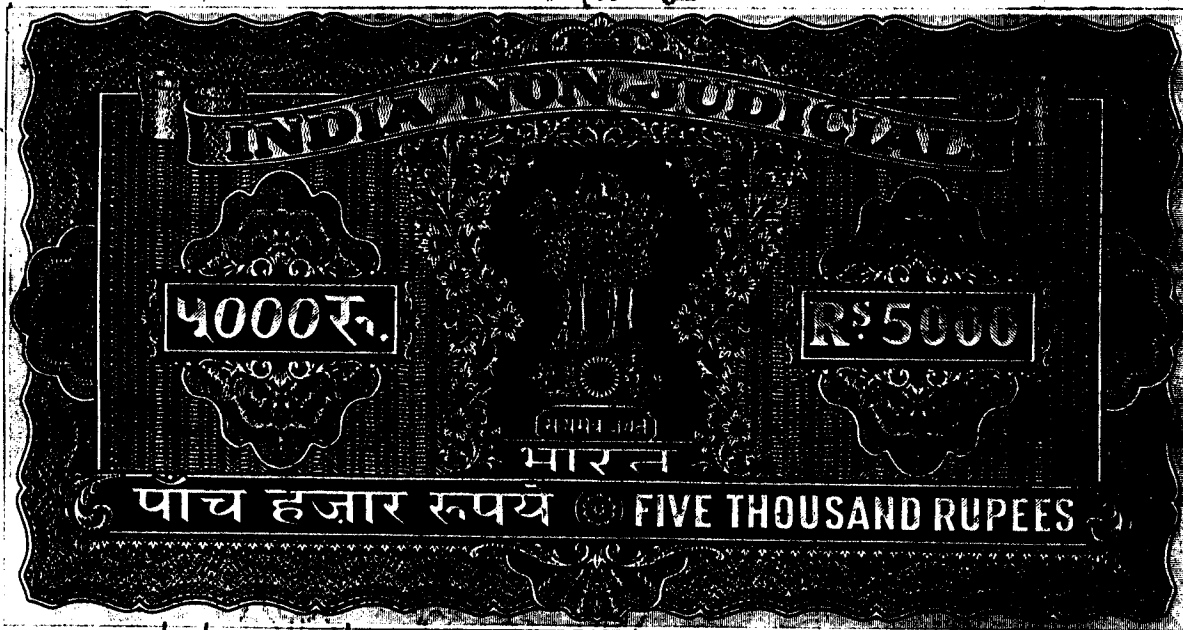




S.No 4123/2001 5000/-
 Date 06/06/2001 64480 AP23 IV E
 Sold to K. Madhava Reddy s/o K. Gopal Reddy R/O. Hrd.
 For whom K.M.R. Sefaly & Builders Pvt. Ltd.

Doc. No. 4123/2001
 Co. Office, Dimple Vada
 D. O. Excess Office

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY

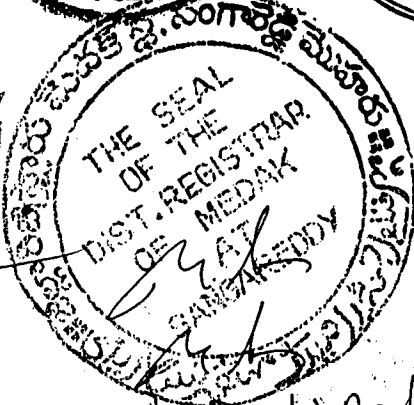
This Agreement of Sale Cum General Power of Attorney is made and executed on this the 17th day of June, 2001,

BY :-

1. SRI. RAVINDER REDDY, S/O. BUCHI REDDY, AGED 52 YEARS, OCC: AGRICULTURE, R/O. AMEENPUR VILLAGE, PATANCHERUVU MANDAL, MEDAK DISTRICT.
2. SRI. ASHOK REDDY, S/O. BUCHI REDDY, AGED 50 YEARS, OCC: AGRICULTURE, R/O. AMEENPUR VILLAGE, PATANCHERUVU MANDAL, MEDAK DISTRICT.
3. SRI. PADMA REDDY, S/O. BUCHI REDDY, AGED 48 YEARS, OCC: AGRICULTURE, R/O. AMEENPUR VILLAGE, PATANCHERUVU MANDAL, MEDAK DISTRICT.

[Handwritten signature]

2001 వ. సం. 25
 4వ పేజీ
 గణపతి వంశం
 ఈ కార్యముల వంశ వంశం



Sh. Buchi Reddy

2001 వ. సం. 25
 ఆఫీస్ నం. 4
 గణపతి వంశ వంశం
 గణపతి వంశ వంశం
 గణపతి వంశ వంశం

గణపతి వంశ వంశం

2 వంశ వంశ వంశం: 4. Ashok Reddy Sh. Buchi Reddy

3 వంశ వంశ వంశం: K. Reddy Sh. Buchi Reddy,
 all are ob. Ash. Ph. Aneyur

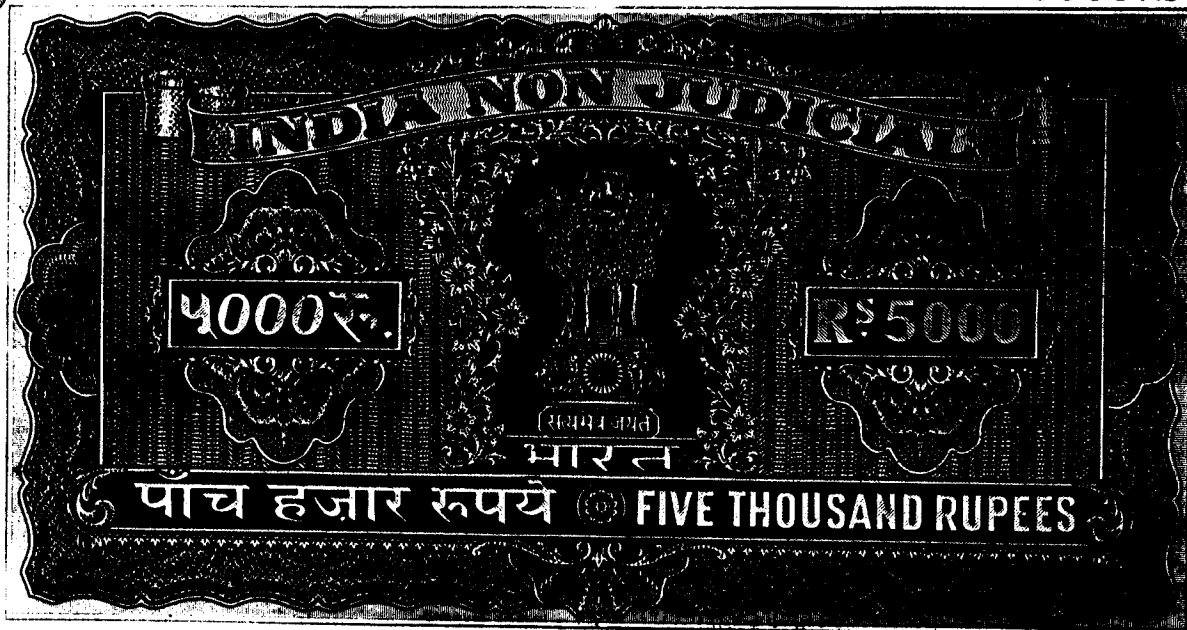
అనుబంధం

1. K. W. Reddy Sh. Reddy of Reddy Ph. Reddy

2. G. Reddy Sh. Reddy of Reddy
 Ph. Reddy Greenery only
 serially Reddy

2001 వ. సం. 25
 1923 వ. సం. ఆఫీస్ నం. 4

అనుబంధం



64708AP23 IV E

Date : 13-06-2001 Serial No : 5,911 Denomination : 5,000

Purchased By :
K. MADHAVA REDDY

For Whom :
K. M. R. ESTATES & BUILDERS

S/O K. GAL REDDY
R/O SEC, BAD

PVT. LTD

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

:: 2 ::

(HEREINAFTER called as the Vendors which term and expression shall mean and include all their heirs, legal representatives, assignees, executors, administrators and nominees etc.,)

IN FAVOUR OF

M/S.K.M.R.ESTATES & BUILDERS PVT.LTD., A COMPANY INCORPORATED UNDER INDIAN COMPANIES ACT, HAVING IT'S OFFICE AT PLOT NO 38, PARK VIEW ENCLAVE, MANOVIKASNAGAR, SECUNDERABAD, REPRESENTED BY IT'S MANAGING DIRECTOR, SRI.K.MADHAVA REDDY, S/O.SRI.K.GAL REDDY, AGED 55 YEARS, OCC:BUSINESS.

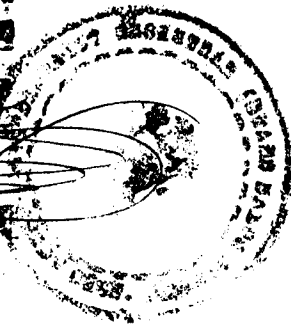
(HEREINAFTER called as the Purchaser which term and expression shall mean and include all it's successors in office, legal representatives, assignees, executors, administrators and nominees etc.,)

[Handwritten signature]

2 వ పేజీ 2001
4033...దస్త్రం నెంబర్

గ్రామముల పేర్లు:.....
ఈ గ్రామము వద్ద పంపు:.....

పంపు నెం. 003-75



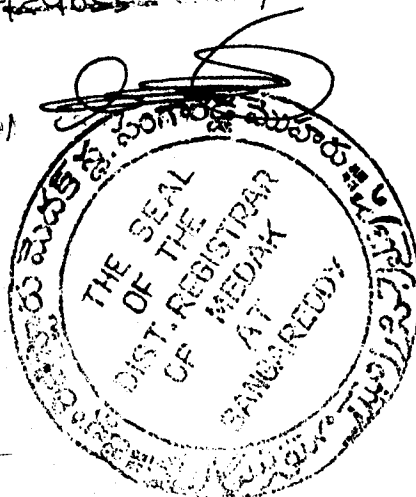
Certificate U/s. 41 & 42, T.S. Act:

I hereby certify that the proper Stamp
deficit Stamp duty Rs. 32200/- in words
Rs. thirty two thousand two hundred
as been advised Sri. K. M. Reddy
Market Value of Rs. 132500/- which is
higher than consideration.

Date: 20/4/01 Registrar, Office
R.O. Sangareddy Collector U/s. 41 & 42, T.S. Act

Registered as document
No. 4033 of 2001 (1923 S.E.) of
Book-I and assigned the Identification
Number: 1711-4033 of 2001
for recording.

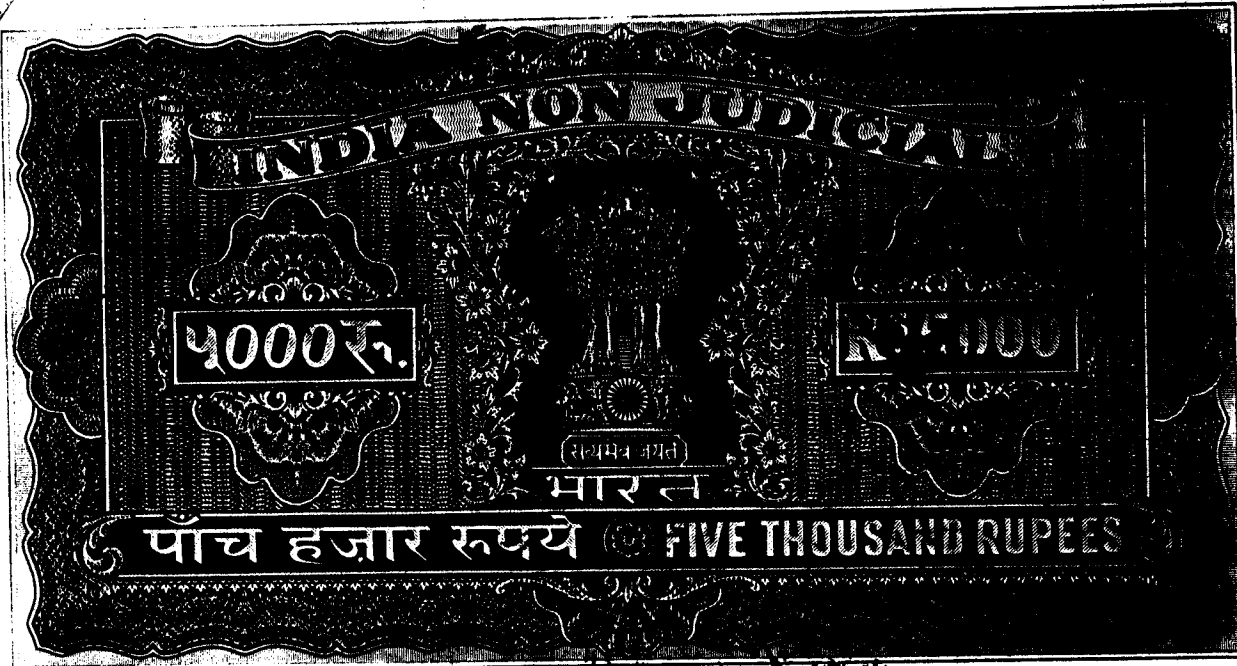
Date 25/6/2001



The document has been scanned with
the Identification Number

4033 - 2001

25/6/2001 Signature of
Sangareddy Registrar, Officer



64707 AR23 IV E

Date : 13-06-2001 Serial No : 5,912 Denomination : 5,000

Purchased By :
K. MADHAVA REDDY

For Whom :
K. M. R. ESTATES & BUILDERS

S/O K. GAL REDDY
R/O SEC, BAD

PVT. LTD. S :

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

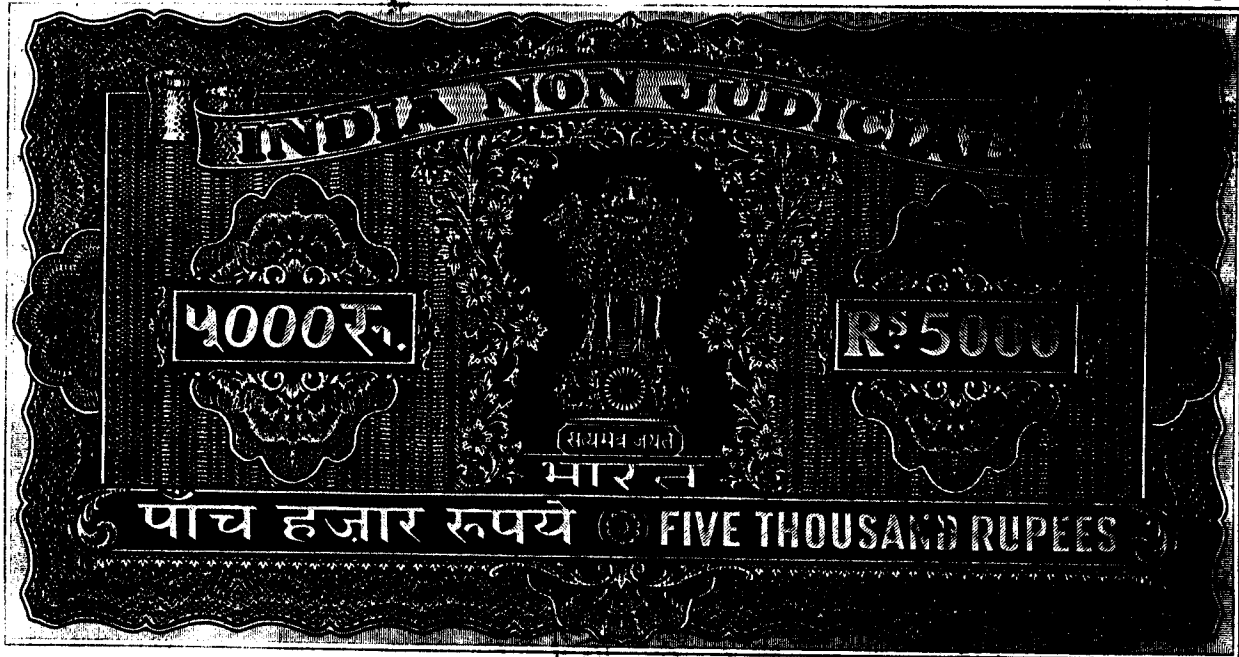
WHEREAS, the Vendors purchased the land admeasuring Ac.12.14 Gts, in survey No.342 of Ameenpur Village, Patancheruvu Mandal, Medak District, from Smt.Sarwarunnisa Begum W/O. Syed Muzaffar Hussain Sufi, under a registered sale deed dated 10-7-1963 vide Doc.No.389/1963 and registered in the office of the Registrar, Medak District. The said Smt.Sarwarunnisa Begum also obtained the necessary permission under section 47 and 48 of the Hyderabad Tenancy and Agricultutal Lands Act, 1950, vide proceedings No.C2/170/4697/63 dated 19-6-63, from the Tahasildar, then Sanga Reddy Taluk, Medak District, for the alienation of the said land in favour of the Vendors herein.

AND WHEREAS, the Vendors herein and their predecessors in title have been in continuous possession and enjoyment of the said property as absolute owners of the same.

0-00000 115-000-000



5000Rs.



64708

Date : 13-06-2001 Serial No : 5,913

Denomination AP23, IV, E00

Purchased By :

For Whom :

K. MADHAVA REDDY

K. M. R. ESTATES & BUILDERS

S/O K. GAL REDDY

PVT. LTD

R/O SEC, BAD

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

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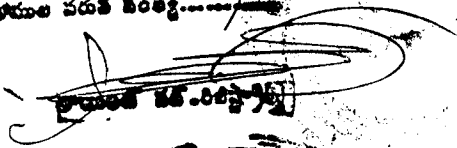
AND WHEREAS, the Vendors, in order to meet their urgent family necessities, agreed and offered to sell the said land admeasuring Ac.2.14 Gts, in survey No.342 of Ameenpur Village, Patancheruvu Mandal, Medak District, which is morefully described in the schedule mentioned hereunder and hereinafter called as "Schedule Property" for a total sale consideration of Rs.11,37,400/- (Rupees Eleven Lakhs Thirty Seven Thousand Four Hundred Only) and the Purchaser agreed to purchase the same.

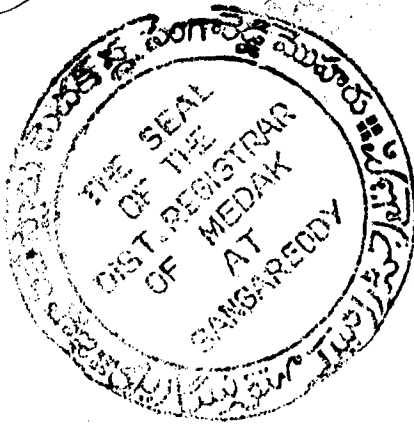
NOW THIS DEED WITNESSES AS FOLLOWS

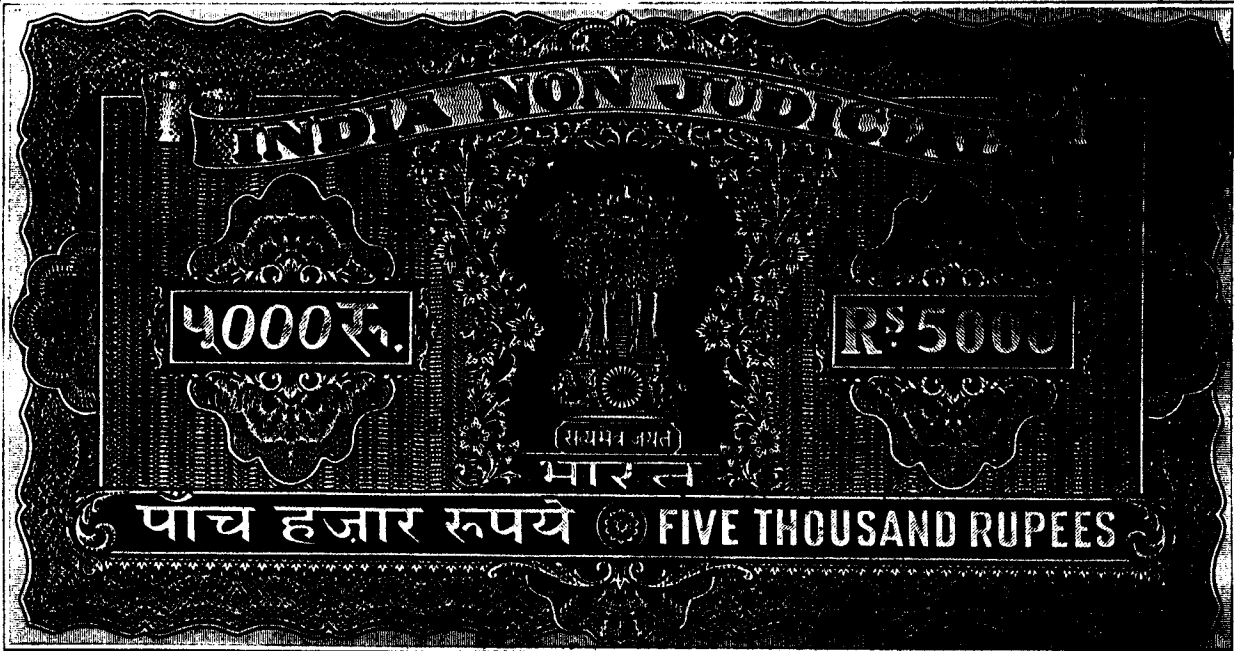
1. That the Vendors hereby agree to sell the Schedule property for a total sale consideration of Rs.11,37,400/- (Rupees Eleven Lakhs Thirty Seven Thousand Four Hundred Only) and the Purchaser agreed to purchase the same.

2. That the Purchaser already paid a sum of Rs.11,37,400/- (Rupees Eleven Lakhs Thirty Seven Thousand Four Hundred Only) to the Vendors towards total sale consideration. The Vendors hereby admit and acknowledge the receipt of the said amount.

2, చివరికి 2001
4.33 చివరికి మొత్తం
సాక్షి ముద్ర నంబర్:.....
ప్రతి సాక్షి ముద్ర వరుస నంబర్:.....


ప్రతి సాక్షి ముద్ర నంబర్:.....





Date : 13-06-2001 Serial No : 5,914 Denomination : 5,000

64703 AP23 IV E

Purchased By :

For Whom :

L. MADHAVA REDDY

K. M. R. ESTATES & BUILDERS

S/O K. GAL REDDY

PVT. LTD

R/O SEC,BAD

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

:: 5 ::

3. That the Vendors hereby deliver the vacant physical possession of the schedule property to the Purchaser and the Vendors hereby confirm the same.

4. That the Vendors hereby declare that the Vendors are the absolute owners of the schedule property and the Vendors have got marketable title and vested rights to alienate the same in favour of the Purchaser herein. The Vendors further declare that there are no legal impediments for the Vendors to sell the Schedule property to the Purchaser.

5. It is further agreed that time is not the essence of the contract.

6. That the Vendors hereby declare that the Schedule property is free from all encumbrances such as prior sale, agreement of sale, mortgages, court attachments, charges or liens.

7. That the Vendors hereby undertake to indemnify the Purchaser or anyone claiming through the Purchaser if any loss is suffered due to the defective title of the Vendors.

[Signature]

26 వ పేజీ 2001

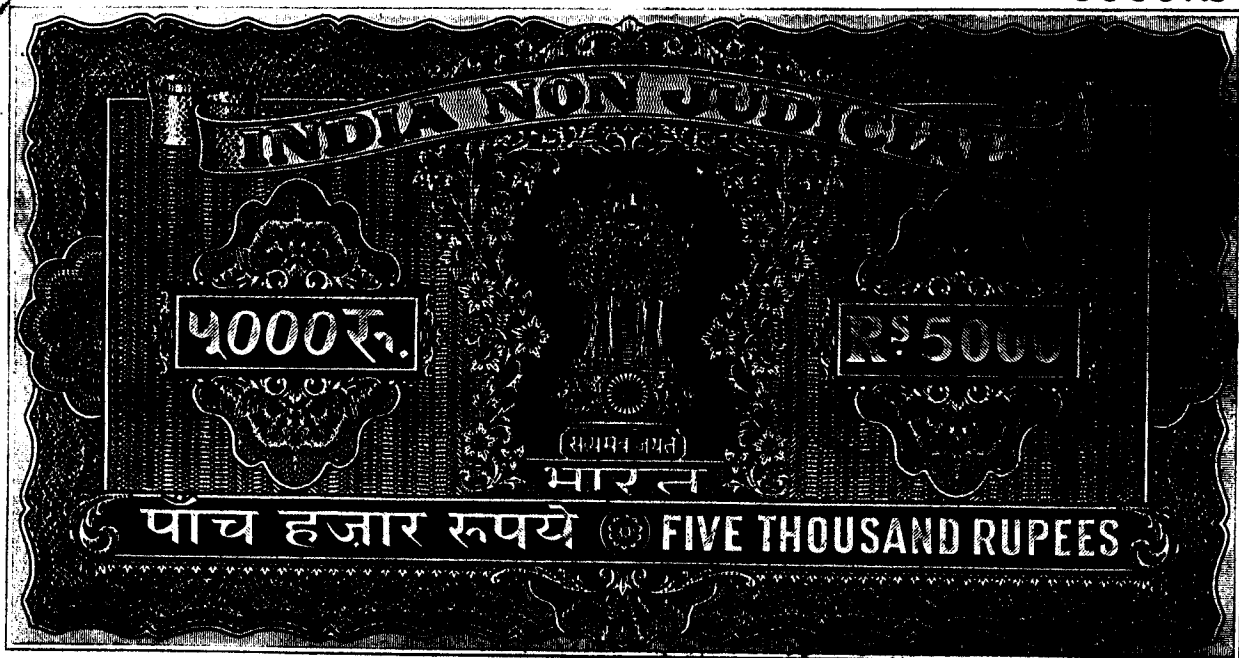
4-033-దస్తావేజు మొత్తం

సాక్షాత్తుల సంఖ్య:.....

అ. సాక్షాత్తుల వరుస సంఖ్య:.....

అ. సాక్షాత్తుల వరుస సంఖ్య:.....





64700AP23 IV E

Date : 13-06-2001 Serial No : 5,908 Denomination : 5,000

Purchased By :
R. MADHAVA REDDY

For Whom :
K. M. R. ESTATES & BUILDERS

S/O K. GAL REDDY
R/O SEC,BAD

PVT. LTD

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

:: 6 ::

8. That the Schedule property is not hit by any of the provisions of Land Ceiling Laws in force and the schedule property does not belong to or under mortgage to Government or Government Agencies or Undertakings etc. The schedule property is not an assigned land as defined in the A.P.Assigned Lands (Prohibition of Transfer) Act No.IX of 1977.

9. The Vendors shall execute and register the sale deed(s) in favour of the Purchaser or it's nominees.

10. That the Purchaser or it's nominees shall bear the necessary stamp duty and other incidental expenses for the execution and registration of the sale deed(s) in favour of the Purchaser or it's nominees.

11. That the Purchaser is authorised to enter into agreements of sale with prospective third party purchasers and receive consideration thereof as the Purchaser has already paid the total sale consideration.

[Signature]

7 వ పేజీ 2003
4032 పేజీ 2003
ఈ గ్రామం పరిధి:
ఈ గ్రామం పరిధి పరిధి:

2003-04-01



12. That the Vendors hereby expressly appoint, retain and constitute the Managing Director of the Purchaser herein, i.e. Sri.K.Madhava Reddy as their lawful agent to act on their behalf to do the acts mentioned in this deed. The Purchaser is also authorised and empowered to survey, divide and demarcate the schedule property into convenient plots of land and to enter into agreements of sale with the prospective purchasers to sell the so divided plots of land to prospective purchasers and to receive consideration thereof and to deliver the possession of the schedule property to the prospective purchasers and to complete the sale of the said property in favour of sub purchasers.

13. That the Purchaser is authorised to make and file necessary application, affidavits, plans, declarations, etc to the Govt., and Government authorities, HUDA and Municipal Authorities and to participate in all proceedings before the concerned authorities.

14. That the Purchaser is authorised to execute and register sale deed or deeds in favour of the prospective purchasers/nominees of the purchaser and to present the same for registration and to admit the execution thereof before the registering authorities and also to do all necessary acts and deeds for the completion of the execution and registration of the sale deed(s) in favour of the nominees of the purchaser.

15. That the Purchaser is authorised to do and execute all assurances, deeds or do all such acts as may be necessary, incidental, appropriate or expedient to effectuate the above said purpose.

16. The Purchaser is authorised to sign and verify plaints, written statements, petitions/claims of all kinds for the purpose of filing the same before courts and other competent authorities and for such purpose to engage advocates, fix their remuneration and give necessary instructions and also to institute suits, conduct proceedings in the courts of law and to compromise and compound any matters pending before the courts and do all such necessary acts and deeds for the above purpose.

17. That the Vendors hereby agree to ratify all acts, deeds or assurances done or executed on their behalf by the purchaser pursuant to power hereby conferred as if the same was done or made by the Vendors personally.

18. That the Vendors are in receipt of total sale consideration as such the powers hereby conferred upon the purchaser shall be irrevocable.

G. K.



:: 8 ::

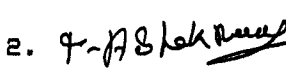
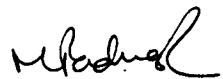
19. That the Vendors state that the Value of the schedule property is Rs.11,37,400/- (Rupees Eleven Lakhs Thirty Seven Thousand Four Hundred Only) on which requisite stamp duty is paid.

SCHEDULE OF PROPERTY

All that Part and Parcel of the agricultural land admeasuring Ac.2.14 Gts, in survey No.342 of Ameenpur Village, Patancheruvu Mandal, Medak District, Registration District:Medak and bounded as follows:-

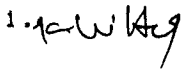
NORTH	:	Land in Sy.No.331,
SOUTH	:	Land in Sy.No.341,
EAST	:	Land in sy.No.342 part,
WEST	:	Land in Sy.No.342 part,

IN WITNESS WHEREOF, the parties herein have set their hands and signed on this deed with free will and consent on the day, month and year first above mentioned., in the presence of the following witnesses:

1.  2. 
3. 

(VENDORS).

WITNESSES:

1. 
2. 