

PA P81/2022 SCANNED 22/01/2022



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3. NAGARAJAMANI AK 971978

S.No. 2155 Date 21/1/2022 201 Rs. 100/-

Purchaser A. Venkateshwar Reddy

S.V. Vendor A. Narasimha Reddy

AV Reddy Builders And Developers LLP

K. NAGARAJAMANI
Licensed Stamp Vender
No: 16-11-046/1999
No: 16-11-033/2020
A-975/33/A, Kushal Towers,
Mairatalad, Hyderabad (South) District
Phone No: 98 85 09 61 45

AGREEMENT OF SALE -CUM- IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS AGREEMENT OF SALE -CUM- IRREVOCABLE GENERAL POWER OF ATTORNEY is made and executed on this the 31st day of JANUARY 2022 at Hyderabad, Telangana by:-

SRI VUPPULA LAXMI NARAYANA REDDY, S/o. Late Narsa Reddy Aged about 51 Years, Occ: Business, R/o Villa No.340, Indu Fortune Fields, Kukatpally, Hyderabad. Telangana State (Aadhar No. 4273 3355 2838) (PAN No. AHOPV5093R).

[HEREINAFTER to be called and referred as the "VENDOR" which term shall mean and include all his heirs, executors, successors, legal representatives, administrators and assignees etc., of the FIRST PART]

IN FAVOUR OF

M/s. A.V.REDDY BUILDERS AND DEVELOPERS LLP, (Pan No. ABWFA057E) a Limited Liability Partnership Firm, having its office at H. No.4-51/L/41, Lumbini SLN Springs, Beside Botanical Garden, Serilingampally, Gachibowli, R.R. District, Telangana represented by its Designated Partner: **SRI A. VENKATESHWARA REDDY**, S/o Late A. Narasimha Reddy, aged 51 years, Occ Business, R/o H.No.4-51/L/41,

For AVReddy Builders and Developers LLP
A. Venkateshwar Reddy
Designated Partner



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Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Sangareddy (F.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of _____ and _____ on the 31st day of JAN, 2022 by Sri Vuppala Laxmi Narayana Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	EX			VUPPULA LAXMI NARAYANA REDDY S/O. LATE NARANA REDDY 345, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 500072, KUKATPALLY,	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			HAVEEN KUMAR 4022	
2			RAVI KANTH 4022	

31st day of January, 2022

Signature of
Sangareddy (R.O)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2838 Name: Vuppala Laxmi Narayana Reddy	CAO, Kukatpally, Medchal, Malkajgiri, Telangana, 500072	

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/CC/ Pay Order	
Stamp Duty	100	0	4247200	0	0	0	4247200
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	4348100	0	0	0	4348200

Rs. 4247200/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1959 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 60340000/- was paid by the party through Demand Draft/ Pay Order No. 773JV7310122 dated 31-JAN-22 of MAHB

No: 5800 of 2022 (1943 S.E.)
Number 1711-1-5800 of 2022
Date: 31/1/2022

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Dr. S. LAXMI NARAYANA REDDY
Joint Sub Registrar



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Lumbini SLN Springs, Gachibowli, Hyderabad-500032 (Aadhaar No.2600 0718 3165).

[HERENAFTER to be called and referred as the "PURCHASER" which term shall mean and include all its heirs, successors, assignees, legal representatives, executors and administrators etc. of the SECOND PART]

WHEREAS the Vendor is the absolute owner and possessor of the non-agricultural land admeasuring Ac 1-20 guntas equivalent to 7260 Sq.yards in Sy. No. 32/4 1/2 situated at Osman Nagar Village, Ramchandrapuram Mandal, Sanga Reddy District, Telangana State i.e. **Schedule of Property herein.**

WHEREAS originally one Sri Kummari Chandralah was the absolute owner and possessor of the land admeasuring Ac.2-31 guntas in Sy.No.32/4 situated at Osmannagar Village having acquired the same through Occupancy Rights Certificate vide Proc.No.B4/85/1990, dated 13-12-1990 issued by Revenue Divisional Officer, Sanga Reddy. Subsequently upon demise of said Sri Kummari Chandraiah, his son Sri Kummari Yadalah succeeded the said land and his name was also mutated in the revenue records as Pattadar and possessor and the Revenue Authorities have also issued Pattadar Pass Book and Land Ownership Title Deed Book bearing No.483705 with patta no.204.

WHEREAS said Sri Kummari Yadalah being the absolute owner and possessor of the said land had in turn alienated, conveyed and transferred the land admeasuring Ac.2-00 guntas in Sy.No.32/4 in favour of Sri B.Subash Reddy and three others through a registered Sale Deed dated 23-11-2005, bearing registered document No.16941 of 2005.

WHEREAS said Sri B. Subash Reddy and three others being the absolute owners and possessors of the said land admeasuring Ac.2-00 guntas have in turn alienated, conveyed and transferred the land admeasuring Ac.1-00 guntas out of Ac.2-00 guntas in Sy. No. 32/4 in favour of Sri Vuppula Laxmi Narayana Reddy S/o Late Narsa Reddy i.e. **Vendor of First Part hereinabove** through a Sale Deed dated 16-10-2006 bearing document No. 23845 of 2006 with the office of SRO Sanga Reddy.

WHEREAS said Sri B.Subash Reddy and three others further alienated conveyed and transferred the balance land admeasuring Ac.1-00 guntas in Sy.No.32/4 in favour of (1) Dr. D. Rama Rao S/o. D. Mallikarjuna Rao and (2) Dr. D. Padmavathi W/o Dr. D. Rama Rao through a Sale Deed dated 16-10-2006 bearing document No. 23846 of 2006 with the office of the SRO Sanga Reddy.

WHEREAS said (1) Dr. D. Rama Rao and (2) Dr. D. Padmavathi being the absolute owners and possessors of land admeasuring Ac.1-00 guntas in Sy. No. 32/4 situated at Osman Nagar Village have in turn alienated, Conveyed and transferred the land admeasuring Ac.0-20 guntas out of Ac.1-00 guntas in

For AVReddy Bulkiers and Developers LLP

Designated Partner



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Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 4348100/-, DATE: 31-JAN-22, BANK NAME: MAIB, BRANCH NAME: , BANK REFERENCE NO: 3113063388312, PAYMENT MODE: NS-1001138, ATRN: 3113063388312, REMITTER NAME: AV REDDY BUILDERS AND DEVELOPERS LLP, EXECUTANT NAME: VUPPALA LAXMI NARAYNA REDDY, CLAIMANT NAME: AV REDDY BUILDERS AND DEVELOPERS LLP)

Date:
31st day of January, 2022


Signature of Registering Officer
Sangareddy (R.O)

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Sangareddy (R.O)

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Sy.No.32/6 In favour of Sri Vuppula Laxmi Narayana Reddy i.e. **Vendor of First Part hereinabove** through a Sale Deed dated 29-12-2006 bearing registered document No. 136 of 2007 with the office of the SRO Sanga Reddy.

WHEREAS said Sri Vuppula Laxmi Narayana Reddy i.e. **Vendor of First Part hereinabove** being the absolute owner and possessor of the land admeasuring Ac.0-20 guntas had in turn alienated, conveyed and transferred the land admeasuring Ac.0-10 guntas in favour of (1) Sri G. Gopinath S/o Sri G.Nagabushanam and (2) Sri G. Roop Karan Reddy S/o Sri G. Narayana Reddy through a Sale Deed dated 29-03-2007 bearing registered document No. 7741 of 2007 with the office of the SRO Sanga Reddy. After said alienation, said Sri Vuppula Laxmi Narayana Reddy i.e. **Vendor of First Part hereinabove** remained with the balance land admeasuring Ac.0-10 guntas out of said Ac.0-20 guntas.

WHEREAS said (1) Sri G. Gopinath and (2) Sri G. Roop Karan Reddy being the absolute owners and possessors of the land admeasuring Ac.0-10 guntas in Sy. No. 32/6 have in turn alienated, Conveyed and transferred the same in favour of Sri Vuppula Laxmi Narayana Reddy S/o Late Narsa Reddy i. e. **Vendor of First Part hereinabove** through a registered Sale Deed dated 03-08-2013 bearing document No. 18109 of 2013 with the office of the SRO Sanga Reddy.

WHEREAS thus in the above manner, said Sri Vuppula Laxmi Narayana Reddy S/o Late Narsa Reddy i. e. **Vendor of First Part hereinabove** became the absolute owner and possessor of the land totally admeasuring Ac.1-20 guntas in Sy.No.32/6 1/2 situated at Osman Nagar Village, Ramchandrapuram Mandal, the then Medak District now within the limits of Sanga Reddy District, Telangana State. i.e. **Schedule of Property herein.**

WHEREAS consequently the name of said Sri Vuppula Laxmi Narayana Reddy S/o Late Narsa Reddy i. e. **Vendor of First Part hereinabove** was mutated in the revenue records as Pattadar and possessor in respect of the said land admeasuring Ac.1-20 guntas in Sy.No.32/6 1/2 and subsequently said Sri Vuppula Laxmi Narayana Reddy S/o Late Narsa Reddy i. e. **Vendor of First Part hereinabove** has applied for conversion of said land into non agriculture purpose and consequently the Competent Authority & Tahasildar, Ramchandrapuram Mandal, Sanga Reddy District had issued orders vide Proceeding No.2101083373 dated 29-01-2022 for conversion of the Agricultural land admeasuring Ac.1-20 guntas in Sy.No.32/6 1/2 into Non-Agricultural Purpose.

WHEREAS the Vendor herein is thus vested with full rights of enjoyment and disposal of the same in any manner as he desires.

WHEREAS the Vendor hereinabove is in need of money for his family necessities, has offered to sell the Schedule of Property herein i.e., All that the non-agricultural land admeasuring Ac 1-20 guntas equivalent to 7260 Sq.yards in Sy. No.32/6 1/2 situated at Osman Nagar Village, Ramchandrapuram Mandal, Sanga Reddy District, Telangana State [i.e., more-fully described in the Schedule of Property hereunder and more clearly delineated in the Map enclosed herewith] in

For AV Reddy Builders and Developers LLP

Designated Partner



Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of _____ and _____ on the 31st day of JAN, 2022 by Sri Vuppala Laxmi Narayana Reddy

Execution admitted by (Details of all Executors/Claimants under Sec 32A):					
Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL			A VENKATESHWARA REDDY/MS. A V REDDY BUILDERS AND DEVELOPERS LLP REP BY A V REDDY BUILDERS AND DEVELOPERS LLP - A NARASIMHA REDDY 4-5/1/1, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 500032, GACHIBOWLI.	
2	EX			VUPPULA LAXMI NARAYANA REDDY S/O. LATE NARSA REDDY 310, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 500072, KUKATPALLY.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			RAVEEN KUMAR 4022	
2			RAVI KANTH 4022	

12th day of February, 2022

Signature of
Joint SubRegistrar
Sangareddy (R.O)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2838 Name: Vuppala Laxmi Narayana Reddy	C/O, Kukatpally, Medchal, Malkajgiri, Telangana, 500072	

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Joint SubRegistrar Sangareddy (R.O)
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favour of the Purchaser hereinabove for a total sale consideration of **Rs.6,53,40,000/- (Rupees Six Crores Fifty three Lakhs and Forty thousand only)** @ Rs.9,000/- (Rupees Nine thousand only) per Sq.yard.

WHEREAS in pursuance of the above offer made by the Vendor, the Purchaser herein has agreed and accepted to purchase the Schedule Land hereunder for the said sale consideration.

WHEREAS the Vendor and Purchaser in pursuance of the above offer and acceptance have deemed it fit and proper to reduce the terms and conditions of sale into writing and hence this AGREEMENT OF SALE -CUM- IRREVOCABLE GENERAL POWER OF ATTORNEY.

NOW THIS AGREEMENT OF SALE -CUM- IRREVOCABLE GENERAL POWER OF ATTORNEY WITNESSETH AS UNDER:

1. That in consideration of payment of **Rs.6,53,40,000/- (Rupees Six Crores Fifty three Lakhs and Forty thousand only)** payable as under, the Vendor hereby agrees and undertakes to sell and the Purchaser hereby agrees and undertakes to purchase the Schedule of Property herein [i.e., more-fully described in the Schedule of Property hereunder].
2. The Purchaser hereby paid the above said total sale consideration of **Rs.6,53,40,000/- (Rupees Six Crores Fifty three Lakhs and Forty thousand only)** after deducting 1% TDS to the Vendor as mentioned below

(a) **Rs.4,45,50,000/- (Rupees Fours Crores Forty Five lakhs Fifty Thousand Only)** by way of Cheque dated 22.10.2021, bearing No.000337, drawn on Kotak Mahendra Bank, Jubilee Hills Branch.

(b) **Rs.2,01,36,600/- (Rupees Two Crores One lakh Thirty Six Thousand and Six Hundred Only)** by way of Cheque dated 31.01.2022, bearing No.000392, drawn on Kotak Mahendra Bank, Jubilee Hills Branch

The Vendee has deducted an amount of **Rs.6,53,400/- (Rupees Six Lakhs fifty three thousand and four hundred only)** as Tax at source (TDS) @ 1% from the total sale consideration made to the Vendor herein. The Purchaser undertakes to deposit the TDS amount and issue the Income Tax TDS certificate in the name of the Vendor.

and the Vendor hereby admits and acknowledge the receipt of the same/entire sale consideration from the Purchaser herein. Above Sale Consideration is paid by the designated partner Sri A.V. REDDY on behalf of the Purchaser hereinabove to the Vendor herein.

For AVReddy Builders and Developers LLP

A.V. Reddy
Designated Partner



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Sangareddy (R.O)



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3. The Vendor herein agrees and undertakes to execute and register the Sale Deed/s in favour of the Purchaser herein or in favour of the nominee/s of the Purchaser duly alienating, conveying and transferring the Schedule Property herein either as a whole or in parts or in undivided shares. However such Sale Deed/s can be executed and registered by the Purchaser herein being the GPA holder on behalf the Vendor by virtue of GPA powers conferred infra.
4. The Vendor declares that he is having clear, subsisting, marketable title in and over the Schedule of Property, which is free from all encumbrances.
5. The Vendor hereby assures the Purchaser herein that he is the absolute and exclusive owner and possessor of the schedule property and except him, there is no other person or persons having any manner of title, right, interest and claim in and over the schedule of property herein.
6. The Vendor hereby assures the Purchaser that there is/are no prior agreements executed by him with any other person or persons whomsoever prior to the execution of this Agreement of Sale in respect of schedule land hereunder.
7. The Vendor hereby delivered to the Purchaser, the vacant and peaceful possession of the schedule property herein on the day of execution and registration of this Agreement of Sale -cum- General Power of Attorney and the Purchaser hereby put in possession of the same.
8. The Vendor hereby handed over all the title deeds, link documents and revenue records to the Purchaser herein by virtue of which the Vendor hereinabove derived the title to Schedule Property herein.
9. That the Vendor and everyone claiming under him do hereby covenants that upon any reasonable request and at the cost of the Purchaser, he will do, execute and cause to be done all lawful acts, deeds and things in respect of the schedule mentioned land herein.
10. The Vendor shall keep the Purchaser fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser or the Schedule Property hereby conveyed, by reason of any defect in or want of title on the part of the Vendor or her predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser and the Vendor agrees to defend the right, title and interest of the Purchaser and any successor -in- title thereto to the Schedule Property against all claims, and that all expenses in this regard shall be borne and paid for by the Vendor and the Vendor also shall indemnify the Purchaser against any other expenses incurred in connection with any claim made by any person claiming through or in trust for the Vendor or against the Schedule Property.

For AVReddy Builders and Developers LLP

AV Reddy
Designated Partner



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Sangareddy (R.O)



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11. The Vendor hereby further agrees and undertakes to execute and register any Rectification Deeds or Ratification Deeds or any other deeds if necessary in future in favour of the Purchaser hereinabove or its/his successors-in-interest and further authorized and empowered the Purchaser herein to execute and register Rectification deeds if any duly rectifying the inadvertent mistakes crept if any in this Agreement.
12. The Vendor declares that there are no land acquisition proceedings pending on the land by any Government Authorities, local bodies or statutory authorities authorized to acquire land compulsorily and if such acquisition proceedings are disclosed in future, the Vendor is liable to indemnify the Purchaser with the market value as on the date of handover.
13. The Vendor hereby assures that the schedule property herein is not an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act 9 of 1997.
14. The Vendor declares that he is not the surplus landowner under the provisions of the A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
15. The Purchaser will be responsible for all the future taxes/surcharges due to the Government or any Quasi Government Authority, including the stamp duties and registration expenses etc., payable on the Sale Deed etc., that would be executed on his behalf through the GPA and the Vendor will be responsible to pay and discharge his Income Tax and Wealth Tax liabilities to the extent of the amount of consideration received under this Agreement and pay the taxes up to the date of execution and registration of this document.
16. The Purchaser shall bear the stamp duty and other registration charges for transfer of the Schedule Land herein in his own favour or in favour of his nominees.
17. Due to pre-occupations of the Vendor herein, he may not be able to execute and register the Sale Deed/s personally in favour of Purchaser or its/his nominees/prospective purchaser/s and in view of the fact that the Vendor has received the total sale consideration from the Purchaser and the Vendor also delivered the possession of the Schedule Land herein to the Purchaser herein, the Vendor herein has agreed to execute a General Power of Attorney (GPA) in favour of Purchaser hereinabove to enable the Purchaser to execute and register the Sale Deed/s in favour of Purchaser herein or in favour of its/his nominees on behalf of Vendor hereinabove. Hence this **IRREVOCABLE GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, I, the above named Vendor/Principal do hereby appoint, nominate, constitute and retain the Purchaser herein as my lawful Power of Attorney holder on my behalf to do, perform and

For AVReddy Builders and Developers LLP

[Handwritten Signature]
Designated Partner

[Handwritten Signature]
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Sangareddy (R.O)

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execute the following things, acts and deeds in respect of the Schedule Property hereunder.

- (a) To institute, sign, file the suits, petitions, complaints, appeals, writs or any other legal proceedings to protect or to safeguard the schedule property and to defend the principal in all courts, quasi-judicial or judicial authorities, civil or criminal or in the High Court of Telangana or in the Supreme Court of India and to sign and verify all the applications, affidavits, appeals, complaints, petitions, vakalats etc., from time to time and to give evidence in the court of law on behalf of the Principal and to effect compromise in all such legal proceedings.
- (b) To appoint such advocates of attorney's choice and to fix such remuneration as attorney deems fit.
- (c) To represent before the competent authorities, Government, Revenue Authorities and if necessary to obtain required permissions.
- (d) To submit applications and plans for obtaining the Lay-out, approval and sanction in respect of the schedule land from the Gram Panchayath or any other Authorities and also to submit applications and plans for obtaining permit and sanction plans for construction of the buildings/apartment complexes on the schedule property from the concerned Municipality and/or Gram Panchayath or from any other Authorities.
- (e) To submit applications and to obtain electricity/power supply connections to the schedule property from the T.S. Transco/Electricity Board.
- (f) To submit applications and to obtain drinking water supply connections and drainage connections to the schedule property from the Gram Panchayath.
- (g) To do all acts and things as may be incidental or necessary to do for transfer of the above said property to the prospective Purchasers as fully and effectively in all respects.
- (h) To negotiate with the prospective Purchaser/s for sale of the entire extent of schedule land/parts of land/plots of the lay-out/undivided shares of the land with or without structures, to arrive at sale consideration, to receive the sale consideration in its name, to enter into agreement/s of sale, to execute and register such agreements, Sale Deed/s in favour of the Purchaser herein or in favour of nominee/s of the Purchaser or prospective Purchaser/s duly alienating, conveying and transferring the schedule property as a whole/in parts/by way of plots in the lay-out/in undivided shares and present such documents/Sale Deeds for registration purpose, to admit the execution of such documents/Sale

For AVReddy Builders and Developers LLP



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Sangareddy (R.O)



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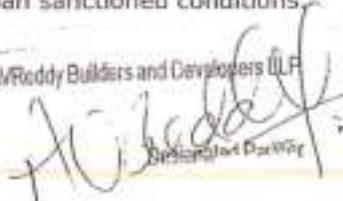


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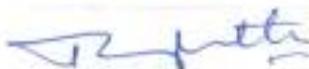
Deeds and to complete all the registration formalities under the provisions of Registration Act, 1908.

- (i) To hand over physical possession of the schedule land to the concerned purchaser/s, lessee/s, licensee/s etc.
- (a) To raise loans or otherwise borrow funds on the security of the Schedule Property herein from banks, financial institutions and / or other persons by creating equitable mortgage by deposit of this Agreement of sale cum GPA or other mortgages / charges on security of the Schedule Land, and sign and execute requisite mortgage deeds and other documents required there for, on such terms and conditions as the Purchaser deems fit, and to get the same registered, if necessary in the manner prescribed under law and there under, be present through authorized personnel for the said purpose and deposit the original documents.
- (j) To execute and register Rectification deeds duly rectifying the inadvertent mistakes crept if any in this Agreement.
- (k) To sign and submit the required applications to the Revenue Authorities/Gram Panchayath in respect of any of the affairs concerning the schedule property, to sign any required applications for effecting the mutation/change of name in favour of the Purchaser or in favour of the prospective Purchaser.
- (l) The GPA holder is hereby unequivocally and irrevocably authorized and empowered to develop the Schedule Land on its/his own or can develop with jointly with any other developer or entrust the development rights to any one by giving the Schedule Property for development and is further authorized and empowered to in turn execute and register an irrevocable General Power of Attorney in favour of such developer and since the total sale consideration is already received by the Vendor/Principal herein, the Vendor are not entitled to any consideration to be received by the Purchaser/Attorney holder herein at the time of sale of Schedule Property and the Vendor/Principals are not entitled to any share in the development and only the Purchaser/Attorney holder herein are entitled to the same.
- (m) To approach the Revenue Divisional Officer to file such petitions and applications.
- (n) To execute mortgage Deed in favour of the concerned Authority, Banks and Financial Institutions and to execute deed of release or any other documents as per the Building/project loan sanctioned conditions.

For AVReddy Builders and Developers LLP


Authorized Person





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Sangareddy (R.O)



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(o) To execute Exchange Deed/s, release deeds, Ratification Deeds, Lease Deeds, License Agreements, Partition Deeds etc. and complete all the registration formalities for execution and registration of the same.

(p) To apply for and secure commencement certificates, occupation certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the Buildings to be constructed and completed on the Schedule Property from the concerned authorities;

(q) The Vendor hereby granted irrevocable GPA powers and by virtue of powers conferred hereunder, the GPA holder can deal with the Schedule Property herein including power to give it on development and sell w.e.f. today i.e., date of execution of this Agreement of Sale - cum- General Power of Attorney.

And generally to do all other acts, deeds, matters and things in connection with and relating to and concerning or touching upon the alienation of the Schedule Property in the manner aforesaid, without any restrictions, reservations or conditions.

It is hereby understood between the parties that the Powers of Attorney mentioned in this Agreement are coupled with interest having regard to the steps already taken by the parties prior to the date of this Agreement and hence the said Powers of Attorney are irrevocable.

It is hereby declared that this Power of Attorney is irrevocable in view of the fact that the same is coupled with Interest and since the Purchaser herein have paid the total/entire/full sale consideration to the Vendor herein under this Agreement.

RULE (3) MARKET VALUE STATEMENT

Name of the village	Sy. No's.	TOTAL Extent Sq.yrds	Rate Per Sq.Yds	Total Value
Osman Nagar Village, Ramchandrapuram Mandal, Sanga Reddy District	32/0 1/2	7260	Rs.9,000/-	Rs.6,53,40,000/-

For AVReddy Builders and Developers LLP

[Signature]
Designated Partner



[Signature]

BK-1, CS No 4110/2022-8 Doct No
5800/152 Joint SubRegistrar
Sangareddy (R.O)



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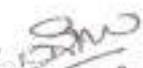
SCHEDULE OF PROPERTY

All that the the non- agricultural land admeasuring Ac 1-20 guntas equivalent to 7260 Sq.yards in Sy. No. 32/a 1/2 situated at Osman Nagar Village, Ramchandrapuram Mandal, Sanga Reddy District, Telangana State and the same is bounded by:

North : Land in Sy.No.32 Part
South : Land in Sy.No.31
EAST : Land in Sy.No.32 Part
WEST : Land in Sy.No.32 Part

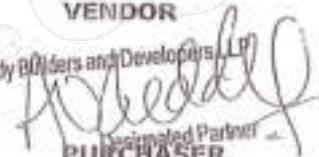
IN WITNESS WHEREOF both the parties i.e., Parties of First and Second Parts have put their hands and signed on this AGPA on the day, month and year hereinabove mentioned.

WITNESSES:

1. 
2. 


VENDOR

For M/Reddy Builders and Developers LLP


PURCHASER





Bk - 1, CS No 4110/2022 & Doct No
5800/10/15 Sheet 10 of 15 Joint SubRegistrar
Sangareddy (R.O)

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REGISTRATION PLAN SHOWING THE VACANT LAND IN PART OF SURVEY NO 31/AA1/2
LOCATED AT OSMANNAGAR VILLAGE, RAMCHANDRAPURAM MANDAL,
SANGAREDDY DISTRICT.

VENDOR: VUPPULA LAXMI NARAYANA REDDY S/o Late NARSA REDDY

VENDEES: AVREDDY BUILDERS AND DEVELOPERS LLP

Represented By its Designated Partner

A. VENKATESHWAR REDDY S/o Late A. NARASIMHA REDDY



Reference: Not To Scale

INCL :

EXCL :

AREA 7260 SQ.YDS,
(OR Acr.1 - 20 Gts.)
(OR 6070.285 SQ.MTRS)



WITNESSES:

1.

2.

VENDOR

For AVReddy Builders and Developers LLP

VENDEE



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5800/2022 Sheet 11 of 15 Joint SubRegistrar
Sangareddy (R.O)

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