vendor cum Principal declares, that the Schedule Property is not assigned land within the meaning of the A.P. Assigned lands(Prohibition of Transfers) Act 9 of 1977.

6. That the Vendor cum Principal assures that the schedule property is not the surplus land under the A.P. Land Reforms (Ceiling or Agricultural Holdings) Act 1 of 1973.

7. The Vendor cum Principal hereby appoints, constitutes, authorizes and empowers the Vendee cum Attorney as her lawful irrevocable Attorney and to do the following acts and deeds for and on behalf of the Vendor cum Principal. The Vendor cum Principal admits, acknowledges, confirms and assures that all such acts and deeds of the vendee cum Attorney shall be binding on her and the same would not be denied, refused or challenged at any point of time in future. The Vendor cum Principal hereby authorizes the vendee cum Attorney to do the following acts and deeds:-

A. To execute and register regular Sale Deed or Deeds either in favour of itself or in favour of any prospective purchasers at its sole discretion.

B. To enter into sub-contract for the sale of the schedule property either whole or in parts for any consideration which the Vendee cum Attorney considers reasonable in its own and absolute discretion.

C. To receive the sale consideration amount either in part or in full, give full discharge of the same and give due acknowledgment of the receipt of the same.

A. S. S. S.

For G.G.R. INFRA DEVELOPERS

B. G.

Authorised Signatory

BK-1, CS No 28795/2018 & Doct No. 268082018
Sheet 4 of 9 Joint Sub Registrar
Sangareddy (R.O)

For C.O.R. INTRA DEVELOPERS

B. G. R.

Authorized Signatory

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D. To execute the Sale Deed or Sale Deeds in favour of itself or in favour of its nominees or any persons, present agreement of sale, Sale deed or sale Deeds etc to the registrar concern for the purpose of Registration, admit execution and receipt of consideration and receive the Registered agreements/sale deeds from the office of the Sub-Registrar.

E. To execute all the statements, petitions, applications and declarations etc. which are required and necessary for to give full effect and incidental to the completion of registration of said Deed or Deeds on behalf of the Vendor cum Principal.

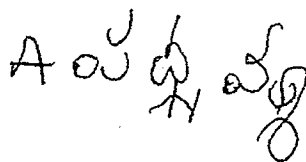
F. To develop the schedule property such as laying of roads, construction activities or any such acts and deeds which are necessary and incidental thereto.

G. To complete the sale of the schedule property in whole or in parts and handover the possession of the schedule property to any prospective purchaser or purchasers .

H. To appear and represent the Vendor cum Principal in all the Court proceedings of civil, criminal, revenue courts and Registration Authorities or local bodies both in original or appellate side and also to represent in the offices of the state or Central Government with respect to the Schedule Property.

I. To appoint advocate or advocates or legal practitioners, sign verify complaints, written statements, petitions, claims and objections of all kinds and file them in such courts and offices and receive back documents deposited, withdraw money and grant receipt in relation to the schedule property.

J. To act as Attorney /Agent of the Vendor cum Principal in relation to the schedule property do all such acts and deeds incidental thereto to give full effect thereof.



For G.G.R. INFRA DEVELOPERS

B. Gr

Authorised Signator

268082018
Bk-1, C4 No 28795/2018 & Doct No
Sheet 5 of 9 Joint Subregistrar
Sangareddy (R.O)



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For C.O.D. INTRA DEVELOPERS

B.Gr

Authorized Signatory



8. The Vendor cum Principals hereby declares that all the acts, deeds and things lawfully done by the Vendee Cum Attorney shall be construed as acts, deeds and things done by the Vendor cum Principal personally and the Vendor cum Principal hereby ratifies and confirms all and whatsoever that the Vendee cum Attorney shall lawfully do or caused to be done for Vendor cum Principal by virtue of the powers hereby given.

RULE - (3) THE MAIN MARKET VALUE STATEMENT

Sy.no.	Village	RATE PER ACRE	EXTENT	NATURE	TOTAL VALUE
713/ఉ	Rudraram	Rs.81,00,000/-	Ac.0.20gts	Agri. land	Rs.40,50,000/-

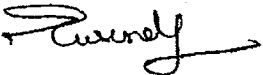
SCHEDULE OF THE PROPERTY

All that the open land total admeasuring of **Ac.0.20gts Sy.No.713/ఉ**, situated in Rudraram Village, Patancheru Mandal, Sangareddy District. The boundaries are as follows:

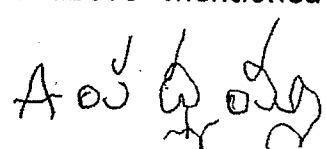
NORTH : Agri land of P.Narsimha Reddy & Others
 SOUTH : Agri Land of Anjaneyulu & Others
 EAST : Agri Land of Sy.No.557.
 WEST : Agri Land of K. Anasuya.

In witness whereof the above named parties hereto have set their signatures to this Agreement of Sale cum General Power of Attorney on this month, year and date first above mentioned in presence of following:

WITNESSES:

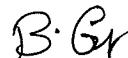
1. 

2. 


VENDORS CUM PRINCIPALS

VENDEE CUM ATTORNEY

For G.G.R. INFRA DEVELOPERS



Authorised Signatory

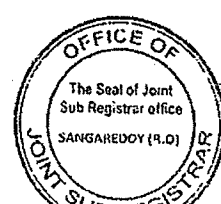
Bk - 1, C6 No 28795/2018 & Doct No
26808/2018 Sheet 6 of 9 Joint Subregistrar
Sangareddy (R.O)

FOR G.O.R. KUTRA DEVELOPERS

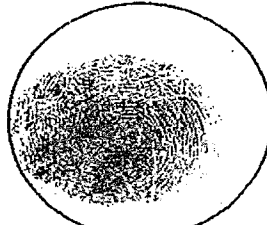
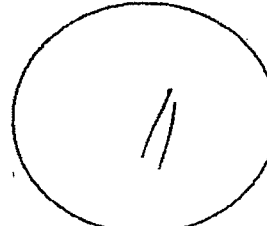
B. GR

Authorized Signatory

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

Sl.No	FINGERPRINT IN BLACK INK (Left Thumb)	PASSPORT SIZE PHOTOGRAPH (Black & White)	NAME AND PERMANENT POSTAL ADDRESS OF Presentant / Seller / Buyer
			<u>YARAPATHINENI. MAHESH BABU</u> <u>S/o YARAPATHINENI. SRINIVASARA</u> <u># 706. MANTEERA MAJESTIC COMMERCIAL</u> <u>KPHB JNTU ROAD HYD.</u>
			<u>T. SETHA MADHUSUDHAN</u> <u>S/o T A S RAMANUJAM</u> <u>19-44-S8-1273. BAIRAGIPATTEDA</u> <u>TIRUPATI. CHITTOOR</u>
		Passport Size Photo	<u>17</u>
		Passport Size Photo	<u>11</u>

SIGNATURE OF WITNESSES :

1. Curry
2. ~~Shao~~

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/our representative, Sri T. S. MADHUSUDHAN as I/We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances.

SIGNATURE OF THE REPRESENTATIVE.

TATIVE.
For G.G.R. INFRA DEVELOPERS Mahesh Bhatnagar.

SIGNATURE OF WITNESSES:

SIGNATURE (S) OF BUYER/S

Swire

2  Authorised Signatory

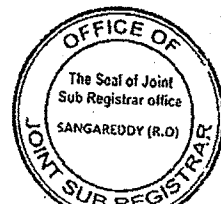
2 Bk - 1, OS No 28795/2018 & Doct No 28795/18. Sheet 7 of 9 Joint Subregistrar1 Sangareddy (R.O)



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FOR C.G.R. INFRA DEVELOPERS

B. Br



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఆకుల పద్మమ్మ
Akula Padammamma



పుట్టిన సంవత్సరం/Year of Birth : 1962
స్త్రీ / Female

4715 0174 2805



ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O ఆకుల అంజనేయమ్మ
ఇంట నెం 4-79, పలాంఠెరు మండలం, రుద్రారం
రుద్రారం, మెదక్, ఆంధ్ర ప్రదేశ్, 502329

Address: W/O Akula
Anjaneyulu, H NO 4-79,
palancheru mandal,
Rudraram, Rudraram,
Medak, Andhra Pradesh,
502329

A వద్ద వున్న

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మీ ఆధార్ నంబర్ / Your Aadhaar No
9769 2457 4029

ఆధార్ - సామాన్యుని హక్కు



పుట్టిన సంవత్సరం/Year of Birth : 1969
పురుషుడు / Male

9769 2457 4029



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మలెష్ బాబు వరపాఠినెని
Mallesh Babu Varapathineni

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ఆధార్ నంబర్ / Enrollment No : 11740764249FT

To
Mallesh Babu Varapathineni
మలెష్ బాబు వరపాఠినెని
ఆర్.ఎ. శ్రీనివాసుల వరపాఠినెని
Ramesh Srinivasu Varapathineni
Bhaskar Nagar, 223
Bhaskar Nagar, Hyderabad
Hyderabad City
Hyderabad
Andhra Pradesh - 502413
8660575477
KL190764249FT
197612

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఆనంద మధుసూదన్
T SETHA MADHUSUDHAN
పుట్టిన తేదీ/DOB: 24-05-1955
పురుషుడు Male

2964 8509 7929

ఆధార్ - ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O ఆనంద మధుసూదన్,
19-44-యస్-1273,
తిరూగపట్టెడ తిరుపతి,
తిరుపతి (ఆర్ఎస్), తిరుపతి,
తిరుపతి
ఆంధ్ర ప్రదేశ్, 517501

Address:
S/O T A S Ramanujam, 19-44-
S8-1273, BAIRAGIPATTEDA
TIRUPATI, Tirupati (Urban),
Tirupati, Chittoor
Andhra Pradesh, 517501

2964 8509 7929

ఆధికారి - ఆంధ్ర ఆధిని ఆధికారి

For G.G.R. INFRA DEVELOPERS

B. GR

Authorised Signatory

BK-1, CA No 28795/2018 & Doct No
26808708

Joint SubRegistrar
Sangareddy (R.O)

For C.O.R. INFRA DEVELOPERS

B. Gv

Authorized Signatory

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भारत सरकार
GOVERNMENT OF INDIA



अरशद हुसैन
Arshad Hussain
पुष्टि सं./YoB: 1986
पुरुष/Man Male

6645 7291 0929

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

विवरण:
S/O: अहमद हुसैन, फ्लैट
नं. 201, हिल्टन अपार्टमेंट, P
and T Colony, Near Glandale
School Sun City,
Rajendranagar, Rajendranagar
K.V. Rangareddy
Andhra Pradesh, 500030

Address:
S/O: Ahmed Hussain, Flat
No. 201, Hilton Appartment, P
and T Colony, Near Glandale
School Sun City,
Rajendranagar, Rajendranagar
K.V. Rangareddy
Andhra Pradesh, 500030

क.वि.रंगारेड्डी
आंध्र प्रदेश, 500030

अधार - आधार - सामान्यमानवुदी पाकु

Aadhaar - Aam Aadmi ka Adhikar

भारत सरकार
GOVERNMENT OF INDIA



बन्दा सुरेंद्र
Banda Surender
पुष्टि सं./YoB: 1989
पुरुष/Man Male

3824 6396 4106

अधार - आधार - सामान्यमानवुदी पाकु

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

विवरण:
S/O: बन्दा सुरेंद्र, फ्लैट
नं. 1-2, शिंपल्ली, कामलपुर,
मंडापाड़ा, शिंपल्ली,
शिवमोहनी, कामलपुर,
Andhra Pradesh, 505101

Address: S/O Banda
Surender, Fl No 1-2
Shimpalli, Kamalapur,
Mandapada, Shimpalli,
Shivamohani, Kamalapur,
Andhra Pradesh, 505101

For G.G.R. INFRA-DEVELOPERS

B. Gr
Authorised Signatory

Bk - 1, CS No 28795/2018 & Doct No
26808/2018. Sheet 9 of 9 Joint Subregistrar1
Sangareddy (R.O)

For C.O.D. EXTRA DEVELOPERS
B. Ganesha
Authorized Signatory

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