



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BV 284556

Serial No:895
Purchased By :
Y. RAVI BABU
S/O VENKATESWARLU
P.M. PALEM
V.S.P.

Denomination: 100
For
SELF

Date 18-01-2017

Stamp S. no BV 284556

P. S. Naidu
Sub Registrar

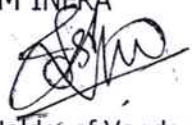
Ex. Office Stamp Vendor
SRO Dwarakanagar

18.1.17

SALE DEED FOR Rs.30,04,000/-

I. This Deed of Sale is executed on this 18th day of January, 2017 by (1) Sri. **RAGHUMAHANTI DIVYA CHANDRA PRABHAKARA RAO**, aged 71 years, (Pan No. ACOPR5763K), (Aadhar No.5060 9354 5592), S/o. Raja Rao Patnaik, residing at Flat No.102, Ganesh Residency, B.S.Layout, Seethammadhara, Visakhapatnam, (2) Sri. **KAMADA RAM BABA ELLIAH VARMA**, aged 42 years, (Pan No.AMOPK9616L), (Aadhar No.5248 3756 4406), S/o. Hari Prasada Rao, residing at House No. S.F.S.-M.I.G.-2, Door No.18-100, P.M.Palem, Visakhapatnam, represented by their Development Agreement with General Power of Attorney **SAI RAM INFRA**, having its Office at Shop No.11, P.T. Naidu Complex, Carshed Junction, P.M. Palem, Visakhapatnam, represented by its Proprietor Sri. **THAMMINA SRINIVASA RAO**, (Pan No. ACWPT5980C), (Aadhar No.3377 0840 3475), aged 43 years, S/o. Narashimhulu, under a **Registered Development Agreement Coupled with General Power of Attorney, dated 30-03-2016** of Book-I, vide **Document No. 1670/2016** registered in the Office of the Sub-Registrar's Madhurawada, Visakhapatnam District, hereinafter called the "**VENDORS**" which expression shall wherever it occurs in this deed includes their heirs, executors, assignees and administrators of one part;


(VENDEE)

SAI RAM INFRA

(Proprietor & G.P.A. Holder of Vendor No.1& 2)
(VENDORS)

IN FAVOUR OF

Sri. **YARAMASU RAVI BABU**, aged 44 years, (Pan No.AIGPY4380H), (Aadhar No.4146 7107 4598), S/o. Venkateswarlu, residing at Flat No.402, Sri Lalitha Enclave, Siddardha Nagar Layout, P.M.Palem, Visakhapatnam, hereinafter called the "**VENDEE**" which expression shall wherever it occurs in this deed include his heirs, representatives, executors, assignees and administrators of the other part.

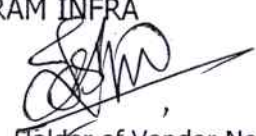
II. Whereas the Vendor No.1 i.e. Sri. **RAGHUMAHANTI DIVYA CHANDRA PRABHAKARA RAO** has purchased an extent of **245** Sq.yards or 204.84 Sq.mts., along with a R.C.C. Slabed House having its Plinth Area of 635.19 Sft., in **MIG House No.582**, bearing Door No.18-125, Assessment No.100008/82122, Covered by **Survey No.3/2**, Situated at Ratnagiri Housing Board Colony, **Pothinamallayyapalem** Village, within the limits of Greater Visakhapatnam Municipal Corporation Area, Visakhapatnam District, which is their self acquisition and the same was purchased under a Registered Sale Deed bearing **Document No.2622/2001** of Book-1, **dated 07-12-2001** at SRO, Madhurawada, Visakhapatnam from The Andhra Pradesh Housing Board, Rep. by its Vice Chairman & Housing Commissioner Sri. M. Ramthaiah S/o. Late M. Ramaiah, Executive Engineer, APHB, Visakhapatnam Division and ever since that he is in uninterrupted possession and enjoyment thereof with absolute rights.

Whereas the Vendor No.2 i.e. Sri. **KAMADA RAM BABA ELLIAH VARMA** has purchased an extent of **233.33** Sq.yards or 195.09 Sq.mts., along with a R.C.C. Slabed House having its Plinth Area of 635.19 Sft., in **SFS-MIG House No.2**, bearing Door No.18-100, Assessment No.100008/80440, Covered by **Survey No.3/2**, Situated at Ratnagiri Housing Board Colony, **Pothinamallayyapalem** Village, within the limits of Greater Visakhapatnam Municipal Corporation Area, Visakhapatnam District, which is their self acquisition and the same was purchased under a Registered Sale Deed bearing **Document No.3034/2002** of Book-1, **dated 05-12-2002** at SRO, Madhurawada, Visakhapatnam from Vunikili Basava Raju and ever since the he is in uninterrupted possession and enjoyment thereof with absolute rights.

Whereas above bits are side by side to one another forming a total extent of **478.33 Sq.yards** or 399.94 Sq.meters and ever since the Vendors have been in uninterrupted possession and enjoyment of the same as absolute owners thereof.

Subsequently, the Vendors want to Develop the above said total property by way of construction Residential Flats in the said site and entered into a **Development Agreement Coupled with General Power of Attorney** with **SAI RAM INFRA**, represented by its Proprietor Sri. **THAMMINA SRINIVASA RAO**, aged 43 years, S/o. Narashimhulu on dated **30-03-2016** of Book-I, vide **Document No.1670/2016**


(VENDEE)

SAI RAM INFRA

(Proprietor & G.P.A. Holder of Vendor No.1& 2)
(VENDORS)

registered in the Office of the Sub-Registrar's Madhurawada, Visakhapatnam District and delivered the vacant possession of the above said property to **SAI RAM INFRA** duly appointing as their agent to execute sale deed/deeds in favour of itself or its nominee or nominees for the Development's share entitled in the land as well as in the built-up area. Subsequently the Developer is demolished the existing 1581.19 Sft. RCC building, the Developer/GPA holder of the Vendors have commenced Construction of Residential Flats in the total site with the plan approved by the Greater Visakhapatnam Municipal Corporation vide its B.A.No.**1086/1225/B/Z1/PEM/2016** under the Name and Style as "**SAI ENCLAVE**" consisting of Stilt, Ground plus Four Floors (4th Floor TDR Floor), which is construction work is under progress.

Whereas the GPA Holder of the Vendors (i.e. Developer) intends to sell away, which comes to its share of property as per Development Agreement coupled with General Power of Attorney i.e. an extent of **47.83 sq.yds.** or 39.99 Sq.mtrs being undivided and unspecified share out of the total an extent of 478.33 sq.yds together with **Semi-finished Level of Residential Flat No.401 (East Facing) in Third Floor** with a plinth area of **1400 sft** (including common areas and balconies) and Car parking measuring **100 sft.** in Stilt Floor of "**SAI ENCLAVE**" which is more fully described in the schedule hereto annexed to invest the sale proceeds elsewhere and whereas the Vendee offered to purchase the same for a sum of **Rs.30,04,000/- (Rupees Thirty Lakhs Four Thousand Only)** which offer the GPA Holder of the Vendors have 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 Vendee.

Whereas the Vendee has paid the total sale consideration **Rs.30,04,000/- (Rupees Thirty Lakhs Four Thousand Only)** to the GPA Holder of the Vendors (i.e. Developer herein) in the following manner :

Rs.1,00,000/- Paid by way of Cheque No.988932, dated 16-11-2016, drawn on Syndicate Bank, P.M. Palem Branch, Visakhapatnam.

Rs.20,00,000/- Paid by way of Demand Draft No.417455, dated 13-01-2017 of Syndicate Bank, P.M. Palem Branch, Visakhapatnam.

Rs.9,00,000/- Remaining outstanding loan availed by Vendee from Syndicate Bank, P.M. Palem Branch, Visakhapatnam is paid through stage wise of Demand Drafts in favour of Vendor.

Rs.4,000/- Paid by way of Cash at the time of writing of this Sale deed

Rs.30,04,000/- Total

(VENDEE)

SAI RAM INFRA

(Proprietor & G.P.A. Holder of Vendor No.1& 2)
(VENDORS)

NOW THIS DEED OF SALE WITNESSES :

1. That in consideration of payment of **Rs.30,04,000/- (Rupees Thirty Lakhs Four Thousand Only)** paid by the Vendee to the GPA Holder of the Vendors in the aforesaid manner the receipt of which the Vendors hereby acknowledge, the Vendors 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 vacant possession thereof to the Vendee to hold the same absolutely forever free from all encumbrances, together with all water sources, privileges, easements, appurtenances or by 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 kinds of mortgage, charges, agreement to sell, court litigations and any other statutory charges.
3. The Vendors further covenant with the Vendee that knowingly or otherwise they have not leased or allowed any distress to be levied on the said property.
4. The Vendors further assure the Vendee that they have got a clear, effectual subsisting and marketable title to the said 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 said property they shall clear the same and the Vendee is free there from.
6. The Vendors further agree to indemnify the Vendee and keep his 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 any time by any one in regard to this sale, the Vendors hereby undertake that they shall at their 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 Vendee.
7. The Vendors also assure the Vendee 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 conveyance, the Vendors shall clear the same and in case the same are collected from the Vendee that the Vendors shall pay the same to the Vendee.
8. The Vendors further assure and covenant with the Vendee, that the Vendee and his heirs is entitled to peacefully and absolutely enjoy the same 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 in his names in all Municipal Corporation records and enjoy the same with absolute rights for ever.


(VENDEE)

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(VENDORS)

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 other undivided shares in the said property and use all common drains, water courses, parking, amenities 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 soil through along with the same and share with the cost of repair and maintenance of all such common amenities.

SCHEDULE OF THE PROPERTY

III. All that site measuring **47.83 sq.yds** or 39.99 Sq.mtrs being undivided and unspecified share out of the total an extent of 478.33 sq.yds together with **Semi-finished Level** of Residential **Flat No.401 (East Facing)** in **Third Floor** with a plinth area of **1400 sft** (including common areas and balconies) and Car parking measuring **100 sft.** in Stilt Floor of **"SAI ENCLAVE"** bearing House Nos.MIG-582 & SFS MIG-2, in the layout formed APHB, Covered by **Survey No.3/2** of **Pothinamallayypalem Village**, within the limits of Greater Visakhapatnam Municipal Corporation area, and Registration Sub-District of Madhurawada and in the Registration District of Visakhapatnam and Bounded & measurements followed by:

Total Site Boundaries :

East : 30'-0" Wide Road
South : House No.SFS-MIG-1 & House No.MIG-583
West : 60'-0" Wide Road
North : House No.SFS-MIG-3 & House No.MIG-581

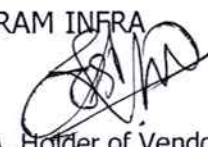
Measurements of Total Site

East Wing : 35 feet or 10.66 mts.
South Wing : 123 feet or 37.49 mts.
West Wing : 35 feet or 10.66 mts.
North Wing : 123 feet or 37.49 mts.

BOUNDARIES OF FLAT NO.401 (EAST FACING) IN THIRD FLOOR:

East : Corridor, Staircase & Lift
South : Open to Sky
West : Open to Sky
North : Open to Sky


(VENDEE)

SAI RAM INFRA

(Proprietor & G.P.A. Holder of Vendor No.1& 2)
(VENDORS)

This is not an assigned property.

In witnesses whereof the GPA Holder of the Vendors and the Vendee have signed this deed of sale on the date, month and year mentioned above.

ANNEXURE-1A

Nature of Roof : R.C.C.,
 Type of Structure : Framed with Pillers
 No. of Floors : Stilt, Ground + Four Upper Floors
 Age of the Building : Under Construction
 Annual Rental Value : Nil
 Municipal Taxes per annum : Not Assessed

RULE-III STATEMENT

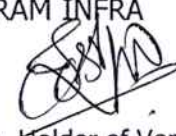
Village	Survey No.	Extent	Rate per Sft.	Market Value
P.M.Palem	3/2	47.83 Sq.yds	Rs.2,100/-	Rs.30,04,000/-
Ramalayam to End Busstop Old D.No.18-100		being Undivided & Unspecified of Share Out of total 478.33 Sq.yds. together with (Semi-finished Level) Flat No.401 measuring 1400 sft. in Third Floor and Car Parking measuring 100 sft. in Stilt Floor		

An amount of Rs.2,25,500/- towards Deficit Stamp duty, Transfer Duty, Registration Fee, User Charges, etc. D.D. No.417461, dated 18-01-2017 of Syndicate Bank, Visakhapatnam.

Vat amount of Rs.37,550/- Challan No.0000108463, dated 18-01-2017 of S.B.I. Industrial Estate Branch, Visakhapatnam in favour of CTO China Waltair, Visakhapatnam.

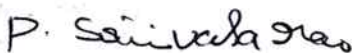

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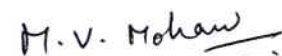
SAI RAM INFRA


 (Proprietor & G.P.A. Holder of Vendor No.1& 2)
 (VENDORS)

WITNESSES :

1. 

2. 

Drafted by : 

Aadhar No. 6963 2319 8819