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SOLATE T. G. RAMA RAO

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FOR WHICH SAKET ENGINEERS PUTLTD

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Address AGREEMENT-OF SALE-CUM GENERAL POWER OF ATTORNEY

THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY IS MADE AND EXECUTED ON THIS THE 27th DAY OF MAY, 2009 AT HYDERABAD BY AND BETWEEN:-

Sri. APPALA SRISAILAM S/o Sri. Balamallaiah, aged about 40 Years, Occ. Agriculture, R/o Gowdavally Village, Medchal Mandal, R.R. District.

Hereinafter referred to as the 'VENDOR/ PRINCIPAL'.

#### AND

- 1. Smt. NARASAMMA W/o. Sri. Srisailam, aged about 39 Years, Occ. Housewife.
- 2: . . Sri:RAMESH S/o Sri. Srisailam, aged about 18 Years, Occ. Student.

Both resident of Gowdavally Village, Medchal Mandal, R.R. District.

Hereinafter referred to as the 'CO-VENDOR/ PRINCIPAL'.

FOR SAKET ENGINEERS PVT. LTD.

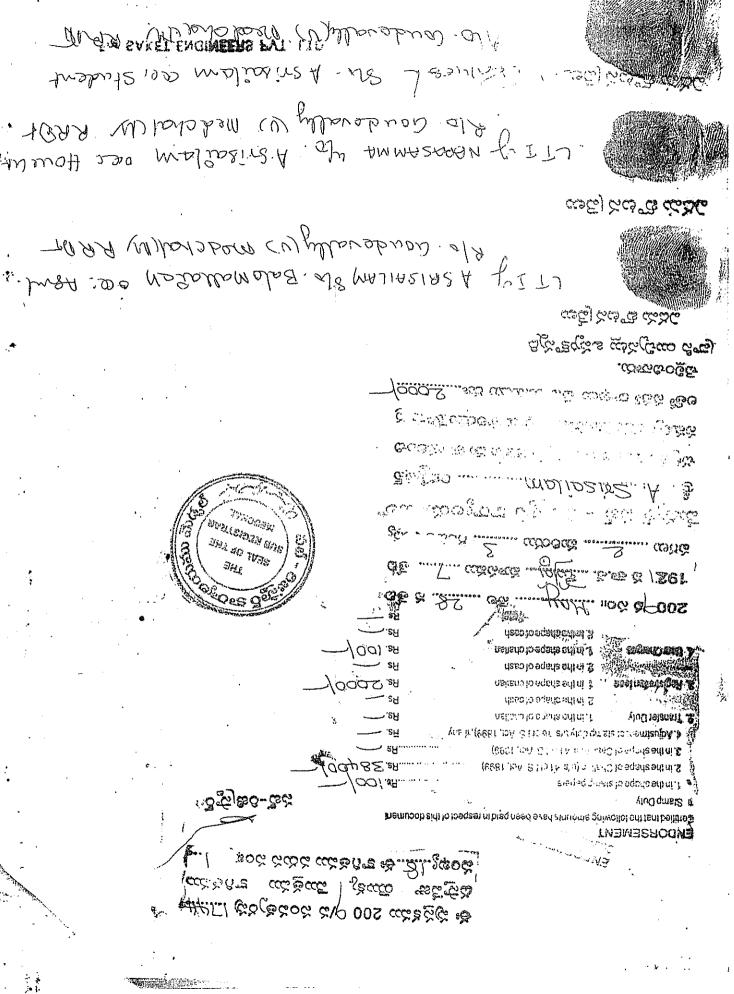
DIRECTOR



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#### AND

M/s. SAKET ENGINEERS PVT LTD., with their Office at: 1-31/A, Saket, Kapra, ECIL, Hyderabad represented by their Director Sri G. RAVI KUMAR S/o. Sri. G. Muralipurnachandra Rao, aged 46 Years.Occ: Business, R/o. B – 67, Sainikpuri, Hyderabad – 500 094.

Hereinafter referred to as the 'VENDEE/ ATTORNEY'.

The terms 'VENDOR/ PRINCIPAL' and 'VENDEE/ ATTORNEY' shall mean and include their respective heirs, successors, legal representatives, assignees etc., of the respective parties.

WHEREAS the VENDOR is the sole and absolute owner and peaceful possessor of the agriculture land as indicated below:-

SY.NO	EXTENT Ac - Gts.	TITLE DEED No.	PATTA PASS BOOK No.	PATTA No.
407	14 Guntas	405000	400400	
426	08 Guntas	405338	408123	1075
Total	. 22 Guntas			

admeasuring a total extent of **22 Guntas,** in Sy. No. 407 & 426 situated at Gowdavallý Village, Medchal Mandal, R. R. District.

AND WHEREAS VENDOR/ PRINCIPAL wish to sell the land admeasuring 22 Guntas, in Sy. Nos. 407 & 426, situated at Gowdavally Village, Medchal Mandal, R.R. District, to the VENDEE/ ATTORNEY which is hereinafter referred to as the SCHEDULED PROPERTY.

AND WHEREAS the CO-VENDORS are wife and son of VENDOR and are joining the VENDOR in execution of this Agreement of Sale Cum General Power of Attorney in favour of the VENDEE for more effectively conveying the Schedule Property.

AND WHEREAS in pursurance of the terms and conditions of the Agreement for Sale dated 08.10.2008 for sale of land admeasuring 22 Guntas, this Agreement of Sale cum General Power of Attorney is now being executed and Registered.

AND WHEREAS the VENDOR/ PRINCIPAL has agreed to sell the above cited schedule land admeasuring 22 Guntas, which is more clearly indicated in the schedule appended on terms and conditions hereinafter mentioned and the VENDEE/ ATTORNEY has agreed to buy the same for a sum of Rs. 70,00,000/-\* (Rupees Seventy Lacs Only) Per Acre which shall be paid in a manner which is indicated hereinafter.

For SAKET ENGINEERS PVT. LTD.

DIRECTOR .



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AND WHEREAS the VENDEE Company is engaged in the business of Construction and Development of township.

## NOW THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

- That the total sale consideration is Rs. 38,50,000/- (Rupees Thirty Eight Lacs Fifty Thousand Only) calculated at Rs. 70,00,000/- per Acre for sale of land admeasuring 22 Guntas, in Sy. Nos. 407 & 426, situated at Gowdavally Village, Medchal Mandal, R. R. District.
- 2. The VENDEE/ ATTORNEY has paid a sum of Rs. 15,40,000/- (Rupees Fifteen Lacs Forty Thousand Only) which is acknowledged separately.
  - Rs. 1,00,000/- (Rupees One Lac Only) vide Cheque No. 788787 dt. 07.10.2008 drawn on HDFC Bank, Sainikpuri Branch, Secunderabad.
  - Rs. 3,00,000/- (Rupees Three Lacs Only) vide Cheque No. 788800 df.
     13.10.2008 drawn on HDFC Bank, Sainikpuri Branch, Secunderabad.
  - Rs. 3,70,000/- (Rupees Three Lacs Seventy Thousand Only) vide Cheque No. 788606 dt. 20.10.2008 drawn on HDFC Bank, Sainikpuri Branch, Secunderabad
  - Rs. 7,70,000/- (Rupees Seven Lacs Seventy Thousand Only) vide Cheque No. 822503 dated 27.05.2009 drawn on HDFC Bank, Sainikpuri Branch, Secunderabad.

The VENDOR/ PRINCIPAL have agreed to receive the balance sale consideration of Rs. 23,10,000/- as follows:.

- Rs. 7,70,000/- (Rupees Seven Lacs Seventy Thousand Only) vide Cheque No. 822500 dated 14.07.2009 drawn on HDFC Bank, Sainikpuri Branch, Secunderabad.
- 2. Rs. 7,70,000/- (Rupees Seven Lacs Seventy Thousand Only) vide Cheque No. 822501 dated 14.10.2009 drawn on HDFC Bank, Sainikpuri Branch, Secunderabad.
- 3. Rs. 7,70,000/- (Rupees Seven Lacs Seventy Thousand Only) vide Cheque No. 822502 dated 14.01,2010 drawn on HDFC Bank, Sainikpuri Branch, Secunderabad.
- That the VENDOR/ PRINCIPAL assures the VENDEE/ ATTORNEY that there
  are no prior sale, agreements of sale or any other encumbrances over the
  Schedule Property.
- 4. In the event of any claim by Third Parties, the VENDOR/ PRINCIPAL shall get it cleared at his own cost.

For SAKET ENGINEERS PVT. LTD.

DIRECTOR



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- That the VENDOR/ PRINCIPAL has already handedover the physical possession of the Schedule Property on the date of Agreement of Sale dated 08.10.2008.
- 6. The VENDEE/ ATTORNEY is entitled to settle any claims arising in future, and if not settled by the VENDOR/ PRINCIPAL, the Purchaser is entitled to settle the same by incurring the amount and to claim the amount so incurred from the VENDOR/ PRINCIPAL herein. Further the VENDOR/ PRINCIPAL shall pay interest on amounts paid up at the rate of 30% per annum, till the date of settlement of dispute.
- The VENDOR/ PRINCIPAL assures the VENDEE/ ATTORNEY that they has got valid and marketable title to the Schedule Property and excepting them, there are no claimants in respect of the same.
- 8. That the VENDOR/ PRINCIPAL shall obtain necessary permissions, clearances as may be required at their own cost for conveyance of the Schedule Property in favour of the VENDEE/ ATTORNEY or their nominees.
- That the VENDEE/ ATTORNEY is entitled to enter into Agreements with the prospective buyers and to receive sale consideration amount on the Schedule Property.
- The VENDEE/ ATTORNEY is free to put up display boards on the land, prepare plans of layouts, Engineering Drawings and carry out any constructions activites from this date of agreement.
- 11. The VENDOR/ PRINCIPAL agrees to indemnify the VENDEE/ ATTORNEY against any hostile claims over the property, which is the subject matter of this agreement other than as mentioned supra.
- The VENDOR/ PRINCIPAL assures that there is no acquisition proceedings from any authorities viz., Revenue, HMDA, Municipalities etc., as on and up till the date of this agreement.
- 13. The VENDOR/ PRINCIPAL assures that the land is not affected by the Urban Land Ceiling Act/ Agricultural Land Ceiling Act of 1976 & 1972 respectively for any other acquisition and assures that they has a clear and marketable title to dispose of the property in whichever manner they like.
- 14. The VENDEE/ ATTORNEY shall make application in the name of the Original Land Owners for obtaining permissions for change of land use, layouts, construction, etc from the concerned authorities and the VENDOR/ PRINCIPAL shall duly sign all applications directly or through his GPA Holder, whenever demanded by the VENDEE/ ATTORNEY or his nominees or as required by law.

For SAKET ENGINEERS PVT. LTD.

DIRECTOR





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THILL GO CE CO'S ENDAR CENTER IN Such the cuck was been were a Thing sook choice we have in \$1... good 15. The VENDOR/ PRINCIPAL hereby appoints M/s. SAKET ENGINEERS PVT. LTD., represented by their Director Sri. G. RAVI KUMAR S/o. Sri G. Murali Purnachandra Rao, with their office at 1-31/A, SAKET, Kapra, ECIL Post, Hyderabad – 500 062, as their lawful attorney for the purpose of executing Sale Deed/ Deeds, Agreements of Sale in favour of the prospective purchasers, Mortgages and Mortgage Deeds, charges, Liens, Depositing title deeds with Banks for availing loans etc.

The VENDOR/ PRINCIPAL has agreed that any Principal Officer of the VENDEE Company duly authorised by the Board of Directors also can execute Sale Deed/ Deeds, Agreements of Sale in favour of the prospective purchasers, Mortgages and Mortgage Deeds, charges, Liens, Depositing title deeds, with Banks for availing loans etc. on behalf of the Company.

- 16. The VENDOR/ PRINCIPAL covenant and agree with the VENDEE/ ATTORNEY that they has no objection to the VENDEE/ ATTORNEY mortgaging land to HMDA in purusuance of an application for layouts in a specific form and location as may be desired by the HMDA.
- To appear and act in all the Courts, Civil, Revenue or criminal whether original or appellate, in the registration offices and in any other office of government of District Board, Municipal Board or Notified Area or any other local authority in respect of the properties which are the subject matter of this agreement.
- 18. To **sign** and **verify plans**, written statement, petitioners of claims and objections, memorandum of appeal and petitions and applications of all kinds and to file them in any such court of office, in respect of the properties which are the subject matter or this agreement.
- 19. To appoint any Advocate, Vakil Pleader, Mukhtar, Revenue agent or any other legal practitioner in respect of the properties which are the subject matter of this agreement.
- 20. To compromise, compound or withdraw cases, and to refer cases to arbitration, in respect of the properties, which are the subject matter of this agreement.
- 21. To file and receive of **Stamp duty** or repayment of Court fees in respect of the properties, which is the subject matter of this agreement.
- To obtain refund of stamp duty or repayment of court fees in respect of the properties, which is the subject matter of this agreement.
- 23. To legally represent the VENDOR/ PRINCIPAL herein at the office of Hyderabad Metropolitan Development Authority, Municipalities, Urban Land Ceiling Department, Revenue Department and other such Government Offices of State or Central Government to seek necessary permissions for change of land use, layout development, building permissions, etc. for the total extent of the property admeasuring 22 Guntas in Sy. No. 407 & 426, situated at Gowdavally Village, Medchal Mandal, R. R. District, A.P.

For SAKET ENGINEERS PVT. LTD.

DIRECTOR



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- 24. To generally do the lawful acts necessary for the above-mentioned purposes in respect of the properties, which is the subject matter of the agreement.
- 25. This Agreement of Sale cum General Power of Attorney is subject to the general forcemajure clauses.
- 26. This Agreement of Sale cum General Power of Attorney is subject to the jurisdiction of Hyderabad.
  - 27. This agreement of Sale Cum General Power of Attorney is IRREVOCABLE as it is coupled with interest.
  - 28. The purchase Value of the property (Dry agricultural land) is Rs. 70,00,000/-per Acre.

# STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED (Under Rule Andhra Pradesh of Under Valuation of instrument Rules, 1975)

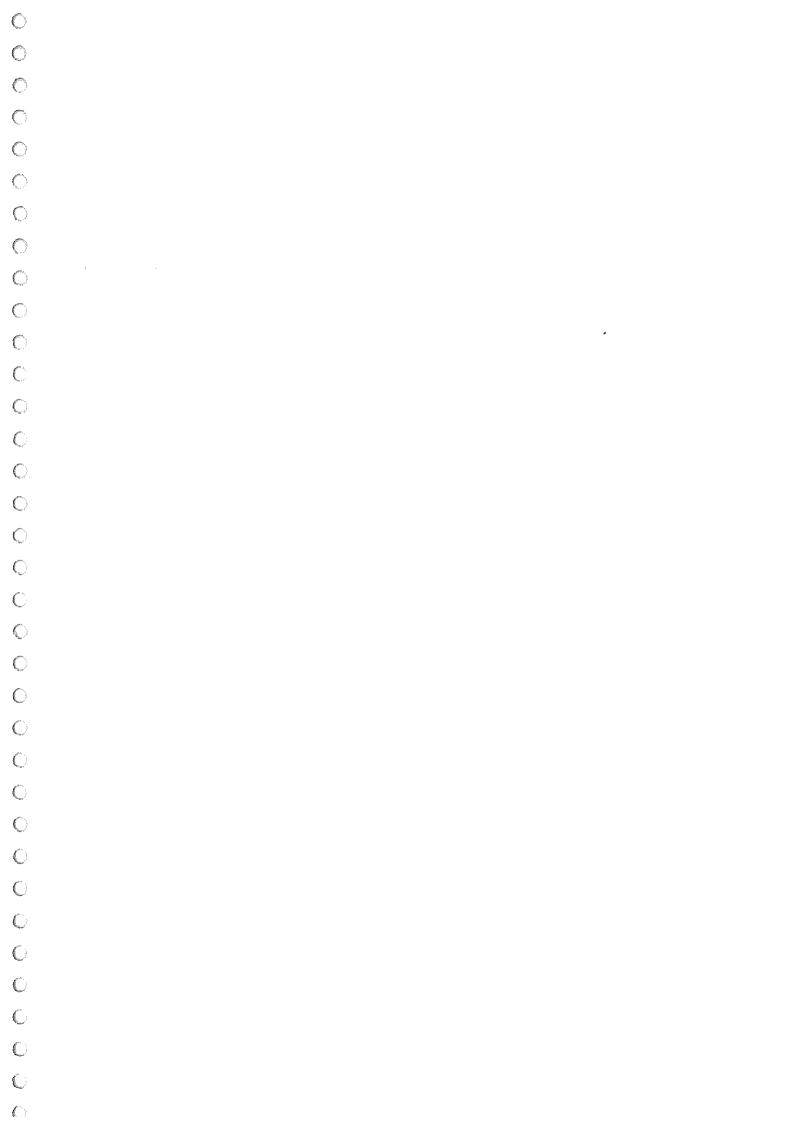
We hereby declare and state of the best of my knowledge and belief the market value of the property intended is as follows:

value of the brober	Ly IIILOITE			
SINo. Place	Sy. No.	Area	Value per Acre	Total Market
1. Gowdavally Village	407 & 426	22 Guntas	Rs.21,00,000/-	Rs. 11,55,000
Medchal Ma R.R. Distric		Sale	Consideration is Rs.	. 38,50,000/-

For SAKET ENGINEERS PVT, LTD.

DIRECTOR





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#### SCHEDULE OF PROPERTY

#### SCHEDULE - A

All that piece and parcel of the agricultural land, admeasuring to an extent of 14 Guntas, in Sy. No. 407, situated at Gowdavally Village, Medchal Mandal, R. R. District, A.P.

> : Property belongs to Sri. Mallesh NORTH

: Property belongs to Sri. A. Jagan Reddy SOUTH

: Property belongs to Sri. A. Jagan Reddy **EAST** 

: Property belongs to Sri. P. Yackank & ofhers WEST

#### SCHEDULE - B

All that piece and parcel of the agricultural land, admeasuring to an extent of 68 Guntas; in Sy. No. 426, situated at Gowdavally Village, Medchal Mandal, R. R. District, A.P.

> : Property belongs to Sri. Mallesh **NORTH**

: Property belongs to Sri. A. Jagan Reddy SOUTH

EAST

: Property belongs to Sri. D. Yackun has otherw WEST

IN WITNESS WHEREOF the parties above mentioned has signed this Agreement of Sale Cum General Power of Attorney in token of acceptance of the contents there of in the presence of witnesses set out below:

#### **VENDEE! ATTORNEY**

For SAKET ENGINEERS PVT, LTD.



VENDOR/ PRINCIPAL

WITNESS:

CO-VENDOR/ PRINCIPAL

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#### **VENDOR/PRINCIPALS:**

SRI.APPALA SRISAILAM, S/O. Sri.APPALA BALAMALLAIAH.

#### VENDEE/PRINCIPALS:

M/S, SAKET ENGINEER'S(P) LTD.

#### REFERENCE:

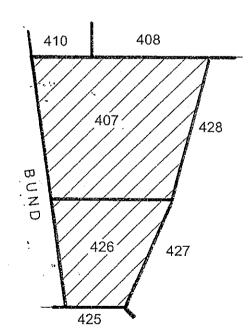
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INCLUDED :

EXCLUDED:

SCALE : NTS

PLOT AREA: 0Ac-22 GUNTAS.



#### WITNESSES:

1. Show

2.

### BOUNDARIES/SCHEDULE-A.

NORTH: Prop. belongs to Sri. Helallesh SOUTH: Prop. belongs to Sri. A- Jagan Redd EAST: Prop. belongs to Sri. A. Jagan Redd WEST: Prop. belongs to Sri. A. Jagan Redd WEST: Prop. belongs to Sri. D. Yadaiah

#### BOUNDARIES/SCHEDULE-B.

NORTH: Prop. belongs to Gri. A- Jagan Redd SOUTH: Prop. belongs to Gri. A- Jagan Redd EAST: Prop. belongs to Gri. A- Jagan Redd WEST: Rop. belongs to Sri. D. Yaddall 20 these



VENDOR/PRINCIPALS:



VENDEE/ATTORNEY:

FOR SAKET ENGINEERS PVT LTD.

DIRECTOR



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## PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908

S.L. No.

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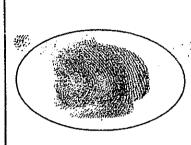
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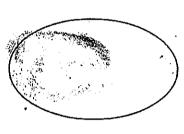
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SRI APPACA SRISAILAM SIE RAI BALAMALLAIAH, RIE GEWONVALLY VILLAGE, MEDCHAL MANDAL,

R. R. DISTRICT.





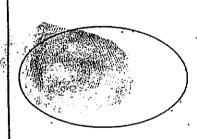
SMT. NARASAMMA,

N/D. SRI. SRISAILAM,

P/D GOWDAVALLY VILLAGE,

MEDCHAL MANDAL,

R. R. DIETRICE.





SPI. RAMESH SIE SKI.

SRISAILAM, RIN. HOWDAVALLY

VILLAGE, MEDCHAL MANDAL,

R. R. DISTRICT.





SRI. G. RAVI ICUMAR, LL. LEI.
G. MURALIPURNA CHANDRA RAD

RLO. B-67, SAINIKPURI,

SECUNDERABAD.

SIGNATURE OF WITNESSES:

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For SAKET ENGINEERS PVT. LTD.

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DIRECTOR



SIGNATURE OF EXECUTANT/S



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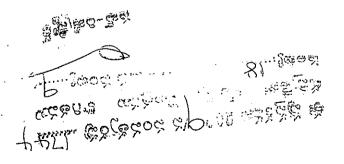
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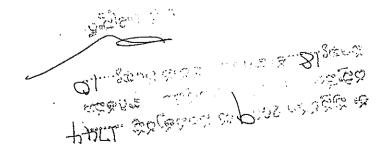
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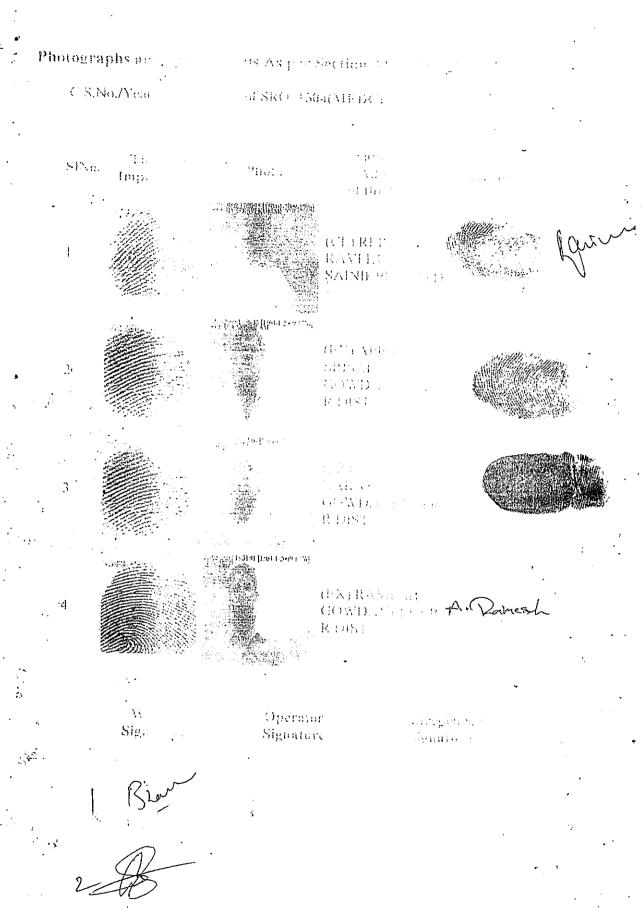


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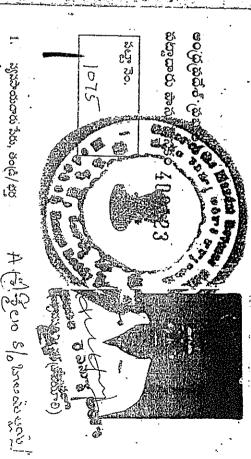
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/ ప్రాట్న/ ఆరుత్తడిగా చర్లీకర్గించి

ప్రైవే, సందర్భాన్ని బట్టి ఆ విషర్యాలను

పట్టాదారు పేరు, తం(డి/భర్త 5/2 ANN MARK ర్భవపరిచి, ముద్రవేయాల్) A Charge cond 

లేదా పెనుకబడిన తరగతికి చెంది షెడ్స్లూ కులం/షెడ్యూలు తెగ A. Wis co So bregon civil 中国的公司

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(గామ సహాయక్షుని - 30000 /

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BANGA REDDY EAST DIVISION, HYDERABAD

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ా కామ్. ట్రార్టుడంద ఉ\ 2002 యపిప్పడ్లు ఉ యుత్తుగొకా యుత్తుంద్ ృక్తుయు ఆండ్ త్రమ ⊇మ...బ్రిఖండ్ దయడ యడితగొకి ఈ...వి..బ్రిఖండ ాండ్ మాట్లా

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نہ సంఖ్య ಜಿದ್ದು ಭ Town, సబ్-డిబిజను 535 A 0-29 30.0 0 87 సెంబరు 11070 6-14 సెంబరు کرن رئ 9 がない ఎ- గుం. విస్తీర్గను ಲ ಸರ. 83-68 ಬ್ಗಾಣೆ/. ಆರುಪ್ತಿ ಪ್ರಾಟ್ಸ್/ వరీకరణ N లేదా 2. కొనుగ్లు తేదా 3. ఏదైనా ఇతర లావాచేవి ద్వాధా らどろう ్ ప్రవిధంగా సంక్షమించింది 1. అనువంశ్వం .... ..... రుణాధిభారాలు వాటి వివరాలు భూమి హక్కుల 97 రికార్డు స్థకారం .రిజిస్టరు గాని ఏపైనా ఉంటే Deliver of the second అధికారి సంతకం, మండల రెవెన్స్టూ ముద A PARTY రిజిప్టరు ప్రకారం మౌళిక విలువ ఎకరం రేటు 00 రిజిప్లరు అయిన రుణాధి ఖారాల ప్రత్రం నెంబరు సంబంధించిన సంపత్పరాలకు విషరాలు గత 13 సబ్- రిజమ్లెక్ సంతకం, ಯ್ರಬ 10 1 12/11/2be2 took onen 4 విశేష్యాంశాలు Ξ

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## BHARAT SANGHAR NIGAW LTD

### HYDERABAD TELECOMMUNICATIONS

Date of Issue: 07-APR-09

CUSTOMER'S COPY

RAVI	KUMAR G

D-07 H NO B-67 5TH CROSS,2ND AVENUE - SAINIKPURI HYDERABAD 500594

L'AST PAYMENT MADE	SECURITY DEPOSIT	PLAN NO
DATE: 26-MAR-09		
AMOUNT:Rs.1727	·	BLBSPL3

EXCHANGE	: SNKP	PHONE NO. : 27110659
ט_ום_אס.	: 066006507	BILL DATE : 08-APR-09
BILL NO.	: T0804200967329849	PAY BY DATE: 28-APR-09
CLASS CODE	: INOTH	INSTN. DATE : 04-FEB-92
AMOUNT	OINDET ONE 20 70 1	Rs. 2673.00
PAYABLE	AFTER 28-APF	Rs. 2743.00

0.00

2673.00

70.00

OMR/DATE	CMR / DATE	REV	GROSS CALLS	DEBIT CALLS	CREDIT CALLS	FREE CALLS	NET CALLS	FMC AMOUNT	FMC PERIOD
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SERVICE TAX MISC.CHARGES FOR OPTIONAL SERV. TOTAL AMOUNT 2705.00 O.S. LATE FEE °° 0.00 ADJUSTMENTS

BILL AMOUNTS

LATE FEE ALLER PAY BY

252.00 For all the Bills related information, please contact ₹32.00

Accounts Officer (TR) TRG Tel. No.: 27993155

in Sec: Units 229 4

#### DEAR CUSTOMER

Join ECS (Electronics Clearing Scheme today and pay the phone by sitting at you home / office and also avail the following of benefits.

a) 1% discount on each bill.

b) Enrolling in the scheme is at free of cost and any number of phones can be included with a single mandatory form.

Wastage of your valuable time can be avoided and you will get your bill a usual.

No Late fee problem as bill amount will be deducted from bank account only on pay by date.

For further details of ECS please continue

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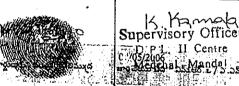
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Kelation  Wife  Son :	Date of Birth	Age 30
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Son .:		13
Daughter		12
Daughter	<del>                                     </del>	9
Mother		75



HOUSEHOLD CARD

Card No

: WAP150802800073

F.P Shop No

: 28

ప్రస్తు

: ఆప్పం. శ్రీశైలం

Name of Head of

Household

Appala Srisailam

తం<u>డ</u>ి/భర్త పేరు

ု စာပည်ပွဲထား

Father/ Husband name: Balamaliaiah

තුළුනම්∆/Date of Birth:

: 40

వయస్సు/Age వృత్తి /Occupation

: Rural Artisan

ಇಂತ.ನಂ./House No.

: 3-44/1

వీథ /Street Colony

: GOWDAVALLI : GOWDAVALLI

Hamlet Village/Thanda: සයන්ව/Goudavelly

Rev. Village

: ಗ್ರಾಜನ್ಗ/ Goudavelle

Mandai

: మేడ్చల్/ Medchal

ಜಿಲ್ಲ್ /District

: ರಂಗ್ ರಿಕ್ಷ / Ranga Reddy

Annual Income (Rs.) : 15,000

LPG Consumer No. : No Cylinder -

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