



Government of Telangana  
Registration And Stamps Department

Payment Details - Office Copy - Generated on 28/10/2019, 04:30 PM

SRO Name: 1508 Vallabhnagar

Receipt No: 6213

Receipt Date: 28/10/2019

AGREEMENT

2933500

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Branch:

E-Challan Bank Name: SBIN

RETURNED

Account Description

Amount Paid By

|                                                                     | Cash | Challan | DD | E-Challan |
|---------------------------------------------------------------------|------|---------|----|-----------|
| Registration Fee                                                    |      |         |    | 14668     |
| Deficit Stamp Duty                                                  |      |         |    | 14568     |
| User Charges                                                        |      |         |    | 100       |
| Total:                                                              |      |         |    | 29336     |
| In Words: RUPEES TWENTY NINE THOUSAND THREE HUNDRED THIRTY SIX ONLY |      |         |    |           |

Prepared By: MDRAHEEM

Signature by SR



Government of Telangana  
Registration And Stamps Department

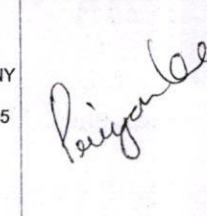
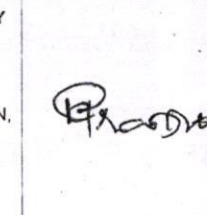


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**Presentation Endorsement:**

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. 10/- paid between the hours of 3 and 9 on the 28th day of OCT, 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                                                                           |
|-------|------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | CL   |  | <br>M. AJAY KUMAR::28/10/2019.15<br>[1508-1-2019-5785] | M. AJAY KUMAR<br>S/O. M. NARAYANAN<br>PLOT NO 119 PRAGA TOOLS COLONY<br>JEEEDIMETLA PIPELINE ROAD PET<br>BASHEERABAD, HYDERABAD-500055                                             |  |
| 2     | CL   |  | <br>N.K. PRIYANKA::28/10/2019.15<br>[1508-1-2019-5785] | N.K. PRIYANKA<br>W/O. M. AJAY KUMAR<br>PLOT NO 119 PRAGA TOOLS COLONY<br>JEEEDIMETLA PIPELINE ROAD PET<br>BASHEERABAD, HYDERABAD-500055                                            |  |
| 3     | EX   |  | <br>[1508-1-2019-5785]EX-999-2-RE                      | 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 |  |

**Identified by Witness:**

| SI No | Thumb Impression                                                                    | Photo                                                                                                                                   | Name & Address                                              | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     |   | <br>N.K. PREETHIKA::28/10/2019<br>[1508-1-2019-5785]  | N.K. PREETHIKA<br>F.NO.204 BHEEMA AVENUE JEEEDIMETLA<br>HYD |   |
| 2     |  | <br>M.SANKAR ANAND::28/10/2019<br>[1508-1-2019-5785] | M.SANKAR ANAND<br>F.NO.204 BHEEMA AVENUE JEEEDIMETLA<br>HYD |  |

28th day of October, 2019

Signature of Sub Registrar  
Vallabh Nagar

**E-KYC Details as received from UIDAI:**

| SI No | Aadhaar Details                                  | Address:                                                             | Photo                                                                                 |
|-------|--------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX1590<br>Name: Preethika N K  | D/O K Hymarajan,<br>Qutubullapur, K.v. Rangareddy, Telangana, 500055 |  |
| 2     | Aadhaar No: XXXXXXXX0143<br>Name: Sankar Anand M | S/O Mohana Chandran P D,<br>Eroor, Ernakulam, Kerala, 682306         |  |

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Bk - 1, CS No 5785/2019 & Doct No 5228/2019. 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, Alwal Mandal, Medchal-Malakajgiri 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.

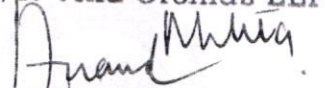
2. DETAIL OF THE VILLA BEING CONSTRUCTED

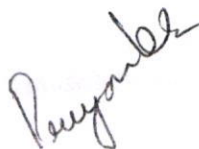
- 2.1. The Developer has agreed to construct a villa on the Scheduled Plot as per the details given herein and the Scheduled Plot of land along with the villa constructed thereon shall be referred to as Said Villa.
- 2.2. The plan of the Said Villa to be constructed shall be as per the Annexure – B attached 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

  
Authorised Signatory





Bk-1, CS No 5785/2019 & Doct No 5728/2019

Sheet 2 of 10 Sub Registrar Vallabh Nagar

| Aadhaar Details |                                                         | E-KYC Details as received from UIDAI:                                     |                                                                                     |
|-----------------|---------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| SI No           |                                                         | Address:                                                                  | Photo                                                                               |
| 3               | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amberpet, Hyderabad, Telangana, 500013                                    |  |
| 4               | Aadhaar No: XXXXXXXX5438<br>Name: Manni Ajay Kumar      | S/O M Narayanan,<br>Qutubullapur, Rangareddi, Andhra Pradesh, 500055      |  |
| 5               | Aadhaar No: XXXXXXXX1326<br>Name: Neroth Kolye Priyanka | W/O Manni Ajay Kumar,<br>Qutubullapur, K.v. Rangareddy, Telangana, 500055 |  |

Endorsement: Stamp Duty, Tranfer 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                        | 10        | 0    | 0                           | 0                | 110   |
| Transfer Duty           | NA             | 0                        | 0         | 0    | 0                           | 0                | 0     |
| Reg. Fee                | NA             | 0                        | 10        | 0    | 0                           | 0                | 10    |
| User Charges            | NA             | 0                        | 0         | 0    | 0                           | 0                | 0     |
| Total                   | 100            | 0                        | 20        | 0    | 0                           | 0                | 120   |

Rs. 10/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10/- towards Registration Fees on the chargeable value of Rs. 2933500/- was paid by the party through E-Challan/BC/Pay Order No ,768PQ4281019 dated ,28-OCT-19 of ,sbiepay/

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

(1). AMOUNT PAID: Rs. 20/-, DATE: 28-OCT-19, BANK NAME: sbiepay, BRANCH NAME: , BANK REFERENCE NO: 0540189523718, PAYMENT MODE: DC-1000200, ATRN: 0540189523718, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: VILLA ORCHID LLP, CLAIMANT NAME: MRS. N K PRIYANKA AND M. AJAY KUMAR.

Date:

28th day of October, 2019

Signature of Registering Officer  
Vallabh Nagar

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5728 నెంబరుగా రిజిస్టరు చేయబడినది. స్వాగింగ్

నిమిత్తం గుర్తింపు నెంబరు 1508-1. 5728-2019

ది: 28/10/19

S.M. HUSSAINI

సబ్ రిజిస్ట్రారు

వల్లభనగర్

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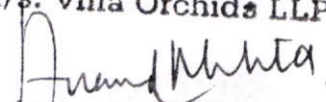


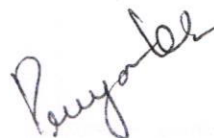
- 3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the Scheduled Plot. Such 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





Bk -1, CS No 5785/2019 & Doct No 522019. Sheet 3 of 10 Sub Registrar Vallabh Nagar

| E-KYC Details as received from UIDAI: |                                                         |                                                                           |                                                                                     |
|---------------------------------------|---------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| SI No                                 | Aadhaar Details                                         | Address:                                                                  | Photo                                                                               |
| 3                                     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amberpet, Hyderabad, Telangana, 500013                                    |  |
| 4                                     | Aadhaar No: XXXXXXXX5438<br>Name: Manni Ajay Kumar      | S/O M Narayanan,<br>Qutubullapur, Rangareddi, Andhra Pradesh,<br>500055   |  |
| 5                                     | Aadhaar No: XXXXXXXX1326<br>Name: Neroth Kotye Priyanka | W/O Manni Ajay Kumar,<br>Qutubullapur, K.v. Rangareddi, Telangana, 500055 |  |

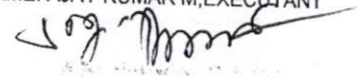
Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

| 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                        | 14578     | 0    | 0                           | 0                | 14678 |
| Transfer Duty           | NA             | 0                        | 0         | 0    | 0                           | 0                | 0     |
| Reg. Fee                | NA             | 0                        | 14678     | 0    | 0                           | 0                | 14678 |
| User Charges            | NA             | 0                        | 100       | 0    | 0                           | 0                | 100   |
| Total                   | 100            | 0                        | 29356     | 0    | 0                           | 0                | 29456 |

Rs. 14578/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14678/- towards Registration Fees on the chargeable value of Rs. 2933500/- was paid by the party through E-Challan/BC/Pay Order No .768PQ4281019,111UIT251019 dated ,28-OCT-19,25-OCT-19 of ,sbiepay/,SBIN/

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

(1). AMOUNT PAID: Rs. 20/-, DATE: 28-OCT-19, BANK NAME: sbiepay, BRANCH NAME: , BANK REFERENCE NO: 0540189523718, PAYMENT MODE: DC-1000200, ATRN: 0540189523718, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: VILLLA ORCHID LLP, CLAIMANT NAME: MRS. N K PRIYANKA AND M. AJAY KUMAR) .(2). AMOUNT PAID: Rs. 29336/-, DATE: 25-OCT-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5353322168911, PAYMENT MODE: NB-1000200, ATRN: 5353322168911, REMITTER NAME: AJAY KUMAR M, EXECUTANT NAME: VILLA ORCHIDS, CLAIMANT NAME: AJAY KUMAR M).



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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.

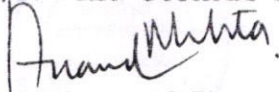
5.3. At the request of the Purchaser the Developer may give license to the Purchaser to enter the villa being purchased by him for the purposes of installation of furniture and fixtures or for purposes like housewarming, before the Purchaser has paid the entire consideration and other charges to the 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.

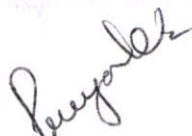
#### 6. FORCE MAJEURE:

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





Bk - 1, CS No 5785/2019 & Doct No  
5722 12019. Sheet 4 of 10 Sub Registrar  
Vallabh Nagar

*[Signature]*



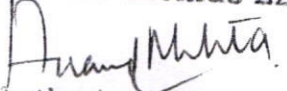
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**ANNEXURE- A**

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                              |            |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------|
| 1.  | Names of Purchaser:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1. Mrs. N. K. Priyanka<br>2. Mr. M. Ajay Kumar                                                               |            |
| 2.  | Purchaser's permanent residential address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | R/o. Plot No. 119. Praga Tools Colony, Jeedimetla Pipe Line Road, Pet Basheerbad, Hyderabad – 500 055.       |            |
| 3.  | Sale deed executed by Developer in favour of Purchaser                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Document no. 5727 of 2019, dated 28.10.2019 registered at S.R.O, Vallabh Nagar, Medchal-Malkajgiri District. |            |
| 4.  | Type of villa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | C2                                                                                                           |            |
| 5.  | No. of Floors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Ground Plus First Floor                                                                                      |            |
| 6.  | No. of bedrooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 3 bedrooms                                                                                                   |            |
| 7.  | Details of Said Villa :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                              |            |
|     | a. Villa no.:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 201                                                                                                          |            |
|     | b. Plot area:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 147 Sq. yds.                                                                                                 |            |
|     | c. Built-up area :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1820 Sft.                                                                                                    |            |
|     | d. Carpet area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1513 Sft.                                                                                                    |            |
| 8.  | Total sale consideration:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Rs.29,33,500/- (Rupees Twenty Nine Lakhs Thirty Three Thousand and Five Hundred Only)                        |            |
| 9.  | Details of advance paid:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                              |            |
|     | Rs.18,20,500/-(Rupees Eighteen Lakhs Twenty Thousand and Five Hundred Only) already paid by the purchaser which is admitted and acknowledged by the Developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                              |            |
| 10. | Payment terms:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                              |            |
|     | Installment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Due date for payment                                                                                         | Amount     |
|     | I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Within 7 days of completing of flooring, bathroom tiles, doors, windows, first coat of paint, etc.           | 9,13,000/- |
|     | II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | On completion                                                                                                | 2,00,000/- |
| 11. | Scheduled date of completion:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 31.12.2019                                                                                                   |            |
| 12. | <b><u>Description of the Scheduled Plot :</u></b><br><br>All that piece and parcel of land bearing plot no.201, admeasuring about 147 sq. yds, along with a villa constructed thereon having built up area 1820 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, R.R. District) and bounded by:<br><br>North by: Plot No. 200<br>South by: Plot No. 202<br>East by: Plot No. 212<br>West by: 30' wide road |                                                                                                              |            |

For M/s. Villa Orchids LLP

  
Authorized Signatory

VENDOR





PURCHASER

Bk - 1, CS No 5785/2019 & Doct No

5728

12019

Sheet 5 of 10

Sub Registrar

Vallabh Nagar

*[Signature]*



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### ANNEXURE - C

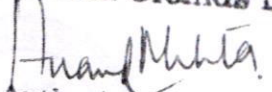
#### Specifications of Said Villa:

| 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.                         |

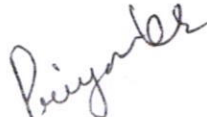
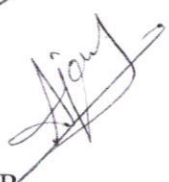
#### Note:

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

  
Authorised Signatory

VENDOR

  
  
PURCHASER

Bk -1, CS No 5785/2019 & Doct No

5728-12019

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Vallabh Nagar

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### ANNEXURE - C

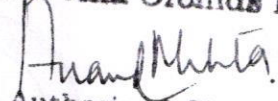
#### Specifications of Said Villa:

| 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.                         |

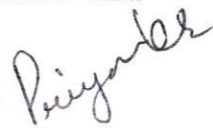
#### Note:

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

  
Authorised Signatory

VENDOR

  
  
PURCHASER

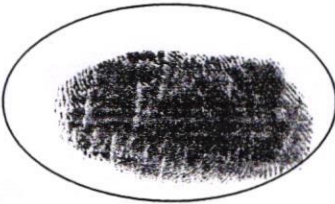
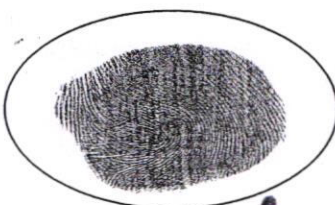
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Vallabh Nagar



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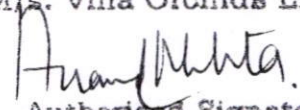
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| 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                                                                                                                                                                                                                                         |
|--------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |    |    | <b>DEVELOPER:</b><br><br>M/S. VILLA ORCHIDS LLP<br>(FORMERLY KNOWN AS<br>M/S. GREENWOOD LAKESIDE HYDERABAD LLP)<br>HAVING ITS REGISTERED OFFICE AT<br>5-4-187/ 3 & 4, SOHAM MANSION<br>M.G. ROAD, SECUNDERABAD – 500 003<br>REP BY ITS AUTHORIZED SIGNATORY<br>MR. ANAND S MEHTA<br>S/O. MR. SURESH U MEHTA. |
|        |    |   | <b>GPA FOR PRESENTING DOCUMENTS VIDE</b><br><b>GPA NO. 158 /BK-IV/2017, DT:03.06.2017</b><br><b>AT SRO, SECUNDERABAD:</b><br><br>MR. K. PRABHAKAR REDDY<br>S/O. MR. K. PADMA REDDY<br>R/O. AT 5-4-187/3 & 4<br>SOHAM MANSION<br>2 <sup>ND</sup> FLOOR, M. G. ROAD<br>SECUNDERABAD.                           |
|        |  |  | <b>PURCHASER:</b><br><br>1. MRS. N. K. PRIYANKA<br>W/O. MR. M. AJAY KUMAR<br>R/O. PLOT NO. 119, PRAGA TOOLS COLONY<br>JEEDIMETLA PIPE LINE ROAD<br>PET BASHEERBAD<br>HYDERABAD – 500 055.                                                                                                                    |
|        |  |  | 2. MR. M. AJAY KUMAR<br>S/O. MR. M. NARAYANAN<br>R/O. PLOT NO. 119, PRAGA TOOLS COLONY<br>JEEDIMETLA PIPE LINE ROAD<br>PET BASHEERBAD<br>HYDERABAD – 500 055.                                                                                                                                                |

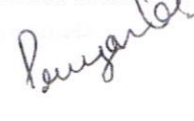
SIGNATURE OF WITNESSES:

1. 
2. 

For M/s. Villa Orchids LLP

  
Authorized Signatory

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

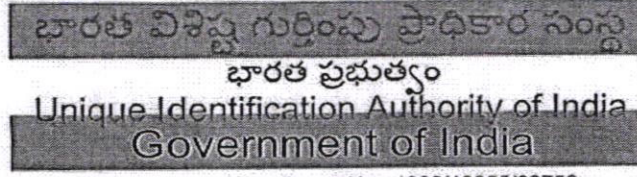
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5728/2019. Sheet 8 of 10 Sub Registrar  
Vallabh Nagar



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**VENDOR CUM DEVELOPER:**



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

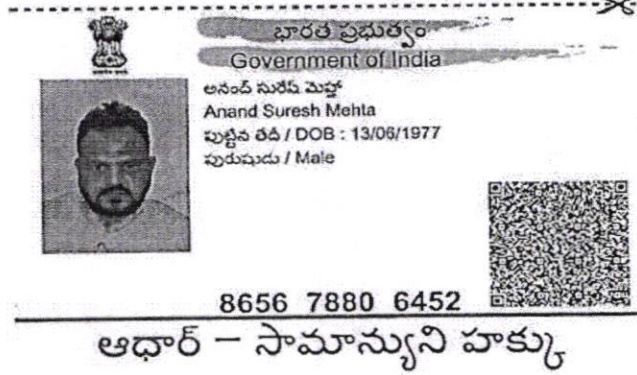
To  
అనంద సురేష్ మెహ్తా  
Anand Suresh Mehta  
S/O: Suresh Mehta  
21-BAPU BAGH COLONY P G ROAD  
SECUNDERABAD  
Secunderabad  
Secunderabad  
Secunderabad Hyderabad  
Telangana 500003  
9885000518  
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24/11/2015  
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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

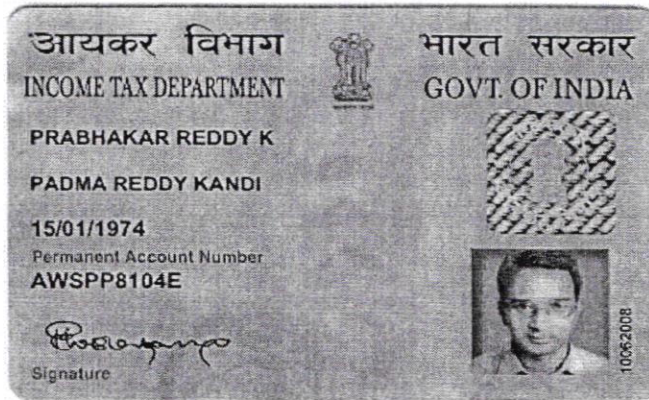
**8656 7880 6452**

ఆధార్ - సామాన్యని హక్కు



For M/s. Villa Orchids LLP

*Anand Mehta*  
Authorised Signatory



Aadhaar No 3287 6953 9204

*Prabha*

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5228 / 2019. Sheet 9 of 10

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Vallabh Nagar

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భారత ప్రభుత్వం  
Government of India

నెరోత్ కోటయే ప్రయోగ  
Neroth Kotye Priyanka  
పుట్టిన తేదీ/DOB: 14/11/1985  
పు / FEMALE

8842 0653 1326

న ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం/Unique Identification Authority of India

వివరాలు:  
W/O: మన్ని అజయ్ కుమార్, ఫ్లాట్ నెం 201 బ్లాక్ బి, ఎలిట్ పార్క్, సురారం, కుతుబుల్లపూర్, కే.ఎం. రంగారెడ్డి, తెలంగాణ - 500055

Address:  
W/O: Manni Ajay Kumar, Flat No 201 Block B, elite park, suraram, Outubullapur, K.v. Rangareddy, Telangana - 500055

8842 0653 1326

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

Manni Ajay Kumar

పుట్టిన సంవత్సరం/Year of Birth: 1979  
పురుషుడు / Male

9538 5851 5438

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం/Unique Identification Authority of India

Address: S/O M Narayanan, plot 01.02, flat 201.B block elite park, suraramvillage, Outubullapur, Kutbullapur, Rangareddi, Andhra Pradesh, 500055

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

భారత ప్రభుత్వం  
Government of India

ప్రీతిక.ఎస్.కె  
Preethika.N.K

పుట్టిన తేదీ/DOB: 14/04/1989  
పు / Female

7987 6499 1590

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం/Unique Identification Authority of India

వివరాలు: D/O: కె హైమరాజన్  
32-77/1/2/ ఎస్ఆర్-87, నీలకాంఠ వగర్  
ఆల్ పర: కిరణ్ ఫాటా దగ్గర, సఫిల్ గుడా  
తిరుమలగిరి, రామకృష్ణ పురం, హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500056

Address: D/O: K Hymarajan, 32-77/1/2/ SR-87, Seetharam Nagar, Near Al Fatah Kirana Shop, Safilguda, Tirumalagiri, Ramakrishna Puram, Hyderabad, Andhra Pradesh, 500056

7987 6499 1590

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

శంకర్ అనంద్ ఎమ్  
Sankar Anand M

జన్మ సంవత్సరం/Year of Birth: 1986  
పురుషుడు / Male

7923 4873 0143

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం/Unique Identification Authority of India

చెన్నై/Chennai: S/O: మోహన్ చంద్రన్ పి.డి. గుడ్ థర్త్  
నీలకాంఠ వగర్, పిషారి కోవిల్ ఆలయం దగ్గర  
త్రిపునితూరు, నాదామ వీలెజ్, ఎరూర్, ఎరమాకులం  
అరూర్, కేరళ, 682306

Address: S/O: Mohana Chandran P D, Good Earth Near pishari Kovil Temple Tripunithura, Nadama Village, Eeroor, Ernakulam, Eeroor, Kerala, 682306

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

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**ICICI Bank**

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501832

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DATE

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DD No.

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ON DEMAND PAY

TWO THOUSAND NINE HUNDRED THIRTY FIVE ONLY

OR ORDER

RUPEES

₹

2,935.00

Purchaser Name: PREETHIKA NM  
 TT/2/4 Not Above 2,935.00

FOR VALUE RECEIVED

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ICICI BANK LIMITED

Issuing Branch

Authorised Signatory

Authorised Signatory

Please sign above

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