

Doc No 3600 of 2017

Villa.56

SCANNED




తెలంగాణ తేలంగానా TELANGANA

S.No. 15925 Date:01-07-2017

Sold to: MAHENDAR

S/o: MALLESH

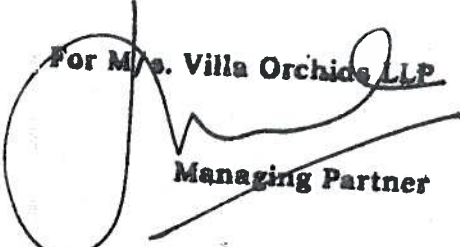
For Whom: M/s. SRI VENKATARAMANA CONSTRUCTION


K 510627
K. SATISH KUMAR
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 13th day of July 2017 at Secunderabad by and between:

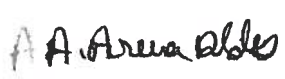
1. Sri Venkataramana Constructions, a registered partnership firm having its office at 2-3-35, Sri Sai Residency, Amberpet, Hyderabad, represented by its partner Mr. A Ram Reddy, S/o. Shri A. Malla Reddy, Aged 58 years, Occupation: Business, R/o. 2-3-35, Sri Sai Residency, Amberpet, Hyderabad – 500 013.
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.

For M/s. Villa Orchids LLP

Managing Partner

For SRI VENKATARAMANA CONSTRUCTIONS

Partner





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 1 and 2 on the 13th day of JUL, 2017 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 | | [1512-1-2017-3592] | A. VIKRAM REDDY (SELF & GRA VIDE DOCT NO.82/IV/2017) S/O. A.RAM REDDY R/O 2-3-35, SRI SAI RESIDENCY, AMBERPET, HYD'BAD | [Stamp: REGISTRAR STAMPS, HYDERABAD, 3 JUN 2017] |

| Identified by Witness: | | | | |
|------------------------|------------------|------------------------|---------------------------------------------------------------------------|-----------|
| Sl No | Thumb Impression | Photo | Name & Address | Signature |
| 1 | | [1512-1-2017-3592] | M. RAJESH R/O.H.NO.1-25/1, JEEDIMETLA VILLAGE, QUTHBULLAPUR, HYD. | |
| 2 | | [1512-1-2017-3592] | G. NAGARAJU R/O.H.NO.9-5, MEERASAHEB GUDEM, KATTANGOOR, NALGONDA DIST. | |

13th day of July, 2017

Signature of Sub Registrar
Malkajgiri

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as per 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 | 143650 | 0 | 0 | 0 | 143750 |
| 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 | 145850 | 0 | 0 | 0 | 145950 |

Rs. 143650/- 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. 2875000/- was paid by the party through E-Challan/BC/Pay Order No ,388FJW110717 dated ,12-JUL-17 of ,SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 145850/-, DATE: 12-JUL-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 051621365, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: SRI VENKATA RAMANA CONSTRUCTIONS, CLAIMANT NAME: VILLA ORCHIDS LLP REP BY SOHAM MODI).

Date: 13/07/2017
13th day of July, 2017

Signature of Registering Officer
Malkajgiri



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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.

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

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 authorised representative and designated partner Mr. Soham Modi, S/o. Shri Satish Modi, aged about 45 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, Malkajiri Mandal, R.R. District. Late B Sattaiah was the owner of the balance Ac. 1-31 gts., in Sy. nos. 3, 4 & 7 of Mahdevpur Village, Malkajiri 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, Malkajiri 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.

For M/s. Villa Orchids LLP

For SRI VENKATARAMANA CONSTRUCTIONS

Managing Partner

Partner

✓ A Reddy

A A Aruna Reddy

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Malkajgiri

1వ పుస్తకము 2017 సం./శా.శ. 1939 వ
పు. 3600.....నెంబరుగా రిజిస్టరు చేయబడినది.
స్టానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1512-
.....3600...../2017 గా యివ్వడమైనది.
2017వ సం. జూలై నెల.....13.....వ తేది

Sub Registrar
Malkajgiri



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- 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.

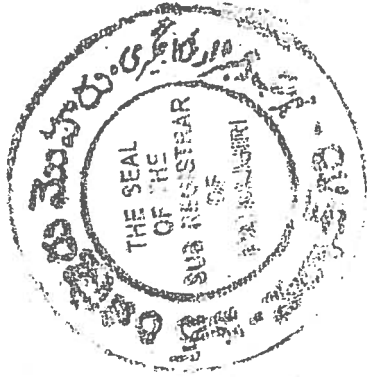
For M/s. Villa Orchids LLP

Managing Partner

For SRI VENKATARAMANA CONSTRUCTIONS

Partner

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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 M/s. Villa Orchids CLP For SRI VENKATARAMANA CONSTRUCTIONS

Managing Partner

Partner

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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. 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.
 - The work of roads, compound wall and footpath have been nearly completed. The remaining works shall be completed by the Vendor at its cost.

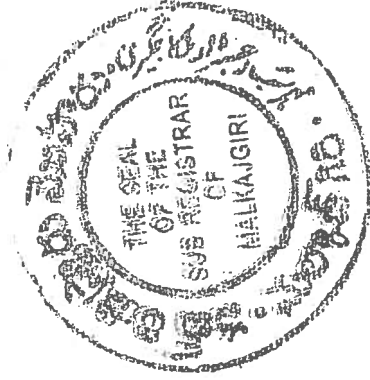
For M/s. Villa Orchids LLP

Managing Partner

For SRI VENKATARAMANA CONSTRUCTIONS

Partner

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- 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 identify 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. 56 admeasuring about 180 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.
- 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.

For M/s. Villa Orchids LLP

Managing Partner

For SRI VENKATARAMANA CONSTRUCTIONS

Partner

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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. 56 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 180 sq. yds. bearing plot no. 56 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. 28,75,000/- (Rupees Twenty Eight Lakhs Seventy Five 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 |
|------------|-------------------------------------------------------------------------------------|------------|
| 10.06.2017 | By way of cheque no. 001443 dated 10.06.2017, drawn on HDFC Bank, S. D. Road branch | 5,00,000/- |

3. That the Vendee in pursuance of this agreement shall pay the balance consideration of Rs. 23,75,000/- to the Vendor as under.

| Installment | Due date for payment | Amount |
|-------------|--------------------------------------------------|----------------|
| I | Within 4 months from the date of this agreement | Rs. 5,93,750/- |
| II | Within 6 months from the date of this agreement | Rs. 5,93,750/- |
| III | Within 9 months from the date of this agreement | Rs. 5,93,750/- |
| IV | Within 12 months from the date of this agreement | Rs. 5,93,750/- |

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.

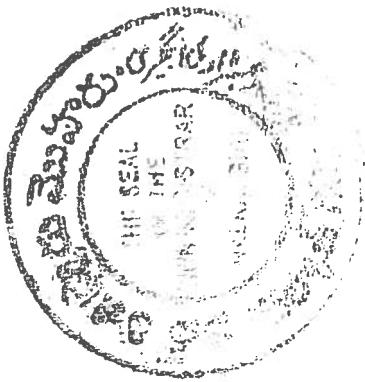
For M/s. Villa Orchids LLP

Managing Partner

For SRI VENKATARAMANA CONSTRUCTIONS

Partner

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Malkajgiri



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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 M/s. Villa Orchids LLP

Managing Partner

For SRI VENKATARAMANA CONSTRUCTIONS

Partner

✓ A. A. Aruna Aldy

A. A. Aruna Aldy

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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. 56 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 – D and bounded on:

| | |
|-------|---------------|
| North | Plot no. 57 |
| South | Plot no. 55 |
| East | 30' wide road |
| West | Plot no. 75 |

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. *M. Ray*
2. *G. Nagaraj*

For SRI VENKATARAMANA CONSTRUCTIONS

VENDOR

V. A. Reddy

A. A. Aruna Reddy

[Signature]
Partner

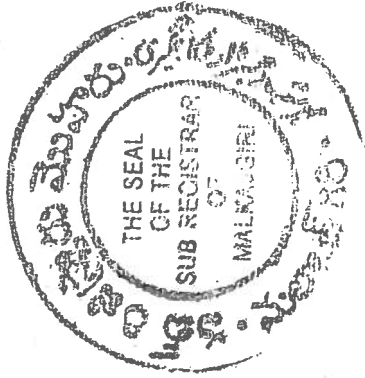
For M/s. Villa Orchids LLP

Managing Partner
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 M/s. Villa Orchids LLP

FOR SRI VENKATARAMANA CONSTRUCTIONS

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Managing Partner

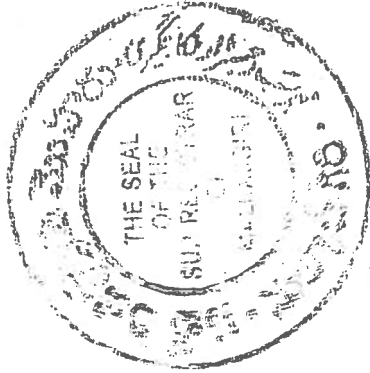
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Partner

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A. A. Aravind

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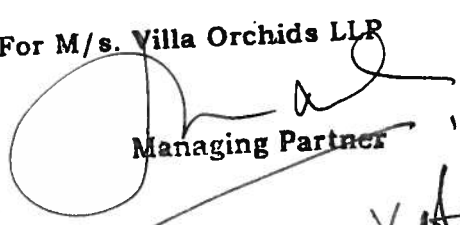
ANNEXURE – B

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/TV/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 |

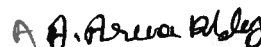
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For SRI VENKATARAMANA CONSTRUCTIONS


Managing Partner

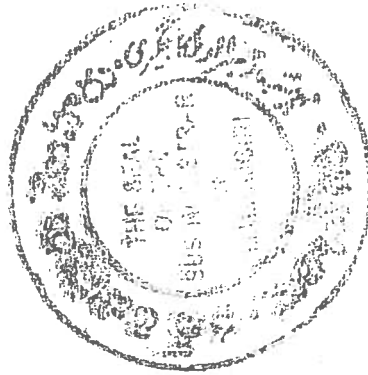

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| | | | | | | |
|-----|----------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------|------------|---------|------------------------|
| 15. | D. Laxmi | C Vijay Laxmi | 6446/06 | 30-11-2006 | 0-12.44 | 5 & 33, Mahadevapur |
| 16. | V. Penta Reddy | B N Reddy, A Aruna Reddy | 3289/06 | 10.09.2004 | 0-06.24 | 5 & 33, Mahadevapur |
| 17. | S. Janardhan Reddy & others | B Manorama, S Narsi Reddy | 2901/03 | 16-06-2003 | 0-26 | 6, Mahadevapur |
| 18. | S. Narsi Reddy | Praveen Kumar, Nageshwar Aita, Dandu Suryakantam, M Mahender Reddy | 4522/06 | 28-09-2006 | 0-15 | 6, Mahadevapur |
| 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, Mahadevapur |
| 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, Mahadevapur |
| 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, Mahadevapur |
| 22. | A. Jaipal Reddy | Janapriya Engineers Syndicate Represented by K Ravinder Reddy | 3109/06* | 12-06-2006 | 0-09.2 | 8, Mahadevapur |
| 23. | D. Laxmi | C Vijay Laxmi | 6446/06* | 30-11-2006 | 0-01.46 | 8, Mahadevapur |
| 24. | D. Laxmi | Janapriya Engineers Syndicate Represented by K Ravinder Reddy | 6447/06* | 30-11-2006 | 0-03.14 | 8, Mahadevapur |
| 25. | V. Penta Reddy | B N Reddy, A Aruna Reddy | 3289/04 | 10-09-2004 | 0-05.52 | 8, Mahadevapur |
| 26. | G. Ranga Reddy | Janapriya Engineers Syndicate Represented by K Ravinder Reddy | 2087/06 | 10-04-2006 | 0-03.45 | 8, Mahadevapur |
| 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 M/s. Villa Orchids LLP

For SRI VENKATARAMANA CONSTRUCTIONS

Managing Partner

Partner

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A.A. Aruna Reddy

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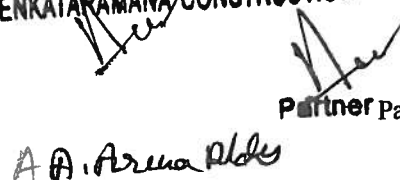


| | | | | | | |
|-----|---------------------------|--------------------------------------------------------------------|---------|------------|---------|------------------|
| 29. | K. Krishna Reddy & others | B N Redy, A Ram Reddy, N Nanda Nandan Reddy, B Sridhar Reddy | 3381/06 | 27-06-2006 | 0-11 | 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 | -- |

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Managing Partner

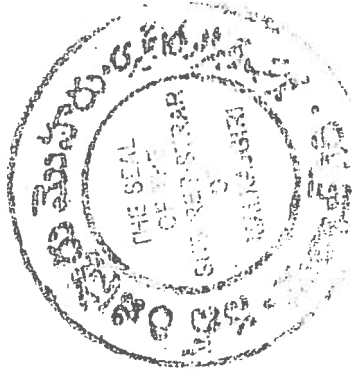
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Partner

✓ A Reddy

A. A. Aruna Reddy

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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 | -- |

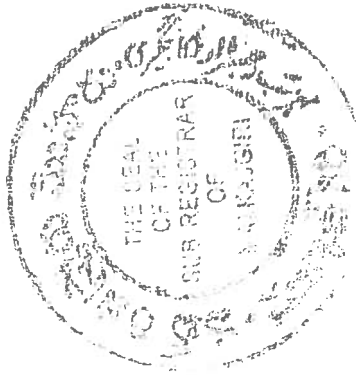
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For SRI VENKATARAMANA CONSTRUCTIONS

Managing Partner

Partner

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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 M/s. Villa Orchids LLP

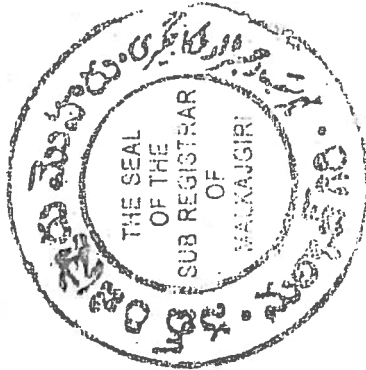
Managing Partner

For SRI VENKATARAMANA CONSTRUCTIONS

Partner



Bk. 1, CS No 3592/2017 & Doct No
300012017 Sheet 15 of 27 Sub Registrar
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| | | | | | | |
|-----|--------------------|----------------------------------|---------|------------|--------|----|
| 87 | Nanda Nandan Reddy | Sri Venkata Ramana constructions | 9357/16 | 26.09.2016 | 199.35 | -- |
| 88 | Nanda Nandan Reddy | Sri Venkata Ramana constructions | 9358/16 | 26.09.2016 | 179.69 | -- |
| 89 | Nanda Nandan Reddy | Sri Venkata Ramana constructions | 9359/16 | 26.09.2016 | 179.69 | -- |
| 90 | Nanda Nandan Reddy | Sri Venkata Ramana constructions | 9359/16 | 26.09.2016 | 179.69 | -- |
| 91 | Nanda Nandan Reddy | Sri Venkata Ramana constructions | 9359/16 | 26.09.2016 | 179.69 | -- |
| 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 | -- |
| 105 | Nanda Nandan Reddy | Sri Venkata Ramana constructions | 9363/16 | 26.09.2016 | 123.19 | -- |

For M/s. Villa Orchids LLP

For SRI VENKATARAMANA CONSTRUCTIONS

Managing Partner

Partner

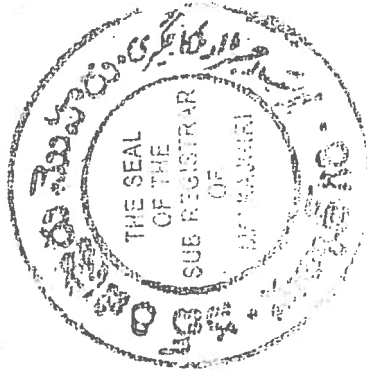
V. Arjedy

A.A. Aruna Reddy

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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 | 147.05 | 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 M/s. Villa Orchids LLP

Managing Partner

FOR SRI VENKATARAMANA CONSTRUCTIONS

Partner

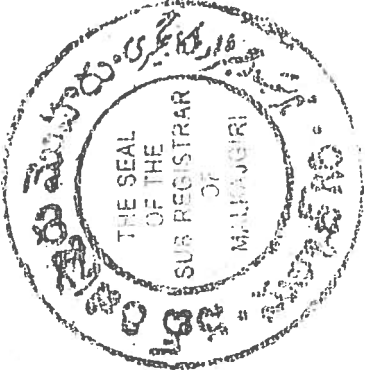
V Arjedy

A A Aruna Reddy



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Malkajgiri


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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. |
| 81 | 81 | 179.69 | B N Reddy | 3060/14 | Sri Ventakaramana Const. |
| 82 | 82 | 179.69 | B N Reddy | 3060/14 | Sri Ventakaramana Const. |
| 83 | 83 | 179.69 | B N Reddy | 3060/14 | Sri Ventakaramana Const. |
| 84 | 84 | 179.69 | B N Reddy | 3060/14 | Sri Ventakaramana Const. |
| 85 | 85 | 179.69 | B N Reddy | 3060/14 | Sri Ventakaramana Const. |
| 86 | 86 | 199.35 | B N Reddy | 2897/14 | Sri Ventakaramana Const. |
| 87 | 87 | 179.69 | B N Reddy | 3068/14 | Sri Ventakaramana Const. |
| 88 | 88 | 179.69 | B N Reddy | 3068/14 | Sri Ventakaramana Const. |
| 89 | 89 | 179.69 | B N Reddy | 3068/14 | Sri Ventakaramana Const. |
| 90 | 90 | 179.69 | B N Reddy | 3068/14 | Sri Ventakaramana Const. |
| 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 |

For M/s. VINA Orchids LLP

 Managing Partner

For SRI VENKATARAMANA CONSTRUCTIONS

 Partner

V. Ar Reddy

A. A. Aruna Reddy



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3600/2017 Sub Registrar
Malkajgiri



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| | | | | | |
|-----|-----|--------|--------------------------|---------------|--------------------------|
| 98 | 98 | 199.35 | A Ram Reddy | 2141/03 | A Ram Reddy |
| 99 | 99 | 199.35 | B Manorama | 1882/15 | Sri Ventakaramana Const |
| 100 | 100 | 147.05 | B Sridhar Reddy | 1935/15 | Sri Ventakaramana Const |
| 101 | 101 | 147.05 | B Manorama | 1882/15 | Sri Ventakaramana Const |
| 102 | 102 | 147.05 | B Sridhar Reddy | 1927/15 | Sri Ventakaramana Const |
| 103 | 103 | 147.05 | B Sridhar Reddy | 1927/15 | Sri Ventakaramana Const |
| 104 | 104 | 199.35 | B Jogi Reddy | 1879/15 | Sri Ventakaramana Const |
| 105 | 105 | 199.35 | A Ram Reddy | 2141/03 | A Ram Reddy |
| 106 | 106 | 147.05 | B Manorama | 1881/15 | Sri Ventakaramana Const |
| 107 | 107 | 147.05 | B Sridhar Reddy | 1927/15 | Sri Ventakaramana Const |
| 108 | 108 | 147.05 | B Manorama | 1881/15 | Sri Ventakaramana Const |
| 109 | 109 | 147.05 | B Manorama | 1881/15 | Sri Ventakaramana Const |
| 110 | 110 | 147.05 | B Manorama | 1881/15 | Sri Ventakaramana Const |
| 111 | 111 | 229.70 | B Sridhar Reddy | 1927/15 | Sri Ventakaramana Const |
| 112 | 112 | 199.35 | B Manorama | 1881/15 | Sri Ventakaramana Const |
| 113 | 113 | 147.05 | B Sridhar Reddy | 1927/15 | Sri Ventakaramana Const |
| 114 | 114 | 147.05 | B Sridhar Reddy | 1934/15 | Sri Ventakaramana Const |
| 115 | 115 | 147.05 | A Ram Reddy | 2141/03 | A Ram Reddy |
| 116 | 116 | 147.05 | A Ram Reddy | 2141/03 | A Ram Reddy |
| 117 | 117 | 147.05 | B Sridhar Reddy | 1934/15 | Sri Ventakaramana Const |
| 118 | 118 | 199.35 | A Ram Reddy | 2141/03 | A Ram Reddy |
| 119 | 119 | 178.26 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 120 | 120 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 121 | 121 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 122 | 122 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 123 | 123 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 124 | 124 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 125 | 125 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 126 | 126 | 199.35 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 127 | 127 | 182.90 | B Sridhar Reddy | 1934/15 | Sri Ventakaramana Const |
| 128 | 128 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 129 | 129 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 130 | 130 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 131 | 131 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 132 | 132 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 133 | 133 | 199.35 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 134 | 134 | 199.35 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 135 | 135 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 136 | 136 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 137 | 137 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 138 | 138 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 139 | 139 | 147.05 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 140 | 140 | 182.90 | Sri Ventakaramana Const. | 3609/14 | Sri Ventakaramana Const. |
| 141 | 141 | 199.35 | B Sridhar Reddy | 1934/15 | Sri Ventakaramana Const |
| 142 | 142 | 147.05 | B Manorama | 1887/15 | Sri Ventakaramana Const |
| 143 | 143 | 147.05 | A Vikram Reddy | 2029/15 (GPA) | A Vikram Reddy |
| 144 | 144 | 147.05 | B Sridhar Reddy | 1934/15 | Sri Ventakaramana Const |
| 145 | 145 | 147.05 | A Vikram Reddy | 2029/15 (GPA) | A Vikram Reddy |
| 146 | 146 | 147.05 | A Vikram Reddy | 2029/15 (GPA) | A Vikram Reddy |
| 147 | 147 | 182.90 | B Sridhar Reddy | 1928/15 | Sri Ventakaramana Const |
| 148 | 148 | 182.90 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |

For M/s. Villa Orchids LLP

Managing Partner

For SRI VENKATARAMANA CONSTRUCTIONS

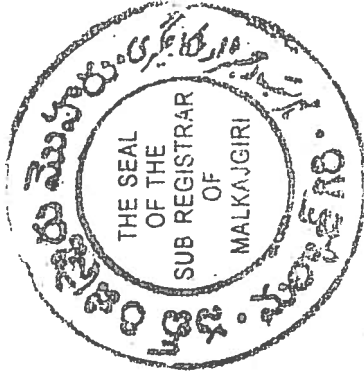
Partner

V. Arreddy

A.A. Aruna Reddy

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3602 / 2017
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| | | | | | |
|-----|-----|--------|-----------------|---------------|-------------------------|
| 149 | 149 | 147.05 | B Manorama | 1887/15 | Sri Ventakaramana Const |
| 150 | 150 | 147.05 | A Vikram Reddy | 2029/15 (GPA) | A Vikram Reddy |
| 151 | 151 | 147.05 | A Vikram Reddy | 2029/15 (GPA) | A Vikram Reddy |
| 152 | 152 | 147.05 | B Sridhar Reddy | 1930/15 | Sri Ventakaramana Const |
| 153 | 153 | 147.05 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 154 | 154 | 199.35 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 155 | 155 | 115.65 | A Vikram Reddy | 2029/15 (GPA) | A Vikram Reddy |
| 156 | 156 | 114.37 | A Vikram Reddy | 2029/15 (GPA) | A Vikram Reddy |
| 157 | 157 | 114.37 | B Manorama | 1887/15 | Sri Ventakaramana Const |
| 158 | 158 | 115.65 | A Vikram Reddy | 2029/15 (GPA) | A Vikram Reddy |
| 159 | 159 | 115.65 | A Vikram Reddy | 2029/15 (GPA) | A Vikram Reddy |
| 160 | 160 | 114.37 | B Sridhar Reddy | 1928/15 | Sri Ventakaramana Const |
| 161 | 161 | 114.37 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 162 | 162 | 115.65 | A Ram Reddy | 2141/03 | A Ram Reddy |
| 163 | 163 | 115.65 | B Manorama | 1887/15 | Sri Ventakaramana Const |
| 164 | 164 | 114.37 | B Sridhar Reddy | 1928/15 | Sri Ventakaramana Const |
| 165 | 165 | 114.37 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 166 | 166 | 114.37 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 167 | 167 | 179.70 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 168 | 168 | 115.65 | B Jogi Reddy | 1878/15 | Sri Ventakaramana Const |
| 169 | 169 | 115.65 | B Manorama | 1887/15 | Sri Ventakaramana Const |
| 170 | 170 | 115.65 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 171 | 171 | 114.37 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 172 | 172 | 114.37 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 173 | 173 | 114.37 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 174 | 174 | 114.37 | B Sridhar Reddy | 1928/15 | Sri Ventakaramana Const |
| 175 | 175 | 114.37 | B Manorama | 1883/15 | Sri Ventakaramana Const |
| 176 | 176 | 114.37 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 177 | 177 | 115.65 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 178 | 178 | 115.65 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 179 | 179 | 114.37 | B Sridhar Reddy | 1928/15 | Sri Ventakaramana Const |
| 180 | 180 | 114.37 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 181 | 181 | 114.37 | B Bal Reddy | 1880/15 | Sri Ventakaramana Const |
| 182 | 182 | 114.37 | B Jogi Reddy | 1878/15 | Sri Ventakaramana Const |
| 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 |
| 186 | 186 | 225.69 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 187 | 187 | 115.65 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 188 | 188 | 114.37 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 189 | 189 | 114.37 | B Manorama | 1883/15 | Sri Ventakaramana Const |
| 190 | 190 | 114.37 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 191 | 191 | 114.37 | B Sridhar Reddy | 1932/15 | Sri Ventakaramana Const |
| 192 | 192 | 115.65 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 193 | 193 | 115.65 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 194 | 194 | 114.37 | B Sridhar Reddy | 1932/15 | Sri Ventakaramana Const |
| 195 | 195 | 114.37 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 196 | 196 | 114.37 | B Manorama | 1883/15 | Sri Ventakaramana Const |
| 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 |
| 199 | 199 | 199.35 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 200 | 200 | 147.05 | A Aruna Reddy | 2055/15 (GPA) | A Aruna Reddy |
| 201 | 201 | 147.05 | B Sridhar Reddy | 1932/15 | Sri Ventakaramana Const |
| 202 | 202 | 147.05 | B Manorama | 1883/15 | Sri Ventakaramana Const |

For M/s. Villa Orchids LLP

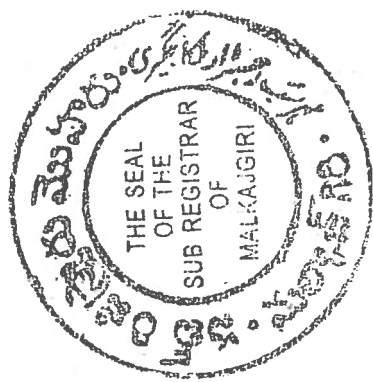
Managing Partner

For SRI VENKATARAMANA CONSTRUCTIONS

Partner

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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. |
| 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 | 1885/15 | Sri Ventakaramana Const |
| 246 | 246 | 179.69 | B Sridhar Reddy | 1933/15 | Sri Ventakaramana Const |
| 247 | 247 | 179.69 | Nanda Nandan Reddy | 9358/16 | Sri Ventakaramana Const. |
| 248 | 248 | 179.69 | Nanda Nandan Reddy | 9359/16 | Sri Ventakaramana Const. |
| 249 | 249 | 179.69 | B Sridhar Reddy | 1933/15 | Sri Ventakaramana Const |
| 250 | 250 | 179.69 | Nanda Nandan Reddy | 9359/16 | Sri Ventakaramana Const. |
| 251 | 251 | 182.90 | B Manorama | 1885/15 | Sri Ventakaramana Const |
| 252 | 252 | 179.69 | B Jogi Reddy | 1878/15 | Sri Ventakaramana Const |
| 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 M/s. Villa Orchids LLP

For SRI VENKATARAMANA CONSTRUCTIONS

Managing Partner

Partner

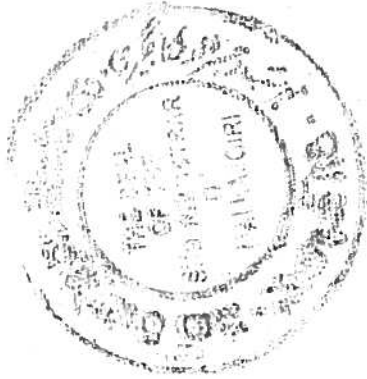
V Aruna Reddy

A. Aruna Reddy

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Sub Registrar
Malkajgiri

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| | | | | | |
|-----|-----|--------|--------------------|---------|--------------------------|
| 255 | 255 | 179.69 | Nanda Nandan Reddy | 9358/16 | Sri Ventakaramana Const. |
| 256 | 256 | 147.05 | B Sridhar Reddy | 1933/15 | Sri Ventakaramana Const. |
| 257 | 257 | 147.05 | B Manorama | 1885/15 | Sri Ventakaramana Const. |
| 258 | 258 | 173.20 | Nanda Nandan Reddy | 9362/16 | Sri Ventakaramana Const. |
| 259 | 259 | 160.90 | Nanda Nandan Reddy | 9362/16 | Sri Ventakaramana Const. |
| 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. |
| 263 | 263 | 179.69 | B Manorama | 1886/15 | Sri Ventakaramana Const. |
| 264 | 264 | 179.69 | Nanda Nandan Reddy | 9362/16 | Sri Ventakaramana Const. |
| 265 | 265 | 179.69 | B Sridhar Reddy | 1926/15 | Sri Ventakaramana Const. |
| 266 | 266 | 179.69 | Nanda Nandan Reddy | 9361/16 | Sri Ventakaramana Const. |
| 267 | 267 | 179.69 | Nanda Nandan Reddy | 9361/16 | Sri Ventakaramana Const. |
| 268 | 268 | 179.69 | B Manorama | 1886/15 | Sri Ventakaramana Const. |
| 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. |
| 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 | 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. |
| 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 | 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 M/s. Villa Orchids LLP

Managing Partner

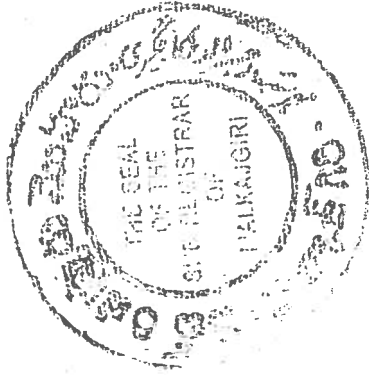
For SRI VENKATARAMANA CONSTRUCTIONS

Partner

V. Arifullah

A.A. Aruna Reddy

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3600/2017 Sheet 22 of 27
Sub Registrar
Malkajgiri

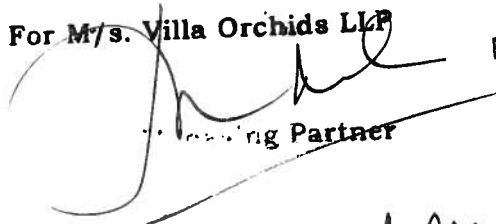


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| | | | | | |
|-----|------------------|----------|--------------------|---------|--------------------------|
| 307 | 307 | 114.37 | B Sridhar Reddy | 1926/15 | Sri Ventakaramana Const |
| 308 | 308 | 115.65 | Nanda Nandan Reddy | 9363/16 | Sri Ventakaramana Const. |
| 309 | 309 | 123.19 | Nanda Nandan Reddy | 9363/16 | Sri Ventakaramana Const. |
| 310 | 310 | 114.37 | A Ram Reddy | 2141/03 | A Ram Reddy |
| 311 | 311 | 115.65 | B Sridhar Reddy | 1926/15 | Sri Ventakaramana Const |
| 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 | 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 M/s. Villa Orchids LLP


Partner

For SRI VENKATARAMANA CONSTRUCTIONS


Partner

✓ A Ram Reddy

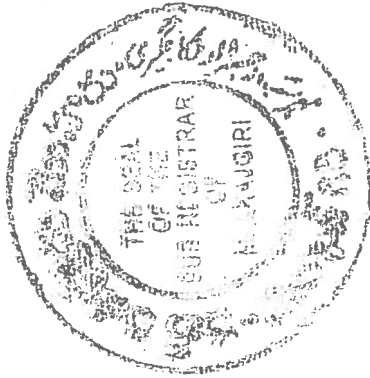
A.A. Aruna Reddy



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Sub Registrar
Malkajiri

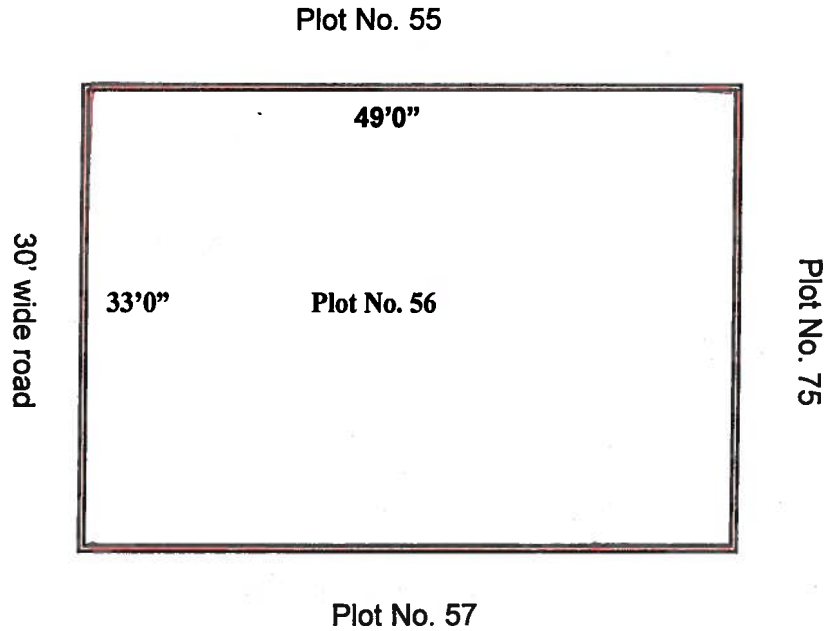


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ANNEXURE- D

PLAN SHOWING PLOT BEARING NO. 56 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.



For SRI VENKATARAMANA CONSTRUCTIONS


VENDOR


Partner

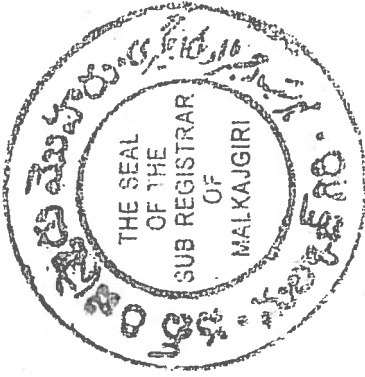
V

A.A. Aruna Babu

For M/s. Villa Orchids LLP


Managing Partner

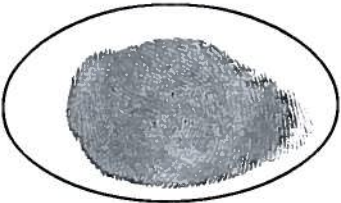



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3592/2017 Sheet 24 of 27 Sub Registrar
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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

| SL.NO. | FINGER PRINT IN BLACK (LEFT THUMB) | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER |
|--------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| |  | <p>VENDOR:</p> <p>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><u>VENDOR CUM GPA HOLDER OF VENDOR NO. 1, VENDOR NO.2 AND VENDOR NO.3 VIDE GPA NO. 82/BK/17, REGISTERED AT SRO, MALKAJGIRI, MEDCHAL-MALKAJGIRI DISTRICT.</u></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> |

SIGNATURE OF WITNESSES:

1. M. Ray
G. Nagaraju.

✓ A. Reddy

A.A. Aruna Reddy

A. Vikram Reddy

For SRI VENKATARAMANA CONSTRUCTIONS


Partner

SIGNATURE OF THE VENDOR

For M/s. Villa Orchids LLP


Managing Partner

SIGNATURE OF THE VENDEE