



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No: 3204 Date: 19/05/2017 Rs. 100/-

Sold to K. Srinivasa Rao S/o Simhachalam

For Whom Self

BY 744327

M. Indira
M. INDIRA

LICENCED STAMP VENDOR
L.No.03-12-001/2012, RL No.03-12-007/2015
D.No. 62-6-8, Sriharipuram, VSP-11
Cell: 9494846724

SALE DEED FOR Rs.18,52,000/-

This Deed of Sale is executed on this 20th day of May, 2017 by

1. Sri. DESETTI SRINIVASA RAO S/o. D Venakata Ramana, aged 39 years residing at Door No. 8-2-9, Venkateswara Colony, Jogavanipalem, Gajuwaka, Visakhapatnam
2. Sri KARRI GANGADHARA S/o. late Sri Babu Rao, aged 37 years resident of Door No. 44-34-335/1, Nandagiri Nagar, Visakhapatnam
3. Sri. DASINA PRASAD S/o. late Sri Marayya, aged 37 years resident of Door No. 9-8-138, Maruthi Nagar, Old Gajuwaka, Visakhapatnam
4. Sri TUMU HARI KRISHNA S/o. Sri Ramulu, aged 29 years resident of D. No. 5-84, S Rayavaram Village & Mandal, Visakhapatnam

①. *[Signature]*

②. *[Signature]*

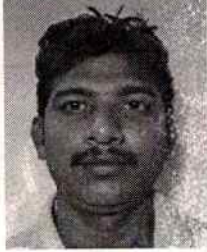
③. K. Nani gunda

④. *[Signature]*
GPA HOLDER

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Gajuwaka along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18520/- paid between the hours of 12 and 1 on the 20th day of MAY, 2017 by Sri L Anil Kumar *Alu*

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		 KALAGARLA SRINUVASARA [312-1-2017-2418]		KALAGARLA SRINUVASARA O S/O. 101 AADHAR- *****4322 C- 81,ACHCHUTH APURAM, ANDALAPALLE ,VISAKHAPATN AM	<i>[Signature]</i>
2-EX		 ALL EXES „R/.GPA HOLDER [312-1-2017-2418]		ALL EXES „R/.GPA HOLDER GEESALA JAGADEESWA RA RAO S/O. APPARAO D NO 59-10-1/1 MARKET STREET MALKAPURAM POST,SETTIBA LIJA STREET,SETTI BALIJA STREET, ,VISAKHAPATN AM	<i>[Signature]</i>
3-EX		 ALL EXES „R/.GPA HOLDER [312-1-2017-2418]		ALL EXES „R/.GPA HOLDER KADAVALA NARASINGA RAO S/O. KADAVALA SOMI NAIDU LATE 64-5-12/B, RAM NAGAR, SRIHA RIPURAM, VISAKHAPATN AM (URBAN), VISA KHAPATNAM	<i>[Signature]</i>
4-EX					

Bk - 1, CS No 2418/2017 & Doct No

2494/2017. Sheet 1 of 9

JOINT SUBREGISTRAR18

Gajuwaka



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5. **Sri. PATTAM CHIRANJIVI** S/o. Sri Sambamurthy, aged 44 years resident of Door No. 6-57-19, Sramikanagar, Gajuwaka, Visakhapatnam
6. **Sri. PIRADI APPA RAO** S/o. Sri Narayana Murthy, aged 39 years resident of Door No. 5-101/A, Ramalayam Street, Moolapeta Village, Kothapalli Mandal East Godavari District
7. **Sri KAMBALA SRIRAMULU** S/o. Sri Ramudu, aged 46 years resident of Door No. 4-89, Prakashnagar, Moolapeta Village, Kothapalli Mandal, East Godavari District
8. **Smt. KAMBALA RAMANAMMA** W/o. Sri K Sriramulu, aged 42 years resident of Door No. 4-89, Prakashnagar, Moolapeta Village, Kothapalli Mandal, East Godavari District

all are represented by their General Power of Attorney Holders

1. **Sri LANKA ANIL KUMAR** (PAN No. ACVPL9367L, Aadhaar No. 3917 0462 6855) S/o. late Sri Bhaskara Rao, aged 44 years resident of Flat No. 105, HIG-61, Venkateswara Residency, Marripalem VUDA layout Visakhapatnam
2. **Sri. SAMPANGI MURALI KRISHNA** (PAN No. BMPDS0651R, Aadhaar No. 6397 3895 0070) S/o. Sri S V Ranga Rao, aged 35 years resident of Door No. 19-17-6, R R Street, Near Purna Market, Visakhapatnam
3. **Sri. KADAVALA NARASINGA RAO** (PAN No. BAMPK9700J, Aadhaar No. 9001 4570 8333) S/o. (late) Sri Sominaidu, aged 40 years residing at Door No. 64-5-12/B, Ramanagar, Sriharipuram, Visakhapatnam-11
4. **Sri. GEESALA JAGADEESWARA RAO** (PAN No. AIDPG7069A, Aadhaar No. 2017 6398 2166) S/o. (late) Sri. Appa Rao, aged 44 years residing at Door No. 59-10-1/1, Market Street, Malkapuram, Visakhapatnam-11

under a registered Development Agreement With General Power of Attorney registered as document No. 1835/2012 dated 31.7.2012 in the office of Sub Registrar, Pedagantyada hereinafter called the **VENDORS** which expression shall wherever it occurs in this deed include their heirs, executors, assigns and administrators of the one part.

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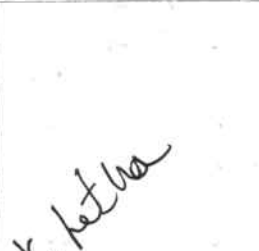
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③ K. Nandana

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GPA HOLDER



	 [312-1-2017-2418] ALL EXES „R/.GPA HOLDER SAMPANGI VENKATA RANGARAO	 ALL EXES „R/.GPA HOLDER [312-1-2017-2418]	 NO IMAGE FOUND	ALL EXES „R/.GPA HOLDER SAMPANGI MURALI KRISHNA S/O. SAMPANGI VENKATA RANGARAO 19-17-6/2,RANGIREEJ U VEEDHI,POOR NA MARKET, VISAKHAPATNAM (URBAN),VISA KHAPATNAM	
5-EX	 [312-1-2017-2418] ALL EXES „R/.GPA HOLDER LANKA BASKAR RAO LATE	 ALL EXES „R/.GPA HOLDER LANKA BASKAR RAO LATE [312-1-2017-2418]	 NO IMAGE FOUND	ALL EXES „R/.GPA HOLDER LANKA ANIL KUMAR S/O. LANKA BASKAR RAO LATE 58-14-42/2,VUDA LAY OUT MARRIPALEM, MARRIPALEM, VISAKHAPATNAM (URBAN),VISA KHAPATNAM	

Identified by Witness:				
SI No	Thumb Impression	Photo	Name & Address	Signature
1	 [312-1-2017-2418] K E APPARAO::20/05/2017.12:46	 K E APPARAO::20/05/2017.12:46 [312-1-2017-2418]	K E APPARAO S/O SIMHACHALAM DNO C-81 ATCHUTAPURAM VSPM	
2	 [312-1-2017-2418] K LATHA::20/05/2017.12:46	 K LATHA::20/05/2017.12:46 [312-1-2017-2418]	K LATHA W/O SRINIVASA RAO DNO C-81 ATCHUTAPURAM VSPM	



IN FAVOUR OF

Sri. KALAGARLA SRINIVASA RAO aged 36 years (Aadhaar No. 9169 1231 4322, PAN No. COLPK8735D) S/o. Simhachalam, resident of C-81, Kondakarla, Achutapuram, Visakhapatnam -531033 hereinafter called the "VENDEE" which expression shall wherever it occurs in this deed include his heirs, executors, assignees and administrators on the other part;

Whereas the Vendors are the absolute owners of an extent of 865.75 Sq. yards or 723.88 Sq. mtrs covered by Survey No. 147/8 and 147/9 of Chinagantyada Village having purchased from Sri KARNAMREDDY ATCHANNA under a registered Sale deed dated 6-6-2012, registered as document No. **1348/2012 in the office of Sub Registrar, Pedagantyada** and ever since the Vendors is in absolute possession and enjoyment thereof.

Whereas the Principals 1 to 8 being owners had been executed Development Agreement Cum General power of Attorney in favour of 1) Sri LANKA ANIL KUMAR 2) Sri. SAMPANGI MURALI KRISHNA 3) Sri.KADAVALA NARASINGA RAO 4) Sri. GEESALA JAGADEESWARA RAO with the share of owner: undivided and unspecified share of 346.3 Sq. yards with Ground floor flats: 101, 102, 103, 104 and Third floor flats: 401, 402, 403, 404 in total 8800 Sft (built up area) and builder share of undivided and unspecified share of 519.45 Sq. yards with First floor flats: 201, 202, 203, 204, Second floor Flats: 301, 302, 303, 304 and Fourth floor flats : 501, 502, 503, 504 in total 13200 Sft (built up area)

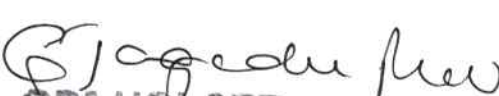
And duly the GP Holder being Builder intend to develop the property with their own funds in the name style of the apartment as A. N. ENCLAVE with the approval plan approved by the Municipal Corporation of viskahapatnam vide B A No 10765/2013/ACP-V/G4 DATED 23-1-2014

WHEREAS the GPA Holder on behalf of the **VENDORS** intends to sell their share of flat and whereas the **VENDEE** herein offered to purchase an extent of **42.86 Sq. yards** (Undivided and unspecified Share) with unfinished RCC flat of **1000 Sft** bearing **Flat No. 503 in Fourth floor** along with 80 SFT car parking in Stilt floor which morefully described in Schedule B hereto annexed for a sum of **Rs. 18,52,000/- [Rupees Eighteen lakhs and Fifty Two thousand Only]** with a view to have residential accommodation along with the other **VENDEE** of similar undivided shares, the **VENDORS** having considered the said offer as fair and reasonable and have agreed to sell the same the **VENDEE**.

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③ K. N. Narayana

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GPA HOLDER

20th day of May, 2017

Signature of JOINT SUBREGISTRAR18
Gajuwaka

Endorsement:

Desc	In the Form of						Total
	Online	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
SD	0	100	0	0	0	92600	92700
TD	0	NA	0	0		27780	27780
RF	0	NA	0	0		18520	18520
UC	0	NA	0	0		200	200
TOT	0	100	0	0		139100	139200

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

Rs. 120380/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18520/- towards Registration Fees on the chargeable value of Rs. 1852000/- was paid by the party through DD No ,774338 dated ,19-MAY-17 of ,SYNDICATE BANK/VSPM

Date

20th day of May, 2017

Signature of Registering Officer
Gajuwaka

Bk - 1, CS No 2418/2017 & Doct No
2494/2017. Sheet 3 of 9

JOINT SUBREGISTRAR18
Gajuwaka

1వ పుస్తకము 2017 సం శాశ1939పు....2494....
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నమిత్తము
గుర్తింపు నెం.312-1-2494-2017 ఇవ్వడమైనది
2017 సం ...మే 20... నెల ...02... తేది

CERTIFICATE OF SCANNING యింట్ రిజిస్ట్రేషన్ అధికారి

The document has been scanned
in the identification number

312-1-2494-2017

Signature of Registering Officer

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WHEREAS the **VENDEE** has paid the said sale amount of **Rs. 18,52,000/- [Rupees Eighteen lakhs and Fifty Two thousand Only]** to the **VENDORS** as mentioned below:-

Rs. 1,00,000=00

Paid by way of Cheque bearing No. 460855 dated 15.05.2017 of State bank of India, Srinagar Branch, Gajuwaka at the time of execution of this Sale deed.

Rs. 17,52,000=00

Paid through RTGS vide No. SYNBR9201705 1900470780 from Vendee's Syndicate Bank A/c No. 35842010006538 of SDEAU Branch, Visakhapatnam to GPA holders in which the GPA holders hereby acknowledges

NOW THIS DEED WITNESSES AS FOLLOWS:

1. That in consideration of payment of **Rs. 18,52,000/- [Rupees Eighteen lakhs and Fifty Two thousand Only]** paid by the **VENDEE** to the **VENDORS** in the aforesaid manner the receipt of which the **VENDORS** hereby acknowledge and accordingly the **VENDORS** having received the full consideration hereby sell, convey, transfer and assign unto the **VENDEE** all their rights, title and interest, claim and demand whatsoever in the schedule mentioned property and deliver the vacant possession of the Schedule mentioned property today to the Vendee to hold the same absolutely for ever free from all encumbrances together with all water sources, privileges, easements appurtenance or any other things hidden in the earth belonging to or appurtenant thereto.
2. The **VENDORS** hereby assure the **VENDEE** that the said property is free from all encumbrances including mortgages, charges, agreements to sell, court litigations and any other statutory charges.
3. The **VENDORS** further covenant with the **VENDEE** that knowingly or otherwise they had not caused or allowed any distress to be levied on the said property.

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Bk - 1, CS No 2418/2017 & Doct No
2494/2017 Sheet 4 of 9 JOINT SUBREGISTRAR18
Gajuwaka

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4. The **VENDORS** further assures unto the **VENDEE** that they had got a clear effectual subsisting and marketable title to the property and absolute authority to sell the same in the manner aforesaid.
5. The **VENDORS** further covenant with the **VENDEE** that if there remains any undisclosed and undischarged liability in respect of the property and they shall clear the same and the Vendee is free therefrom
6. The **VENDORS** further agree to indemnify the **VENDEE** and keep them free from disputes if any raised or objections if any made to this conveyance by any one and further any claim be made or dispute raised at any time by any one with regard to this sale, the **VENDORS** hereby undertake they shall at their own expenses settle/clear the same and execute or cause to be executed such further acts deeds and things as to more fully effectively convey title to the property hereby sold conveyed to the **VENDEE**.
7. The **VENDORS** also assure unto the **VENDEE**, that if there remains any liability of tax or taxes for the said property to the Municipality Corporation or other Government or statutory authorities upto the date of this conveyance the **VENDORS** s shall clear the same and in case the same are collected from the vendee, the **VENDORS** s shall pay the same to the vendee.
8. The **VENDORS** further assure and covenant with the **VENDEE** that the **VENDEE** and his/her/their heirs are entitled to enjoy peacefully and absolutely the said property without let or hindrance from any person claiming through them or in trust from them.
9. The **vendee** is hereby entitled to get the said property transferred in her name in all Municipal corporation records and enjoy the same with absolute rights.
10. The **Vendee** shall not have any right or title whatsoever to or over the terrace or the roof of the building, either totally or in part over and above the premises sold hereunder.

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③ K. Narayana

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Bk - 1, CS No 2418/2017 & Doct No
2494/2017 Sheet 5 of 9 JOINT SUBREGISTRAR18
Gajuwaka

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11. The **Vendee** shall as a matter of necessity enjoy the undivided share in common and consistent with the rights of others owners who may acquire right, title in future and shall not claim the partition of the same. The **Vendee** shall permit freely to run soil or water through the pipes which may erected later and shall not obstruct in any manner. The Vendee shall use the common amenities like borewell, stair case, Drainage overhead tank, lift etc and shall contribute his/her share of money for maintaining such common amenities.

SCHEDULE-A

All that total vacant site measuring 865.75 Sq. yards or 732.88 Sq. mtrs covered by **Survey No. 147/8 and 147/9 of CHINAGANTYADA village** within the limits of Greater Visakhapatnam Municipal Corporation of Anakapalli Registration District Pedagantyada Sub Registrar office of Visakhapatnam District and total property bounded by:-

- | | | |
|-------|---|---|
| East | - | Property belongs to Sri A S Appa Rao |
| South | - | Property belonging to Sri K Atchanna and others sold to Sri Lanka Anil Kumar and others in part and 33 feet wide Road |
| West | - | Path way |
| North | - | Houses belonging of Somulu, Kommu Demudu, Donthula Kannayya, Sitana Lakshmi, Chintada Ramu, Potti Appa Rao, Kommoji Kanthamma and Sirasapalli Appalanarasamma |

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③ K. Narayana

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Bk - 1, CS No 2418/2017 & Doct No
2494/2017 Sheet 6 of 9 JOINT SUBREGISTRAR18
Gajuwaka



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Measurements:-

East Wing -	54'6"	feet	or	16.61 Mtrs
South Wing -	137'9"	feet	or	41.99 Mtrs
West Wing -	60'0"	feet	or	18.28 Mtrs
North Wing -	134'5"	feet	or	40.98 Mtrs

SCHEDULE-B

An undivided and unspecified share of **42.86 Sq. yards** or 35.836 Sq. mtrs being undivided and unspecified share out of 865.75 Sq. yards out of A Schedule property with unfinished level **residential RCC Flat of 1000 Sft** (including common areas) of **Flat No. 503 in Fourth floor** and **80 Sq. feet car parking in Stilt floor** of **A N ENCLAVE** of **CHINAGANTYADA Village** of Visakhapatnam District and bounded by:-

East	-	Joint With flat No. 502
South	-	Open to Sky
West	-	Joint with Flat No. 504
North	-	Common Corridor

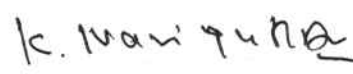
This property is not an assigned land.

This property is not given as security either to Government or to its agencies.

Paid an amount of **Rs.1,39,100=00** towards deficit stamp duty, transfer duty, registration fees and user charge by way of ~~challans~~/DD on dated 19-05-2017

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Bk - 1, CS No 2418/2017 & Doct No
249412012 Sheet 7 of 9 JOINT SUBREGISTRAR18
Gajuwaka

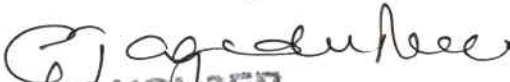
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RULE III STATEMENT

VILLAGE	S.No.	EXTENT	Composite value Per sft	M.V.
Chinagantyada	147/8 147/9	42.86 Sq.yds (an undivided and unspecified land out of 865.75 Sq. yds)		
Nearest D. No. 25-1-10	with Residential unit bearing Flat No.503 in Fourth floor with 1000 SFT unfinished level (including common areas)		Rs.1800/-	Rs. 18,52,000/-
	with 80 Sft Car parking area in stilt floor		@Rs.640/--	

In witness whereof the **VENDORS** had signed on this Deed of Sale on the day, month and year mentioned above.

1. 
2. 
3. K. Narayana
4. 
GPA HOLDER

WITNESSES:

1. K. Eswara Appa Rao

2. K. Letha

Draft prepared by:



V.V.S.S.R. NAIDU
Aadhar No: 553054125988
Cell : 9949033022

Bk - 1, CS No 2418/2017 & Doct No
2494/2017 Sheet 8 of 9 JOINT SUBREGISTRAR18
Gajuwaka



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GOVERNMENT OF ANDHRA PRADESH
COMMERCIAL TAXES DEPARTMENT

Form VAT 105

VALUE ADDED TAX REGISTRATION CERTIFICATE
[See Rule 10 (a)]

I hereby certify that **A J N CONSTRUCTIONS**

Whose place of business is situated at: S NO 147/7, GOPALAREDDY NAGAR, PEDAGANTYADA, VISAKHAPATNAM, VISAKHAPATNAM, ANDHRA PRADESH, 530044
is registered with VAT Registration Number with effect from 1 January 2017 pursuant to and in accordance with the APVAT Act, 2005.

Name of the Owner/MD/Managing Partner: GEESALA JAGADEESWARA RAO

The additional place of business/branch/godown is situated at: NIL

Given under my hand at Tuesday 31 January 2017

Your local Tax office is: STEEL PLANT Circle in VISAKHAPATNAM Division.

TIN 3 7 1 2 2 8 2 5 3 2 3

To,

A J N CONSTRUCTIONS

S NO 147/7, GOPALAREDDY NAGAR, PEDAGANTYADA, VISAKHAPATNAM, VISAKHAPATNAM, ANDHRA PRADESH, 530044



Anwarayale
31/01/2017
VAT REGISTERING AUTHORITY
Asst. Commercial Tax Officer
Steel Plant Circle
Visakhapatnam

NOTE

1. The above Tax Payer Identification Number (TIN) must appear on all Your Tax Invoices / invoices; Correspondence with the C.T. Department, Your Tax returns.
2. You must conspicuously display this certificate in your business premises.
3. Separate Copy of Certificate for each additional place of *business/branch/godown is enclosed.



Bk -1, CS No 2418/2017 & Doct No
2494/2017. Sheet 9 of 9
JOINT SUBREGISTRAR18
Gajuwaka

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