

Doc No: 600 of 2021



తెలంగాణ తెలంగాణ TELANGANA

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Date: 27/08/2020, 12:22 PM

Serial No: 438

Denomination: 100

Purchased By:

M MAHENDAR

S/O M MALLES

R/O SECIBAD

For Whom

VILLA ORCHIDS LLP

Sub Registrar

Ex. Officio Stamp Vendor

SRO Vallabhnagar

**SALE DEED**

This Sale Deed is made and executed on this the 11<sup>th</sup> day of January 2021 at S.R.O, Vallabhnagar, 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 Authorized Signatory, Shri. Anand S. Mehta, S/o. Shri. Suresh U. Mehta aged about 42 years, Occupation: Business, residing at Flat No. 701, Welkin Apartments, Lane besides FAB India, Begumpet, Hyderabad, hereinafter referred to as the Vendor.

**AND**

1. M/s. Sri Venkata Ramana Constructions, a registered partnership firm having its office at 2-3-35, Sri Sai Residency, Amberpet, Hyderabad, represented by its partner Mr. A. Ram Reddy, Son of Shri A. Malla Reddy, aged 65 years, Occupation: Business, resident of 2-3-35, Sri Sai Residency, Amberpet, Hyderabad {Pan No.ACNFS0566J}.
2. Mr. A. Ram Reddy, Son of Mr. A. Malla Reddy, aged 65 years, Occupation: Business, resident of 2-3-35, Sri Sai Residency, Amberpet, Hyderabad.
3. Mr. A. Vikram Reddy, Son of Mr. A. Ram Reddy, aged 30 years, Occupation: Business, resident of 2-3-35, Sri Sai Residency, Amberpet, Hyderabad.

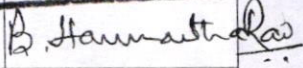
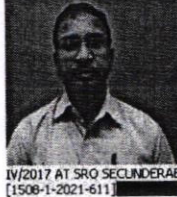
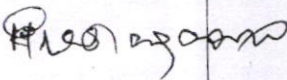
For M/s. Villa Orchids LLP

*Anand S. Mehta*  
Authorized Signatory

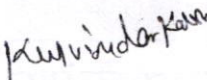
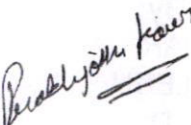
**Presentation Endorsement:**

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. 14670/- paid between the hours of 12:00 PM and 04:00 PM on the 19th day of JAN, 2021 by Sri K Prabhakar Reddy

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

| Sl No | Code | Thumb Impression                                                                  | Photo                                                                                                                                                                                                                                   | Address                                                                                                                                    | Signature/Ink Thumb Impression                                                                                                 |
|-------|------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| 1     | CL   |  | <br>BHAMANA HANUMANTHA RAO<br>[1508-1-2021-611]                                                                                                        | BHAMANA HANUMANTHA RAO<br>RAO[R]BHAMANA RAJESHWARA RAO<br>BHAMANA HANUMANTHA RAO<br>12-10-376 FLAT NO 101 VINAYAKA RESIDENCY, SECUNDERABAD | <br>04 FEB 2020<br>MEDCHAL-MALKAJGIRI DIST. |
| 2     | EX   |  | <br>K PRABHAKAR REDDY (GPA HOLDER)<br>NO 158/BK-IV/2017 AT SRO SECUNDERABAD)<br>S/O. K PADMA REDDY<br>IV/2017 AT SRO SECUNDERABAD<br>[1508-1-2021-611] | 5-4-187/3 & 4 SOHAM MANSION 2ND FLOOR M G ROAD, SECUNDERABAD                                                                               |                                             |

**Identified by Witness:**

| Sl No | Thumb Impression                                                                   | Photo                                                                                                                              | Name & Address                                     | Signature                                                                            |
|-------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|--------------------------------------------------------------------------------------|
| 1     |   | <br>KULVINDER KAUR::19/01/2<br>[1508-1-2021-611]  | KULVINDER KAUR<br>4-1-969/7 ABIDS NAMPALLY HYD-BAD |   |
| 2     |  | <br>PRABHJOTH KAUR::19/01/2<br>[1508-1-2021-611] | PRABHJOTH KAUR<br>4-1-969/7 ABIDS NAMPALLY HYD-BAD |  |

19th day of January, 2021

Signature of Sub Registrar  
Vallabh Nagar

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

| Sl No | Aadhaar Details                                         | Address:                                                        | Photo                                                                                 |
|-------|---------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX9204<br>Name: Kandi Prabhakar Reddy | Amberpet, Hyderabad, Telangana, 500013                          |  |
| 2     | Aadhaar No: XXXXXXXX3727<br>Name: B Hanumantha Rao      | S/O B N Babu Rao,<br>Secunderabad, Hyderabad, Telangana, 500061 |  |

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Vallabh Nagar

being represented by their registered Agreement of Sale cum General Power of Attorney Holder M/s. Villa Orchids LLP, by virtue of document no. 2570 of 2018, dated 28.04.2018, rep. by Authorized Signatory, Shri. Anand S. Mehta, S/o. Shri. Suresh U. Mehta, aged about 42 years registered at S.R.O. Vallabh Nagar, Medchal-Malkajgiri District, hereinafter called the "Layout Developers" (which expression where the context so permits shall mean and include their successors in interest, nominees, assignees herein, etc.).

### IN FAVOUR OF

Mr. Bhamana Rajeshwara Rao, Son of Mr. Bhamana Hanumantha Rao, aged about 32 years, Occupation: Service residing at H. No. 12-10-376, Flat No. 101, Vinayaka Residency, Back side Arya Samaj Mandir, Secunderabad, hereinafter referred to as the 'Purchaser'

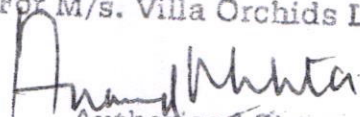
The term Vendor, Layout Developer and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

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

#### 1. TITLE OF PROPERTY:

- 1.1. Whereas, Janapriya Engineers Syndicate Pvt. Ltd., Janapriya Properties Pvt. Ltd., B. N. Reddy, C. Vijaya Laxmi, V. Sarita Reddy, B. Jogi Reddy, B. Sridhar Reddy, B. Manorama, B. Bal Reddy, A. Ram Reddy, A. Vikram Reddy, A. Aruna Reddy, M/s. Sri Venkataramana Constructions and N. Nanda Nandan Reddy (hereinafter referred to as Co-purchasers) were the absolute owners of Ac. 21-33 gts., forming a part of survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village and survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malakjgiri District (formerly known as Malkajgiri Mandal, R. R. District) (hereinafter referred to as the Scheduled Land).
- 1.2. The Co-purchasers had purchased about Ac. 21-33 gts. However, on ground the actual land available for development was only about Ac. 21.32 and permit for development for it was obtained for the said extent.
- 1.3. For development of the Schedule Land permit for building construction/layout was obtained as per details given under.
- 1.4. The Co-purchasers herein had reached into an understanding amongst themselves for division of the total saleable area amongst themselves to enable each party or group of parties to become Owners of identifiable plots or parcels of land. After such an allotment of plots or parcels of land to the respective Co-purchasers, Janapriya Engineers Syndicate Pvt. Ltd., Janapriya Properties Pvt. Ltd., B. N. Reddy, C. Vijaya Laxmi, V. Sarita Reddy, B. Jogi Reddy, B. Sridhar Reddy, B. Manorama, B. Bal Reddy and N. Nanda Nandan Reddy sold their share of plots / parcels of land in the Scheduled Land to M/s. Sri Venkataramana Constructions by way of registered sale deeds / GPAs.
- 1.5. Mr. A. Ram Reddy, his wife Smt. A. Aruna Reddy and his son Mr. A. Vikram Reddy (Co-purchasers) are also partners in the Partnership Firm M/s. Sri Venkataramana Constructions (Co-purchasers). A. Ram Reddy, Smt. A. Aruna Reddy and Mr. A. Vikram Reddy have agreed to join M/s. Sri Venkataramana Constructions herein for development of the entire Scheduled Land. They have executed a GPA in favour of Mr. A. Ram Reddy for the said purpose.

For M/s. Villa Orchids LLP

  
Authorized Signatory

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 |                          |           |      |                             |                  |        |
|-------------------------|----------------|--------------------------|-----------|------|-----------------------------|------------------|--------|
|                         | Stamp Papers   | Challan u/S 41 of IS Act | E-Challan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order | Total  |
| Stamp Duty              | 100            | 0                        | 32060     | 0    | 85200                       | 0                | 117360 |
| Transfer Duty           | NA             | 0                        | 44010     | 0    | 0                           | 0                | 44010  |
| Reg. Fee                | NA             | 0                        | 14670     | 0    | 0                           | 0                | 14670  |
| User Charges            | NA             | 0                        | 150       | 0    | 0                           | 0                | 150    |
| Total                   | 100            | 0                        | 90890     | 0    | 85200                       | 0                | 176190 |

Rs. 76070/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14670/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,2150TS130121 dated ,13-JAN-21 of ,YESB/

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

(1). AMOUNT PAID: Rs. 93890/-, DATE: 13-JAN-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3772160757636, PAYMENT MODE: NB-1001138, ATRN: 3772160757636, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: VILLA ORCHIDS LLP REP BY ANAND S MEHTA, CLAIMANT NAME: MR. BHAMANA RAJESHWARA RAO).

Date:

19th day of January, 2021

Signature of Registering Officer  
Vallabh Nagar

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Sub Registrar  
Vallabh Nagar

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S.M. HUSSAINI  
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- 1.6. Accordingly, the Layout Developers has the absolute rights to develop/sell plots/villas in the Housing Project for which permit for construction has been obtained. The Scheduled Land which was owned by the Co-purchasers is now being developed by M/s. Sri Venkataramana Constructions.
- 1.7. An understanding was reached between the Vendor herein and Layout Developers, wherein the Layout Developers have agreed to sell plots of land to the Vendors wherein the Layout Developers have agreed to provide common amenities and facilities like clubhouse, roads, parks, water supply, electricity supply, etc., to prospective purchasers of such plots with a villa constructed thereon and the Vendors have agreed to construct the villa on the said plot at its cost.
- 1.8. Accordingly, the Layout Developers have executed a registered Agreement of Sale cum GPA in favour of the Vendor, details of which along with the details of plot are given in Annexure – A.
- 1.9. The details of the title of the Co-purchasers along with the terms of sale between the Layout Developers and the Vendors is given in detail in the Agreement of Sale cum GPA referred to herein.

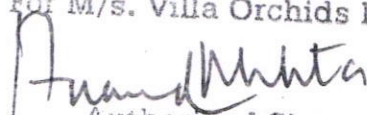
## 2. DETAILS OF PERMITS:

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

## 3. PROPOSED DEVELOPMENT:

- 3.1. The Vendor/Layout Developers propose to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:
  - 3.1.1. The land is proposed to be sub-divided into about 343 plots of land and each plot of land shall be sold along with a villa constructed thereon.
  - 3.1.2. The prospective purchasers shall eventually become absolute owners of an identifiable plot of land along with the villa constructed thereon.
  - 3.1.3. Clubhouse consisting of basement + stilt + ground + 1 upper floor admeasuring about 15,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, childrens park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
  - 3.1.4. Each villa shall have a separately metered electric power connection.
  - 3.1.5. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
  - 3.1.6. Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an onsite RO plant.
  - 3.1.7. The proposed villas will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed villas, clubhouse, common amenities, etc., as it deems fit and proper.
  - 3.1.8. That the Purchaser shall not be allowed to alter any portion of the villa that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 years from date of handing over possession of the completed villa or till the end of year 2029, whichever is later and all the villas in the project of Villa Orchids shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any obstructions / objections.

For M/s. Villa Orchids LLP

  
Authorized Signatory

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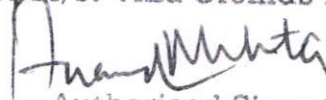
3.1.9. The Vendor/Layout Developers shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of the villas.

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

#### 4. SCHEME OF SALE / PURCHASE :

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

For M/s. Villa Orchids LLP

  
Authorized Signatory

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4.8 That it is specifically understood and agreed by the Purchaser that the Sale Deed executed in favour of the Purchaser and the Agreement for Construction entered into between the parties hereto in pursuance of this Sale Deed are interdependent, mutually co-existing and / or inseparable. The Purchaser therefore shall not be entitled to alienate in any manner the Scheduled Plot registered in his favour and / or enter into an Agreement for Construction in respect of the villa with any other third parties. However, the Purchaser with the prior consent in writing of the Vendor shall be entitled to offer the Said Villa as a security for obtaining housing loan for the purposes of purchase and construction of the Said Villa.

4.9 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and Agreement of Construction, as amended from time to time, shall be deemed to be the part of this Sale Deed unless otherwise specifically waived and /or differently agreed upon in writing.

5. DETAIL OF PLOT BEING SOLD:

5.1 The Vendor hereby sells to the Purchaser the Scheduled Plot in the Housing Project and details of the plot no., plot area are given in Annexure – A attached to this deed.

5.2 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Plot. The Purchaser upon such inspection is satisfied as to the title of the Vendor.

5.3 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Plot permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.

5.4 The Plan of the Scheduled Plot is attached as Annexure – B herein. The layout plan of the Housing Project is attached as Annexure – C herein.

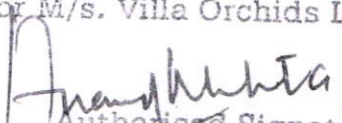
6. SALE CONSIDERATION:

6.1 The Vendor hereby sells the Scheduled Plot and the Purchaser hereby shall become the absolute owner of the Scheduled Plot. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Scheduled Plot and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure – A.

6.2 The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed sale consideration mentioned in Annexure - A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Sale Deed. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

6.3 It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the sale of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure – A. In case the Purchaser fails to pay such taxes or charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

For M/s. Villa Orchids LLP

  
Authorized Signatory

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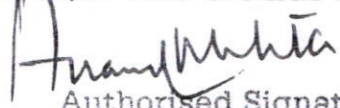


6.4 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable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

7. OWNERS ASSOCIATION:

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

For M/s. Villa Orchids LLP

  
Authorized Signatory

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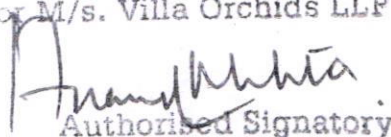
## 8. NOC FOR SURROUNDING DEVELOPMENT :

- 8.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.
- 8.2 That rights of further construction in and around the Scheduled Land or the Scheduled Plot, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.
- 8.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Land or Scheduled Plot and also the adjoining plots.
- 8.4 The Vendor reserves right to change the designs of the layout, blocks of villas, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Plot and that such changes do not affect the plan or area of the Said Villa. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

## 9 COMPLIANCE OF STATUTORY LAWS:

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

For M/s. Villa Orchids LLP

  
Authorized Signatory

Bk - 1, CS No 611/2021 & Doct No  
600 / 2021. Sheet 7 of 15

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Vallabhnagar



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10. OTHER TERMS:

- 10.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Plot on account of joint ownership of the common amenities by number of persons.
- 10.2 Any facilities and amenities that have been proposed to be provided in the Housing Project as mentioned in the Vendor's flyers, brochures, banners, website, hoardings, etc., shall not be construed as a legal offering. The Vendor reserves the right to make any reasonable additions or alteration or deletions to the proposed amenities and facilities as it deem fit and proper. The Purchaser shall not raise any objection on this count.
- 10.3 That the Purchaser shall impose all the conditions laid down in the Sale Deed upon the transferee, tenant, occupiers or users of Scheduled Plot. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the Scheduled Plots and the transfer of all or any rights therein shall only be subject to such conditions.
- 10.4 In the event that the Vendor has paid stamp duty and registration charges for registration of agreement of sale or other deeds in its favour pertaining to the Scheduled Villa and if part or whole of such stamp duty and registration charges paid can be adjusted against the stamp duty and registration charges payable for registration of this agreement of sale or sale deed in favour of the purchaser, then the Purchaser shall be liable to reimburse the amount so adjusted or adjustable to the Vendor. The Vendor shall be entitled to recover such an amount from the Purchaser as arrears of sale consideration.
- 10.5 An aggregate stamp duty of Rs.85,200/-(Rupees Eighty Five Thousand and Two Hundred Only) for the above mentioned "Agreement of sale cum General Power of Attorney" has already been paid and hence a proportionate deduction is made in the stamp duty payable on this sale deed under section 16.

**DESCRIPTION OF THE SCHEDULED LAND**

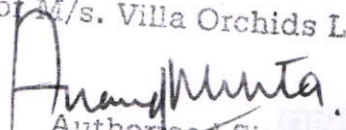
All that portion of the land admeasuring Ac. 21-33 gts., forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village and survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malakjiri District (formerly known as Malkajgiri Mandal, Ranga Reddy District) and bounded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

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

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

**WITNESSES:**

1. Pulvinder Kaur
2. Prabhat Kaur

For M/s. Villa Orchids LLP  
  
Authorized Signatory

VENDOR

Bk - 1, CS No 611/2021 & Doct No

600 / 2021. Sheet 8 of 15

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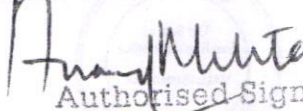
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**ANNEXURE- A**

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                    |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Names of Purchaser:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Mr. Bhamana Rajeshwara Rao                                                                                                                                                                                                                         |
| 2.  | Purchaser's permanent residential address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | R/o. H. No. 12-10-376, Flat No. 101, Vinayaka Residency, Back side Arya Samaj Mandir, Secunderabad.                                                                                                                                                |
| 3.  | Agreement of sale cum GPA executed by Layout Developer in favour of Vendor                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Document No.2570 of 2018, dated 28.04.2018, regd. at SRO, Vallabh Nagar, Medchal-Malkajgiri District.                                                                                                                                              |
| 4.  | Name address & registration no. of Owners Association                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Villa Orchids Owner's Association vide regd. No.979 of 2017 dated 14.07.2017 having its office at Sy. Nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District. |
| 5.  | Details of Scheduled Plot:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                    |
|     | a. Plot no.:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 294                                                                                                                                                                                                                                                |
|     | b. Plot area:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 147 Sq. yds.                                                                                                                                                                                                                                       |
| 6.  | Total sale consideration:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Rs.29,33,500/- (Rupees Twenty Nine Lakhs Thirty Three Thousand and Five Hundred Only)                                                                                                                                                              |
| 9.  | Details of payments:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                    |
|     | <p>1. Rs.14,91,748/-(Rupees Fourteen Lakhs Ninety One Thousand Seven Hundred and Forty Eight Only) paid by way of cheque no. 007988, dated 31.07.2018 issued by ICICI Ltd., Hyderabad</p> <p>2. Rs.14,00,000/-(Rupees Fourteen Lakhs Only) paid by way of cheque no.162976, dated 25.08.2020 issued by ICICI Ltd., Hyderabad</p> <p>3. Rs.41,752/-(Rupees Forty One Thousand Seven Hundred and Fifty Two Only) paid by way of cheque no.163960, dated 03.04.2018 drawn on Andhra Bank, Sithaphalmandi Branch, Secunderabad.</p> |                                                                                                                                                                                                                                                    |
| 10. | <b><u>Description of the Scheduled Plot :</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                    |
|     | <p>All that piece and parcel of land bearing plot no.294, admeasuring about 147 sq. yds, in the housing project named as "Villa Orchids, forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, Ranga Reddy District) and bounded by:</p> <p>North by: Plot No. 293</p> <p>South by: Plot No. 295</p> <p>East by: 30' wide road</p> <p>West by: Tot-Lot</p>                                                            |                                                                                                                                                                                                                                                    |

For M/s. Villa Orchids LLP

  
Authorised Signatory

VENDOR

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600 12021. Sheet 9 of 15 Sub Registrar

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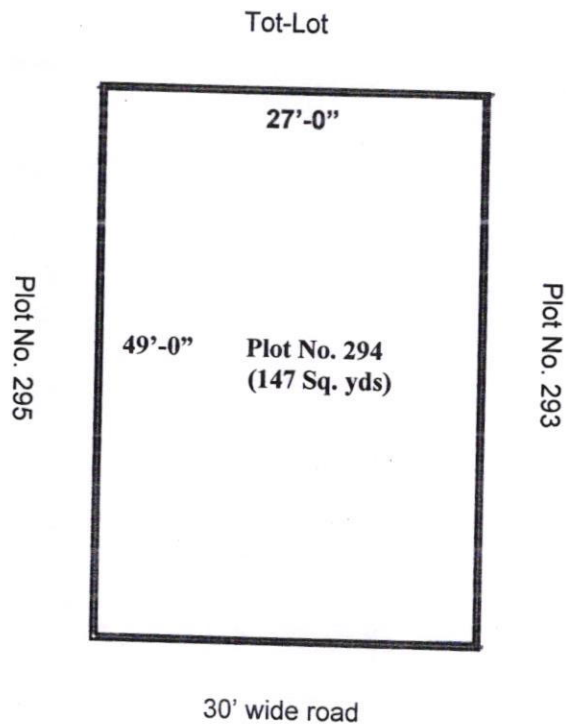


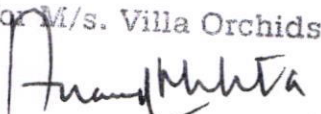
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ANNEXURE – 'B'

Plan of the Scheduled Plot:



For M/s. Villa Orchids LLP  
  
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600 12021. Sheet 10 of 15

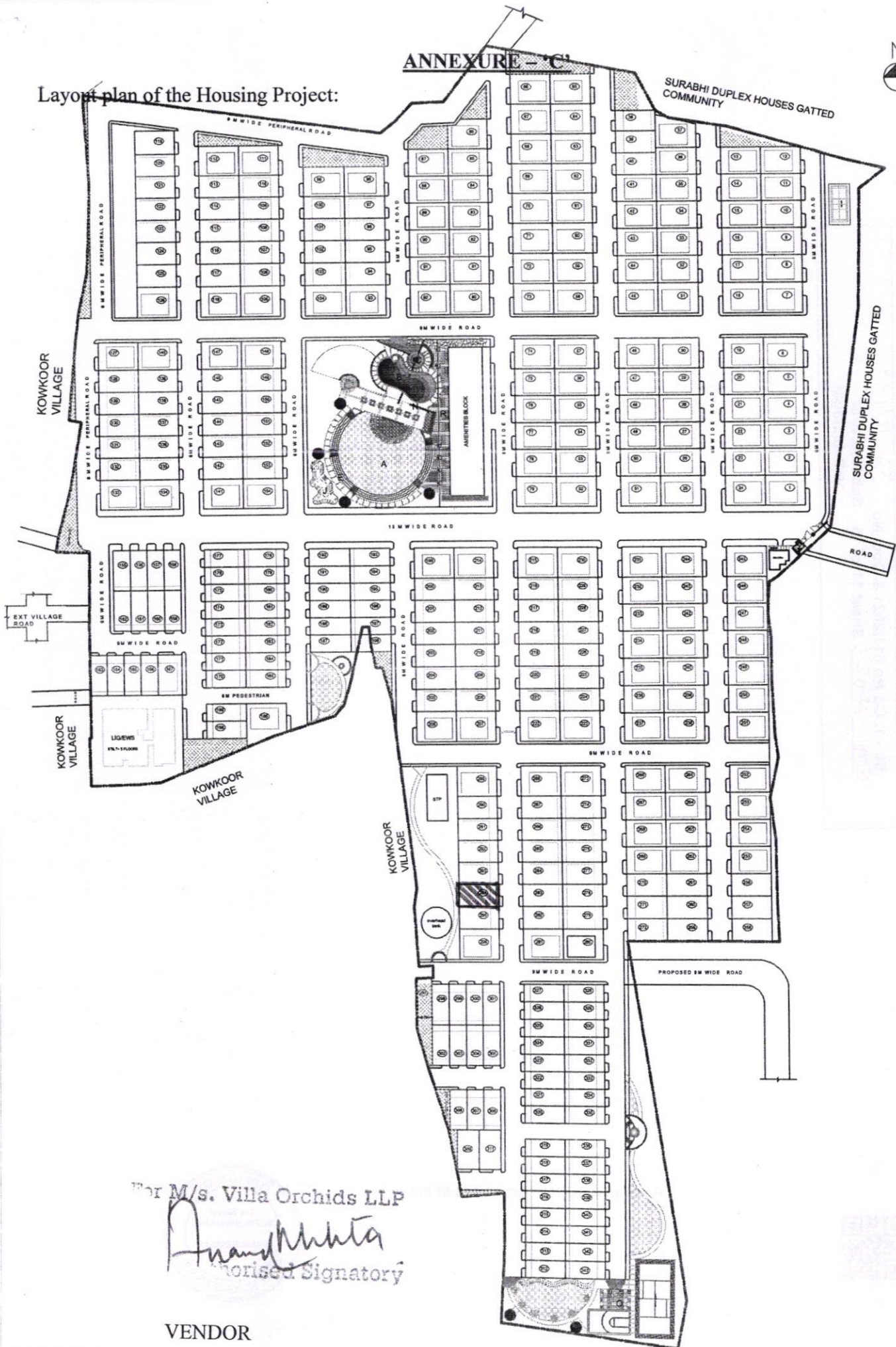
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ANNEXURE - C



Authorized Signatory

Page 11

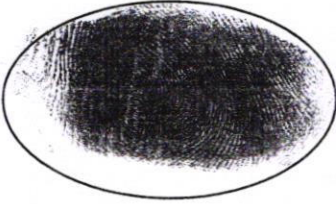
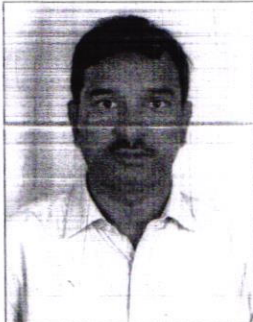
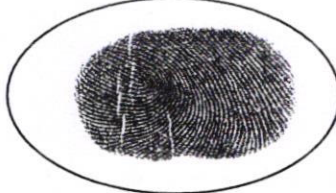
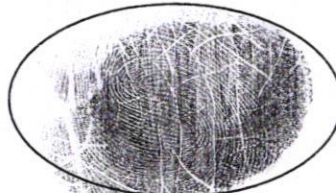
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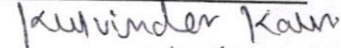
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| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)                                            | PASSPORT SIZE<br>PHOTOGRAPH                                                         | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER                                                                                                                                                                                                                                    |
|--------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |    |    | <b>VENDOR:</b><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</b><br><b>VIDE 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>BUYER:</b><br><br>MR. BHAMANA RAJESHWARA RAO<br>S/O. MR. BHAMANA HANUMANTHA RAO<br>R/O. H. NO. 12-10-376,<br>FLAT NO. 101, VINAYAKA RESIDENCY,<br>SECUNDERABAD – 500061                                                                                                                              |
|        |  |  | <b>REPRESENTATIVE:</b><br><br>MR. BHAMANA HANUMANTHA RAO<br>S/O. MR. B.N. BABU RAO<br>R/O.H. NO. 12-10-376,<br>FLAT NO. 101, VINAYAKA RESIDENCY<br>SECUNDERABAD – 500061.                                                                                                                               |

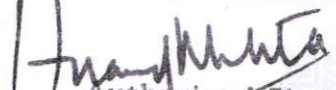
## SIGNATURE OF WITNESSES:

1. 
2. 

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Bhamana Hanumantha Rao, As I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

  
SIGNATURE OF THE REPRESENTATIVE

For M/s. Villa Orchids LLP

  
Authorized Signatory

SIGNATURE OF EXECUTANTS

  
SIGNATURE OF THE BUYER

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

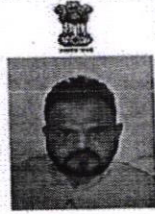
To  
అనంద్ సురేష్ మెహ్తా  
Anand Suresh Mehta  
S/O: Suresh Mehta  
21-BAPU BAGH COLONY P G ROAD  
SECUNDERABAD  
Secunderabad  
Secunderabad  
Secunderabad Hyderabad  
Telangana 500003  
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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**8656 7880 6452**

ఆధార్ - సామాన్యని హక్కు



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



**8656 7880 6452**

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం  
Government of India



కండి ప్రభాకర్ రెడ్డి  
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974  
పురుషుడు / Male

**3287 6953 9204**



నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To  
Kandi Prabhakar Reddy  
కండి ప్రభాకర్ రెడ్డి  
2-3-64/10/24 1FLOOR KAMALA NILAYAM  
JAISWAL COLONY  
Amberpet  
Amberpet, Hyderabad  
Andhra Pradesh - 500013

10/07/2013

ఆధార్ - సామాన్యని హక్కు

For M/s. Villa Orchids LLP

*Anand Mehta*  
Authorised Signatory

*[Signature]*

Bk - 1, CS No 611/2021 & Doct No

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Sub Registrar  
Vallabh Nagar



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**वृत्तम**

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**N8982926**

RAJESHWARA RAO

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INDIAN

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Vallabh Nagar



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To  
బి హనుమంత రావు  
B Hanumantha Rao  
S/O B N Babu Rao  
12-10-376, Flat No 101 Vinayaka Residency  
Behind Arya Samaj Mandir  
Secunderabad  
Sitaphalmandi  
Secunderabad Hyderabad  
Telangana 500061  
7893709155



ME186695185FH



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**2574 6997 3727**

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం

Government of India



బి హనుమంత రావు  
B Hanumantha Rao  
పుట్టిన తేదీ / DOB : 11/11/1958  
పురుషుడు / Male



**2574 6997 3727**

నా ఆధార్, నా గుర్తింపు

B. Hanumantha Rao  
(Representative for  
vender)



भारत सरकार

GOVERNMENT OF INDIA



कुलविंदर कौर  
Kulvinder Kaur  
जन्म वर्ष / Year of Birth : 1965  
महिला / Female



**5788 6639 4937**

आधार — आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA



प्रब्योथ कौर  
Prabhjoth Kaur  
जन्म वर्ष / Year of Birth : 1994  
महिला / Female



**5385 4812 4804**

आधार — आम आदमी का अधिकार

Prabhjoth Kaur

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12021. Sheet 15 of 15

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VALLABHNAGAR



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2574 6997 3727

help@uidai.gov.in  
www.uidai.gov.in

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