

ANDHRA PRADESH

57AA 265638

S.No. 813 Date 31-03-15

Sold to B. N. Murthy S/o Late Venkateswarrao.

For Whom Self

CH. SRINIVASA RAO
LICENCED STAMP VENDOR
L.No: 03/15/08/1094, RL No: 03/15/005/2015
D.No: 2-4, Chinamushidiwada
Visakhapatnam - 530 173
Cell No: 9393103846

SCANNED

SALE DEED FOR Rs. 45,00,000/-

This Deed of Sale is executed on this **31st** day of March 2015 by Sri. **SEEMANAPALLI DAYASAGAR**, aged 50 years, S/o. Late Varahalu, residing at D.No. 18-1-70, K.G.H. Road, Maharanipeta, Visakhapatnam represented by his GPA Holder Smt. **NALLA SURYAVATHI**, aged 70 years, W/o. N. Venkateswara Rao, residing at D.No. 67-11-2/1, Lalbahadur Nagar, Kakinada presently camping at Visakhapatnam under a Agreement to Sell with General Power of Attorney dt. 19-07-2007 registered as **Document No. 3213/2007** in the Office of the Joint SRO, Visakhaptnam hereinafter called the **VENDOR** which expression shall wherever it occurs in this deed include their heirs, executors, assignees and administrators of one part.

In favour of (1) Sri. **BANDARU NARAYANA MURTHY,** aged 47 years S/o. Late Venkateswara Rao, (2) Smt. **BANDARU KAANCHANA**, aged 44 years, W/o. B. Narayana Murthy both are residing at D.No. 8-1-7, FF-5, Krishnajali Towers, Balajinagar, Siripuram, Visakhapatnam-530 003 hereinafter called the **VENDEES** which expression shall wherever it occurs in this deed includes their heirs, executors, assignees and administrators on the other part.

(1)

(2)

VENDEES

GPA Holder of Sri. Seemanapalli Dayasagar
VENDOR

Presentation Endorsement 2369/2015

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. 45000/- paid between the hours of 11 and 12 on the 31st day of MAR, 2015 31st day of MAR, 2015 by Sri N.Suryavathi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Right Thumb Impression
1	CL		 BANDARU KAANCHAN [311-1-2015-2513]	BANDARU KAANCHANA W/O. NARAYANA MURTHY D.NO.8-1-7 KRISHNAJAIL TOWERS, BALAJINAGAR, VSP	
2	CL		 BANDARU NARAYAN [311-1-2015-2513]	BANDARU NARAYANA MURTHY S/O. VENKATESWARA RAO D.NO.8-1-7 KRISHNAJAIL TOWERS, BALAJINAGAR, VSP	
3	EX		 NALLA SURYAVATHI [311-1-2015-2513]	NALLA SURYAVATHI [GPA] W/O. VENKATESWARA RAO D.NO.67-11-2/1 LALBAHADUR NAGAR., VSP	

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Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 P.RAM PRASAD::3 [311-1-2015-2513]	P.RAM PRASAD S/O LATE SATYANARAYANA,D.NO-9-9-39/43,MANGAPURAM COLONY,VSP	
2		 S.DAYA SAGAR::31/03 [311-1-2015-2513]	S.DAYA SAGAR S/O LATE VARAHALU,D.NO-18-1-70,MAHARANIPETA,VSP	

31st day of March,2015

Signature of JOINT SUBREGISTRAR39

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Whereas the Vendor herein is the absolute owner of the site measuring an extent of **34.33 Sq.Yds.** or 28.704 Sq.mts. being undivided and unspecified share out of the total extent of 466.66 Sq.Yds. together with Office Space Nos. **503 & 504** each measuring 825 Sft. in total **1650 Sft.** in **FOURTH FLOOR** of **SRI KRISHNA TEJ S. PLAZA** situated in KGH Down Road, covered by Block No. 12, **T.S.No. 325** of **Maharanipeta Ward** within the limits of Greater Visakhapatnam Municipal Corporation under a Sale Deed dated 08-11-2002 registered as **Document No. 4151/2002** in the Office of the Joint Sub Registrar, Visakhapatnam executed by Seemanapalli Gowri Parvathi and others and eversince he has been in uninterrupted possession of the same enjoying it as absolute owner by paying municipal taxes in his name.

Whereas the Vendor intends to sell away the above said flat more fully described in the schedule hereto annexed to invest the sale proceeds elsewhere and whereas the Vendees offered to purchase the same for a sum of **Rs. 45,00,000/- (Rupees Forty Five Lakhs only)** which offer the Vendor has accepted as the said offer is fair and reasonable and reflecting the true and correct market values prevailing in the locality and has agreed to sell the same to the Vendees.

Whereas the Vendees has paid the said sale amount of **Rs. 45,00,000/- (Rupees Forty Five Lakhs only)** to the Vendor by way of Cash in various installments.

NOW THIS DEED OF SALE WITNESSES :

1. That in consideration of payment of **Rs. 45,00,000/- (Rupees Forty Five Lakhs only)** paid by the Vendees to the Vendor in the aforesaid manner the receipt of which the Vendor hereby acknowledges, the Vendor hereby sells, conveys, transfers and assigns unto the Vendees all their rights, title and interest, claim and demand whatsoever in the schedule mentioned property and delivers vacant possession thereof to the Vendees to hold the same absolutely forever free from all encumbrances, together with all water sources, previleges, easements, appurtenances or by other things hidden in the earth belonging to or appurtenant thereto.
2. The Vendor hereby assures the Vendees 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 Vendees that knowingly or otherwise he has not caused or allowed any distress to be levied on the said property.
4. The Vendor further assures the Vendees that he has got a clear, effectual subsisting and marketable title to the said property and absolute authority to sell the same in the manner aforesaid.

(1)

(2)

VENDEES

GPA Holder of Sri. Seemanapalli Dayasagar

VENDOR

Visakhapatnam(R.O)

Endorsement:

Description of Fee/Duty	In the Form of Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	20	225000	0		0	225020
Transfer Duty	NA	67500	0		0	67500
Reg. Fee	NA	45000	0		0	45000
User Charges	NA	150	0		0	150
Total	20	337650	0		0	337670

Date
31st day of March,2015

Signature of Registering Officer
Visakhapatnam(R.O)

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Registered as document No. 2369 of 2015 (1979 SE) of Book 1 and assigned the Identification Number 0311 - 1 - 2369 - 2015 for Scanning

31-3-2015
Registering Officer

Date:

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5. The Vendor further covenants with the Vendees that if there remains any undisclosed and undischarged liability in respect of the said property he shall clear the same and the Vendees is free there from.
6. The Vendor further agrees to indemnify the Vendees and keep him free from disputes if any raised or objections made to this conveyance by any one and further should any claim be made or dispute raised at anytime by any one in regard to this sale, the Vendor hereby undertakes that he shall at his own cost settle 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 and conveyed to the Vendees.
7. The Vendor also assures the Vendees that if there remains any liability of tax or taxes for the said property to the Municipal Corporation, or other government or statutory authorities upto the date of this conveyience, the Vendor shall clear the same and in case the same are collected from the Vendees the Vendor shall pay the same to the Vendees.
8. The Vendor further assures and covenants with the Vendees that the Vendees and their heirs are entitled to peacefully and absolutely enjoy the said property without let or hindrance from any person claiming through him or in trust for him .
9. The Vendees is hereby entitled to get the said property transferred in their name in Municipal Corporation and Revenue records and enjoy the same with absolute rights for ever.
10. The Vendees 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, common parking, water sources, amenities, Common Lift now existing or hereafter to be created in the said property in common with the Co-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.

(1)

(2)

VENDEES

GPA Holder of Sri. Seemanapalli Dayasagar
VENDOR

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SCHEDULE OF THE PROPERTY

All that site measuring an extent of **34.33 Sq.Yds.** or 28.704 Sq.mts. being undivided and unspecified share out of the total extent of 466.66 Sq.Yds. together with Office Space Nos. **503 & 504** each measuring 825 Sft. in total **1650 Sft. in FOURTH FLOOR** bearing **Door No. 18-1-70**, Assessment No.100000/80057 with Electricity Service Connection of **SRI KRISHNA TEJ S. PLAZA** situated in KGH Down Road, covered by Block No.12, **T.S.No. 325** of **Maharanipeta Ward** within the limits of Greater Visakhapatnam Municipal Corporation area and Joint Sub Registrar Office of Visakhapatnam and bounded by :

East	:	Site of Smt. Seemanapalli Sarvalakshmi, wife of late Rama Rao and two others
South	:	Municipal Road known as Kummari Veedhi
West	:	Site and Building belonging to the Visakhapatnam Municipal Corporation wherein Lepakshi Handicrafts Emporium in now situated
North	:	Municipal Road popularly known as K.G. Hospital Down Road

Measurements :

East	:	80.0 feet or 24.38 mts.
South	:	52.5 feet or 16.00 mts.
West	:	80.0 feet or 24.38 mts.
North	:	52.5 feet or 16.00 mts.

BOUNDARIES OF OFFICE SPACE NOS. 503 & 504 IN FOURTH FLOOR :

East	:	Office Space Nos. 501 & 502
South	:	Open Space facing Road
West	:	Open Space facing site and Building belonging to the Visakhapatnam Municipal Corporation wherein Lepakshi Handicrafts Emporium in now situated.
North	:	Open Space facing Municipal Road popularly known as K.G. Hospital Down Road

This is not an assigned property.

In witness whereof the Vendor and Vendees have signed on this Deed of Sale on the date, month and year mentioned above.

(1)

(2)

VENDEES

GPA Holder of Sri. Seemanapalli Dayasagar

VENDOR

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RULE III STATEMENT

WARD	S.No.	Extent	Rate/Sft	Market Value
Maharanipeta D.No. 18-1-70	325	**34.33** Sq.yds. (undivided) together with **1650** sft. Flat in **Fourth Floor**	Rs.2,400/-	Rs.45,00,000/-

An amount of Rs. 3,37,650/- towards Deficit Stamp duty, Registration Fee, T.D., User Charges, etc., is paid under Challana dated 30-03-2015 of S.B.I. Main Branch, Visakhapatnam.

(1)

(2)

VENDEES

GPA Holder of Sri. Seemanapalli Dayasagar
VENDOR

WITNESSES :

1.

2.

Drafted by : **V.Gopi Krishna.**

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