भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

CB 425483

S. No. 18342 Date 15-9-2017 Rs 100

Sold to K. Uday Bhaskar S/o K.V.L.N.P. Choudary

For whom: M/s. Integrity Mining Corporation Pvt. Ltd.

K.SOMESWARA RAO
Licensed Stamp Vendor,
L.No. 03-13-009/2012, R.L No 03-13-017/2015, # 6-94/15
Flat No 4C. Sri Sai Towers, Krishnarayapuram
Visakhapatnam, Cell No 7416534936

SRI

Sale Deed

This **Sale Deed** is executed on this **15th day of September, 2017** at Visakhapatnam by Sri. **MANGARAJU PAPARAO**, aged 34 years, S/o Late Sri Ramulu, (PAN No.BSKPP 1772 M, Aadhaar No. 7494 5706 1992) residing at Door No. 10-154/4, Kommadhi,Madhurawada Visakhapatnam, hereinafter called the "VENDOR" which expression shall wherever it occurs in this deed include her/his/their heirs, representatives, administrators, executors, and assignees of one part.

In favour of

M/s. **INTEGRITY MINING CORPORATION Pvt. Ltd.** (PAN AADCI 4046A) Rep by Managing Director Sri. **KONDAVEETI UDAY BHASKAR**, aged 31 years., S/o. K.V.L.N.P. Choudary, (Aadhaar No. 2986 7497 0310) Office at Door No.9-1-252/10, Flat No.501, Balaji Towers, Ramatalkies Road, Asilimetta Jn., Visakhapatnam, hereinafter called the "VENDEE" which expression shall wherever it occurs in this deed include its/her/his/their heirs, representatives, administrators, executors, and assignees of the other part.

M. Rao

MANGARAJU PAPARAO

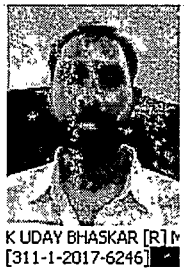
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2017

6069/2017

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Visakhapatnam(R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 62590/- paid between the hours of _____ and _____ on the 15th day of SEP, 2017 by Sri M Paparao

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

SNo-cd	Thumb Impression	Photo	Aadhar Photo	Address	Signature/Ink Thumb Impression
1-CL		 K UDAY BHASKAR [R] M [311-1-2017-6246]	 NO IMAGE FOUND	K UDAY BHASKAR[R]M/S INTEGRITY MINING COR PVT LTD . KONDAVEETI V L N P CHOUDARY REPRESENT 8-1-299/23,VETERINARY COLONY,SHAIK PET, GOLCONDA,HYDERABAD	
2-EX		 MANGARAJU PAPA RA [311-1-2017-6246]		MANGARAJU PAPA RAO S/O. LATE SREE RAMULU AADHAR-********1992 10-154/4,MADHURAWADA, KOMMADI,VISAKHAPATNAM	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name.& Address	Signature
1		 V.VENKATA RAO::15/09/ [311-1-2017-6246]	V.VENKATA RAO S/O LATE V.RAMA MURTHY,D.NO-49-19-16/1,F.NO-501,SANTHIPURAM,VSP	
2			SHAIK NAGUR MEERA S/O BHAGAVAN,D.NO-3-19,GANAGANNAGUDEM,W.G.DT	

THE SEAL OF THE JOINT SUBREGISTRAR OF VISAKHAPATNAM

JOINT SUBREGISTRAR Visakhapatnam(R.O)

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WHEREAS the VENDOR herein has purchased an extent of 22 Sq.yds which is undivided and unspecified share out of 610 Sq.yds. along with Eastern Side Flat in Fifth Floor of "Balaji Towers" with builtup area of 1190 Sft., (including balconies and other common areas) parking area 100 Sft. Covered by T.S.No. 1035 Situated of Waltair Ward, within the Limits of Visakhapatnam Municipal Corporation Area from Karakavalasa Siva Prasad, under Sale Deed dated 30-10-2014 registered as Doct. No. 7076/2014 at R.O. Visakhapatnam, subsequently BPS plan approved Proceedings No. BPS/VIS/Z2/15/3603415 dt 27-07-2017 by the Greater Visakhapatnam Municipal Corporation. And since then the VENDOR is in absolute uninterrupted possession and enjoyment thereof.

WHEREAS the VENDOR intends to sell away the above property for his necessities and to invest the sale proceeds in a better manner and offered for a sum of Rs.55,00,000/- (Rupees Fifty Five Lakhs Only) and the VENDEE have accepted for the same as the said offer is just proper and reasonable as it has been 7 years since the time of construction.

M. Paparao

MANGARAJU PAPARAO



SHAIK NAGUR MEERA
[311-1-2017-6246]

15th day of September,2017

Signature of JOINT SUBREGISTRAR22
Visakhapatnam(R.O)

Bk - 1, CS No 6246/2017 & Doct No 6069/2017 Sheet 2 of 8 JOINT SUBREGISTRAR22 Visakhapatnam(R.O)

Endorsement:

Desc	In the Form of						
	Online	Stamp Papers	Challan u/s 41of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
SD	0	100	0	0	0	312950	313050
TD	0	NA	0	0		93885	93885
RF	0	NA	0	0		62590	62590
UC	0	NA	0	0		200	200
TOT	0	100	0	0		469625	469725

NOTE: TD:Transfer Duty, SD:Stamp Duty, RF:Registration Fee ,UC:=User Charges, TOT:Total, Desc:Description

Rs. 406835/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 62590/- towards Registration Fees on the chargeable value of Rs. 6294000/- was paid by the party through DD No ,794497 dated ,15-SEP-17 of ,SYNDICATEBANK/DABAGARDENS,VSP

Date
15th day of September,2017

Signature of Registering Officer
Visakhapatnam(R.O)

Registered as document No.6069 of 2017 (1938SE) of Book I and assigned the identification Number 0311-I-6069/2017 for Scanning

Date: 20/9/17 Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR OF VISAKHAPATNAM

OFFICE OF The Seal of Joint SubRegistrar Office Visakhapatnam(R.O) JOINT SUBREGISTRAR

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WHEREAS the VENDEE paid the said sale consideration of Rs.55,00,000/- (Rupees Fifty Five Lakhs Only) and the VENDOR hereby acknowledges the receipt of the same.

Rs. 47,00,000/- Through Account Transfer, UBI Main Branch, Vsp.

Rs. 8,00,000/- Through Account Transfer, Karnataka Bank Ltd. CBM Compound, Vsp.

Rs.55,00,000/- Total

NOW THIS DEED OF SALE WITNESSETH :-

1. THAT in consideration of payment Rs.55,00,000/- (Rupees Fifty Five Lakhs Only) paid by the VENDEE to the VENDOR in the aforesaid manner the receipt of which the VENDOR hereby acknowledge, the VENDOR hereby sells, conveys, transfers and assigns unto the VENDEE, all his rights, title and interest, claim and demand whatsoever in the schedule mentioned property and delivers vacant possession of the Flat thereof to the VENDEE, to hold the same absolutely forever free from all encumbrances, together with all water sources, privileges, easements, appurtenances or by any other things hidden in the earth belonging to or appurtenant thereto.

M. Paparao

MANGARAJU PAPARAO

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JOINT SUBREGISTRAR22
Visakhapatnam(O)

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2. The VENDOR hereby assures the VENDEE that, the said property is free from all kinds of mortgage, charges, agreements to sell, court litigations and any other statutory charges.
3. The VENDOR further covenants with the VENDEE that, knowingly or otherwise he/she has not caused or allowed any distress to be levied on the said property.
4. The VENDOR further assures the VENDEE that, he/she got a clear, effectual subsisting and marketable title to the said property and absolute authority to sell the same in the manner aforesaid mentioned.
5. The VENDOR further covenants with the VENDEE that if there remains any undisclosed and undischarged liability in respect of the said property he/she shall clear the same and the VENDEE is free there from.
6. The VENDOR further agrees to indemnify the VENDEE and keep him free from disputes if any raised and objections made to this conveyance by any one and further should any claim be made or dispute raised at any time by any one in regard to this sale, the VENDOR hereby undertake that he/she shall at his/her own cost settle the same and execute or cause to be executed, such further acts, deeds and things as to morefully effectively convey title to the property hereby sold and conveyed to the VENDEE.

M. Paparao

MANGARAJU PAPARAO

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Visakhapatnam(R.O)

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Joint Subregistrar Office Visakhapatnam(R.O)

7. The VENDOR also assures the VENDEE that, if there remains any liability of tax or taxes for the said property to the Municipal Corporation/VUDA or other Government or Statutory authorities upto the date of this conveyance, the VENDOR shall clear the same and incase the same are collected from the VENDEE, the VENDOR shall pay the same to the VENDEE.
8. The VENDOR further assures and covenant with the VENDEE that, the VENDEE and their successors in-interest, heirs are entitled to peacefully and absolutely enjoy the said property without let or hindrance from any person claiming through them or in trust for them.
9. The VENDEE is hereby entitled to get the said property transferred/mutated in his/her name in all Municipal / Revenue records and other statutory records and enjoy the same with absolute rights forever.
10. The VENDEE shall as a matter of necessity enjoy the undivided share in the said property hereby sold and conveyed in common and consistent with the rights and interests of the owners of other undivided shares in the said property and use all common drains, water sources, amenities like common corridors, staircase, pumpsets etc., now existing or hereafter to be created in the said property in common with the aforesaid owners and permit freely to run and pass water and soil through or along with the same or any of them and share with them the cost of repair and maintenance of all such common amenities.

MANGARAJU PAPARAO

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JOINT SUBREGISTRAR22
Visakhapatnam(R.O)

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SCHEDULE OF THE PROPERTY

All that site measuring an extent of 22 sq.yards or 18.39 sq.mtrs. being undivided and unspecified share out of the total extent of 610 sq.yds. or 510 sq.mts. together with Eastern Side FLAT in FIFTH FLOOR with a plinth area of 1190 sft. (inclusive of all balconies and common areas) Parking area 100 Sft. bearing Door No. 9-1-252/11, Asst No.100003/71082, with electricity Service Connection No.112208A508 295262, in the building name and styled as "BALAJI TOWERS" situated at Waltair Ward, Plot No.17, T.P.No.200/59, Covered by T.S.No. 1035 of Waltair Ward within the limits of Greater Visakhapatnam Municipal Corporation and Visakhapatnam Joint Registration Sub District and total property bounded by:

EAST : Plot No.24 Part and Plot No. 25 Part

SOUTH : Plot No.18

WEST : Municipal Corporation Road

NORTH : Remaining 40 Sq.yds. In Plot No.17 together with shops belongs to the Vendors.

Measurements:

East to West 90 Feet or 27.432 Mts

North to South 61 Feet or 18.592 Mts

M. Paparao

MANGARAJU PAPARAO

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JOINT SUBREGISTRAR22
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Boundaries of Residential Flat BALAJI TOWERS

Eastern Flat in Fifth Floor

EAST :	Open Space	SOUTH :	Open Space
WEST :	Stair case	NORTH :	Open Space

This property is not an assigned land or a Government Land. This property is not given as security either to government or to its agencies. In witness whereof the VENDOR have signed on this deed of Sale on the date, month and year mentioned above.

ANNEXURE – IA

1. Description of the Building : Village : Waltair Ward
   a. Nature of Roof : RCC
   b. Type of Structure : Constructed on Columns
   c. No. of floors : Cellar + Ground +4 Floors
2. Age of the Building : 7 years
3. Total extent of site : 22 Sq.yds
   out of 610 yards
4. Building area Particulars
   (with breaking floorwise) Fifth Floor : 1190 Sft,
5. Annual Rental Value : Rs. 60,000/-
6. Municipal Taxes Per annum : Rs. /--

M. Paparao

MANGARAJU PAPARAO

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RULE III STATEMENT

Village	S.No.	Extent	Rate/Sft	Market Value
Waltair Ward	1030	22 sq.yds.	Rs.5200/-	Rs.62,59,000/-
undivided and unspecified share out of 610 Sq.Yards				
D.No. 9-1-252/11	Fifth Floor,		Plinth area 1190 Sft	

The Duties and charges payable for this document i.e., total Rs.4,69,225/- is paid through Syndicate Bank, Dabagardens, Branch, Visakhapatnam, DD No. 794497 dt.15-09-2017

MANGARAJU PAPARAO

WITNESSES:

1.

2.

Drafted By:- S.H.V.Ramakrishna Rao. State Document Writer, L.No. 1/1997(8/88).
Door No.44-41-7/1, Akkayyapalem, Chekkudu Building Side, Visakhapatnam.
Aadhaar No. 5140 8241 3905 Cell No.98481 90561

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