



INDIA NON JUDICIAL

Government of Andhra Pradesh

IN-AP29107708464835V

e-Stamp

Certificate No. : IN-AP29107708464835V
Certificate Issued Date : 22-Sep-2023 05:41 PM
Account Reference : NEWIMPACC (SV)/ ap18013004/ AP-VKP/ AP-VKP/apkodmeeu
DDO Code : 27002308001 O/o IG R
Unique Doc. Reference : SUBIN-APAP1801300448406595247856V
Purchased by : PYDICHETTI SOMESWARA RAO SON OF APPALARAJU LATE
Description of Document : Article 6 Agreement
Property Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : PYDICHETTI SOMESWARA RAO SON OF APPALARAJU LATE
Second Party : Not Applicable
Paid By : PYDICHETTI SOMESWARA RAO SON OF APPALARAJU LATE
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

SALE AGREEMENT

I. This Agreement to Sell is executed on this 25th day of September, 2023 by Sri. **NAMBURU SRINIVASA RAJU**, (PAN : AIVPN5906D), (Aadhar No.2002 8903 5492), aged 45 years, S/o. Late N. Appala Narasimha Raju, residing at Door No.3-8/1, SF-2, 2nd Floor, Sai Srinivasa Residency, P.M. Palem, Visakhapatnam, hereinafter called the "**VENDOR**" which expression shall wherever it occurs in this deed includes his heirs, executors, assignees and administrators of one part.

In favour of

Sri. **PYDICHETTI SOMESWARA RAO**, aged 38 years, (PAN : BFIPP5840P), (Aadhaar No.2808 8860 2060), S/o. Late Appala Raju, residing at Door No.4-49-2/2, 1st Floor, Near Post Office, Lawsonsbay Colony, Visakhapatnam, hereinafter called the "**VENDEE**" which expression shall wherever it occurs in this deed includes his heirs, executors, assignees and administrators of the **other part**:

P. Someswararao
VENDEE

[Signature]
VENDOR

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

II. Whereas the Vendor has purchased an extent of **43 sq.yds** or 35.95 sq.mtrs being undivided and unspecified share out of total an extent 2988.8 sq.yds together with **Flat No.GF-6** measuring **1000 sft** (inclusive of common areas and balconies) in **Ground Floor** and Car parking measuring **100 sft** in Stilt Floor of "**MEGHANA's GRAND EXOTICA**" Covered by **Survey Nos. 10/8i, 10/8j, 10/11, 10/12** of **Pothinamallypalem** Village, within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam which is his self acquired and the same was purchased under a registered **Sale Deed** dated 25-02-2016 vide **Document No.911/2016** of Book-1, Registered in the office of Sub-Registrar, Madhurawada, Visakhapatnam from Dr. Ari Gopala Rao & Others, Represented by their Development Agreement with Power of Attorney Holder M/s. Meghana Constructions, represented by its Managing Partner Sri. Gottimukkala Raja Gopala Raju. On the same day the Vendor entered into an Agreement Between the Builder under a Registered **Construction Agreement** with through Builder M/s. **Meghana Constructions**, represented by its Managing Partner Sri. Gottimukkala Raja Gopala Raju, with the plan approved by the Visakhapatnam Municipal Corporation vide its **B.A.No.10952/2013/Zone-I** consisting of Stilt, Ground + Four Floors and the construction work is completed and flat is handed over to the Vendor, and the same is mutated in his name in Greater Visakhapatnam Municipal Corporation Records bearing Door No.3-8/6/GF6, Municipal Assessment No.1086577079, Electrical Service Connection No.116597L004001979, which is more fully described in the schedule mentioned hereunder and the Vendor is in actual possession and enjoyment of the same with absolute rights by paying Municipal Taxes.

Whereas the Vendor wants to dispose of the above said flat which is more fully described in the schedule mentioned hereunder for his family necessities and developing other properties and whereas the Vendee wants to purchase the same and offered for a total Sale Consideration amount of **Rs.45,00,000/- (Rupees Forty Five Lakhs Only)** for which offer the Vendor has accepted as the said offer is fair, reasonable and reflecting the true and correct market values prevailing in the locality and has agreed to sell the same to the Vendee. Thus, this agreement to sell executed by the Vendor with the following terms and conditions.



VENDEE



VENDOR

NOW THIS DEED WITNESSES AS FOLLOWS:

1. That the Vendor has agreed to sell the schedule mentioned property for a total sale consideration amount of **Rs.45,00,000/- (Rupees Forty Five Lakhs Only)**.
2. The Vendee has paid as advance a sum of **Rs.5,00,000/- (Rupees Five Lakhs Only)** to the Vendor paid by way of Cheque No.622962, dated 25-09-2023 of Canara Bank, Lawsonsbay Colony Branch, Visakhapatnam.
3. The Vendee shall pay the remaining sale consideration **Rs.40,00,000/- (Rupees Forty Lakhs Only)** to the Vendor within 75 days from the date of this Agreement, by the Vendee availing housing loan from any financial institution or any bank.
4. The Vendor shall deliver the vacant possession of the schedule mentioned property to the Vendee at the time of registration of the sale deed.
5. The Vendor shall register the sale deed in favour of the Vendee or his nominees provided the entire Stamp Duty and Registration fee shall be borne by the Vendee or his nominees at the time of Registration of the Sale Deed.
6. The Vendor assures that the said property is free from encumbrances, charges, threat of acquisition etc., and that the Vendor has not at any time executed any agreement or entered into any covenant in respect of this property with anyone.
7. The Vendor assures that there is no outstanding liability of any taxes or outgoings on the schedule property and if any such liabilities are detected, the Vendor hereby undertakes to discharge all such liabilities before completing the registration of the Sale Deed.
8. The Vendor shall pay all taxes of all kind including Municipal Taxes, Electricity Consumption Charges, Flat maintenance charges upto the date of Registration of the Sale Deed.
9. The Vendor assures the Vendee to hand over the all original documents, records and Municipal Tax Pass book of schedule mentioned property at the time of registration of the Sale Deed.

P. Sonejwaras

VENDEE

[Signature]
VENDOR

SCHEDULE OF THE PROPERTY

III. All that site measuring **43 sq.yds** or 35.95 sq.mtrs being undivided and unspecified share out of total an extent 2988.8 sq.yds together with **Flat No.GF-6** measuring **1000 sft** (inclusive of common areas and balconies) in **Ground Floor**, bearing Door No.3-8/6/GF6, Municipal Assessment No.1086577079, Electrical Service Connection No.116597L004001979, and Car parking measuring **100 sft** in Stilt Floor of "**MEGHANA's GRAND EXOTICA**" Covered by **Survey Nos.10/8i, 10/8j, 10/11, 10/12** of **Pothinamallyyapalem** Village, within the limits of Greater Visakhapatnam Municipal Corporation Area, Madhurawada Sub-Registrar Office, Visakhapatnam District and bounded as follows:

BOUNDARIES OF TOTAL EXTENT:

East : Others House.
South : 80 Feet Municipal Road.
West : Compound Wall of Bethany School and others House.
North : Others site.

BOUNDARIES OF FLAT NO.GF-6 IN GROUND FLOOR

East : Common Corridor
South : Open Space & Staircase
West : Open Space
North : Open Space

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



VENDEE


VENDOR

WITNESSES:

1. 
2. 