



Government of Telangana
Registration And Stamps Department

25/2/2020

Payment Details - Citizen Copy - Generated on 13/02/2020, 12:12 PM

SRO Name: 1508 Vallabhnagar

Receipt No: 933

Receipt Date: 13/02/2020

Name: K PRABHAKAR REDDY

Transaction: Sale Deed

CS No/Doct No: 866 / 2020

Chargeable Value: 2875000

DD No:

Challan No:

E-Challan No: 577AYR120220

Bank Name:

DD Dt:

Challan Dt:

E-Challan Dt: 12-FEB-20

E-Challan Bank Name: YESB

Bank Branch:

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				14375
Transfer Duty /TPT				43125
Deficit Stamp Duty				25700
User Charges				150
Total:				83350

In Words: RUPEES EIGHTY THREE THOUSAND THREE HUNDRED FIFTY ONLY

RETURNED

Prepared By: MDRAHEEM

Signature of SRO

25/2/2020

Name: K PRABHAKAR REDDY

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

CS No/Doct No: 869 / 2020

Chargeable Value:

Challan No:

E-Challan No: 961LGY120220

Bank Name:

Challan Dt:

E-Challan Dt: 12-FEB-20

Doc NO: 852 of 2020

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

W 045986

Date: 03/02/2020, 11:01 AM

Serial No: 86

Denomination: 100

Purchased By:

M MAHENDER

S/O M MALLESH

R/O HYD

For Whom

M/S VILLA ORCHIDS LLP

SEC-BAD

Sub Registrar

Ex. Officio Stamp Vendor

SRO Vallabhnagar

SALE DEED

This Sale Deed is made and executed on this the 13th day of February 2020 at S.R.O, Vallabhnagar, Medchal-Malakajiri District by and between:

M/s. Villa Orchids LLP (formerly known as M/s. Greenwood Lakeside Hyderabad LLP), a registered Limited Liability Partnership Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by Authorized Signatory, Shri. Anand S. Mehta, S/o. Shri. Suresh U. Mehta aged about 42 years, Occupation: Business, residing at Flat No. 701, Welkin Apartments, Lane besides FAB India, Begumpet, Hyderabad, hereinafter referred to as the Vendor.

AND

1. M/s. Sri Venkata Ramana Constructions, a registered partnership firm having its office at 2-3-35, Sri Sai Residency, Amberpet, Hyderabad, represented by its partner Mr. A. Ram Reddy, Son of Shri A. Malla Reddy, aged 64 years, Occupation: Business, resident of 2-3-35, Sri Sai Residency, Amberpet, Hyderabad {Pan No.ACNFS0566J}.
2. Mr. A. Ram Reddy, Son of Mr. A. Malla Reddy, aged 64 years, Occupation: Business, resident of 2-3-35, Sri Sai Residency, Amberpet, Hyderabad.
3. Mr. A. Vikram Reddy, Son of Mr. A. Ram Reddy, aged 30 years, Occupation: Business, resident of 2-3-35, Sri Sai Residency, Amberpet, Hyderabad.
4. Mrs. A. Aruna Reddy, Wife of Mr. A. Ram Reddy, aged 58 years, Occupation: Business, resident of 2-3-35, Sri Sai Residency, Amberpet, Hyderabad.

being represented by their registered Agreement of Sale cum General Power of Attorney Holder M/s. Villa Orchids LLP, by virtue of document no. 758 of 2018, dated 12.01.2018, rep. by Authorized Signatory, Shri. Anand S. Mehta, S/o. Shri. Suresh U. Mehta aged about 42 years, registered at S.R.O. Malkajiri, Medchal-Malakajiri District, hereinafter called the "Layout Developers" (which expression where the context so permits shall mean and include their successors in interest, nominees, assignees herein, etc.).

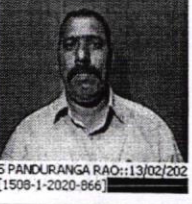
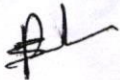
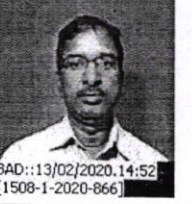
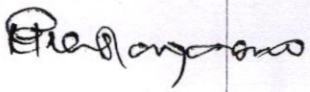
For M/s. Villa Orchids LLP

Anand Mehta

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14375/- paid between the hours of 4 and 5 on the 13th day of FEB, 2020 by Sri K Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 S PANDURANGA RAO::13/02/2020 [1508-1-2020-866]	S PANDURANGA RAO S/O. SRINIVASA RAO SAINI 1-18-72/2 MES COLONY VENKATAPURAM ALWAL, SECUNDERABAD-500015	
2	CL		 BOMMALAKUNTA LALITHA::13/ [1508-1-2020-866]	BOMMALAKUNTA LALITHA W/O. S PANDURANGA RAO 1-18-72/2 MES COLONY VENKATAPURAM ALWAL, SECUNDERABAD-500015	
3	EX		 BAD::13/02/2020.14:52 [1508-1-2020-866]	REP BY GPA K.PRABHAKAR REDDY VIDE GPA NO.158/BK-IV/2017 DT.3/6/2017,AT SRO SEC-BAD S/O. K.PADMA REDDY H.NO.5-4-187/3 & 4 SOHAM MANSION, 2ND FLOOR, MG ROAD, SEC-BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 B SAINATH RAO::13/02/2020 [1508-1-2020-866]	B SAINATH RAO H.NO 1-18-72/2, VENKATAPURAM TIRUMALAGIRI HYD	
2		 V BHAVANA::13/02/2020.15:01 [1508-1-2020-866]	V BHAVANA H.NO 6-1-666, LAXMI NAGAR KAHIRATHABAD HYD	

13th day of February, 2020

Signature of Sub Registrar
Vallabh Nagar

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4599 Name: Vailla Bhavana	D/O Vailla Ashok, Hyderabad, Hyderabad, Andhra Pradesh, 500004	
2	Aadhaar No: XXXXXXXX6845 Name: Burma Sainath Rao	S/O Burma Bhaskar Rao, Tirumalagiri, Hyderabad, Telangana, 500015	

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852/2020. Sheet 1 of 14
Sub Registrar
Vallabh Nagar

IN FAVOUR OF

1. Mrs. Bommalakunta Lalitha, Wife of Mr. S. Panduranga Rao, aged about 45 years and
2. Mr. S. Panduranga Rao, Son of Mr. Srinivasa Rao Saini, aged about 45 years both are residing at H. No: 1-18-72/2, MES Colony, Venkatapuram, Alwal, Secunderabad – 500 015, hereinafter referred to as the 'Purchaser'

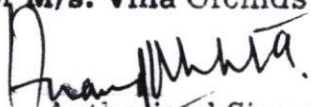
The term Vendor, Layout Developer and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

Wherever the Vendor, Layout Developer and Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this Sale Deed in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

- 1.1. Whereas, 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) were the absolute owners of Ac. 21-33 gts., forming a part of survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village and survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, Ranga Reddy District) (hereinafter referred to as the Scheduled Land).
- 1.2. The Co-purchasers had 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.
- 1.3. For development of the Schedule Land permit for building construction/layout was obtained as per details given under.
- 1.4. The Co-purchasers herein had reached into an understanding amongst themselves for division of the total saleable area amongst themselves to enable each party or group of parties to become Owners of identifiable plots or parcels of land. 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 way of registered sale deeds / GPAs.
- 1.5. Mr. A. Ram Reddy, his wife Smt. A. Aruna Reddy and his son Mr. A. Vikram Reddy (Co-purchasers) are also partners in the Partnership Firm M/s. Sri Venkataramana Constructions (Co-purchasers). Mr. A. Ram Reddy, Smt. A. Aruna Reddy and Mr. A. Vikram Reddy have agreed to join M/s. Sri Venkataramana Constructions herein for development of the entire Scheduled Land. They have executed a GPA in favour of Mr. A. Ram Reddy for the said purpose.
- 1.6. Accordingly, the Layout Developers has the absolute rights to develop/sell plots/villas in the Housing Project for which permit for construction has been obtained. The Scheduled Land which was owned by the Co-purchasers is now being developed by M/s. Sri Venkataramana Constructions.

For M/s. Villa Orchids LLP


Authorized Signatory

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852/2020. Sheet 2 of 14 Sub Registrar
Vallabh Nagar

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
4	Aadhaar No: XXXXXXXX2866 Name: Saini Pandu Ranga Rao	S/O Saini Sreenivas Rao, Alwal, Hyderabad, Telangana, 500010	
5	Aadhaar No: XXXXXXXX8440 Name: Bommalakunta Lalitha	W/O Saini Pandu Ranga Rao, Secunderabad, Rangareddi, Andhra Pradesh, 500015	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below 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	25700	0	89200	0	115000
Transfer Duty	NA	0	43125	0	0	0	43125
Reg. Fee	NA	0	14375	0	0	0	14375
User Charges	NA	0	150	0	0	0	150
Total	100	0	83350	0	89200	0	172650

Rs. 68825/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14375/- towards Registration Fees on the chargeable value of Rs. 2875000/- was paid by the party through E-Challan/BC/Pay Order No ,577AYR120220 dated ,12-FEB-20 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 83350/-, DATE: 12-FEB-20, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 2894949145425, PAYMENT MODE: NB-1000200, ATRN: 2894949145425, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: VILLA ORCHIDS LLP REP BY ANAND S MEHTA, CLAIMANT NAME: MRS. B. LALITHA AND S.PANDURANGA RAO).

Date:

13th day of February, 2020

Signature of Registering Officer
Vallabh Nagar

Certificate of Registration

Registered as document no. 852 of 2020 of Book-1 and assigned the identification number 1 - 1508 - 852 - 2020 for Scanning on 13-FEB-20 .

Registering Officer
Vallabh Nagar
(S.M.Hussaini)

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1.7. An understanding was reached between the Vendor herein and Layout Developers, wherein the Layout Developers have agreed to sell plots of land to the Vendors wherein the Layout Developers have agreed to provide common amenities and facilities like clubhouse, roads, parks, water supply, electricity supply, etc., to prospective purchasers of such plots with a villa constructed thereon and the Vendors have agreed to construct the villa on the said plot at its cost.

1.8. Accordingly, the Layout Developers have executed a registered Agreement of Sale cum GPA in favour of the Vendor, details of which along with the details of plot are given in Annexure – A.

1.9. The details of the title of the Co-purchasers along with the terms of sale between the Layout Developers and the Vendors is given in detail in the Agreement of Sale cum GPA referred to herein.

2. DETAILS OF PERMITS:

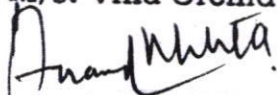
2.1 The Vendors have obtained permission from GHMC vide permit no. 24873/HO/NZ/CIR-17/2013 in file no. 40972/28/06/2011 dated 13.06.2013. Accordingly, the Schedule Land is being developed as a housing colony consisting of about 343 villas, EWS/ LIG units along with infrastructure and amenities like roads, electric power supply, water supply, clubhouse, parks, etc.

3. PROPOSED DEVELOPMENT:

3.1. The Vendor/Layout Developers propose to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:

- 3.1.1. The land is proposed to be sub-divided into about 343 plots of land and each plot of land shall be sold along with a villa constructed thereon.
- 3.1.2. The prospective purchasers shall eventually become absolute owners of an identifiable plot of land along with the villa constructed thereon.
- 3.1.3. Clubhouse consisting of basement + stilt + ground + 1 upper floor admeasuring about 15,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, childrens park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
- 3.1.4. Each villa shall have a separately metered electric power connection.
- 3.1.5. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
- 3.1.6. Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an onsite RO plant.
- 3.1.7. The proposed villas will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed villas, clubhouse, common amenities, etc., as it deems fit and proper.
- 3.1.8. That the Purchaser 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 10 years from date of handing over possession of the completed villa or till the end of year 2029, whichever is later 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 Purchaser shall not raise any objections / objections.
- 3.1.9. The Vendor/Layout Developers shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of the villas.

For M/s. Villa Orchids LLP



Authorised Signatory

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Vallabh Nagar



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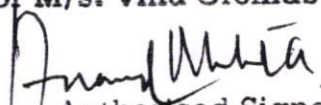


3.2 The proposed project of development on the entire Scheduled Land is styled as 'Villa Orchids' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Villa Orchids shall always be called as such and shall not be changed.

4. SCHEME OF SALE / PURCHASE :

- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the vacant plot of land and/or constructed villa with plot of land to any intending purchaser.
- 4.2 The Vendor proposes to sell a vacant plot of land to the Purchaser. The plot being sold by the Vendor to the Purchaser is detailed in Annexure – A and is hereinafter referred to as the Scheduled Plot.
- 4.3 Further, the Vendor and the Purchaser have agreed that the Vendor shall construct a villa on the Scheduled Plot and for which an Agreement of Construction is being executed along with this Sale Deed.
- 4.4 The Purchasers of the plots/villas in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual villa owners in the Housing Project.
- 4.5 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, land left for future development, etc., shall continue to belong to the Vendor / Layout Developers or its nominees.
- 4.6 Only on payment of the entire sale consideration along with other charges like GST, VAT, service tax, stamp duty, registration charges, corpus fund, maintenance charges, etc., the Vendor shall execute a sale deed /conveyance deed in favour of the Purchaser and or its nominees. The Purchaser shall be entitled to claim possession of the Scheduled Plot along with Villa only upon payment of entire sale consideration along with all other charges to the Vendor.
- 4.7 The Purchaser shall be required to enter into a separate 'Agreement for Construction' with the Vendor for construction of the villa and the Purchaser shall not raise any objection for execution of such an agreement. That the possession of the Scheduled Plot along with the villa constructed thereon (hereinafter referred to as the Said Villa) shall be delivered by the Vendor to the Purchaser only upon registration of the Sale Deed. The Purchaser shall immediately thereafter handover the Scheduled Plot 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 Housing Project. The Vendor shall re-deliver the possession of the completed villa to the Purchaser only upon payment of entire sale consideration and other dues by the Purchaser to the Vendor.

For M/s. Villa Orchids LLP


Authorised Signatory

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Vallabh Nagar

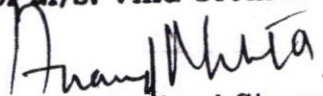


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- 4.8 That it is specifically understood and agreed by the Purchaser that the Sale Deed executed in favour of the Purchaser and the Agreement for Construction entered into between the parties hereto in pursuance of this Sale Deed are interdependent, mutually co-existing and / or inseparable. The Purchaser therefore shall not be entitled to alienate in any manner the Scheduled Plot registered in his favour and / or enter into an Agreement for Construction in respect of the villa with any other third parties. However, the Purchaser with the prior consent in writing of the Vendor shall be entitled to offer the Said Villa as a security for obtaining housing loan for the purposes of purchase and construction of the Said Villa.
- 4.9 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and Agreement of Construction, as amended from time to time, shall be deemed to be the part of this Sale Deed unless otherwise specifically waived and /or differently agreed upon in writing.
5. DETAIL OF PLOT BEING SOLD:
- 5.1 The Vendor hereby sells to the Purchaser the Scheduled Plot in the Housing Project and details of the plot no., plot area are given in Annexure – A attached to this deed.
- 5.2 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Plot. The Purchaser upon such inspection is satisfied as to the title of the Vendor.
- 5.3 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Plot 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 Purchaser shall not hereafter, raise any objection on this count.
- 5.4 The Plan of the Scheduled Plot is attached as Annexure – B herein. The layout plan of the Housing Project is attached as Annexure – C herein.
6. SALE CONSIDERATION:
- 6.1 The Vendor hereby sells the Scheduled Plot and the Purchaser hereby shall become the absolute owner of the Scheduled Plot. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Scheduled Plot and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure – A.
- 6.2 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 Purchaser only and such costs do not form part of the agreed sale consideration mentioned in Annexure - A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Sale Deed. In case the Purchaser 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 Purchaser and shall be recoverable as dues from the Purchaser.
- 6.3 It is hereby agreed and understood explicitly between the parties hereto the Purchaser 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 sale of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure – A. In case the Purchaser fails to pay such taxes or charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

For M/s. Villa Orchids LLP



Authorised Signatory

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852/2020. Sheet 5 of 14

Sub Registrar
Vallabh Nagar



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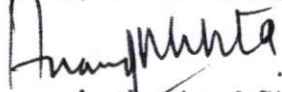


6.4 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.

7. OWNERS ASSOCIATION:

- 7.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure – A) to look after the maintenance of the Housing Project and shall abide by its rules.
- 7.2 In case the society / association has yet to be formed, the Purchaser 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.
- 7.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Said Villa, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Villa including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.
- 7.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of villas. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.
- 7.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.
- 7.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.
- 7.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

For M/s. Villa Orchids LLP



Authorised Signatory

Bk - 1, CS No 866/2020 & Doct No
852/2020.

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Vallabh Nagar



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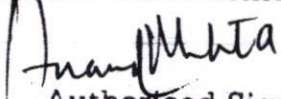
8. NOC FOR SURROUNDING DEVELOPMENT :

- 8.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.
- 8.2 That rights of further construction in and around the Scheduled Land or the Scheduled Plot, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser 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 Purchaser.
- 8.3 That the Purchaser 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 Housing Project and in respect to the Scheduled Land or Scheduled Plot and also the adjoining plots.
- 8.4 The Vendor reserves right to change the designs of the layout, blocks of villas, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Plot and that such changes do not affect the plan or area of the Said Villa. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

9 COMPLIANCE OF STATUTORY LAWS:

- 9.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:
- 9.1.1 The defense services or allied organizations.
 - 9.1.2 Airports Authority of India.
 - 9.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.
 - 9.1.4 Fire department.
 - 9.1.5 Electricity and water supply board.
 - 9.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.
 - 9.1.7 Irrigation department.
 - 9.1.8 Environment department and pollution control board.

For M/s. Villa Orchids LLP


Authorised Signatory

Bk - 1, CS No 866/2020 & Doct No
852/2020.

Sheet 7 of 14 Sub Registrar
Vallabh Nagar



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10. OTHER TERMS:

- 10.1 That the Purchaser 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 Plot on account of joint ownership of the common amenities by number of persons.
- 10.2 Any facilities and amenities that have been proposed to be provided in the Housing Project as mentioned in the Vendor's flyers, brochures, banners, website, hoardings, etc., shall not be construed as a legal offering. The Vendor reserves the right to make any reasonable additions or alteration or deletions to the proposed amenities and facilities as it deem fit and proper. The Purchaser shall not raise any objection on this count.
- 10.3 That the Purchaser shall impose all the conditions laid down in the Sale Deed upon the transferee, tenant, occupiers or users of Scheduled Plot. 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 Scheduled Plots and the transfer of all or any rights therein shall only be subject to such conditions.
- 10.4 In the event that the Vendor has paid stamp duty and registration charges for registration of agreement of sale or other deeds in its favour pertaining to the Scheduled Villa and if part or whole of such stamp duty and registration charges paid can be adjusted against the stamp duty and registration charges payable for registration of this agreement of sale or sale deed in favour of the purchaser, then the Purchaser shall be liable to reimburse the amount so adjusted or adjustable to the Vendor. The Vendor shall be entitled to recover such an amount from the Purchaser as arrears of sale consideration.
- 10.5 The Market Value of the Scheduled Property an amount of Rs. 4,000/- per Sq. yds, an aggregate stamp duty of Rs.89,200/-(Rupees Eighty Nine Thousand Two Hundred Only) for the above mentioned "Agreement of sale cum General Power of Attorney" has already been paid and hence a proportionate deduction is made in the stamp duty payable on this sale deed under section 16.

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land admeasuring Ac. 21-33 gts., forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village and survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal - Malakjgiri District (formerly known as Malkajgiri Mandal, Ranga Reddy District) and bounded by:

North By	Land in Sy. Nos. 8, 9, 10, 14 & 38
South By	Kowkur Village Settlement
East By	Surabhi Colony and Janapriya Arcadia Housing Complex
West By	Kowkur Village Settlement

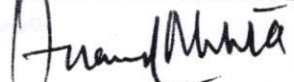
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. B. Sainath

2. Bhavans

For M/s. Villa Orchids LLP


Authorised Signatory
VENDOR





PURCHASER

Bk - 1, CS No 866/2020 & Doct No
852/2020.

Sheet 8 of 14 Sub Registrar
Vallabh Nagar



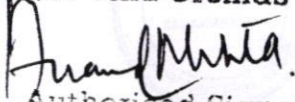
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ANNEXURE- A

1.	Names of Purchaser:	1. Mrs. Bommalakunta Lalitha 2. Mr. S. Panduranga Rao
2.	Purchaser's permanent residential address:	R/o. H. No: 1-18-72/2, MES Colony, Venkatapuram, Alwal, Secunderabad – 500 015.
3.	Pan no. of Purchaser:	BLMPB1142A - BLFPS6929F
4.	Aadhaar card no. of Purchaser:	7570 3443 8440 - 4327 8143 2866
5.	Agreement of sale cum GPA executed by Layout Developer in favour of Vendor	Document No. 758 of 2018, dated 12.01.2018, regd. at S.R.O, Malkajgiri, Medchal-Malkajgiri District.
6.	Name address & registration no. of Owners Association	Villa Orchids Owner's Association having its office at Sy. Nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District vide regd. No.979 of 2017 dated 14.07.2017.
7.	Details of Scheduled Plot:	
	a. Plot no.:	136
	b. Plot area:	147 Sq. yds.
8.	Total sale consideration:	Rs.28,75,000/-(Rupees Twenty Eight Lakhs Seventy Five Thousand Only)
9.	Details of payments:	
		1. Rs.13,93,426/-(Rupees Thirteen Lakhs Ninety Three Thousand Four Hundred and Twenty Six Only) paid by way of banker cheque no.755000, dated 07.02.2020 issued by State Bank of India, RACPC, Moula-ali, Hyderabad. 2. Rs.13,47,000/-(Rupees Thirteen Lakhs Forty Seven Thousand Only) paid by way of RTGS Transfer. 3. Rs.1,34,574/-(Rupees One Lakhs Thirty Four Thousand Five Hundred and Seventy Four Only) paid by way of cheque no.169610, dated 12.01.2018 drawn on Central Bank of India, Bollaram Branch, Secunderabad.
10.	<u>Description of the Scheduled Plot :</u>	
		All that piece and parcel of land bearing plot no.136, admeasuring about 147 sq. yds, in the housing project named as "Villa Orchids, forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, Ranga Reddy District) and bounded by: North by: Plot No. 137 South by: Plot No. 135 East by: 30' wide road West by: Plot No. 131

For M/s. Villa Orchids LLP


Authorised Signatory
VENDOR


#1

PURCHASER

Bk - 1, CS No 866/2020 & Doct No
852/2020.

Sheet 9 of 14 Sub Registrar
Vallabh Nagar

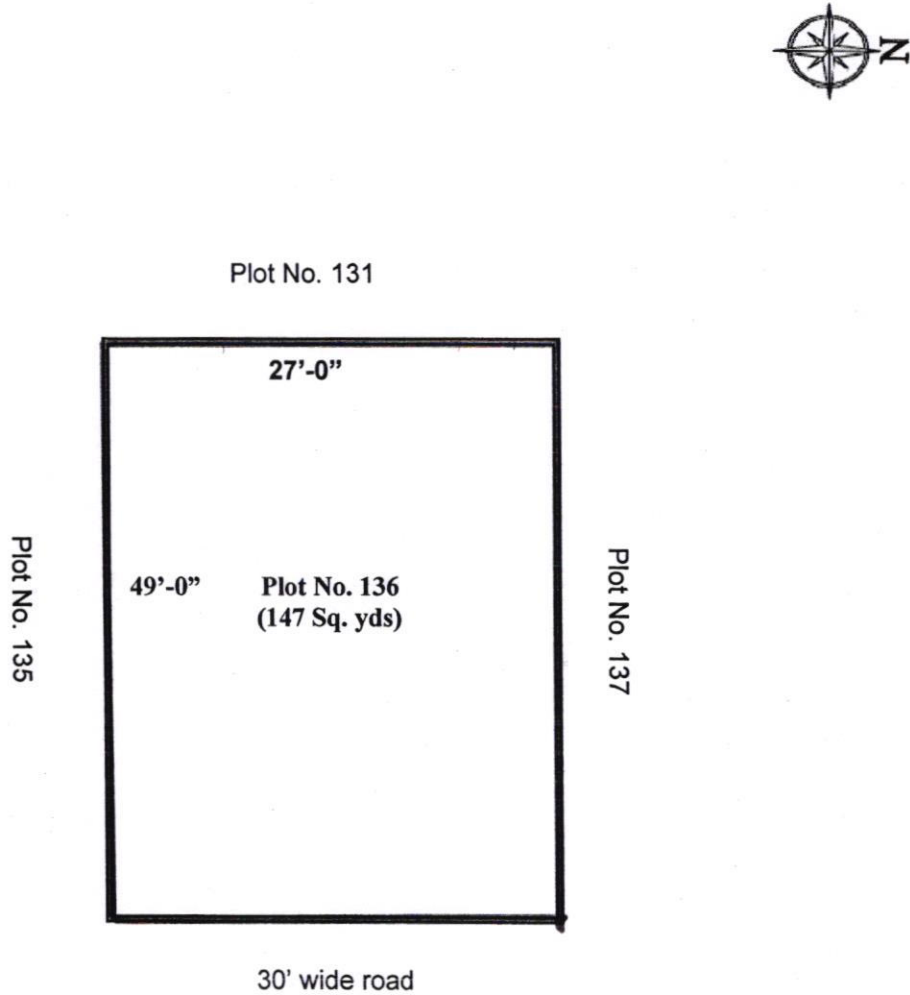


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ANNEXURE – 'B'

Plan of the Scheduled Plot:



For **M/s. Villa Orchids LLP**
Anand Mishra
Authorised Signatory

VENDOR

[Signature]
[Signature]

PURCHASER

Bk - 1, CS No 866/2020 & Doct No
852/2020. Sheet 10 of 14 Sub Registrar
Vallabh Nagar

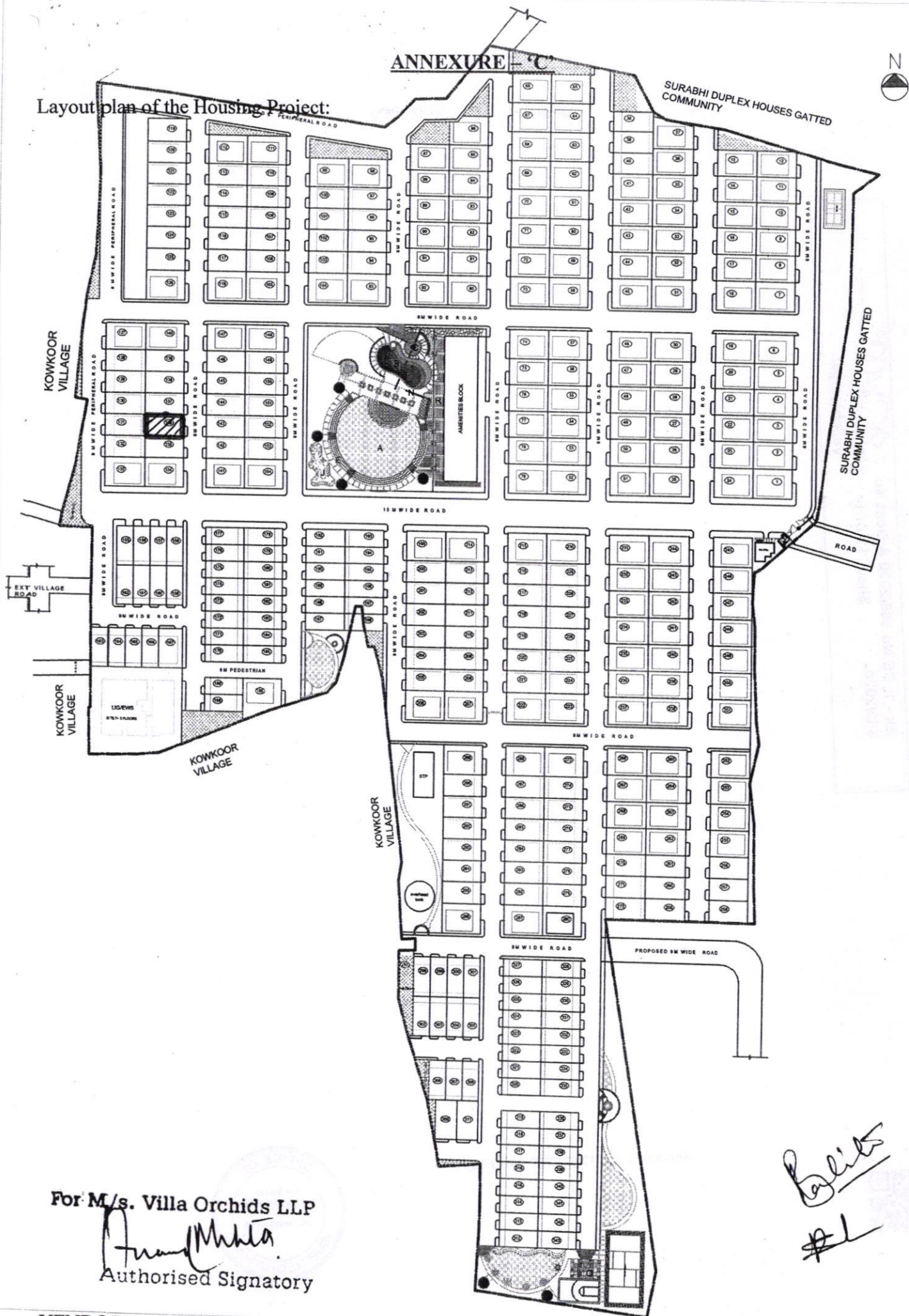


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ANNEXURE 'C'

Layout plan of the Housing Project:



For M/s. Villa Orchids LLP
[Signature]
 Authorised Signatory

[Signature]
 #1

VENDOR

PURCHASER

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852/2020.

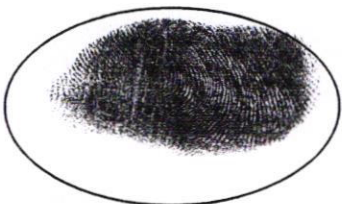
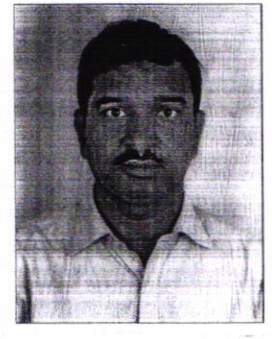
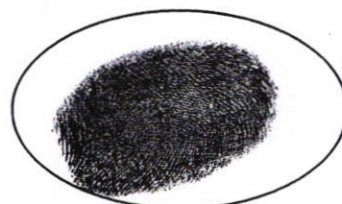
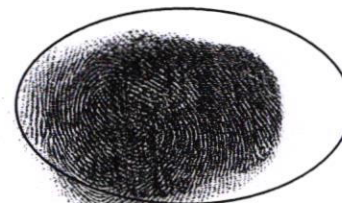
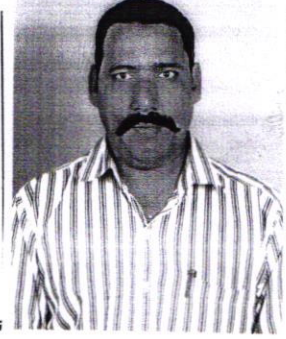
Sheet 11 of 14 Sub Registrar
Vallabh Nagar



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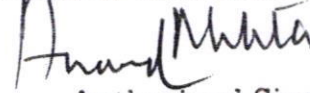
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. VILLA ORCHIDS LLP (FORMERLY KNOWN AS M/S. GREENWOOD LAKESIDE HYDERABAD LLP) HAVING ITS REGISTERED OFFICE AT 5-4-187/ 3 & 4, SOHAM MANSION M.G. ROAD, SECUNDERABAD – 500 003 REP BY ITS AUTHORIZED SIGNATORY:- MR. ANAND S MEHTA S/O. MR. SURESH U MEHTA.
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE GPA NO. 158 /BK-IV/2017, DT:03.06.2017</u> <u>AT SRO, SECUNDERABAD:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 & 4 SOHAM MANSION 2 ND FLOOR, M. G. ROAD SECUNDERABAD.
			<u>PURCHASER:</u> 1. MRS. BOMMALAKUNTA LALITHA W/O. MR. S. PANDURANGA RAO R/O. H. NO: 1-18-72/2 MES COLONY VENKATAPURAM, ALWAL SECUNDERABAD – 500 015.
			2. MR. S. PANDURANGA RAO S/O. MR. SRINIVASA RAO SAINI R/O. H. NO: 1-18-72/2 MES COLONY VENKATAPURAM, ALWAL SECUNDERABAD – 500 015.

SIGNATURE OF WITNESSES:

1. *B. Sainath*
2. *Bhavana*

For M/s. Villa Orchids LLP


Authorized Signatory
SIGNATURE OF THE VENDOR


SIGNATURE OF THE PURCHASER

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852/2020.

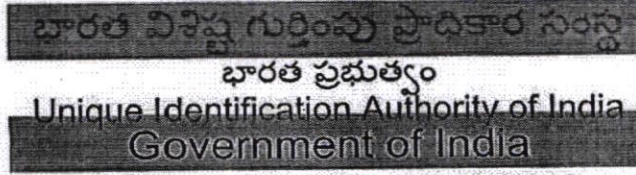
Sheet 12 of 14

Sub Registrar
Vallabh Nagar

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VENDOR CUM DEVELOPER:



సమాధి సంఖ్య / Enrollment No.: 1020/10855/00759

To
అనంద్ సురేష్ మెహతా
Anand Suresh Mehta
S/O: Suresh Mehta
21-BAPU BAGH COLONY P G ROAD
SECUNDERABAD
Secunderabad
Secunderabad
Secunderabad Hyderabad
Telangana 500003
9885000518
307656913
MA076569137FT



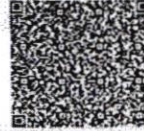
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8656 7880 6452

ఆధార్ - సామాన్యని హక్కు



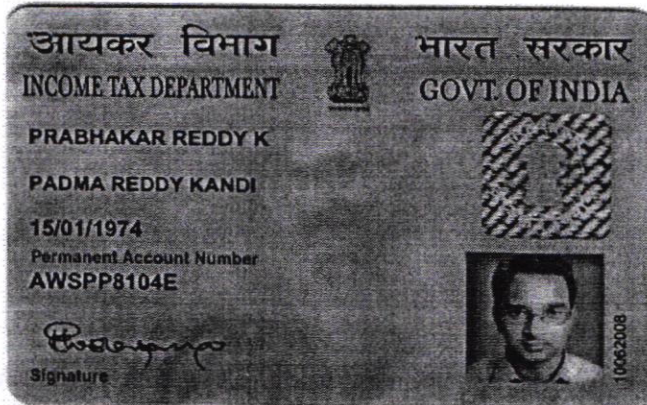
భారత ప్రభుత్వం
Government of India
అనంద్ సురేష్ మెహతా
Anand Suresh Mehta
పుట్టిన తేదీ / DOB : 13/06/1977
పురుషుడు / Male



8656 7880 6452

ఆధార్ - సామాన్యని హక్కు

For M/s. Villa Orchids LLP
Anand Mehta
Authorised Signatory



Aadhaar No 3287 6953 9204

Prabhakar Reddy K

Bk - 1, CS No 866/2020 & Doct No
852/2020.

Sheet 13 of 14 Sub Registrar
Vallabh Nagar



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

బొమ్మలకుంట లలిత
Bommalakunta Lalitha
 పుట్టిన తేదీ/DOB: 04/10/1974
 స్త్రీ / FEMALE

7570 3443 8440
 VID: 9101 1230 8806 5677

నా ఆధార్ - నా గుర్తింపు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సీని పాండు రంగా రావు
Saini Pandu Ranga Rao
 పుట్టిన తేదీ/DOB: 17/08/1974
 పురుషుడు / MALE

4327 8143 2866
 VID: 9102 7670 4587 0430

నా ఆధార్ - నా గుర్తింపు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

బర్మా సాయినాథ్ రావ్
Burma Sainath Rao
 పుట్టిన తేదీ/DOB: 27/03/1996
 పురుషుడు / Male

8723 6813 6845

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

వైల భావన
Vaila Bhavana
 పుట్టిన సంవత్సరం/Year of Birth: 1995
 స్త్రీ / Female

3333 1208 4599

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
 W/O సీని పాండు రంగా రావు, గి.ఎం.ఎం.-22/2,
 వెంకటాపురం, మేస కాలనీ, అల్వాల, సీకింద్రాబాద్, రంగారెడ్డి,
 ఆంధ్ర ప్రదేశ్ - 500015

Address:
 W/O Saini Pandu Ranga Rao, 1-18-72/2,
 Venkatapuram, mes colony, alwal,
 Secunderabad, Rangareddi,
 Andhra Pradesh - 500015

7570 3443 8440

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O.Box No.1947, Bengaluru-560 001

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
 S/O శ్రీ సీని రావ్, ఏస్ ఎన్.ఎ.-1-18-72/2,
 వెంకటాపురం, బేక్ సైడ్ వైష్ణు మాత వింపుర, వెంకటాపురం,
 అల్వాల, హైదరాబాద్, తెలంగాణ - 500010

Address:
 S/O Saini Sreenivas Rao, H NO-1-18-72/2,
 VENKATAPURAM, BACK SIDE VAISHNAVI
 MATHA TEMPLE, VENKATAPURAM, Alwal,
 Hyderabad, Telangana - 500010

4327 8143 2866

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O.Box No.1947, Bengaluru-560 001

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: S/O: బర్మా భాస్కర్ రావ్
 1-18-72/2, వెంకటాపురం
 వైష్ణు మాత దేవాలయం వెనుక, వెంకటాపురం
 తిరుమలగిరి, తిరుమల గిరి, హైదరాబాద్
 ఆంధ్ర ప్రదేశ్, 500015

Address: S/O: Burma
 Bhaskar Rao, 1-18-72/2,
 Venkatapuram, back side
 vyshnu matha temple,
 Venkatapuram, Tirumalagiri,
 Trimulgherry, Hyderabad,
 Andhra Pradesh, 500015

8723 6813 6845

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

and Non-Government services in future.

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

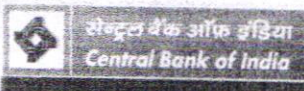
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 లక్ష్మీ నగర్, ఖైరతాబాద్, హైదరాబాద్,
 ఆంధ్ర ప్రదేశ్, 500004

Address: D/O Vaila Ashok, 6-1-
 666, laxmi nagar, Khairatabad,
 Hyderabad, Andhra Pradesh,
 500004

3333 1208 4599

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in పి.ఓ. బాక్స్ నెం. 1947, బెంగళూరు-560001

Bk - 1, CS No 866/2020 & Doct No 852/2020.
Sheet 14 of 14 Sub/Registrar
Vallabhnagar



जारी करने वाली शाखा
ISSUING BRANCH
2066
अल्फा कोड क्र.
ALPHA CODE NO.

सभी स्थानीय शाखाओं पर सममूल्य पर देय
PAYABLE AT PAR AT ALL LOCAL BRANCHES
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D D M M Y Y Y Y

COMMISSIONER GHMC

या उनके आदेशपर
OR ORDER

मॉर्गे जानेपर
ON DEMAND PAY
रुपये
Two Thousand Eight Hundred and Seventy Five only *

RUPEE S

अदा करे ₹ 2875.00

Name of the Purchaser : BOMMALAKUNTA LALITHA
अदाकर्ता शाखा
DRAWEE BRANCH 2688 - SSB HYDERABAD

मूल्य प्राप्त VALUE RECEIVED

EM/HYDDIV/A
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Prefix : DD

अ.क्र./SR. NO.



प्राधिकृत हस्ताक्षरी
AUTHORISED SIGNATORIES
Please sign above

209004 0000 160001

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TSVSAB 20987954

GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY

App No : 776268

MeeSeva App No : ECM022007394066

Date : 15-Feb-20

Statement No : 45891980

Sri/Smt.: B LALITHA : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: MAHADEVPUR, Survey No : ,3,4,5,6,7,8,33, Plot No : ,136, East: 30 WIDE ROAD West:
PLOT NO 131 South: PLOT NO 135 North: PLOT NO 137

A search is made in the records of SRO(s) of VALLABHNAGAR relating there to for 29 years from 01-01-1991 To 14-02-2020 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 --- 3	VILL/COL: MAHADEVPUR/MAHADEVPUR W-B: 4-5 SURVEY: 3 4 5 6 7 8 33 PLOT: 136 EXTENT: 147SQ.Yds BUILT: 1820SQ. FT Boundires: [N]: PLOT NO 137 [S] PLOT NO 135 [E]: 30' WIDE ROAD [W]: PLOT NO 131 This document Link Doct 1508, 852/2020 of SRO 1508;/ 2020	(R) 13-02-2020 (E) 13-02-2020 (P) 13-02-2020		0109 (DEVELOPMENT AGREEMENT OR CONST) Mkt.Value:Rs. 588000 Cons.Value:Rs. 2875000	1 .1.(CL)BOMMALAKUNTA LALITHA 2.(EX)M/S VILLA ORCHIDS LLP FORMERLY KNOWN AS M/S GREENWOOD LAKESIDE HYDERABAD LLP) REP BY ANAND S MEHTA 3.(CL)S PANDURANGA RAO 4.(EX)K PRABHAKAR REDDY (GPA HOLDER NO 158/BK-IV/2017 SRO SECUNDERABAD	0/0 853/ 2020 [1] of SROVALLABHNAGAR
2 --- 3	VILL/COL: MAHADEVPUR/MAHADEVPUR W-B: 4-5 SURVEY: 3 4 5 6 7 8 33 PLOT: 136 EXTENT: 147SQ.Yds Boundires: [N]: PLOT NO 137 [S] PLOT NO 135 [E]: 30' WIDE ROAD [W]: PLOT NO 131 This document Link Doct 1508, 758/2018 of SRO 1512;/ 2018	(R) 13-02-2020 (E) 13-02-2020 (P) 13-02-2020		0101 (Sale Deed) Mkt.Value:Rs. 588000 Cons.Value:Rs. 2875000	1 .1.(EX)M/S VILLA ORCHIDS LLP (FORMERLY KNOWN AS M/S GREENWOOD LAKESIDE HYD LLP) REP BY ANAND S.MEHTA 2.(EX)M/S SRI VENKATA RAMANA CONSTRUCTIONS REP BY A.RAM REDDY 3.(EX)A.RAM REDDY 4.(EX)A.VIKRAM REDDY 5.(EX)A.ARUNA REDDY 6.(EX)REP BY AGPA M/S VILLA ORCHIDS LLP REP BY ANAND S.MEHTA 7.(EX)REP BY GPA K.PRABHAKAR REDDY VIDE GPA NO.158/BK- IV/2017 DT.3/6/2017,AT SRO SEC- BAD 8.(CL)BOMMALAKUNTA LALITHA 9.(CL)S PANDURANGA RAO	0/0 852/ 2020 [2] of SROVALLABHNAGAR
3 --- 3	VILL/COL: KOWKUR/KOWKOOR VILLAGE W-B: 4-1 SURVEY: 1 3 4 5 6 7 PLOT: 136 EXTENT: 147SQ.Yds Boundires: [N]: PLOT NO 137 [S] PLOT NO 135 [E]: 30' WIDE ROAD [W]: PLOT NO 131 This document Link Doct 1508, 758/2018 of SRO 1512;/ 2018	(R) 13-02-2020 (E) 13-02-2020 (P) 13-02-2020		0101 (Sale Deed) Mkt.Value:Rs. 588000 Cons.Value:Rs. 0	1 .1.(EX)M/S VILLA ORCHIDS LLP (FORMERLY KNOWN AS M/S GREENWOOD LAKESIDE HYD LLP) REP BY ANAND S.MEHTA 2.(EX)M/S SRI VENKATA RAMANA CONSTRUCTIONS REP BY A.RAM REDDY 3.(EX)A.RAM REDDY 4.(EX)A.VIKRAM REDDY 5.(EX)A.ARUNA REDDY 6.(EX)REP BY AGPA M/S VILLA ORCHIDS LLP REP BY ANAND S.MEHTA 7.(EX)REP BY GPA K.PRABHAKAR REDDY VIDE GPA NO.158/BK- IV/2017 DT.3/6/2017,AT SRO SEC- BAD 8.(CL)BOMMALAKUNTA LALITHA 9.(CL)S PANDURANGA RAO	0/0 852/ 2020 [1] of SROVALLABHNAGAR

Sy. Hussain

Name: SYED
MAJEEDULLA HUSSAINI
Designation: SUB
REGISTRAR
SRO: VALLABHNAGAR