

Doc No 206 of 2018

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



भारत INDIA

INDIAN NON JUDICIAL

SCANNED

C.S
189

తెలంగాణ తెలంగాణ TELANGANA

S.No. 17024 Date: 22-07-2017

Sold to: MAHENDAR

S/o. MALLESH

For Whom: SRI VENKATARAMANA CONSTRUCTIONS.

K.SATISH KUMAR

M 278058

LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITH POSSESSION

This Agreement of Sale cum General Power of Attorney is made and executed on this the 8th day of January 2018 at Secunderabad by and between:

1. M/s. SRI VENKATA RAMANA CONSTRUCTIONS, a registered partnership firm having its office at 2-3-35, Sri Sai Residency, Amberpet, Hyderabad, represented by its partner Mr. A. Ram Reddy, Son of Shri A. Malla Reddy, aged 58 years, Occupation: Business, resident of 2-3-35, Sri Sai Residency, Amberpet, Hyderabad {Pan No.AC NFS0566J}.
2. Mr. A. Ram Reddy, Son of Mr. A. Malla Reddy, aged 58 years, Occupation: Business, resident of 2-3-35, Sri Sai Residency, Amberpet, Hyderabad {Pan No.ACZPA4107H, Aadhaar No.7654 8320 3463}.
3. Mr. A. Vikram Reddy, Son of Mr. A. Ram Reddy, aged 26 years, Occupation: Business, resident of 2-3-35, Sri Sai Residency, Amberpet, Hyderabad {Pan No. AYBPA6799D, Aadhaar No.8273 1860 1872}
4. Mrs. A. Aruna Reddy, Wife of Mr. A. Ram Reddy, aged 51 years, Occupation: Business, resident of 2-3-35, Sri Sai Residency, Amberpet, Hyderabad {Pan No.ACZPA4108J, Aadhaar No.2038 3909 9110}

hereinafter jointly referred to as the 'Vendor' and severally as Vendor No. 1, Vendor no. 2, Vendor No. 3 and Vendor No. 4 respectively.

For SRI VENKATARAMANA CONSTRUCTIONS

[Signature]
Partner

[Signature]

A. Aruna Reddy

For M/s Villa Orchids LLP

[Signature]
Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Malkajgiri along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- 'paid between the hours of 05 and 06 on the 08th day of JAN, 2018 by Sri A.Vikram Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	EX			A.VIKRAM REDDY [SELF & GPA VIDE DOCT NO.82/IV/2017] S/O. A.RAM REDDY R/O 2-3-35, SRI SAI RESIDENCY,, AMBERPET, HYD'BAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			K.PRABHAKAR REDDY R/O.JAISWAL GARDENS,AMBERPET,HYD.	
2			G.NAGARAJU R/O.MEERASAHEB GUEDEM,KATTANGOOR,NALGONDA DIST.	

08th day of January, 2018

Signature of Sub Registrar
Malkajgiri

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as per law in respect of this instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	111400	0	0	0	111500
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	200	0	0	0	200
Total	100	0	113600	0	0	0	113700

Rs. 111400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 2230000/- was paid by the party through E-Challan/BC/Pay Order No .7031NS040118 dated .04-JAN-18 of .SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 113600/-, DATE: 04-JAN-18, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 071094656, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: SRI VENKATA RAMANA CONSTRUCTIONS AND OTH, CLAIMANT NAME: VILL ORCHIDS LLP REP BY ANAND S. METHA).

Date:
08th day of January, 2018

Signature of Registering Officer
Malkajgiri



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IN FAVOUR OF

M/s. Villa Orchids LLP (formerly known as M/s. Greenwood Lakeside LLP), a registered LLP having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 and represented by its Authorized Signatory, Shri. Anand S. Mehta, son of Shri. Suresh U. Mehta aged about 39 years, Occupation: Business, hereinafter referred to as the "Vendee".

The term Vendor and Vendee shall mean and include its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

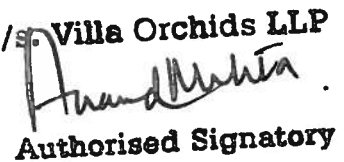
WHEREAS:

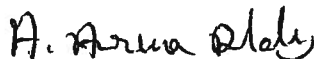
- A) Smt. Pochamma, W/o. Late Mallaiah along with her 5 sons namely B. M. Mutyalu, B. M. Bikshapati, B. M. Illappa, B. M. Venkatesh, B. M. Mallesh were Owners of Ac. 1-31 gts., in Sy. Nos. 3, 4 & 7 of Mahadevpur Village, Malkajgiri Mandal, R.R. District. Late B. Sattaiah was the owner of the balance Ac. 1-31 gts., in Sy. nos. 3, 4 & 7 of Mahadevpur Village, Malkajgiri Mandal, R. R. District. Patta passbooks and title books were issued in their favour as per details given in Annexure A – S No. 1 to 7. B. Mallaiah was survived by his wife B. M. Sujata. B. Sattaiah was survived by his wife, 3 sons and 3 daughters. These Owners have sold their respective shares in Sy. Nos. 3, 4 & 7 of Mahadevpur Village to B. Jogi Reddy, A. Ram Reddy, A. Suryavardhan Reddy, B. Sridhar Reddy, Vikram Reddy and Janapriya Properties Pvt. Ltd., by registered sale deeds / GPAs as per details given in Annexure B – S no. 1, 2, 3. A Suryavardhan Reddy in turn sold his share to Janapriya Engineers Syndicate Pvt. Ltd., by registered sale deed as per details given in Annexure B – S no. 4.
- B) Samala Sanjiv Reddy, Samala Nagender Reddy and Samala Jaihind Reddy were the Owners of Sy. Nos. 5 & 33 of Mahadevpur Village, Malkajgiri Mandal, R.R. District admeasuring Ac. 5-14 gts. Patta passbooks and title books were issued in their favour as per details given in Annexure A – S No. 8 to 10. Out of the said land they sold Ac. 5-00 gts., to A. Jaipal Reddy, B. Manorama, D. Laxmi, S. Narsi Reddy, V. Penta Reddy, A. Ram Reddy, V. Sarita Reddy by registered sale deeds / GPAs as per details given in Annexure B – S no. 5, 6, 7. S Narsi Reddy sold his share to Praveen Kumar Adepu and others who in turn have sold the same to M/s. Janapriya Engineers Syndicate Pvt. Ltd., by registered sale deeds / GPAs as per details given in Annexure B – S no. 8 to 12. A. Jaipal Reddy, D. Laxmi and V. Penta Reddy in turn sold their share to Janapriya Engineers Syndicate Pvt. Ltd., C. Vijaya Laxmi, B. N. Reddy and A. Aruna Reddy by registered sale deeds as per details given in Annexure B – S nos. 13 to 16.
- C) Samala Janardhan Reddy and Tota Susheelamma were the Owners of sy no. 6 of Mahadevpur Village, Malkajgiri Mandal, R.R. District admeasuring Ac. 0-26 gts. Patta passbooks and title books were issued in their favour as per details given in Annexure A – S No. 11 & 12. They have sold the said land to B. Manorama and S. Narsi Reddy by registered sale deeds / GPAs as per details given in Annexure B – S no. 17. S. Narsi Reddy in turn sold his share of land to Praveen Kumar Adapu and others, who in turn have sold the same to M/s. Janapriya Engineers Syndicate Pvt. Ltd., by registered sale deeds / GPAs as per details given in Annexure B – S no. 18 & 19.

For SRI VENKATARAMANA CONSTRUCTIONS


Partner



For M/s. Villa Orchids LLP

Authorized Signatory



Certificate of Registration

Registered as document no. 206 of 2018 of Book-1 and assigned the identification number 1 - 1512 - 206 - 2018 for Scanning on 08-JAN-18 .

Registrar Officer
Malkajiri
(Mohammad Iqbaluddin)



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Malkajiri

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- D) Bandaru Ramulu and Bandaru Mallesh were the Owners of sy no. 8 of Mahadevpur Village, Malkajgiri Mandal, R. R. District admeasuring Ac. 1-06 gts. Patta passbooks and title books were issued in their favour as per details given in Annexure A – S No. 13 & 14. They have sold the said land to B. N. Reddy, G. Ranga Reddy, A. Jaipal Reddy, V. Penta Reddy, A. Ram Reddy, B. Bal Reddy, D. Laxmi, by registered sale deeds / GPAs as per details given in Annexure B – S no. 20 & 21. A. Jaipal Reddy, D. Laxmi, V. Penta Reddy and G. Ranga Reddy in turn sold his share of land to M/s. Janapriya Engineers Syndicate Pvt. Ltd., C. Vijaya Laxmi, B. N. Reddy, A. Aruna Reddy by registered sale deeds / GPAs as per details given in Annexure B –S no. 22 to 26.
- E) Kankuntla Mallaiah was the original owner of Ac. 6-36 gts., in Sy Nos. 1E (Ac. 1-15 gts.), 3B (Ac. 2-13 gts.) & 4 (Ac. 3-09 gts.) of Kowkur Village, Malkajgiri Mandal, R. R. District. He was survived by 5 sons namely K. Laxma Reddy, K. Narsimha Reddy, K. Anji Reddy, K. Satti Reddy and K. Malla Reddy. K. Ranga Reddy, S/o. K. Anji Reddy sold the portion of land falling to his share to Samala Vijaya Laxmi by registered sale deed as per details given in Annexure B – S no. 27. K. Laxma Reddy was survived by his daughters Hamsamma and others. K. Narsimha Reddy was survived by his son K. Krishna Reddy. Balance portion of late K. Anji Reddy's land devolved to his son K. Dharma Reddy. Patta passbooks and title books were issued in their favour as per details given in Annexure A – S No. 15 to 20. They have in turn sold the said land along with other family members to B. N. Reddy, A. Ram Reddy, B. Sridhar Reddy, N. Nanda Nandan Reddy and Sri Venkataramana Constructions by registered sale deeds / GPAs as per details given in Annexure B – S no. 28 to 34.
- F) K. Balamani, B. Narsamma, B. Kistaiah and Samala Raji Reddy were the Owners of Ac. 4-23 gts., in Sy. Nos. 5, 6 & 7 of Kowkur Village, Malkajgiri Mandal, R.R. District. Patta passbooks and title books were issued in their favour as per details given in Annexure A – S No. 21 to 24. B. Narsamma, B. Kistaiah sold their share of land to Samala Laxma Reddy, Samala Sumitra and Samala Satti Reddy, who in turn sold the land along with K Balamani and Samala Raji Reddy to B. N. Reddy, A. Aruna Reddy and B. Sridhar Reddy by registered sale deeds / GPAs as per details given in Annexure B – S no. 35 to 38.
- G) Accordingly, Janapriya Engineers Syndicate Pvt. Ltd., Janapriya Properties Pvt. Ltd., B. N. Reddy, C. Vijaya Laxmi, V. Sarita Reddy, B. Jogi Reddy, B. Sridhar Reddy, B. Manorama, B. Bal Reddy, A. Ram Reddy, A. Vikram Reddy, A. Aruna Reddy, M/s. Sri Venkataramana Constructions and N Nanda Nandan Reddy (hereinafter referred to as Co-purchasers) became the absolute Owners of Ac. 21-33 gts., forming a part of survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Malkajgiri Mandal, R.R. District..

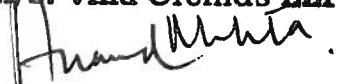
For SRI VENKATARAMANA CONSTRUCTIONS


Partner



A. Aruna Reddy

For M/s. Villa Orchids LLP


Authorised Signatory

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- H) The revenue department has vide its proceedings given below mutated the major portion of the said land in favour of the Co-purchasers as per details given below:

S. No.	Authority MRO/RDO	Order No.	Order date
1	MRO Malkajgiri	B/1794/2004	19-10-2004
2	MRO Malkajgiri	B/1664/2003	08-07-2004
3	MRO Malkajgiri	B/1201/2005	03-07-2005
4	RDO, Hyderabad	A4/1614/1960	01-06-1960
5	MRO Malkajgiri	B/1144/2006	29-07-2006
6	MRO Malkajgiri	B/116672003	08-07-2004
7	MRO Malkajgiri	B/223/2005	23-04-2005

- I) The Co-purchasers herein purchased about Ac. 21-33 gts. However, on ground the actual land available for development was only about Ac. 21.32 and permit for development for it was obtained for the said extent.
- J) The land admeasuring about Ac. 21.32 forming a part of survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village, survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Malkajgiri Mandal, R.R. District (hereinafter referred to as Schedule Land) is being developed as a residential colony consisting of about 343 villas, 70 EWS/ LIG units along with infrastructure and amenities like roads, electric power supply, water supply, clubhouse, parks, etc.
- K) For development of the Schedule Land permit for building construction/layout was obtained from GHMC vide permit no. 24873/HO/NZ/CIR-17/2013 in file no. 40972/28/06/2011 dated 13.06.2013. The total saleable area as per the permit for building construction / layout is about 58,620 sq yds, (of which 54,203 sq yds is plot coverage, 1,496 sq yds is for amenities, 1,590 sq yds is for EWS/LIG housing and 1,331 sq yds is towards public utilities), after leaving land for roads, parks, etc.
- L) The Scheduled Land which was owned by the Co-purchasers herein and is being developed by M/s. Sri Venkataramana Constructions (Vendor no. 1 herein).
- M) The Co-purchasers herein had reached into an understanding amongst themselves for division of the total saleable area admeasuring about 58,620 sq yds amongst themselves to enable each party or group of parties to become Owners of identifiable plots or parcels of land. Each party shall be at liberty to deal with its share of plots / land, however subject to it being developed in a uniform manner as proposed in the permit for construction / layout. The houses / flats / villas built on the Scheduled Land will have similar designs, look, elevation, colour, etc.
- N) After such an allotment of plots or parcels of land to the respective Co-purchasers, Janapriya Engineers Syndicate Pvt. Ltd., Janapriya Properties Pvt. Ltd., B N Reddy, C Vijaya Laxmi, V Sarita Reddy, B. Jogi Reddy, B. Sridhar Reddy, B. Manorama, B. Bal Reddy and N. Nanda Nandan Reddy sold their share of plots / parcels of land in the Scheduled Land to M/s. Sri Venkataramana Constructions by registered sale deeds / GPAs as per details given in Annexure B – S no. 39 to 81 and 84 to 105. Owner no. 2, Owner no.3 & Owner no. 4 had agreed to get the villa on their plots constructed by Sri Venkataramana Constructions, Owner no. 1 herein.

For SRI VENKATARAMANA CONSTRUCTIONS


Partner



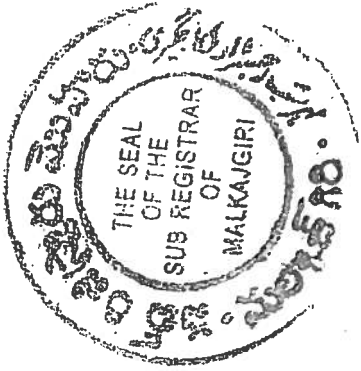
A. Aruna Reddy

For M/s. Villa Orchids LLP


Authorised Signatory

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- O) Accordingly, the Owners herein became absolute owners of their share of plots and parcels of land for which permit for construction / layout was obtained on the Scheduled Land. The details of allotment of plots and parcels of land amongst the Owners is given in Annexure – C herein.
- P) Vendor no. 2 to 4 herein are partners in the Partnership Firm M/s. Sri Venkataramana Constructions, the Vendor no. 1 herein. Vendor no. 2 is the father of Vendor no.3 herein and the husband of Vendor no. 4 herein. Vendor nos. 2 to 4 have agreed to join Vendor no. 1 herein for development of the entire Scheduled Land. Vendor no. 3 and Vendor no. 4 have executed a GPA in favour of Vendor no. 2 herein. Accordingly, Vendor no. 2 herein is executing this document in his individual capacity, as GPA of Vendor no. 3 & 4 and as the partner and authorized representative of Vendor no. 1 herein. Details of the GPA are given in Annexure B –Sl. 82 & 83.
- Q) The Vendor herein have jointly executed this agreement in favour of the Vendee to ensure perfect title in favour of the Vendee.
- R) The Vendor herein has proposed to develop the Scheduled Land into a layout cum residential complex consisting of 343 villas with identifiable plot of land, 35 EWS flats, 35 LIG flats, clubhouse, parks, playgrounds and amenities like roads, compound wall, gate, power supply, water supply, swimming pool, sports facilities, etc.
- S) By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and it is absolutely entitled to sell villas along with plot of land or plots of land, EWS / LIG flats and land for public utility.
- T) The proposed project of development on the entire Scheduled Land is styled as 'Villa Orchids' and hereinafter referred to as the Housing Project.
- U) The Vendor proposes to develop the Scheduled Land by constructing about 343 independent villas of similar size, elevation, colour, scheme, etc. along with certain amenities for the common enjoyment like a club house, roads, street lighting, landscaped gardens, etc. The proposed villas will be constructed strictly as per the design proposed by the Vendor and the Vendee shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
- V) The Vendor in the scheme of the development of Villa Orchids has planned that the prospective Vendees shall eventually become the absolute Vendor of the identifiable land (i.e., plot of land) together with independent villa constructed thereon.
- W) The current status of the project is as follows:
- The Vendor has sold/ allotted about 110 villas to prospective purchasers/ Co-purchasers. The construction of the 110 villas is nearing completion. The Vendor has agreed to complete the construction of such villas at its own cost.
 - Utility services like water supply, OHT, sumps, septic tank, RO plant, pumps, electric power connection, etc., for provision of water, electricity and drainage are nearly completed. The remaining works shall be completed by the Vendor at its cost.

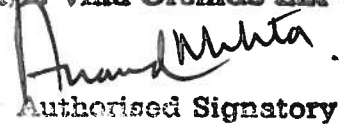
For SRI VENKATARAMANA CONSTRUCTIONS


Partner



A. Aruna Rathi

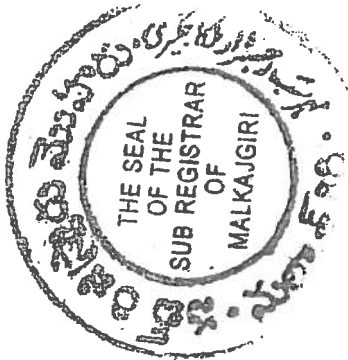
For M/s. Villa Orchids LLP


Authorized Signatory



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- c. The work of roads, compound wall and footpath have been nearly completed. The remaining works shall be completed by the Vendor at its cost.
- d. Clubhouse, swimming pool and childrens park, etc., shall be completed by the Vendor at its cost.
- e. The work of roads, footpaths, utility services like water and electricity have not been completed for villa nos. 301 to 343. These infrastructure works shall be completed, on a later date, by the Vendor at its cost.

X) The Vendor is now preoccupied with other business interests and is unable to devote the time and resources required to complete the Housing Project. The Vendee has a requisite experience and resources to complete the Housing Project. The Vendor and Vendee have reached an understanding to jointly complete the Housing Project. As per their understanding the Vendor shall be responsible for completing the common amenities of the Housing Project like roads, utility services, clubhouse, parks, development of open areas, compound wall, etc., at its cost. The Vendor shall sell plots of land in the Housing Project to the Vendee. In turn the Vendee will indentify prospective purchasers of plots along with villa constructed thereon. The Vendee shall construct the villa on such plots at its cost. Accordingly, the Vendor has agreed to sell plots of land in the Housing Project to the Vendee on the terms given herein.

Y) The Vendor has agreed to sell plot no. 225 admeasuring about 147 sq.yds (hereinafter referred to as the Scheduled Property) and the Vendee has agreed to purchase the Scheduled Property subject to the following:

- a. Common amenities of the Housing Project shall be completed by the Vendor at its cost.
- b. The Vendee shall construct a villa on the plot at its cost.
- c. The Vendee shall be free to design the plan of the villa that is proposed to be constructed on the Scheduled Property. However, the design/plan of the villa shall conform to the sanction plan (with respect to setbacks, built-up area, height of building, etc.) and its external appearance shall be similar to the external appearance of the villas already constructed by the Vendor.
- d. The Vendee shall be free to sell the Scheduled Property to any intending purchaser immediately after execution of this agreement without any let or hindrance from the Vendor.
- e. The balance payment receivable by the Vendor from the Vendee under this agreement for the Scheduled Property shall be an internal matter between the Vendor and Vendee. The prospective purchaser of the Vendee shall have absolute right on the Scheduled Property along with the villa constructed thereon as and when the Vendee executes a conveyance deed in favour of such a prospective purchaser. The Vendor shall not make any claims on such a prospective purchaser for the balance sale consideration payable by the Vendee to it under this agreement and shall restrict its claims to the Vendee. In other words the Vendee shall have a right to alienate/convey the Scheduled Property to any third party or prospective purchaser irrespective of the status of the balance sale consideration payable by it to the Vendor under this agreement.
- f. The draft agreement of sale and sale deed between the Vendee and its prospective purchasers has been approved by both the parties herein. The draft agreement/deed clearly spells out the restrictions and obligations of the prospective purchasers of the Vendee with respect to use and joint ownership of the common amenities and facilities of the Housing Project. The Vendee agrees to execute agreement of sale and sale deed in favour of prospective purchasers as per the approved drafts.

For SRI VENKATARAMANA CONSTRUCTIONS


Partner

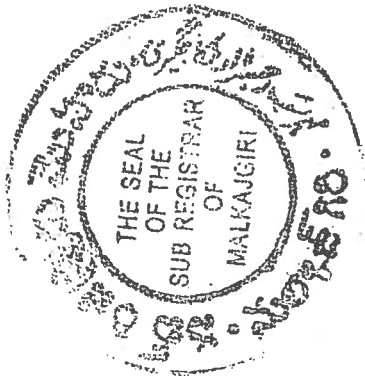


A. Arune Reddy

For M/s. Villa Orchids LLP


Authorized Signatory

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- g. The Vendor agrees to join in execution of agreement of sale and/or sale deed in favour of the Vendee's prospective purchaser, if called upon by the Vendee.
- h. The Vendee shall have a right to advertise, make brochures, market, bring prospective purchasers to the Housing Project and do all such other things that may be required to solicit prospective purchasers of villas in the Housing Project.
- Z) The Vendee has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and the plot of land bearing plot no. 225 and also about the capacity, competence and ability of the Vendor to complete the development works related to the common areas of the Housing Project.
- AA) The parties hereto after discussions and negotiations have agreed to certain terms and conditions of sale and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT OF SALE CUM GPA WITH POSSESSION WITNESSETH AS FOLLOWS:

1. That in pursuance of this agreement of sale the Vendor agrees to sell to the Vendee and the Vendee hereby agrees to purchase from the Vendor plot of land admeasuring about 147 sq. yds. bearing plot no. 225 in the Housing Project known as Villa Orchids forming a part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Malkajgiri Mandal, R.R. District, for a total consideration of Rs. 22,30,000/- (Rupees Twenty Two Lakhs Thirty Thousand Only).
2. That the Vendee in pursuance of this agreement has paid the following amounts towards sale consideration to the Vendor which is hereby admitted and acknowledged by the Vendor.

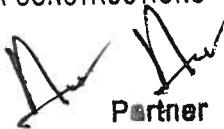
Date	Mode of Payment	Amount
01.01.2018	By way of cheque no. 276470 dated 01.01.2018 drawn on Yes Bank, Secunderabad	2,00,000/-


3. That the Vendee in pursuance of this agreement shall pay the balance consideration of Rs. 20,30,000/-(Rupees Twenty Lakhs Thirty Thousand Only) to the Vendor as under.

Installment	Due date for payment	Amount
I	Within 4 months from the date of this agreement	5,07,500/-
II	Within 6 months from the date of this agreement	5,07,500/-
III	Within 9 months from the date of this agreement	5,07,500/-
IV	Within 12 months from the date of this agreement	5,07,500/-

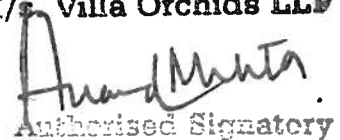
4. The stamp duty, registration charges and other expenses related to the execution and registration of this agreement shall be borne by the Vendee only.
5. That the Vendor shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendee or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for construction of a villa on the Scheduled Property.

For SRI VENKATARAMANA CONSTRUCTIONS

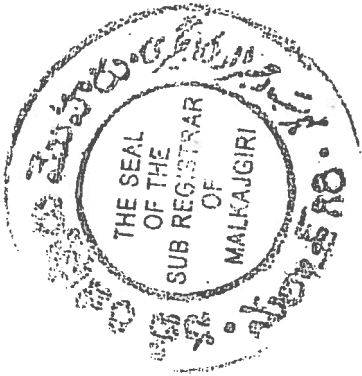

Partner


A. Aruna Reddy

For M/s Villa Orchids LLP


Authorised Signatory

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6. That the prospective purchasers or nominees of the Vendee shall become a member of Villa Orchids Owners Association that has been formed to look after the maintenance of the Villa Orchids and shall abide by its rules.
7. The Vendor has delivered vacant possession of the Scheduled Property on this day.
8. In pursuance of the foregoing and in consideration of the mutual obligations undertaken by the Vendor and the Vendee under this Agreement of Sale Cum General Power of Attorney with Possession, the Vendor hereby authorize the Vendee to do the following acts in the name of and on behalf of the Vendor with respect to the Scheduled Property.
 - a) To enter into sub contract for the sale of the Scheduled Property for any consideration which they deem reasonable in their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
 - b) To sell the Scheduled Property to the prospective purchaser or his / her nominee or nominees.
 - c) To receive consideration for the Scheduled Property in its name.
 - d) To execute the sale deed, agreement of sale, agreement of construction, tripartite agreement, mortgage deed in favour of the prospective purchasers or their nominees, receive the consideration money, to present the sale deed or deeds executed by them in favour of the prospective purchasers or their nominees before the concerned registering office, admit execution and receipt of consideration and procure the registered deeds.
 - e) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed / deeds.
 - f) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said plots.
 - g) To sign and verify plaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the said plots.
 - h) To execute mortgage deed, pledge, hypothecate and execute such other documents / deeds / agreements that are required for purposes of raising finances from various institutions, banks, etc.
 - i) Generally to act as the Attorney or Agent of the Vendor in relation to the Scheduled Property for the matter aforesaid and to execute and do all deeds, acts and things in relation to the Scheduled Property as fully and effectually in all respects as the Vendor themselves would do if personally present.
 - j) The Vendor for themselves, their heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney, namely the Vendee in pursuance of these presents.
 - k) To develop the Scheduled Property and undertake such works related to development such as construction of villa, connection of utility services like water, electricity, drainage, etc.
 - l) To execute and apply for electricity connections, water connections, drainage connections and to make such necessary payments in the name of the Vendor.

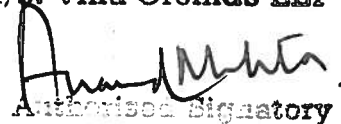
For SRI VENKATARAMANA CONSTRUCTIONS


Partner



A. Aruna Reddy

For M/s. Villa Orchids LLP


Authorized Signatory



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9. That it is specifically agreed in interest of scheme of development of the Housing Project and to protect the interest of prospective purchasers and occupants of the Villas, the parties hereto shall cooperate with each other in all respects for the due completion of the Housing Project. Further, it is agreed that the parties hereto shall not be entitled to stop or seek stoppage of the construction under any circumstances from any court or other authority on any ground and they must restrict all their claims arising out of this agreement to be settled in monetary terms.
10. That in case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
11. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

DESCRIPTION OF SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 225 admeasuring about 147 sq. yds. forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known Malkajgiri Mandal, R. R. District), marked in red in the plan annexed hereto as Annexure – D and bounded on:

North	Plot No. 226
South	Plot No. 224
East	30' wide road
West	Plot No. 220

IN WITNESSES WHEREOF this Agreement of Sale cum General Power of Attorney with Possession is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.

Ramesh

M/s. SRI VENKATA RAMANA CONSTRUCTIONS,

For SRI VENKATARAMANA CONSTRUCTIONS

A. Ram Reddy
(A. Ram Reddy)
Partner Partner

2. *G. Nagaraj*

A. Ram Reddy
(A. Ram Reddy)

For M/s. Villa Orchids LLP

Anand Mahita
Authorized Signatory

VENDEE

A. Vikram Reddy
(A. Vikram Reddy)

A. Aruna Reddy
(A. Aruna Reddy)

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206/2018.

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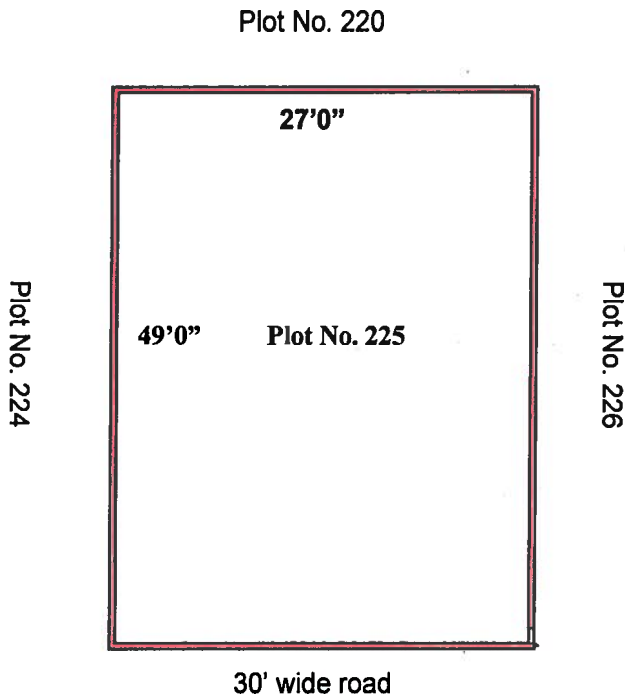


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ANNEXURE- D


PLAN SHOWING PLOT bearing no. 225 admeasuring about 147 sq. yds. forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, R. R. District).

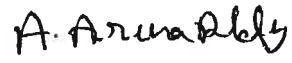


of SRI VENKATARAMANA CONSTRUCTIONS

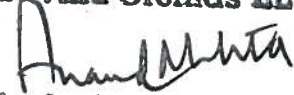

Partner
VENDOR NO. 1


VENDOR NO. 2
(A. Ram Reddy)


VENDOR NO. 3
(A. Vikram Reddy)

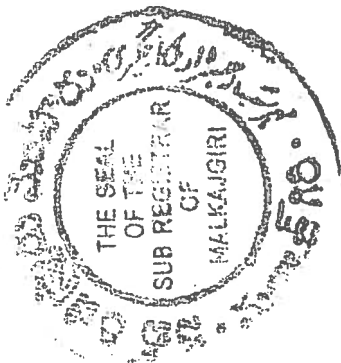

VENDOR NO. 4
(A. Aruna Reddy)

For M/s. Villa Orchids LLP


Authorized Signatory
VENDEE



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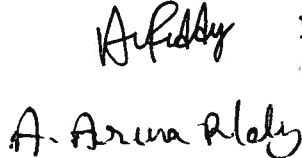


ANNEXURE - A
Details of Patta numbers, Pass books & Title Books

S.no	Name of the Pattedar	Patta no.	Passbook no.	Title book no.	Area in gts.	Sy. no.	Village
1.	B.Sattaiah	--	274426	212819	1.50	3	Mahadevpur
					55.00	4	Mahadevpur
					14.50	7	Mahadevpur
2.	B. M. Mutyalu	17	274417	212813*	0.25	3	Mahadevpur
					9.17	4	Mahadevpur
					2.50	7	Mahadevpur
3.	B.M. Bikshapati	12	274412	213309*	0.25	3	Mahadevpur
					9.17	4	Mahadevpur
					2.50	7	Mahadevpur
4.	B.M. Mallesh	14	274414	212810*	0.25	3	Mahadevpur
					9.17	4	Mahadevpur
					2.50	7	Mahadevpur
5.	B.M. Illappa / Ilaiah	--	274402	212801*	0.25	3	Mahadevpur
					9.17	4	Mahadevpur
					2.50	7	Mahadevpur
6.	B. M. Venkatesh	22	274422	212817*	0.25	3	Mahadevpur
					9.17	4	Mahadevpur
					2.50	7	Mahadevpur
7.	Pochamma	--	274417*	272809*	0.25	3	Mahadevpur
					9.17	4	Mahadevpur
					2.00	7	Mahadevpur
8.	S. Jaihind Reddy	29	420039	354320	34.00	5	Mahadevpur
					37.00	33	Mahadevpur
9.	S. Sanjiv Reddy	28	420037	354318	35.00	5	Mahadevpur
					37.00	33	Mahadevpur
10.	S. Nagender Reddy	30	420041*	354321	35.00	5	Mahadevpur
					37.00	33	Mahadevpur
11.	S. Janardhan Reddy	7	274407	212804	13.00	6	Mahadevpur
12.	T. Susheelamma	--	274428	212820	13.00	6	Mahadevpur
13.	B. Ramulu	19	274419	--	23.00	8	Mahadevpur
14.	B. Mallesh	15	274415	218811	23.00	8	Mahadevpur
15.	K. Krishna Reddy	188	420038	354319*	11.00	1	Kowkur
					19.00	3	Kowkur
					26.00	4	Kowkur
16.	K. Dharma Reddy	122	274548	212950	6.00	1	Kowkur
					9.25	3	Kowkur
					12.75	4	Kowkur
17.	K. Satti Reddy	121	274547	212949	11.00	1	Kowkur
					19.00	3	Kowkur
					26.00	4	Kowkur
18.	K. Malla Reddy	123	274549	212951	11.00	1	Kowkur
					19.00	3	Kowkur
					26.00	4	Kowkur
19.	S.Vijaya Laxmi	206	457211	457211	5.00	1	Kowkur
					7.25	3	Kowkur
					12.75	4	Kowkur
20.	K.Hamsamma	119	274545*	212947*	11.00	1	Kowkur
					18.00	3	Kowkur
					26.00	4	Kowkur
21.	Balamani	108	417542	417544	4.00	5	Kowkur
					33.00	6	Kowkur
22.	B Narsamma	109	274535	212940	2.00	5	Kowkur
					16.00	6	Kowkur
23.	B. Kistaiah	110	274536	212941	2.00	5	Kowkur
					16.00	6	Kowkur
24.	S. Raj Reddy	76	391841	214302	110.00	7	Kowkur

For SRI VENKATARAMANA CONSTRUCTIONS


Partner


A. Aruna Reddy

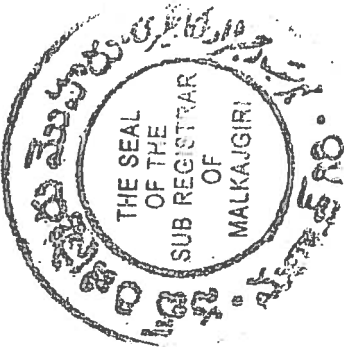
For M/s. Villa Orchids LLP


Authorised Signatory



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ANNEXURE – B

Details of sale deeds, agreement of sale cum GPA & GPAs

Sl. no.	Vendor	Purchaser	Sale Deed /AGPA doc	Doc. Date	Extent sold	Sy. Nos & Village
1.	B. Anjaneyulu & others	B Jogi Reddy, A Ram Reddy, A Suryavardhan Reddy	616/05	23-02-2005	1-31	3, 4 & 7, Mahadevpur
2.	B. M. Muthyalu & others	B Sridhar Reddy, A Vikram Reddy	4443/07	12-10-2007	0-46	3, 4 & 7, Mahadevpur
3.	B. M. Mutyalu & others	Janapriya Properties Pvt. Ltd., represented by K. Ravinder Reddy	4444/07	12-10-2007	0-25	3, 4 & 7, Mahadevpur
4.	A. Suryavardhan Reddy	Janapriya v Properties Pvt. Ltd.	4550/12	04.06.2012	0-24	3, 4 & 7, Mahadevpur
5.	S. Jaihind Reddy others	A Jaipal Reddy, B Manorama, D Laxmi	2142/03	28-02-2003	1-00	5 & 33, Mahadevpur
6.	S. Jaihind Reddy others	A Jaipal Reddy, S Narsi Reddy, V Penta Reddy, A Ram Reddy, B Manorama, D Laxmi V Sarita Reddy	2141/03	05-02-2003	2-24	5 & 33, Mahadevpur
7.	S. Jaihind Reddy others	A Jaipal Reddy, B Manorama, D Laxmi	2145/2003	27-03-2003	1-16	5 & 33, Mahadevpur
8.	S. Narsi Reddy	Praveen Kumar, Nageshwar Aita, Dandu Suryakantam, M Mahender Reddy	4522/06	28-09-2006	0-05.2	5 & 33, Mahadevpur
9.	Dandu Suryakantam	Janapriya Engineers Syndicate Represented by K Ravinder Reddy	41/BK/IV/07	15-03-2007	0-05.2 0 (P)	5 & 33, Mahadevpur
10.	Praveen Kumar Adepu	Janapriya Engineers Syndicate Represented by K Ravinder Reddy	12929/E/09	17-08-2007	0-05.2 0 (P)	5 & 33, Mahadevpur
11.	Nageshwar Aita	Janapriya Engineers Syndicate Represented by K Ravinder Reddy	12927/E/07	03-08-2007	0-05.2 0 (P)	5 & 33, Mahadevpur
12.	Mahender Reddy	Janapriya Engineers Syndicate Represented by K Ravinder Reddy	12926/E/07	11-09-2007	0-05.2 0 (P)	5 & 33, Mahadevpur
13.	A. Jaipal Reddy	Janapriya Engineers Syndicate Represented by K Ravinder Reddy	3109/06	12-06-2006	1-08.8	5 & 33, Mahadevpur
14.	D. Laxmi	Janapriya Engineers Syndicate Represented by K Ravinder Reddy	6447/06	30-11-2006	0-26.9 4	5 & 33, Mahadevpur

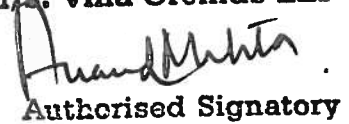
For SRI VENKATARAMANA CONSTRUCTIONS


Partner



A. Aruna Akshay

For M/s. Villa Orchids LLP


Authorised Signatory



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15.	D. Laxmi	C Vijay Laxmi	6446/06	30-11-2006	0-12.44	5 & 33, Mahadevpur
16.	V. Penta Reddy	B N Reddy, A Aruna Reddy	3289/06	10.09.2004	0-06.24	5 & 33, Mahadevpur
17.	S. Janardhan Reddy & others	B Manorama, S Narsi Reddy	2901/03	16-06-2003	0-26	6, Mahadevpur
18.	S. Narsi Reddy	Praveen Kumar, Nageshwar Aita, Dandu Suryakantam, M Mahender Reddy	4522/06	28-09-2006	0-15	6, Mahadevpur
19.	Praveenkumar, Nageshwar, Mahender Reddy, D. Suryakantam,	Janapriya Engineers Syndicate Represented by K Ravinder Reddy	12929/ E/09, 12927/ E/07, 41/BK/IV/ 07, 12926/E/07*			6, Mahadevpur
20.	B. Ramulu & Others	B. N Reddy, G Ranga Reddy, A Jaipal Reddy, V Penta Reddy, A Ram Reddy, B Bal Reddy, D Laxmi	4168/03	19-12-2003	0-23	8, Mahadevpur
21.	B. Mallesh & others	B. N Reddy, G Ranga Reddy, A Jaipal Reddy, V Penta Reddy, A Ram Reddy, B Bal Reddy, D Laxmi	4167/03	19-12-2003	0-23	8, Mahadevpur
22.	A. Jaipal Reddy	Janapriya Engineers Syndicate Represented by K Ravinder Reddy	3109/06*	12-06-2006	0-09.2	8, Mahadevpur
23.	D. Laxmi	C Vijay Laxmi	6446/06*	30-11-2006	0-01.46	8, Mahadevpur
24.	D. Laxmi	Janapriya Engineers Syndicate Represented by K Ravinder Reddy	6447/06*	30-11-2006	0-03.14	8, Mahadevpur
25.	V. Penta Reddy	B N Reddy, A Aruna Reddy	3289/04	10-09-2004	0-05.52	8, Mahadevpur
26.	G. Ranga Reddy	Janapriya Engineers Syndicate Represented by K Ravinder Reddy	2087/06	10-04-2006	0-03.45	8, Mahadevpur
27.	K. Ranga Reddy	S Vijaya Laxmi	3517/03	07-11-2003	0-25	1, 3, 4, Kowkur
28.	K Hamsamma & others	B N Reddy, A Ram Reddy, N Nanda Nandan Reddy, B Sridhar Reddy	2977/06	03-06-2006	0-55	1, 3, 4, Kowkur

For SRI VENKATARAMANA CONSTRUCTIONS


Partner

A. Arena Reddy

For M/s. Villa Orchids LLP


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29.	K. Krisha Reddy & others	B N Redy, A Ram Reddy, N Nanda Nandan Reddy, B Sridhar Reddy	3381/06	27-06-2006	0-11	1, 3, 4, Kowkur
30.	K. Malla Reddy & Others	B N Redy, A Ram Reddy, N Nanda Nandan Reddy, B Sridhar Reddy	2711/06	17-05-2006	1-16	1, 3, 4, Kowkur
31.	K. Dharma Reddy & Others	B N Redy, A Ram Reddy, N Nanda Nandan Reddy, B Sridhar Reddy	2963/06	31-05-2006	0-28	1, 3, 4, Kowkur
32.	S. Vijaya Laxmi & others	B N Redy, A Ram Reddy, N Nanda Nandan Reddy, B Sridhar Reddy	2765/06	20-05-2006	0-25	1, 3, 4, Kowkur
33.	K. Krishna Reddy & others	B. N. Reddy, A. Ram Reddy, N. Nanda Nandan Reddy, B. Sridhar Reddy	2433/06	01-05-2006	1-05	1, 3, 4, Kowkur
34.	K. Yadi Reddy & others	Sri Venkata Ramana constructions Represented by A. Ram Reddy	3609/14	09-05-2014	1-16	1, 3, 4, Kowkur
35.	B Narsamma	S. Laxma Reddy, S. Sumitra, S Sathi Reddy	1904/03	24-06-2003	0-18	5, 6 & 7, Kowkur
36.	B Kistaiah & others	S. Laxma Reddy, S. Sumitra, S Sathi Reddy	2031/03	02-07-2003	0-18	5, 6 & 7, Kowkur
37.	S Raji Reddy & Others	B. N. Reddy, A. Aruna Reddy, B. Sridhar Reddy	3775/03	04-11-2004	3-01	5, 6 & 7, Kowkur
38.	S Raji Reddy	B. N. Reddy, A. Aruna Reddy, B. Sridhar Reddy	1921/05	30-04-2005	1-22	5, 6 & 7, Kowkur
39.	B N Reddy & others	Sri Venkata Ramana constructions	2897/14	01-08-2014	417.76	--
40.	B N Reddy & others	Sri Venkata Ramana constructions	3060/14	08-08-2014	1097.38	--
41.	B N Reddy & others	Sri Venkata Ramana constructions	3061/14	08-08-2014	1097.38	--
42.	B N Reddy & others	Sri Venkata Ramana constructions	3062/14	08-08-2014	1097.38	--
43.	B N Reddy & others	Sri Venkata Ramana constructions	3063/14	08-08-2014	1150.49	--
44.	B N Reddy & others	Sri Venkata Ramana constructions	3064/14	08-08-2014	1064.75	--
45.	B N Reddy & others	Sri Venkata Ramana constructions	3065/14	08-08-2014	917.2	--
46.	B N Reddy & others	Sri Venkata Ramana constructions	3066/14	08-08-2014	917.2	--
47.	B N Reddy & others	Sri Venkata Ramana constructions	3068/14	08-08-2014	1097.38	--
48.	B N Reddy & others	Sri Venkata Ramana constructions	3067/14	08-08-2014	589.7	--

For SRI VENKATARAMANA CONSTRUCTIONS


Partner



A. Aruna Reddy

For M/s. Villa Orchids LLP


Authorized Signatory



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49.	C. Vijaya Laxmi	Sri Venkata Ramana constructions	3069/14	08-08-2014	688.54	--
50.	V. Saritha Reddy	Sri Venkata Ramana constructions	3070/14	08-08-2014	839.53	--
51.	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkata Ramana constructions	2896/14	01-08-2014	764.24	--
52.	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkata Ramana constructions	3071/14	08-08-2014	917.2	--
53.	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkata Ramana constructions	3072/14	08-08-2014	1081.22	--
54.	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkata Ramana constructions	3073/14	08-08-2014	1081.22	--
55.	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkata Ramana constructions	3074/14	08-08-2014	1081.22	--
56.	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkata Ramana constructions	3075/14	08-08-2014	637.74	--
57.	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkata Ramana constructions	3076/14	08-08-2014	1038.81	--
58.	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkata Ramana constructions	3077/14	08-08-2014	917.2	--
59.	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkata Ramana constructions	3078/14	08-08-2014	1081.22	--
60.	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkata Ramana constructions	3079/14	08-08-2014	1097.38	--
61.	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkata Ramana constructions	3080/14	08-08-2014	1097.38	--
62.	B. Jogi Reddy	Sri Venkata Ramana constructions	1878/15	06-05-2015	849	--
63.	B. Jogi Reddy	Sri Venkata Ramana constructions	1879/15	06-05-2015	907	--
64.	B. Bal Reddy	Sri Venkata Ramana constructions	1880/15	06-05-2015	641	--

For SRI VENKATARAMANA CONSTRUCTIONS


Partner

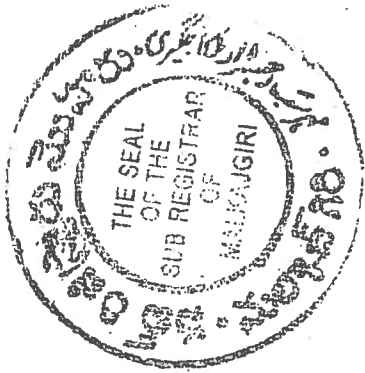


A. Aruna Reddy

For M/s. Villa Orchids LLP


Authorised Signatory

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65	B. Manorama	Sri Venkata Ramana constructions	1881/15	06-05-2015	788	--
66.	B. Manorama	Sri Venkata Ramana constructions	1882/15	06-05-2015	947	--
67	B. Manorama	Sri Venkata Ramana constructions	1883/15	06-05-2015	603	--
68	B. Manorama	Sri Venkata Ramana constructions	1884/15	06-05-2015	896	--
69	B. Manorama	Sri Venkata Ramana constructions	1885/15	06-05-2015	841	--
70	B. Manorama	Sri Venkata Ramana constructions	1886/15	06-05-2015	621	--
71	B. Manorama	Sri Venkata Ramana constructions	1887/15	06-05-2015	636	--
72	B. Sridhar Reddy	Sri Venkata Ramana constructions	1926/15	07-05-2015	735	--
73	B. Sridhar Reddy	Sri Venkata Ramana constructions	1927/15	07-05-2015	788	--
74	B. Sridhar Reddy	Sri Venkata Ramana constructions	1928/15	07-05-2015	636	--
75	B. Sridhar Reddy	Sri Venkata Ramana constructions	1929/15	07-05-2015	960	--
76	B. Sridhar Reddy	Sri Venkata Ramana constructions	1930/15	07-05-2015	927	--
77	B. Sridhar Reddy	Sri Venkata Ramana constructions	1931/15	07-05-2015	920	--
78	B. Sridhar Reddy	Sri Venkata Ramana constructions	1932/15	07-05-2015	603	--
79	B. Sridhar Reddy	Sri Venkata Ramana constructions	1933/15	07-05-2015	801	--
80	B. Sridhar Reddy	Sri Venkata Ramana constructions	1934/15	07-05-2015	821	--
81	B. Sridhar Reddy	Sri Venkata Ramana constructions	1935/15	07-05-2015	894	--
82	A. Vikram Reddy	Sri Venkata Ramana constructions	2029/15	16-05-2015	1665	--
83	A. Aruna Reddy	Sri Venkata Ramana constructions	2055 /15	16-05-2015	4581	--
84	Nanda Nandan Reddy	Sri Venkata Ramana constructions	NA	26.09.2016	199.35	--
85	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9358/16	26.09.2016	147.05	--
86	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9358/16	26.09.2016	147.05	--

For SRI VENKATARAMANA CONSTRUCTIONS

Aruna Reddy
Partner

A. Reddy

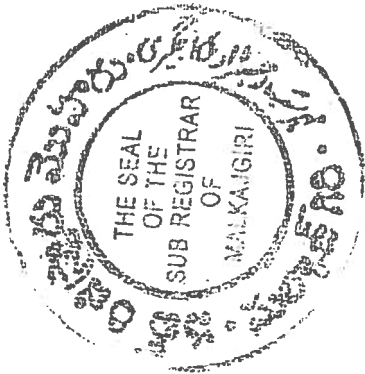
A. Aruna Reddy

For M/s. Villa Orchids LLP

Anand Kumar
Authorised Signatory



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206/2018. Sub Registrar
Malkajiri



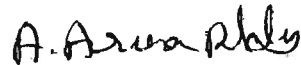
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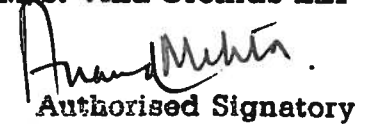
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89	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9359/16	26.09.2016	179.69	--
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92	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9359/16	26.09.2016	179.69	--
93	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9358/16	26.09.2016	179.69	--
94	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9362/16	26.09.2016	173.2	--
95	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9362/16	26.09.2016	160.9	--
96	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9362/16	26.09.2016	147.05	--
97	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9362/16	26.09.2016	179.69	--
98	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9361/16	26.09.2016	179.69	--
99	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9361/16	26.09.2016	179.69	--
100	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9361/16	26.09.2016	147.05	--
101	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9361/16	26.09.2016	153.23	--
102	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9363/16	26.09.2016	114.37	--
103	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9363/16	26.09.2016	115.65	--
104	Nanda Nandan Reddy	Sri Venkata Ramana constructions	9363/16	26.09.2016	115.65	--
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For SRI VENKATARAMANA CONSTRUCTIONS


Partner

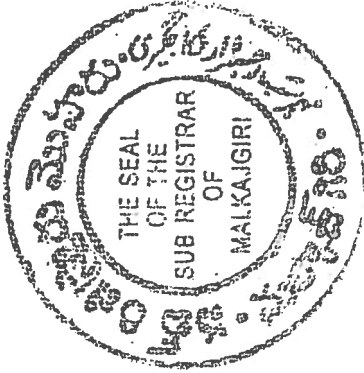

A. Arun Prabh

For M/s. Villa Orchids LLP


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ANNEXURE -C

Details of allotment of Plots & parcels of land

S no.	Plot no.	Plot/land/ Sanction plan area in sq. yds.	Original allottee	Transfer to present allottee by sale deed no.	Present allottee
1	1	199.35	A Aruna Reddy	2055/15 (GPA)	A Aruna Reddy
2	2	179.69	B Jogi Reddy	1879/15	Sri Ventakaramana Const
3	3	179.69	B Sridhar Reddy	1931/15	Sri Ventakaramana Const
4	4	179.69	B Manorama	1884/15	Sri Ventakaramana Const
5	5	179.69	B Bal Reddy	1880/15	Sri Ventakaramana Const
6	6	199.35	A Aruna Reddy	2055/15 (GPA)	A Aruna Reddy
7	7	199.35	B N Reddy	3063/14	Sri Ventakaramana Const.
8	8	179.69	B N Reddy	3063/14	Sri Ventakaramana Const.
9	9	179.69	B N Reddy	3063/14	Sri Ventakaramana Const.
10	10	179.69	B N Reddy	3063/14	Sri Ventakaramana Const.
11	11	179.69	B N Reddy	3063/14	Sri Ventakaramana Const.
12	12	232.81	B N Reddy	3063/14	Sri Ventakaramana Const.
13	13	179.69	B N Reddy	3062/14	Sri Ventakaramana Const.
14	14	179.69	B N Reddy	3062/14	Sri Ventakaramana Const.
15	15	179.69	B N Reddy	3062/14	Sri Ventakaramana Const.
16	16	179.69	B N Reddy	3062/14	Sri Ventakaramana Const.
17	17	179.69	B N Reddy	3062/14	Sri Ventakaramana Const.
18	18	199.35	B N Reddy	3062/14	Sri Ventakaramana Const.
19	19	199.35	B Sridhar Reddy	1931/15	Sri Ventakaramana Const
20	20	179.69	A Vikram Reddy	2029/15 (GPA)	A Vikram Reddy
21	21	179.69	B Sridhar Reddy	1931/15	Sri Ventakaramana Const
22	22	179.69	B Sridhar Reddy	1931/15	Sri Ventakaramana Const
23	23	179.69	B Manorama	1884/15	Sri Ventakaramana Const
24	24	199.35	A Ram Reddy	616/03	A Ram Reddy
25	25	199.35	A Ram Reddy	616/03	A Ram Reddy
26	26	179.69	B Sridhar Reddy	1931/15	Sri Ventakaramana Const
27	27	179.69	B Jogi Reddy	1879/15	Sri Ventakaramana Const
28	28	179.69	A Ram Reddy	616/03	A Ram Reddy
29	29	179.69	A Ram Reddy	616/03	A Ram Reddy
30	30	199.35	B Sridhar Reddy	1930/15	Sri Ventakaramana Const
31	31	199.35	B N Reddy	3061/14	Sri Ventakaramana Const.
32	32	179.69	B N Reddy	3061/14	Sri Ventakaramana Const.
33	33	179.69	B N Reddy	3061/14	Sri Ventakaramana Const.
34	34	179.69	B N Reddy	3061/14	Sri Ventakaramana Const.
35	35	179.69	B N Reddy	3061/14	Sri Ventakaramana Const.
36	36	179.69	B N Reddy	3061/14	Sri Ventakaramana Const.
37	37	218.26	B N Reddy	2897/14	Sri Ventakaramana Const.
38	38	136.00	B Manorama	1884/15	Sri Ventakaramana Const
39	39	147.05	A Vikram Reddy	2029/15 (GPA)	A Vikram Reddy
40	40	147.05	B N Reddy	3064/14	Sri Ventakaramana Const.
41	41	179.69	B N Reddy	3064/14	Sri Ventakaramana Const.
42	42	179.69	B N Reddy	3064/14	Sri Ventakaramana Const.
43	43	179.69	B N Reddy	3064/14	Sri Ventakaramana Const.
44	44	179.69	B N Reddy	3064/14	Sri Ventakaramana Const.
45	45	199.35	B N Reddy	3064/14	Sri Ventakaramana Const.

For SRI VENKATARAMANA CONSTRUCTIONS

[Signature]
Partner

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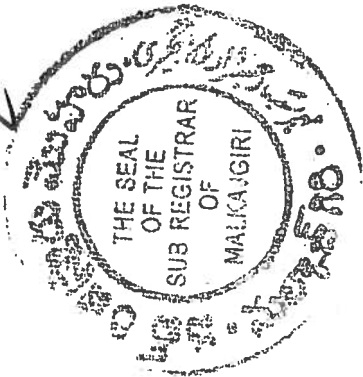
A. Aruna Reddy

For M/s. Villa Orchids LLP

[Signature]
Authorized Signatory

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46	46	199.35	B Sridhar Reddy	1930/15	Sri Ventakaramana Const
47	47	179.69	A Ram Reddy	616/03	A Ram Reddy
48	48	179.69	A Ram Reddy	616/03	A Ram Reddy
49	49	179.69	B Sridhar Reddy	1929/15	Sri Ventakaramana Const
50	50	179.69	A Aruna Reddy	2055/15 (GPA)	A Aruna Reddy
51	51	199.35	B Manorama	1884/15	Sri Ventakaramana Const
52	52	199.35	B Jogi Reddy	1879/15	Sri Ventakaramana Const
53	53	179.69	A Aruna Reddy	2055/15 (GPA)	A Aruna Reddy
54	54	179.69	A Ram Reddy	616/03	A Ram Reddy
55	55	179.69	A Ram Reddy	616/03	A Ram Reddy
56	56	179.69	B Sridhar Reddy	1929/15	Sri Ventakaramana Const
57	57	199.35	A Aruna Reddy	2055/15 (GPA)	A Aruna Reddy
58	58	199.35	A Ram Reddy	2141/03	A Ram Reddy
59	59	199.35	B Manorama	1884/15	Sri Ventakaramana Const
60	60	199.35	B Sridhar Reddy	1929/15	Sri Ventakaramana Const
61	61	199.35	A Ram Reddy	2141/03	A Ram Reddy
62	62	199.35	A Ram Reddy	2141/03	A Ram Reddy
63	63	199.35	B Sridhar Reddy	1929/15	Sri Ventakaramana Const
64	64	199.35	A Ram Reddy	2141/03	A Ram Reddy
65	65	199.35	A Ram Reddy	2141/03	A Ram Reddy
66	66	199.35	B Sridhar Reddy	1929/15	Sri Ventakaramana Const
67	67	199.35	B Manorama	1882/15	Sri Ventakaramana Const
68	68	199.35	A Ram Reddy	2141/03	A Ram Reddy
69	69	199.35	A Ram Reddy	2141/03	A Ram Reddy
70	70	199.35	B Sridhar Reddy	1935/15	Sri Ventakaramana Const
71	71	199.35	B Sridhar Reddy	1935/15	Sri Ventakaramana Const
72	72	199.35	B Bal Reddy	1880/15	Sri Ventakaramana Const
73	73	199.35	B Manorama	1882/15	Sri Ventakaramana Const
74	74	199.35	B Sridhar Reddy	1930/15	Sri Ventakaramana Const
75	75	179.69	A Ram Reddy	2141/03	A Ram Reddy
76	76	179.69	A Ram Reddy	2141/03	A Ram Reddy
77	77	179.69	B Sridhar Reddy	1930/15	Sri Ventakaramana Const
78	78	179.69	A Ram Reddy	2141/03	A Ram Reddy
79	79	199.35	B Manorama	1882/15	Sri Ventakaramana Const
80	80	199.35	B N Reddy	3060/14	Sri Ventakaramana Const.
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84	84	179.69	B N Reddy	3060/14	Sri Ventakaramana Const.
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86	86	199.35	B N Reddy	2897/14	Sri Ventakaramana Const.
87	87	179.69	B N Reddy	3068/14	Sri Ventakaramana Const.
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91	91	179.69	B N Reddy	3068/14	Sri Ventakaramana Const.
92	92	199.35	B N Reddy	3068/14	Sri Ventakaramana Const.
93	93	199.35	B Sridhar Reddy	1935/15	Sri Ventakaramana Const
94	94	147.05	A Vikram Reddy	2029/15 (GPA)	A Vikram Reddy
95	95	147.05	B Bal Reddy	1880/15	Sri Ventakaramana Const
96	96	147.05	B Jogi Reddy	1879/15	Sri Ventakaramana Const
97	97	147.05	B Sridhar Reddy	1935/15	Sri Ventakaramana Const

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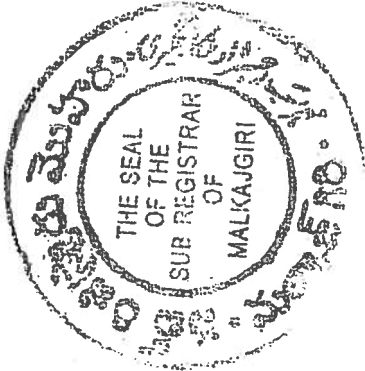

Partner

A. Aruna Reddy

For M/s. Villa Orchids LLP


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113	113	147.05	B Sridhar Reddy	1927/15	Sri Ventakaramana Const
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143	143	147.05	A Vikram Reddy	2029/15 (GPA)	A Vikram Reddy
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A. Aruna Reddy
Partner

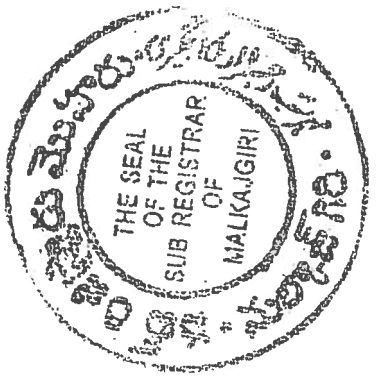
A. Aruna Reddy

A. Aruna Reddy

For M/s. Villa Orchids LLP

Aruna Reddy
Authorised Signatory

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164	164	114.37	B Sridhar Reddy	1928/15	Sri Ventakaramana Const
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183	183	114.37	B Manorama	1883/15	Sri Ventakaramana Const
184	184	114.37	B Sridhar Reddy	1932/15	Sri Ventakaramana Const
185	185	115.65	B Jogi Reddy	1878/15	Sri Ventakaramana Const
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197	197	114.37	A Aruna Reddy	2055/15 (GPA)	A Aruna Reddy
198	198	115.65	B Sridhar Reddy	1932/15	Sri Ventakaramana Const
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200	200	147.05	A Aruna Reddy	2055/15 (GPA)	A Aruna Reddy
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For SRI VENKATARAMANA CONSTRUCTIONS

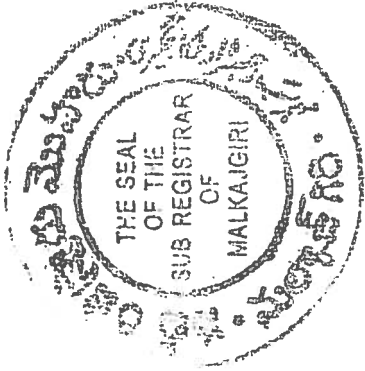
[Signature]
Partner

[Signature]
A. Aruna Reddy

For M/s. Villa Orchids LLP

[Signature]
Authorised Signatory

Bk - 1, CS No 189/2018 & Doct No
206/2018. Sheet 21 of 26 Sub Registrar
Malkajgiri



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203	203	147.05	A Aruna Reddy	2055/15 (GPA)	A Aruna Reddy
204	204	147.05	B Sridhar Reddy	1933/15	Sri Ventakaramana Const
205	205	147.05	A Aruna Reddy	2055/15 (GPA)	A Aruna Reddy
206	206	199.35	Nanda Nandan Reddy	NA	Sri Ventakaramana Const.
207	207	199.35	V Sarita Reddy	3070/14	Sri Ventakaramana Const.
208	208	147.05	B Manorama	1885/15	Sri Ventakaramana Const
209	209	147.05	B Manorama	1885/15	Sri Ventakaramana Const
210	210	147.05	Nanda Nandan Reddy	9358/16	Sri Ventakaramana Const.
211	211	147.05	B Jogi Reddy	1878/15	Sri Ventakaramana Const
212	212	147.05	Nanda Nandan Reddy	9358/16	Sri Ventakaramana Const.
213	213	147.05	B Sridhar Reddy	1933/15	Sri Ventakaramana Const
214	214	199.35	Nanda Nandan Reddy	9357/16	Sri Ventakaramana Const.
215	215	199.35	Janapriya Group	3073/14	Sri Ventakaramana Const.
216	216	147.05	Janapriya Group	3073/14	Sri Ventakaramana Const.
217	217	147.05	Janapriya Group	3073/14	Sri Ventakaramana Const.
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222	222	199.35	Janapriya Group	3076/14	Sri Ventakaramana Const.
223	223	199.35	Janapriya Group	3076/14	Sri Ventakaramana Const.
224	224	147.05	Janapriya Group	3074/14	Sri Ventakaramana Const.
225	225	147.05	Janapriya Group	3074/14	Sri Ventakaramana Const.
226	226	147.05	Janapriya Group	3074/14	Sri Ventakaramana Const.
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230	230	199.35	Janapriya Group	3074/14	Sri Ventakaramana Const.
231	231	199.35	Janapriya Group	3079/14	Sri Ventakaramana Const.
232	232	179.69	Janapriya Group	3079/14	Sri Ventakaramana Const.
233	233	179.69	Janapriya Group	3079/14	Sri Ventakaramana Const.
234	234	179.69	Janapriya Group	3079/14	Sri Ventakaramana Const.
235	235	179.69	Janapriya Group	3079/14	Sri Ventakaramana Const.
236	236	179.69	Janapriya Group	3079/14	Sri Ventakaramana Const.
237	237	182.90	Janapriya Group	2896/14	Sri Ventakaramana Const.
238	238	182.90	Janapriya Group	2896/14	Sri Ventakaramana Const.
239	239	179.69	Janapriya Group	3080/14	Sri Ventakaramana Const.
240	240	179.69	Janapriya Group	3080/14	Sri Ventakaramana Const.
241	241	179.69	Janapriya Group	3080/14	Sri Ventakaramana Const.
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243	243	179.69	Janapriya Group	3080/14	Sri Ventakaramana Const.
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253	253	179.69	Nanda Nandan Reddy	9359/16	Sri Ventakaramana Const.
254	254	179.69	Nanda Nandan Reddy	9359/16	Sri Ventakaramana Const.

For SRI VENKATARAMANA CONSTRUCTIONS

Aruna Reddy
Partner

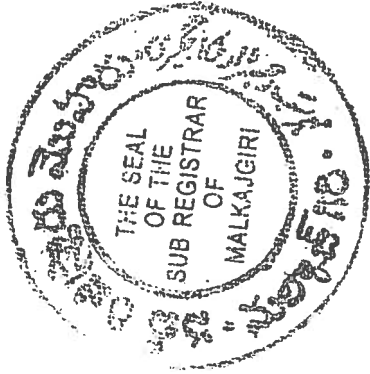
A. Aruna Reddy

For M/s. Villa Orchids LLP

Aruna Reddy
Authorised Signatory

Bk - 1, CS No 189/2018 & Doct No
206/2018.

Sub Registrar
Malkajgiri



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260	260	147.05	Nanda Nandan Reddy	9362/16	Sri Ventakaramana Const.
261	261	147.05	B Manorama	1886/15	Sri Ventakaramana Const
262	262	179.69	B Sridhar Reddy	1926/15	Sri Ventakaramana Const
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265	265	179.69	B Sridhar Reddy	1926/15	Sri Ventakaramana Const
266	266	179.69	Nanda Nandan Reddy	9361/16	Sri Ventakaramana Const.
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269	269	179.69	B Jogi Reddy	1878/15	Sri Ventakaramana Const
270	270	147.05	B Sridhar Reddy	1926/15	Sri Ventakaramana Const
271	271	147.05	Nanda Nandan Reddy	9361/16	Sri Ventakaramana Const.
272	272	153.23	Nanda Nandan Reddy	9361/16	Sri Ventakaramana Const.
273	273	199.35	Janapriya Group	3072/14	Sri Ventakaramana Const.
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288	288	199.35	Janapriya Group	3078/14	Sri Ventakaramana Const.
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292	292	147.05	Janapriya Group	3076/14	Sri Ventakaramana Const.
293	293	147.05	V Sarita Reddy	3070/14	Sri Ventakaramana Const.
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296	296	199.35	V Sarita Reddy	3070/14	Sri Ventakaramana Const.
297	297	138.16	A Ram Reddy	2141/03	A Ram Reddy
298	298	114.37	C Vijaya Laxmi	3069/14	Sri Ventakaramana Const.
299	299	114.37	C Vijaya Laxmi	3069/14	Sri Ventakaramana Const.
300	300	114.37	C Vijaya Laxmi	3069/14	Sri Ventakaramana Const.
301	301	115.65	C Vijaya Laxmi	3069/14	Sri Ventakaramana Const.
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303	303	114.37	C Vijaya Laxmi	3069/14	Sri Ventakaramana Const.
304	304	114.37	Nanda Nandan Reddy	9363/16	Sri Ventakaramana Const.
305	305	115.65	B Manorama	1886/15	Sri Ventakaramana Const
306	306	115.65	Nanda Nandan Reddy	9363/16	Sri Ventakaramana Const.

For SRI VENKATARAMANA CONSTRUCTIONS

[Signature]
Partner

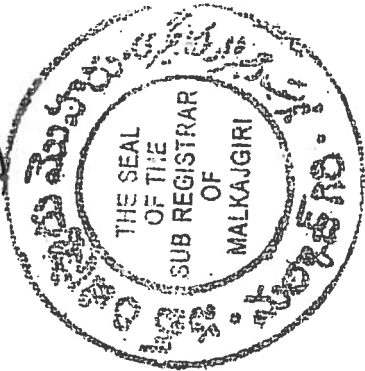
[Signature]

A. Aruna Reddy

For M/s. Villa Orchids LLP

[Signature]
Authorised Signatory

Bk - 1, CS No 189/2018 & Doct No
206/2018. Sheet 23 of 26 Sub Registrar
Malkajgiri



307	307	114.37	B Sridhar Reddy	1926/15	Sri Ventakaramana Const
308	308	115.65	Nanda Nandan Reddy	9363/16	Sri Ventakaramana Const.
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310	310	114.37	A Ram Reddy	2141/03	A Ram Reddy
311	311	115.65	B Sridhar Reddy	1926/15	Sri Ventakaramana Const
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317	317	114.37	B N Reddy	3066/14	Sri Ventakaramana Const.
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320	320	115.65	Janapriya Group	3071/14	Sri Ventakaramana Const.
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335	335	115.65	Janapriya Group	3077/14	Sri Ventakaramana Const.
336	336	115.65	B N Reddy	3065/14	Sri Ventakaramana Const.
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343	343	115.65	B N Reddy	3065/14	Sri Ventakaramana Const.
346	Amenities	871.53	A Ram Reddy	2141/03	A Ram Reddy
344	Amenities	285.91	B N Reddy	3067/14	Sri Ventakaramana Const.
345	Amenities	339.00	Janapriya Group	3075/14	Sri Ventakaramana Const.
349	EWS/ LIG	987.44	A Ram Reddy	2141/03	A Ram Reddy
347	EWS/ LIG	303.79	B N Reddy	3067/14	Sri Ventakaramana Const.
348	EWS/ LIG	298.74	Janapriya Group	3075/14	Sri Ventakaramana Const.
350	Public Utilities	1,330.88	A Ram Reddy	NA	A Ram Reddy

For SRI VENKATARAMANA CONSTRUCTIONS

[Signature]
Partner

[Signature]

[Signature]

For M/s. Villa Orchids LLP

[Signature]

Authorised Signatory

Bk - 1, CS No 189/2018 & Doct No
206/2018. Sheet 24 of 26 Sub Registrar
Malkajgiri



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VENDOR:

आयकर विभाग
INCOME-TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SRI VENKATA RAMANA
CONSTRUCTIONS

17/02/2014
Permanent Account Number

ACNFS0566J

05032014

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACZPA4107H

नाम /NAME
RAM REDDY AGAMATI

पिता का नाम /FATHER'S NAME
MALLA REDDY AGAMATI

जन्म तिथि /DATE OF BIRTH
10-02-1955

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఆగమాటి రామ్ రెడ్డి
Agamati Ram Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1955
పురుషుడు / Male

7654 8320 3463

అధార్ - సామాన్యుని హక్కు

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACZPA4108J

नाम /NAME
ARUNA REDDY AGAMATI

पिता का नाम /FATHER'S NAME
VENKATA REDDY CHINTALA

जन्म तिथि /DATE OF BIRTH
04-05-1963

हस्ताक्षर /SIGNATURE
A. Aruna Reddy

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఆ అరుణ
A Aruna

పుట్టిన సంవత్సరం/Year of Birth: 1963
స్త్రీ / Female

2038 3909 9110

అధార్ - సామాన్యుని హక్కు

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

A VIKRAM REDDY
RAM REDDY AGAMATI

14/01/1989
Permanent Account Number

AYBPA6799D

Signature

भारत सरकार
GOVERNMENT OF INDIA

आगमाटी विक्रम रेड्डी
Agamati Vikram Reddy

पुट्टिन तर्दी / DOB: 14/01/1989
पुरुषुडु / MALE

8273 1860 1872

For SRI VENKATARAMANA CONSTRUCTIONS

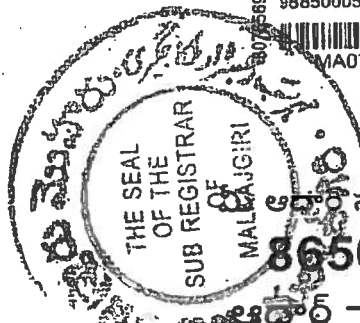
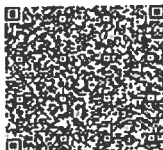
[Signature]
Partner

VENDEE:

భారత ప్రభుత్వ ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India
సమాచార సంఖ్య / Enrollment No.: 1020/10855/00759

To
అనంద్ సురేష్ మెహ్తా
Anand Suresh Mehta
S/O: Suresh Mehta
21-BAPU BAGH COLONY P G ROAD
SECUNDERABAD
Secunderabad
Secunderabad
Secunderabad Hyderabad
Telangana 500003
9885000518

24/11/2015
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ఆధార్ సంఖ్య / Your Aadhaar No. :
8656 7880 6452

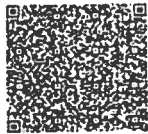
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Bk - 1, CS No 189/2018 & Doct No
206/2018. Sub Registrar
Malkajgiri

భారత ప్రభుత్వం
Government of India



అనంద్ సురేష్ మెహ్తా
Anand Suresh Mehta
పుట్టిన తేదీ / DOB : 13/06/1977
పురుషుడు / Male



8656 7880 6452

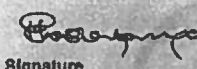

ఆధార్ - సామాన్యని హక్కు

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E

Signature

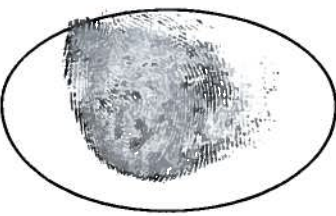

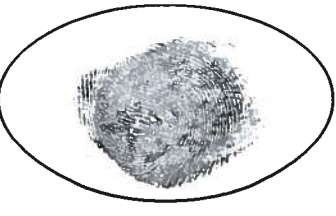



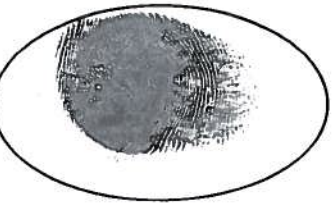

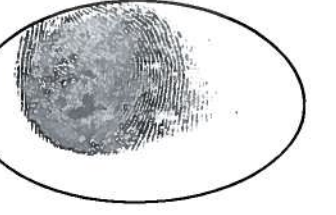



Prabhakkar Reddy K


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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDORS:</p> <p>M/s. SRI VENKATARAMANA CONSTRUCTIONS HAVING ITS OFFICE AT 2-3-35 SRI SAI RESIDENCY, AMBERPET, HYDERABAD REP. BY ITS PARTNER MR. A. RAM REDDY, S/O. SHRI A. MALLA REDDY R/O. 2-3-35, SRI SAI RESIDENCY AMBERPET, HYDERABAD – 500 013.</p> <p>MR. A. RAM REDDY S/O. SHRI A. MALLA REDDY S/O. MR. A. RAM REDDY R/O. 2-3-35. SRI SAI RESIDENCY AMBERPET HYDERABAD – 500 013.</p> <p>MRS. A. ARUNA REDDY W/O. MR. A. RAM REDDY R/O. 2-3-35. SRI SAI RESIDENCY AMBERPET HYDERABAD – 500 013.</p> <p>VENDOR No. 3 CUM GPA HOLDER OF VENDOR NO. 1, VENDOR NO.2 AND VENDOR NO.4 VIDE GPA NO. 82/BK-IV/2017, REGD. AT SRO, MALKAJGIRI, MEDCHAL-MALKAJGIRI DISTRICT.</p> <p>MR. A. VIKRAM REDDY S/O. MR. A. RAM REDDY R/O. 2-3-35. SRI SAI RESIDENCY AMBERPET HYDERABAD – 500 013</p> <p>VENDEE:</p> <p>M/S. VILLA ORCHIDS LLP (FORMERLY KNOWN AS M/S. GREENWOOD LAKESIDE HYDERABAD LLP) HAVING ITS REGISTERED OFFICE AT 5-4-187/ 3 & 4, SOHAM MANSION M.G. ROAD, SECUNDERABAD – 500 003 REP BY ITS AUTHORIZED SIGNATORY, MR. ANAND S MEHTA, S/O. MR. SURESH U MEHTA</p>
			
			
			
			

SIGNATURE OF WITNESSES:

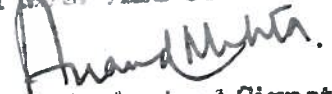
- 
- G. Nayalife.

For SRI VENKATARAMANA CONSTRUCTIONS

  
Partner

SIGNATURE OF THE VENDOR

For M/s. Villa Orchids LLP



SIGNATURE OF THE VENDEE

Bk - 1, CS No 189/2018 & Doct No
206/2018.

Sub Registrar
Malkajgiri



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