

## **SALE DEED for Rs. 24,79,000/-**

THIS **DEED OF SALE** is executed on this \_\_\_\_\_ by

**1) Smt. EJJI NAGESWARI**, aged 59 years, W/o EJJI SANJEEVA RAO (Late)(Passport No.K8545091), **2) Smt. EJJI SANTHOSHI RUPA DEVI**, aged 38 years, D/o EJJI SANJEEVA RAO (Late)(Passport No.L4560920), **3) Sri EJJI BHAVANI SHANKER**, aged 36 years, S/o EJJI SANJEEVA RAO (Late)(Passport No.H8188951), **4) EJJI ASHA JYOTHI**, aged 31 years, D/o EJJI SANJEEVA RAO (Late)(Passport No.H8188948), all are residing at Door No.58-14-96/1/15, Flat No.503, Sri Devi Towers, Marripalem VUDA Lay-out, N.A.D.Kotha Road, Visakhapatnam-530 009, the Seller No.2 now at present residing at # 68 Highfield Road Feltham TW 134DZ, **5) Smt. MALLA GANGA BHAVANI**, aged 51 years, W/o MALLA VENKATA RAMANA, residing at Door No.4- 336/12, Sri Swaroop Nagar, Divan Cheruvu Panchayathi, Rajanagar Mandal, East Godavari District, **6) Smt. ADARI DEVI RAVI SANKAR**, aged 36 years, W/o ADARI RAVI SANKAR, residing at East Mumbai, Watala, S.P.Road, Kordamitadar, Kalivada, Ravi Tailors, Room No.40-55-1/2, Mumbai-400 037, No.1 to 4 represented by their Aggrement to sell with Power of Attorney Holder **Sri ADARI SATEESH KUMAR**, aged 39 years, (Aadhaar No 8971 3667 1082) S/o ADARI APPA RAO, residing at HIG-12, Simhapuri Lay-out, Vepagunta, Visakhapatnam-530 047 under a **registered document bearing No.4882/2019, dated 19-08-2019 at S.R.O. Gajuwaka** and 5 to 6 represented by their Agreement to sell with Power of Attorney Holder **Sri ADARI SATEESH KUMAR**, aged 39 years, (Aadhaar No 8971 3667 1082)S/o ADARI APPA RAO, residing at HIG-12, Simhapuri Lay-out, Vepagunta, Visakhapatnam-530 047 under a **registered document bearing No.1287/2020, dated 10-06-2020 at S.R.O. Gopalapatnam**

hereinafter called the “**VENDORS** ” which expression shall wherever it occurs in this deed include their heirs, executors, assigns and administrators of the one part.

### IN FAVOUR OF

**Sri. PENTAKOTA ADI SATYA PERU NAIDU** aged 41 years (Aadhaar No. 4299 1772 7338, PAN no. \_\_\_\_\_) P.Satyanarayana, resident of Door No.42-60-4/4/S2 Plot No. 85A, SAI KRISHNA RESIDENCY, MJ Colony 5 Secunderabad, Telangana 500040 hereinafter called the **“VENDEE”** which expression shall wherever it occurs in this deed include his heirs, executors, assigns and administrators of the other part.

Originally Smt. EJJI GOVINDAMMA is the absolute owner of site measuring an extent 404 Sq.yds or 227.796 Sq. mts. bearing Plot No.14, Covered by S.No.374/2 at Present Survey No.349/13 of NARAVA village within the limits of Greater Visakhapatnam Municipal Corporation, Gajuwaka S.R.O. Limits, Visakhapatnam District having purchased from Sri BUDDARAJU RANGA RAJU, under a SALE DEED dated 07-04-1972 registered as Document No.1984/1972 of Book-I, Volume No.719, in Page No.162 to 163 in the office of the Joint Sub-Registrar, Visakhapatnam and ever since she has been in uninterrupted possession and enjoyment of the same into absolute rights as owner. Subsequently the said Smt. EJJI GOVINDAMMA was executed a Will on dated 27-05-1993 registered as Document No.37/1993 of Book-III, Volume No.5, in Page No.24 to 26 in the office of the Sub-Registrar, Dwarakanagar, Visakhapatnam and later the said Smt. EJJI GOVINDAMMA died on 15-02-1995. According to the WILL the said Sri EJJI SANJEEVA RAO and Sri EJJI NAGABHUSHANA RAO are jointly obtained the above said property and then they have been in uninterrupted possession and enjoyment of the same is absolute rights as owners. Subsequently the said Sri EJJI SANJEEVA RAO and Sri EJJI NAGABHUSHANA RAO are orally partationed the above said joint property. The said Sri EJJI SANJEEVA RAO is obtained SOUTHERN PART of an extent of 202 Sq.yds or 168.898 Sq.mts out of 404 Sq.yds bearing Plot No.14 South Part and hence the said Sri EJJI SANJEEVA RAO have been in uninterrupted possession and enjoyment of the same in to absolute rights as owner.

Subsequently the said Sri EJJI SANJEEVA RAO died on 30-08-2016 intestate leaving behind his LEGAL HEIRS i.e., 1) Smt. EJJI NAGESWARI, 2) Smt. EJJI SANTHOSHI RUPA DEVI, 3) EJJI BHAVANI SHANKER, 4) EJJI ASHA JYOTHI and ever since the Vendor Nos.1 to 4 have been uninterrupted possession of the same enjoying it as absolute owners.

Whereas the Vendor No.5 is the absolute owner of site measuring an extent 339 Sq.yds or 283.448 Sq. mts. out of 404 Sq.yds, bearing Plot No.15 South Part, Covered by Survey No.372/1 of NARAVA village within the limits of Greater Visakhapatnam Municipal Corporation, Gajuwaka S.R.O. Limits, Visakhapatnam District having purchased from Smt. VASARLA SURYA KUMARI, under a SALE DEED dated 01-12-2010 registered as Document No.4450/2010 of Book-I, scanned in the office of the Sub Registrar, Gajuwaka and ever since the Vendor No.5 has been in uninterrupted possession and enjoyment of the same into absolute rights as owner.

Whereas the Vendor No.6 is the absolute owner of site measuring an extent 65 Sq.yds or 54.348 Sq. mts. out of 404 Sq.yds, bearing Plot No.15 North Part, Covered by Survey No.372/1 of NARAVA village within the limits of Greater Visakhapatnam Municipal Corporation, Gajuwaka S.R.O. Limits, Visakhapatnam District having purchased from Smt. VASARLA SURYA KUMARI, under a SALE DEED dated 02-12-2010 registered as Document No.4451/2010 of Book-I, scanned in the office of the Sub Registrar, Gajuwaka and ever since the Vendor No.6 has been in uninterrupted possession and enjoyment of the same into absolute rights as owner.

Since the above Two (2) documents of sites are contiguous to the each other and the same was in single compact Block of 606 Sq. yards.

Subsequently the Vendors have executed an Agreement to Sell with Power of Attorney site an extent of 606 Sq.yards or 506.694 Sq. mtrs bearing Plot No.14 South Part and Plot No.15, Covered by 349/13 of NARAVA village within the limits of Greater Visakhapatnam Municipal Corporation, Gajuwaka S.R.O. Limits, Visakhapatnam District First one (1) registered document bearing No.4882/2019, dated 19-08-2019 at S.R.O. Gajuwaka and Second one (2) registered document bearing No.1287/2020, dated 10-06-2020 at S.R.O. Gopalapatnam in favour of Sri ADARI SATEESH KUMAR in respect of the said extent and authorised his to execute sale deed/s on their behalf.

Whereas the Builder/GPA Holder commenced construction a Multi complex apartment Building measuring 606 Sq.yds as per the plan approved by the Greater Visakhapatnam Municipal Corporation vide B.A.No. 1086/4351/B/Z5/NVA/2018 Dated 18-12-2018, consisting of Stilt, Ground, First, Second, Third and Fourth Floors under the name & style of "NEETHISHA ENCLAVE".

Whereas the G.P.A. Holder of the Vendors herein desired to sell away the site measuring an extent of 35.76 Sq.yds or 29.90 Sq.mts. being undivided and unspecified share out of 606 Sq.yds. together with Residential Unit bearing Flat No.203 in first floor measuring 965 Sft. (including common areas) and 80 Sft. Car Parking in Stilt Floor of "NEETHISHA ENCLAVE" more fully described in the schedule hereto annexed for their family needs and VENDEE offered to Purchase for a sum of **Rs.24,79,000/- (Rupees Twenty Four lakhs and Seventy Nine thousand Only)** for which the **VENDORS** accepted to sell the same to the VENDEE, as it is just proper and in accordance with the prices prevailing in the locality.

Whereas the **VENDEE** had paid the said amount of **Rs.24,79,000/- (Rupees Twenty Four lakhs and Seventy Nine thousand Only)** to the **GPA Holder/Builder** as mentioned below:-

- a. Rs. 20,00,000/- paid through RTGS
- b. Rs. 4,79,000/- Paid the said amount in partly

### **NOW THIS DEED WITNESSES AS FOLLOWS:**

1. THAT in consideration of payment of **Rs.24,79,000/- (Rupees Twenty Four lakhs and Seventy Nine thousand Only)** by the **VENDEE** to the **VENDORS** in the aforesaid manner, the receipt of which the **VENDORS** hereby acknowledges, the **VENDORS** hereby sells, conveys, transfer and assigns unto the **VENDEE** all their rights, title, interest, claim and demand whatsoever in the Schedule Property and delivers vacant possession thereof to the **VENDEE** to hold the same with absolute rights of sale, mortgage gift etc, 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** had delivered Vacant possession of the Schedule Property to the **VENDEE** today.
3. The **VENDORS** hereby assures the **VENDEE** that the schedule mentioned property is free from all kinds of mortgages, charges, agreements to sell, court, litigations and any other statutory charges.
4. The **VENDORS** further covenants with the **VENDEE** that knowingly or otherwise they had not caused or allowed any distress to be levied on the said property.
5. The **VENDORS** further assures the **VENDEE** that they had got a clear, effectual subsisting and marketable title to the said property and absolute authority to sell the same in the manner aforesaid.
6. The **VENDORS** further covenants 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.
7. The **VENDORS** further agrees to indemnify the **VENDEE** 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 any time by any one in regard to this sale, the **VENDORS** hereby undertakes 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**.
8. The **VENDORS** also assures the **VENDEE** that if there remains any liability of tax or taxes for the said property to the municipal corporation or other government to 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** the **VENDORS** shall pay the same to the **VENDEE**.
9. The **VENDORS** further assures and covenants with the **VENDEE** that the **VENDEE** and their heirs are entitled to peacefully and absolutely enjoy the said property without let or hindrance from any person claiming through them or in trust for them.

10. The **VENDEE** is hereby entitled to get the said property transferred in his name in all municipal and other statutory records and enjoy the same with absolute rights forever.

### **SCHEDULE OF THE PROPERTY**

All that site measuring **35.76 Sq.yds** or 29.900 Sq.mts. being undivided and unspecified share out of 606 Sq.yds. together with Residential Unit bearing **Flat No.303 in Second floor** measuring **965 Sft.** (including common areas) and **80 Sft. Car Parking** in Stilt Floor of "**NEETHISHA ENCLAVE**" bearing **Plot No.14** South Part, **Plot No.15**, Covered by **Survey No.349/13 of NARAVA Village** within the limits of Greater Visakhapatnam Municipal Corporation, Gajuwaka S.R.O. Limits, Visakhapatnam District and total property bounded by:-

East : Site belongs to Smt. UPPILI APPAYYAMMA.  
 South: Plot No.16.  
 West: 30 Feet Road  
 North: Remaining Part of Plot No.14 belongs to  
 Smt. EJJI GOWTHAMIAI

Measurements :

East wing : 78'.0" Feet or 23.77 mts.  
 South wing : 70'.0" Feet or 21.33 mts.  
 West wing : 78'.0" Feet or 23.77 mts.  
 North wing : 70'.0" Feet or 21.33 mts.

### **Boundaries of Residential Unit bearing Flat No.203 in First floor**

East : Open setback space.  
 South : Open setback space.  
 West : Joint Wall with Flat No. 202  
 North : Common Corridor and stair case & Lift.

This being one of the flats has common conveniences and common corridors, lift, and a stair case and pump sets, which have to be maintained by the association formed by the **VENDORS** . The Flat owner be responsible for maintenance of corridors and stair cases pump sets, Bore well with Motor along with other flat owners. This is not Government land. This is not an assigned land. This property is not given as security either to the Government or to its agencies.

Paid an amount of Rs. \_\_\_\_\_ by way of CFMS E payment Challana on dated \_\_\_\_\_ towards deficit stamp duty, transfer duty, registration fees and user charge and vide

### **RULE III STATEMENT**

Village	Survey Number	Extent	Composite Rate per sft	Market value
<b>Narava</b>	<b>349/13</b>	<b>35.76 Sq. yards undivided share out of 606 Sq. yards site with Residential flat bearing Flat No. 203 with 965 Sft in First floor and 80 sft car parking in stilt floor</b>	Rs.2500/- Per sft  Rs. 820/- per Sft car parking	<b>Rs.24,79,000/-</b>

In Witness whereof the **VENDORS** has signed on the day, month and year first above mentioned

WITNESSES:

1.

2.

Draft prepared by: