C.S.No. 296/2014



ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

AA 638474

EX-OFFICIO STAMP VENDOR
JOINT S.R.O.-II, MADHURAWADA

S. No. 3420 Dt. 28/2/2014 Rs. 100/-

Sold to Sri Y. Aruna w/o Ravi babu, Vsp.

SALE DEED FOR Rs.8,14,000/-

This Deed of Sale is executed on this 28th day of February, 2014, by and between (1) Sri. **KOSURI JEEVAN** aged 63 years, S/o. Late K. Chittiabbiah, (2) Sri. **KOSURI MADHU** aged 59 years, S/o. Late K. Chittiabbiah, both are residing at D.No.49-18-2, Uma Nivas, Lalitha Nagar, Visakhapatnam (3) Smt. **KOMALI SEETHA MAHA LAKSHMI,** aged 58 years, W/o. K. Veera Mohan, residing at P.M. Palem, House No.MIG-II-41, Visakhapatnam, represented by their General Power of Attorney Holder **SUNRAYS STRUCTURES,** represented by its Managing Partner Sri. **THAMMINA SRINIVASA RAO,** aged 40 years, S/o. T. Narashimhulu, residing at Door No.11-30/22, Flat No.304, Sai Vihar Residency-1, Latchiraju Layout, Bakkannapalem, Visakhapatnarn-530 048, under a registered

Managing Partner of SUNRAYS STRUCTURES
(Developer & GPA Holder of Vendors No.1 to,3)
VENDORS

Y. Aruna
VENDEE

Acc no - 1060
C.S.No: 994

976
/014

Checked

This document is presented in the office of Joint Sub-Registrar-8 of Madhurawada along with Photographs and Finger Prints required in compliance with the provisions of Section 32-A of Registration Act 1908 by Sri/Smt. T. Srinivasa Rao fee of Rs. 4070 and T.D. of Rs. 12210 paid through S.B.I. Receipt No. 20 dated 28/2/14 between the hours 12 and 1 on the 28th day of February-14 AD 28 SE 1935, ముద్రణ 09

ప్రాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన వేలు

For SUNRAYS STRUCTURES

Managing Partner

S/o Narasimhulu, Flat No: 304, Sai Vihas Residency-1, Lakshmipuram Layout, Rockamapalem, VSP-48

ఎడమ బొటన వేలు

Y. Aruna w/o. Ravi Babu, D.No. 13-236/1, Akkuva, VSP

నిర్ధారించినది

(1) K. Sowram, S/o K. Demudu, D.No- 5-115, P.M. Palem, VSP-41.

(2) ~~V~~ % Ravi Babu S/o Venkateswarlu D.No 13-236/1, Akkuva VSP

2014 సం. ఫిబ్రవరి నెల 28 వ తేది

188 ..... రిజిస్ట్రేషన్ చేయబడినది

B. SANJEEVAIAH
JOINT SUB-REGISTRAR-8
MADHURAWADA

Development Agreement with General Power of Attorney **dated** 04-05-2013, registered as **Document No.2650/2013** of Book-1 registered at Madhurawada Sub-Registrar's Office, 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;

AND

Smt. **YARAMASU ARUNA**, aged 33 years, W/o. Ravi Babu, residing at Door No.13-236/1, Ambedhkar Nagar, T.I.C. Point, Arilova, Visakhapatnam, hereinafter called the **"VENDEE"** which expression shall wherever it occurs in this deed include her heirs, representatives, executors, assignees and administrators of the other part.

WHEREAS the Vendor No.1 namely Sri. **KOSURI JEEVAN** & Vendor No.2 namely Sri. **KOSURI MADHU** are the absolute owners of an extent of 311 sq. yards or 259.996 sq. meters, being Plot No.254, covered by Survey Nos.24, 25, 26 of Bakkannapalem Village, within the limits of Greater Visakhapatnam Municipal Corporation, which is their self acquired property, having purchased the same, under a registered sale deed dt. 07-09-1987 of Book-I, 1681 Volume, 410 to 412 pages, vide document No.**6040/1987** registered at Joint Sub Registrar's Office, Visakhapatnam from Banka Appala Swamy & others, rep. by their G.P.A. Holder Veeramachaneni Subhash Chandra Bose, and since the Vendor No. 1 & 2 are have been actual possession and enjoyment thereof.

WHEREAS the Vendor No.3 herein namely Smt. **KOMALI SEETHA MAHA LAKSHMI** is the absolute owner of an extent of 311 sq. yards or 259.996 sq. meters, being Plot No.255, covered by Survey Nos.24, 25, 26 of Bakkannapalem Village, within the limits of Greater Visakhapatnam Municipal Corporation, which is her self acquired property, having purchased the same, under a registered sale deed dt. 28-07-1987 of Book-I, 1681 Volume, 117 to 120 pages, vide document No.**5236/1987** registered at Joint Sub Registrar's Office, Visakhapatnam from Banka Appala Swamy & others, rep. by their G.P.A. Holder Veeramachaneni Subhash Chandra Bose, since the Vendor No.3 have been actual possession and enjoyment thereof.

Managing Partner of SUNRAYS STRUCTURES
(Developer & GPA Holder of Vendors No.1 to,3)
VENDORS

Y. Aruna
VENDEE

15 ఫిబ్రవరి 2014 లిఖితపూర్వకం నెం. 976

ప్రకాశంజిల్లా దర్శి మండలం గోపరాజుపల్లె గ్రామం

ఈ కాగితపు మీద రు. 2/-

Certified that the fore[illegible] Rs. [illegible] has been paid in respect of this document

Sl. No.	Description of fee/duty	In the form of					Total
		Stamp paper	Cash		Stamp duty u/s 16 of I.S. Act		
1.	[illegible]	100	32560				32660
2	[illegible]		12210				12210
3.	[illegible]		4070				4070
4.	[illegible]		150				150
Total		100	48990				49010

Joint Sub-Registrar-6
Madhurawada

Rs.32560+12210 towards Stamp Duty including that under Section 41 of the I.S. Act, 1899 and Rs.4070 towards Registration fee on the market value of Rs.814000 were paid by the party through SBI vide Challan/DD/BC/Pay Order No. 20 Date 28.2.14

Jt.S.R.O Madhurawada
Date 28/2/14

Sub-Registrar &
Collector u/s 41 of I.S. Act

15 ఫిబ్రవరి 2014 కు రూ 1000 లోపు 1935

వ 976 రిజిస్టరు చేయుటకు

తీసుకొనిన స్టాంపులకు వెచ్చించిన మొత్తము

రూపాయలు 976 ఫీజు 28వ

ఫిబ్రవరి

జాయింట్ సబ్ రిజిస్ట్రార్-6
మాధురవాడ

Subsequently the Vendor No.3 has sold away an extent of 111.11 sq.yards or 92.796 sq.meters, being Plot No.255, towards western side of the part, covered by Survey Nos.24/2 to 6, 24/8 to 12, 25, 26/1 to 5,7 to 11, 13 to 15 of Bakkannapalem Village, within the limits of Greater Visakhapatnam Municipal Corporation, under a registered sale deed dt. 28-09-2005 of Book-I, vide document No.**3524/2005** registered at Sub Registrar's Office, Madhurawada, sold away to Perumalla Seetharam.

Later on again Vendor No. 3 has purchased an extent of 111.11 sq.yards or 92.796 sq.meters, being Plot No.255, towards western side of the part, covered by Survey Nos.24/2 to 6, 24/8 to 12, 25, 26/1 to 5,7 to 11, 13 to 15 of Bakkannapalem Village, within the limits of Greater Visakhapatnam Municipal Corporation, under a registered sale deed dt. 04-05-2006 of Book-I, vide document No.**1484/2006** registered at Sub Registrar's Office, Madhurawada, from Perumalla Seetharam. The Vendor No.3 have an total extent of 311 sq. yards or 259.996 sq. meters of vacant site and ever since Vendor No.3 has been actual possession and enjoyment thereof.

Subsequently the Vendors No.1,2&3 have applied to VUDA under LRS for regularization of the said plots and the VUDA has regularized the said **Plot No.254** with an extent of **311 sq.yds** covered by **Survey No.26/3P**, wide Rc.No.LRS/952/09/L5, dt.14-06-2011. And **Plot No.255** with an extent of **311 sq.yds** covered by **Survey No.26/9P, 26/10P** vide Rc. No. LRS/952/09/L5, dt.14-06-2011.

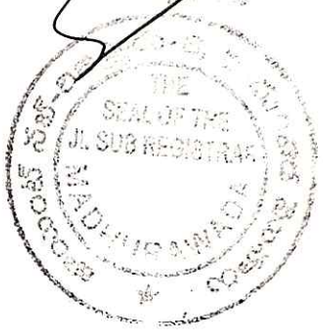
However the both sites are being side by side contiguous to each other the Vendors No.1,2&3 have clubbed their plots to get more benefits and which is comprising admeasured an extent of **622** Sq.yds., or 520.07 sq.mts., and ever since the Vendors have been in uninterrupted possession and enjoyment of the same as absolute owner thereof.

Whereas the Vendors No.1 to 3 are for more beneficial enjoyment of the same decided to develop the same by constructing a new building comprising of Stilt, Ground plus Four Floors and as the Vendors No.1 to 3 are not experienced in construction activity and it requires huge funds to develop the same and therefore the Vendors No.1 to 3 are decided to offer

Managing Partner of SUNRAYS STRUCTURES
(Developer & GPA Holder of Vendors No.1 to,3)
VENDORS

V. Arura
VENDEE

1వ పుస్తకము 2014 సంవత్సరం నెం. 976
ప్రజంటింటు చాప్టరు పై పేజీ కాగితం ఆ సంఖ్య 7
ఈ కాగితపు మీదను చేర్చడమైనది 3



CERTIFICATE OF SCANNING
This Doct. has been scanned vide
registered Doct.No 315/976/2014

Date: 8/2014 Joint Sub-Registrar-II

the schedule property for development on sharing basis and whereas the Developer **SUNRAYS STRUCTURES,** represented by its Managing Partner Sri. **THAMMINA SRINIVASA RAO,** approached the Vendors No.1 to 3 are have expressed their willingness to develop the same and entered into a **Development Agreement with General Power of Attorney dated** 04-05-2013, registered as **Document No.2650/2013** registered at Madhurawada Sub-Registrar's Office, Visakhapatnam District, and as per the terms and conditions of the said Agreement, the Developer "**SUNRAYS STRUCTURES"** is authorized to sell its share of built up-area in the proposed building. Whereas the Developer obtained Building plan from the Greater Visakhapatnam Municipal Corporation vide **B.A.No.12957/2013/ Zone-I, dated 22-06-2013** and commenced construction Residential building in the name & Style of **"SRI LALITHA ENCLAVE"**, consisting of Stilt, Ground + Four Upper Floors.

Whereas the GPA Holder of the Vendor (i.e. Developer) intends to sell away, which comes to his share of property as per Development Agreement with General Power of Attorney i.e. an extent of **36** sq.yds., or 30.10 sq.mtrs. being undivided and unspecified share out of the total an extent of 622 sq.yds. together with **Slab Level** Residential **Flat No.402** in **Third Floor** with a plinth area of **965 sft.** (including common areas and balconies) and Car parking measuring **98** sft. in **Stilt Floor of " SRI LALITHA ENCLAVE"**, Which is more fully described in the schedule hereto annexed to invest the sale proceeds else where and whereas the Vendee offered to purchase the same for a sum of **Rs.8,14,000/- (Rupees Eight Lakhs Fourteen Thousand Only)** which offer 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 having paid the entire total sale consideration of **Rs.8,14,000/- (Rupees Eight Lakhs Fourteen Thousand Only)** to the GPA Holder of the Vendors (i.e. Developer herein) Paid by way of Cheque bearing No.534645, dated 28-02-2014, drawn on Syndicate Bank, P.M. Palem Branch, Visakhapatnam-41.

Managing Partner of SUNRAYS STRUCTURES
(Developer & GPA Holder of Vendors No.1 to,3)
VENDORS

Y. Arura
VENDEE

NOW THIS DEED OF SALE WITNESSES :

1. That in consideration of payment of **Rs.8,14,000/- (Rupees Eight Lakhs Fourteen Thousand Only)** paid by the Vendee to 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 her 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 un discharged 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 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 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.

Managing Partner of SUNRAYS STRUCTURES
(Developer & GPA Holder of Vendors No.1 to,3)
VENDORS

Y. Aruna
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 up to 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 her heirs are 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 her name in all Municipal Corporation records and enjoy the same with absolute rights for ever.

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

All that site measuring **36** sq.yds., or 30.10 sq.mtrs. being undivided and unspecified share out of the total an extent of **622** Sq.yds., or 520.07 sq.mts. (i.e. 311 sq.yards + 311 sq.yards) together with Slab Level **Residential Flat No.402** in **Third Floor** with a plinth area of **965 sft.** (including common areas and balconies) and Car parking measuring **98** sft. in Stilt Floor of **"SRI LALITHA ENCLAVE"** being Plot Nos.254 & 255 of **Siddartha Nagar Layout,** Covered by **Survey Nos.26/3P, 26/9P & 26/10P** of **Bakkannapalem Village**, Visakhapatnam Rural Mandal, within the limits of Greater Visakhapatnam Municipal Corporation area, Visakhapatnam District, and Registration Sub-District of Madhurawada and in the Registration District of Visakhapatnam and Bounded & measurements followed by:

Managing Partner of SUNRAYS STRUCTURES
(Developer & GPA Holder of Vendors No.1 to,3)
VENDORS

Y. Aruna
VENDEE

15 పుస్తకము 2014 ... రిజిస్టర్ నెం.....976

క్రయదారుడు వద్దనే 4 Cl. స్టాంపుల షీట్లు.1

ఈ దానపత్రము నకలు వ....6.....



Boundaries :

East : Plot No.256

South : Plot No.239 & 240

West : Plot No.253

North : 30 feet road

Measurements

East to West : 80 feet or 24.38 mts.

North to South : 70 feet or 21.33 mts.

BOUNDARIES OF RESIDENTIAL FLAT NO.402 IN THIRD FLOOR:

(SLAB LEVEL)

East : Common Corridor

South : Flat No.401

West : Open to Sky

North : Open to Sky

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

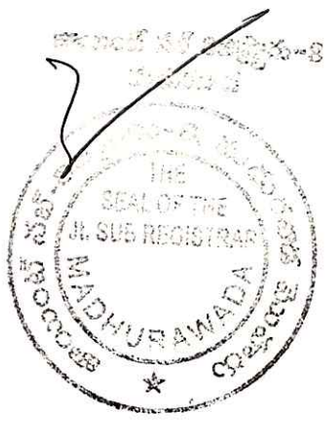
Managing Partner of SUNRAYS STRUCTURES
(Developer & GPA Holder of Vendors No.1 to,3)
VENDORS

Y. Aruna
VENDEE

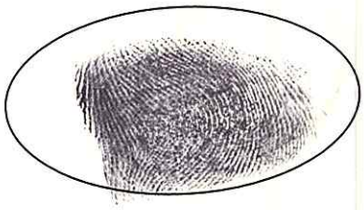
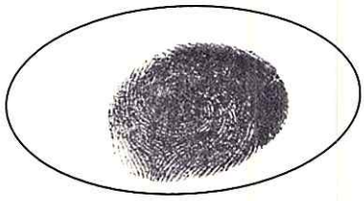
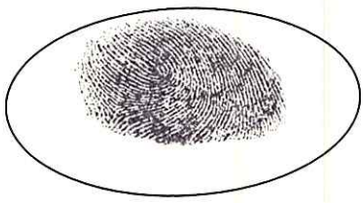
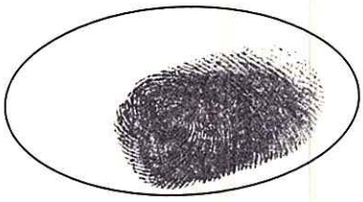
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ప్రజలచేతు చార్జీలు కట్టిన కాగితముల సంఖ్య..7

ఈ కాగితము వరుస సంఖ్య.....7.....



PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT. 1908

S.NO.	FINGER PRINT IN BLACK INK (LEFT THUMB)	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER /BUYER	PASSPORT SIZE PHOTOGRAPH (BLACK&WHITE)
VENDOR		**SUNRAYS STRUCTURES,** Rep.by its Managing Partner Sri. **T. SRINIVASA RAO,** S/o. T. Narashimhulu, Door No.11-30/22, Flat No.304, Sai Vihar Residency-1, Latchiraju Layout, Bakkannapalem, Visakhapatnam-530 048,	
VENDEE		Smt. **YARAMASU ARUNA**, W/o. Ravi Babu, Door No.13-236/1, Ambedhkar Nagar, T.I.C. Point, Arilova, Visakhapatnam,	
WITNESS-1		Sri.K.**SRIRAM(24)**, S/o. Demudu, Door No.5-115, P.M.Palem, Visakhapatnam,	
WITNESS-2		Sri. **YARAMASU RAVI BABU(42)**, S/o. Venkateswarlu, Door No.13-236/1, Ambedhkar Nagar, T.I.C. Point, Arilova, Visakhapatnam,	

Managing Partner of SUNRAYS STRUCTURES
(Developer & GPA Holder of Vendors No.1 to,3)
VENDORS

V. Aruna
VENDEE

WITNESSES :

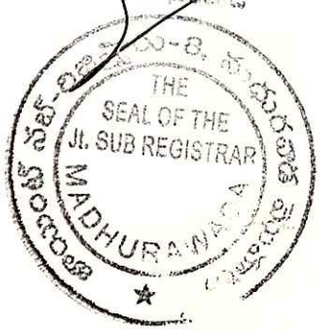
1. K. Sriram.
2.

1వ పుస్తకము 2014 డాక్యుమెంట్ నెం. 976

ప్రకటించిన చిత్రాలు మరియు కాగితాలు సంఖ్య: 7

ఈ కాగితపు వరుస సంఖ్య 7

జాయింట్ సబ్ రిజిస్ట్రార్-II
మధురానగర్



RULE-III STATEMENT

Village	Survey No.	Extent	Rate per Sq.yard	Market Value
Bakkannapalem Siddahrdha Nagar	26/3P, 26/9P 26/10P	36 Sq.yds being Undivided & Unspecified of Share Out of total 622 Sq.yds. together with Flat No.402 with a Plinth Area Of 965 sft., (Slab Level) in Third Floor and Car Parking 98 sft. in Stilt Floor	Rs.8,000/-	Rs.8,14,000/-

An amount of Rs.48,190/- towards Deficit Stamp duty, Registration Fee, T.D., User Charges, etc. Challan No. 20 , dated 28-02-2014 of S.B.I. Madhurawada Branch, Visakhapatnam.

An amount of Rs.8960/- towards Deficit Stamp duty on Construction Agreement paid under Challan No. 19 , dated 28-02-2014 of S.B.I. Madhurawada Branch, Visakhapatnam.

Vat amount of Rs.21,250/- Vide challan No. 00115282 dt 28/2/14

Managing Partner of SUNRAYS STRUCTURES
(Developer & GPA Holder of Vendors No.1 to,3)
VENDORS

Y. Aruna
VENDEE

WITNESSES :

1. K. Srinivas

2.

Drafted by : M. V. Mohan

ఒక పుస్తకము 2014 ఫస్టైలు నెం.....776..
ప్రజంటేయు బాబాలు వరకిన కాగితముల సంఖ్య:7
ఈ కాగితపు వరుస సంఖ్య.....8....

జాయింట్ సబ్ రిజిస్ట్రార్-II
మధురవాడ

