




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BE 533272

S.No. 75 Dt. 05-01-2015 Rs.100/-
Sold to: D. Pavan Kumar S/o D. Anjaneyulu, Hyd.
For Whom: Sri Venkataramana Constructions, Hyd


K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No. 16-02-009/2013
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 27th day of February 2015 at Secunderabad by and between:

1. Sri Venkataramana 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, S/o. Shri A. Malla Reddy, aged 58 years, Occupation: Business, R/o. 2-3-35, Sri Sai Residency, Amberpet, Hyderabad – 500 013.
2. Mr. A Ram Reddy, S/o. Mr. A. Malla Reddy, aged 58 years, Occupation: Business, R/o. 2-3-35, Sri Sai Residency, Amberpet, Hyderabad – 500 013.
3. Mr. A. Vikram Reddy, S/o. Mr. A. Ram Reddy, aged 26 years, Occupation: Business, R/o. 2-3-35, Sri Sai Residency, Amberpet, Hyderabad – 500 013.

4. Mrs. A. Aruna Reddy, w/o. Mr. A. Ram Reddy, aged 51 years, Occupation: Business, R/o. 2-3-35, Sri Sai Residency, Amberpet, Hyderabad – 500 013.
5. Mr. B Jogi Reddy, S/o. Late Shri. B. Raji Reddy, aged 64 years, Occupation: Business, R/o. Flat no. 103, 2-2-7/1, D.D. Colony, Bagh Amberpet, Hyderabad – 500 013.
6. Mr. B. Sridhar Reddy, S/o. Mr. B. Jogi Reddy, aged 35 years, Occupation: Doctor, R/o. Flat no. 103, 2-2-7/1, D.D. Colony, Bagh Amberpet, Hyderabad – 500 013.
7. Mr. B. Bal Reddy, S/o. Late Shri B. Raji Reddy, aged 56 years, Occupation: Service, R/o. 3-12-93/151, Janapriya Enclave, Mansoorabad, L. B. Nagar, Hyderabad.
8. Mrs. B. Manorama, w/o. Mr. B Jogi Reddy, aged 57 years, Occupation: House wife, R /o. 2-2-7/1, Flat no. 103, D.D. Colony, Bagh Amberpet, Hyderabad – 500 013.
9. Mr. N. Nanda Nandan Reddy, S/o. Shri N. Hari Krishna Reddy, aged about 44 years, Occupation: Service, R/o. H. No. 16-2-141/44, New Malakpet, Hyderabad.

hereinafter jointly referred to as the 'Vendor' and severally as Vendor No. 1, Vendor no. 2, Vendor No. 3, Vendor No. 4, Vendor No. 5, Vendor No.6, Vendor No. 7, Vendor No. 8 & Vendor No. 9 respectively.

AND

1. M/s. Modi Properties & Investment Private Limited, a Company duly incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 00, represented by its Managing Director, Mr. Soham Modi, S/o. Shri Satish Modi, aged about 45 years, Occupation Business.
2. M/s. Greenwood Lakeside Hyderabad 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 authorised representative and designated partner Mr. Soham Modi, S/o. Shri Satish Modi, aged about 45 years, Occupation Business.

hereinafter jointly referred to as the "Manager".

In favour of

1. Mr. Mohit Lalit Parikh, son of Mr. Lalitkumar Anandji Parikh aged about 56 years and
2. Mrs. Madhubala Parikh, wife of Mr. Mohit Lalit Parikh aged about 56 years, residing at 625 Brisbain Ln, Enola, Pennsylvania(PA), USA, hereinafter referred to as the 'Vendee'

The term Vendor, Manager 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, A. 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.
- 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. sy no. 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.
- 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 gts. and permit for development for it was obtained for the said extent.

- S) 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.
- T) The Vendor in the scheme of the development of Villa Orchids has planned that the prospective Vendees shall eventually become the absolute owner of the identifiable land (i.e., plot of land) together with independent villa constructed thereon. For this purpose and for enabling the Vendee to obtain a housing loan by providing a title deed for the purposes of mortgage, the Vendor and the Vendee may be required to enter into two separate agreements, one with respect to the sale of land and the other with respect to the construction of the villa. These agreements will be interdependent, mutually co-existing and inseparable though in the scheme of the project the Vendor may execute a Sale Deed in favour of the Vendee before commencing or during construction of the villa.
- U) 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. 147 and also about the capacity, competence and ability of the Vendor to construct the villa thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Villa Orchids. The Vendee upon such inspection is satisfied as to the title and competency of the Vendor.
- V) The Vendor has entered into a Sales and Property Management Agreement dated 13th November, 2014 with the Manager herein. The Manager shall help the Vendor in all aspects related to sales, promotions, customer relations with prospective purchasers, quality control, etc. As per the terms of the agreement the Manager shall be entitled to promote the project, identify prospective purchasers, sign the booking form, collect sale consideration and other charges from the prospective purchasers (however only in the name of the Vendor), issue receipts, etc.
- W) At the request of the Vendor and the Vendee the Manager has joined in executing this agreement of sale in favour of the Vendee to facilitate the proposed sale of the villas by the Vendor to the Vendee.
- X) The Vendee is desirous of purchasing a plot of land together with a villa to be constructed thereon as detailed below in the project, Villa Orchids and the Vendor is desirous of selling the same.

Plot No.	Extent of land	Type of Villa	Total Built-up Area
147	180 Sq. yds.	deluxe	1940 sft

- Y) The Vendee has made a provisional booking vide booking form no. 1049 dated 01.02.2015 for the above referred villa and has paid a booking amount of Rs. 25000/- to the Vendor.

Z) 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 WITNESSETH AS FOLLOWS:

1. That in pursuance of this agreement of sale the Vendor agrees to transfer or caused to be transferred in favour of the Vendee and the Vendee hereby agrees to purchase from the Vendor plot of land admeasuring about 180 sq. yds. bearing plot no. 147 at 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, together with a deluxe villa to be constructed/already constructed/under construction thereon as per the specifications and other terms and conditions contained herein and which is more-fully described in the schedule given under and in the plan annexed hereto (the said plot of land and the villa to be constructed is herein after referred to as the Scheduled Property) for a total consideration of Rs. 55,86,000/- (Rupees Fifty Five Lakhs Eighty Six Thousand Only). The breakup of the total consideration is as under:

Sl. No.	Description	Amount
A.	Towards sale of land	Rs. 22,34,400/-
B.	Towards cost of construction, water & electricity connection and for other amenities.	Rs. 33,51,600/-
C.	Total sale consideration (A+B)	Rs. 55,86,000/-

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. The installments received will be appropriated first towards the consideration for sale of land.

Date	Mode of Payment	Amount
01.02.2015		25,000/-

3. That the Vendee in pursuance of this agreement shall pay the balance consideration of Rs. 55,61,000/- to the Vendor as under. The Vendor shall intimate the Vendee the stage of construction for payment of the installments given below in writing to their last known address or by email (to _____ or as specified in the booking form). The Vendee shall not raise any objections for non-receipt of such an intimation and delay the payment of installments on that count.

Installment	Due date for payment	Amount
I	Within 15 days of booking	2,00,000/-
II	Within 45 days of booking	6,50,000/-
III	On completion of footings & plinth	11,27,000/-
IV	On completion of RCC works	11,27,000/-
V	On completion of Civil works	11,27,000/-
VI	On completion of flooring, doors, windows, I coat of paint etc.,	11,30,000/-
VII	On completion	2,00,000/-

4. That the Vendee shall pay the installments as mentioned above regularly in favour of the Vendor either by demand draft / pay-order / cheque / cash and obtain receipt for the same and the Vendee shall pay such installments on or before the due dates.
5. In case the Scheduled Property is completed before the scheduled date of completion / delivery mentioned below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned above. The Vendee shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Property, notwithstanding the installments and due dates mentioned above.
6. That the Vendor shall be entitled to claim simple interest calculated @ 1.5% per month on all delayed payments of installments from the Vendee. Under no circumstances the Vendee shall delay the payment of installments for more than 1 month from the due date.
7. That the Vendee at his discretion and cost may avail housing loan from bank / financial institutions. The Vendee shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Vendor shall under no circumstances be held responsible for non-sanction of the loan to the Vendee for whatsoever reason. The payment of installments to the Vendor by the Vendee shall not be linked with housing loan availed / to be availed by the Vendee.
8. That for the purposes of creating a charge in favour of the bank / financial institutions on the villa being constructed so as to enable the Vendee to avail housing loan, the Vendor will execute a sale deed in favour of the Vendee for the plot of land. In the event of execution of sale deed before the villa is fully completed, the Vendee shall be required to enter into a separate agreement of construction with the Vendor for completing the unfinished villa and the Vendee shall not raise any objection for execution of such an agreement. That the possession of the plot of land shall be delivered by the Vendor to the Vendee only upon registration of the Sale Deed. The Vendee immediately thereafter shall handover the possession of the plot of land back to the Vendor for the purposes of carrying out construction of the villa thereon and for providing other amenities which are part and parcel of the Villa Orchids. The Vendor shall re-deliver the possession of the completed villa together with the plot of land to the Vendee only upon payment of entire sale consideration and other dues by the Vendee to the Vendor. That it is specifically understood and agreed by the Vendee that the Sale Deed executed in favour of the Vendee and the Agreement for Construction entered into between the parties hereto in pursuance of this agreement are interdependent, mutually co-existing and / or inseparable. The Vendee therefore shall not be entitled to alienate in any manner the plot of land registered in his favour and / or enter into an Agreement for Construction in respect of the villa with any other third parties. However, the Vendee with the prior consent in writing of the Vendor shall be entitled to offer the Scheduled Property as a security for obtaining housing loan for the purposes of purchase and construction of the proposed villa in the Scheduled Property.

9. Further, some banks/financial institutions may require the Vendor and Vendee to execute a Tripartite Agreement with the banks/financial institutions for availing such a housing loan. The Vendor and Vendee shall cooperate with each other to execute such a tripartite agreement to enable the Vendee to obtain a housing loan.
10. That in the event the Vendee is arranging/has arranged finance under housing finance scheme/or any other scheme for the purchase of Schedule Property and payment of sale consideration under this Agreement, it shall be the sole responsibility of the Vendee for timely payments from such financier to the Vendor. Any default in payment by such financier to the Vendor shall be deemed to be the default by the Vendee and the consequence as regards default in payments as contained under this Agreement shall become operative.
11. That any time given to the Vendee for fulfillment of his obligations hereunder by the Vendor or the nominee of the Vendor shall not be considered to be a waiver of any term or condition of this agreement nor shall it give any rights to the Vendee other than the time so granted. Such granting of the time etc., shall not prejudice the rights of the Vendor in any manner whatsoever.
12. That in case of delay in the payment of installments for more than 1 month from the due date, the Vendor shall at his discretion be entitled to cancel this agreement and the Vendor shall be entitled to forfeit the following amounts towards cancellation charges:
 - a) In case of failure of the Vendee to obtain housing loan within 15 days of this agreement, the cancellation charges will be NIL provided necessary intimation to this effect is given to the Vendor in writing along with necessary proof of non-sanction of the loan. In case of such non intimation, the cancellation charges shall be Rs. 25,000/-
 - b) In case of request for cancellation in writing within 30 days of this agreement, the cancellation charges shall be Rs. 50,000/-.
 - c) In all other cases of cancellation either of booking or agreement, the cancellation charges shall be 15% of the agreed total sale consideration.
13. That in case of delay in the payment of installments for more than 1 month from the due date, the Vendor shall at his discretion be entitled to cancel this agreement 'suo-moto', unilaterally without any recourse to the Vendee and the Vendor need not give any prior notice or intimation to the Vendee of such action of cancellation of the Agreement.
14. The Vendor shall be entitled to re-allot / sell the said Scheduled Property thus cancelled in favour of any other person. No notice from the Vendor shall be necessary to the defaulting Vendee to take action as stated herein, and such action shall be the sole prerogative and discretion of the Vendor and the defaulting Vendee shall have no say in or to object to the same.

15. That the Vendee has examined the title deeds, plans, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Vendee shall not hereafter, raise any objection on this count. That the Vendor covenants with the Vendee that the Scheduled Property is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc. and they confirm that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Vendee only to the extent and limited to any claims made by any party in respect to the ownership and title of the Schedule Property.
16. Except under the circumstances mentioned in clause 8 above viz., the Vendee is availing a housing loan, the Vendor will execute and register Sale deed and/or Agreement for construction in favour of the Vendee only after the receipt of the total sale consideration given herein along with other charges payable by the Vendee to the Vendor.
17. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Vendee only and such costs do not form part of the agreed sale consideration. The Vendee shall pay stamp duty and/or registration charges as required for execution of this agreement, sale deed, agreement for construction, etc. within a period of 90 days from this agreement. In case the Vendee fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Vendee and shall be recoverable as dues from the Vendee.
18. It is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the villa, sale of plot / villa, payment of sale consideration under this agreement, or the sale deed and/or the agreement of construction.
19. The Vendor agrees to deliver the Scheduled Property completed in all respects on or before 27.02.2016 with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Vendee shall be entitled to compensation for delay in completion at the rate of Rs. 12,000/- per month, being the average expected rent for the Schedule Property. The Vendee shall entitled to such a compensation for delay in completion if and only if the Vendee has paid the entire sale consideration to the Vendor. The Vendee agrees to limit his claims for delay in completion to the said amount.
20. That in event of any delay in the completion of the construction of the Scheduled Property and delivery of possession of the said villa by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., the Vendor shall not be held responsible. The Vendee shall not have right to claim any compensation, interest, loss or damage, etc. or shall not insist for the refund of any amount till the final work is completed.

21. That upon completion of construction of the Scheduled Property the Vendor shall intimate to the Vendee the same at his last known address and the Vendee shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Vendor shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Vendee shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association.
22. That from the intimation as to possession or completion of the Scheduled Property or date of receipt of possession of the villa, whichever is earlier the Vendee shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Schedule Property including Municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to state or Central Government or other local bodies or any other concerned body or authority, etc.
23. The Vendor at his discretion may withhold the final finishing works like last coat of paint, floor polish, installation of CP and sanitary ware, etc. till such time the Vendee confirms his readiness to take possession of the Schedule Property. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, the Vendee has agreed that, the final finishing works are being withheld to ensure that the completed villa is handed over to the Vendee in a brand new condition.
24. That the Vendee shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with villa before it is fully constructed and possession delivered unless he/she/they have made full payments including other charges such as for electricity, water and other connections etc., under and strictly according to this agreement
25. That the name of the project which is styled by the Vendor as Villa Orchids shall always be called as such and shall not be changed.
26. That the Vendee shall not be allowed to alter any portion of the villa that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 5 years i.e. upto the ending of year 2020 and all the villas in the project of Villa Orchids shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Vendee shall not raise any objections / objections.
27. That the Vendor shall construct the villa on the Schedule Property etc. in the proposed building according to the plans and designs made out and according to the specifications mentioned in Annexure II hereto with such modifications and alterations as may be required or are deemed necessary by the Vendor under the circumstances from time to time. The cost of any additions and alterations made over and above the specifications at the request of the Vendee shall be paid by the Vendee.

28. That rights of further construction in and around the Schedule Property, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor / Owners and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.
29. That the Vendee agrees that under no circumstances including that of any disputes or misunderstandings, the Vendee shall seek or cause the stoppage or stay of construction or related activity in the Villa Orchids project or cause any inconvenience or obstructions whatsoever. However, the claim of the Vendee against the Vendor shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Vendor. This understanding is specifically reached amongst the parties for the overall interest of the other purchasers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
30. That the Vendee shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor 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 execution of the Villa Orchids project and in respect to the Scheduled Property and also the adjoining areas.
31. That the draft of the Sale Deed, Agreement for Construction to be executed and registered, in pursuance of this agreement have been inspected and are duly approved by the Vendee.
32. That the Vendee shall not cut, maim, injure, tamper or damage any part of the structure or any part of the villa nor shall the Vendee make any additions or alterations in the villa without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Villa Orchids.
33. That the Vendee shall become a member of the association / society which shall be formed to look after the maintenance of the Villa Orchids and shall abide by its rules. Until the society / association is formed the Vendee shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers etc., as may be determined by the Vendor. If the Vendee ever fails to pay maintenance charges for his/her house, the association / Vendor shall be entitled to disconnect and stop providing all or any services to the Scheduled Property including water, electricity, etc. The Vendee shall pay a sum of Rs. 30,000/- by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed Villa.

34. That the Vendee or any person through him shall keep and maintain the villa in a decent and civilized manner and shall do his part in maintaining the living standards of the villas at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Villa Orchids. To achieve this objective the Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compounds roads etc. not meant for the same. (b) Use the villa for any illegal, immoral, commercial & business purposes. (c) Use the villa in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Villa Orchids (d) Store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the villas (g) install cloths drying stands or other such devices on the external side of the villas (h) plant trees within the plot that are not authorized by the Vendor / Association (i) change the design of compound wall or install a gate (j) change the color of the villa (k) add cladding, tiles, texture, etc., to the external side of the building (l) store material in parking area, balconies, terrace that affect the external appearance of the villa (m) place shoe racks, pots, plants or other material on the compound wall or drive way of footpath .
35. That the Vendee shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the same by a number of persons.
36. That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement and also the Agreement for Construction unless otherwise specifically waived and or differently agreed upon in writing.
37. That the Vendee shall impose all the conditions laid down in the agreement upon the transferee, tenant, occupiers or user of each villa. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the villa and the transfer of all or any rights therein shall only be subject to such conditions.
38. That the Vendor shall cause this Agreement of sale to be registered in favour of the Vendee as and when the Vendee intimates in writing to the Vendor his/her/their preparedness with the amount payable towards stamp duty, registration charges and other expenses related to the registration of this Agreement.
39. 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.
40. Wherever the Vendee is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Vendee shall be read and construed as 'She, Her, Herself. These expressions shall also be modified and read suitably wherever the Vendee is a Firm, Joint Stock Company or any Corporate Body.
41. 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.

SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing plot no. 147 admeasuring about 180 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, Malkajgiri Mandal, R.R. District., marked in red in the plan annexed hereto as Annexure I, bounded on:

North	30' wide road
South	Plot no. 146
East	Plot no.148
West	30' wide road

AND

ALL THAT DELUXE VILLA admeasuring about 1940 sq. ft. of built-up area to be constructed on the above said plot no. 147 as per the agreed specifications given in detail in Annexure II and as per the plan enclosed as Annexure III.

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

WITNESS:

- 1.
- 2.

VENDOR No. 1

VENDOR No. 2

VENDOR No. 3

VENDOR No. 4

VENDOR No. 5

VENDOR No. 6

VENDOR No. 7

VENDOR No. 8

VENDOR No. 9

MANAGER

VENDEE

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 / Ilaiyah	--	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

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 Muthyalu & 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 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	2145/03	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	0-05.20 (P)	5 & 33, Mahadevpur
10	Praveen Kumar Adepu	Janapriya Engineers Syndicate Represented by K Ravinder Reddy	12929/E/09	17-08-2007	0-05.20 (P)	5 & 33, Mahadevpur
11	Nageshwar Aita	Janapriya Engineers Syndicate Represented by K Ravinder Reddy	12927/E/07	03-08-2007	0-05.20 (P)	5 & 33, Mahadevpur
12	Mahender Reddy	Janapriya Engineers Syndicate Represented by K Ravinder Reddy	12926/E/07	11-09-2007	0-05.20 (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	0-26.94	5 & 33, Mahadevpur
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	Praveen Kumar, 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
29	K Krisha Reddy & others	B N Reddy, 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 Reddy, 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 Reddy, 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 Krisha Reddy & others	B N Redy, 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 Venkta 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 Kistaiiah & 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 Venkta Ramana constructions	2897/14	01-08-2014	417.76	--
40	B N Reddy & others	Sri Venkta Ramana constructions	3060/14	08-08-2014	1097.38	--
41	B N Reddy & others	Sri Venkta Ramana constructions	3061/14	08-08-2014	1097.38	--
42	B N Reddy & others	Sri Venkta Ramana constructions	3062/14	08-08-2014	1097.38	--
43	B N Reddy & others	Sri Venkta Ramana constructions	3063/14	08-08-2014	1150.49	--
44	B N Reddy & others	Sri Venkta Ramana constructions	3064/14	08-08-2014	1064.75	--
45	B N Reddy & others	Sri Venkta Ramana constructions	3065/14	08-08-2014	917.2	--
46	B N Reddy & others	Sri Venkta Ramana constructions	3066/14	08-08-2014	917.2	--
47	B N Reddy & others	Sri Venkta Ramana constructions	3068/14	08-08-2014	1097.38	--
48	B N Reddy & others	Sri Venkta Ramana constructions	3067/14	08-08-2014	589.7	--
49	C. Vijaya Laxmi	Sri Venkta Ramana constructions	3069/14	08-08-2014	688.54	--
50	V. Saritha Reddy	Sri Venkta Ramana constructions	3070/14	08-08-2014	839.53	--
51	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkta Ramana constructions	2896/14	01-08-2014	764.24	--
52	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkta Ramana constructions	3071/14	08-08-2014	917.2	--

53	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkta Ramana constructions	3072/14	08-08-2014	1081.22	--
54	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkta Ramana constructions	3073/14	08-08-2014	1081.22	--
55	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkta Ramana constructions	3074/14	08-08-2014	1081.22	--
56	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkta Ramana constructions	3075/14	08-08-2014	637.74	--
57	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkta Ramana constructions	3076/14	08-08-2014	1038.81	--
58	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkta Ramana constructions	3077/14	08-08-2014	917.2	--
59	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkta Ramana constructions	3078/14	08-08-2014	1081.22	--
60	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkta Ramana constructions	3079/14	08-08-2014	1097.38	--
61	Janapriya Properties & Janapriya Engineers Syndicate	Sri Venkta Ramana constructions	3080/14	08-08-2014	1097.38	--

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	NA	A Aruna Reddy
2	2	179.69	B Jogi Reddy	NA	B Jogi Reddy
3	3	179.69	B Sridhar Reddy	NA	B Sridhar Reddy
4	4	179.69	B Manorama	NA	B Manorama
5	5	179.69	B Bal Reddy	NA	B Bal Reddy
6	6	199.35	A Aruna Reddy	NA	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	NA	B Sridhar Reddy
20	20	179.69	A Vikram Reddy	NA	A Vikram Reddy
21	21	179.69	B Sridhar Reddy	NA	B Sridhar Reddy
22	22	179.69	B Sridhar Reddy	NA	B Sridhar Reddy
23	23	179.69	B Manorama	NA	B Manorama
24	24	199.35	A Ram Reddy	NA	A Ram Reddy
25	25	199.35	A Ram Reddy	NA	A Ram Reddy
26	26	179.69	B Sridhar Reddy	NA	B Sridhar Reddy
27	27	179.69	B Jogi Reddy	NA	B Jogi Reddy
28	28	179.69	A Ram Reddy	NA	A Ram Reddy
29	29	179.69	A Ram Reddy	NA	A Ram Reddy
30	30	199.35	B Sridhar Reddy	NA	B Sridhar Reddy
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	147.05	B Manorama	NA	B Manorama
39	39	147.05	A Vikram Reddy	NA	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.

98	98	199.35	A Ram Reddy	NA	A Ram Reddy
99	99	199.35	B Manorama	NA	B Manorama
100	100	147.05	B Sridhar Reddy	NA	B Sridhar Reddy
101	101	147.05	B Manorama	NA	B Manorama
102	102	147.05	B Sridhar Reddy	NA	B Sridhar Reddy
103	103	147.05	B Sridhar Reddy	NA	B Sridhar Reddy
104	104	199.35	B Jogi Reddy	NA	B Jogi Reddy
105	105	199.35	A Ram Reddy	NA	A Ram Reddy
106	106	147.05	B Manorama	NA	B Manorama
107	107	147.05	B Sridhar Reddy	NA	B Sridhar Reddy
108	108	147.05	B Manorama	NA	B Manorama
109	109	147.05	B Manorama	NA	B Manorama
110	110	147.05	B Manorama	NA	B Manorama
111	111	229.70	B Sridhar Reddy	NA	B Sridhar Reddy
112	112	199.35	B Manorama	NA	B Manorama
113	113	147.05	B Sridhar Reddy	NA	B Sridhar Reddy
114	114	147.05	B Sridhar Reddy	NA	B Sridhar Reddy
115	115	147.05	A Ram Reddy	NA	A Ram Reddy
116	116	147.05	A Ram Reddy	NA	A Ram Reddy
117	117	147.05	B Sridhar Reddy	NA	B Sridhar Reddy
118	118	199.35	A Ram Reddy	NA	A Ram Reddy
119	119	178.26	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
120	120	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
121	121	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
122	122	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
123	123	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
124	124	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
125	125	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
126	126	199.35	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
127	127	182.90	B Sridhar Reddy	NA	B Sridhar Reddy
128	128	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
129	129	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
130	130	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
131	131	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
132	132	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
133	133	199.35	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
134	134	199.35	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
135	135	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
136	136	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
137	137	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
138	138	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
139	139	147.05	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
140	140	182.90	Sri Ventakaramana Const.	NA	Sri Ventakaramana Const.
141	141	199.35	B Sridhar Reddy	NA	B Sridhar Reddy
142	142	147.05	B Manorama	NA	B Manorama
143	143	147.05	A Vikram Reddy	NA	A Vikram Reddy
144	144	147.05	B Sridhar Reddy	NA	B Sridhar Reddy
145	145	147.05	A Vikram Reddy	NA	A Vikram Reddy
146	146	147.05	A Vikram Reddy	NA	A Vikram Reddy
147	147	182.90	B Sridhar Reddy	NA	B Sridhar Reddy
148	148	182.90	A Aruna Reddy	NA	A Aruna Reddy

149	149	147.05	B Manorama	NA	B Manorama
150	150	147.05	A Vikram Reddy	NA	A Vikram Reddy
151	151	147.05	A Vikram Reddy	NA	A Vikram Reddy
152	152	147.05	B Sridhar Reddy	NA	B Sridhar Reddy
153	153	147.05	A Aruna Reddy	NA	A Aruna Reddy
154	154	199.35	A Aruna Reddy	NA	A Aruna Reddy
155	155	115.65	A Vikram Reddy	NA	A Vikram Reddy
156	156	114.37	A Vikram Reddy	NA	A Vikram Reddy
157	157	114.37	B Manorama	NA	B Manorama
158	158	115.65	A Vikram Reddy	NA	A Vikram Reddy
159	159	115.65	A Vikram Reddy	NA	A Vikram Reddy
160	160	114.37	B Sridhar Reddy	NA	B Sridhar Reddy
161	161	114.37	A Aruna Reddy	NA	A Aruna Reddy
162	162	115.65	A Ram Reddy	NA	A Ram Reddy
163	163	115.65	B Manorama	NA	B Manorama
164	164	114.37	B Sridhar Reddy	NA	B Sridhar Reddy
165	165	114.37	A Aruna Reddy	NA	A Aruna Reddy
166	166	114.37	A Aruna Reddy	NA	A Aruna Reddy
167	167	179.70	A Aruna Reddy	NA	A Aruna Reddy
168	168	115.65	B Jogi Reddy	NA	B Jogi Reddy
169	169	115.65	B Manorama	NA	B Manorama
170	170	115.65	A Aruna Reddy	NA	A Aruna Reddy
171	171	114.37	A Aruna Reddy	NA	A Aruna Reddy
172	172	114.37	A Aruna Reddy	NA	A Aruna Reddy
173	173	114.37	A Aruna Reddy	NA	A Aruna Reddy
174	174	114.37	B Sridhar Reddy	NA	B Sridhar Reddy
175	175	114.37	B Manorama	NA	B Manorama
176	176	114.37	A Aruna Reddy	NA	A Aruna Reddy
177	177	115.65	A Aruna Reddy	NA	A Aruna Reddy
178	178	115.65	A Aruna Reddy	NA	A Aruna Reddy
179	179	114.37	B Sridhar Reddy	NA	B Sridhar Reddy
180	180	114.37	A Aruna Reddy	NA	A Aruna Reddy
181	181	114.37	B Bal Reddy	NA	B Bal Reddy
182	182	114.37	B Jogi Reddy	NA	B Jogi Reddy
183	183	114.37	B Manorama	NA	B Manorama
184	184	114.37	B Sridhar Reddy	NA	B Sridhar Reddy
185	185	115.65	B Jogi Reddy	NA	B Jogi Reddy
186	186	225.69	A Aruna Reddy	NA	A Aruna Reddy
187	187	115.65	A Aruna Reddy	NA	A Aruna Reddy
188	188	114.37	A Aruna Reddy	NA	A Aruna Reddy
189	189	114.37	B Manorama	NA	B Manorama
190	190	114.37	A Aruna Reddy	NA	A Aruna Reddy
191	191	114.37	B Sridhar Reddy	NA	B Sridhar Reddy
192	192	115.65	A Aruna Reddy	NA	A Aruna Reddy
193	193	115.65	A Aruna Reddy	NA	A Aruna Reddy
194	194	114.37	B Sridhar Reddy	NA	B Sridhar Reddy
195	195	114.37	A Aruna Reddy	NA	A Aruna Reddy
196	196	114.37	B Manorama	NA	B Manorama
197	197	114.37	A Aruna Reddy	NA	A Aruna Reddy
198	198	115.65	B Sridhar Reddy	NA	B Sridhar Reddy

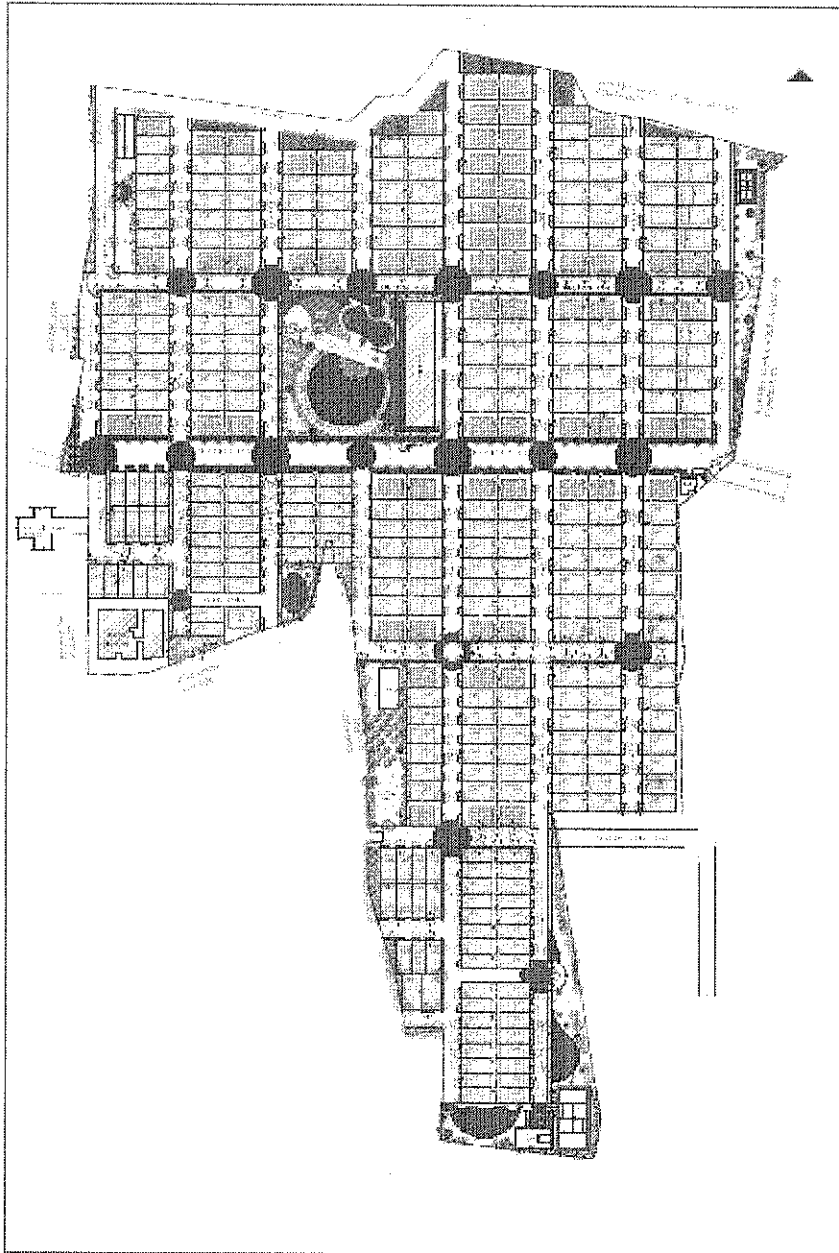
199	199	199.35	A Aruna Reddy	NA	A Aruna Reddy
200	200	147.05	A Aruna Reddy	NA	A Aruna Reddy
201	201	147.05	B Sridhar Reddy	NA	B Sridhar Reddy
202	202	147.05	B Manorama	NA	B Manorama
203	203	147.05	A Aruna Reddy	NA	A Aruna Reddy
204	204	147.05	B Sridhar Reddy	NA	B Sridhar Reddy
205	205	147.05	A Aruna Reddy	NA	A Aruna Reddy
206	206	199.35	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
207	207	199.35	V Sarita Reddy	3070/14	Sri Ventakaramana Const.
208	208	147.05	B Manorama	NA	B Manorama
209	209	147.05	B Manorama	NA	B Manorama
210	210	147.05	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
211	211	147.05	B Jogi Reddy	NA	B Jogi Reddy
212	212	147.05	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
213	213	147.05	B Sridhar Reddy	NA	B Sridhar Reddy
214	214	199.35	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
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.
218	218	147.05	Janapriya Group	3073/14	Sri Ventakaramana Const.
219	219	147.05	Janapriya Group	3073/14	Sri Ventakaramana Const.
220	220	147.05	Janapriya Group	3073/14	Sri Ventakaramana Const.
221	221	147.05	Janapriya Group	3073/14	Sri Ventakaramana Const.
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.
227	227	147.05	Janapriya Group	3074/14	Sri Ventakaramana Const.
228	228	147.05	Janapriya Group	3074/14	Sri Ventakaramana Const.
229	229	147.05	Janapriya Group	3074/14	Sri Ventakaramana Const.
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.
242	242	179.69	Janapriya Group	3080/14	Sri Ventakaramana Const.
243	243	179.69	Janapriya Group	3080/14	Sri Ventakaramana Const.
244	244	199.35	Janapriya Group	3080/14	Sri Ventakaramana Const.
245	245	199.35	B Manorama	NA	B Manorama
246	246	179.69	B Sridhar Reddy	NA	B Sridhar Reddy
247	247	179.69	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
248	248	179.69	Nanda Nandan Reddy	NA	Nanda Nandan Reddy

249	249	179.69	B Sridhar Reddy	NA	B Sridhar Reddy
250	250	179.69	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
251	251	182.90	B Manorama	NA	B Manorama
252	252	179.69	B Jogi Reddy	NA	B Jogi Reddy
253	253	179.69	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
254	254	179.69	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
255	255	179.69	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
256	256	147.05	B Sridhar Reddy	NA	B Sridhar Reddy
257	257	147.05	B Manorama	NA	B Manorama
258	258	173.20	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
259	259	160.90	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
260	260	147.05	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
261	261	147.05	B Manorama	NA	B Manorama
262	262	179.69	B Sridhar Reddy	NA	B Sridhar Reddy
263	263	179.69	B Manorama	NA	B Manorama
264	264	179.69	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
265	265	179.69	B Sridhar Reddy	NA	B Sridhar Reddy
266	266	179.69	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
267	267	179.69	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
268	268	179.69	B Manorama	NA	B Manorama
269	269	179.69	B Jogi Reddy	NA	B Jogi Reddy
270	270	147.05	B Sridhar Reddy	NA	B Sridhar Reddy
271	271	147.05	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
272	272	153.23	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
273	273	199.35	Janapriya Group	3072/14	Sri Ventakaramana Const.
274	274	147.05	Janapriya Group	3072/14	Sri Ventakaramana Const.
275	275	147.05	Janapriya Group	3072/14	Sri Ventakaramana Const.
276	276	147.05	Janapriya Group	3072/14	Sri Ventakaramana Const.
277	277	147.05	Janapriya Group	3072/14	Sri Ventakaramana Const.
278	278	147.05	Janapriya Group	3072/14	Sri Ventakaramana Const.
279	279	147.05	Janapriya Group	3072/14	Sri Ventakaramana Const.
280	280	199.35	Janapriya Group	2896/14	Sri Ventakaramana Const.
281	281	199.35	Janapriya Group	2896/14	Sri Ventakaramana Const.
282	282	147.05	Janapriya Group	3078/14	Sri Ventakaramana Const.
283	283	147.05	Janapriya Group	3078/14	Sri Ventakaramana Const.
284	284	147.05	Janapriya Group	3078/14	Sri Ventakaramana Const.
285	285	147.05	Janapriya Group	3078/14	Sri Ventakaramana Const.
286	286	147.05	Janapriya Group	3078/14	Sri Ventakaramana Const.
287	287	147.05	Janapriya Group	3078/14	Sri Ventakaramana Const.
288	288	199.35	Janapriya Group	3078/14	Sri Ventakaramana Const.
289	289	199.35	Janapriya Group	3076/14	Sri Ventakaramana Const.
290	290	147.05	Janapriya Group	3076/14	Sri Ventakaramana Const.
291	291	147.05	Janapriya Group	3076/14	Sri Ventakaramana Const.
292	292	147.05	Janapriya Group	3076/14	Sri Ventakaramana Const.
293	293	147.05	V Sarita Reddy	3070/14	Sri Ventakaramana Const.
294	294	147.05	V Sarita Reddy	3070/14	Sri Ventakaramana Const.
295	295	147.05	V Sarita Reddy	3070/14	Sri Ventakaramana Const.
296	296	199.35	V Sarita Reddy	3070/14	Sri Ventakaramana Const.
297	297	138.16	A Ram Reddy	NA	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.
302	302	115.65	C Vijaya Laxmi	3069/14	Sri Ventakaramana Const.
303	303	114.37	C Vijaya Laxmi	3069/14	Sri Ventakaramana Const.
304	304	114.37	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
305	305	115.65	B Manorama	NA	B Manorama
306	306	115.65	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
307	307	114.37	B Sridhar Reddy	NA	B Sridhar Reddy
308	308	115.65	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
309	309	123.19	Nanda Nandan Reddy	NA	Nanda Nandan Reddy
310	310	114.37	A Ram Reddy	NA	A Ram Reddy
311	311	115.65	B Sridhar Reddy	NA	B Sridhar Reddy
312	312	115.65	B N Reddy	3066/14	Sri Ventakaramana Const.
313	313	114.37	B N Reddy	3066/14	Sri Ventakaramana Const.
314	314	114.37	B N Reddy	3066/14	Sri Ventakaramana Const.
315	315	114.37	B N Reddy	3066/14	Sri Ventakaramana Const.
316	316	114.37	B N Reddy	3066/14	Sri Ventakaramana Const.
317	317	114.37	B N Reddy	3066/14	Sri Ventakaramana Const.
318	318	114.37	B N Reddy	3066/14	Sri Ventakaramana Const.
319	319	115.65	B N Reddy	3066/14	Sri Ventakaramana Const.
320	320	115.65	Janapriya Group	3071/14	Sri Ventakaramana Const.
321	321	114.37	Janapriya Group	3071/14	Sri Ventakaramana Const.
322	322	114.37	Janapriya Group	3071/14	Sri Ventakaramana Const.
323	323	114.37	Janapriya Group	3071/14	Sri Ventakaramana Const.
324	324	114.37	Janapriya Group	3071/14	Sri Ventakaramana Const.
325	325	114.37	Janapriya Group	3071/14	Sri Ventakaramana Const.
326	326	114.37	Janapriya Group	3071/14	Sri Ventakaramana Const.
327	327	115.65	Janapriya Group	3071/14	Sri Ventakaramana Const.
328	328	115.65	Janapriya Group	3077/14	Sri Ventakaramana Const.
329	329	114.37	Janapriya Group	3077/14	Sri Ventakaramana Const.
330	330	114.37	Janapriya Group	3077/14	Sri Ventakaramana Const.
331	331	114.37	Janapriya Group	3077/14	Sri Ventakaramana Const.
332	332	114.37	Janapriya Group	3077/14	Sri Ventakaramana Const.
333	333	114.37	Janapriya Group	3077/14	Sri Ventakaramana Const.
334	334	114.37	Janapriya Group	3077/14	Sri Ventakaramana Const.
335	335	115.65	Janapriya Group	3077/14	Sri Ventakaramana Const.
336	336	115.65	B N Reddy	3065/14	Sri Ventakaramana Const.
337	337	114.37	B N Reddy	3065/14	Sri Ventakaramana Const.
338	338	114.37	B N Reddy	3065/14	Sri Ventakaramana Const.
339	339	114.37	B N Reddy	3065/14	Sri Ventakaramana Const.
340	340	114.37	B N Reddy	3065/14	Sri Ventakaramana Const.
341	341	114.37	B N Reddy	3065/14	Sri Ventakaramana Const.
342	342	114.37	B N Reddy	3065/14	Sri Ventakaramana Const.
343	343	115.65	B N Reddy	3065/14	Sri Ventakaramana Const.
346	Amenities	871.53	A Ram Reddy	NA	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	NA	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

ANNEXURE-I

PLAN SHOWING PLOT BEARING NO. 147 ADMEASURING ABOUT 180 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, MALKAJGIRI MANDAL, R.R. DISTRICT.



VENDOR No. 1

VENDOR No. 2

VENDOR No. 3

VENDOR No. 4

VENDOR No. 5

VENDOR No. 6

VENDOR No. 7

VENDOR No. 8

VENDOR No. 9

MANAGER

VENDEE

147.sale.agr.

ANNEXURE – II

SPECIFICATIONS OF DELUXE VILLA:

Item	Specifications
Structure	RCC
Walls	AAC blocks
External painting	Premium exterior emulsion
Interior painting	Smooth finish with plastic emulsion
Flooring	Branded 2 x 2 ft vitrified Tiles
Main door frame	Indian teak with melamine polish
Internal door frames	Africa teak with paint
Door shutters	Panel doors
Windows	UPVC sliding windows with grills & mosquito mesh in bedrooms
Sanitary	Cera /Parryware / Hindware or equivalent brand
Bathrooms	Branded designer tiles upto 7ft.
Kitchen	Granite slab with 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC / PVC pipes.

VENDOR No. 1

VENDOR No. 2

VENDOR No. 3

VENDOR No. 4

VENDOR No. 5

VENDOR No. 6

VENDOR No. 7

VENDOR No. 8

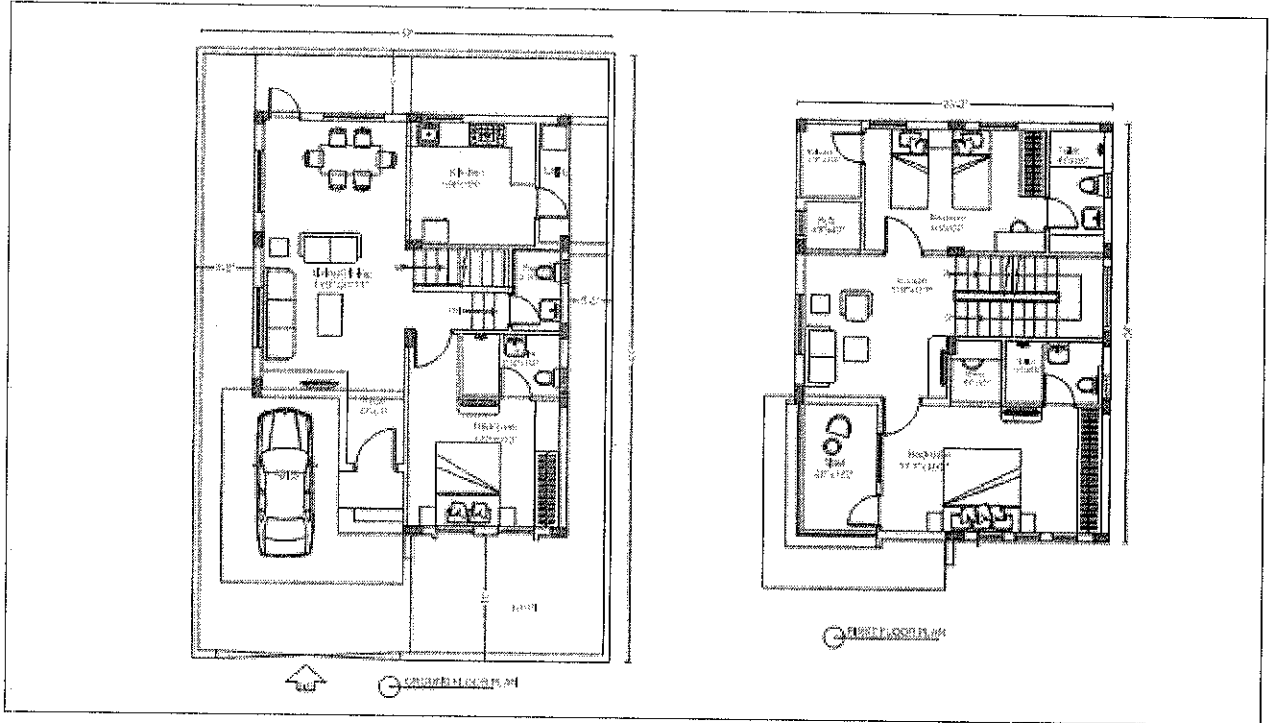
VENDOR No. 9

MANAGER

VENDEE

ANNEXURE – III

PLAN FOR CONSTRUCTION OF VILLA ON PLOT NO. 147 ADMEASURING 1940 SFT.
OF BUILT-UP AREA.



VENDOR No. 1

VENDOR No. 2

VENDOR No. 3

VENDOR No. 4

VENDOR No. 5

VENDOR No. 6

VENDOR No. 7

VENDOR No. 8

VENDOR No. 9

MANAGER

VENDEE