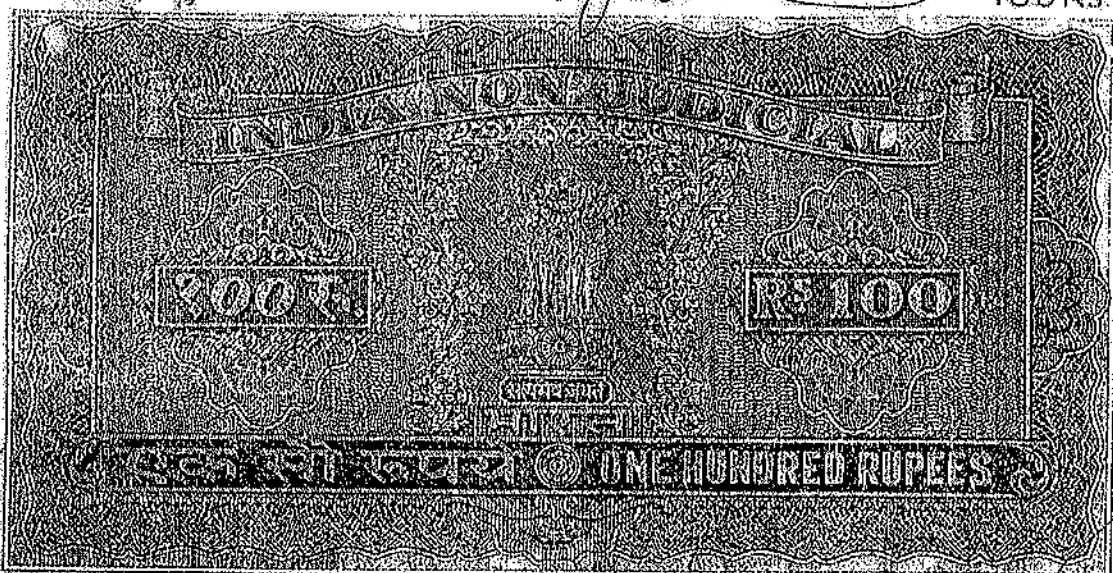




81340/2005

P 729/05

100Rs.



3322

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 926401

S.L. No. 7116 Date 23/06/05 Rs. 100/-

Sold to V. Ananda Rao

D. Ananth Rao

S/o V.V.S. Venkata Rao, visakhapatnam S.V. MEDICAL L. No. 14/92 K.L. No. 14/2004

for whom M/s. Var Agro Tech Pvt. Ltd.



AGREEMENT OF SALE-CUM-GENERAL POWER OF ATTORNEY

This Agreement of Sale-cum-General Power of Attorney is executed on this the 24th day of JUNE 2005, by and between :

- 1) Sri A.PRABHAKAR REDDY s/o SHANKER REDDY, aged about 56 years, R/o B-2-686/B/5/A, Road No.12, Banjara Hills, HYDERABAD-34, A.P.;
- 2) Sri S.V.LAXMI NARAYANA REDDY s/o VENKATA SUBBA REDDY, aged about 61 years, R/o B-2-686/B/5/A, Road No.12, Banjara Hills, HYDERABAD-34, A.P.;
- 3) M/s. APR CONSTRUCTIONS LTD (formerly Messrs A.PRABHAKAR REDDY & CO.) a company registered under Part IX of the Companies Act 1956 formed by conversion of erstwhile partnership firm M/s. A.Prabhakara Reddy & Ltd., and having its Regd. Office at 404, Shanu Enclave, Erragadda, HYDERABAD-38, rep. by its Director, Sri P.Hanikrishna s/o P.Balram Reddy, aged about 38 years, Resident of B-2-686/B/5/A, Road No.12, Banjara Hills, HYDERABAD-34, A.P., who is duly authorized for this transaction of the Board of Directors of the Company vide Board's Resolution dt: 23-06-2005, a Certified copy of which is furnished herewith.
- 4) Smt. S.JAMUNA w/o S.SURYANARAYANA REDDY, aged about 58 years, R/o B-2-686/B/5/A, Road No.12, Banjara Hills, HYDERABAD-34, A.P.;

Hereinafter called the VENDORS

1. A. Prabhakar 2. S.V.L. Narayana Contd.....2

3. P. Hanikrishna 4. S. Jamuna



1వ పుస్తకము 2005వ పరిగణన.....

దస్తావేజు యొక్క మొత్తము భాగముల

పరిగణన..... ఈ కాగితముల పత్రముల పుస్తకము

.....

2005వ సంవత్సరము..... వేల..... వ తేది

1927..... మాసము..... వ తేది

..... మరియు..... గంటల మధ్య

..... కాగితములయందు

..... 1908లో

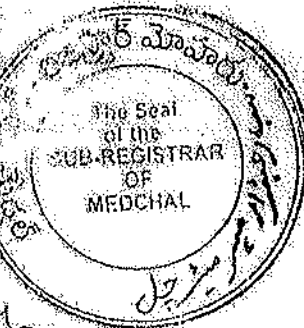
..... 32వ ను తరువాత పరిగణన పుస్తకములకు

..... మరియు ప్రతి ముద్రలతో వచ్చే ధాఖాలు చేసి కుమారుడు

..... లు తెల్లించివారు.

..... వ్రాసినట్లు కన్పిస్తుంది

..... ఎడమ ప్రాంతము



A. R. Reddy

A. R. Reddy s/o Shrinivas Reddy

M/D 8-2-686/B/5/A not No 12 Bangalore HHS
HHS

ఎడమ ప్రాంతము వేలు

S. V. L. Narayana Reddy s/o Venkata Subbarao Reddy

M/D 8-2-686/B/5/A not No 12 Bangalore HHS
HHS

ఎడమ ప్రాంతము వేలు

P. R. Reddy s/o P. R. Narayana Reddy

occ Bangalore HHS M/D 8-2-686/B/5/A not No 12
Bangalore HHS HHS

2121-

AND

M/s. VAR AGRO TECH PRIVATE LIMITED, having office at Plot No. 38, Prasanthi Nagar, Visakhapatnam-17, represented by its Director : Sri V. Ananda Raju s/o V.V.S. Yasudata Raju, aged about : 48 years, Resident of Plot No. 38, Prasanthi Nagar, VISAKHAPATNAM-17, A.P.

Hereinafter called the PURCHASER.

Which expression the "VENDORS" and "PURCHASER" shall mean and include all their heirs, legal representatives, successors-in-interest and assignees etc.

WITNESSETH:

WHEREAS the Vendors are the absolute owners and peaceful possessors of the agricultural land to an extent of 1 Ac. 8-00pts. in Survey Nos. 54 & 55, situated at BACHUPALLY Village, QUTHBULLAPUR Mandal, R.R. District, having purchased the same from Sri Ch. Balakrishna s/o Venkata Subbalaiah & other parties, vide Regd. Sale Deed Doct. No. 5599/92, Book : I, Vol : 2280, Pages : 9 to 24, dated : 14th May, 1992, Regd. at DRO R.R. Dist., thus the same is being self acquired property of the Vendors only.

Whereas said Sri Ch. Balakrishna as Kartha of HUF has purchased the land in the above Sy. Nos. from Sri Nawab Zulfiqar Ali, vide Regd. Sale Deed Doct. No. 159/66, dated : 25-03-1966.

The said land is not a Ceiling surplus land and doesn't covered under the lands as per Gazette notification vide G.O. Ms. No. 280 Revenue (Registration-1) dated : 09-03-2005.

Contd.....3

1. A. R. L.

2. S. V. L. Narayana Rao

[Signature]

3. S. Tamuna

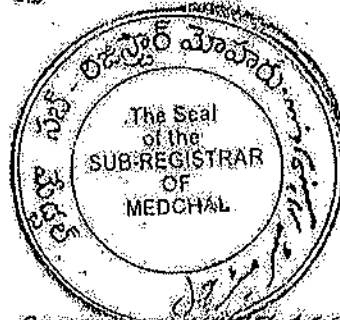


1వ పుస్తకము 2005వ సంవత్సరము.....

దస్తావేజు యొక్క మొత్తము లాగితముల

సంఖ్య ఈ లాగితముల వత్సర సంఖ్య.....

సబ్-రెజిస్ట్రారు



సంఖ్య ప్రతిపద వేలు

S. Jannuram w/o S. Sanyalreddy ready
acc No 8-2-686/8/5/A of No 12
Bengaluru HHS 1140

ఈ ప్రతిపద వేలు

~~U on 1/~~ S/o V.V. S. Vasudata No 10 of No
38 Prasadula Nagar, Hyderabad - 17

అనుబంధము

① A.V. Laxma Reddy S/o Sanyalreddy Raju, ac. Business
(A.V. Ramu Raju) R/o 5-134, Shantini A.P.,
Rajagopal Nagar colony, Kukatpally,
A.A.M.H.

② G. Rama Ram (G. Ramu Raju) S/o Sanyalreddy Raju, ac. Business
R/o 5-134, Shantini A.P.,
Rajagopal Nagar, A.A.M.H.

2005వ సంవత్సరము 24 వ తేదీ
1929వ సంవత్సరము 3 వ తేదీ
సబ్-రెజిస్ట్రారు

And whereas now the Vendors out of which have collectively offered to sell the part of land to an extent of ; Ac.1-00gts., in part of Survey No. 54, situated at BACHUPALLY Villager, Gouthullapur Mandal, Ranga Reddy District more fully described in the Schedule and hereinafter referred to as the 'Schedule Land' in favour of the Vendee for a consideration of Rs.18,00,000/- (Rupees Eighteen lakhs only) and the Vendee has agreed to purchase the same free from all encumbrances, charges and demands whatsoever and as per the terms and conditions hereinafter detailed:

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

- 1) It is agreed that the consideration for sale shall be Rs.18,00,000/- (Rupees Eighteen lakhs only).
- 2) That in pursuance of the above, the purchaser has already paid entire amount of sale consideration of Rs.18,00,000/- (Rupees Eighteen lakhs only) to the Vendors through DD No.069194, dated : 08-06-2005, of State Bank of India, ADB Branch, Visakhapatnam, whereas the said DD has been issued in the name of Vendor No.1 only for himself & for Vendors No. 2 to 4 and the Vendors No.1 to 4 hereby received & acknowledge the receipt of their respective share of amount.
- 3) That the Vendors shall execute and register valid Sale Deed(s) in favour of the Purchaser or his nominee/s whenever the purchaser demands for the same.
- 4) That the Vendors hereby deliver and put the purchaser in vacant possession of the Schedule land and from this date onwards the Purchaser shall be entitled to remain in possession and enjoyment as absolute owner.
- 5) That the Vendors have also handed over all the original title deeds along with link documents and other documents relating thereto to the purchaser.

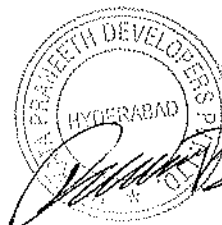
Contd.....4

1. *[Signature]*

2. S.V.2. Narayana Reddy

[Signature]

1. *[Signature]* 2. S. Tamanna



1వ పుస్తకము 2005వ సంవత్సరము... 31.3.05

దస్తావేజు యొక్క మొత్తము కొలితముల

వంఖ్య ... 12... ఈ కొలితముల వరుస సంఖ్య...

[Signature]
సబ్ రిజిస్ట్రారు

endorsement U/S. 41 & 42 of Act. II of 1898
Document No. 8134 dated 24.6.05

I hereby certify that the proper/default stamp
duty of Rs. 102950
has been levied in respect of this instrument
from Sri. to *Aravinda Ray* on
the basis of agreed market value consideration
of Rs. 18,00,000 being higher than
the consideration/agreed market value.

Sub-Registrar's Office *[Signature]*
MEDCHAL Sub-Registrar &
Date 24.6.05 Collector under the
Indian Stamp Act.

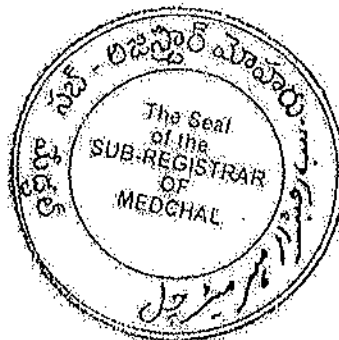
REGISTRATION ENDORSEMENT

An Amount of Rs. 102950 towards
Stamp duty including Transfer duty and
Rs. 10000 towards Registration
fee was paid by the Party through Chaitan
Receipt Number 902208
Dated 24.6.05 at *S.B.H. Medchal*
Bank.

S B H MEDCHAL SUB-REGISTRAR
A/c. No. 01000050967 MEDCHAL

1వ పుస్తకము 2005 సం. 192వ పు.
సంఖ్య 8134 వందల రూపాయల వంఖ్య
చేయబడి స్థానికము నిమిత్తము (10000) రూ.
నెంబరు (2005) ఇవ్వబడినది
2005 సం. 192వ పు. 24వ తేదీ

[Signature]
రిజిస్ట్రారు



- 14 -

- 6) That the Vendors hereby give warranty of the title and avates that the 'Schedule Land' hereby agreed to be sold belongs to the Vendors exclusively and as such, in case any person or persons claiming through him otherwise sets of any title, claim or interest in and upon in relation to any Schedule Land hereby agreed to be sold and the purchaser is put to loss or any expenses on account of such claim being made by the Vendors shall always be liable to make good of the same to the Purchaser.

The Vendors hereby constitute and appoint the Purchaser as his Power of Attorney Holder conferring on them the following powers in respect of the Schedule Lands.

- 1) To enter into Agreements of Sale, Lease, Rentals etc., in respect of the SCHEDULE LAND.
- 2) To create mortgage or charge over the 'Schedule Land' in favour of the Banks/financial institutions as a security for the loan sanctioned and to execute and register required documents in that regard in favour of them.
- 3) To sell the SCHEDULE LAND to third parties for sale consideration to be decided by the Purchaser on its/his own discretion.
- 4) To develop the SCHEDULE LAND by constructing thereon a Residential/Complex and thereafter to sell the Flats, Offices etc., in favour of the prospective purchasers for the consideration decided by him and to execute and register valid Sale Deed(s) in their favour.
- 5) To do all such acts, deeds or things as may be deed or advised necessary in order to effectively execute such conveyance, to prepare, sign and execute sale deeds or agreements or any other documents of transfer, and to present such documents before Registrar of competent jurisdiction, and receive back the same after registration and to receive monies, sale consideration etc., from such parties or purchaser, and to acknowledge receipt of such payments.

Contd.....5

A. B. C. L.

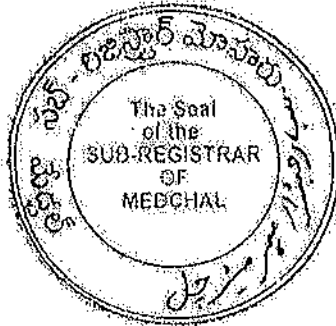
S. V. L. Narayana Reddy

[Signature]

S. P. C. L. S. Tammana

1న పుస్తకము 2005వ జిండ్లు.....క్రి.కె.
దస్తావేజ్ యొక్క మొత్తము కాగితముల
వరిఖ్య16....ఈ కాగితముల పనున సంఖ్య.....

పి.వి.వి.వి.వి.



- 6) In any matter connected with the SCHEDULE LAND to represent the Vendors before any court of law to initiate suits or defend the Vendors, if any, suit is filed against the Vendors in respect of the SCHEDULE LAND, before any Court of Law or any other authority, appoint Advocates, sign Vakalaths, revoke and cancel Vakalaths, instruct counsels for preparing plaints, written statements, pleadings, petitions, affidavits, counter affidavits etc., and to sign and verify the same, to depose before courts of law, to enter into compromise with contending parties at any stage of the courts in appeals, writs, or revisions pertaining to any matter concerning the SCHEDULE LAND.
- 7) To appear before MCH, HUDA any revenue or local authority, Collector or any other Government body or department concerning any matters including permission for construction etc., relating to the SCHEDULE LAND by the Purchaser or his authorised nominee.
- 8) The Vendors shall be liable for Income Tax, Capital gain or any other taxes only to the extent of the actual amounts received by the Vendors from the Purchaser with regard to the actual sale consideration received from the Purchaser in respect of the SCHEDULE LAND hereby agreed to be sold.
- 9) The financial liability of all such future transactions will be only between the purchasers herein and the intending purchaser to the total exclusion of the Vendors herein.
- 10) It is specially agreed that the Vendors shall not be liable for any of the claims or damages or financial implications that may arise between the Purchaser and the prospective contracting parties of the Purchaser or the assignees shall have no claims of whatsoever against the Vendors in the event of any dispute that may arise due to any of the acts or omissions or breach of contracts between the Purchaser and the prospective contracting parties or the assignees of the purchaser.
- 11) The Vendors shall be answerable/liable for all liabilities which are due/accrued and which may come up in due course over the SCHEDULE LAND in the form of arrears or dues relating to the period proceedings the date of this agreement of sale in total exclusion of the purchaser herein. The Purchaser shall be answerable/liable for all liabilities arising from the date of this agreement of sale but not for the preceding period, for which the Vendors is liable, despite the claim coming up after signing this agreement of sale.

1. A. R. L.

2. S. V. L. W. Narayanaiah pntd.....6

3. P. R. L. S. Tamuna



నిజ స్వరూపము నిరూపించుటకు.....
దస్తవేదము యొక్క మూలమును.....
పరిష్కారము.....

.....



SCHEDULE OF THE PROPERTY

All that the part and parcel of agricultural land to an extent of Ac.1-00gts., equivalent to 0.405 Hect., in part of Survey No.54, situated at Village : BACHUPALLY, under Gram Panchayat : BACHUPALLY, Mandal : QUTABULLAPUR, Regn. Sub-Dist : Medchal; Dist & Regn-Dist : Ranga Reddy and in following boundaries :-

NORTH : Agri. land in Survey No. 54/part
SOUTH : Agri. land in Survey No. 55
EAST : Agri. land in Survey No. 55 & 54/part
WEST : Agri. land in Sy.No.37/part & Sy.No.36

and more clearly delineated in the plan attached hereto, and marked in RED COLOUR.

That the market value of the said land is Rs.18,00,000/- per acre, and the total value comes to Rs.18,00,000/- accordingly accordingly the stamp duty is paid under Rule 3 of A.P.P.U.V.I. Rules 1975.

A stamp duty of Rs.1,08,000/- under Article 6B(1) and further stamp duty of Rs.50/- under Article 42(C) is paid on this Docf., and Chief Controller of Revenue Authority & CIO (R&S) has clarified vide his Proceedings No.MV/18289/75, dt : 1-7-75 though stamp duty paid on GPA under 42(C) is not adjustable, the stamp duty on this Docf. under Article 6B(1) is adjustable to the Vendee or their Nominee(s) Account.

Whereas the stamp duty of Rs.100/- paid with this document and the DSD of Rs.103,950/- Registration fee of Rs.10,000/- and user charges of Rs.10/- total Rs.1,18,050/- are paid through Receipt No.902208 Challen No.3, dt : 23-06-2005 at SDH Medchal Branch.

Contd.....7

1 A. R. R. L.

2 S. V. L. Narayana Rao

H. and S.

3 P. R. R. L.

4 S. Tammana



1వ పుస్తకము 2005వ సంవత్సరము.....

దస్తావేజు యొక్క మొత్తము కాగితముల

సంఖ్య 10 ఈ కాగితముల వదున సంఖ్య.....

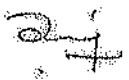
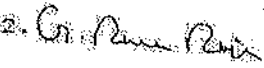
సచి-రిజిస్ట్రారు



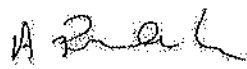
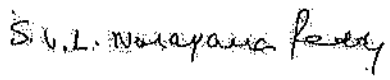
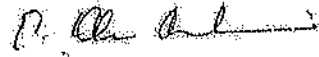
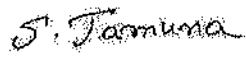
- 7 -

IN WITNESS WHEREOF the above named Vendors have signed on the day and the year first above mentioned.

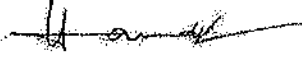
WITNESSES

1. 
2. 

SIGNATURE OF VENDORS

- (1) 
- (2) 
- (3) 
- (4) 

SIGNATURE OF VENDEE





1వ పుస్తకము 20052 సం. 8134
 దస్తావేజు యొక్క మొత్తము లాగతముల
 వంతు 10 శాతమునకు పైగా వంతు

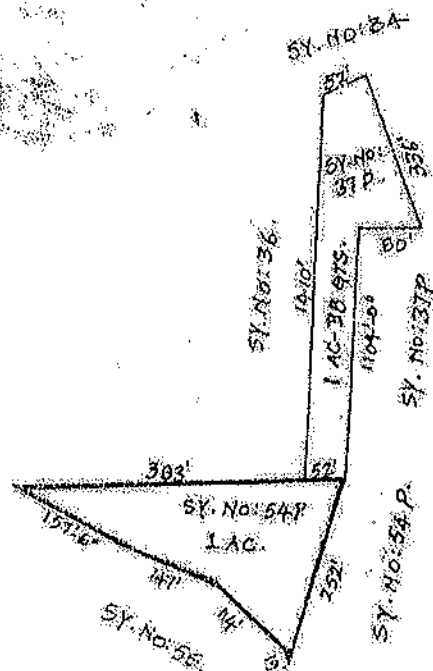
పరిశీలించు



REGN. PLAN SHOWING OF AGRICULTURE LAND IN SY. NO. 54B, SITUATED AT BACHUPALLY VILLAGE, GUTHBULLAPUR MANDAL, R.R. DIST.

VENDOR — SRI. A. PRABHAKAR REDDY & SHANKER REDDY AND OTHERS.

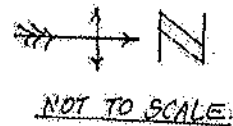
VENDEE — M/S. VAR AGRO TECH PVT LTD RP BY
S. Y. ANANDA RAJU & V.V.S. YESUDATA RAJU



AREA :-

SY. NO. 54P AREA: 1 AC.

INCLUDED 
EXCLUDED 



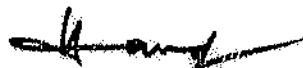
WITNESSES :-

1. 

2. 

- ① A. R. Ravi
- ② S. V. L. Narayanaiah
- ③ P. M. Ravi
- ④ S. Tamuna

VENDOR..S/G.


VENDEE S/G.



7వ పుస్తకము 2005వ సం॥పు.....

రస్తాబీదా యొక్క మొత్తము జాగ్రహముల

సంఖ్య 10 ఈ కాగితముల వరుస సంఖ్య

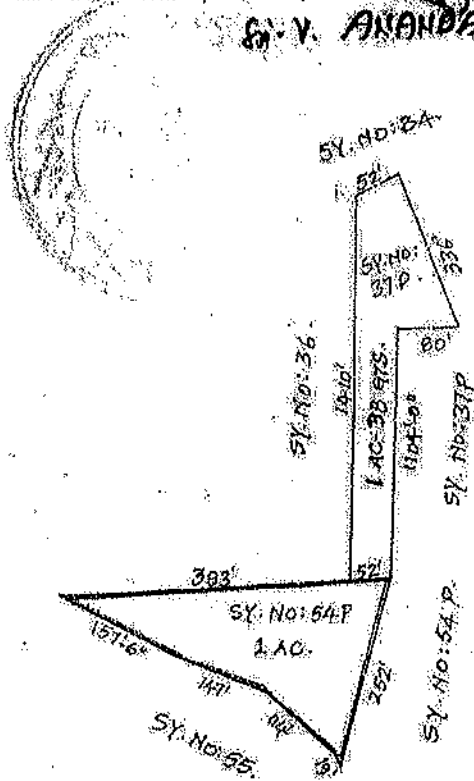
సచివశ్రీ



REGN. PLAN SHOWING OF AGRICULTURE LAND IN SY. NO. 54P, SITUATED AT, BACHUPALLY VILLAGE, QUTHBULLAPUR MANDAL, R. R. DIST.

VENDOR :- SRI A. PRABHAKAR REDDY & SHANKER REDDY AND OTHERS.

VENDEE :- M/s. VAR AGRO TECH PVT LTD. RP. BY. S. V. ANANDA RAJU & V. V. S. YESUDHITA RAJU.



AREA :-

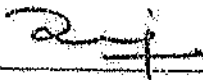
SY. NO: 54P, AREA: 1 AC.

INCLUDED 
EXCLUDED 



NOT TO SCALE.

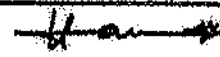
WITNESSES :-

1. 

2. 

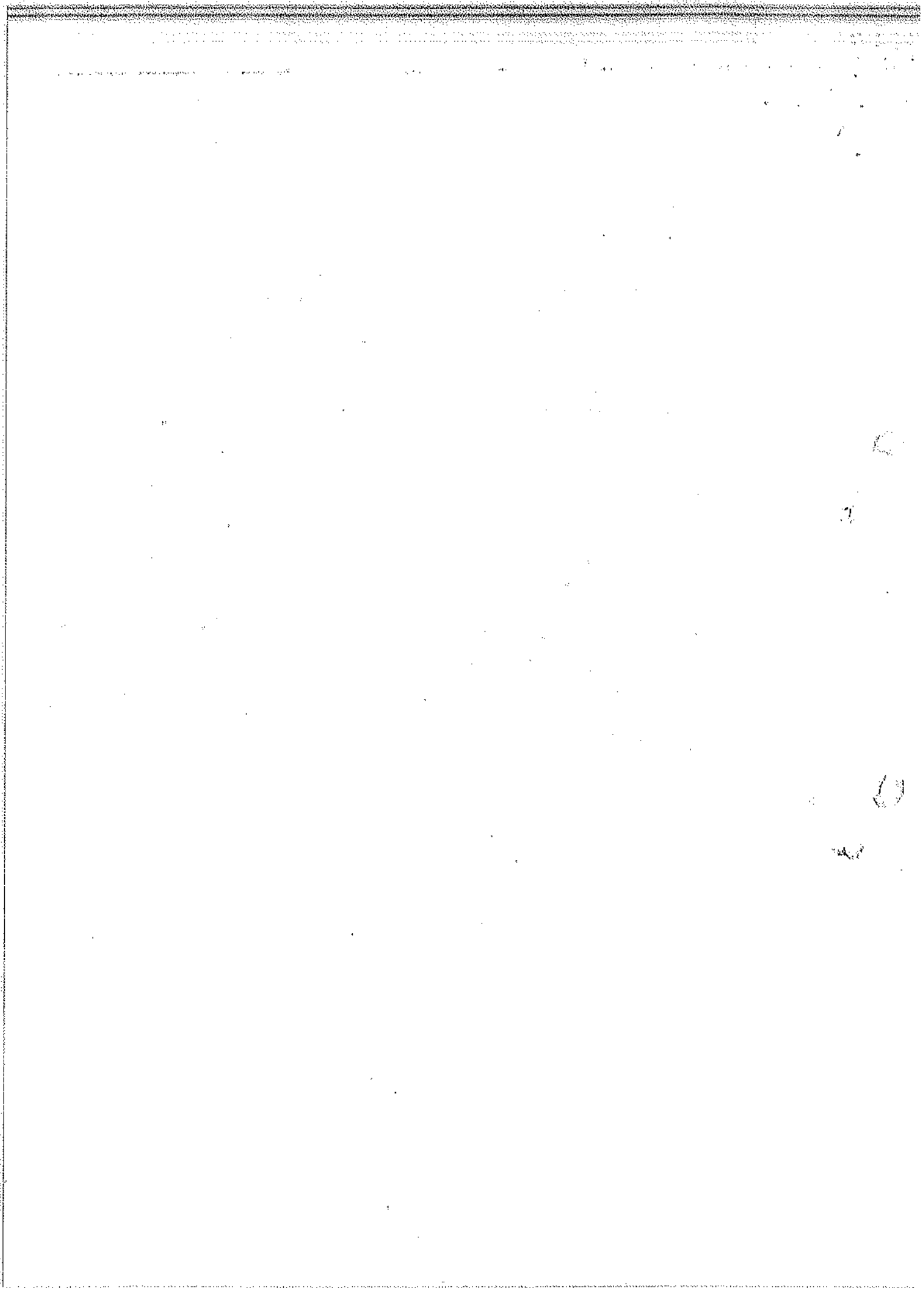
1. A. Prabhakar L
2. S. V. L. Narayana Reddy
3. P. Lakshmi L
4. S. Jamma

VENDOR..SIG.

 VENDEE SIG.





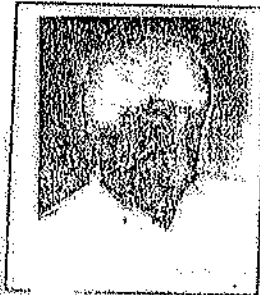


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32 A OF
REGISTRATION ACT, 1908**

FINGER PRINT
SL. NO. IN BLACK INK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH IN
BLACK & WHITE

NAME AND PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER /
BUYER



A. PRABHAKAR REDDY
R/o 8-2-686/8/5/9
Road No-12 Banjara Hills
HYDERABAD
(VENDOR NO. 1)



S.V. LAKSHMI NARAYANA REDDY
R/o 8-2-686/8/5/9
Road No-12 Banjara Hills
HYDERABAD
(VENDOR NO. 2)



M/HAR CONSTRUCTIONS LTD.
(FORMERLY MESSRS
A. PRABHAKAR REDDY & CO.)
Rep by P. HARI KRISHNA
R/o 8-2-686/8/5/9
Road No-12 Banjara Hills
HYDERABAD. (VENDOR NO. 3)

SIGNATURE OF WITNESSES

SIGNATURE OF EXECUTANTS

1.

2.

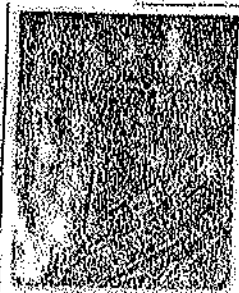
S.V. Lakshmi Narayana Reddy

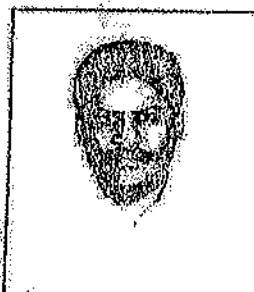


8184
some 10. 3. 1900

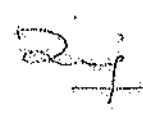
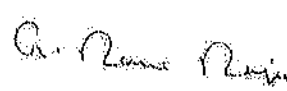


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32 A OF
REGISTRATION ACT, 1908**

FINGER PRINT SL.No. IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH IN BLACK & WHITE	NAME AND PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
		S. J. S. JAGANNA Pa. 8-2-686/R/5/A Room no 122 Rangaiah-Hills HYDERABAD. (Vendor no. 4)

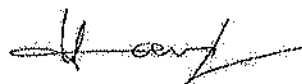
		M. VARADACHARI PVT LTD REP BY ITS DIRECTOR Y. ANANDA RAJU PLOT NO 38 PROSANTH - NAGAR V. C. R. N. P. NAGAR VENUEE / PURCHASER
---	--	---

SIGNATURE OF WITNESSES

- 
- 

SIGNATURE OF EXECUTANTS

- S. Jagananna





1వ స్తంభము 2005వ పేరావు.....

దస్త్రవేదా యొక్క మొత్తము భాగవతులు

సంఖ్య 10 ఈ భాగవతుల వదన సంఖ్య 10

సచి-రచిత్రితు



VEF No. 54 (PART) AND 55 (PART)

AGE, KUTUBULLAPUR MANDAL,

1. SRI CH. BALAKRISHNA % VENKAT SUBBAIAH
2. SRI CH. VISHNU PRASAD % CH. BALAKRISHNA RAO
3. SRI CH. NARAYANA PRASAD % SRINIVASA RAO
4. SRI CH. NARENDER BABU % SRINIVASA RAO

1. SRI. A. PRABHAKAR REDDY % SHANKER REDDY
2. SRI. S.V. LAXMINARAYANA REDDY % VENKATA SUBBA REDDY
3. Messrs. A. PRABHAKAR REDDY & Co.
(Represented by Sri. A. PRABHAKAR REDDY % Shanker Reddy)
4. SMT. S. JAMUNA % S. SURYANARAYANA REDDY

INCLUDED

AREA:

S. No.

54 (PART)

Ac - Guntas

10 - 06

55 (PART)

6 - 00

TOTAL AREA

16 - 06

1.

2.

3.

4.

WITNESSES

1. C. Balakrishnaiah

2. C. Sarojini

3.

4. { C. Balakrishnaiah and others

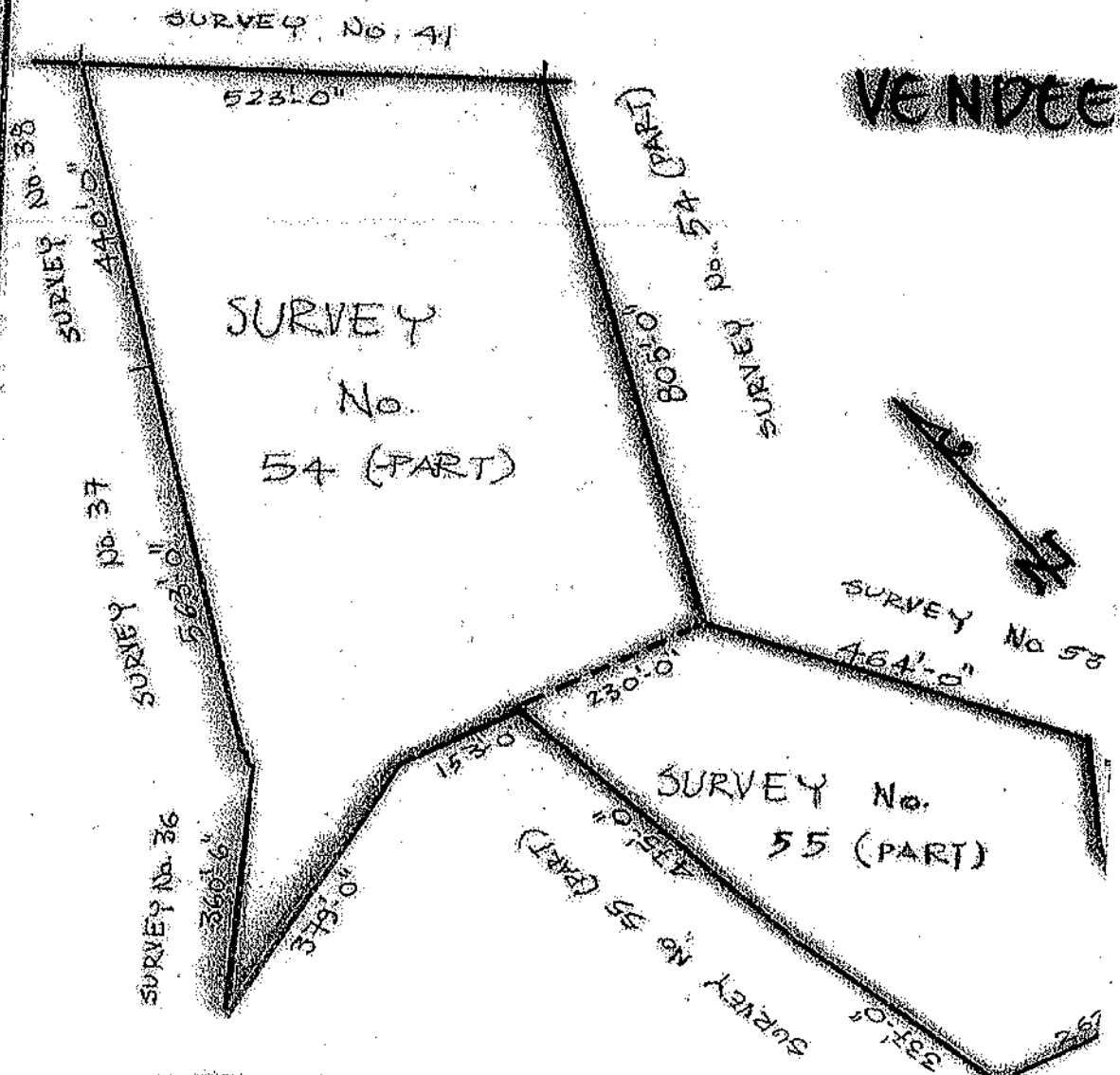
VENDOR'S SIGNATURE



[Handwritten signature]

REGISTRATION PLAN OF SUR
SITUATED AT BAGHIPALLY VILL
R. R. DIST. VENDOR

VENDEE



SITE PLAN

SCALE: 1" = 200' 0"



