

1246/2019

भारतीय न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

R... T 045239

Sl.No. 2658, Date: 04-02-2019.

Sold to: MOHAMMED IMRAN ALI S/O MOHAMMED QAMAR UZ ZAMA, R/o, Hyd. LICENSED STAMP VENDOR
For whom: Self & Others.

S.V.L No.16-3-7/2009

Renewal No.16-03-05-2018

Hyd-64 (South). Ph:9849806947

**AGREEMENT OF SALE-CUM-GENERAL POWER OF ATTORNEY
WITH POSSESSION**

This AGREEMENT OF SALE-CUM-GENERAL POWER OF ATTORNEY WITH POSSESSION is made and executed on this the 04th day of FEBRUARY, 2019 at Rangareddy District, T.S., BY & BETWEEN:

1. SRI BUNETI ASHOK RAO S/o. LATE BUNETI BALAIAH, Aged about: 59 Years, Occ: Business, R/o. 1-10, Pedda Gollapally, Shamsahabad, Gollapalle Kalan, Ranga Reddy District. TS. (Aadhar No. 8549 6784 4873) Pan No.ANKPB4085D

2. SRI BUNETI KRISHNA GOUD S/o. LATE BUNETI BALAIAH GOUD, Aged about: 50 Years, Occ: Business, R/o. H.No:1-107, 1-15, Pedda Gollapally, Ranga Reddy District. T.S, Aadhaar No.9325 9723 2428, Pan No.AMSPB8494K.

3. SRI BUNETI SHIVA KUMAR GOUD S/o. LATE BUNETI BALAIAH GOUD, Aged about: 37 Years, Occ: Business, R/o. 1-111, Pedda Gollapally, Shamsahabad, Gollapalle Kalan, Ranga Reddy District. TS: (Aadhar No. 7177 5428 6611), Pan No.AMEPB2936N





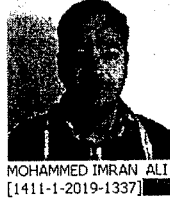
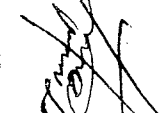











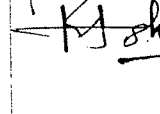
4. SRI BUNETI VENKATESH GOUD S/o. LATE BUNETI BALAIAH GOUD, Aged about: 37 Years, Occ: Business, R/o. 1-107, Pedda Gollapally, Shamsahabad, Gollapalle Kalan, Ranga Reddy District. T.S. (Aadhar No. 4287 2273 6860, Pan No.APCPB4273K, Mobile No.9885520625

(Hereinafter called the 'VENDORS/PRINCIPALS' which term shall mean and include their heirs, legal representatives, assignees, attorneys, administrators, nominees, successors, of the FIRST PART).

Contd..2..

Presented in the Office of the Sub Registrar, Shadnagar 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 _____ on the 04th day of FEB, 2019 by Sri Buneti Ashok Rao

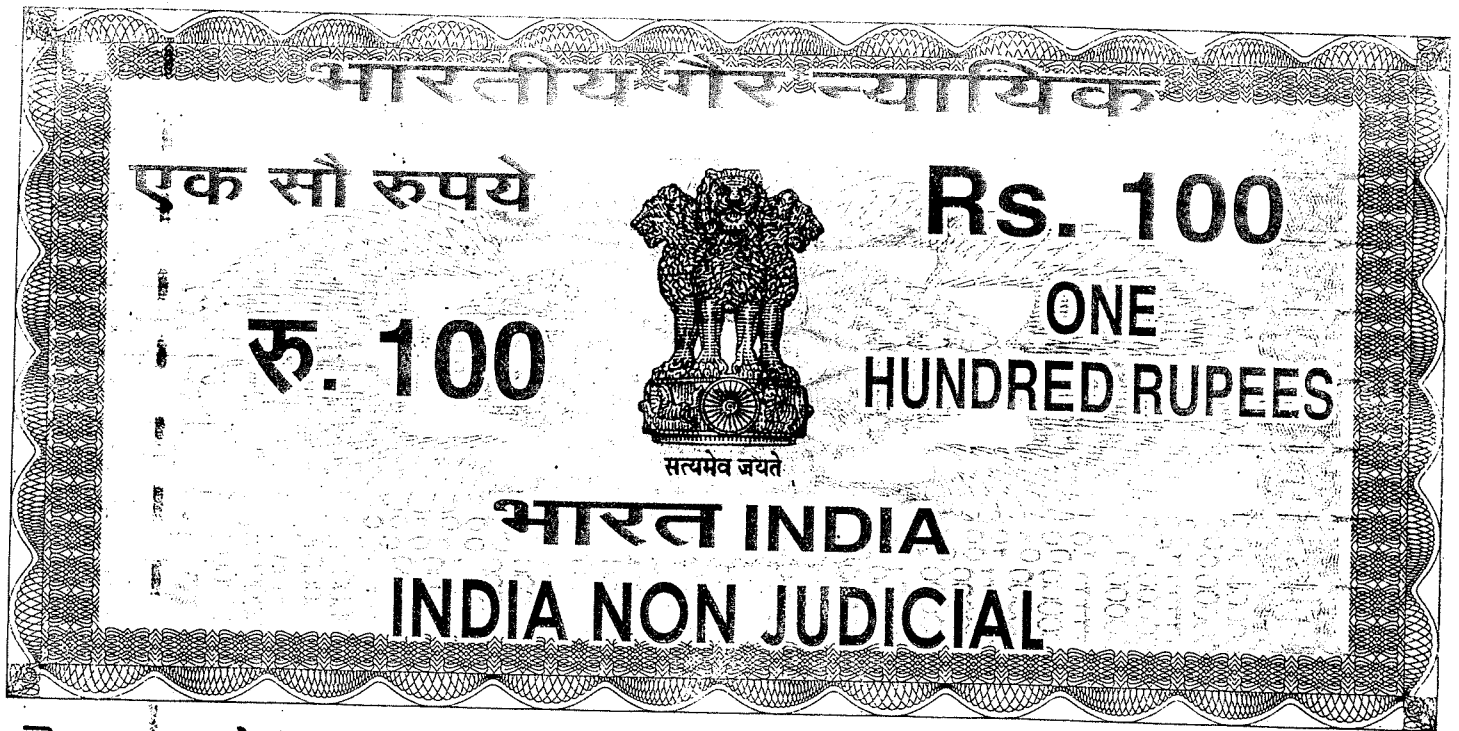
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

| Sl No | Code | Thumb Impression | Photo | Address | Signature/Ink Thumb Impression |
|-------|------|---|--|---|---|
| 1 | CL |  |  KASI REDDY MAHESHWAR [1411-1-2019-1337] | KASI REDDY MAHESHWAR REDDY S/O. KASIREDDY BHUJENDAR REDDY 11, ARUNODAYA APPARTMENTS ERRAGADDA, HYDERABAD Telangana, 500038, SUNDER NAGAR COLONY |  |
| 2 | CL |  |  MOHAMMED IMRAN ALI :04/02/19 [1411-1-2019-1337] | MOHAMMED IMRAN ALI S/O. MOHAMMED QAMAR UZ ZAMA 19-5-16/B/34/1, BAHDURPURA HYDERABAD, HYDERABAD Telangana, 500055, HYDERABAD |  |
| 3 | EX |  |  BUNETI VENKATESH GOUD [1411-1-2019-1337] | BUNETI VENKATESH GOUD S/O. LATE BUNETI BALAIAH GOUD 1-107, GOLLAPALLY, SHAMSHABAD RANGA REDDY, Telangana, 509325, GOLLAPALLY |  |
| 4 | EX |  |  BUNETI SHIVA KUMAR :04/02/19 [1411-1-2019-1337] | BUNETI SHIVA KUMAR S/O. LATE BUNETI BALAIAH GOUD 1-111, GOLLAPALLY, SHAMSHABAD RANGA REDDY, Telangana, 509325, GOLLAPALLY |  |
| 5 | EX |  |  BUNETI KRISHNA GOUD :04/02/19 [1411-1-2019-1337] | BUNETI KRISHNA GOUD S/O. LATE BUNETI BALAIAH GOUD 1-107, GOLLAPALLY, SHAMSHABAD RANGA REDDY, Telangana, 509325, GOLLAPALLY |  |
| 6 | EX |  |  BUNETI ASHOK RAO :04/02/19 [1411-1-2019-1337] | BUNETI ASHOK RAO S/O. BUNETI BALAIAH 1-10, GOLLAPALLY, SHAMSHABAD RANGA REDDY, Telangana, 509325, GOLLAPALLY |  |

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తెలంగాణ తేలంగానా TELANGANA

R... T 045240

Sl.No 2659, Date: **04-02-2019**.

Sold to: **MOHAMMED IMRAN ALI S/O MOHAMMED QAMAR UZ ZAMA**, R/o, Hyd. LICENSED STAMP VENDOR
For whom: Self & Others.

M. A. Raouf Khan

S.V.L No.16-3-7/2009

Renewal No.16-03-05-2018

H.No.19-5-16/2/4, Kishanbagh Road,
Hyd-64 (South). Ph:9849806947

::2::

:: IN FAVOUR OF ::

- 1) **MOHAMMED IMRAN ALI S/o. MOHAMMED QAMAR UZ ZAMA**, Aged about: 32 Years, Occ: Business, R/o. H.No.19-5-16/B/34/1, Bahadurpura, Hyderabad. TS. Mobile No.9989655141, Aadhaar No.5546 1637 7424, Pan No.ANVPM1244Q.
- 2) **KASI REDDY MAHESHWAR REDDY S/O KASIREDDY BHUJENDER REDDY**, Aged about: 38 Years, Occ: Business, R/o. Plot No. 11, Flat No. 101, Sai Arunodaya Apartments, Sunder Nagar Colony, Erragadda, Ameerpet, Sanjeev Reddy Nagar, Hyderabad, Telangana. 500038. (Aadhar No. 6170 1740 2349). PAN No. (BHFPK6957D)

(Hereinafter called the 'PURCHASERS/ATTORNEYS' which term shall mean and include their heirs, legal representatives, assignees, attorneys, administrators, nominees, successors, of the **SECOND PART**).

Rashid

Shiva

Contd..3..

(Signature)

(Signature)

Identified by Witness

SI No Thumb Impression

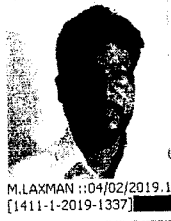
Photo

Name & Address

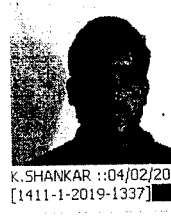
M.LAXMAN

R/O SANGEM

1

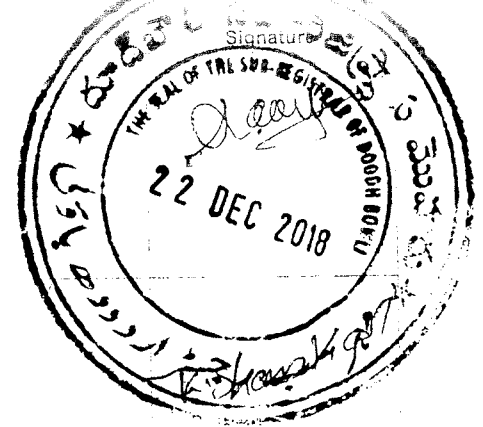
M.LAXMAN ::04/02/2019.1
[1411-1-2019-1337]

2

K.SHANKAR ::04/02/2019
[1411-1-2019-1337]

K.SHANKAR

R/O SANGEM



04th day of February, 2019

Signature of Sub Registrar
Shadnagar

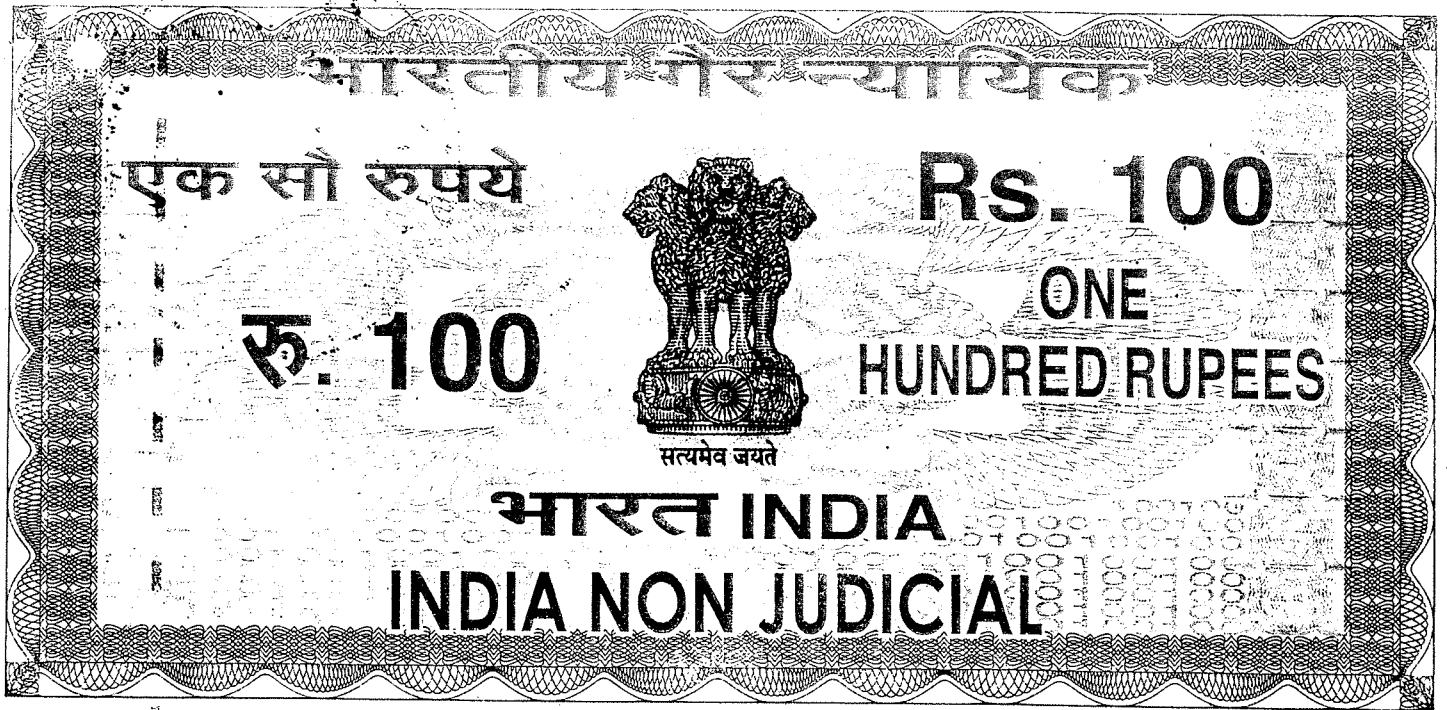
E-KYC Details as received from UIDAI:

| SI No | Aadhaar Details | Address: | Photo |
|-------|--|---|-------|
| 1 | Aadhaar No: XXXXXXXX4873 Name: Buneti Ashok Rao | S/O Buneti Balaiah, Gollapalle Kalan, K.v. Rangareddy, Telangana, 501218 | |
| 2 | Aadhaar No: XXXXXXXX2428 Name: Buneti Krishna | S/O Buneti Balaiah Goud, Gollapalle Kalan, K.v. Rangareddy, Telangana, 501218 | |
| 3 | Aadhaar No: XXXXXXXX6611 Name: Buneti Shiva Kumar Goud | S/O Buneti Balaiah Goud, Gollapalle Kalan, K.v. Rangareddy, Telangana, 501218 | |
| 4 | Aadhaar No: XXXXXXXX6860 Name: Buneti Venkatesh Goud | S/O Buneti Balaiah Goud, Gollapalle Kalan, K.v. Rangareddy, Telangana, 501218 | |
| 5 | Aadhaar No: XXXXXXXX7424 Name: Mohammed Imran Ali | S/O Mohammed Qamar Uz Zama, Bahadurpura, Hyderabad, Andhra Pradesh, 500064 | |
| 6 | Aadhaar No: XXXXXXXX2349 Name: Kasi Reddy Maheshwar Reddy | S/O Kasireddy Bhujender Reddy, Ameerpet, Hyderabad, Telangana, 500038 | |

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తెలంగాణ తెలంగాణ TELANGANA

R... T 045241

Sl.No 2660, Date: **04-02-2019**.

M. A. Raouf Khan

Sold to: **MOHAMMED IMRAN ALI S/O MOHAMMED QAMAR UZ ZAMA**, R/o, Hyd. LICENSED STAMP VENDOR
For whom: Self & Others.

S.V.L No.16-3-7/2009

Renewal No.16-03-05-2018

H.No.19-5-16/2/4, Kishanbagh Road,
Hyd-64 (South). Ph:9849806947

::3::

WHEREAS the Vendor/ Principal No.1 of the First Part is the lawful owner and possessor of the property agricultural land, comprising in Survey No. 45/4/1, admeasuring Ac.1-1550 Guntas, situated at Sangem Village, under Keshampet Mandal, Ranga Reddy District, by virtue of PATTA PASS BOOK NO. **T05120020703** AND KHATA NO. **1438** issued by the Mandal Revenue Officer, Keshampet Mandal, Ranga Reddy District.

WHEREAS the Vendor / Principal No.2 of the First Part is the lawful owner and possessor of the property agricultural land, comprising in Survey No. 45/4/2, admeasuring Ac.1-15 Guntas, situated at Sangem Village, under Keshampet Mandal, Ranga Reddy District, by virtue of PATTA PASS BOOK NO. **T05120020704** AND KHATA NO. **1439** issued by the Mandal Revenue Officer, Keshampet Mandal, Ranga Reddy District.

WHEREAS the Vendor / Principal No.3 of the First Part is the lawful owner and possessor of the property agricultural land, comprising in Survey No. 45/4/3, admeasuring Ac.1-15 Guntas, situated at Sangem Village, under Keshampet Mandal, Ranga Reddy District, by virtue of PATTA PASS BOOK NO. **T05120020705** AND KHATA NO. **1440** issued by the Mandal Revenue Officer, Keshampet Mandal, Ranga Reddy District.

WHEREAS the Vendor/ Principal No.4 of the First Part is the lawful owner and possessor of the property agricultural land, comprising in Survey No. 45/4/4, admeasuring Ac.1-1550 Guntas, situated at Sangem Village, under Keshampet Mandal, Ranga Reddy District, by virtue of PATTA PASS BOOK NO. **T05120020706** AND KHATA NO. **1441** issued by the Mandal Revenue Officer, Keshampet Mandal, Ranga Reddy District.

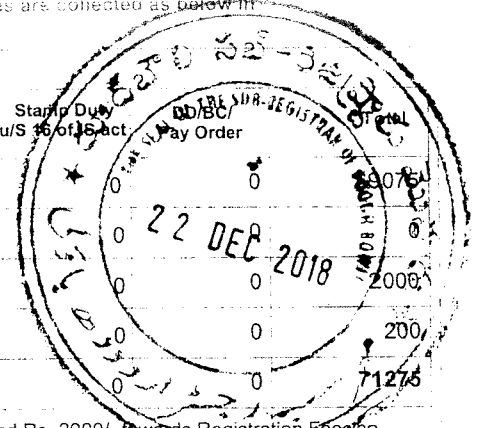
1 *R. S. S. S.*

2 *S. S. S.*

3 *Contd..4..*

4 *S. S. S.*

| Description of Fee/Duty | Stamp Papers | Challan u/S 41 of IS Act | In the Form of | | Stamp Duty u/S 16 of IS Act |
|-------------------------|--------------|--------------------------|----------------|-----------|-----------------------------|
| | | | E-Challan | Cash | |
| Stamp Duty | 500 | 0 | 68565 | 10 | 0 |
| Transfer Duty | NA | 0 | 0 | 0 | 0 |
| Reg. Fee | NA | 0 | 2000 | 0 | 0 |
| User Charges | NA | 0 | 200 | 0 | 0 |
| Total | 500 | 0 | 70765 | 10 | 0 |



Rs. 68575/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fee on the chargeable value of Rs. 1381500/- was paid by the party through Cash and E-Challan/BC/Pay Order No. 104KA0040219 dated 04-FEB-19 of sbiepay/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 70765/-, DATE: 04-FEB-19, BANK NAME: sbiepay, BRANCH NAME: , BANK REFERENCE NO: 8874911121023, PAYMENT MODE: CC-1000200, ATRN: 8874911121023, REMITTER NAME: MOHAMMED IMRAN ALI, EXECUTANT NAME: BUNETI ASHOK RAO AND OTHERS, CLAIMANT NAME: MOHAMMED IMRAN ALI AND OTHERS).

Date:

04th day of February, 2019

Signature of Registering Officer

Shadnagar

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(అవునకము 2019 సం (ఫ. 4, 19.19)

సం 1246 నేండుగా టిషరు వేయబడి

స్థానికు నేండుగా టిషరు వేయబడి

1411-1-1246-2019 గా టిషరు వేయబడి

2019 సం ఫిబ్రవరి 04 తేది

(Signature)

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తెలంగాణ తెలంగాణ TELANGANA

Rev T 045242

Sl.No 2861, Date: **04-02-2019**.

M. A. Raouf Khan

Sold to: **MOHAMMED IMRAN ALI S/O MOHAMMED QAMAR UZ ZAMA**, R/o, Hyd. LICENSED STAMP VENDOR
For whom: Self & Others.

S.V.L No.16-3-7/2009

Renewal No.16-03-05-2018

H.No.19-5-16/2/4, Kishanbagh Road,
Hyd-64 (South), Ph:9849806947

::4::

WHEREAS the Vendors/Principals herein are the absolute Joint Owners and Possessors of the property of the Agriculture Land in Survey No. 45/4/4, admeasuring Ac.1-1550 Guntas, Survey No.45/4/3, admeasuring Ac.1-15 Guntas, Survey No. 45/4/1, admeasuring Ac.1-1550 Guntas, 45/4/2, admeasuring Ac.1-15 Guntas, altogether admeasuring Ac.5-21 Gts, situated at Sangem Village, under Keshampet Mandal, Ranga Reddy District, having obtain the same from ancestors.

WHEREAS the Vendors/Pincipals herein are in need of money for their personal needs and necessity offered to sell the said property of above said agriculture land for a total sale consideration amount of Rs.13,81,250/- (Rupees Thirteen Lakhs Eighty One Thousand Two Hundred and fifty only) and the Schedule of Property is free from all encumbrances and litigations and the Vendee agreed to purchase the same for the said consideration as per the terms and conditions mentioned below:

NOW THIS DEED OF AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITH POSSESSION WITNESSETH AS FOLLOWS:-

That in pursuance of offer and acceptance the Vendee herein has paid the entire sale consideration of Rs.13,81,250/- (Rupees Thirteen Lakhs Eighty One Thousand Five Hudnred Only) by way of Cheque Nos. 000086, 000087,000088, 000089, all cheques dt;04-02-2019, drawn on Andhra Bank, Sunder Nagar Branch, Hyderabad. Thus, the VENDORS/PRINCIPALS hereby admit acknowledge, accept and confirm the receipt of entire total sale consideration from the Vendee in respect of the schedule of property and accordingly discharge and releases the Vendee from any future liability of payment in this transaction.

1. *Raouf Khan*
2. *Imran Ali*

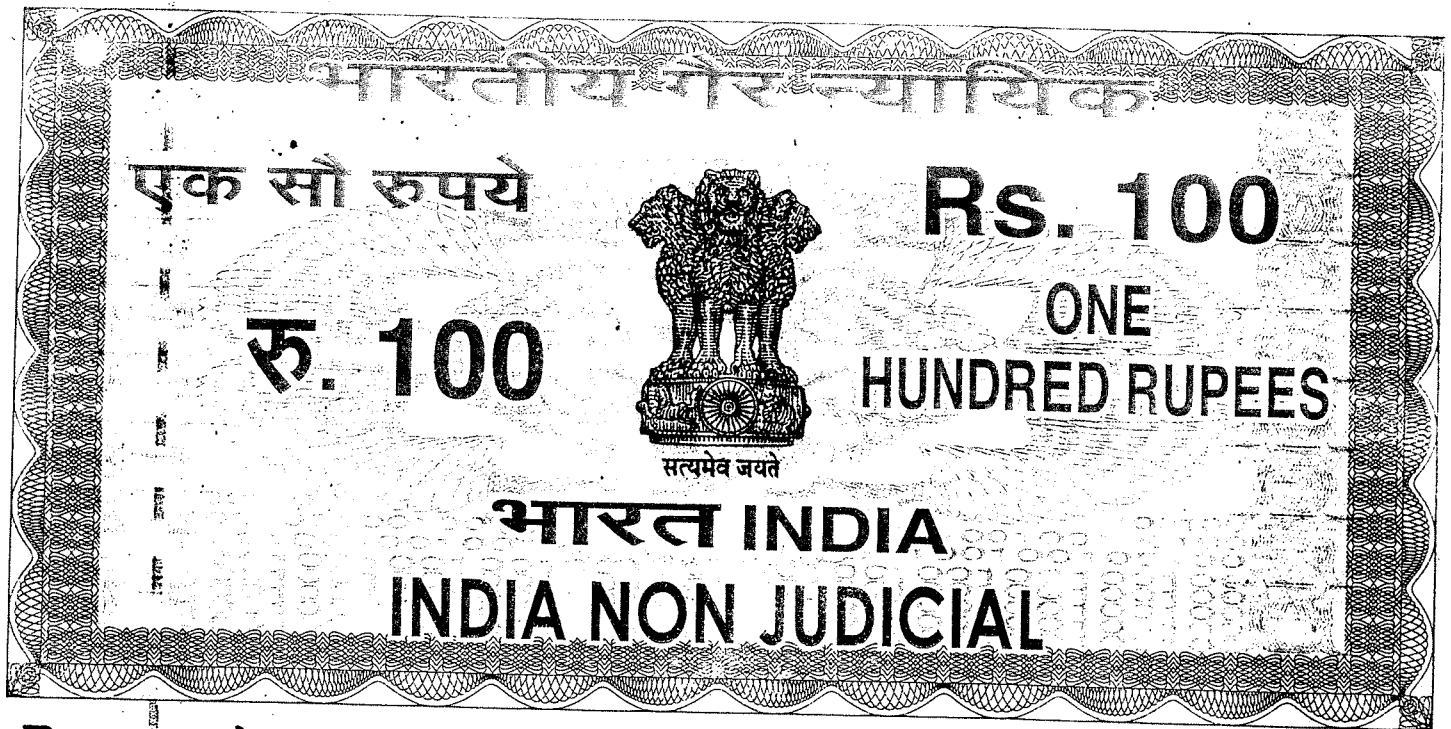
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Imran Ali

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Shadnagar



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తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 2662, Date: 04-02-2019.

Sold to: **MOHAMMED IMRAN ALI S/O MOHAMMED QAMAR UZ ZAMA**, R/o, Hyd. LICENSED STAMP VENDOR
For whom: Self & Others.

M.A. Raouf Khan

S.V.L No.16-3-7/2009

Renewal No.16-03-05-2018

H.No.19-5-16/2/4, Kishanbagh Road,
Hyd-64 (South). Ph:9849806947

::5::

THAT the VENDORS/PRINCIPALS does hereby covenant and declare for them-selves, their heirs, executors, successors, representatives and assigns, that the VENDORS/PRINCIPALS has got the title to convey the agricultural land hereby conveyed into the Purchasers/Attorneys, their heirs, executors, administrators, representatives and assigns in the manner aforesaid.

THAT the PURCHASERS/ATTORNEYS shall hereafter peacefully hold, use and enjoy the same as their own property without any hindrance, interruption, claim or demand by or from the Vendor or his person or any other person whomsoever.

THAT the VENDORS/PRINCIPALS have today delivered vacant and peaceful possession of THE SCHEDULE PROPERTY to the Vendee TO HAVE AND TO HOLD the same absolutely and forever and the Vendee in view of the sale henceforth shall be entitled to enjoy the entire schedule property as an absolute owners to the exclusion of one and all as such the Vendor delivered the possession of the same.

THAT the VENDORS/PRINCIPALS and all such persons claiming through and under them shall and will, from time to time, upon the request and at the cost of the PURCHASERS/ATTORNEYS, do and execute or cause to be done and execute all such act, deeds and things whatsoever for further and more perfectly assuring the said agricultural land and every part thereof unto the PURCHASERS/ATTORNEYS and placing him in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

Rashid

Qasim ontd..6..

2/ *Rashid*

Qasim

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THAT the VENDORS/PRINCIPALS further covenant that it will keep the PURCHASERS/ATTORNEYS fully indemnified for any loss or damage occurred due to defect in title through in person or his properties

THAT the VENDORS/PRINCIPALS further declare that the Schedule Property hereby transferred is free from all encumbrances, charges, claims or demands whatsoever and that the VENDORS/PRINCIPALS has not done anything whereby the property may be subject to any attachment or lien of any Court or person or persons whatsoever.

THAT the land affected by this document is not an assigned land as defined in Section 2 (1) Act No. 9 of 1977.

The PURCHASERS/ATTORNEYS shall bear all the expenses of sale such as stamp duty, registration fee etc; for execution of registered Sale Deed or any other deeds or transactions in respect of the schedule property and the said property will be conveyed either in whole or in parts in favour of the purchaser or his nominee or nominees as and when required by the Purchaser.

That the VENDORS/PRINCIPALS hereby further covenant, declare and agree that, the property hereby sold is free from all encumbrances such as mortgage, charge, lien, demands, interest, security litigation, surety, family disputes, prior sale, Government or Private attachments and/or any other charges etc., of any nature whatsoever.

The VENDORS/PRINCIPALS has cleared all the dues, charges, etc. payable to the concerned Water and Electricity Departments and also paid upto date property taxes, to the revenue departments whatever comes to the schedule of property. and if any such dues, etc., found in future, and claim by any authority either Government or any private then the Vendor shall be solely liable to clear the same on his own and the PURCHASERS/ATTORNEYS is no where concerned with the same as assures by the VENDORS/PRINCIPALS.

The VENDORS/PRINCIPALS hereby assures and indemnifies the PURCHASERS/ATTORNEYS from any loss, claim, dispute arising over the scheduled property or any defect in respect of title arising in future, the PURCHASERS/ATTORNEYS shall have right to get the losses, if any, recovered from the VENDORS/PRINCIPALS in person or through his properties.

That the VENDORS/PRINCIPALS hereby assures that the schedule of property herein is not an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act 9 of 1977 and that the said property does not belongs to and is not under mortgage to Government or their Agencies / Undertakings.

The Vendor//Principal is unable to approach personally for execution of the registered sale deed or any other deed due to domestic pre-occupations, as such executes this Agreement of Sale-cum-General Power of Attorney with Possession in favour of the PURCHASERS/ATTORNEYS to act in his name and on his behalf as the attorneys of the VENDORS/PRINCIPALS.

Time is not essence of this contract.

1) Rashid
2) [Signature]

Contd 7..
3) [Signature]
4) [Signature]

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Shadnagar



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The VENDORS/PRINCIPALS hereby authorizes the said PURCHASERS/ATTORNEYS to do the following acts in his name and on his behalf.

- i) To execute the Sale Deed in favour of themselves or their nominee or nominees and get it duly registered or to enter into Agreements of Sale in favour of third parties in respect of the schedule property either whole or in parts for any consideration which it deems reasonable in its absolute discretion and receive the earnest money and acknowledge the receipt of the same.
- ii) To execute the Sale Deed or deeds in favour of the third parties and receive the entire sale consideration and to present the Sale Deed or Deeds, executed by him in favour of third parties before the concerned registering officer, admit execution and receive sale consideration and to procure the registration of the said deed or deeds.
- iii) To execute, sign and file statements, petitions, applications and declarations, etc; necessary for the incidental to the completion of registration of the said sale deed/deeds.
- iv) To complete the sale of the schedule property and hand over the possession of the schedule property to the intending purchaser or purchasers, etc.
- v) 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 and of Local Bodies in relation to the schedule property.
- vi) To sign and verify complaints, 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 money and grant receipts in relation to the schedule property.
- vii) Generally to act as the Attorneys or agents of the VENDORS/PRINCIPALS in respect of the scheduled property in relating to the matters aforesaid and to execute and do all deeds, acts and things to the extent of the scheduled property as fully and effectually in all respects as the Vendor himself would do if personally present.
- viii) The VENDORS/PRINCIPALS for himself, his heirs, executors, successors, legal representatives, administrators and assignee hereby ratify and confirm and agree to ratify and confirm all the acts, deeds and things done by the said Attorneys namely the purchasers/attorneys herein in pursuance of these presents.

Contd..8..

1 Rashid

3 

2 

4 

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1246 / 2019. Sheet 7 of 20 Sub Registrar
Shadnagar



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SCHEDULE OF PROPERTY

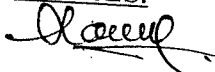
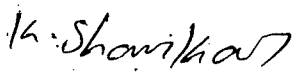
All that Agriculture Land in Survey No. 45/4/1, admeasuring Ac.1-1550 Guntas, Survey No. 45/4/2, admeasuring Ac.1-15 Guntas, Survey No. 45/4/3, admeasuring Ac.1-15 Guntas, Survey No. 45/4/4, admeasuring Ac.1-1550 Guntas,, **altogether admeasuring Ac.5-21 Gts**, situated at Sangem Village, under Keshampet Mandal, Ranga Reddy District, situated at Sangem Village, under Keshampet Mandal, Ranga Reddy District., Telangana State and bounded by:

EAST : Land of M. Kishan in Sy. No.45
WEST : Land of Ashok Yadav in Sy. No.45
NORTH : Eklaskhanpet Road
SOUTH : Land of Shankar in Sy. No.32

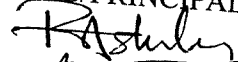

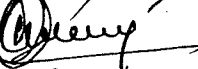

| Market Value of the property Under Rule-iii statement | | | | | |
|---|---------------------|---------|-------------|----------------------------------|--------------------|
| Sl.No | Name of the Village | Sy. No. | Area Ac:gts | Value per Acre | Total Market Value |
| 1. | Sangem | 45/4/1 | 1-1550 | Rs.1,50,000 | Rs.8,29,000/- |
| 2 | " | 45/4/2, | 1-15 | | |
| 3 | " | 45/4/3 | 1-15 | | |
| 4 | " | 45/4/4 | 1-1550 | | |
| | | Total | 05-21 | Purchased Value Rs.2,50,000/- | Rs.13,81,250 |

IN WITNESS WHEREOF, this deed of AGPA is made, executed and signed by the VENDORS/PRINCIPALS in favour of the Purchaser on this the day, month and year afore mentioned with his own free will, consent and good conscience without any coercion, fraud, undue influence, misrepresentation and duress etc., after having fully understood the contents of the same in his vernacular language and found true and correct in the presence of the below mentioned witnesses.

WITNESSES:

1. 
2. 

VENDORS/PRINCIPALS

1. 
2. 
3. 
4. 

PURCHASER/ATTORNEYS

1. 
2. 