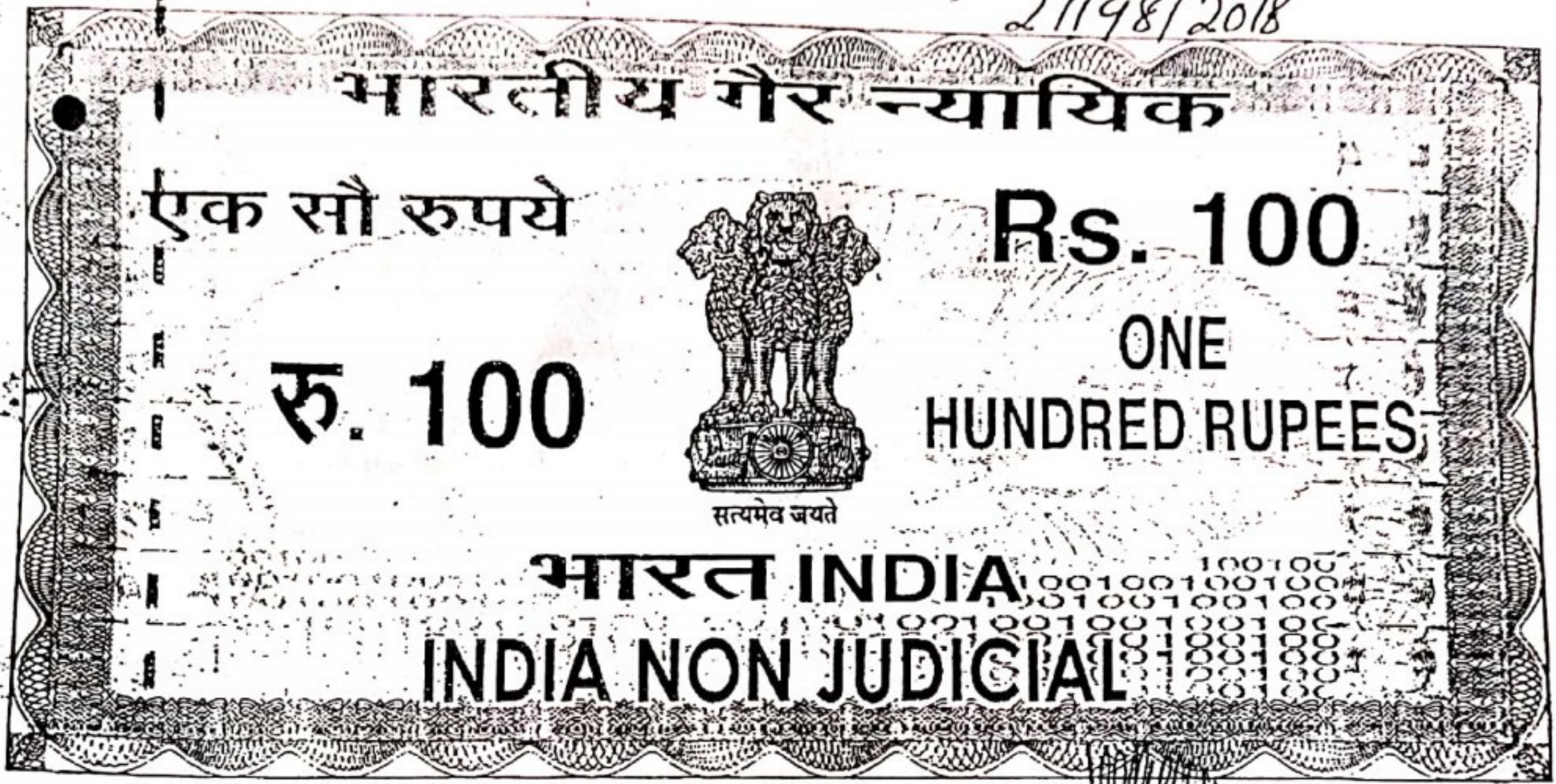


CS No. 21904 L. No. 21198/2018



తెలంగాణ తేలంగానా TELANGANA

J. RAMA RAO YADAV 553331

Sl. No.: 56937 Date: 24/12/2018 Rs. 100

Sold to: A. Dhaneshwar Reddy

S/o. D/o. W/o.: A. Narayana Reddy R/o R.R. Dist

For whom: Self

Licensed Stamp Vendor  
No. 10-27-005/2010, R.L.No. 15-27-001/2010  
R/o. H.No. 8-5-52/1, Kermanghat (V),  
Sararnagat (M), R.R. Dist-500 079.  
Phone: 9441618924

**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 the 24 day of **December, 2018** by and between:-

**SMT. CHANDA SARITHA, W/o. SRI. GUDUGUNTLA ANAND KUMAR**, aged about 38 years, Occupation: Govt. Employee, Resident of Domalpally Village, Nalgonda Mandal & District. Presently residing at H.No.3-125/72/10, Road No.8, NIN Colony, Boduppal, Ghatkesar Mandal, R.R. District-500 092. (Aadhaar No.4100 5262 4437)

(HEREINAFTER CALLED THE 'VENDOR')

**IN FAVOUR OF**

**SRI. ADAPALA DHANESHWAR REDDY, S/o. ADAPALA NARAYANA REDDY**, aged about 47 years, Occupation: Business, Resident of H.No.13-8, Gayathri Hills, Nadargul Village, Saroornagar Mandal, R.R. District-501 510. (Aadhaar No.5598 3043 7403, Ph. No.9440375828)

(HEREINAFTER CALLED THE 'PURCHASER')

Contd..2..

*Adapala*





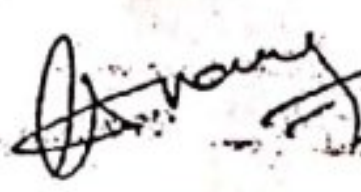



**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Champapet along with the Photographs & Thumb Impressions as required and Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of \_\_\_\_\_ on the 28th day of DEC, 2018 by Sri Ch Saritha

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL		 ADAPALA DHANESHWAR REDDY [1514-1-2018-21904]	ADAPALA DHANESHWAR REDDY S/O. ADAPALA NARAYANA REDDY 13-8, Gayathri Hills, Balapur, Ranga Reddy, Telangana, 501510, Nadergul
2	EX		 CHANDA SARITHA: 28/12/2018 [1514-1-2018-21904]	CHANDA SARITHA W/O. GUDUGUNTALA ANAND KUMAR 3-125/72/10, Road No Eight, Boduppal Ghatkesar, Ranga Reddy Telangana, 500092, NIN Colony



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 G ANAND KUMAR: 28/12/2018 [1514-1-2018-21904]	G ANAND KUMAR 3-125/72/10 BODUPPAL R R DIST	
2		 P SURENDER REDDY: 28/12/2018 [1514-1-2018-21904]	P SURENDER REDDY 1-97 NALGONDA DIST	

28th day of December, 2018

Signature of Sub Registrar  
Champapet

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4437 Name: Chanda Saritha	W/O Guduguntla Anand Kumar, Boduppal, Rangareddi, Andhra Pradesh, 500092	
2	Aadhaar No: XXXXXXXX7403 Name: Adapala Dhaneshwar Reddy	S/O Adapala Narayana Reddy, saroomagar, Rangareddi, Andhra Pradesh, 501510	

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The terms 'THE VENDOR' and 'THE PURCHASER' 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 is the sole and absolute owner and possessor of the Open land bearing Plot No.29, admeasuring 300 Sq. Yards, or equivalent to 250.83 Sq. Mtrs., in Survey Nos.54, 57 and 67, Situated at NADERGUL VILLAGE, Balapur Revenue Mandal (Previously Saroornagar Mandal), Under Badangpet Nagarapanchayat, Ranga Reddy District, having purchased the same from Y. Dayakar Reddy, S/o. Y. Bal Reddy, through Regd. Sale Deed Document No.4338/2003, of Book-I, Dt: 17<sup>th</sup> day of April, 2003, Regd. at Sub-Registrar, Champapet.

WHEREAS the Vendor has offered to sell the Open land bearing Plot No.29 North Part, admeasuring 150 Sq. Yards, or equivalent to 125.4 Sq. Mtrs., (out of 300 Sq. Yards), in Survey Nos.54, 57 and 67, Situated at NADERGUL VILLAGE, Balapur Revenue Mandal (Previously Saroornagar Mandal), Under Badangpet Nagarapanchayat, Ranga Reddy District, morefully described in Schedule hereunder, free from encumbrances to the Purchaser for a total consideration of Rs.3,00,000/- (Rupees Three Lakhs Only) as he is in need of money for her urgent financial necessities and the Purchaser agreed to purchase the same for the said consideration.

WHEREAS the Vendor has also agreed to give a General Power of Attorney in favour of the Purchaser 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 and the Purchaser that the Vendor agreed to sell and the Purchaser agreed to purchase the said property for the sum of Rs.3,00,000/- (Rupees Three Lakhs Only) free from encumbrances.

The Purchaser has paid total sale consideration of Rs.3,00,000/- (Rupees Three Lakhs Only) through RTGS, to the Vendor the receipt of which the Vendor hereby admit and acknowledges; and the Vendor has already given vacant and physical possession of the said property to the Purchaser.

Contd...3..

*Prof. R. S. Ravi*



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					Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash				
Stamp Duty	100	0	14900	0		0	0	15000
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	17000	0		0	0	17100

Rs. 14900/- 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. 300000/- was paid by the party through E-Challan/BC/Pay Order No ,480FDT241218 dated ,24-DEC-18 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 17000/-, DATE: 24-DEC-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 7838900267701, PAYMENT MODE: CASH-1000200, ATRN: 7838900267701, REMITTER NAME: A DHANESHWAR REDDY, EXECUTANT NAME: CHANDA SARITHA, CLAIMANT NAME: A DHANESHWAR REDDY.

Date:

28th day of December, 2018

Signature of Registering Officer  
Champapet

Certificate of Registration

Registered as document no. 21198 of 2018 of Book-1 and assigned the identification number 1 - 1514 - 21198 - 2018 for Scanning on 28-DEC-18.

Registering Officer  
Champapet  
(P. Madhusudhan Reddy)

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Sub Registrar  
Champapet

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:: 3 ::

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

Time is not the essence of this contract.

The Vendor assures the Purchaser 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 do hereby unable to execute the sale transaction and get them registered personally due to domestic pre- occupations;

The Purchaser agreed to act in the name and on behalf of the Vendor as Agent of the Vendor.

The Vendor do hereby authorizes the said Purchaser to do the following acts in the name and on behalf of the Vendor namely:-

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 Purchaser, receive the consideration money to present the sale deed or deeds execute by him in favour of the Sub-Purchaser or Purchaser 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.

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 moneys and grant receipts in relation to the said property.

Contd...4..

*Signature*



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21198/2018. Sub Registrar  
Champapet



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:: 4 ::

Generally to act as the Attorney or Agent of the Vendor 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 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 Purchaser in pursuance of these presents.

That the property shown in the Schedule effected by this Document is neither a Government land nor an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act No.9 of 1977.

**STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED  
UNDER RULE 3 OF A.P. PREVENTION OF UNDER VALUATION OF  
INSTRUMENT RULES 1975**

Survey Nos.	Plot No.	Place	Area in Sq.Yds.,	Value Per Sq.Yard	Total Market Value
54, 57 and 67	29 North Part	NADERGUL VILLAGE, Balapur Revenue Mandal, Under Badangpet Nagarapanchayat, Ranga Reddy District	150 Sq. Yds.	Rs.2,000/-	Rs.3,00,000/-

**SCHEDULE OF THE PROPERTY**

All that the Open land bearing Plot No.29 North Part, admeasuring 150 Sq. Yards, or equivalent to 125.4 Sq. Mtrs., (out of 300 Sq. Yards), in Survey Nos.54, 57 and 67, Situated at NADERGUL VILLAGE, Balapur Revenue Mandal (Previously Saroornagar Mandal), Under Badangpet Nagarapanchayat, Ranga Reddy District, and bounded by:

NORTH :: Plot No.30  
SOUTH :: Plot No.29 South Part  
EAST :: 25' Wide Road  
WEST :: Plot No.15

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

Contd...5..

*Signature*



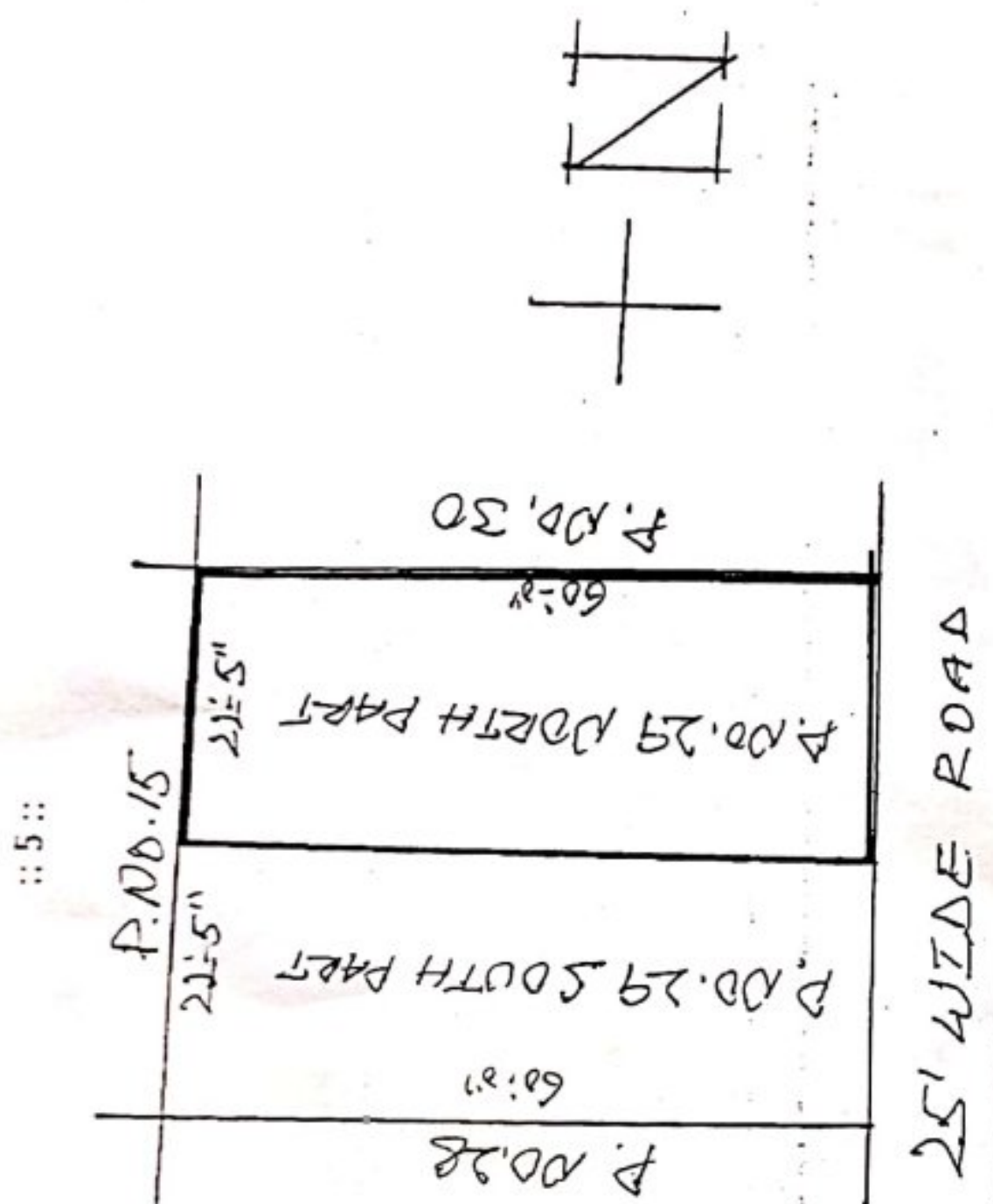
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21198/2018. Sub Registrar  
Sheet 4 of 6 Champapet



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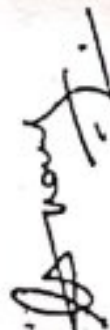







IN WITNESS WHEREOF the Parties hereto have set their hands to this Deed of Agreement of Sale cum General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

WITNESSES:

1. 
2. 

  
SIG. OF THE VENDOR

  
SIG. OF THE PURCHASER



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21198/2018. Sheet 5 of 6 Sub Registrar  
Champapet



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**Chanda Saritha**  
**Chanda Saritha**  
 తన తిథి/DOB: 26/08/1980  
 మహిళా / FEMALE  
 4100 5262 4437

ఆధార్ - సామాన్యుని హక్కు

**ఆధార్ - సామాన్యుని హక్కు**  
 మీ ఆధార్ సంఖ్య / Your Aadhaar No.:  
**5598 3043 7403**  
**ఆధార్ - సామాన్యుని హక్కు**  
 ఆధార్ సంఖ్య: 5598 3043 7403

**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**  
 పతా: S/O Guduguntla Anand Kumar, 1125/72/10, Road No. 8, N.I.N. Colony, Boduppal, Ghatkesar, Medak, Boduppal, Rangareddi, Andhra Pradesh - 500092  
 Address: S/O Guduguntla Anand Kumar, 1125/72/10, Road No. 8, N.I.N. Colony, Boduppal, Ghatkesar, Medak, Boduppal, Rangareddi, Andhra Pradesh - 500092  
 4100 5262 4437

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Berrigatla-500 001

**భారత ప్రభుత్వం**  
**Unique Identification Authority of India**  
 నమోదు సంఖ్య / Enrollment No.: 1190/11238/05718  
 10/04/2012  
 To: Adappa's Dhanashawar Reddy, S/O Adappa's Dhanashawar Reddy, 13-8, Gajuwada, Nallakota, via Nagavathi, Guda x road, Nagavathi, Rangareddi, Andhra Pradesh - 501510

**Guduguntla Anand Kumar**  
**Guduguntla Anand Kumar**  
 తన తిథి/DOB: 01/07/1972  
 పురుష / MALE  
 8433 5178 1612

ఆధార్ - సామాన్యుని హక్కు

**ఆధార్ - సామాన్యుని హక్కు**  
 మీ ఆధార్ సంఖ్య / Your Aadhaar No.:  
**8433 5178 1612**  
**ఆధార్ - సామాన్యుని హక్కు**  
 ఆధార్ సంఖ్య: 8433 5178 1612

**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**  
 పతా: S/O G Pedda Hanumanthlu, 3-125/72/10, Road No. 8, N.I.N. Colony, Boduppal, Ghatkesar, Medak, Boduppal, Rangareddi, Andhra Pradesh - 500092  
 Address: S/O G Pedda Hanumanthlu, 3-125/72/10, Road No. 8, N.I.N. Colony, Boduppal, Ghatkesar, Medak, Boduppal, Rangareddi, Andhra Pradesh - 500092  
 8433 5178 1612

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Berrigatla-500 001

**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**  
 పతా: S/O Pandri Parvath Reddy, 1-97, Mududandla, Mududandla, Nagonda, Andhra Pradesh - 508258  
 Address: S/O Pandri Parvath Reddy, 1-97, Mududandla, Mududandla, Nagonda, Andhra Pradesh - 508258  
 6119 7831 1636

ఆధార్ - ఆధార్ - సామాన్యుని హక్కు

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

నమోదు సంఖ్య / Enrollment No. : 1190/11238/05718

10/04/2012

To  
Adapala Dhaneshwar Reddy  
అడపల ధనేశ్వర్ రెడ్డి  
S/O Adapala Narayana Reddy  
13-8 gayathri hills nadargul  
via raganna guda x road nadargul  
Saroornagar  
Rangareddi,  
Andhra Pradesh - 501510



UF211339532IN

21133953



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**5598 3043 7403**

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

అడపల ధనేశ్వర్ రెడ్డి  
Adapala Dhaneshwar Reddy



పుట్టిన సంవత్సరం/Year of Birth: 1971  
పురుషుడు / Male

**5598 3043 7403**

