

13506/04

20 Rs.



Date : 09-12-2004 Serial No : 15,427 Denomination : 20

Purchased By :
V.S.N.RAO

For Whom :
E.V.RAGHAVA REDDY

S/O. V.H.RAO
R/O. JUBILEE HILLS, HYDERABAD.

S/O. E.RAMI REDDY
R/O. JUBILEE HILLS, HYDERABAD.

S.R.O. Sangareddy
Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. SANGAREDDY
(R.O)

AGREEMENT OF SALE CUM GPA.

THIS AGREEMENT OF SALE CUM GPA IS MADE AND EXECUTED ON THIS
THE 09TH DAY OF DECEMBER, 2004 BY:-

SRI. M. VENKATESWARA RAO S/O. M. SUBBA RAO, AGED ABOUT
50 YEARS, OCCUPATION BUSINESS R/O. BAVAJIPET, 2ND LANE,
VIJAYAWADA - 3. A.P.

HEREINAFTER called as the "VENDOR", of the FIRST PART, which term
shall mean and include and all his/her heirs, executors, administrators,
legal representatives, nominees and assignees, etc.

IN FAVOUR OF

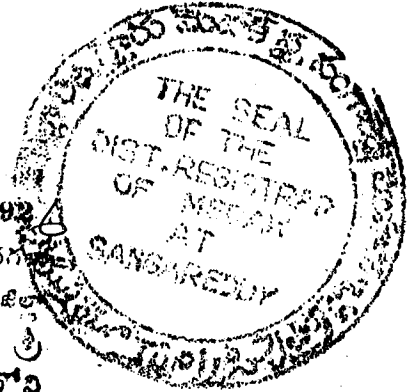
SRI. E.V. RAGHAVA REDDY S/O. E. RAMI REDDY, AGED ABOUT 31
YEARS, OCCUPATION BUSINESS R/O. PLOT NO.314, ROAD NO.25,
JUBILEE HILLS, HYDERABAD. A.P.

HEREINAFTER called the "VENDEE", of the SECOND PART, with term shall
mean and include all his/her executors, successors, legal representatives,
nominees and assignees, etc.

WHEREAS the VENDOR is/are the absolute owner and peaceful
possessors of Agricultural Dry Land bearing Survey No.274/ 88 ,
admeasuring Ac.6-21 1/2 Gts., which is equivalent to 2.645 Hectors., situated
at KOLLUR VILLAGE, R.C. PURAM MANDAL, UNDER G.P. KOLLUR,
MEDAK DISTRICT. A.P., MP R.C. PURAM., has purchased the above said
property through a Registered SALE DEED Document No.1984/1997 of
Book I, Dated 03.05.1997 Registered at R.O. Sangareddy, Medak District.
A.P., from SRI. C. SUBBA RAO S/O. VENKATA RATNAM.

M. Venkateswara Rao

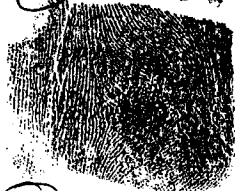
జూలై 2004
 13వ రోజు మొత్తము
 తగినముద్ర సంఖ్య.....
 ఈ శాసనమునకు వరుస సంఖ్య.....
 తయారుచేసినది



2004 సం. జూలై నెల 9 తేది 1924
 పశ్చిమ గోదావరి జిల్లా మున్సిపల్ కార్పొరేషన్ పట్టణము 18 తేది పగటి
 3 మరయు గ్రామముల మధ్య బెడక్ జిల్లా
 సంగారెడ్డి రిజిస్ట్రార్ కార్యాలయము లో
 పట్టణము 1908లోని
 సెక్షన్ 121వను అనుసరించి సమర్పించబడిన
 పోటో గ్రాఫ్ (బి) మరియు పేరిముద్రించిన
 వాటిని చేసి రుసుము రూ. 39.50 చెల్లించినారు

M. Venkatesh Rao

1) గ్రామ ఇన్స్పెక్టర్ ఎన్ఫోర్స్మెంట్, ఎడమ తొటన ప్రేలు



2) ఎడమ తొటన ప్రేలు



హుస్సేన్ రెడ్డి

M. Venkatesh Rao Sr. Sub
 ecc: Business R/o Vijaya
 En + Sr. Ravi Reddy cc
 Business R/o Hyd -

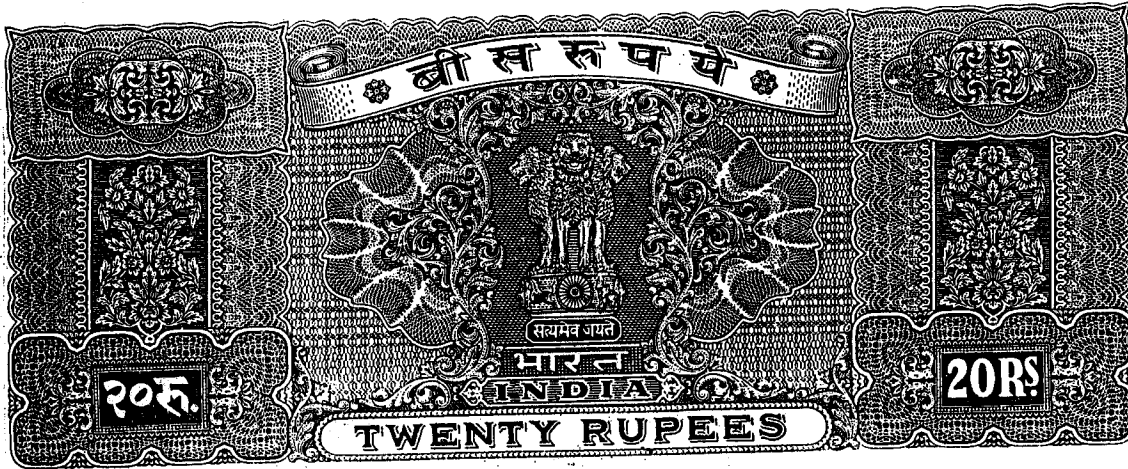
1) M. Venkatesh Rao (P) & Co. 10/10/2004 వనం
 (M. Venkatesh Rao)

2) M. Venkatesh Rao (P) & Co. 10/10/2004 వనం

2004 సం. జూలై నెల 9 తేది
 1924 పశ్చిమ గోదావరి జిల్లా మున్సిపల్ కార్పొరేషన్ పట్టణము 18 తేది

M. Venkatesh Rao
 RO (OB) మంగళగిరి

20 Rs.



9339-
V.S. N. Rao Sp. V.H.RAO
F.V. Raghav Rao Sp. E. Ram Reddy
Hyderabad

WHEREAS the VENDOR herein need of money and desired to sell the said land for their family legal necessities for a consideration of Rs.5,90,000/- (Rupees Five Lakhs and ninety thousand only). The vendee has agreed to purchase the same for the said consideration.

The vendee has already paid the total sale consideration of Rs.5,90,000/- (Rupees Five Lakhs and ninety thousand only), to the VENDOR, before execution of this Agreement of Sale-Cum-General Power of Attorney, the same is hereby acknowledged by the VENDOR. The VENDOR hereby declared that the schedule land is free from all encumbrances, loans, litigations, claims, demands, charges, mortgages, court attachments whatsoever, and the VENDOR hereby handed over the physical possession of the said property in favour of the Vendee/Attorney.

That, the VENDOR further covenant with the vendee, that if the vendee is deprived of whole or any part of account of any defect in the VENDOR title, the VENDOR shall indemnify and compensate the vendee against the same.

That, the VENDOR shall indemnify and keep the vendee indemnified from all losses, expenses and other damages in respect of the schedule property hereby conveyed.

That, the VENDOR hereby assures and undertake to pay all dues and taxes in respect of the schedule land upto date of this DEED.

V. Venkateswara Rao

.....వ పేజీల 2004
 13506 దస్తావేజు మొత్తము
 లాగికమున నంబు.....
 ఈ లాగికమున వరుస నంబు...2...
 జాయింట్ రిజిస్ట్రార్

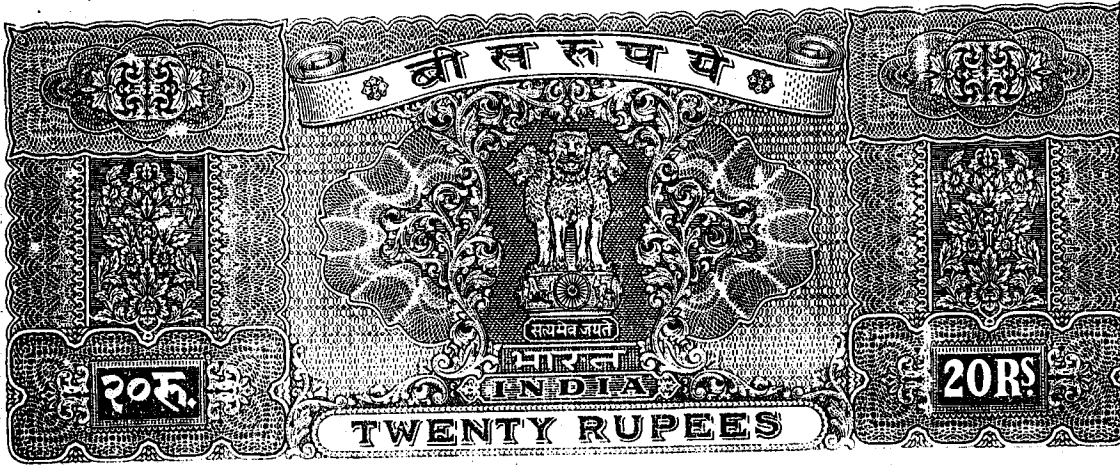


135350/- towards stamp duty
 including Transfer Duty U/S 41 of I.S.
 Act. 1899 and Rs. 39.50/- towards
 Regn. Fees on the chargeable value of
 Rs. ~~317,100/-~~ 90,000/-
 through SBH Receipt No. 325592 & 593
 dated 9/12/04 at SBH, Sangareddy
 Branch.
 Registered as document
 No 13506 of 2004 (1926 S.E.) of
 Book-I and assigned the Identification
 Number 1711-1-13506 of 2004
 for scanning
 Date 9/12/2004 Registrar's Office



The document has been scanned with
 the Identification Number
 1711-1-13506-2004
 Dt 9/12/04 - Signature of
 RO(OB) Sangareddy Registering Officer

20 RS.



Date : 07-12-2004 Serial No : 15,429 Denomination : 20

Purchased By :
V.S.N.RAO

For Whom :
E.V.RAGHAVA REDDY

S/O. V.H.RAO
R/O. JUBILEE HILLS, HYDERABAD.

S/O. E.RAMI REDY
R/O. JUBILEE HILLS, HYDERABAD.


Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. SANGAREDDY
(R.O)

3

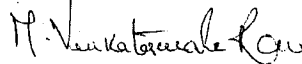
AND WHEREAS, the VENDOR hereby nominate, constitute and appoint the said vendee as his/her lawful attorney for the execution of further Deed of Sale of any other Deeds and to do the following things on behalf of the VENDOR.

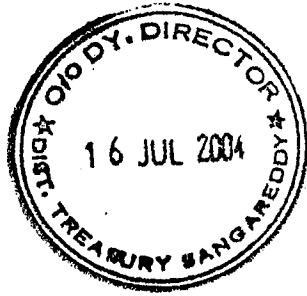
WHEREAS the Vendee/Attorney can sell the schedule mentioned property to the prospective purchaser/purchasers/nominee/nominees and receive sale consideration from the purchasers/nominees and acknowledge proper receipts and the Vendee/Attorney can register on its/his name also.

That, the Attorney/Vendee is hereby authorised to sell the said property and execute a regular Sale Deed or Deeds or any other deeds in full or part or parts in favour of the vendee or nominee/nominees.

That, the Attorney is hereby authorised to sign all such papers, forms, applications, affidavits, petitions, suits, pleadings, memorandums, etc., whichever is necessary for transferring of the schedule land in the favour of the vendee or its nominees name in the concern department or departments.

That, the Attorney is hereby authorised to present the sale deed or sale deeds and other Deeds before the concerned Sub-Registrar and to complete the registration formalities on behalf of the VENDOR and to handover the vacant and peaceful possession to the vendee or its nominees whomsoever on behalf of the VENDOR, and this stamp duty paid by GPA CUM SALE AGREEMENT is adjustable in the regular Sale Deed in favour of the NOMINEE/NOMINEES of the Vendee/Attorney.

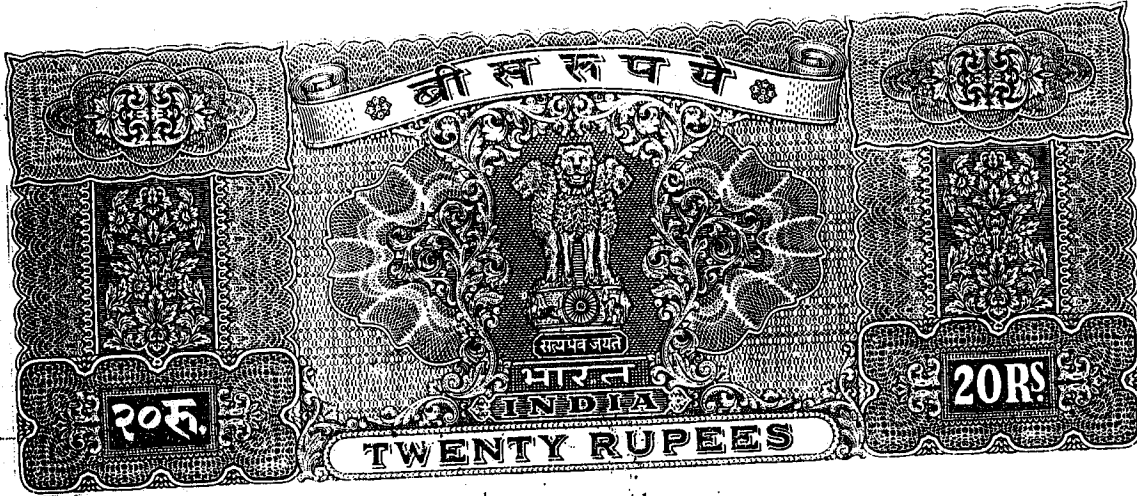




.....వ పన్ను కమా 2004
13500 దస్తావేజు మొత్తము
కొరతముల సంఖ్య.....73
ఈ కార్యముల వరుస సంఖ్య.....
సామాన్య పత్ర - రిజిస్ట్రేషన్.



20RS.



Date : 09-12-2004 Serial No : 15,450 Denomination : 20

Purchased By :

V.S.N.RAO

For Whom :

E.V.RAGHAVA REDDY

S/O. V.S.N.RAO

R/O. JUBILEE HILLS, HYDERABAD.

S/O. E.RAMI REDDY

R/O. JUBILEE HILLS, HYDERABAD.

S.R.O. Sangareddy
Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. SANGAREDDY
(R.O)

That, the Attorney is hereby authorised to safe guard the scheduled property from the encroachments or from any third parties whomsoever on behalf of the VENDOR.

That, the Attorney is hereby authorised to supervise and to develop the property as per the requirements and to obtain necessary permission from the Mandal Municipality, or any Other Local Authorities.

That, the Attorney is hereby authorised to do all acts and things to give full effect in respect of the schedule property as the VENDOR do personally.

NOTE:

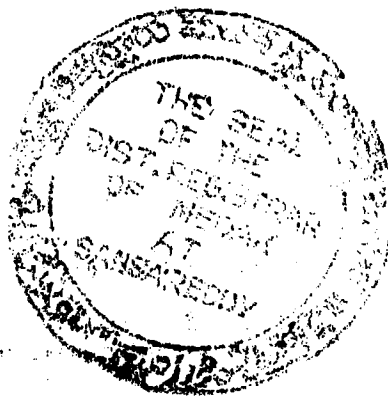
The survey number in which the schedule property located is not assigned land, which does not come under Act. No.9 of 1977.

It is hereby declared that there are no Mango trees/Coconut trees/Betel leaf gardens/Orange groves or any such other Gardens, that there are no Mines or Quarries of Granites or such other valuable stones that there are no Machinery, no Fish ponds, etc., in the land now being transferred that if any supression of fact is noticed at a future date, I will be liable for prosecution as per law besides payment of deficit stamp duty.

M. Venkateswara Rao



.....కి పేజీ కను 2004
13.5.0.6.. దస్తావేజు మొత్తము
కాగితముల సంఖ్య.....
* కాగితముల వరుస సంఖ్య. 4.....
.....





Date : 09-12-2004 Serial No : 15,431 Denomination : 20

Purchased By :
V.S.N.RAO

For Whom :
E.V.RAGHAVA REDDY

S/O. V.H.RAO
R/O. JUBILEE HILLS, HYDERABAD.

S/O. E.RAMI REDDY
R/O. JUBILEE HILLS, HYDERABAD.

[Signature]
Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. SANGAREDDY
(R.O)

5

SCHEDULE OF THE PROPERTY

Agricultural Dry Land bearing Survey No.274/8, admeasuring Ac.6-21 1/2 Gts., which is equivalent to 2.645 Hectors., situated at KOLLUR VILLAGE, R.C. PURAM MANDAL, UNDER G.P. KOLLUR, MEDAK DISTRICT. A.P., MP R.C. PURAM., ZP Medak at Sangareddy, Registration Sub-District Sangareddy, Registration District Medak at Sangareddy and bounded by :

NORTH BY:- TANDA ROAD.
SOUTH BY:- VILLAGE BOUNDARY.
EAST BY:- AGRL. LAND OF SURVEY NO.274.
WEST BY:- AGRL. LAND OF SURVEY NO.274/8.

RULE - (3) THE MAIN MARKET VALUE STATEMENT

SY. NO.	VILLAGE.	RATE PER ACRE.	TOTAL AREA.	NATURE.	TOTAL VALUE.
1	2	3	4	5	6
274/8	KOLLUR.	(a) RS.48,500/-	AC.6-21 1/2 GTS.	DRY.	RS.3,17,100/-

IN WITNESS whereof the VENDOR and VENDEE, hereby singed on this AGREEMENT OF SALE CUM GPA with free will and consent on this the day, month and year first above mentioned.

WITNESSESS :

1. *[Signature]*
(V.S.N. RAO)
2. *[Signature]*
77 60955000

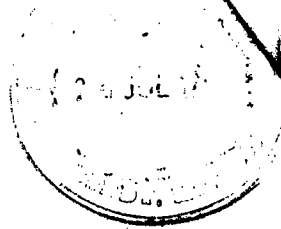
[Signature]
VENDOR.

[Signature]
VENDEE.



.....న ఉత్తరము 2004
1.35.6. దస్తావేజు మొత్తము
రాగితముల సంఖ్య.....7.....
ఇది కాగితముల వరుస సంఖ్య.....5.....

జాబ్బాద్ శర్-నిజాద్.



REGISTRATION PLAN OF AGRICULTURAL DRY LAND BEARING
SURVEYNO.274/8, SITUATED AT KOLLUR VILLAGE, R.C. PURAM
MANDAL, MEDAK DISTRICT. A.P.

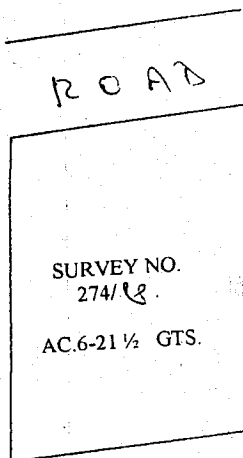
VENDOR :

SRI. M. VENKATESWARA RAO S/O. M. SUBBA RAO, AGED ABOUT 50
YEARS, OCCUPATION BUSINESS. R/O. BAVAJIPET, 2ND LANE,
VIJAYAWADA-3. A.P.

VENDEE :

SRI. E.V. RAGHAVA REDDY S/O. E. RAMI REDDY, AGED ABOUT 31
YEARS, OCCUPATION BUSINESS. R/O. PLOT NO.314, ROAD NO.25,
JUBILEE HILLS, HYDERABAD. A.P.

TOTAL AREA AC.6-21 ½ GTS., OR 2.645 HECTORS.



NORTH BY:-
SOUTH BY:-
EAST BY:-
WEST BY:-

TANDA ROAD.
VILLAGE BOUNDARY.
AGRL. LAND OF SURVEY
NO.274.
AGRL. LAND OF SURVEY
NO.274/8.

N



WITNESSES :

1. *[Signature]*

2. *[Signature]*

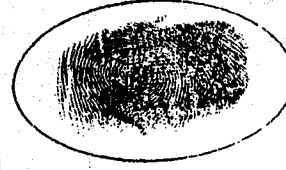
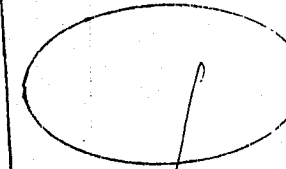
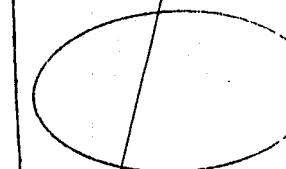
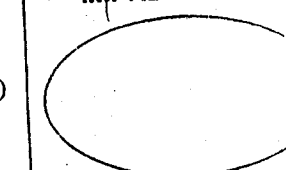
[Signature]
VENDOR.

[Signature]
VENDEE.

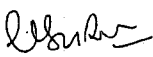
.....వ త్సకము 2004
13వది. రహదారి మొత్తము
కాగితముల సంఖ్య.....
ఈ కాగితముల వరుస సంఖ్య.....
కొయిల నం.-రిజిస్టర్.

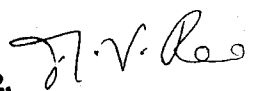


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32-A OF
REGISTRATION ACT. 1908**

Sl. No.	Finger Print in Black Ink (Left Thumb)	Pass Port Size Photo Graph (Black & White)	Name & Permanent Postal Address of Presentant/Seller/Buyer
1)	THUMB IMPRESSION 		VENDOR: Sr. M. VENKATESWARA RAO S/o. M. SUBBA RAO Rd. BAVAJIPET, 2ND LANE, 20, VIJAYAWADA - 3. (AP).
2)	THUMB IMPRESSION 		VENDEE: SRI. E.V. RAGHAVA REDDY S/o. E. RAMIREDDY Rd. P.No. 314, ROAD NO. 25, JUBILEE HILLS, HYD.
3)	THUMB IMPRESSION 	PASS PORT SIZE PHOTO	ADDRESS
4)	THUMB IMPRESSION 	PASS PORT SIZE PHOTO	ADDRESS
5)	THUMB IMPRESSION 	PASS PORT SIZE PHOTO	ADDRESS

SIGNATURE OF WITNESSES :

1. 

2. 

**SIGNATURE OF THE
EXECUTANT/S**



EM 

కాయంబ్ నర-విజయం.

