

**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 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY AND BETWEEN:-

**SRI/SMT/KUM.**\_\_\_\_\_, S/o.W/o.D/o.\_\_\_\_\_

Aged about \_\_\_\_\_ years, occupation \_\_\_\_\_, Resident of \_\_\_\_\_

\_\_\_\_\_

HEREINAFTER Called the "EXECUTANT/VENDOR"

**IN FAVOUR OF**

**SRI/SMT/KUM.**\_\_\_\_\_, S/o.W/o.D/o.\_\_\_\_\_

Aged about \_\_\_\_\_ years, occupation \_\_\_\_\_, Resident of \_\_\_\_\_

\_\_\_\_\_

HEREINAFTER Called the "VENDEE/ATTORNEY"

The terms the Executant/Vendor' and the Attorney/Vendee' herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators, and assignees etc.,

Contd..2

WHEREAS the Vendor is the sole and absolute owner, and peaceful possessor of the land bearing Open Plot No.\_\_\_\_\_, admeasuring area of \_\_\_\_\_ Sq. Yds, or equivalent to \_\_\_\_\_ Sq. Mtrs., forming a part

Of the Sanctioned layout Plan of Survey Nos \_\_\_\_\_, as shown in the plan annexed herewith, situated at \_\_\_\_\_ Village, \_\_\_\_\_ Mandal, \_\_\_\_\_ Dist. A.P.

Under

\_\_\_\_\_ Grampanchayat, (Hereinafter called the said property), having purchased the Same from Sri. \_\_\_\_\_ S/o. \_\_\_\_\_, through

A Registered Sale Deed Document No. \_\_\_\_\_ of \_\_\_\_\_, Dated \_\_\_\_\_, Registered in office of the SRO \_\_\_\_\_, \_\_\_\_\_ District.

WHEREAS the Vendor due to his family necessities offered to sell the above said property which is more fully described in the schedule property, free from encumbrances to the Vendee for a total consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) and the Vendee agreed to purchase the same for the said consideration.

**NOW THEREFORE this Deed of Agreement of Sale Cum General Power of Attorney witnesses as follows:-**

It is agreed between the Vendor and the Vendee that the Vendor agreed to sell and the Vendee agreed to purchase the said property for the sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) free from encumbrances.

The Vendee has already paid the total sale consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) By cash to the Vendor, receipt of which the Vendor hereby admit and acknowledges.

The Vendee shall bear all expenses of sale such as stamp duty; registration fees etc., in respect of the AGPA/SALE DEEDS.

The said property will be conveyed in whole or in parts in favour of the Vendee or their nominees.

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

Time is not the essence of this contract.

The Vendor assures the Vendee 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/s to and not under mortgage to Govt. or their Agencies/Undertakings.

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

The Vendor do hereby irrevocably authorizes the said Vendee 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 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 of 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 himself or the Sub Purchaser or Purchasers, receive the consideration money to present the sale deed or deeds executed by them 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 declaration etc., necessary for and incidental to the completion of registration of the said deed/deeds.

To complete the sale of the said property and handover the possession of the said property to the sub purchaser/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 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 of the said property.

Contd...3

Page No. 3

Generally to act as the Attorney or Agent of 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 themselves 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.

The Market Value of the said property is Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) at the rate of Rs. \_\_\_\_\_/- Per Sq. Yard.

A Stamp duty of Rs. \_\_\_\_\_/- @ 6% on M. V. is paid on this document in pursuance of G.O Ms. No. 1168/2010, Dated: 15/09/2010, of Revenue (Registration-I) Department.

**SCHEDULE OF THE PROPERTY**

All that Piece and parcel of the land bearing Open Plot No. \_\_\_\_\_, admeasuring area of \_\_\_\_\_ Sq. Yds, or Equivalent to \_\_\_\_\_ Sq. Mtrs., in Survey No. \_\_\_\_\_, situated at \_\_\_\_\_ Village, \_\_\_\_\_ Mandal, \_\_\_\_\_ Dist.

A.P., and bounded by:-

<b>NORTH</b>	
<b>SOUTH</b>	
<b>EAST</b>	
<b>WEST</b>	

As clearly shown in RED Colour in the plan annexed hereto:-

IN WITNESSES 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:**

**VENDOR/EXECUTENT**

1.

**VENDEE/ATTORNEY**

2.

