

3196/15

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ORISSA NONJUDICIAL STAMP
D.S.R. JEYPURE

Paid

AO: 27,200/-
T-3: 2/-
A-20: 2/-

27,204/-

CC: 220/-

27,424/-

Proper Officer &
District Sub-Registrar
Koraput, Jeypore

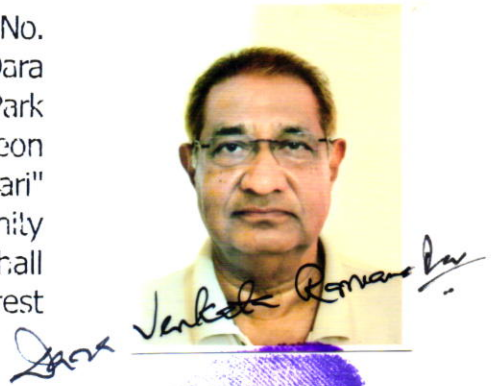
50
40800/-
27200/-

68,000/-

SALE DEED FOR Rs.13,60,000/-
(RUPEES THIRTEEN LAKHS AND SIXTY THOUSAND ONLY)

This DEED OF SALE is executed on this the 30th day of November, 2015 at Jeypore Between:

Dr. DARA VENKATA RAMANA RAO, (PAN No. AATPD66978) aged about 73 years, S/o. Late. Dara Somulu, RESIDENT OF 622, 'MEGHA' in V.I.P. Lane, Park Street, Jeypore, PO/PS: Jeypore Town, General Surgeon (Doctor) by Profession, belongs to Hindu "Kummari" Caste grouped under Scheduled Caste Community (Here-in-after called the VENDOR, which expression shall include his heirs, administrators, successors-in-interest and assignees) of the one part ;



For M/S P Developers

Managing Partner
PURCHASER 30/11/2015

VENDOR 30/11/2015

WITNESSES :


1. (S/o Late Dara Somulu, V.I.P. Lane, Jeypore(X))
2. (S/o L. Yekunth Rao, Bhupathi Street, Jeypore)

Sold to Sri V.s.p. Developers rep by its Managing Director,
Sri T.V. Mahesh, At - Narasimhanagar, Polys - Vishakhapatnam.

Non-Judicial stamp by Franking by Franking

Sl. No.06056. Franking No 121581.

Amount Rs 68,500/- (Rupees sixty
.....Eight thousand only)


Signature of the
Purchaser of Stamp


Signature of the
Franking Asst.

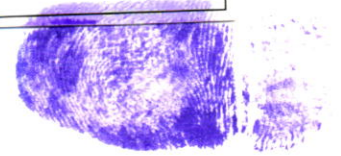

39/11/15

Registering Officer
Jeypore



IN FAVOUR OF

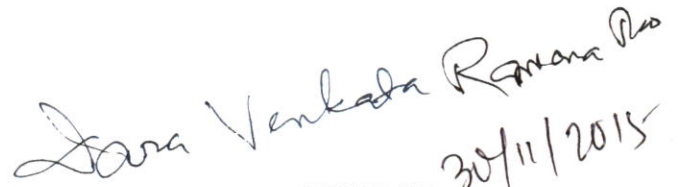
M/s.VSP DEVELOPPERS, a Partnership Firm, being represented by its Managing Partner, Sri **TANGUDU VIKRAM MAHESH, (PAN No.AANFV0862E)** aged about 42 years, S/o. Sri T.Koteswar Rao, by caste Kalinga-Vaishya (General), by Profession : Business, resident of Door No. 45-58-17, Flat No. 12, Indu Enclave, Narasimha Nagar, Visakhapatnam, PO/PS/District : Visakhapatnam in the State of Andhra Pradesh (Here-in-after called the PURCHASER, which expression shall include his heirs, administrators, successors-in- interest and assignees) on the other part SHOWETH :




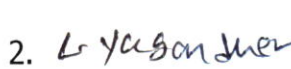
WHEREAS the VENDOR is the absolute owner of the property situated at Mouza : Jeypore L.R., under PS: Jeypore Town, being PS. No. 98, Tahasil and Registration Sub- District : Jeypore in the District of Koraput, which is covered under Khata No. 263/1336 of Plot No. 270/2711 to an extent of Ac.0.32 cents, Classified as " Gharabari". The VENDOR do hereby declares that the property hereby conveyed is the self acquired property of the VENDOR and at present the R.O.R also stands recorded in his name in Tahsil Office Record, Jeypore, which is mutated vide Mutation Case No. 139/1996 and from the date of purchase, the VENDOR is in peaceful physical possession and enjoyment over it without let and hindrance and free from all encumbrances and litigations.

For VSP Developers
M/S VSP DEVELOPPERS


(Managing Partner)
PURCHASER
30/11/2015

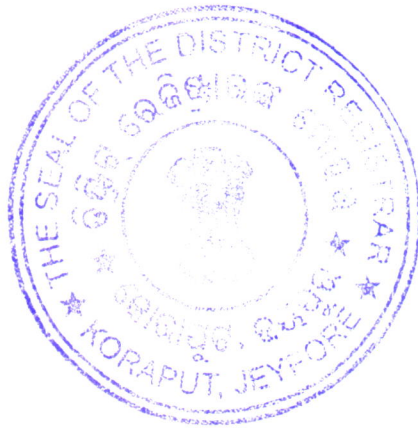

VENDOR
30/11/2015

WITNESSES :

1.  (S/o Lali Dara Samulu, V.I.P. Lane, Jeypore (K))
2.  (S/o L. Yashwanth Rao, Bhupathi Street, Jeypore)

214
30/11/16

Registering Officer
Jeynora



WHEREAS the VENDOR is being in need of money to meet his legal necessities had decided to sell away the property to an extent of Ac.0.04 cents marked as Site No. 56 and its adjacent southern side portion site to an extent of Ac.0.04 cents marked as Site No.78 i.e. total to an extent of Ac.0.08 cents out of total extent of Ac.0.32 cents for a total sale consideration of Rs.13,60,000/-(Rupees Thirteen Lakhs and Sixty Thousand only) for which the interested PURCHASER has agreed to purchase the said Ghorobari site for the aforesaid consideration amount

Accordingly the PURCHASER has paid the total sale consideration of Rs.13,60,000/-(Rupees Thirteen Lakhs and Sixty Thousand only) to the VENDOR in the presence of the witnesses, who have signed hereunder at the time of execution of this sale deed and the receipt whereof the VENDOR hereby acknowledges and in turn the VENDOR also delivered physical possession of the schedule mentioned property to the PURCHASER.

The VENDOR being the absolute owner of the property does hereby convey, transfer and assign all his right. Title, interest or claim into the PURCHASER free from all encumbrances, whatsoever unto the VENDOR in or to the property hereby conveyed and every part thereof together with all easements, privileges and appurtenances thereto, to the PURCHASER, his heirs, executors, administrators or assigns absolutely and for ever.

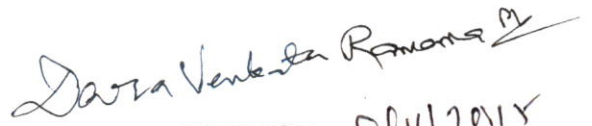
IN PURSUANCE of the said agreement and in consideration of having received by the VENDOR as aforesaid, the VENDOR does hereby convey, transfer and assign all his right, title and interest into the PURCHASER, by way of absolute sale and for ever with all rights of sale, gift, mortgage, lease and exchange along with all right of ways liberties and easements naturally appurtenant thereto. The VENDOR has today put the PURCHASER in physical possession of the schedule described property.

For VSP Developpers
VSP DEVELOPPERS


(Managing Partner)

PURCHASER


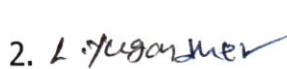
30/11/2015


Dara Venkata Ramana M

VENDOR

30/11/2015

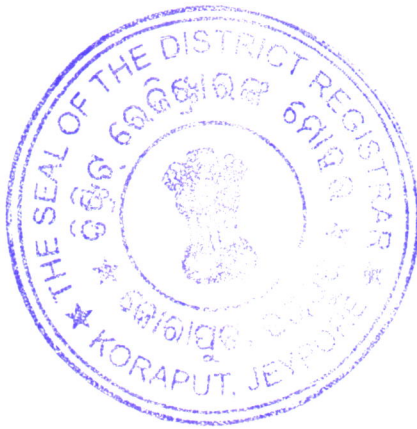
WITNESSES :

1.  (S/o Late Dara Somulu, V. I. P. Lane, Jaypore (K))
Male. Age. 66. Profession - Retired. Professor.
2.  (S/o L. Venkata Rao, Bhupathi Street, Jaypore)

(Contd..P/4)

Handwritten signature or initials

Registering Officer
Jeypore



The VENDOR assured to the PURCHASER. that, he is the absolute owner of the property hereby sold and any portion of it is not encumbered in any manner. The VENDOR further declares that he has not done or been a party to act any deed or deeds whereby his right to sell the property prevent him in any manner to convey the same. In case any defect in title arises in future in that case, he shall be held responsible and liable to repay the sale consideration at the prevailing market rate to the PURCHASER along with the interest.

The PURCHASER here after get the schedule described property mutated in his name in Tahasil Office record and shall pay taxes due thereof from today onwards.

The VENDOR further do hereby agreed to execute such other deed or deeds on a reasonable request made by the PURCHASER for more effective transfer of the record in favour of the PURCHASER, in accordance with true intent and meaning of this deed.

The VENDOR and PURCHASER used in this deed shall also include their respective heirs, administrators, successors-in-interest, transferees and assigns.

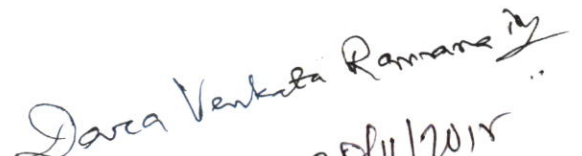
The VENDOR further declares that the VENDOR is by caste " Kummari" and belongs to Scheduled Caste Community and he has applied for permission under Section- 22 of the O.L.R. Act, 1964 before the Sub- Collector, Jeypore to accord necessary permission to sell away the same to Non- Scheduled Caste Community people, vide O.L.R.Case No.04/2015 and the Authority concerned has rejected the application on the ground that the land is recorded as "Gharabari" and the Mouza is Jeypore L.R., which comes under Urban Area and communicated to the application/VENDOR under intimation to District Sub Registrar, Koraput at Jeypore vide her Memo No.6048 Dated.07.11.2015.

M/S PVP Developers


Managing Partner
(Managing Partner)

PURCHASER


30/11/2015


Daza Venkata Ramana
VENDOR

30/11/2015

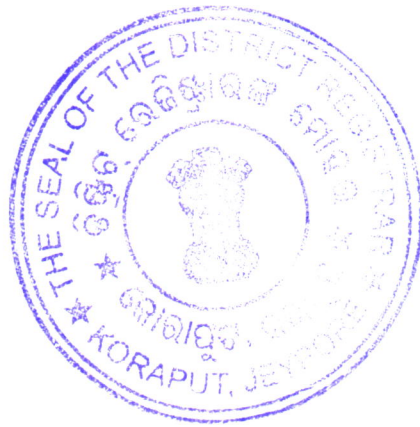
WITNESSES :

1.  (S/o Lali Daza Somulu, V. I. P. Lane, Jeypore (ec))

2.  (S/o L. Yagandhar, Bhupathi Street, Jeypore)

30/11/15

Registering Officer
Jeypore

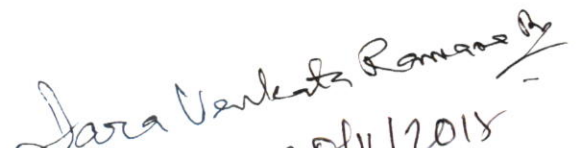


STATUTORY DECLARATION


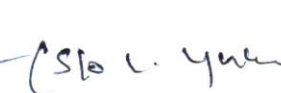
- i. The property hereby sold was not obtained by the VENDOR from the Govt. on lease basis and it will not attract Section 6-A of the O.L.R.Act.
- ii. That the VENDOR declares that he belongs to Scheduled Caste Community and the PURCHASER belongs to General by Caste.
- iii. The property transferred in this deed does not belong, to or given in or endowed to any public religious institutions for religious purposes.
- iv. The property transferred in this does not belong to or endowed to any public diety.
- v. This property doesn't belong to Orissa Bhoodan Yangya Samithi.
- vi. The transacted land does not come under any consolidation process.

M/S VSP DEVELOPPERS
For VSP Developpers


(Managing Partner)
PURCHASER
30/11/2015


VENDOR
30/11/2015

WITNESSES :

1.  (S/o Lali Dara Somulu, V.I.P. Lane, Jeypan (K))
2. L. Jagannath  (S/o L. Yankata Redu, Bhupathi Street, Jeypan)

(Contd..P/6)

29/1/12

Registering Officer
Jeypore



SCHEDULE OF THE PROPERTY

A Vacant site situated at Mouza : Jeypore L.R., under PS: Jeypore Town, being PS. No. 98, Tahasil and Registration Sub- District : Jeypore in the District of Koraput, which is covered under Khata No.263/1336 of Plot No.270/2711, measuring Ac.0.08 cents marked as Site No.56 and its adjacent southern side portion marked as Site No.78 out of total extent of Ac.0.32 cents, Classified as "Ghorobari" and bounded as follows :

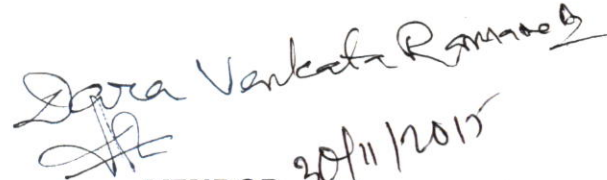
Khata No. 263/1336. Plot No. 270/2711 measuring Ac.0.04 cents Marked as Site No. 56 :

East : Site No. 57
West : Site No.29
North : 25' width Proposed Road
South : Scavenger Lane thereafter Site No. 78 sold today by the VENDOR to the PURCHASER.


M/S VSP DEVELOPERS
For VSP Developpers


Managing Partner
(Managing Partner)
PURCHASER

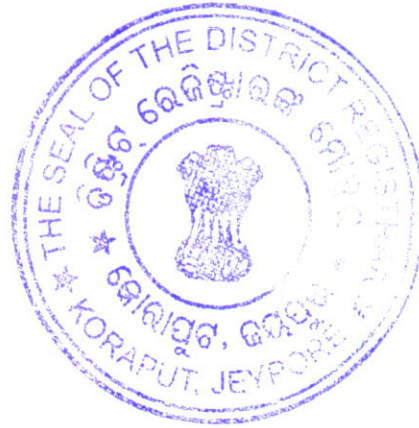
30/11/2015


VENDOR 30/11/2015

WITNESSES :

1.  (S/o Late Dara Somulu, V.I.P. Lane, Jeypore (K))
2. L. Jagannath (S/o L. Yulente Rao, Bhupathi Street, Jeypore)

(Contd..P/7)



Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 23 Fees Paid : A(1)-27200 ,I-3-2 ,A-20-2, User Charges-220 ,Total 27424

Date: 30/11/2015

Signature of Registering officer
Registering Officer
 Jeypore

Endorsement under section 52

Presented for registration in the office of the **District Sub-Registrar KORAPUT(JEYPORE)** between the hours of 10:30 AM and 2:30 PM on the **30/11/2015** by **DORA VENKAT RAMANA RAO**, son/wife of **LATE D.SOMULU**, of **AT - V.I.P.LANE, PARK STREET, PO/PS - JEYPORE**, by caste **SC**, profession **Others** and finger prints affixed.

Dora Venkat Ramana Rao

Signature of Presenter / Date: 30/11/2015

Signature of Registering officer
Registering Officer
 Jeypore

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution

Khata No. 263/1336. Plot No. 270/2711 measuring Ac.0.04 cents marked as Site No. 78 :

East : Site No. 79
West : Site No. 31
North : Scavenger Lane thereafter Site No. 78 sold today by the VENDOR to the PURCHASER.
South : 30' width Proposed Road

IN WITNESS WHEREOF the parties to this deed have executed on this the 30th day of November, 2015 at Jeypore after understanding its contents in their own vernacular language in presence of the below signed witnesses

M/S VSP DEVELOPPERS

For VSP Developpers

[Signature]
Managing Partner

(Managing Partner)

PURCHASER

30/11/2015

[Signature]
Dara Venkatesh Ramareddy

VENDOR

30/11/2015

WITNESSES :

1. *[Signature]* (S/o Late Dara Somulu, V. J. B. Lane, Jeypore (K))
DR. DARA GOVINDA RAO

2. *[Signature]* (S/o L. Yekente Rao, Bhupathi Street, Jeypore)

Drafted and Prepared by me

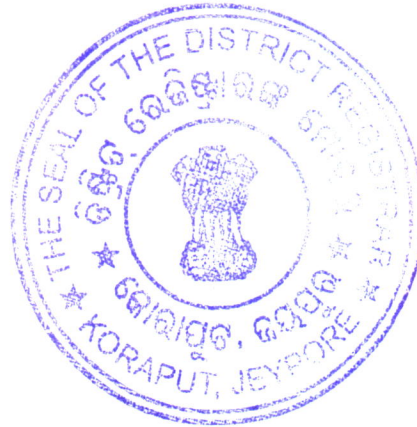
[Signature]
(ANUP KUMAR PATRO)

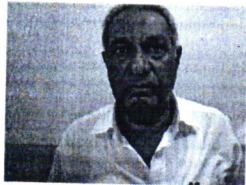
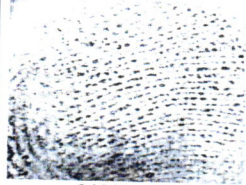
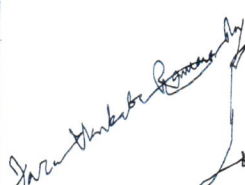



Enrolment No.241/2006

Advocate, Jeypore

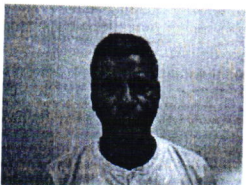

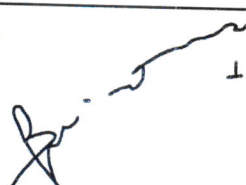
30/11/2015

(Contd..P/8)



DORA VENKAT RAMANA RAO		 310829117		30-Nov-2015
MS VSP DEVELOPPERS REPRESENTED ITS TANGUDU VIKRAM MAHESH		 240297970		30-Nov-2015

Identified by **DORA GOVINDA RAO** Son/Wife of **LATE DORA SOMULU** of **AT - VIP LANE, PO/PS - JEYPORE**
by profession **Business**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DORA GOVINDA RAO		 39967251		30-Nov-2015

Date: 30/11/2015

Signature of Registering officer

The receipt of Rs 1360000 (Thirteen lakhs sixty thousand rupees only) as consideration money is admitted by the above executant. *Registering Officer Jeypore*


Page No. "8'

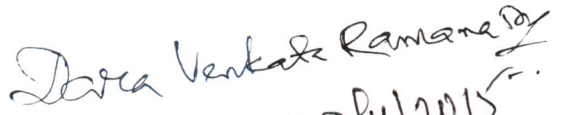
FORM -A-
(DECLARATION)

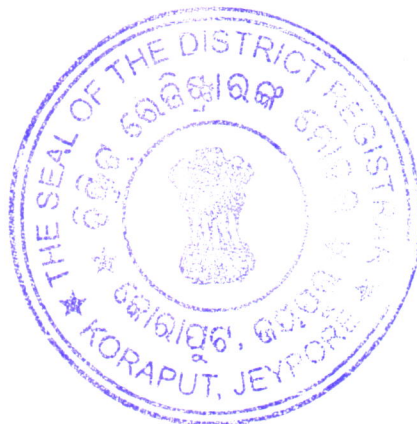
(Land/property where there is no Structure/House)

We the Executants/s and Claimants/s do hereby declare that there is no Structure/House on the schedule property transacted in this document. If existence of any structure/house is detected at a later stage then the document would be treated as invalid.

For VSP Developpers
M/S VSP DEVELOPPERS


(Managing Partner)
PURCHASER
30/11/2015


VENDOR 30/11/2015



Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar, KORAPUT(JEYPORE)

Book Number : 1 || Volume Number : 56

Document Number : 11171503208

For the year : 2015

Seal :

Date: 01/12/2015

Signature of Registering officer

Registering Officer
Jeypore

Signature of Registering officer

Registering Officer
Jeypore

This is a Computer Generated Certificate