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BN 684027

Sl.No: 4525 Date: 30.4.2015
Sold to: B. Ramesh 86 Lee-Tala. VSP
For Whom: Self

T. NELSON PAUL
LICENCED STAMP VENDOR
L.No. 03/14/002/1996, RL No. 03/14/002/1996
Madhavahalli D. No. 39-12-21
Visakhapatnam Gen. No. 9848027054

SALE DEED FOR Rs.38,00,000/-

This Deed of Sale is executed on this **30th** day of April, 2015 at Visakhapatnam by and between Sri **DODDAPANENI VENKAIAH NAIDU**, (PAN: ACOPD8666M) age 51 years, S/o. Sri Butchi Naidu, residing at Flat No.401, Door No.50-121-29/16, Third Floor, M.V.V.Palace, B.S.Layout, Visakhapatnam, hereinafter called the "**VENDOR**" which expression shall wherever it occurs in this deed includes his heirs, executors, assignees and administrators of one part:

AND

In favour of (1) Sri **BHAVISETTI RAMESH**, (PAN: BDQPB7078H) age 35 years, S/o. Late Tata, (2) Smt **BHAVISETTI SANTOSHI KUMARI**, (PAN: ATOPB5489M) age 25 years, W/o. Ramesh, both are residing at Flat No.301, Second Floor, M.V.V.Palace, B.S.Layout, Visakhapatnam, hereinafter called the "**VENDEES**" which expression shall wherever it occurs in this deed includes their heirs, executors, assignees and administrators of the other part:

1. B. Ramesh

2. B. Santoshi Kumari

VENDEES

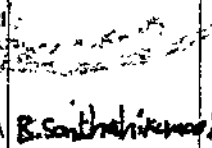
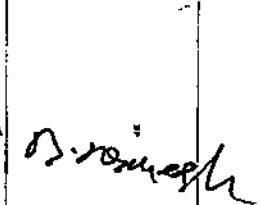
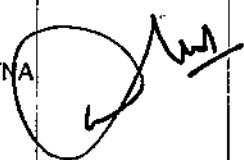
VENDOR

1470/15

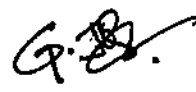
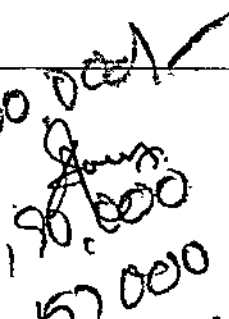
Presentation Endorsement:

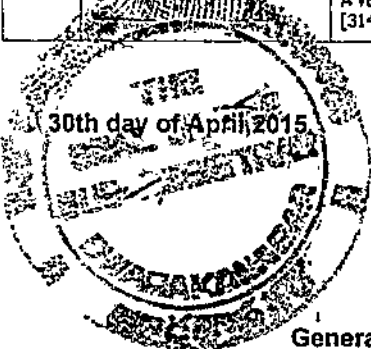
Presented in the Office of the Joint Sub-Registrar, Dwarakanagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 38000/- paid between the hours of 10:30 AM and 1:00 PM on the 30th day of APR, 2015 by Sri D.Venkaiah Naidu

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

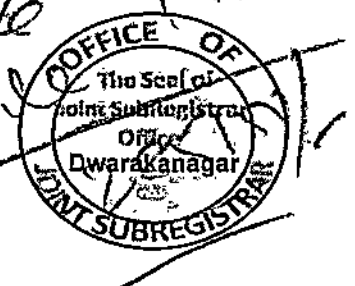
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 BHAVISETTI SANTOSHI [314-1-2015-1470]	BHAVISETTI SANTOSHI KUMARI W/O. RAMESH FLAT NO.301,2 ND FLOOR,MVV PALACE, B.S.LAYOUT,VISAKHAPATNA M	
2	CL		 BHAVISETTI RAMESH::30/0 [314-1-2015-1470]	BHAVISETTI RAMESH S/O. LATE TATA FLAT NO.301,2 ND FLOOR,MVV PALACE, B.S.LAYOUT,VISAKHAPATNA M	
3	EX		 DODDAPANENI VENKAIAH [314-1-2015-1470]	DODDAPANENI VENKAIAH NAIDU S/O. BUTCHI NAIDU FLAT NO.401,D.NO.50-121- 29/16,3RD FLOOR,MVV PALACE, B.S.LAYOUT,VISAKHAPATNA M	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 G JOSHUA::30/04/2015.15 [314-1-2015-1470]	G JOSHUA DNO-51-8-43/2 SEETHAMMADHAR VSP	
2		 A VENKATA RAMANA::30/04/2 [314-1-2015-1470]	A VENKATA RAMANA DNO-44-34-62 AKKAYYAPALEM VSP	



Signature of JOINT SUBREGISTRAR



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Bk -1, CS No 1470/2015 & Doct No
1449/2015.

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Whereas the Vendor had purchased an extent of 40 Sq.Yds or 33.445 Sq.Mts being an undivided and unspecified share in the total 990 Sq.Yds or 827.768 Sq.Mts together with Unfinished Flat No.401 with a plinth area of 1060 sft in **THIRD FLOOR** of "**M.V.V.PALACE**", in Plot No.22 ,Covered by R.S.No.2/1part of Allipuram Extension Ward and 1/1C Part of Resapuvanipalem Village, within the Greater Visakhapatnam Municipal Corporation limits, from Sri.Kothapalli Srinivasa Chakravarthy represented by his G.P.A.Holder M/s M.V.V. BUILDERS, under a Sale Deed dated 03-02-2003 registered as Document No.186/2003 of Book-1 in the Office of the Joint Sub Registrar,Dwarakanagar, Visakhapatnam, and also the Vendor entered into a Construction Agreement with the builder M/s **M.V.V. BUILDERS**, for remaining construction of the above said Flat and the Builder has constructed the said flat as per the terms and conditions of the said Construction Agreement, and delivered the schedule mentioned flat to the Vendor and Vendor got Assessed in his name in the records of the Municipal Corporation, Visakhapatnam and paying Taxes in all and ever since then Vendor enjoying the same peacefully with absolute rights as absolute owner.

Whereas the Vendor intends to sell away the above said property more fully described in the Schedule hereto annexed and whereas the Vendee wants to purchase the same and offered for a sum of **Rs.38,00,000/-** (Rupees Thirty Eight 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 have paid the said sale amount of **Rs.38,00,000/-** (Rupees Thirty Eight Lakhs only) to the Vendor in the following Manner :

Rs.5,00,000/- Paid by way of cash as advance

Rs.33,00,000/- Paid by way of D.D. bearing No. 622506, Dt.30-04-2015 of Canara Bank, M.V.P. Colony Branch, Visakhapatnam.

Rs.38,00,000/- Total

NOW THIS DEED OF SALE WITNESSES :

1. That in consideration of payment of **Rs.38,00,000/-** (Rupees Thirty Eight 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 his 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 with absolute rights of sale, mortgage, gift

1. B. Ramakrishna

2. B. Santhoshi Kumar

VENDEES


VENDOR

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	100	190000	0		0	190100
Transfer Duty	NA	57000	0		0	57000
Reg. Fee	NA	38000	0		0	38000
User Charges	NA	150	0		0	150
Total	100	285150	0		0	285250

Date
30th day of April, 2015

Signature of Registering Officer
Dwarakanagar

Certificate of Registration

Registered as document no. 1449 of 2015 of Book-1 and assigned the identification number 1 - 314 - 1449 - 2015 for Scanning on 30-APR-15.

Registering Officer
Dwarakanagar
(K. Balaji)

CERTIFICATE OF SCANNING

The document has been Scanned
with the Identification Number

314/1449.2015

Signature of Registering Officer



etc., forever free from all encumbrances, together with all water sources, privileges, easements, appurtenances or any 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.
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 are free therefrom.
6. The Vendor further agrees to indemnify the Vendees and keep them 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 conveyance, 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 of him.
9. The Vendees are entitled to get the said property transferred in their names in Municipal Corporation, Revenue, A.P. Transco records and other statutory records and enjoy the same with absolute rights for ever.

1. B. Ramesh

2. B. Senthoshi Kumari
VENDEES


VENDOR

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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, water sources, amenities, now existing or hereafter to be created in the said property in common with the Vendor 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 maintainance of all such common amenities.

SCHEDULE

All that site measuring an extent of 40 Sq.Yds or 33.445 Sq.Mts being an undivided and unspecified share in the total 990 Sq.Yds or 827.768 Sq.Mts together with Flat No. 401, Door No. 50-121-29/16, Asst.No. 46500/3166 and Electrical Service No.112413A020 218136 with a plinth area of 1060 sft in **THIRDFLOOR** of "**M.V.V.PALACE**" in Plot No.22 covered by R.S.No.2/1part of Allipuram Extension Ward, and 1/1C Part of Resapuvanipalem Village, within the Greater Visakhapatnam Municipal Corporation limits and Visakhapatnam and Dwarakanagar Registration-Sub District and bounded by:

East : 40 feet wide Road
 South : Plot Nos.24&23 part
 West : Bhavani Apartments in Plot No.17
 North : Sterling Towers Apartments in Plot No.21

Measurements :

East : 61.00 feet or 18.59 mts.
 South : 146.75 feet or 44.73 mts.
 West : 62.00 feet or 18.89 mts.
 North : 143.00 feet or 43.47 mts.

BOUNDARIES OF FLAT NO.401 IN THIRD FLOOR:

East : Entrance & Corridor
 South : Setback Space
 West : Setback Space
 North : Flat No.402

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.

This property conveyed by U.L.C. S.R.NO: 26/2059/2001/B2 dt: 6-12-2001 vide link Doc No. 2285/2001, at SRO, Dwarakanagar,

1. B. Ramesh

2. B. Santhoshi Kumar
 VENDEES


 VENDOR

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1449/2015.

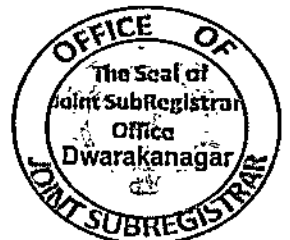
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RULE III STATEMENT

VILLAGE	S.No.	Extent	Rate per Sft	Market Value
Allipuram Extn Ward, 2/1part Resapuvanipalem & 1/1Cpart B.S.Layout Door No.50-121-29/16		40 Sq.yds. being undivided and unspecified share out of the total extent of 990 Sq.yds together with Flat No.401in THIRD FLOOR with a plinth area of 1060 sft	Rs.2,900/-	Rs.30,74,000/- Consideration For Rs.38,00,000/-

The Payable Registration Fee, Transfer Duty, Deficit Stamp Duty and User Charges is total amount of Rs.2,85,150/- paid through Challan dated 30-04-2015 at State Bank of India, Dondaparathi Branch, Visakhapatnam.

1. B. naresh
2. B. Santhosh; Kumar;
VENDEES


VENDOR

Witnesses:

1. 
2. 

Drafted by : 
K.SRINIVASA RAO,
Akkayyapalem, Visakhapatnam

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