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Some T 11/201/10/ Reddy Cale N. Malla Reddy Licensed Stamp Vandor
R/O, H.No. 6.5.32/1, Karmanghat (V),
Phone: 9441618924

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 17 day of November 2016, by: -

BANDAKUNTA PALLAVI, W/o. MARRI RAJASHEKHAR REDDY, aged about 42 years, Occupation: Housewife, R/o. H.No. 9-5-68, SBI Colony, Champapet, Hyderabad.

(Hereinafter called the "V E N D O R/PRINCIPAL OWNER")

IN FAVOUR OF

- NAVAR SRINIVAS REDDY, S/o. Late N. MALLA REDDY, aged about 40 years, Occupation: Agriculture, R/o. H.No. 4-234, Balapur Village and Mandal, Ranga Reddy District.
- PUTTAGALLA JAGAN, S/o. P. SANDHAIAH, aged about 46 years, Occupation: Agriculture, R/o. H.No. 8-77, Ragannaguda 'X' Road, Nadergul, Balapur Mandal, Ranga Reddy District.

(Hereinafter called the "PURCHASERS/ATTORNEYS")







(The terms of the Vendor/Principal Owner and the Purchasers/Attorneys herein used shall whatsoever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc., as the parties themselves);

WHEREAS the Vendor/Principal Owner is sole and absolute owner and peaceful possessor of Agricultural Dry Land bearing in Survey No. 35/6, admeasuring Ac. 0-13 Guntas., in Survey No. 35/64, admeasuring Ac. 0-14 Guntas., in Survey No. 36/6, admeasuring Ac. 0-26 Guntas., in Survey No. 36/64, admeasuring Ac. 0-26 Guntas., in Survey No. 38/0, admeasuring Ac. 1-20 Guntas., in Survey No. 38/64, admeasuring Ac. 1-19 Guntas., in Survey No. 35/72, admeasuring Ac. 0-14 Guntas., in Survey No. 36/2, admeasuring Ac. 0-25 Guntas., in Survey No. 38/9, admeasuring Ac. 1-20 Guntas., in Survey No. 35/6, admeasuring Ac. 0-14 Guntas., in Survey No. 36/6, admeasuring Ac. 0-26 Guntas., in Survey No. 38/6, admeasuring Ac. 1-20 Guntas., in Survey No. 35/6, admeasuring Ac. 0-13 Guntas., in Survey No. 36/6, admeasuring Ac. 0-26 Guntas., and in Survey No. 38/6, admeasuring Ac. 1-20 Guntas., total admeasuring Ac. 12-16 Gts., Situated at CHENNAMPALLY Village, Amangal Mandal, Mahabubnagar District, under Chennampally Grampanchayat (at Present Ranga Reddy District) having purchased the same property from KALLU DRAUPATAMMA, W/o. KALLU ANANTHA REDDY and 3 OTHERS, through a registered Sale Deed as Doct. No. 1465/2015, of Book-1, dated: 4th day of February 2015, registered in the office of Sub-Registrar,

AND WHEREAS the Vendor/Principal Owner is sole and absolute owner and peaceful possessor of Agricultural Dry Land bearing in Survey No. 35/4, admeasuring Ac. 0-13 Guntas., in Survey No. 36/4, admeasuring Ac. 0-26 Guntas., and in Survey No. 38/4, admeasuring Ac. 1-20 Guntas., total admeasuring Ac. 2-19 Gts., Situated at CHENNAMPALLY Village, Amangal Mandal, Mahabubnagar District, under Chennampally Grampanchayat (at Present Ranga Reddy District) having purchased the same property from KALLU RAMA DEVI, W/o. MURALIDHAR REDDY, through a registered Sale Deed as Doct. No. 8623/2015, of Book-1, dated: 8th day of July 2015, registered in the office of Sub-Registrar, Kalwakurthy

OCTION 29999/2016 & Doct No Registrar

Description of Fee/Duty	In the Form of									
	Stamp Papers	Challan u/S 41of IS Act	E-Challon	Gash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total			
Stamp Duty	100	0	44600	0	0	0	44700			
Transfer Duty	NA	0	0	. 0	0	0	Ö			
Reg. Fee	NA	0	2000	0	0	0	2000			
User Charges	NA	0	100	0	0	0	100			
Total	100	0	46700	0	0 1	0	46800			

Rs. 44600/- towards Stamp Duty including T.D under Section 41 of LS. Act. 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 892500/- was paid by the purty through E-Challan/8C/Pay Order No ,782DCJ041116 dated ,04-NOV-16 of ,SBH/KALWAKURTHY

E-Challan Details Received from Bank:

(1). AMOUNT PAID: Rs. 46700/-, DATE: 04-NOV-16. BANK NAME: SBH, BRANCH NAME: KALWAKURTHY, BANK REFERENCE NO: 002561464.REMITTER NAME: N. SRINIVAS REDDY, EXECUTANT NAME: B. PALLAVI, CLAIMANT NAME; N. SRINIVAS REDDY AND OTHERS).

Date:

07th day of November, 2016

Signature of Registering Officer

B.Nagar

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 29192 of 2016 (1938SE) of Book-I and assigned to attification No. 1521-1-29192 on 6 for scanning.

Dated: OT | | Sub !: Nages | Sub !: Nages | Na





Whereas the Vendor/Principal Owner has got mutated Pass Books in her name in respect of above said properties through Pattadar Pass Book No. M-353574, and Title Deed Book No. M-353574, under Patta No. 136, Unique No. 140216140136, issued by Tahsildar Amangal Mandal and Revenue Divisional Officer Mahabubnagar

WHEREAS the Vendor/Principal Owner due to his financial, personal and family necessities herein offered to sell the Agricultural Dry Land bearing in Survey No. 35/6, admeasuring Ac. 0-13 Guntas., in Survey No. 35/6, admeasuring Ac. 0-14 Guntas., in Survey No. 36/6, admeasuring Ac. 0-26 Guntas., in Survey No. 36/6, admeasuring Ac. 0-26 Guntas., in Survey No. 38/0, admeasuring Ac. 1-20 Guntas., in Survey No. 38/64, admeasuring Ac. 1-19 Guntas., in Survey No. 35/72, admeasuring Ac. 0-14 Guntas., in Survey No. 36/2, admeasuring Ac. 0-25 Guntas., in Survey No. 38/2, admeasuring Ac. 1-20 Guntas., in Survey No. 35/4, admeasuring Ac. 0-14 Guntas., in Survey No. 36/6, admeasuring Ac. 0-26 Guntas., in Survey No. 38/6, admeasuring Ac. 1-20 Guntas., in Survey No. 35/6, admeasuring Ac. 0-13 Guntas., in Survey No. 36/6, admeasuring Ac. 0-26 Guntas., and in Survey No. 38/6, admeasuring Ac. 1-20 Guntas., in Survey No. 35/2, admeasuring Ac. 0-13 Guntas., in Survey No. 36/6, admeasuring Ac. 0-26 Guntas., and in Survey No. 38/6, admeasuring Ac. 1-20 Guntas., total admeasuring Ac. 14-35 Gts., Situated at CHENNAMPALLY Village, Amangal Mandal, Ranga Reddy District, under Chennampally Grampanchayat (Hereinafter called said property) to the Purchasers/Attorneys for a total sale consideration of Rs.8,92,500/- (Rupees Eight Lakhs Ninety Two Thousand and Five hundred Only) Vendor/Principal Owner has agreed to execute a Registered Agreement of Sale cum General Power of Attorney in favour of the Purchasers/Attorneys in respect of the above said property. And the same for the aforesaid sale consideration on the assurance given by the Vendor/Principal Owner.

NOW THEREFORE this deed of Agreement of Sale Cum General Power of Attorney witnesses as Follows: -

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- It is Agreed between the Vendor/Principal Owner and the purchasers/Attorneys that the vendor/Principal Owner agreed to sell and the purchasers have agreed to purchase the said property for a total sale consideration of Rs.8,92,500/- (Rupees Eight Lakhs Ninety Two Thousand and Five hundred Only). That the Purchasers/Attorneys have paid full sale consideration to the Vendor/Principal Owner as follows:
 - Rs. 4,46,250/- vide Cheque No. 782265, dated: 7-11-2016, drawn on Andhra Bank, Balapur Branch, Hyderabad from N. Srinivas Reddy
 - Rs. 4,46,250/- vide Cheque No. 000047, dated: 7-11-2016, drawn on Andhra Bank, Nadergul Branch, Hyderabad from P. Jagan.

and the Vendor/Principal Owner do hereby admits and acknowledge the receipt of the said sum and also delivered the peaceful and vacant possession to the Purchasers/Attorneys to have and to hold the same absolutely forever.

Whereas the Vendor/Principal Owner has agreed to execute a Registered Agreement of Sale cum General Power of Attorney in favour of the Purchasers/Attorneys in respect of the schedule property.

That the rights, title, interest, easements, property claim demands, appurtenances, advantages, privileges, liberties, leasehold enjoyments and peaceful possession have been transferred in favour of the Purchasers/Attorneys, as the Vendor/Principal Owner has got the Power to sell the same absolutely and forever.

Time is not the essence of this contract.

The Schedule of the Property is free from all encumbrances, charges, securities, prior sale, Gift, Mortgage, lines, Agreement of Sale or Leasehold, Court attachments, or liens and no Government, Private, Public Sectors Hypothecations etc., over the Schedule Property it is not subject to any other litigation whatsoever, if it is fond the Vendor/Principal Owner prosecuted by the Court of Law, and the Vendor/Principal Owner wholly held and responsible for the schedule property.

That the Vendor/Principal Owner further covenant with the Purchasers/Attorneys that if the Purchasers/Attorneys are deprived of whole or any part on account of any defect in the Vendor's title the Vendor/Principal Owner shall indemnify and compensate the Purchasers/Attorneys against the Same.

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The Vendor/Principal Owner does hereby assure the Purchasers/Attorneys, that the Vendor/Principal Owner has paid all assessments, Public charges, taxes and other outgoings upto date payable to any public body, Government in respect of the Schedule property hereby conveyed and that if any of the said outgoings now due are found not to have been paid the Purchasers/Attorneys may pay the same and the Purchasers/Attorneys will be entitled to recover the same from the Vendor/Principal Owner. And the Purchasers/Attorneys will pay the all public charges, taxes etc., in respect of the schedule property from this day onwards.

The Vendor/Principal Owner as unable to execute the sale transaction and get them Registered personally due to domestic pre occupation.

The Purchasers/Attorneys have agreed to act in the name and on behalf of the Vendor/Principal Owner as Agent of the Vendor/Principal Owner.

The Vendor/Principal Owner has this day put the Purchasers/Attorneys in vacant peaceful possession of the Schedule property.

The Vendor/Principal Owner hereby agrees to Co-operate with the Purchasers/Attorneys to get the title of the Schedule property change in the name of the Purchasers/Attorneys in Municipal/Grampanchayat/Revenue and other Office Records.

The Land is not an assigned land with in the meaning of T.S. Assigned lands (Prohibition of Transfers) Act 9 of 1977. And it does not belong to or under mortgage to Government, or Government Undertakings, Agencies etc., There is no House or any construction in the Schedule property hereby transferred, If it is found any construction the Vendor/Principal Owner may be prosecuted Under Section 27 and 64 of Indian Stamp Act.

The Vendor/Principal Owner hereby agree to keep indemnified the Purchasers/Attorneys from and against all losses, costs, claims, or dispute, damages and expenses which the Purchasers/Attorneys may sustain by reason of anybody to the Said property.

That the Title Deeds relating to the Schedule Property are hereby handed over to the said Purchasers/Attorneys.

The Vendor/Principal Owner does hereby also covenant with the Purchasers/Attorneys that the Purchasers/Attorneys shall at all times hereafter peaceably and quietly posses and enjoy the Schedule property and receive the profits thereof without let or hindrance or suit eviction claim or demand whatsoever from or by the Vendor/Principal Owner or any other person or persons.

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The Vendor/Principal Owner hereby authorize the said Purchasers/Attorneys to do the following acts in the name and on behalf of the Vendor/Principal Owner namely:-

To enter into sub contract for the sale of the Schedule property either whole or in parts for any consideration which he deems reasonable in her absolute discretion and receive the earnest money and acknowledge the receipt of the same.

To sell the Schedule property to the Sub Agreement Holder/s or their nominee or nominees etc.,

To execute the Sale Deed or Sale Deeds in favour of their self and the Purchaser or purchasers, sub-purchaser or purchasers, received the sale-consideration money to present the Sale Deed or Deeds executed by them in favour of the Purchasers their self and sub-purchasers before the concerned Registering Office admit, execution and receipt of consideration and procure the Registration of the said Sale Deed or Deeds.

To execute sign and file all the statements, petitions, applications and declarations etc., necessary for an incidental charges to the completion of registration the said Deed or Deeds.

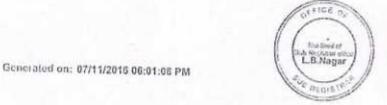
To complete the sale of the said property and handover the peaceful and vacant physical possession of the said property to sub- purchaser/purchasers.

To appear and act in all courts, civil, criminal revenue whether original or appellate in the Registration and other offices of the state and Central Government and of local bodies in relation to the said property.

To sign and verify plaints, written statements, petitions of claims and objections of all kinds and file them in such courts and offices and to appoint advocates and other legal practitioners to file and receive back documents to deposit and withdraw moneys and grant receipt in relation to the said property.

Generally to act as the Attorney or Agent of the Vendor/Principal Owner in relation to the schedule property in relation to the matters aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the vendor themselves would do if personally present.

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The Vendor/Principal Owner hereby declare, that there are no Mango Trees, Coconut trees, Betel Leaf Gardens, Orange Groves, or any such others and that there are no Mines or quarries or Granites or such other valuable stones, that there are no machinery no fish ponds, etc., in the said land now belong transferred that if any suppression of facts is noticed at a future date will be liable for prosecution as per law besides payment of deficit duty.

The Vendor/Principal Owner for his self, legal heirs, executors, successors, legal representatives, administrators, and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney namely the Purchasers/Attorneys in pursuance of these presents.

That the Vendor/Principal Owner does hereby declare and covenant with the Purchasers/Attorneys that there are no suits, appeals or any legal proceedings in any court, in which an question relating to the Schedule Property is in issue and that there are no attachments, proclamations or orders on the schedule property which is any way prevent its alienation and that the Vendor/Principal Owner has not entered into any prior agreement of sale with any else which is in force and that the Vendor/Principal Owner has not done any act or thing any have not offered the schedule property as security where by the said property shall and will be in any way affected in title, estate, possession and enjoyment of the Purchasers/Attorneys.

THAT the property shown in the schedule effected by this Document is neither a Government Land nor an assigned land with the meaning of T.S. Assigned Lands(Prohibition of Transfers) Act No.9 of 1977. There is no house or any type of construction in it. The said land is not under mortgage and does not belong to Govt. Agencies and its undertakings such as Telangana State Wakf Board, T.S. Bhoodan Yagna Board, Charitable & Hindu Religious Institutions, and Endowments and this is not an Inam land, and it is not a surplus land under Ceiling law, and is not prohibited by any Act in existence or Act No. 19 of 2007, and both the parties hereto shall be held responsible for the same and hereby undertake to indemnify the Registering Authority. There are no protected tenants over the said land. If the transfer of the schedule property is subsequently found to be in violation of any of the provisions of the above Acts, or any Government Orders referred in future, both the parties hereto will be held liable for prosecution besides this transaction being declared as null and void. There is no order of attachment or any injunction by any Court of law, against the Schedule property restraining the Vendor from transferring the same

Stamp duty paid on this Document in pursuance of Clarification of IG, R&S and CCRA in para II (5) (i) of his proceedings No. MV/18269/95, dated: 01-07-1995.

29192-1.CS No 29999/2016 & Doct No





STATEMENT REGARDING THE MARKET VALUE OF THE SCHEDULE PROPERTY

(Under Rule 3 of T.S (Prevention of Under Valuation) Instruments Rules, 1975

Place	Survey No.	Extent	Value per Acre Rs.	Total Rs.
CHENNAMPALLY (V), Amangal Mandal, Ranga Reddy District, under Chennampally Grampanchayat	Survey No. Survey No. 35/e, 35/e, 35/e, 36/e, 36/e, 36/e, 36/e, 36/e, 36/e, 38/e, 35/e, 35/e, 35/e, 36/e, 38/e, 35/e, 36/e & 38/e Agriculture Dry Land	Ac. 14-35 Gts.,	Rs. 60,000/-	Rs.8,92,500/-

SCHEDULE OF PROPERTY

All that piece and parcel of Agricultural Dry Land bearing in Survey No. 35/19, admeasuring Ac. 0-13 Guntas., in Survey No. 35/64, admeasuring Ac. 0-14 Guntas., in Survey No. 36/9, admeasuring Ac. 0-26 Guntas., in Survey No. 36/64, admeasuring Ac. 0-26 Guntas., in Survey No. 38/6, admeasuring Ac. 1-20 Guntas., in Survey No. 38/64, admeasuring Ac. 1-19 Guntas., in Survey No. 35/2, admeasuring Ac. 0-14 Guntas., in Survey No. 36/2, admeasuring Ac. 0-25 Guntas., in Survey No. 38/2, admeasuring Ac. 1-20 Guntas., in Survey No. 35/6, admeasuring Ac. 0-14 Guntas., in Survey No. 36/€, admeasuring Ac. 0-26 Guntas., in Survey No. 38/€, admeasuring Ac. 1-20 Guntas., in Survey No. 35/6, admeasuring Ac. 0-13 Guntas., in Survey No. 36/€, admeasuring Ac. 0-26 Guntas., and in Survey No. 38/€, admeasuring Ac. 1-20 Guntas., in Survey No. 35/e, admeasuring Ac. 0-13 Guntas., in Survey No. 36/19, admeasuring Ac. 0-26 Guntas., and in Survey No. 38/19, admeasuring Ac. 1-20 Guntas., total admeasuring Ac. 14-35 Gts., Situated at CHENNAMPALLY Village, Amangal Mandal, Ranga Reddy District, under Chennampally Grampanchayat, Registration at Su- Registrar Office, L.B. Nagar, Ranga Reddy District and bounded by:-

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NORTH: Irvin Road.

SOUTH : Agri. Land of Yohan.

EAST : Agri. Land of Yohan.

WEST: Agri. Land of Chandrasekhar Reddy

E-Challan No. 782 DCT041116, Dated: 411116, for Rs. 46700 issued by State Bank of Hyderabad.

IN WITNESS WHEREOF THE Vendor/Principal Owner and the Purchasers/Attorneys have signed on this deed of sale of free will land consent on this day month and year first above mentioned in the presence of the following witnesses.

WITNESSES: -

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· Pallovi

SIGN. OF VENDOR/ PRINCIPAL OWNER.

2. S. Karsholch

SIGN. OF PURCHASERS/ ATTORNEYS 29192 12016 Sheet of 10 Sub Registlar



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GOVERNMENT/OF INDIA

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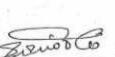
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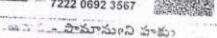
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