

And whereas the aforesaid bits are contiguous to one another forming a total extent of 5857.82 Sq.yards and out of the total extent of 5857.82 Sq.yards an extent of which is more fully described in Schedule "A" hereunder

Whereas the Vendor No.4 who is an experienced and reputed Builder approached the owners and expressed its idea of developing the said total site in to an Apartment comprising of Two Cellars, Ground Plus Nine Floors at its own cost for the mutual benefit of both parties and the owners herein having agreed for the proposals signed necessary applications, plans etc., and accordingly the Vendor No.4 obtained Building Plan from Greater Visakhapatnam Municipal Corporation vide B.A.No.13271/09/ACP-I Dated 30-12-2011 on behalf of the Vendors 1 to 3 and And the Vendors 1 to 3 entered into a Development Agreement with Power of Attorney on 28-12-2011 registered as Document No.5070/2011 in the office of the Joint Sub Registrar, Madhurawada.

Whereas the Flat No.410 with the total builtup area of 1235 sft (inclusive of common areas) in Third Floor is one among those which fell to the share of Vendor No.4 as per the said Development Agreement with Power of Attorney.

Whereas the Purchaser herein is interested in purchasing the said Flat and finalised the transaction with Vendor No.4

Accordingly the Vendor No.4 intends to sell away the site measuring 34 Sq.yards being undivided and unspecified share out of the total extent of the site measuring 5857.82 Sq.yards together with said Flat which is more fully described in the Schedule hereunder and hereinafter referred to as the Said Property and the Purchaser herein offered to purchase it for a total sale consideration of Rs.20,26,000/- (Rupees Twenty Lakhs Twenty Six Thousand Only) which offer the Vendor No.4 accepted as fair, reasonable and reflecting the true and correct market value prevailing in the locality and agreed to sell the same to the Purchaser

Whereas the Purchaser have paid the said sale amount of Rs.20,26,000/- (Rupees Twenty Lakhs Twenty Six Thousand Only) to the Vendor No.4 by way of cheque bearing No.3156.55.....Dated.12-11-2014.. of HDFC Bank, issued by HDFC Ltd.,

*Rajendra*

Managing Partner M/s M.V.V.Builders  
G.P.A.Holder of M/s Sri Lakshmi Narasimha  
Constructions V.Aruna Kumari and M.V.Govinda Rajulu

Managing Partner M/s M.V.V.Builders  
(VENDORS)



Now this deed of Sale Witnesses.

1. That in consideration of payment of Rs.20,26,000/-(Rupees Twenty Lakhs Twenty Six Thousand Only) paid by the Purchaser to the Vendor No.4, the receipt of which the Vendor No.4 hereby acknowledges by it, the Vendors accordingly hereby sell, convey, transfer and assign unto the Purchaser all their rights, title and interest, claim and demand whatsoever in the schedule mentioned property and delivers vacant possession thereof to the Purchaser 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 Vendors hereby assure the Purchaser that the said property is free from all kinds of mortgage, charges, agreements to sell, court litigations and any other statutory charges.
3. The Vendors further covenant with the Purchaser that knowingly or otherwise they have not caused or allowed any distress to be levied on the said property.
4. The Vendors further assure the Purchaser 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 covenants with the Purchaser that if there remains any undisclosed and undischarged liability in respect of the said property they shall clear the same and the Purchaser is free therefrom.
6. The Vendors further agree to indemnify the Purchaser 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 anytime 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 morefully effectively convey title to the property hereby sold and conveyed to the Purchaser.
7. The Vendors also assure the Purchaser 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 Vendors shall clear the same and in case the same are collected from the Purchaser the Vendors shall reimburse the same to the Purchaser.

*Rajender*

*[Signature]*  
 Managing Partner M/s M.V.V.Builders  
 G.P.A. Holder of M/s Sri Lakshmi Narasimha  
 Constructions V.Aruna Kumari and M.V.Govinda Rajulu

*[Signature]*  
 Managing Partner M/s M.V.V.Builders  
 (VENDORS)

8. The Vendors further assure and covenant 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 them or in trust for them.
9. The Purchaser is hereby entitled to get the said property transferred in his names in all Municipal Corporation records and other statutory records and enjoy the same with absolute rights for ever.
10. The Purchaser 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 courses, amenities, now existing or hereafter to be created in the said property in common with the Vendors 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 34 Sq.yards or 26.756 Sq.meters being undivided and unspecified share out of the total extent of the site measuring 5857.82 Sq.yards or 4897.899 Sq.meters together with Flat No.410 measuring 1235 sft in Third Floor and One Car parking measuring 100 sft in Cellar Floor of **M.V.V.HIGHWAY HOMES'** covered by S.No.40/3 of Madhurawada Village, within the limits of Greater Visakhapatnam Municipal Corporaiton and Madhurawada Registration Sub District and bounded by

East : Site belonging to Noekaraju and others  
 South : Gedda and Electrical Sub Station  
 West : NH-5 Road  
 North : Land belonging to CH.Srinivasa Rao, Ch.Venkata Lakshmi and others

Boundaries of Flat No.410 in Third Floor

East : Lift and Flat No.412  
 South : Entrance and Corridor  
 West : Open Space and Flat No.408  
 North : Setback Space

*Rajulu*

*[Signature]*  
 Managing Partner M/s M.V.V.Builders  
 G.P.A. Holder of M/s Sri Lakshmi Narasimha  
 Constructions V.Aruna Kumari and M.V.Govinda Rajulu

*[Signature]*  
 Managing Partner M/s M.V.V.Builders  
 (VENDORS)

Annexure-1A

Age of the Building : New Construction

Annual Rental Value : Rs.18,000/-

This is not an Assigned Land

The Value of this Property is Rs.20,26,000/-

In witness whereof the Vendors have signed on this Deed of Sale on the day month and year mentioned above.

**RULE III STATEMENT**

Village	S.No.	Extent	Rate Per Sq.foot	Total
Madhurawada	40/3	34 Sq.yards	Rs.1600/-	Rs.19,76,000/-
Near D.No.13-4		undivided out of		
NH-5		5857.82 Sq.yards		
		with 1235 sft		
		100 sft Car parking		Rs.50,000/-
			Total	Rs.20,26,000/-

The Deficit Stamp Duty Rs.80,940/- , Transfer Duty Rs.30,390/- , Registration Fee Rs.10,130/- User Charges Rs.150/-, Total Rs.1,21,610/- is paid through challan NO: 12 Dated 14-11-2014 at State Bank of India, Madhurawada Branch, Visakhapatnam.

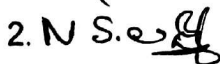
The Challan bearing No. 88048.....Dated 13-11-2014 drawn on S.B.I...... in favour of CTO, Chinawaltair, Visakhapatnam for Rs.25,325/- towards VAT is herewith submitted to the Joint Sub Registrar, Madhurawada.

Industrial estate, b



Managing Partner M/s M.V.V.Builders  
G.P.A Holder of M/s Sri Lakshmi Narasimha  
Constructions V.Aruna Kumari and M.V.Govinda Rajulu

Managing Partner M/s M.V.V.Builders  
(VENDORS)

Witnesses:1. 2. N.S. 

Drafted by

  
A.V.R. Murthy



# FINAL DISBURSEMENT ADVICE

Date 14-NOV-14 11:10 A.M.

Loan Account No : 613097274  
 Loan Product : RESIDENT HOME LOAN-VARIABLE RATE-MONTHLY REST  
 Name : MR RAJENDRA PRADEEP NETHALA  
 Loan Sanctioned : Rs. 2583148  
 Current Disbursement : Rs. 2583148  
 Total Loan Disbursed : Rs. 2583148  
 Loan Yet to be Disbursed : Rs. 0

PRE-EMI Interest \* @10.15% for the month of NOV-2014 . Rs. 12,212  
 Fees Rs. -2  
 Pre-EMI Dues Rs. -719  
 EMI Dues Rs. -25,186

Total: \*\*\*\*\*

## EQUATED MONTHLY INSTALLMENT (EMI)

EMI - From 01-DEC-2014 To 30-NOV-2034 Rs. 25186 \*\*  
 The EMI/s are payable during the month or on or before the due date.  
 The rate of interest (ROI) will be subjected to reset\*\*\* on 01-JAN-15.

Your communication details recorded with us are :

FLAT NO 101, PT NO 25 2, Mobile No:9885186419  
 CHANDA NAGAR, Tel No :  
 TARANAGAR, Web ID :RAJEPN82  
 HYDERABAD-AP-500050 Email Id :RAJEN.2COOL@GMAIL.COM

In case of any change in communication details please inform us in writing enclosing self attested copies of latest address proof.  
 Please check our website www.hdfc.com for acceptable address proof documents in KYC section.

For other loan details login at www.hdfc.com through your Web Userid : RAJEPN82

\*- Preemi interest,

\*\* - EMI payable term / amount and

\*\*\* - Interest rate reset revision cycle

Shall all remain subject to terms and conditions of the Loan Agreement executed by you.

Received below payment/s

Payable TO	Ref No.	Mode	Amount	Disb Dt
HDFC ERGO GENERAL INSURANCE	315654	PAYPAR	83148	14-NOV-14
COMPANY LIMITED	315655	PAYPAR	2026000	14-NOV-14
M.V.V BUILDERS, A/C:7967000100070901, KARNATAKA BANK LTD, CBM COMPOUND	315656	PAYPAR	474000	14-NOV-14
M.V.V BUILDERS, A/C:7967000100070901, KARNATAKA BANK LTD, CBM COMPOUND				

Date :

Signature of Customer/s

RAJENDRA PRADEEP NETHALA

BORROWER

For HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

Authorized Signatory  
 B SANTOSH BHANGAY

Adv Ref : 70381