

4744/2021



తెలంగాణ తెలంగాణ TELANGANA

AE 663483

Sl.No. 2483 Dt. 2-06-2021, Rs. 100/-

Sold to: D. GOPAL REDDY

S/o. W/o. D/o. Late D. VENKAT REDDY

For Whom: M/S. SRI VENKATESHWARA INFRA & DEVELOPERS
P/o. mmdsr

G. Anitha
GYARA ANITHA.

LICENSED STAMP VENDOR

L.No. 15-17-006/2015,

R.L.No. 15-17-037/2021

H.No. 3-85, Patel Nagar, Ghatkesar (V&M)

Medchal-Malkajgiri Dist., T.S

Cell No. 9391238621, 9032701718.

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 this 02nd day of, JUNE, 2021, at S.R.O. Ghatkesar Medchal-Malkajgiri District, by:-

SRI. ELUSANI MALLESH, S/o. LATE. ELUSANI VEERAAIAH, aged about 53 years, Occupation: Agriculture, Resident of H.No. 2-55, Aushapur Village and Gram Panchayat, Ghatkesar Mandal, Medchal-Malkajgiri District-501 301. (Aadhaar No. 9997 8499 2568).

(Here in after called the 'VENDOR/PRINCIPAL')

IN FAVOUR OF

"M/S. SRI VENKATESHWARA INFRA AND DEVELOPERS" having its Office at H.No. 8-2-69/Pii/19 & 20, Maruthi NAGAR, Shakthi Nagar, PNR Colony, Meerpet, Balapur, Rangareddy, T.S. Register of Firms as No. 2302 of 2020.

Represented by its Managing Partner:-

SRI. DAREDDY GOPAL REDDY, S/O. LATE. D. VENKAT REDDY, aged about 41 years, Occupation: Business, R/o H.No. 20-127, Gunj Near, Kurnool Road, Bedepally, Jadcherla, Mahabubu Nagar District. T.S. (Pan.No. AOXP3768A), (Aadhaar No. 7259 4870 9087). Mobile No. 9848474663.

(Here in after called the 'PURCHASERS/ATTORNEY')

Contd...2.

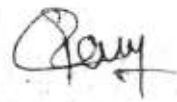
E. mmdsr

Qing

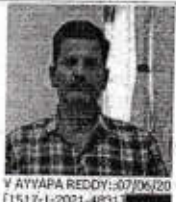
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Ghatkesar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of _____ and _____ on the 07th day of JUN, 2021 by Sri E.Mallesha

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S. SRI VENKATESHWARA INFRA AND DEVELOPERS REP. BY. (MP) DAREDDY GOPAL REDDY S/O. D. VENKAT REDDY H.NO. 20-127 GUNJ KURNOOL ROAD BEDEPALLY JADCHERLA, MAHABUB NAGAR DIST	
2	EX			ELUSANI MALLESH S/O. LATE ELUSANI VEERAAIAH H.NO. 2-55 AUSHAPUR VILLAGE GHATKESAR MANDAL, M.M. DIST	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			V AYYAPA REDDY R/O VANASTHALIPURAM, HAYATHNAGAR	
2			P NAVEEN KUMAR GOUD R/O MUSHEERABAD, HYD	

07th day of June, 2021

E-KYC Details as received from UJDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX2568 Name: Elusani Mallesh	S/O Elusani Veeraiah Aushapur, K.v. Rangareddy, Telangana, 501901	
2	Aadhaar No: XXXXXXXX9087 Name: Dareddy Gopal Reddy	S/O Dareddy Venkat Reddy Jadcherla, Mahabub Nagar, Andhra Pradesh, 509301	

Bk - 1, CS No 4831/2021 & Doct No 4744/2021. Sheet 1 of 7 Sub Registrar Ghatkesar

Generated on: 07/06/2021 10:58:05 AM



The terms 'THE VENDOR/PRINCIPAL' and 'THE PURCHASERS/ ATTORNEY' herein used shall wherever 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 has absolute owner of the Piece and parcel of Agriculture Land in Survey No.236/2, Total admeasuring Ac.1-10 Gts., Situated at Aushapur Village and Gram Panchayat, Ghatkesar Mandal, Medchal-Malkajgiri District., Vide Katha No.47, Pass Book No.T06050060025, issued from Tahsildar (M.R.O.) Ghatkesar, Medchal-Malkajgiri District.

Whereas the vendor had got the said land converted to Non-Agricultural land by paying the NALA fee, vide proceedings NALA Order No.2100361858, Dt.24-04-2021, Extent for which permission granted in Survey No.236/2, Ac.1-10 Gts., admeasuring 6,050 Sq.Yds., or 5,057.8 Sq.Mtrs., issued by the Revenue Divisional Officer, congruent authority & Tahsildar Ghatkesar Mandal, Medchal-Malkajgiri District.

WHEREAS the Vendor/Principal has offered and agreed to sell the Open Land admeasuring 2,420 Square Yards or 2,023.12 Square Meters., admeasuring Ac.0-20 Gts., (out of Ac.1-10 Gts admeasuring 6,050 Sq.Yds., or 5,057.8 Sq.Mtrs.) in Survey Nos.236/2, Situated at Aushapur Village and Gram Panchayat, Ghatkesar Mandal, Medchal-Malkajgiri District, Telangana State., free from all encumbrances to the Purchaser/Attorney for a sale consideration of **Rs.29,04,000/- (Rupees Twenty Nine Lakhs Four Thousand Only)** as she/he is in need of money for his/her urgent financial necessities and the Purchasers/Attorney agreed to purchase the same for the said consideration,

WHEREAS the Vendor/Principal also agreed to give a Agreement of Sale-Cum General Power of Attorney in favour of the Purchasers/Attorney in respect of the said property.

NOW THEREFORE this Deed of Agreement of sale cum General Power of Attorney witnesses as follows:-

It is agreed between the Vendor/Principal and the Purchaser/Attorney that the Vendor/Principal agreed to sell and the Purchaser/Attorney agreed to purchase the said property for the sum of **Rs.29,04,000/-** free from all encumbrances.

The Purchaser/Attorney has paid a sum of **Rs.29,04,000/- (Rupees Twenty Nine Lakhs Four Thousand Only)** by way of Cash, the receipt of which the Vendor/Principal hereby admits and acknowledges.

E. malle84

Qury

Contd...3.

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	Db/BC/ Pay Order	Total
Stamp Duty	100	0	145200	0	0	0	145300
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	165300	0	0	0	165400

Rs. 145200/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 2904000/- was paid by the party through E-Challan/BC/Pay Order No ,736VTJ020621 dated ,02-JUN-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 165300/-, DATE: 02-JUN-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0321174131715, PAYMENT MODE: CASH-1001138, ATRN: 0321174131715, REMITTER NAME: DAREDDY GOPAL REDDY, EXECUTANT NAME: ELUSANI MALLESH, CLAIMANT NAME: DAREDDY GOPAL REDDY

Date:

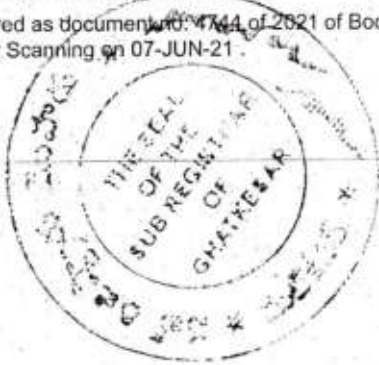
07th day of June, 2021

Signature of Registering Officer
Ghatkesar

Certificate of Registration

Registered as document no. 4744 of 2021 of Book-1 and assigned the identification number 1 - 1517 - 4744 2021 for Scanning on 07-JUN-21.

Signature of Registering Officer
Ghatkesar
(V. Seetharam)



Bk - 1, CS No 4831/2021 & Doct No 4744/2021. Sheet 2 of 7 Sub Registrar Ghatkesar

Generated on: 07/06/2021 10:58:05 AM



The Vendor/Principal has already given vacant and physical possession of the said property to the Purchasers/Attorney.

The Purchasers/Attorney shall bear all expenses of stamp duty, registration fees etc., in respect of the sale deeds.

Time is not the essence of this contract.

The Vendor/Principal assures the Purchasers/Attorney that there are no encumbrances, charges, mortgages or subsisting agreement of sale in respect of the said property in favour of any person.

The Vendor/Principal is unable to execute the sale transaction and get them registered personally due to domestic pre- occupations;

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

The Vendor/Principal hereby irrevocable authorizes the said Purchasers/Attorney to do the following acts in the name and on behalf of the Vendor/Principal namely:-

To execute the sale deed in favour for himself/herself or to enter into sub-contract for the sale of the said property for any consideration which he deems reasonable in his absolute discretion and receive the earnest money and acknowledge the receipt of the same.

To sell the said property to the Sub-Agreement Holder or his/her nominee or nominees.

To execute the sale deed or sale deeds in favour of the Sub-Purchaser or Purchasers, receive the consideration money to present the sale deed or deeds execute by him in favour of the Sub-Purchaser or Purchasers before the concerned Registering Officer, admit execution and receipt of consideration and procure the registration of the said deeds.

To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed/deeds.

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.

Contd...4.

E malle84.

Grey

Bk - 1, CS No 4831/2021 & Doct No
4744/2021. Sheet 3 of 7 Sub Registrar
Ghatkesar



Generated on: 07/06/2021 10:58:05 AM



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 receipts in relation to the said property.

Generally to act as the Attorney or Agent of the Vendor/Principal in relation to the said property in relation to the matter 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/Principal himself would do if personally present.

The Vendor/Principal for himself/herself, his/her 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 Purchaser/Attorney in pursuance of these presents.

The land 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 belong to and is not under mortgage to Government or their Agencies/Undertakings.

The said property is situated outside the Urban Agglomeration, hence the Urban Land Ceiling Act is not applicable.

The First Party hereby authorizes the Second Party to execute mortgage deed to HMDA.

RULE - 3 - MAIN STATEMENT

Details of Land.	Survey No(s)	Extent Gunats	Extent In Sq. Yards	Rate per Sq. Yard	Total Value
OPEN LAND	236/2	0-20	2,420	Rs.1,200/-	Rs.29,04,000/-

Situated at AUSHAPUR VILLAGE, Ghatkesar Mandal, Medchal-Malkajgiri District, Telangana State.

Note:- Stamp Duty, Registration Fees and User charges are paid Rs.1,65,500/- paid by way of E-Challan No. 726VTJ020621.

Contd...5.

E. Mallesh

Quay

Bk - 1, CS No 4831/2021 & Doct No
4744/2021. Sheet 4 of 7 Sub Registrar
Ghatkesar



Generated on: 07/06/2021 10:58:05 AM



SCHEDULE OF THE PROPERTY

All that the Open Land admeasuring 2,420 Square Yards or 2,023.12 Square Meters., admeasuring Ac.0-20 Gts., (out of Ac.1-10 Gts admeasuring 6,050 Sq.Yds., or 5,057.8 Sq.Mtrs.,) in Survey Nos.236/2, Situated at Aushapur Village and Gram Panchayat, Ghatkesar Mandal, Medchal-Malkajgiri District, Telangana State., Under S.R.O., Ghatkesar and bounded by:

NORTH :: LAND OF K. NARSIMHA REDDY.

SOUTH :: LAND OF E. SHANKARAIAH.

EAST :: LAND OF K. LAXMHA REDDY.

WEST :: SY NO.236/PART.

more fully shown in the plan in RED colour annexed hereto.

IN WITNESS WHEREOF the Vendor/Principal and the Purchasers/Attorney hereto have set their hands to this Deed of Agreement of Sale cum General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

WITNESSES:

1. V A Raby

E. Mallesh.

SIG. OF THE VENDOR/PRINCIPAL.

2. 



SIG. OF THE PURCHASER/ATTORNEY.

Bk - 1, CS No 4831/2021 & Doct No
4744/2021. Sheet 5 of 7 Sub Registrar
Ghatkesar



Generated on: 07/06/2021 10:58:05 AM





**Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Ghatkesar**

NALA Order

Proceedings of the Competent Authority & Tahsildar Ghatkesar Mandal Medchal-Malkajigiri District

Present: N VijayaLakshmi

Dated: 24/04/2021

Proedgs. No. 2100361858

Sub: NALA Order

Ref:

Order:

Sri యెలసాని మల్లేశ్ S/o వీరయ్య R/o Aushapur, Ghatkesar, Medchal-Malkajigiri has applied for conversion of agriculture land situated in Sy.No 236/a extent 1.3000 of Aushapur Village, Ghatkesar Mandal, Medchal-Malkajigiri District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

(Signature)
Tahsildar & Jt. Sub Registrar Office,
Tahsildar & Joint Sub-Registrar
Ghatkesar Mandal

To

Sri యెలసాని మల్లేశ్

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Aushapur , Ghatkesar & Medchal-Malkajigiri	236/a	1.3000	1.1000	

Bk - 1, CS No 4831/2021 & Doct No
4744/2021. Sheet 6 of 7. Sub Registrar
Ghatkesar



Generated on: 07/06/2021 10:58:05 AM





Bk - 1, CS No 4831/2021 & Doct No
4744/2021.

Sheet - 7 of 7 Sub Registrar
Ghatkesar



Generated on: 07/06/2021 10:58:05 AM

