

2489/19



తెలంగాణ TELANGANA

No. 18/19

MF S. Srinivas Reddy Sh S. perla Reddy

IRWHOM S. S. Reddy R. H. H. H.

L. NARAHARI S 866487
 Licenced Stamp Vendor
 Lic. No. 15-03-013/1988
 RI. No. 15-03-034/2018
 H.No. 4-91, Ibrahimpatnam (V&M)
 R.R. DIST.
 Call: 9849448527

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY
(With Possession)

This AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY is executed on this the 24th day of January, 2019, at Ibrahimpatan, Ranga Reddy District, by:-

1. **Sri. TODUPUNOORI RAMESH, S/o. Sri. TODUPUNOORI SIDDESHAM**, aged about: 49 Years, Occ: Business, R/o. H. No. 9-9-116/6, Plot No. 12; Reddy Colony, Champapet, Saroornagar, Ranga Reddy District-500079. (Aadhaar No. 2862 7667 6179).
2. **Smt. TODUPUNOORI LAXMI, W/o. Sri. TODUPUNOORI RAMESH**, aged about: 38 Years, Occ: House wife, R/o. H. No. 3-8, Hanuman Nagar, Gaddiannaram, Saroornagar, Ranga Reddy District-500060. (Aadhaar No. 3955 6740 6570).

(Hereinafter called the "V E N D O R S")

(Signature)
 T. Laxmi?

(Signature)
 S. S. Reddy
(Signature)

Presentation Endorsement:

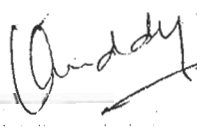
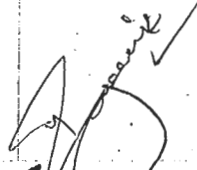
Presented in the Office of the Sub Registrar, Ibrahimpatnam along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 3 and 3 on the 24th day of JAN, 2019 by Sri T.Ramesh

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

Signature/Ink Thumb Impression

Sl No	Code	Thumb Impression	Photo	Address
1	CL			KALLEM SHIVA SHANTH REDDY S/O. LATE. KALLEM NARSIMHA REDDY H.NO.16-2-751/93/F/L,SAI RAM COLONY,SAIDABAD,HYDERABAD.,Telangana,500044, SAI BABA TEMPLE
2	CL			SINGI REDDY SRINIVSA REDDY S/O. SINGI REDDY PENTA REDDY H.NO.16-11-741/D/79,SBH COLONY,MALAKPET,HYDERABAD.,Telangana,500044, MANSARAMBAGH
3	EX			TODUPUNOORI LAXMI W/O. TODUPUNOORI RAMESH H.NO.3-8,HANUMAN NAGAR,SAROORNAGAR ,RANGA REDDY,Telangana,500044, GADDIANNARAM
4	EX			TODUPUNOORI RAMESH S/O. TODUPUNOORI SIDDESHAM H.NO.9-9-116/6PLOT N,REDDY COLONY,SAROORNAGAR ,RANGA REDDY,Telangana,500044, CHAMPAPET

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			K MAHAVA REDDY SAI RAM COLONY SAIDABAD HYDERABAD	
2			V RAJU NANDIWANAPARTHY YACHARAM RR DIST	

24th day of January, 2019

Signature of Sub Registrar
Ibrahimpatnam
 Bk-1, CS No 2489/2019 & Doct No. 2129/2019
 Sheet 1 of 7
 Sub Registrar
 Ibrahimpatnam

IN FAVOUR OF

1. **Sri. SINGI REDDY SRINIVAS REDDY, S/o. SINGI REDDY PENTA REDDY,** aged about: 50 Years, Occupation: Business, R/o. h. No. 16-11-741/D/79, SBH Colony, Moosarambagh, Malakpet, Hyderabad-500036. (Aadhaar No. 2543 7871 2414)
2. **Sri. KALLEM SHIVA SHANTH REDDY, S/o. Late. KALLEM NARASIMHA REDDY,** aged about: 45 Years, Occupation: Business, R/o. H. No. 16-2-751/93/f/L, Sai Ram Colony, Sai Baba Temple, Saidabad, Hyderabad-500059. (Aadhaar No. 6072 1903 9641) (Pan No. AWAPK2630C)

(Hereinafter called the "P U R C H A S E R S")

The term ' the Vendors ' and ' the Purchasers ' herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc.,

WHEREAS the Vendors are sole and absolute owners and peaceful possessors of the Agriculture Dry land bearing in **Survey No. 5/౭**, admeasuring

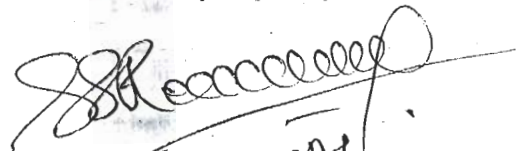
Ac. 0-27 Guntas and Survey No. 285/౭, admeasuring **Ac. 1-28 Guntas**, Total admeasuring **Ac. 2-15 Guntas or 0.95 Hectors**, Situated at **THAKKALLAPALLY VILLAGE**, Yacharam Revenue Mandal, Ranga Reddy District, under THAKKALLAPALLY Gram Panchayat, (hereinafter called the said property) having purchased same property from Sri. B. Alwalu, S/o. Late. B. Ramaiah, through a Regd. Sale Deed Doct. No. **10845/2018/Bk-I**, Dated: 2nd day of May, 2018, Registered in the office of the Sub-Registrar, Ibrahimpatnam, R.R. District., being Pattadar Vide Proceeding No. B/601/2018, issued by Mandal Revenue Officer, Yacharam Mandal, R.R. District.

WHEREAS the Vendors are in need of money for their urgent financial necessities and therefore offered to sell the above said property, free from all encumbrances for a total sale consideration of **Rs.5,94,000/- (Rupees Five Lakhs Ninety Four Thousand Only)** and the Purchasers agreed to purchase the same for the said consideration.

WHEREAS the Vendors have agreed to execute a registered Power of Attorney in favour of the Purchasers in respect of the said property.



T. Laxmi



R. S. K. Ganga

E-KYC Details received from UIDAI:

SI No Aadhaar Details

Address

Photo

1 Aadhaar No: XXXXXXXX6179
Name: Todupuncori Ramesh

S/O Todupuncori Siddesham,
Saroonagar, K.v. Rangareddy, Telangana, 500079



2 Aadhaar No: XXXXXXXX6570
Name: Todupuncori Laxmi

W/O Todupuncori Ramesh,
Saroonagar, K.v. Rangareddy, Telangana, 500060



3 Aadhaar No: XXXXXXXX2414
Name: Singi Reddy Srinivas Reddy

S/O Singi Reddy Penta Reddy,
Hyderabad, Hyderabad, Andhra Pradesh, 500036



4 Aadhaar No: XXXXXXXX9641
Name: Kallem Shiva Shanth Reddy

S/O Late Kallem Narasimha Reddy,
Hyderabad, Hyderabad, Andhra Pradesh, 500059



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/BC/ Pay Order	
Stamp Duty	100	0	29600	0	0	0	29700
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
Total	100	0	31700	0	0	0	31800

Rs. 29600/- 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. 594000/- was paid by the party through E-Challan/BC/Pay Order No .918AVR240119 dated ,24-JAN-19 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 31700/-, DATE: 24-JAN-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4096698974511, PAYMENT MODE: CASH-1000200, ATRN.4096698974511, REMITTER NAME: S SRINIVAS REDDY, EXECUTANT NAME: T RAMESH, CLAIMANT NAME: S SRINIVAS REDDY).

Date:

24th day of January, 2019

Signature of Registering Officer
Ibrahimpatnam

Bk - 1, CS No 2489/2019 & Doct No 2129/2019. Sheet 2 of 7 Sub Registrar Ibrahimpatnam

Registered as Document No. 2129
of Book 1
and Assigned the Identification Number
1503-I-2129-2019 for Scanning
Date 24/1/2019

SUB-REGISTRAR
IBRAHIMPATNAM



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

It is agreed between the Vendors and the Purchasers that the Vendor agreed to sell and the Purchasers agreed to purchase the said property for the sum of **Rs.5,94,000/- (Rupees Five Lakhs Ninety Four Only)** free from encumbrances.

The Purchasers has paid total sale consideration of **Rs.5,94,000/- (Rupees Five Lakhs Ninety Four Thousand Only)** through Cheques: i). Cheque No. 000058, Dated: 14-01-2019, Rs. 2,97,000/-(Rupees Two Lakhs Ninety Seven Thousand Only) in favour of Vendor No.1 and ii) Cheque No. 000059, Dated: 24-12-2019, Rs. 2,97,000/-(Rupees Two Lakhs Ninety Seven Thousand Only) in favour of Vendor No.2, both Cheques drawn on Andhrabank, Dilsukh Nagar, Hyd., the receipt of which the Vendor hereby admit and acknowledges.

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

The said property will be conveyed in whole or in parts in favour of the Purchasers for himself or his nominee or nominees.

The Vendor has delivered today the vacant possession of the said property to the Purchasers.

The Vendor has delivered the Original Documents along with all parental Documents to the vendee at the time this Agreement of Sale Cum General Power of Attorney.

Time is not the essence of this contract.

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

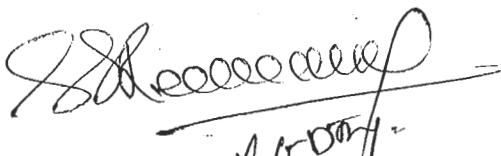
The land is not an assigned land within the meaning of A.P.Assigned Lands (Prohibition of Transfers) Act 9 of 1977 and it does not belong to and is not under mortgage to Govt. or their Agencies/Undertakings and that there are not surplus land holders under A.P. Land reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.

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

The Purchasers agreed to act in the name and on behalf of the Vendor as Agents of the Vendor.

The Agent is authorized to appoint Sub-Agent or Agents.


T. Loomi


K. S. R. Ravi

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229/2019. Sheet 3 of 7 Sub Registrar
Ibrahimpattanam

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The Vendor hereby authorize the said Purchasers to do the following acts in the name on behalf of the Vendor namely :

To enter into sub contract for the sale of the said property either whole or in parts for any consideration which they deem reasonable in their absolute discretion and receive the earnest money and acknowledge the receipt for the same.

To sell the said property to the sub agreement holders or their nominee or nominees.

To execute the Sale Deed or Sale Deeds in favour of the Purchasers or Sub Purchasers or Purchasers, receive the consideration money to present the sale deed or deeds executed by them in favour of the Purchasers or Sub Purchasers 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 declaration etc., necessary for and incidental to the completion of registration of the said deed/deeds.

To develop the said property by making constructions.

To complete the sale of the said property and handover the possession of the said property to the sub Purchasers / 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 receipts in relation to the said property.

Generally to act as the Attorney or Agent or the Vendor in relation to the said 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 himself would do if personally present.

The Vendor for himself, his 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 in pursuance of these presents.

[Signature]

T. Wani

[Signature]

[Signature]

H S Kray

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229/2019. Sheet 4 of 7 Sub Registrar
Ibrahimpattanam

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The Vendor hereby declares that there are no Mango Trees/Coconut Trees/Betel Leaf Gardens/Orange Groves or any such other Gardens, that there are no Mines or Quarries of Granites, or such other valuable stones, that there are no Machinery, No Fish Ponds etc., in the said land, now being transferred that if any suppression of facts is noticed at a future date will be liable for prosecution as per law besides payment of deficiency duty.

The Vendor are not surplus land holder under the A.P. Land reforms (ceiling on Agriculture Holdings) Act No.1 of 1973.

STATEMENT REGARDING THE MARKET VALUE OF THE SCHEDULE PROPERTY
(Under Rule 3 of A.P. (Prevention of Under Valuation Instruments Rules, 1975))

Place	Survey No.	Extent	Value Per Acre	Total Value
THAKKALLAPALLY				
Village	in Survey	Ac.2-15	Rs.2,50,000/-	Rs.5,94,000/-
Yacharam	Nos. 5/9, 285/9	Guntas		
Mandal,				
Ranga Reddy				
District.				

SCHEDULE OF THE PROPERTY

All that piece and parcel of the Agriculture Dry land bearing in Survey No. 5/9, admeasuring Ac. 0-27 Guntas and Survey No. 285/9, admeasuring Ac. 1-28 Guntas, Total admeasuring Ac. 2-15 Guntas or 0.95 Hectors, Situated at **THAKKALLAPALLY VILLAGE**, Yacharam Revenue Mandal, Ranga Reddy District, under THAKKALLAPALLY Gram Panchayat and Bounded by:-

NORTH : Land of Gadala Balraju & Others;
SOUTH : Road;
EAST : Road;
WEST : Neighbours Land;

[Signature]

T. Govind

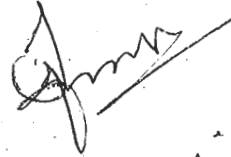
[Signature]

[Signature]
R. S. Rao

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2129/2019. Sheet 5 of 7 Sub Registrar
Ibrahimpattam

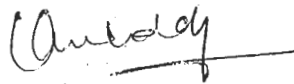


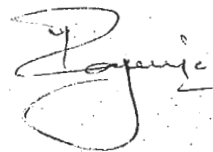
IN WITNESSES WHEREOF the parties hereto have set their hands to this Deed of Agreement of Sale Cum General Power or Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses.

1. 

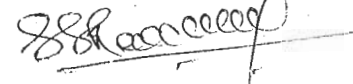
2. T. Loami

WITNESSES :

1. 

2. 

SIG. OF THE VENDORS:

1. 

2. R-S. Koooy

SIG. OF PURCHASERS:


R-S. Koooy

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2129/2019. Sheet 6 of 7 Sub Registrar
Ibrahimpatnam

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భారత సర్కార్
GOVERNMENT OF INDIA

తొడుపునూరి రమేష్
Todupunoori Ramesh
పుట్టిన తేదీ / DOB: 09/10/1969
పురుషుడు / MALE



2862 7667 6179

నా ఆధార్ - నా గుర్తింపు

[Signature]

భారతీయ విశిష్ట పఠచాన ప్రాధికారణ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
అండ్రి పేరు / తల్లి పేరు:
తొడుపునూరి సిద్దేశం, 9-9-
116/6, ప్లాట్ నెం. 12, రెడ్డి కాలనీ,
చంపపేట్, సరూర్ నగర్,
కె.వి.రంగారెడ్డి,
తెలంగాణ - 500079

Address:
S/O: Todupunoori Siddeshain, 9-
9-116/6, Plot No 12, Reddy
Colony, Champapet,
Saroornagar, K.v. Rangareddy,
Telangana - 500079

2862 7667 6179

MEERA AADHAAR, MERI PEHACHAN

భారత సర్కార్
GOVERNMENT OF INDIA

తొడుపునూరి లక్ష్మి
Todupunoori Laxmi
పుట్టిన తేదీ / DOB: 15/09/1980
స్త్రీ / FEMALE



3955 6740 6570

నా ఆధార్ - నా గుర్తింపు

T. Laxmi

[Signature]
14.5.2022

భారతీయ విశిష్ట పఠచాన ప్రాధికారణ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
భర్త పేరు: తొడుపునూరి రమేష్,
3-8, హనుమాన్ నగర్,
గడ్డియన్నారం, సరూర్ నగర్,
కె.వి.రంగారెడ్డి,
తెలంగాణ - 500060

Address:
W/O: Todupunoori Ramesh, 3-8,
Hanuman Nagar,
Gaddiannaram, Saroornagar,
K.v. Rangareddy,
Telangana - 500060

3955 6740 6570

MEERA AADHAAR, MERI PEHACHAN

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



సింగి రెడ్డి శ్రీనివాస్ రెడ్డి
Singi Reddy Srinivas Reddy

పుట్టిన సంవత్సరం / Year of Birth : 1968
పురుషుడు / Male

2543 7871 2414

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O Singi Reddy Srinivas Reddy
16-11-741/D/79, SBH colony
moosarami bagh
malak pet, Hyderabad
Andhra Pradesh, 500036

Address :
S/O Singi Reddy Srinivas Reddy
16-11-741/D/79, SBH colony
moosarami bagh
malak pet, Hyderabad
Andhra Pradesh, 500036

అధార్ - సామాన్యుని హక్కు

Aadhaar - Saamanyuni Hakku

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కల్లెం శివ శాంత రెడ్డి
Kallam Shiva Shanth Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1973
పురుషుడు / Male

6072 1903 9641

Sub Registrar
Ibrahimpalle

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O లేట్ కల్లెం నరసింహ రెడ్డి
16-2-751/93/F/L, Sai ram colony, sai baba temple, Saidabad, Hyderabad, Andhra Pradesh, 500059

Address: S/O Late Kallam Narasimha Reddy, 16-2-751/93/F/L, Sai ram colony, sai baba temple, Saidabad, Hyderabad, Andhra Pradesh, 500059

1917 1200 180 1947 help@uidai.gov.in www.uidai.gov.in

అధార్ - సామాన్యుని హక్కు

Aadhaar - Saamanyuni Hakku

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కల్లెం మధవా రెడ్డి
Kallam Madhava Reddy

పుట్టిన సంవత్సరం / Year of Birth : 1969
పురుషుడు / Male

6246 7678 9720

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O లేట్ కల్లెం నరసింహ రెడ్డి, గుంటూరు/కామారెడ్డి, సాయి బాబా టెంపుల్, సై రామ్ కలనీ, సైదాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500059

Address : S/O Late Kallam Narasimha Reddy, 16-2-751/93/F/L, Sai Ram Colony, Near Sai Baba Temple, Saidabad, Hyderabad, Andhra Pradesh, 500059

అధార్ - సామాన్యుని హక్కు

Aadhaar - Saamanyuni Hakku

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 25/07/2015
Generation Date: 11/08/2015

2417 7912 044

Generated on: 24/01/2019 05:33:40 PM

Signature: V Raju

2417 7912 044

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