



తెలంగాణ తెలంగాణ TELANGANA

SL.No. 1975, Date: 09/03/2021, Rs.100/-

Name: T.Mohan Reddy S/O T.Janardhan Reddy

R/O Secunderabad.

For Whom: TMR Infra Pvt Ltd

 7 453676
JUNIOR ASSISTANT
Ex Officio Stamp Vendor
Shadnagar

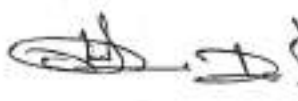
PAGE ::01::

AGREEMENT OF SALE CUM IRREVOCABLE GENERAL POWER OF ATTORNEY

This Deed of Agreement of Sale cum Irrevocable General Power of Attorney is made and executed on this **24th day of March 2021**, by and between:-

1. **Sri. KOKKONDA DEEPAK REDDY, S/o Sri. KOKKONDA SUDHAKAR REDDY**, aged about 41 Years, Occupation: Business, R/o H. No. 6-213/2, Toopran Village, Toopran Mandal, Medak District, Telangana -502334, (AADHAAR No.: XXXX XXXX 2569), Hereinafter called the "**VENDOR No.1**",
2. **Sri. MORE SRIHARI, S/o Sri. MORE VENKATESHAM**, aged about 34 Years, Occupation: Business, R/o H No:8-56/1, Bhagath Nagar, Toopran Village, Toopran Mandal, Medak District, Telangana -502334, (AADHAAR No.: XXXX XXXX 1238), Hereinafter called the "**VENDOR No.2**",
3. **Sri. DARIPALLY KRISHNA, S/o Sri. DARIPALLY BHAVAIAH**, aged about 43 Years, Occupation: Business, R/o. H No:3-46, Konthanpalle Village, Shivvampet Mandal, Medak District, Telangana -502335, (AADHAAR No.: XXXX XXXX 6315), Hereinafter called the "**VENDOR No.3**",
4. **Sri. DARIPALLY BIKSHAPATHI, S/o Sri. DARIPALLY RAMULU**, aged about 44 Years, Occupation: Business, R/o. H No:13-234, Vivekananda Nagar, Toopran Village, Toopran Mandal, Medak District, Telangana -502334, (AADHAAR No.: XXXX XXXX 0293), Hereinafter called the "**VENDOR No.4**",

 Sri. K. Deepak Reddy

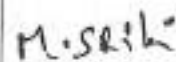
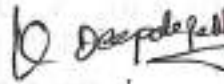
 Sri. D. B. Reddy

Contd..02..

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Ramayampet 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 02 and 03 on the 24th day of MAR, 2021 by Sri Deepak Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/ink Thumb Impression
1	CL		 T MOHAN REDDY [R] T [1707-1-2021-810]	T MOHAN REDDY[R]TMR INFRA PRIVATE LIMITED H.NO. 1-21, BIRADAWADA(V), JUVVALAPALEM OST, NAIDUPETA(M), NELLOR(D), ANDHRA PRADESH 524128, NELLORE DIST	 9 MAR 2021
2	EX		 BONDUGULA SRINIVAS [1707-1-2021-810]	BONDUGULA SRINIVAS S/O. BONDUGULA JAGADISHWAR H.NO. 7-57, MAIN ROAD TOOPRAN(V&M), MEDAK DIST TELANGANA-502334, MEDAK DIST	
3	EX		 DARIPALLY BIKSHAPATHI [1707-1-2021-810]	DARIPALLY BIKSHAPATHI S/O. DARIPALLY RAMULU H.NO. 13-234, VIVEKANANDA NAGAR, TOOPRAN(V&M), MEDAK(D), TELANGANA-502334, MEDAK DIST	
4	EX		 DARIPALLY KRISHNA [1707-1-2021-810]	DARIPALLY KRISHNA S/O. DARIPALLY BHAVAIHAH H.NO. 3-48, KONTHANPALLE(V), SHIVAMPET(M), MEDAK(D), TELANGANA-502335, MEDAK DIST	
5	EX		 MORE SRIHARI [24] I [1707-1-2021-810]	MORE SRIHARI S/O. MORE VENKATESHAM H.NO. 8-56/I, BHAGATH NAGAR, TOOPRAN(V&M), MEDAK DIST, TELANGANA-502334, MEDAK DIST	
6	EX		 KOKKONDA DEEPAK I [1707-1-2021-810]	KOKKONDA DEEPAK REDDY S/O. KOKKONDA SUDHAKAR REDDY H.NO. 6-213/Z, TOOPRAN (V&M), MEDAK(D), TELAGNANA-502334, MEDAK DIST	

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Sub Registrar
Ramayampet

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5. **Sri. BONDUGULA SRINIVAS, S/o Sri. BONDUGULA JAGADISHWAR**, aged about 41 Years, Occupation: Business, R/o. H No:7-57, Main road, Toopran Village, (Toopran) Mandal, Medak District, Telangana -502334, (**AADHAAR No.: XXXX XXXX 4911**), Hereinafter called the **"VENDOR No.5"**,

Hereinafter referred to as the **'EXECUTANTS/VENDORS'** being party of the **First Part**.

IN FAVOUR OF

M/s. TMR INFRA PRIVATE LIMITED, (CIN: U45309 TG 2016 PTC 109807) a Company incorporated under the Companies Act, 2013, and having its registered office at Plot No. 2, Surya Enclave Road, Trimulgherry, Secunderabad - 500 015. (**PAN No.: AAFCT7549D**).

Represented by, it's Managing Director. **Sri. T. MOHAN REDDY**, S/o. Sri. T. Janardhan Reddy, aged about 46 yrs., Occupation: Business, R/o. H. No. 1-21, Biradawada Village, Juvvalapalem Post, Naidupeta Mandal, Nellore Dist, Andhra Pradesh - 524 126. (**AADHAAR No.: XXXX XXXX 8585**), (**Cell No: 9000956957**).

Hereinafter referred to as the **'ATTORNEY/VENDEE'** being party of the **Second Part**.

The expression **"EXECUTANTS/VENDORS"** and **"ATTORNEY/VENDEE"** shall mean and include their legal heirs, successors, legal representatives, executors, administrators and assignees etc.

WHEREAS THE VENDORS herein are the absolute owners, peaceful possessors and pattedar of dry lands as per the details mentioned in the following table:

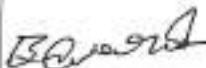
NAME OF THE PATTEDAR	SURVEY NUMBER	EXTENT Ac. - Gts.	Regd. Sale Deed Doc. Nos	DATE:
1. KOKKONDA DEEPAK REDDY	67/9	4-18	1037/2019	23-02-2019
2. MORE SRIHARI				
3. DARIPALLY KRISHNA		0-19	1344/2019	14-03-2019
4. DARIPALLY BIKSHAPATHI				
5. BONDUGULA SRINIVAS				
TOTAL		4-37	---	---

All lands mentioned above are situated at Chinnashivnoor Village & Grampanchayath, Chegunta Mandal, Medak District, Telangana state and registered at SRO Ramayampet.

Contd..03..

 M. Srikanth  D. D. Reddy  J. J. Reddy

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 M GOPAL REDDY::2- [1707-1-2021-810]	M GOPAL REDDY R/O MEDCHAL	
2		 B SRINIVAS GOUD::2 [1707-1-2021-810]	B SRINIVAS GOUD R/O ATHVELLY	

24th day of March, 2021

Signature of Sub Registrar
Ramayampet

Endorsement: Stamp Duty, Transfer 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/B/C/ Pay Order	
Stamp Duty	100	0	208900	0	0	0	209000
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
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	211000	0	0	0	211100

Rs. 208900/- 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. 4180000/- was paid by the party through E-Challan/BC/Pay Order No ,8447GY240321 dated ,24-MAR-21 of ,ICICIC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 211000/-, DATE: 24-MAR-21, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 4936981150117, PAYMENT MODE: NB-1001138, ATRN: 4936981150117, REMITTER NAME: TMR INFRA PVT LTD, EXECUTANT NAME: KDEEPAK REDDY AND FOUR OTHERS, CLAIMANT NAME: TMR INFRA PVT LTD

Date:

24th day of March, 2021

Signature of Registering Officer
Ramayampet

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1.2 ఫిబ్రవరి 2021 నంబర్ 3842
చె. 784
వ్యవస్థాపక సీనియర్ సలహాదారు
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WHEREAS THE VENDORS as a part of their business converted the nature of entire land from Agricultural purpose to Non-Agricultural purpose through Conversion Proceeding No.: C/1235/2018, Dated: 12-11-2018, issued by Revenue Divisional Officer, Toopran Division, and thereafter divided the Land Admeasuring Ac. 4-25 Gts., (out of total land ac 4-37 gts) into Residential Open Plots and obtained layout permission vide layout permit No. Draft **TLP No.: 59/2019/HRO/H1, Dated 12-06-2019**, approved by The Regional deputy Director of Town and Country Planning, Hyderabad & Project named as **"TMR GREEN MEADOWS"**.

WHEREAS the VENDORS have offered to sell from the said layout **"TMR GREEN MEADOWS"**, **RESIDENTIAL OPEN PLOT Nos.** as mentioned in below table:

SL. No.	PLOT NO.	Sq. Yds.	Sq. Mts.	SL. No.	PLOT NO.	Sq. Yds.	Sq. Mts.
1	32	183.33	183.26	7	41	165.00	137.94
2	33	183.33	183.26	8	42	165.00	137.94
3	34	183.33	183.26	9	43	165.00	137.94
4	35	183.33	183.26	10	44	165.00	137.94
5	36	183.33	183.26	11	45	165.00	137.94
6	37	183.33	183.26	12	46	165.00	137.94
TOTAL 12 PLOTS Admeasuring 2089.98 Sq. Yds. Or 1747.20 Sq. Mtrs.							

more fully described in the schedule annexed, herein after referred to as **Scheduled Plots**, to the VENDEE, for a total sale consideration of **Rs.41,80,000/- (Rupees Forty One Lakh Eighty Thousand Only)** and the VENDEE has agreed to purchase the schedule property free from all encumbrances acting bonafide on the representations made by the VENDORS on the following terms and conditions.

**NOW THEREFORE THIS DEED OF
AGREEMENT OF SALE CUM IRREVOCABLE GENERAL POWER OF
ATTORNEY WITNESSES AS FOLLOWS:-**

1. That in pursuance of the above Agreement of Sale-cum-G.P.A. the sale consideration **Rs.41,80,000/- (Rupees Forty One Lakh Eighty Thousand Only)** paid by the Vendee to the Vendors as detailed in table below

PAID TO	CHEQUE NO	DATE	AMOUNT	DRAWN ON/ BRANCH
VENDOR NO.1	563456	18-03-2021	Rs.8,36,000/-	ICICI Bank, Karkhana Branch, Secunderabad
VENDOR NO.2	563458	18-03-2021	Rs.8,36,000/-	
VENDOR NO.3	563469	18-03-2021	Rs.8,36,000/-	
VENDOR NO.4	563470	18-03-2021	Rs.8,36,000/-	
VENDOR NO.5	536464	18-03-2021	Rs.8,36,000/-	
TOTAL	-----	-----	Rs.41,80,000/-	-----

Contd..04..

D. Sripada Reddy → M. Srihari *[Signature]* D. B. [Signature]

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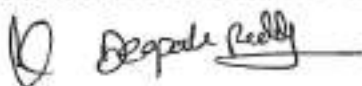
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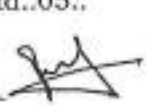


And the receipt of which the VENDORS hereby admit and acknowledge, in consideration of the same, the VENDORS above named do hereby convey, transfer and assign to the VENDEE all the VENDORS title, rights and interests in the **Scheduled Plots** along with easement rights attached thereto and to enjoy & to hold the same as absolute owner forever as is ordinarily passed on such sale free from all encumbrances.

2. That the VENDORS have on this day put the VENDEE in vacant and physical possession of the mentioned Schedule Plots and henceforth the VENDEE shall possess and enjoy the same absolutely with full powers of alienation and without any manner of claim, title, share, demand, right, interest, lawful let, hindrance, interruption, or interference from the VENDORS or from any person or persons claiming through the VENDORS.
3. That the VENDORS covenant with the VENDEE that VENDORS have not done anything or have omitted to anything or knowingly suffered any other deed or thing whereby the property mentioned in the schedule may stand in anyway encumbered or impeached in title and that the property is free from all encumbrances whatsoever.
4. That the VENDORS further covenant with the VENDEE that the VENDORS are the sole and absolute owners of the schedule property and that except the VENDORS no one else has any right, title, share, claim, demand or interest over the same. The VENDORS further covenant with VENDEE to keep indemnified the VENDEE from and against any losses, damages, costs or expenses which the VENDEE may sustain or incur by reason of any claim being made by anybody whosoever to the property sold or in respect of any arrears of taxes, or Cess due thereof.
5. That the VENDORS assure the VENDEE and declares that there are no mortgages, charges or liens and same is not the subject matter before any courts or attachment or before any government authorities.
6. That the VENDORS have hereby delivered the vacant possession of properties along with all copies relevant to this Sale.
7. That the VENDORS agree to execute all such lawful acts, deeds, conveyance in pursuance of the Sale of Schedule properties and all the acts of G.P.A. will be ratified by VENDORS.
8. That the VENDORS have paid all the taxes, rents, betterment charges up to date and the VENDEE shall be liable to pay all future taxes etc. thereof.
9. The VENDORS hereby declare that there are no structures or house constructions on the schedule property and these lands are not assigned lands and do not come under the purview of Andhra Pradesh Act No.9 of 1977.

 Deepak Reddy

M.S.R.L.

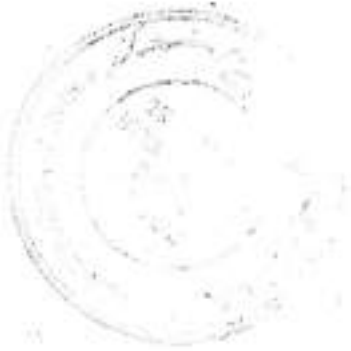
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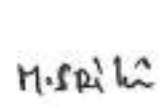


10. The VENDORS due to their other pre-occupation is unable to complete the Sale transaction personally as such executing this Agreement of Sale-cum-General Power of Attorney with possession in favour of the VENDEE to act in their name and on their behalf as the Agent of the VENDORS.
11. This General Power of Attorney is irrevocable and the Agreement of Sale cum G. P. A., are both complementary to each other.

The EXECUTANT/VENDOR hereby authorise the said ATTORNEY/VENDEE to do the following acts in his/her/their name and on behalf of the EXECUTANT/VENDOR herein.

- i) To execute the Sale Deed or Deeds in favour of his nominee or nominees or third parties and get it duly registered or to enter into Agreement of Sale with the third parties and receive monies with respect to sale transaction and acknowledge the receipt.
- ii) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for development, construction and utilizing the scheduled property and to give on lease, deliver possession and also to obtain necessary permission from Municipal or any other authorities whatsoever and also to complete the registration of the said Sale Deed or Deeds in favour of intending purchaser or Vendee from time to time.
- iii) To complete the Sale, development and construction over the said property and handover the possession of the said property to the purchaser, sub-purchaser etc.
- iv) To appear and act in all courts, criminal, revenue whether original or appellate, in the registration and other offices of the State, Central, Quasi, Government or local bodies in respect of the Schedule property.
- v) To sign Vakalatnama, affidavits and verify complaints, written statements, petitions of claims and objections of all kinds and file them in such courts and offices and appoint advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipts in relation to the said property.
- vi) The VENDORS hereby agree that all the acts, deeds and things willfully done by the said power of attorney shall be construed as acts, deeds and things done by the VENDORS and the VENDORS further undertake to ratify and confirm all acts, deeds and things whatsoever the said attorney shall willfully do or cause to be done for the VENDORS by virtue of this Power of Attorney.

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- vii) That all expenses of this Deed of Agreement of Sale-Cum- G.P.A., such as stamp duty, execution and registration fee, etc, has been paid by the VENDEE.

RULE 3 STATEMENT

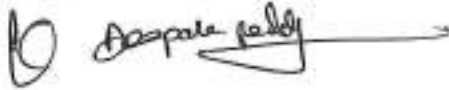
VILLAGE		KISHAN NAGAR	
SURVEY NO.		637/P, 639/P AND 652/P	
PLOT No.	EXTENT in Sq. Yards.	M.V. PER Sq. Yard.	CONSIDERATION VALUE
32	183.33	Rs.300/-	Rs.3,66,700/-
33	183.33	Rs.300/-	Rs.3,66,660/-
34	183.33	Rs.300/-	Rs.3,66,660/-
35	183.33	Rs.300/-	Rs.3,66,660/-
36	183.33	Rs.300/-	Rs.3,66,660/-
37	183.33	Rs.300/-	Rs.3,66,660/-
41	165.00	Rs.300/-	Rs.3,30,000/-
42	165.00	Rs.300/-	Rs.3,30,000/-
43	165.00	Rs.300/-	Rs.3,30,000/-
44	165.00	Rs.300/-	Rs.3,30,000/-
45	165.00	Rs.300/-	Rs.3,30,000/-
46	165.00	Rs.300/-	Rs.3,30,000/-
12 PLOTS	2089.98		Rs.41,80,000/-

SCHEDULE OF THE PROPERTY

SL. No.	PLOT NO.	Sq. Yds.	Sq. Mts.	SL. No.	PLOT NO.	Sq. Yds.	Sq. Mts.
1	32	183.33	183.26	7	41	165.00	137.94
2	33	183.33	183.26	8	42	165.00	137.94
3	34	183.33	183.26	9	43	165.00	137.94
4	35	183.33	183.26	10	44	165.00	137.94
5	36	183.33	183.26	11	45	165.00	137.94
6	37	183.33	183.26	12	46	165.00	137.94
TOTAL 12 PLOTS Admeasuring 2089.98 Sq. Yds. Or 1747.20 Sq. Mtrs.							

All that the above mentioned **RESIDENTIAL OPEN PLOTS** within the layout "**TMR GREEN MEADOWS**" in **Survey Nos.: 67/A** situated at Chinna Shivnoor Village & Grampanchayath, Chegunta Mandal, Medak District, Telangana state, has been approved Vide Layout Permit C. No.:597/2019/HRO/H1, and Draft **TLP No.: 59/2019/HRO/H1, Dated:12-06-2019**, by the Regional Deputy Director of Town and Country Planning, Hyderabad and bounded as under:

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M. S. R. L. K.



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BOUNDARIES:

PLOT NUMBERS	NORTH	SOUTH	EAST	WEST
32 TO 37 & 41 TO 46 (2089.98 Sq. Yds.)	Plot No;s. 38 & 40	33 Feet Wide Layout Road.	33 Feet Wide Layout Road.	33 Feet Wide Layout Road.

IN WITNESS WHEREOF the Vendor has signed this **Deed of Agreement of Sale-Cum- G.P.A.**, out of free will and consent on the day, month and year abovementioned in the presence of the following witnesses.

WITNESSES:

1) *H. Chit*

2) *B. Govind*

D. Gupta

M. Sri

[Signature]

[Signature]

EXECUTANT/VENDORS

[Signature]

ATTORNEY/VENDEE

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REGISTRATION PLAN SHOWING THE RESIDENTIAL OPEN PLOT NOS:

PLOT NO'S	AREA SQ. YDS.	AREA SQ. MTS	PLOT NO'S	AREA SQ. YDS.	AREA SQ. MTS
32	183.33	153.26	41	165.00	137.94
33	183.33	153.26	42	165.00	137.94
34	183.33	153.26	43	165.00	137.94
35	183.33	153.26	44	165.00	137.94
36	183.33	153.26	45	165.00	137.94
37	183.33	153.26	46	165.00	137.94
TOTAL				2089.98	1747.20

altogether admeasuring **2089.98 Sq.Yards or 1747.20 Sq.Mtrs.**, within the layout in Survey Nos.: **67/e** situated at Chinna Shivnoor Village & Grampanchayath, Chegunta Mandal, Medak District, Telangana state, has been approved Vide Layout Permit C. No.:597/2019/HRO/H1, and Draft **TLP No.: 59/2019/HRO/H1, Dated:12-06-2019**, by the Regional Deputy Director of Town and Country Planning, Hyderabad, Telangana.

VENDORS: 1.Sri. KOKKONDA DEEPAK REDDY, S/o Sri. KOKKONDA SUDHAKAR REDDY.

2. Sri. MORE SRIHARI, S/o Sri. MORE VENKATESHAM.

3. Sri. DARIPALLY KRISHNA, S/o Sri. DARIPALLY BHAVAIAH.

4. Sri. DARIPALLY BIKSHAPATHI, S/o Sri. DARIPALLY RAMULU. &

5.Sri. BONDUGULA SRINIVAS, S/o Sri. BONDUGULA JAGADISHWAR.

VENDEE: M/S. TMR INFRA PRIVATE LIMITED.

Represented by its Managing Director,

Sri. T. MOHAN REDDY, S/o. Sri. T. Janardhan Reddy.

PLOT NO :40 PLOT NO :38

WITNESSES:

1. *M. Srihari*

2. *B. Bondugula*

33'-00" WIDE ROAD

45'.00"	50'.00"
33'.00" PLOT NO :41	33'.00" PLOT NO :37
33'.00" PLOT NO :42	33'.00" PLOT NO :36
33'.00" PLOT NO :43	33'.00" PLOT NO :35
33'.00" PLOT NO :44	33'.00" PLOT NO :34
33'.00" PLOT NO :45	33'.00" PLOT NO :33
33'.00" PLOT NO :46	33'.00" PLOT NO :32
45'.00"	50'.00"

33'-00" WIDE ROAD

33'-00" WIDE ROAD

REFERENCES:-
INCLUDED: ———
EXCLUDED: ———



B. Bondugula

M. Srihari

T. Mohan Reddy

T. Mohan Reddy

T. Mohan Reddy

T. Mohan Reddy

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