

AGREEMENT OF SALE

This agreement entered into on this 24th day of month January, 2022 at Ongole Smt. **RACHAPUDI RATHAMMA, W/o. (Late) Koteswara Rao**, aged 71 years, R/o. Door No.8-162/G2, Aditi Apartment, Rajeev Nagar, Ongole Town, Prakasam district, Andhra Pradesh. (First party of the First Part) Site Owner.

AND

Sri.PERLA DURGA SWAROOP, S/o.Perla Venkateswarlu, aged 27 years, Resident of Door No.7-6-13, Lawyerpet, Near Sai Baba Temple, Ongole, Prakasam District, Andhra Pradesh. (Herein after called the vendee of second party of second part which terms, unless the context repugnant thereto shall means and include his heirs and successors).

Whereas the 1st Party and M/s. Indu Constructions, Rep.by its Managing Partner Sri Kalidasu Siva Ram, entered into Development Agreement cum Irrevocable General Power of Attorney, vide document No.5825/2018, dated 16.07.2018 at S.R.O. Ongole of the A-Schedule Property.

Contd....2

Vide document No.1091/1990, dated 12.04.1990 and Document No.2954/2016 and the 1st party obtained permission from Ongole Municipal Corporation, Permit No.1035/0111/ B/ONG/MNGMRRD/2018, dated 27.03.2018.

Whereas Sri. **PERLA DURGA SWAROOP** (The Purchaser) entered into an agreement of sale on this day with 1st party for Flat No.302, Second Floor at Indu's R.K.Residency which fall to the share of 1st party, more fully described in the B-Schedule Property for an amount of Rs.47,27,500/- (Rupees Forty Seven Lakhs Twenty Seven thousand and five hundred only) where as the 2nd party paid an amount of Rs.9,45,500/- (Rupees Nine Lakhs Forty Five thousand and five hundred only) as advance to the 1st party and remaining balance sale consideration will be at the time of registration.

Now this deed of sale Witnesses as follows :

1st party undertakes to complete the construction work of within 3 Months from the date of this agreement with in the following conditions.

- 1) Payment schedule as stated above. 1st Party agreed to handover the Flat within 3 Months from the date of this agreement and grace period 2 months. Incase the 1st party shall not completed with in stipulated time he can pay Rs.2/- per square feet by way of rent until he handedover the schedule flat.
- 2) The 2nd party hereby agreed to pay the registration charges and GST, and if any Government Taxes for schedule A & B.
- 3) The 2nd party hereby agreed to pay Electrical Deposit and Municipal Water Deposit, Generator Deposit, etc.
- 4) The 1st Party handedover the B-schedule property as per the specifications mentioned in the Development Agreement No.5825/2018.
- 5) The 2nd party has to bear the expenses for Additional work if any.

A-SCHEDULE (SITE)

Prakasam District - Ongole Sub Registrar Office - Ongole Town - Ongole Municipal Corporation - Mangamur Donka, Ward No.1, Block No.1, T.S.No.5/2, Door No.7-5-82/A - an extent of 44 gadies 32 sq.fts. with in the below mention boundaries :

East : House of Polamraju Venkata Sivarama Krishna.
South : 30 feet Road.
West : Site of Mudivarthi Srilakshmi.
North : Srirama Kshethram.

An extent of 44 gadies, 32 Sq.ft where in undivided and un specified share of 35.5 Sq.Yards land allotted to 2nd Party.

B-SCHEDULE (Flat)

Flat No.302 in Second Floor of the stilt G+4 storied building "INDU'S R.K.RESIDENCY" consisting of 1550 Sq.ft. including common area with in the below mentioned boundaries.

East : Open to sky
South : Steps, Lift, Common Corridor
West : Open to sky
North : Open to sky

With all easement rights and amenities with car parking.

Witness :-

1) 1st Party :

2) 2nd Party :