



INDIA NON JUDICIAL

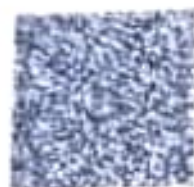
Government of Andhra Pradesh



IN-AP48017568419863V

e-Stamp

Certificate No.	IN-AP48017568419863V
Certificate Issued Date	16-Dec-2023 11:52 AM
Address Reference	NEWMPACC (SV)/R/11/137004/ AP NR R/ AP-SRT/Aggamparu
CDR Code	2700230B001 Div 10 R
Unique Doc Reference	SUBIN-APAP/18/137004/05/11865404638V
Purchaser's Name	ALLA SUMANTH REDDY SON OF ALLA SRINIVASA REDDY
Description of Document	Article 0 Not Mentioned
Property Description	SALE AGREEMENT
Consideration Price (Rs.)	0 (Zero)
First Party	ALLA SUMANTH REDDY SON OF ALLA SRINIVASA REDDY
Second Party	Not Applicable
Made By (For Whom)	ALLA SUMANTH REDDY SON OF ALLA SRINIVASA REDDY
Stamp Duty Amount(Rs.)	100 (One Hundred only)



Please write or type below this line

SALE AGREEMENT FOR Rs. 55,00,000/-This Sale Agreement executed on this **16th day of December 2023** by :-

Mr. VIDIMALLA GURU PRASAD, aged 39 years, S/o Narasimhulu, residing at No. 461-7, Indira Nagar, West Gudur, Gudur Town & Mandal, Tirupati District, Andhra Pradesh - 524 101, PAN No. ALZPG5278L. Aadhaar No. 8351 5575 6654, hereinafter called the "**VENDOR**".

TO AND IN FAVOUR OF

Mr. ALLA SUMANTH REDDY, aged 32 years, S/o Alla Srinivasa Reddy, Sulluru, Sullurupeta., Presently residing at United States of America., represented by **VENATI VENUGOPALA REDDY**, aged 60 years, S/o Balakrishna Reddy, residing at Flat No. 206, Second Floor, Yasodha Residency, Srinagar Colony, Sullurupeta Town & Mandal, Tirupati District, Andhra Pradesh, at present residing at United States of America, Aadhaar No. 4815 3307 8469, hereinafter called the "**PURCHASER**".

X *[Signature]*
 0013164532

Statutory Alert

The authenticity of this stamp certificate should be verified at www.e-stampsonline.com or using a stamp mobile App of Govt. Having any discrepancy in the details on this certificate and as available on the website. Mobile App version is available.
 The cost of checking the authenticity is on the users of the certificate.
 In case of any discrepancy please inform the Competent Authority.

- The B schedule is kept under the possession of the Vendor till the day of registration. The Vendor shall obtain Encumbrance Certificate for a period of 29 years.
4. The Vendor shall execute a sale deed about the B schedule mentioned property in favour of the Purchaser or his nominees after receiving the balance sale consideration on the day of registration.
 5. The purchaser shall bear all expenses of stamp duty, registration fee, drafting charges, other incidental expenses in respect of the sale deed.
 6. The Vendor shall deliver vacant possession of the "B" schedule on the day of registration and shall hand over with all the records of the "B" scheduled property to the Purchaser.
 7. The Vendor shall clear all the pending dues pertaining to Municipality, APSPOCL, etc. without any remark.

SCHEDULE OF THE PROPERTY

"A" SCHEDULE:

Tirupati District - Tirupati Registration District - Sullurupeta Sub-Registration - Sullurupeta Mandal - Sullurupeta Municipality - Sulluru Revenue Village - Western side of D.No. 13-540/1, comprised in Patta No. 185, (1) Survey No. 58/5 for an extent of Ac. 0.71 cents; (2) Survey No. 58/8 for an extent of Ac. 0.61 Cents; total extent of Ac. 1.31 cents of Land - The competent authority of Revenue Divisional Officer, Naidupeta passed the proceedings vide D.Dis. (B4) 191/2015 Dt. 13-02-2015 to convert the Agricultural Land to Non-agricultural purpose and laid into Residential Layout Plots in the name and style of "**SRI NAGAR COLONY**". The conversion was notified and approved by the Sullurupeta Municipality vide ROC No. 155/2015, Dated 10-08-2015. Boundaries of **Plot Nos. 107, 108:-**

East	Vacant site of Plot No. 216 & Layout Site
South	40 Feet width Municipality Road
West	30 Feet width Municipality Road
North	Vacant Site of Plot Nos. 106, 109

x VG

WHEREAS:

1. "A" Schedule mentioned property situated at Western side of D.No. 13-540/1, Nagarajapuram Area, Sulluru Revenue, Sullurupeta Municipality, Sullurupeta Mandal, Tirupati District.
2. Yasodha Constructions and Builders, Srikalahasthi obtained permission from the Director of Town and Country Planning (DTCP), Government of Andhra Pradesh, Hyderabad vide BP No. 25/2016-GC No. 254/2016-G Dt 21-01-2016 to construct **YASODHA TOWERS** Residential Apartment.
3. The Vendor has purchased the "B" Schedule mentioned property i.e. 40 Square yards of undivided share of site along with **Flat No. 208 :: Second Floor** admeasuring **1553 Square Feet of RCC** in **Yasodha Towers** Residential Apartment through Sale Deed dated 18-08-2022 from Venati Geetha, W/o Dasaradharami Reddy, resident of Mannarupoluru Village and registered at SRO, Sullurupeta vide Book 1, Document No.3029/2022.
4. Ever since the date purchase, the Vendor is the absolute owner and having been in his absolute possession and enjoyment of the "B" Schedule mentioned property without any interruption.
5. The Vendor has offered to sell the "B" schedule mentioned property to meet his family needs, expenses, etc. for a Sale Consideration of **Rs. 55,00,000/- (Rupees Fifty Five Lakhs only)** free from all encumbrances, charges, liens, etc. and the Purchaser agreed to purchase the same.

NOW THIS AGREEMENT OF SALE WITNESSETH:

1. That the Purchaser on this day of execution of this sale agreement has paid a sum of **Rs. 10,00,000/- (Rupees Ten Lakhs only)** by cash as an advance payment to the Vendor.
2. The balance sale consideration of **Rs. 45,00,000/- (Rupees Forty Five Lakhs only)** shall be paid by the Purchaser to the Vendor within **Three months i.e. from 16-12-2023 to 15-03-2024.**

