



Government of Telangana
Registration And Stamps Department

573/2020

Payment Details - Citizen Copy - Generated on 01/02/2020, 11:23 AM

SRO Name: 1508 Madanagar

Receipt No: 626

Receipt Date: 01/02/2020

Name: K. PRABHAKAR REDDY

CS No/Doct No: 578 / 2020

Transaction: Sale Deed

Challan No:

E-Challan No: 939G8H200120

Chargeable Value: 3207500

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 20-JAN-20

Bank Name:

Bank Branch:

E-Challan Bank Name: SBI

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee

Cash

Challan

DD

E-Challan

Transfer Duty / TP?

16060

Deficit Stamp Duty

48120

Use Charge

13200

200

Total

77580

In Words: RUPEES SEVENTY SEVEN THOUSAND FIVE HUNDRED EIGHTY ONLY

Prepared By: MDR MHEM

*7. Aris

Signature by SR

సీఎం-లెజిస్లేషన్

వర్గభద్రాచలం

OTP
838851

Doc No: 574 of 2020



తెలంగాణ తెలంగాణ TELANGANA

S.No. 17618 Date: 24-09-2019

Sold to: MAHENDAR

S/o. MALLESH

For: VILLA ORCHIDS LLP

021205

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018

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

West Marredpally, Sec'bad. Mobile: 9849355156

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 1st day of February 2020 at S.R.O, Vallabh Nagar, Medchal-Malakajgiri District by and between:

M/s. Villa Orchids LLP (formerly known as M/s. Greenwood Lakeside Hyderabad LLP), a registered Limited Liability Partnership Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Authorized Signatory, Shri. Anand S. Mehta, S/o. Shri. Suresh U. Mehta aged about 42 years, Occupation: Business, residing at Flat No. 701, Welkin Apartments, Lane besides FAB India, Begumpet, Hyderabad - 500 016 hereinafter referred to as the Developer.

AND

1. Mr. Valiveti Subrahmanyam, Son of Mr. Valiveti Sambasiva Rao, aged about 61 years and
2. Mrs. Valiveti Ratna Prabha, Wife of Mr. Valiveti Subrahmanyam, aged about 53 years both are residing at H. No. 1-4-879/42/3, Flat No. 302, Kamuni Residency, Street No. 8, Gandhi Nagar, Hyderabad - 500 080, hereinafter referred to as the 'Purchaser'

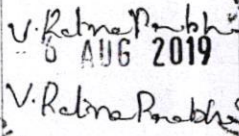
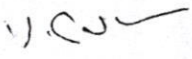
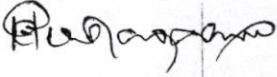
The term Developer and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For M/s. Villa Orchids LLP
M. Mehta.

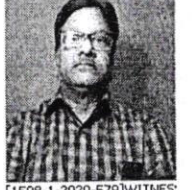
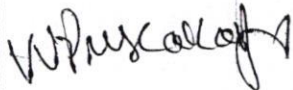
V. S. Mehta
V. R. Prabha

on the 01st day of FEB, 2020 by Sri K Prabhakar Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Link Impression
1	CL		 VALIVETI RATNA PRABHA::: [1508-1-2020-579]	VALIVETI RATNA PRABHA W/O. VALIVETI SUBRAHMANYAM 1-4-879/42/3 FLAT NO 302 KAMUNI RESIDENCY STREET NO 8 GANDHI NAGAR, HYDERABAD	 V. Ratna Prabha 6 AUG 2019 V. Ratna Prabha
2	CL		 VALIVETI SUBRAHMANYAM::: [1508-1-2020-579]	VALIVETI SUBRAHMANYAM S/O. VALIVETI SAMBASIVA RAO 1-4-879/42/3 FLAT NO 302 KAMUNI RESIDENCY STREET NO 8 GANDHI NAGAR, HYDERABAD	
3	EX		 [1508-1-2020-579]EX-999	K PRABHAKAR REDDY (GPA HOLDER NO 158/BK-IV/2017 SRO SECUNDERABAD S/O. K PADMA REDDY 5-4-187/3 & 4 SOHAM MANSION M G ROAD, SECUNDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1508-1-2020-579]WITNESS:	P. NAGESHWAR RAO 2/135 P.NO.22 ADARSH ENCLAVE, JILLELGUDA, SAROORNAGAR	
2		 [1508-1-2020-579]WITNES:	V. VENKATA PRABHAKAR RAO H.NO.1-10-13/A F.NO.103, ASHOK NAGAR, HYD	

01st day of February, 2020

Signature of Sub Registrar
Vallabh Nagar

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2809 Name: P Nageshwar Rao	S/O P V Subha Rao, Hyderabad, Hyderabad, Andhra Pradesh, 500029	
2	Aadhaar No: XXXXXXXX9606 Name: Vemavarapu Venkata Prabhakar Rao	S/O Late V Narayana Murthy, Hyderabad, Hyderabad, Andhra Pradesh, 500020	

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574/2020.
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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:

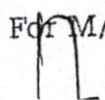
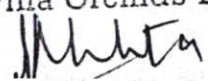
- 1.1. The Purchaser has purchased a plot of land in the Housing Project known as Villa Orchids, forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malakajgiri District vide registered sale deed from the 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.

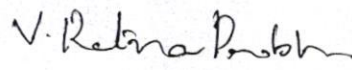
2. DETAIL OF THE VILLA BEING CONSTRUCTED

- 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
 

3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
4	Aadhaar No: XXXXXXXX6138 Name: Valiveti Subrahmanyam	S/O Valiveti Sambashivarao, Hyderabad, Hyderabad, Andhra Pradesh, 500080	
5	Aadhaar No: XXXXXXXX9727 Name: Valiveti Ratnaprabha	W/O Valiveti Subrahmanyam, Hyderabad, Hyderabad, Andhra Pradesh, 500080	

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	15940	0	0	0	16040
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	16040	0	0	0	16040
User Charges	NA	0	150	0	0	0	150
Total	100	0	32130	0	0	0	32230

Rs. 15940/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16040/- towards Registration Fees on the chargeable value of Rs. 3207500/- was paid by the party through E-Challan/BC/Pay Order No ,873JJA200120 dated 20-JAN-20 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 32130/-, DATE: 20-JAN-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3875576086214, PAYMENT MODE: CASH-1000200, ATRN: 3875576086214, REMITTER NAME: VALIVETI SUBRAHMANYAM, EXECUTANT NAME: VILLA ORCHIDS LLP, CLAIMANT NAME: VALIVETI SUBRAHMANYAM AND OTHERS).

Date:

01st day of February, 2020


Signature of Registering Officer
Vallabh Nagar

Certificate of Registration

Registered as document no. 574 of 2020 of Book-1 and assigned the identification number 1 - 1508 - 574 - 2020 for Scanning on 01-FEB-20 .


Registering Officer

Vallabh Nagar

(S.M.Hussaini)

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

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

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

2. DETAILS OF PERMITS:

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

3. PROPOSED DEVELOPMENT:

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

3.1.1. The land is proposed to be sub-divided into about 343 plots of land and each plot of land shall be sold along with a villa constructed thereon.

3.1.2. The prospective purchasers shall eventually become absolute owners of an identifiable plot of land along with the villa constructed thereon.

3.1.3. Clubhouse consisting of basement + stilt + ground + 1 upper floor admeasuring about 15,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, childrens park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.

3.1.4. Each villa shall have a separately metered electric power connection.

3.1.5. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.

3.1.6. Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an onsite RO plant.

3.1.7. The proposed villas will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed villas, clubhouse, common amenities, etc., as it deems fit and proper.

3.1.8. That the Purchaser shall not be allowed to alter any portion of the villa that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 years from date of handing over possession of the completed villa or till the end of year 2029, whichever is later and all the villas in the project of Villa Orchids shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any obstructions / objections.

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

For M/s. Villa Orchids LLP

 . N . I . T . A

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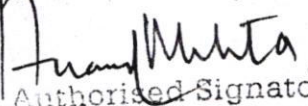


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- 3.2 The proposed project of development on the entire Scheduled Land is styled as 'Villa Orchids' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Villa Orchids shall always be called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

For M/s. Villa Orchids LLP


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.

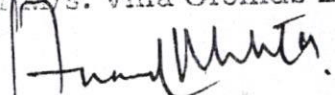
6. SALE CONSIDERATION:

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


Authorised 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.

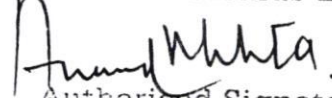
7.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of villas. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection 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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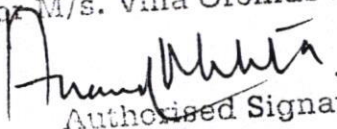
8. NOC FOR SURROUNDING DEVELOPMENT :

- 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

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Vallabh Nagar



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10. OTHER TERMS:

- 10.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Plot on account of joint ownership of the common amenities by number of persons.
- 10.2 Any facilities and amenities that have been proposed to be provided in the Housing Project as mentioned in the Vendor's flyers, brochures, banners, website, hoardings, etc., shall not be construed as a legal offering. The Vendor reserves the right to make any reasonable additions or alteration or deletions to the proposed amenities and facilities as it deem fit and proper. The Purchaser shall not raise any objection on this count.
- 10.3 That the Purchaser shall impose all the conditions laid down in the Sale Deed upon the transferee, tenant, occupiers or users of Scheduled Plot. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the Scheduled Plots and the transfer of all or any rights therein shall only be subject to such conditions.
- 10.4 In the event that the Vendor has paid stamp duty and registration charges for registration of agreement of sale or other deeds in its favour pertaining to the Scheduled Villa and if part or whole of such stamp duty and registration charges paid can be adjusted against the stamp duty and registration charges payable for registration of this agreement of sale or sale deed in favour of the purchaser, then the Purchaser shall be liable to reimburse the amount so adjusted or adjustable to the Vendor. The Vendor shall be entitled to recover such an amount from the Purchaser as arrears of sale consideration.
- 10.5 An aggregate stamp duty of Rs.1,15,000/-(Rupees One Lakhs Fifteen Thousand 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

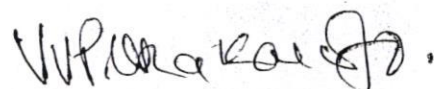
All that portion of the land admeasuring Ac. 21-33 gts., forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village and survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malakjiri District (formerly known as Malkajiri Mandal, Ranga Reddy District) and bounded by:

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

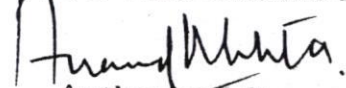
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

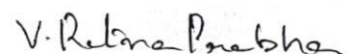
1. 

2. 

For M/s. Villa Orchids LLP


Authorized Signatory

VENDOR



PURCHASER

Bk - 1, CS No 578/2020 & Doct No
573/2020. Sheet 8 of 14

Sub Registrar

Vallabh Nagar



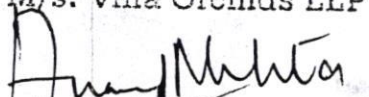
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ANNEXURE- A

1.	Names of Purchaser:	1. Mr. Valiveti Subrahmanyam 2. Mrs. Valiveti Ratna Prabha
2.	Purchaser's permanent residential address:	R/o. H. No. 1-4-879/42/3, Flat No. 302, Kamuni Residency, Street No. 8, Gandhi Nagar, Hyderabad - 500 080.
3.	Pan no. of Purchaser:	ABEPV4545Q – APIPV6654C
4.	Aadhaar card no. of Purchaser:	5468 8618 6138 – 7680 5682 9727
5.	Agreement of sale cum GPA executed by Layout Developer in favour of Vendor	Document No.5173 of 2017, dated 11.09.2017, regd, at S.R.O, Malkajgiri, Medchal-Malkajgiri District.
6.	Name address & registration no. of Owners Association	Villa Orchids Owner's Association having its office at Sy. Nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District vide regd. No.979 of 2017 dated 14.07.2017.
7.	Details of Scheduled Plot:	
	a. Plot no.:	09
	b. Plot area:	180 Sq. yds.
8.	Total sale consideration:	Rs.32,07,500/-(Rupees Thirty Two Lakhs Seven Thousand and Five Hundred Only)
9.	Details of payments:	
		1. Rs.22,10,000/-(Rupees Twenty Two Lakhs Ten Thousand Only) paid by way of RTGS. 2. Rs.5,87,500/-(Rupees Five Lakhs Eighty Seven Thousand and Five Hundred Only) paid by way of cheque no.998224, dated 20.01.2020 drawn on State Bank of India, Gandhi Nagar, Hyderabad. 3. Rs.4,10,000/-(Rupees Four Lakhs Ten Thousand Only) paid by way of banker cheque no.636385, dated 24.01.2020 issued by State Bank of India, RACPC, Hyderabad.
10.	<u>Description of the Scheduled Plot :</u>	
		All that piece and parcel of land bearing plot no.09, admeasuring about 180 sq. yds, in the housing project named as "Villa Orchids", forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, Ranga Reddy District) and bounded by: North by: Plot No. 10 South by: Plot No. 08 East by: 30' wide road West by: Plot No. 16

For M/s. Villa Orchids LLP


Authorized Signatory

VENDOR



V. Ratna Prabha

PURCHASER

Bk - 1, CS No 578/2020 & Doct No 573/2020.
Sheet 9 of 14 Sub Registrar
Vallabh Nagar

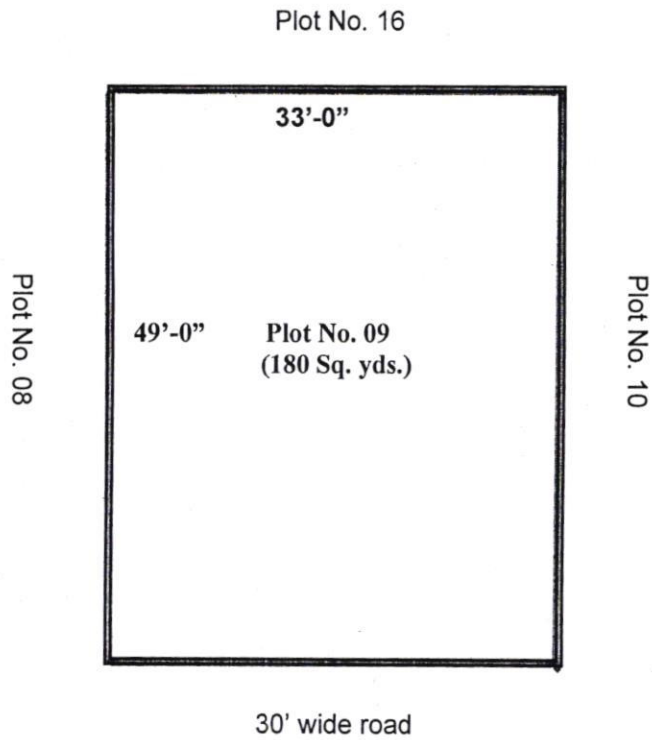


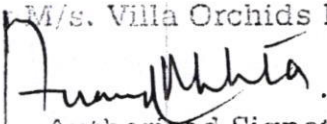
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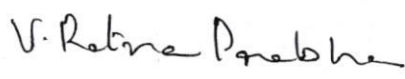


ANNEXURE – 'B'

Plan of the Scheduled Plot:



For M/s. Villa Orchids LLP

Authorised Signatory
VENDOR



PURCHASER

Bk - 1, CS No 578/2020 & Doct No
573/2020. Sheet 10 of 14

Sub Registrar
Vallabh Nagar

[Signature]

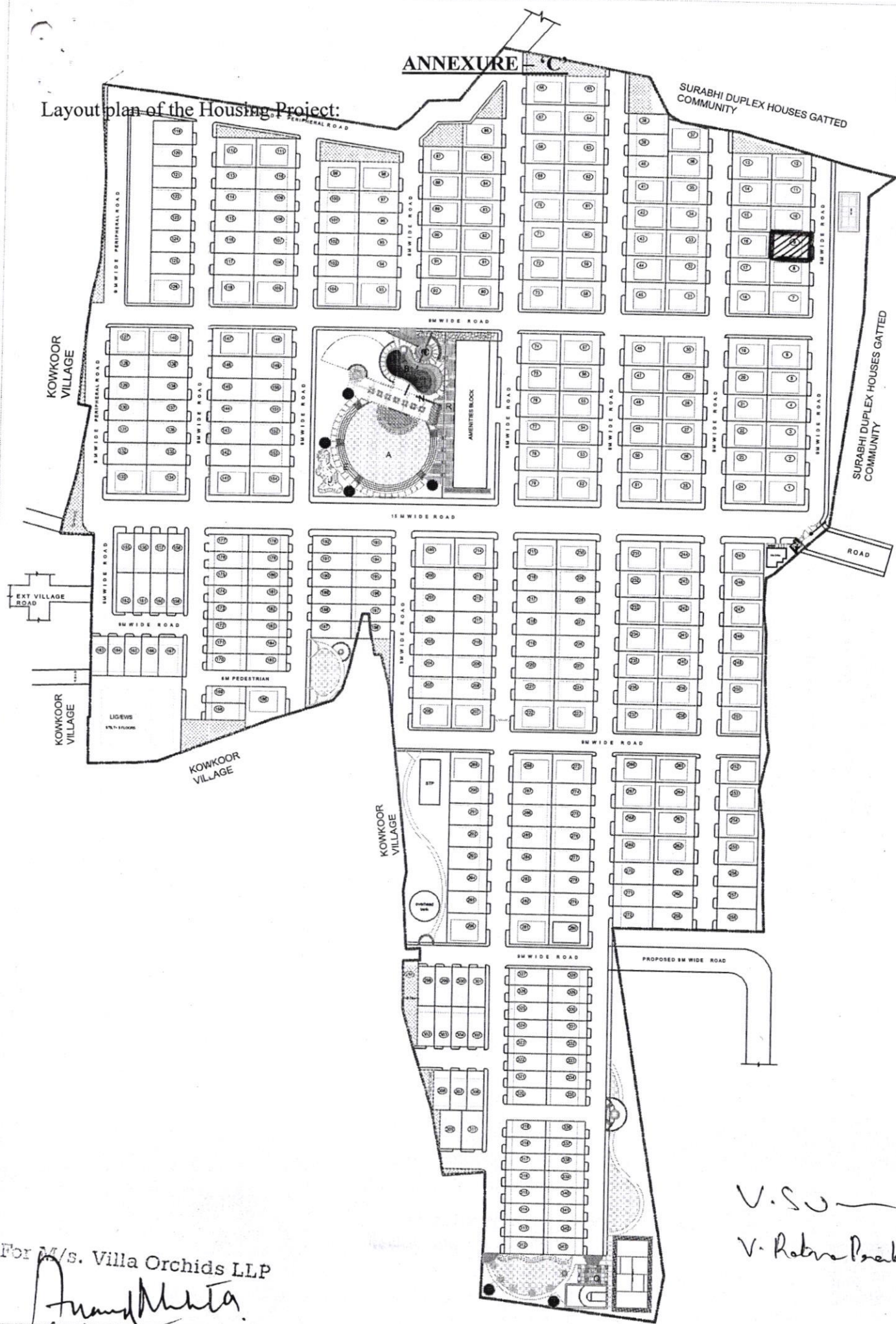
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ANNEXURE - 'C'



Layout plan of the Housing Project:



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

V.S. —
 V. Ratna Prabha

PURCHASER

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573/2020. Sheet 11 of 14

Sub Registrar
Vallabh Nagar



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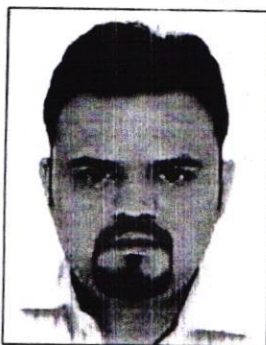
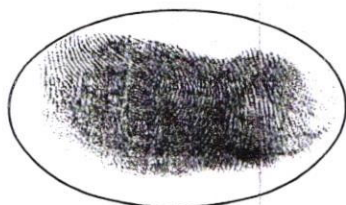
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

M/S. VILLA ORCHIDS LLP
(FORMERLY KNOWN AS
M/S. GREENWOOD LAKESIDE HYDERABAD LLP)
HAVING ITS REGISTERED OFFICE AT
5-4-187/ 3 & 4, SOHAM MANSION
M.G. ROAD, SECUNDERABAD – 500 003
REP BY ITS AUTHORIZED SIGNATORY:-
MR. ANAND S MEHTA
S/O. MR. SURESH U MEHTA.

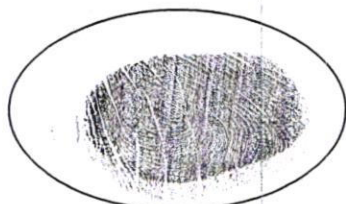
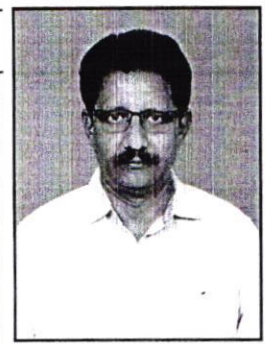
GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 158 /BK-IV/2017, DT:03.06.2017
AT SRO, SECUNDERABAD:

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

PURCHASER:

1. MR. VALIVETI SUBRAHMANYAM
S/O. MR. VALIVETI SAMBASIVA RAO
R/O. H. NO. 1-4-879/42/3, FLAT NO. 302
KAMUNI RESIDENCY, STREET NO. 8
GANDHI NAGAR
HYDERABAD - 500 080

2. MRS. VALIVETI RATNA PRABHA
W/O. MR. VALIVETI SUBRAHMANYAM
R/OH. NO. 1-4-879/42/3, FLAT NO. 302
KAMUNI RESIDENCY, STREET NO. 8
GANDHI NAGAR
HYDERABAD - 500 080.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For M/s. Villa Orchids LLP

Authorised Signatory

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

Bk - 1, CS No 578/2020 & Doct No
573/2020. Sheet 12 of 14 Sub Registrar
Vallabhnagar



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VENDOR CUM DEVELOPER:

భారత ప్రభుత్వ ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాచార 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
9885000518

24/11/2015
307656913



MA076569137FT



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 : 13/08/1977
పురుషుడు / Male



8656 7880 6452

ఆధార్ - సామాన్యని హక్కు

For M/s. Villa Orchids LLP

Anand Mehta
Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E

[Signature]
Signature

10062008

Aadhaar No 3287 6953 9204

[Signature]

Bk - 1, CS No 578/2020 & Doct No
573/2020. Sheet 13 of 14 Sub Registrar
Vallabh Nagar



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భారత ప్రభుత్వం

GOVERNMENT OF INDIA

వలివెటి సుబ్రహ్మణ్యం
Valiveti Subrahmanyamపుట్టిన సంవత్సరం / Year of Birth : 1958
పురుషుడు / Male

5468 8618 6138



ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O చలివెటి సాంబశివారావు, ౧-౪-౮౭౯/౪౨/౩ ఫ్లాట్ నెంబెర్ ౩౦౨, కామన్వి రెసిడెన్సీ స్ట్రీట్ నెంబెర్ ౮, గాంధీనగర్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500080

V.S.U

Address : S/O Valiveti Sambashivaraao, 1-4-879/42/3 flat no 302, kamuni residency street no 8, gandhinagar, Hyderabad, Andhra Pradesh, 500080

Aadhaar - Saamanyuni Hakku

భారత ప్రభుత్వం
GOVERNMENT OF INDIAవలివెటి రత్నప్రభ
Valiveti Ratnaprabhaపుట్టిన సంవత్సరం / Year of Birth : 1966
స్త్రీ / Female

7680 5682 9727



ఆధార్ - సామాన్యుని హక్కు

Government of India

AADHAAR

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

W/O చలివెటి సుబ్రహ్మణ్యం, ౧-౪-౮౭౯/౪౨/౩ ఫ్లాట్ నెంబెర్ ౩౦౨, కామన్వి రెసిడెన్సీ స్ట్రీట్ నెంబెర్ ౮, గాంధీనగర్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500080

Address : W/O Valiveti Subrahmanyam, 1-4-879/42/3 flat no 302, kamuni residency street no 8, gandhinagar, Hyderabad, Andhra Pradesh, 500080

V. Ratna Prabha

Aadhaar - Saamanyuni Hakku

To establish identity, authenticate online.

భారత ప్రభుత్వం
GOVERNMENT OF INDIAపి నాగేశ్వర రావు
P Nageshwar Rao
పుట్టిన సం./YoB:1964
పురుషుడు Male

P.N.Lao



4046 6088 2809

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

భారతీయ విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIAచిరునామా:
S/O పి వి సుభ రావు,
సిల్వర్ డ్రాప్స్ హై స్కూల్
జిల్లెలగుడా, సరోర నగర్,
హైదరాబాద్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500029Address:
S/O P V Subha Rao, 2/135, Plot
no-22, Adarsh Enclavea, Silver
Drops High School Jillelaguda,
Saroor nagar, Hyderabad,
Andhra Pradesh, 500029

Aadhaar - Aam Aadmi ka Adhikar

భారత ప్రభుత్వం
GOVERNMENT OF INDIAVemavarapu Venkata Prabhakar Rao
Vemavarapu Venkata Prabhakar Raoపుట్టిన సంవత్సరం / Year of Birth: 1959
పురుషుడు / Male

5980 6337 9606



ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIAచిరునామా: S/O Late V Narayana Murthy
H.No 1-10-13/A Flat No 103, 4
Near Ashoknagar Park, Ashoknagar
Hyderabad, Hyderabad, Andhra Pradesh
500020Address: S/O Late V
Narayana Murthy, H.No
1-10-13/A Flat No 103, 4,
Near Ashoknagar Park,
Ashoknagar, Hyderabad,
Andhra Pradesh, 500020

V.V. Prabhakar Rao

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సీ.ఎ. టాక్స్ నెం. 1947,
బెంగళూరు-560001

भारतीय स्टेट बैंक
जारी करने वाली संस्था State Bank of India
Issuing Branch: GANDHI NAGAR HYDERABAD
बैंक को / CODE No: 11660
Tel No. 040-27670513

बैंकर्स चेक
BANKERS CHEQUE

Key: RIDDES
Sr. No: 377682

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PAY COMMISSIONER GHMC HYD *****

को या उनके आदेश पर

OR ORD

रुपये RUPEES Three Thousand Two Hundred and Eight Only

अदा करें

₹

3208.00

05000526833551
Name of Applicant

Key: RIDDES Sr. No: 377682
VALIVETI SUBRAHMANYAM

AMOUNT BELOW 3208(3/4)

होते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

अहस्तांतरणीय / NOT TRANSFERABLE

K. SRINIVAS GOUDHURY
Special Letter
P.F. No: 6534139
Branch Manager

₹ 1,50,000 & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICE

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VALID ONLY IF COMPUTER PRINTED

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573/2020. Sheet 14 of 14

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