



Government of Telangana  
Registration And Stamps Department

2371/19

Payment Details - Office Copy - Generated on 29/04/2019, 12:05 PM

SRO Name: 1508 Vallabh Nagar

Receipt No: 2556

Receipt Date: 29/04/2019

AGREEMENT

3250000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

RETURNED

Account Description

| Account Description                                   | Amount Paid By |         |           |
|-------------------------------------------------------|----------------|---------|-----------|
|                                                       | Cash           | Challan | DD        |
| Registration Fee                                      |                |         | E-Challan |
| Deficit Stamp Duty                                    | 100            |         | 16150     |
| User Charges                                          |                |         | 16250     |
| Total:                                                |                | 100     | 100       |
| In Words: RUPEES THIRTY TWO THOUSAND SIX HUNDRED ONLY |                |         | 32500     |

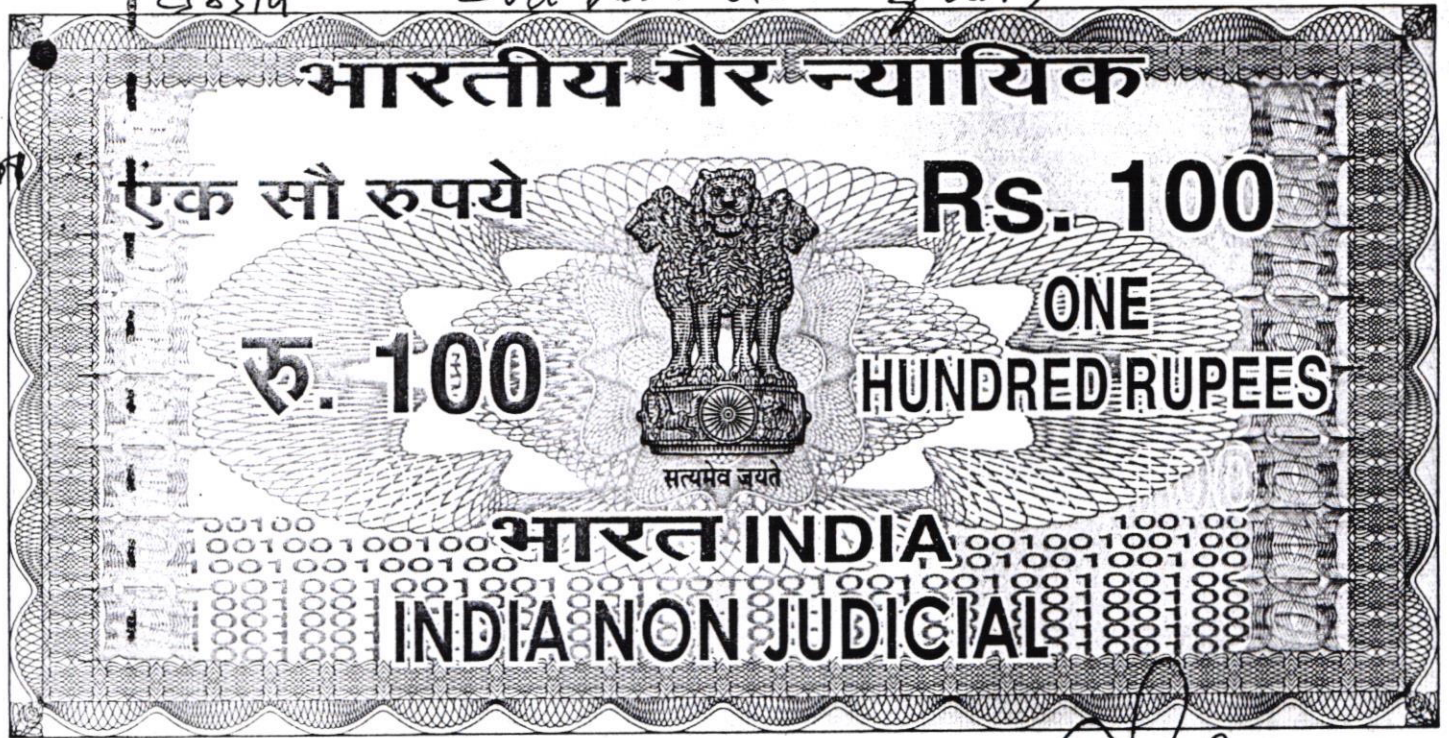
Prepared By: KSRINIVAS

*[Signature]*  
Noted by  
Signature  
29/04/2019



238314

Dolt NO: 2371 07/2019



తెలంగాణ తేలంగానా TELANGANA

S.No. 23601 Date: 20-12-2018

Sold to: MAHENDAR

S/o. MALLESH

For Whom: M/s. VILLA ORCHIDS LLP

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No. 16-05-059/2012,

R.No. 16-05-025/2018

Plot No. 227, Opp. Back Gate  
of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 29<sup>th</sup> day of April 2019 at S.R.O, Vallabh Nagar, Medchal-Malakajgiri 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, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Authorized Signatory, Shri. Anand S. Mehta, S/o. Shri. Suresh U. Mehta aged about 39 years, Occupation: Business, residing at Flat No. 701, Welkin Apartments, Lane besides FAB India, Begumpet, Hyderabad {Pan No. ACQPM3840C, Aadhaar No. 8656 7880 6452}, hereinafter referred to as the Developer.

**AND**

Mrs. Praveena Chintala, Wife of Mr. Baastha Ashwini Kumar, aged about 42 years residing at H. No: 1-16-74, J. S. Residency, Flat No. 101, Sainagar Colony, P. O. Tirumalgherry, Alwal, Secunderabad - 500 015 {Pan No. ADRPC4727A, Aadhaar No. 6166 7384 0536}, hereinafter referred to as the 'Purchaser'

The term 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.

For M/s. Villa Orchids LLP

*Anand S. Mehta*  
Authorized Signatory

*C. Praveena*

**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. 16250/- paid between the hours of 1 and 2 on the 29th day of APR, 2019 by Sri Anand S Mehta

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

| SI No | Code | Thumb Impression                                                                  | Photo                                                                                                                                    | Address                                                                                                                                                                            | Signature/Ink Thumb Impression                                                                            |
|-------|------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 1     | CL   |  | <br>PRAVEENA CHINTALA::29/04/2019<br>[1506-1-2019-2363] | PRAVEENA CHINTALA<br>W/O. BAASTHA ASHWINI KUMAR<br>H.NO.1-16-74 J.S.RESIDENCY., FLAT<br>NO.101, SAINAGAR COLONY, PO<br>TIRUMALGHERRY, ALWAL                                        | <i>C. Praveena</i><br> |
| 2     | EX   |  | <br>BAD::29/04/2019,13:05<br>[1506-1-2019-2363]         | REP BY GPA K.PRABHAKAR REDDY<br>VIDE GPA NO.158/BK-IV/2017<br>DT.3/6/2017 AT SRO SEC-BAD<br>S/O. K.PADMA REDDY<br>H.NO.5-4-187/3 & 4 SOHAM MANSION,<br>2ND FLOOR, MG ROAD, SEC-BAD | <i>Prabhakar</i>                                                                                          |

**Identified by Witness:**

| SI No | Thumb Impression                                                                    | Photo                                                                                                                                        | Name & Address                                         | Signature               |
|-------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------|
| 1     |   | <br>B.ASHWINI KUMAR::29/04/2019,<br>[1506-1-2019-2363]      | B.ASHWINI KUMAR<br>H.NO.73 BHEL ENCLAVE TADBAND SECBAD | <i>B. Ashwini Kumar</i> |
| 2     |  | <br>C.PRAKASH RAO::29/04/2019,13:39<br>[1506-1-2019-2363] | C PRAKASH RAO<br>H.NO.16-83/4 ALWAL SECBAD             | <i>C. Prakash Rao</i>   |

29th day of April, 2019

Signature of Sub Registrar  
Vallabh Nagar**E-KYC Details as received from UIDAI:**

| SI No | Aadhaar Details                                         | Address:                                                                 | Photo                                                                                 |
|-------|---------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX5536<br>Name: Ashwini Kumar Baastha | S/O B Arjun Rao,<br>Tirumalagiri, Hyderabad, Telangana, 500009           |  |
| 2     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amberpet, Hyderabad, Telangana, 500013                                   |  |
| 3     | Aadhaar No: XXXXXXXX0536<br>Name: Praveena Chintala     | W/O Ashwini Kumar Baastha,<br>Tirumalagiri, Hyderabad, Telangana, 500009 |  |

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2371/1 2019. Sheet 1 of 10  
Sub Registrar  
Vallabh Nagar

Wherever the Developer/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this Agreement 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 Developer/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. DETAILS OF PLOT PURCHASED:

- 1.1. The Purchaser has purchased a plot of land in the Housing Project known 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, Malkajgiri Mandal, Alwal Mandal, Medchal-Malkajgiri District vide registered sale deed from the Developer and the details of which are given in Annexure – A (hereinafter referred to as the Scheduled Plot).
- 1.2. The Developer has agreed to sell the Scheduled Plot to the Purchaser on the condition that the Purchaser shall enter into an Agreement for Construction with the Developer for construction of a villa/house on the Scheduled Plot.
- 1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

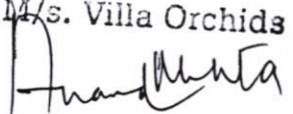
2. DETAIL OF THE VILLA BEING CONSTRUCTED

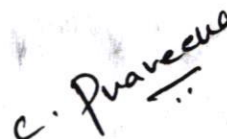
- 2.1. The Developer has agreed to construct a villa on the Scheduled Plot as per the details given herein and the Scheduled Plot of land along with the villa constructed thereon shall be referred to as Said Villa.
- 2.2. The plan of the Said Villa to be constructed shall be as per the Annexure – B attached herein and the specifications shall be as per Annexure – C attached herein, with such modifications and alterations as may be required or are deemed necessary by the Developer from time to time.
- 2.3. The Developer has provided plans of the Said Villa to the Purchaser along with details of carpet area and built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Said Villa. The consideration mentioned herein is the lumpsum amount for the Said Villa. The Purchaser confirms that he shall not raise any objections on this count.

3. CONSIDERATION FOR CONSTRUCTION:

- 3.1. The Purchaser agrees to pay the Developer the consideration detailed in Annexure – A for construction of the Said Villa and the payment shall be made in installments as detailed in Annexure – A.
- 3.2. 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 consideration mentioned in Annexure - A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Agreement for Construction. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Developer 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

  
Authorized Signatory



**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                        | 16250        | 0          | 0                           | 0                | 16350        |
| Transfer Duty           | NA             | 0                        | 0            | 0          | 0                           | 0                | 0            |
| Reg. Fee                | NA             | 0                        | 16150        | 100        | 0                           | 0                | 16250        |
| User Charges            | NA             | 0                        | 100          | 0          | 0                           | 0                | 100          |
| <b>Total</b>            | <b>100</b>     | <b>0</b>                 | <b>32500</b> | <b>100</b> | <b>0</b>                    | <b>0</b>         | <b>32700</b> |

Rs. 16250/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16250/- towards Registration Fees on the chargeable value of Rs. 3250000/- was paid by the party through Cash and E-Challan/BC/Pay Order No ,198SMP250419 dated ,25-APR-19 of ,SBIN/

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 32500/-, DATE: 25-APR-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0969544179019,PAYMENT MODE:NB-1000200,ATRN:0969544179019,REMITTER NAME: PRAVEENA CHINTALA ,EXECUTANT NAME: VILLA ORCHIDS LLP,CLAIMANT NAME: PRAVEENA CHINTALA).

Date:

29th day of April,2019

Signature of Registering Officer  
Vallabh Nagar

Bk -1, CS No 2383/2019 & Doct No  
2371/2019. Sheet 2 of 10 Sub Registrar  
Vallabh Nagar

1వ పుస్తకము 2019 సం./శాస 1941 వ నంబు  
2371 నెంబరుగా రిజిస్టరు చేయబడినది. స్వామింగ్  
నిమిత్తం గుర్తింపు నెంబరు 1508-1-2371-2019  
తేది 29/04/2019  
S.M. HUSSAINI  
సబ్ రిజిస్ట్రారు  
వల్లభనగర్

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3.3. 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 construction 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 Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

3.4. That the Developer has agreed to construct the Said Villa as per plan and specifications given in Annexure - B and Annexure - C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over and above the agreed consideration.

3.5. Interest on delayed payment, if any, shall be paid over and above the agreed consideration.

#### 4. COMPLETION OF CONSTRUCTION:

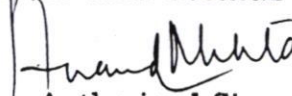
4.1. The Developer agrees to deliver the Said Villa completed in all respects on or before the date mentioned in Annexure - A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 6/- per sft per month, being the average expected rent for the Said Villa. The Purchaser shall be entitled to such a compensation for delay in completion, if and only if, the Purchaser has paid the entire consideration to the Developer. The Purchaser agrees to limit their claims for delay in completion to the said amount.

4.2. The Developer shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Developer, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure - A.

4.3. That upon completion of construction of the Said Villa the Developer shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Developer shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

4.4. That from the intimation as to possession or completion of the Said Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Said Villa including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

For M/s. Villa Orchids LLP

  
Authorized Signatory

*C. Praveen*

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Sub Registrar,  
Vallabh Nagar



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4.5. The Housing Project is proposed to be completed in phases and the schedule date of completion of the entire Housing Project may not have been specified. The Developer proposes to complete the Said Villa as given above along with the basic common amenities and utility services. The Purchaser shall not raise any objection to the non-completion or delay in completion of other villas as long as the Purchaser is able to enjoy possession of the Said Villa without any reasonable let or hindrance.

4.6. The Developer at his discretion may withhold the final finishing works like last coat of paint, floor polish, installation of CP and sanitary ware, etc. till such time the Purchaser confirms his readiness to take possession of the Said Villa. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, it is agreed that the final finishing works shall be withheld to ensure that the completed villa is handed over to the Purchaser in a brand new condition.

#### 5. POSSESSION OF VILLA:

5.1. That the Purchaser shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the Said Villa before it is fully constructed and possession delivered unless he has made full payment of consideration along with other charges such as electricity, water, monthly maintenance, corpus fund, taxes, interest, etc., under and strictly according to this agreement.

5.2. The Purchaser shall be entitled to take possession of the Said Villa only on receipt of 'Letter of Possession' from the Developer. Any claim to possession made by the Purchaser without obtaining the Letter of Possession shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

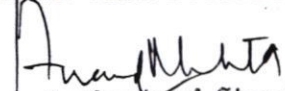
5.3. At the request of the Purchaser the Developer may give license to the Purchaser to enter the villa being purchased by him for the purposes of installation of furniture and fixtures or for purposes like housewarming, before the Purchaser has paid the entire consideration and other charges to the Developer. The Purchaser shall not be entitled to claim possession of the Said Villa till such time all dues are cleared and such a license given by the Developer to enter the Said Villa cannot be construed as handing over of possession by the Developer to the Purchaser. Any claim to possession made by the Purchaser before clearing all the dues shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

#### 6. FORCE MAJEURE:

6.1. That in event of any delay in the completion of the construction of the Said Villa and delivery of possession of the said villa by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., or by way of any order of a court, tribunal, statutory authorities, etc., the Developer shall not be held responsible. The Purchaser shall not have right to claim any compensation, interest, loss or damage, etc. or shall not insist for the refund of any amount till the final work is completed.

6.2. 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.

For M/s. Villa Orchids LLP

  
Authorized Signatory

*C. Praveen*

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Vallabh Nagar



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**ANNEXURE- A**

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                       |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| 1.  | Names of Purchaser:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Mrs. Praveena Chintala                                                                                                |
| 2.  | Purchaser's permanent residential address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | R/o. H. No: 1-16-7A, JS Residency, Flat No. 101, Sainagar Colony, P. O. Tirumalgherry, Alwal, Secunderabad - 500 015. |
| 3.  | Sale deed executed by Developer in favour of Purchaser                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Document no. 2370 of 2019, dated 29.04.2019 registered at SRO, Vallabhnagar, Medchal-Malkajgiri District.             |
| 4.  | Type of villa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | B1                                                                                                                    |
| 5.  | No. of Floors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Ground + 1 <sup>st</sup> Floor                                                                                        |
| 6.  | No. of bedrooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 3 bedrooms                                                                                                            |
| 7.  | Details of Said Villa :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                       |
|     | a. Villa no.:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 243                                                                                                                   |
|     | b. Plot area:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 180 Sq. yds.                                                                                                          |
|     | c. Built-up area :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1940 Sft.                                                                                                             |
|     | d. Carpet area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1625 Sft.                                                                                                             |
| 8.  | Total sale consideration:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Rs.32,50,000/-(Rupees Thirty Two Lakhs Fifty Thousand Only)                                                           |
| 9.  | <b><u>Details of advance paid:</u></b><br>Rs.28,10,000/-(Rupees Twenty Eight Lakhs and Ten Thousand Only) already paid by the purchaser which is admitted and acknowledged by the developer.                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                       |
| 10. | <b>Payment terms:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                       |
|     | Installment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Due date for payment                                                                                                  |
|     | I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Within 7 days of completing of flooring, bathroom tiles, doors, windows, first coat of paint, etc.                    |
|     | II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | On completion                                                                                                         |
| 11. | Scheduled date of completion:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 31.08.2019                                                                                                            |
| 12. | <b><u>Description of the Scheduled Plot :</u></b><br>All that piece and parcel of land bearing plot no. 243, admeasuring about 180 sq. yds, along with a villa constructed thereon having built up area 1940 sft., 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:<br><br>North by: Plot No. 244<br>South by: Plot No. 242<br>East by: 30' wide road<br>West by: Plot No. 232 |                                                                                                                       |

For M/s. Villa Orchids LLP

Authorized Signatory

VENDOR

C. Praveena

PURCHASER

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Sub Registrar  
Vallabh Nagar

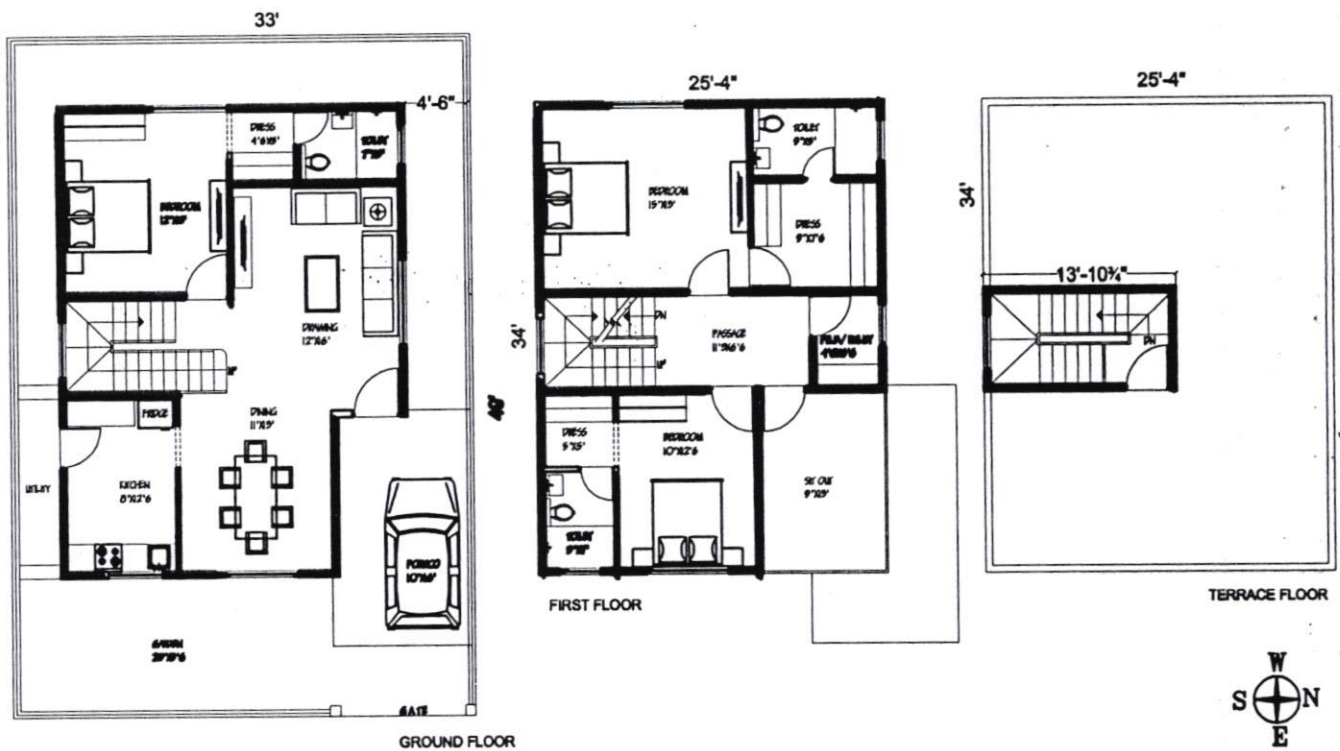


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# **ANNEXURE- B**

Plan of the Said Villa:



For M/s. Villa Orchids LLP

*Handwritten Signature*  
 Authorised Signatory

VENDOR

*Handwritten Signature*

PURCHASER

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Vallabh Nagar



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**ANNEXURE - C****Specifications of Said Villa:**

| Item                 | Specifications                                 |
|----------------------|------------------------------------------------|
| Structure            | RCC                                            |
| Walls                | Cement blocks                                  |
| External painting    | Exterior emulsion                              |
| Interior painting    | Smooth finish with OBD                         |
| Flooring             | Branded 2 x 2 ft vitrified Tiles               |
| Main door            | Wood with polished panel door                  |
| Internal door frames | Wood with paint                                |
| Door shutters        | Painted panel doors with dorset hardware       |
| Windows              | Aluminium sliding windows                      |
| Sanitary             | Cera /Parryware / Hindware or equivalent brand |
| CP fittings          | Branded quarter turn                           |
| Bathrooms            | Branded designer tiles upto 7ft.               |
| Kitchen              | Granite slab with 2 ft dado and SS sink        |
| Electrical           | Copper wiring with modular switches            |
| Plumbing             | UPVC /CPVC/ PVC pipes.                         |

**Note:**

1. Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Developer and subject to change from time to time without prior notice.
9. The additions and alterations that may be permitted within the Said Villa shall be at the sole discretion of the Developer and the Purchaser shall not raise any objections on this count.
10. The Purchaser shall be given an opportunity to visit the site for providing details like choice of colour of walls, bathroom tiles, etc. The Purchaser at his discretion may provide material like floor tiles, bathroom tiles, sanitary fitting, CP fitting, electrical switches, etc., to be installed in place of the material provided by the Developer. The Developer agrees to refund the cost of not providing the said materials to the Purchaser. The Purchaser shall record the additions and alterations that he wishes to make at site and such a record shall be jointly signed by the Purchaser and the Developer's engineer. The additions and alterations shall be carried out strictly as per the recorded alterations. The Purchaser will deliver such material, if any, to the site at its cost by the agreed date. Any delay in completion of the Said Villa for delay in delivery of the material by the Purchaser shall be added to the schedule date of completion of the villa.

For M/s. Villa Orchids LLP

**VENDOR**
  
 Authorised Signatory
**PURCHASER**


Bk - 1, CS No 2383/2019 & Doct No  
2371/1 2019. Sheet 7 of 10 Sub Registrar  
Vallabh Nagar



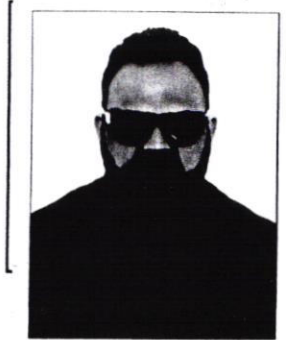
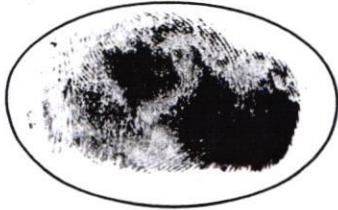
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# **PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.**

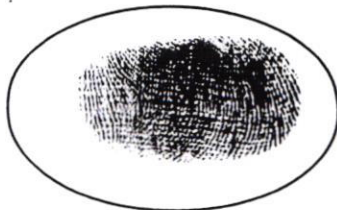
| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB) | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER |
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|

**DEVELOPER:**



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.

**GPA FOR PRESENTING DOCUMENTS**  
**VIDE GPA NO. 158 /BK-IV/2017, DT:03.06.2017**  
**AT SRO, SECUNDERABAD:**



MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
R/O. AT 5-4-187/3 & 4  
SOHAM MANSION  
2<sup>ND</sup> FLOOR, M. G. ROAD  
SECUNDERABAD

**PURCHASER:**



MRS. PRAVEENA CHINTALA  
W/O. MR. BAASTHA ASHWINI KUMAR  
R/O. H. NO: 1-16-74, J. S. RESIDENCY  
FLAT NO. 101, SAINAGAR COLONY  
P. O. TIRUMALGHERRY  
ALWAL, SECUNDERABAD - 500 015.

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

For M/s. Villa Orchids LLP

Authorized Signatory

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

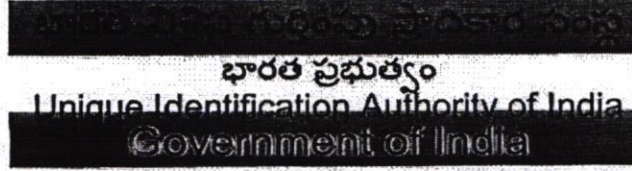
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237/12019. Sheet 8 of 10 Sub Registrar  
Vallabh Nagar



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**VENDOR CUM DEVELOPER:**



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

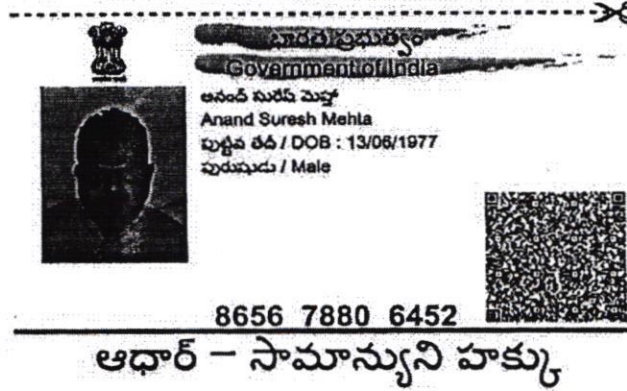
To  
అనంద్ సురేశ్ మెహ్లా  
Anand Suresh Mehla  
S/O: Suresh Mehla  
21-BAPU BAGH COLONY P G ROAD  
SECUNDERABAD  
Secunderabad  
Secunderabad  
Secunderabad Hyderabad  
Telangana 500003  
9885000518  
307656913  
MA076569137FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**8656 7880 6452**

ఆధార్ - సామాన్యని హక్కు



For M/s. Villa Orchids LLP  
Anand Mehla  
Authorized Signatory



Bk - 1, CS No 2383/2019 & Doct No  
2371 / 2019. Sheet 9 of 10

Sub Registrar  
Vallabh Nagar



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**భారత ప్రభుత్వం**  
Government of India

**ప్రవీణ చింతల**  
Praveena Chintala

పుట్టిన సంవత్సరం / Year of Birth: 1977  
స్త్రీ / Female

**6166 7384 0536**

ఆధార్ - సామాన్యని హక్కు

*Praveena*

**Unique Identification Authority of India**  
Unique Identification Authority of India

చిరునామా: W/O: అశ్వినీ కుమార్  
బాస్థి  
ప్లాట్ నంబర్ 73 బి ఏస్ 4 ఏర్  
ఎన్క్లేవ్, అక్బర్ రోడ్  
తిరుబంద్ సెకండరాబాద్, తిరుమలగిరి,  
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500009

Address: W/O: Ashwini  
Kumar Basstha, Plot  
Number 73 BHEL Enclave,  
Akber Road, Tarbund  
Secunderabad, Tirumalagiri,  
Hyderabad,  
Manovikasnagar, Andhra  
Pradesh, 500009

**6166 7384 0536**

1947  
1800 380 1947

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**అశ్వినీ కుమార్ బాస్థి**  
Ashwini Kumar Basstha

పుట్టిన సంవత్సరం / Year of Birth: 1976  
పురుషుడు / Male

**2514 9715 5536**

ఆధార్ - సామాన్యని హక్కు

*B. Ashwini Kumar*

**భారత ప్రభుత్వం**  
Government of India

**బి. అర్జున్ రావు**  
B Arjun Rao

పుట్టిన సంవత్సరం / Year of Birth: 1976  
పురుషుడు / Male

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**భారత ప్రభుత్వం**  
Government of India

**చింతల ప్రకాష్ రావు**  
Chintala Prakash Rao

పుట్టిన సంవత్సరం / Year of Birth: 1946  
పురుషుడు / Male

**4247 5045 7662**

ఆధార్ - సామాన్యని హక్కు

*Chintala Prakash Rao*

**భారత ప్రభుత్వం**  
Government of India

**లైట్ చింతల నరసింహారావు**  
Late Chintala Narsimharao

పుట్టిన సంవత్సరం / Year of Birth: 1947  
పురుషుడు / Male

**4247 5045 7662**

1947  
1800 180 1947

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స.అ. బాస్థి 1947,  
సె.ఎన్.ఎ. 500001

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237/12019 Sheet 10 of 10 Sub Registrar  
Vallabh Nagar



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TSGGDD 01094804



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

App No : 599081

Date : 04-May-19

MeeSeva App No : ECM021906338330

Statement No : 38949303

Sri/Smt.: C PRAVEENA : 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 : 243, East: 30 WIDE ROAD West: PLOT NO.232 South: PLOT NO.242 North: PLOT NO.244

A search is made in the records of SRO(s) of VALLABHNAGAR relating there to for 30 years from 01-06-1989 To 02-05-2019 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<br>Pres.Date                                    | Exe.Date | Nature & Mkt.Value<br>Con. Value                                                                           | Name of Parties Executant(EX) & Claimants(CL)                                                                                                                                                                                                                                                                                                                                                                                                                    | Vol/Pg No CD No Doct<br>No/Year [ScheduleNo]   |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| 1<br>---<br>4 | VILL/COL:<br>MAHADEVPUR/MAHADEVPUR<br>W-B: 4-5 SURVEY: 3 4 5 6 7 8 33<br>PLOT: 243 HOUSE: . EXTENT:<br>180SQ.Yds BUILT: 1940SQ. FT<br>Boundires: [N]: PLOT NO.244 [S]<br>PLOT NO.242 [E]: 30' WIDE ROAD<br>[W]: PLOT NO.232<br>This document Link Doct<br>1508, 2370/2019 of SRO<br>1508;/ 2019                                    | (R)<br>29-04-2019<br>(E)<br>29-04-2019<br>(P) 29-04-2019 |          | 0109<br>(DEVELOPMENT<br>AGREEMENT OR/EL<br>CONST)<br>Mkt.Value:Rs.<br>1358000<br>Cons.Value:Rs.<br>3250000 | 1.1.(EX)M/S VILLA ORCHIDS LLP<br>(FORMERLY KNOWN AS M/S<br>GREENWOOD LAKESIDE<br>HYDERABAD LLP REP BY ANAND<br>S.MEHTA<br>2.(EX)REP BY GPA K.PRABHAKAR<br>REDDY VIDE GPA NO.158/BK-<br>IV/2017 DT.3/6/2017 AT SRO<br>SEC-BAD<br>3.(CL)PRAVEENA CHINTALA                                                                                                                                                                                                          | 0/0<br>2371/ 2019<br>[1] of<br>SROVALLABHNAGAR |
| 2<br>---<br>4 | VILL/COL: KOWKUR/REST OF THE<br>AREA W-B: 4-1 SURVEY: 1 3 4 5<br>6 7 PLOT: 243 EXTENT:<br>180SQ.Yds LAYOUT FALLS WITHIN<br>2 VILLAGES Boundires: [N]: PLOT<br>NO.244 [S] PLOT NO.242 [E]: 30'<br>WIDE ROAD [W]: PLOT NO.232<br>This document Link Doct,Link<br>Doct 1508, 3605/2017 of<br>SRO 1512;3605/2017 of SRO<br>1512;/ 2017 | (R)<br>29-04-2019<br>(E)<br>29-04-2019<br>(P) 29-04-2019 |          | 0101<br>(Sale Deed )<br>Mkt.Value:Rs.<br>720000<br>Cons.Value:Rs. 0                                        | 1.1.(CL)PRAVEENA CHINTALA<br>2.(EX)M/S VILLA ORCHIDS LLP<br>(FORMERLY KNOWN AS M/S<br>GREENWOOD LAKESIDE HYD LLP)<br>REP BY ANAND S.MEHTA<br>3.(EX)M/S SRI VENKATA RAMANA<br>CONSTRUCTIONS REP BY A.RAM<br>REDDY<br>4.(EX)A.RAM REDDY<br>5.(EX)A.VIKRAM REDDY<br>6.(EX)A.ARUNA REDDY<br>7.(EX)REP BY AGPA M/S VILLA<br>ORCHIDS LLP REP BY ANAND<br>S.MEHTA<br>8.(EX)REP BY GPA K.PRABHAKAR<br>REDDY VIDE GPA NO.158/BK-<br>IV/2017 DT.3/6/2017,AT SRO<br>SEC-BAD | 0/0<br>2370/ 2019<br>[1] of<br>SROVALLABHNAGAR |
| 3<br>---<br>4 | VILL/COL:<br>MAHADEVPUR/MAHADEVPUR<br>W-B: 4-5 SURVEY: 3 4 5 6 7 8 33<br>PLOT: 243 EXTENT: 180SQ.Yds<br>Boundires: [N]: PLOT NO.244 [S]<br>PLOT NO.242 [E]: 30' WIDE ROAD<br>[W]: PLOT NO.232<br>This document Link Doct,Link<br>Doct 1508, 3605/2017 of<br>SRO 1512;3605/2017 of SRO<br>1512;/ 2017                               | (R)<br>29-04-2019<br>(E)<br>29-04-2019<br>(P) 29-04-2019 |          | Q101<br>(Sale Deed )<br>Mkt.Value:Rs.<br>720000<br>Cons.Value:Rs.<br>3250000                               | 1.1.(CL)PRAVEENA CHINTALA<br>2.(EX)M/S VILLA ORCHIDS LLP<br>(FORMERLY KNOWN AS M/S<br>GREENWOOD LAKESIDE HYD LLP)<br>REP BY ANAND S.MEHTA<br>3.(EX)M/S SRI VENKATA RAMANA<br>CONSTRUCTIONS REP BY A.RAM<br>REDDY<br>4.(EX)A.RAM REDDY<br>5.(EX)A.VIKRAM REDDY<br>6.(EX)A.ARUNA REDDY<br>7.(EX)REP BY AGPA M/S VILLA<br>ORCHIDS LLP REP BY ANAND<br>S.MEHTA<br>8.(EX)REP BY GPA K.PRABHAKAR<br>REDDY VIDE GPA NO.158/BK-<br>IV/2017 DT.3/6/2017,AT SRO<br>SEC-BAD | 0/0<br>2370/ 2019<br>[2] of<br>SROVALLABHNAGAR |
| 4<br>---<br>4 | VILL/COL:<br>KOWKUR/MAHADEVPUR W-B: 4-5<br>SURVEY: 3 4 5 6 7 8 33 1 3 4 5 6<br>7 PLOT: 243 EXTENT: 180SQ.Yds<br>Boundires: [N]: PLOT NO.244 [S]<br>PLOT NO.242 [E]: 30' WIDE ROAD                                                                                                                                                  | (R)<br>13-07-2017<br>(E)<br>13-07-2017<br>(P) 13-07-2017 |          | 0111<br>(AGREEMENT OF<br>SALE CUM GPA )<br>Mkt.Value:Rs.<br>720000                                         | 1.1.(CL)M/S VILLA ORCHIDS LLP<br>(FORMERLY M/S GREENWOOD<br>LAKESIDE LLP) REP BY SOHAM<br>MODI<br>2.(EX)SRI VENKATARAMANA<br>CONSTRUCTIONS REP BY A.RAM                                                                                                                                                                                                                                                                                                          | 0/0<br>3605/ 2017<br>[1] of<br>SROMALKAJGIRI   |

**ఎలక్ట్రానిక్ సేవలను అందించుటకు అధికృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము**  
**Declaration by the Authorized Agent for Delivering the Electronic Services**

(i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధికృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

(ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధికృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

(iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, Information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

(iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

*T. Jayanthi*  
సంతకము  
Signature

**SRIVEN NET DEN  
SDP-SRND**

**Opp: Amberpet Police Station  
TIRUMALANAGAR  
AMBERPET Mandal  
HYDERABAD-500013**

GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA  
GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA

|                           |  |                           |                                                                                                                   |  |
|---------------------------|--|---------------------------|-------------------------------------------------------------------------------------------------------------------|--|
| [W]: PLOT NO.232<br>1512, |  | Cons.Value:Rs.<br>2875000 | REDDY<br>3.(EX)A.RAM REDDY<br>4.(EX)A.VIKRAM REDDY [SELF &<br>GPA VIDE DOCT NO.82/IV/2017]<br>5.(EX)A.ARUNA REDDY |  |
|---------------------------|--|---------------------------|-------------------------------------------------------------------------------------------------------------------|--|

Certified By



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