



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BH 529373

No. 176 Date 9 Jan 2015

D. Uma

Sold to N. Rajendra Pradeep, S/o Narayana Rao, VSP

DASARI UMA
Licensed Stamp Vendor L.No. 43-15-4704
D.No. 23-78-1, Main Road
Karthikeya Residency Flat No. 8F 100
Visakhapatnam-530 013 Call: 9896 70110

For Whom Self



SALE DEED FOR Rs.24,65,000/-

This Deed of Sale is executed on this 9th day of January, 2015 by Smt. **MOVVA SOBHA**, aged 43 years, W/o Sri. Movva Giridar Rao, residing at 2308, Giuffrias Avenue, Metairie, Luthiana State-70001, U.S. A, represented by her General Power of Attorney Holder Sri. **DOPPALAPUDI NAGESWARA RAO** aged 68 years S/o. D.Sreeramulu residing at Flat No.S-3, Third Floor, Balaji Towers, Tangellamudivari Street, Autonagar, Vijayawada Presently camping at Visakhapatnam under a General Power of Attorney Dated 21-07-2008 registered as No.146/2008 of Book-4 in the office of the Sub Registrar, Patamata, Vijayawada hereinafter referred to as the "VENDOR" which expression shall wherever it occurs in this deed includes her heirs, executors, assignees and administrators of One part.

In favour of Sri. **NETHALA RAJENDRA PRADEEP**, aged 32 years, S/o. Narayana Rao, residing at Flat No.303, Sree Residency, Sivalayam Street, Isuka Thota, Visakhapatnam-530 013, hereinafter referred to as the "PURCHASER" which expression shall wherever it occurs in this deed include his heirs, executors, assignees and administrators on the Other part.

Rajendra
PURCHASER

S. Nageswara Rao
GPA HOLDER OF Smt. Movva Sobha
VENDOR


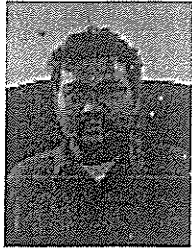


74
244/15

232/2015.





Presentation and endorsement:

Presented in the Office of the Joint Sub-Registrar, Visakhapatnam(R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 24650/- paid between the hours of 2 and 8 on the 09th day of JAN, 2015 09th day of JAN, 2015 by Sri D Nageswara Rao *G. Nageswara Rao*

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

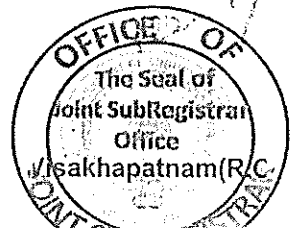
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL	 [311-1-2015-244] NETHALA RAJENDRA PRADEEP	 NETHALA RAJENDR, [311-1-2015-244]	NETHALA RAJENDRA PRADEEP S/O. NARAYANA RAO FLAT NO.303,SIVALAYAM STREET,ISUKATHOTA,, VISAKHAPATNAM	<i>Rajendra</i>
2	EX	 [311-1-2015-244] DOPPALAPUDI NAGESWARA RAO	 DOPPALAPUDI NAG [311-1-2015-244]	DOPPALAPUDI NAGESWARA RAO(GPA) S/O. D SREERAMULU FLAT NO.S-3,BALAJI TOWERS,TANGELLAMUDIVA RI STREET,, AUTONAGAR,VIJAYAWADA	<i>G. Nageswara Rao</i>

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1	 [311-1-2015-244] N. NARAYANA RAO	 N. NARAYANA RAO [311-1-2015-244]	N. NARAYANA RAO S/O PEERAJU, D.NO-4-2- 73/77, ISUKATHOTA, VSP	<i>N. Narayana Rao</i>
2	 [311-1-2015-244] N. SANGEETHA LAKSHMI	 N. SANGEETHA LAKSH- [311-1-2015-244]	N. SANGEETHA LAKSHMI W/O NARAYANA RAO, D.NO-54-2- 73/77, ISUKATHOTA, VSP	<i>N. Sangeetha Lakshmi</i>

09th day of January, 2015

Signature of Joint SubRegistrar2
Visakhapatnam(R.O)



Whereas the Vendor is absolute owner of the site measuring 45 Sq.yards or 37.625 Sq.meters being undivided and unspecified share out of the total extent of 1002 Sq.yards or 837.802 Sq.meters together with Flat No.3 measuring 1050 sft. bearing Door No.54-11-2/27, Municipal Assessment No.44500/892, Electricity Service Connection No.112422-M025049254 in Fourth Floor and Car Parking measuring 100 Sft. in Still Floor of "SREE RESIDENCY" constructed in Eastern Part of Plot Nos.15-19 & Plot No.20 situated at Isukathota, Ward No.25A covered by Patta Nos.30 & 31 Old Survey No.44/1 and Present Survey No.44/2,44/3 & 44/4 of Maddilapalem Village, within the limits of Municipal Corporation of Visakhapatnam, which is more fully described in the schedule hereunder and hereinafter referred to as the schedule property under a registered Sale Deed Dated 4-5-2006, registered as Document No.2167/2006 in the office of the Joint Sub Registrar, Visakhapatnam got it completed and mutated in her name in Municipal Corporation records and ever since she has been in uninterrupted possession and enjoying of the same as absolute owner by paying Municipal taxes in her name.

Whereas the Vendor intends to sell away the schedule property for better investment of sale proceeds and whereas the Purchaser offered to purchase the schedule property for a total sale consideration of Rs.24,65,000/- (Rupees Twenty Four Lakhs and Sixty Five Thousand Only) which offer the Vendor 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 Purchaser.

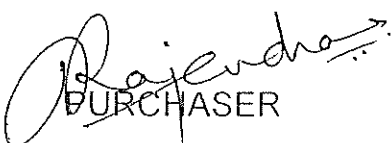
Whereas the Purchaser has paid the said sale amount of Rs.24,65,000/- (Rupees Twenty Four Lakhs and Sixty Five Thousand Only) to the Vendor in the following manner.

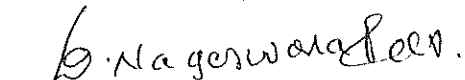
Rs.03,66,879-00 Paid by way of Cash

Rs.20,98,121-00 Paid by way of Cheue bearing No.099316, Dated.5-1-2014, Loan issued by TATA CAPITAL HOUSING FINANCE Ltd, drawn on HDFC Bank Ltd.,

NOW THIS DEED OF SALE WITNESSES :

1. That in consideration of payment of Rs.24,65,000/- (Rupees Twenty Four Lakhs and Sixty Five Thousand Only) paid by the Purchaser 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 Purchaser all his rights, title and interest, claim and demand whatsoever in the schedule mentioned property and deliver vacant possession thereof to the Purchaser at the time of execution of this


PURCHASER


GPA HOLDER OF Smt. Movva Sobha
VENDOR

Endorsement:

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of			Total
			Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	123250	0		0	123350
Transfer Duty	NA	36975	0		0	36975
Reg. Fee	NA	24650	0		0	24650
User Charges	NA	125	0		0	125
Total	100	185000	0		0	185100

Date

09th day of January, 2015

Signature of Registering Officer
Visakhapatnam(R.O)

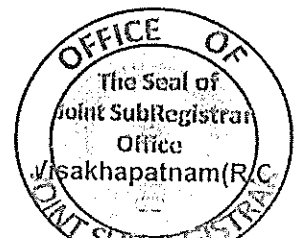
Bk - 1, CS No 244/2015 & Doct No
232 / 2015. Sheet 2 of 6
Joint Sub Registrar
Visakhapatnam(R.O)

Registered Document No. 232
of 2015 (1938 E.D) of Book I and
assigned the identification Number
0311 -1-232 -2015 for Scanning

Date:

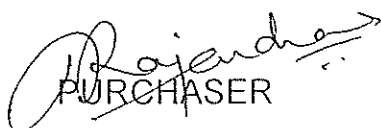
9-1-2015

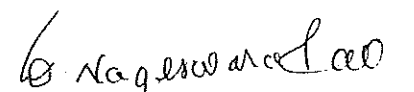
Registering Officer



deed 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 any other things hidden in the earth belonging to or appurtenant thereto.

2. The Vendor hereby assures the Purchaser that the said property is free from all kinds of mortgages, Charges, agreements to sell, court litigations and any other statutory charges.
3. The Vendor further covenants with the Purchaser that knowingly or otherwise she has not caused or allowed any distress to be levied on the said property.
4. The Vendor further assures the Purchaser that she 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 Purchaser that if there remains any undisclosed and undischarged liability in respect of the said property she shall clear the same and the Purchaser is free therefrom.
6. The Vendor further agrees to indemnify the Purchaser and keep her 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 she 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 Purchaser.
7. The Vendor also assures the Purchaser that if there remains any liability of the 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 Vendor shall clear the same and in case the same are collected from the Purchaser the Vendor shall pay the same to the Purchaser.
8. The Vendor further assures and covenants with the Purchaser that the Purchaser and his heirs are entitled to peacefully and absolutely enjoy the said property without let or hindrance from any person claiming through her or in trust for her.
9. The Purchaser hereby entitled to get the said property transferred in his name in Municipal Corporation, revenue records and other statutory records and enjoy the same with absolute rights forever.

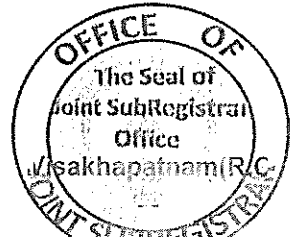
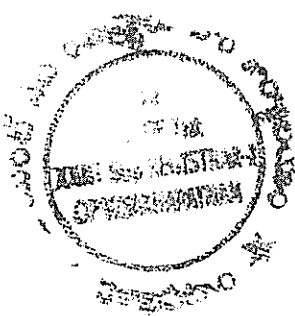

PURCHASER


GPA HOLDER OF Smt. Movva Sobha
VENDOR

Bk - 1, CS No 244/2015 & Doct No

232 / 2015. Sheet 3 of 6


Joint SubRegistrar2
Visakhapatnam(R.O)



10. The Purchaser shall as a matter of necessity enjoy the undivided share in common and consistent with the rights of other owners who acquired right and title and shall not claim the partition of the same. The Purchaser shall permit freely to run soil or water through the pipes which are already erected and shall use the common amenities like Bore well, Lift, Staircase, Corridors, Drainages, Overhead Tank etc., and shall contribute his share of money to the society formed among the flat owners for maintaining such common amenities.

SCHEDULE

All that site measuring **45 Sq.yards** or 37.625 Sq.meters being undivided and unspecified share out of the total extent of 1002 Sq.yards or 837.802 Sq.meters together with **Flat No.3** measuring **1050 sft.** bearing Door No.54-11-2/27, Municipal Assessment No.44500/1892, Electricity Service Connection No.1124219-M025 049254 in **Fourth Floor** and Car Parking measuring 100 Sft. in Stilt Floor of "**SREE RESIDENCY**" constructed in Eastern Part of **Plot Nos.15-19 & Plot No.20** situated at Isukathota, covered by Patta Nos.30 & 31 Old Survey No.44/1 and Present **Survey No.44/2,44/3 & 44/4** of **Maddilapalem Village**, within the limits of Municipal Corporation of Greater Visakhapatnam and Visakhapatnam Registration Sub District and total property bounded by:

East : Gedda

South : Plot No.21 belonging to Rapati family

West : Plot No.16 belonging to Dr.Vidhal Rao and partly 60 feet wide Road

North : Part of Plot No.19 and House bearing Door No.54-11-1 & 1A

BOUNDARIES OF FLAT NO.3 IN FOURTH FLOOR :

East : Flat No.4

South : Open Space

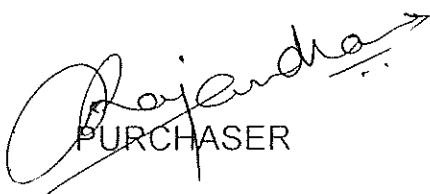
West : Open Space


North : Common Corridor and Open Space

This is not an assigned Property.

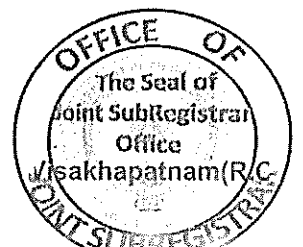
The market value of this property is Rs.24,65,000/-.

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


PURCHASER


GPA HOLDER OF Smt. Movva Sobha
VENDOR

Bk - 1, CS No 244/2015 & Doct No
232 / 2015. Sheet 4 of 6
Joint SubRegistrar
Visakhapatnam(R.O)

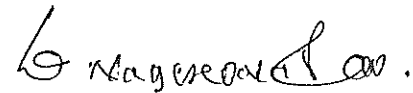


RULE III STATEMENT

Village	Survey No.	Extent	Rate per sq. feet	Market Value
Maddilapalem	44/2.	45 Sq. yards	Rs.2300/-	Rs.24,65,000/-
Isukathota	44/3	(undivided out of 1002		
Door No.	&	Sq. yards)		
54-11-2/27	44/4	with 1050 Sft.		
		and		
		100 Sft.		
		Carparking value		


The Deficit Stamp Duty, Transfer Duty, Registration Fee and User Charges, Total 'Rs.1,85,000- is paid through Challan dated.9-1-2015 at State Bank of India, Main Branch, Visakhapatnam.


PURCHASER


GPA HOLDER OF Smt. Movva Sobha
VENDOR

Witnesses:

1. 


2. N S 

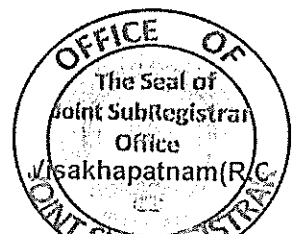
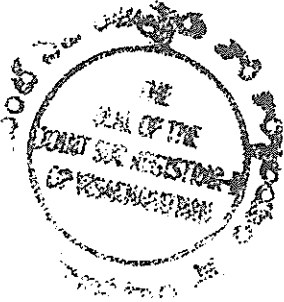
Drafted by :


Y.CHANDRASEKHARA RAO
Sector-IX, MVP Colony, Visakhapatnam-22

24/5/15
2015

BK - 1, CS No 244/2015 & Doct No
232 / 2015. Sheet 5 of 6


Joint SubRegistrar
Visakhapatnam(R.O)



ANNEXURE - IA

Name of the Village : Maddilapalem

Isukathota

Survey Nos. : 44/2,44/3 & 44/4

Door No. : 54-11-2/27

Assessment No : 44500/1892

1. Description of the Building :

(a) Nature of Roof : RCC

(b) Type of Structure : Column Structure

(c) No of Floors : Cellar, Ground Floor plus Four Floors

2. Age of the Building : 10 years

3. Total Extent of Site : 45 Sq.yards (undivided) out of 1002 Sq.yards

4. Built up area particulars

STILT FLOOR : 100 Sft. (Car Parking)**FOURTH FLOOR** : 1050 Sft.

5. Annual Rental Value : Rs.20,000/-

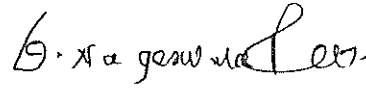
6. Municipal Tax per annum : Rs. 1176/-

7. Executant's estimate of the

MV of the property : Rs.24,65,000/-



PURCHASER



GPA HOLDER OF Smt. Movva Sobha
VENDOR

Place : Visakhapatnam

Date : 09-01-2015

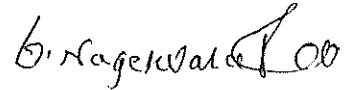
Signature of the Executants

CERTIFICATE

I, do hereby declare that what is stated above is true to the best of my knowledge and belief.



PURCHASER



GPA HOLDER OF Smt. Movva Sobha
VENDOR

Place : Visakhapatnam

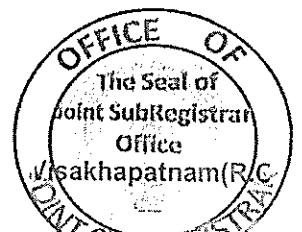
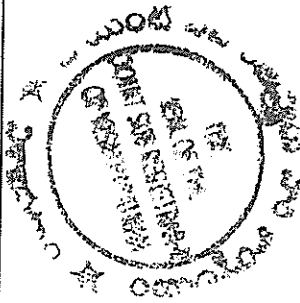
Date : 09-01-2015

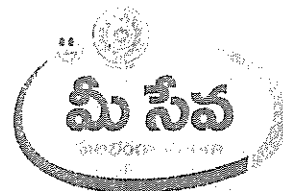
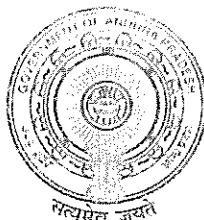
Signature of the Executants

Bk - 1, CS No 244/2015 & Doct No

232 / 2015. Sheet 6 of 6

Joint SubRegistrar2
Visakhapatnam(R.O)





00EE 70059635

GOVERNMENT OF ANDHRA PRADESH
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY

App No : 946592

MeeSeva App No : ECM011400695989

Date : 01-Sep-14

Statement No : 8159205

Sri/Smt.: **RAJENDRA PRADEEP** : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: Maddilapalem, House No.: 54-11-2/27, Ward : 54-Block : 11 VILLAGE: Maddilapalem, Survey No : 44/2,44/3,44/4, Plot No : 15,19,20, East: GEDDA West: PLOT NO.16 BELONGING TO DR.VIDHALA RAO & PARTLY 60 FEET WIDE ROAD South: PLOT NO.21 BELONGING TO RAPATI FAMILY North: PART OF PLOT NO.19 & HOUSE BEARING D.NO.54-11-1 & 1A

A search is made in the records of SRO(s) of VISAKHAPATNAM(R.O) relating there to for 29 years from 01-01-1985 To 27-08-2014 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

NIL EC.

Certified By

Name: **M.GOPICHAND, JT-II**
Designation: **SUB REGISTRAR**
SRO: **VISAKHAPATNAM (R.O)**

Note : This is Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.ap.mee seva.gov.in/> by furnishing the application number mentioned in the Certificate

<http://apasp.mee seva.gov.in/APSDCPortal/UserInterface/Citizen/CARD/ECCertificate.aspx> 9/2/2014
Note: This is a Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.mee seva.gov.in/> by furnishing the application number mentioned in the Certificate

"బూర్గలకు పట్టి
MEF తోనే వివర్యుక్తి"



Dr. RAMESH'S
Potent Family

- * ASTROLOGY
- * HEALTH
- * VAASTU

వివరాలకు సంప్రదించండి
98852 92624
85208 54954
85200 95908
90306 29615



GOVERNMENT OF ANDHRA PRADESH

SEETILANDS AND OTHERS Electronic Service Delivery

445001892.N

Operator: The Andhra Pradesh State Corporation Limited (APSC)

Consumer ID/Name
Name of Dept./Agency
Transaction No.
Payment made for
Other Particulars

Door No: 54-11-227

Dept. Receipt No. 2015
Transaction Date

Pay Mode

Chq./D.D.

Res.

Chq./D.D.

TO

Demanded

Bank/ Branch Name

Bill Amount

Particulars

Amount Paid (Rs.)

2015-1 519 507412 0

2015-2 519 507412 0

One Thousand Two Hundred Thirty Eight Only

OFFD/172/17

1238.00

RECEIVED

Center

Center

Staff Code / Shift/Counter

Signature

[Signature]

94794

గ్రేటర్ విశాఖపట్నం నగరపాలక సంస్థ, విశాఖపట్నం
GREATER VISAKHAPATNAM MUNICIPAL
CORPORATION, VISAKHAPATNAM

యజమాని పేరు :

Name : N. Rajendra Pradeep

ఇంటి నెం. మరియు

చిరునామా : 54-11-2/27

Door No. &

Address : GOS COLONY

వార్డు నెం./Ward No. 10

జోన్ నెం. / Zone No. II

ఆస్తి పన్ను అసెస్మెంటు నెం.

అర్థ సంవత్సరపు పన్ను

Property Tax Asst. No.

Half yearly Tax

44500/-

Rs.

1213/-

Rs.

1892

ఖాళీ స్థలం అసెస్మెంటు నెం.

సంవత్సరపు పన్ను

Vacant Land Tax Asst. No.

Yearly Tax

Rs.

Rs.

నీటి పన్ను అసెస్మెంటు నెం.

అర్థ సంవత్సరపు పన్ను

Water Tax Asst. No.

Half yearly Tax

Rs.

Rs.

ఇతర పన్నుల వివరములు

Other Taxes, if any

మహా విశాఖ నగరపాలక సంస్థ, విశాఖపట్నం