



Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 29/01/2021, 11:20 AM

SRO Name: 1508 Vallabh Nagar

Receipt No: 1004

Receipt Date: 29/01/2021

AGREEMENT

3070000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				15350
Deficit Stamp Duty				15250
User Charges				100
Total:				30700
In Words: RUPEES THIRTY THOUSAND SEVEN HUNDRED ONLY				

Prepared By: MDRAHEEM

Signature by SRO



Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 29/01/2021, 11:20 AM

SRO Name: 1508 Vallabh Nagar

Receipt No: 1004

Receipt Date: 29/01/2021

Name: K PRABHAKAR REDDY

CS No/Doct No: 960 / 2021

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Challan No:

E-Challan No: 76006F280121

Chargeable Value:

Challan Dt:

E-Challan Dt: 28-JAN-21

Bank Name:



Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 29/01/2021, 11:22 AM

SRO Name: 1508 Vallabh Nagar

Receipt No: 1005

Receipt Date: 29/01/2021

Name: K PRABHAKAR REDDY

CS No/Doct No: 958 / 2021

Transaction: Sale Deed

Challan No:

E-Challan No: 574CHH280121

Chargeable Value: 3070000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 28-JAN-21

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				15350
Transfer Duty /TPT				46050
Deficit Stamp Duty				37500
User Charges				150
Mutation Charges				3070
Total:				102120
In Words: RUPEES ONE LAKH TWO THOUSAND ONE HUNDRED TWENTY ONLY				

Signature by SRO

DOU NO: 931 of 2021



తెలంగాణ తెలంగాణ TELANGANA

Y 876899

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

Serial No: 424

Denomination: 100

Purchased By:

M MAHENDAR

S/O M MALLES

R/O SEC-BAD

For Whom

VILLA ORCHIDS LLP

Sub Registrar

Ex. Officio Stamp Vendor

SRO Vallabh Nagar

SALE DEED

This Sale Deed is made and executed on this the 29th day of January 2021 at S.R.O, Vallabh Nagar, Medchal-Malakajiri District by and between:

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

AND

1. M/s. Sri Venkata Ramana Constructions, a registered partnership firm having its office at 2-3-35, Sri Sai Residency, Amberpet, Hyderabad, represented by its partner Mr. A. Ram Reddy, Son of Shri A. Malla Reddy, aged 63 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 63 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 29 years, Occupation: Business, resident of 2-3-35, Sri Sai Residency, Amberpet, Hyderabad.

For M/s. Villa Orchids LLP

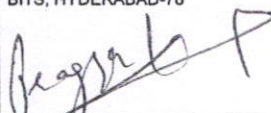
Anand S. Mehta

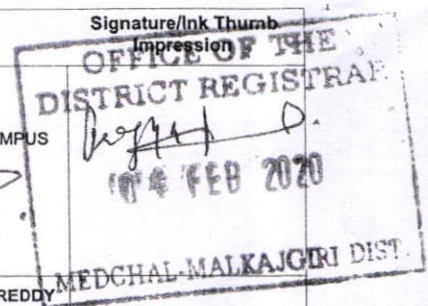
Authorised Signatory

Presentation Endorsement:

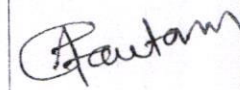
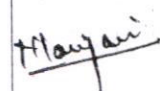
Presented in the Office of the Sub Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15350/- paid between the hours of 12 and 1 on the 29th day of JAN, 2021 by Sri K Prabhakar Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PRAGYA KOMAL:29/01/2021.1 [1508-1-2021-958]	PRAGYA KOMAL W/O. DR ANURAG GAUTAM QTRS NO E4/4 BITS PILANI CAMPUS BITS, HYDERABAD-78	
2	EX		 [1508-1-2021-958]EX-999-7-REP I	REP BY GPA K.PRABHAKAR REDDY VIDE GPA NO.158/BK-IV/2017 DT.3/6/2017,AT SRO SEC-BAD S/O. K.PADMA REDDY H.NO.5-4-187/3 & 4 SOHAM MANSION, 2ND FLOOR, MG ROAD, SEC-BAD	



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1508-1-2021-958]WITNESS:1::	ANURAG GAUTAM TIKARI VARANASI UP	
2		 SRIMSKV MANJARI:29/01/20: [1508-1-2021-958]	SRIMSKV MANJARI 39-17-3/1/4 ASHOK NAGAR VISAKHAPATNAM	

29th 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 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX4376 Name: Pragya Komal	W/O Anurag Gautam, Jawaharnagar, K.v. Rangareddy, Telangana, 500087	

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being represented by their registered Agreement of Sale cum General Power of Attorney Holder M/s. Villa Orchids LLP, by virtue of document no. 3208 of 2018, dated 30.05.2018, 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

Dr. Pragya Komal, Wife of Dr. Anurag Gautam, aged about 38 years, Occupation: Service residing at Qtrs.No.E4/4, BITS Pilani Campus, BITS, Hyderabad-500 078, hereinafter referred to as the 'Purchaser'

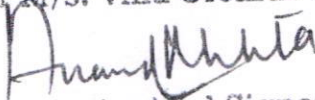
The term Vendor, Layout Developer and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

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


Anand S. Mehta
Authorised 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	37500	0	85200	0	122800
Transfer Duty	NA	0	46050	0	0	0	46050
Reg. Fee	NA	0	15350	0	0	0	15350
User Charges	NA	0	150	0	0	0	150
Total	100	0	99050	0	85200	0	184350

Rs. 83550/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15350/- towards Registration Fees on the chargeable value of Rs. 3070000/- was paid by the party through E-Challan/BC/Pay Order No .574CHH280121 dated .28-JAN-21 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 102120/-, DATE: 28-JAN-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 7059826118028,PAYMENT MODE:NB-1001138,ATRN:7059826118028,REMITTER NAME: K. PRABHAKAR REDDY,EXECUTANT NAME: VILLA ORCHIDS LLP REP BY ANAND S MEHTA,CLAIMANT NAME: DR. PRAGYA KOMAL) .

Date:

29th day of January,2021

Signature of Registering Officer
Vallabh Nagar

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1వ పుస్తకము 2021 సం./శాశ 1942 వ సం॥ పు
931 నెంబరుగా రిజిస్టరు చేయబడినది. స్వానింగ్
నిమిత్తం గుర్తింపు నెంబరు 1508-1.....931/2021
ది: 29/01/2021
S.M. HUSSAIN
సబ్ రిజిస్ట్రారు
వల్లభనగర్

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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.

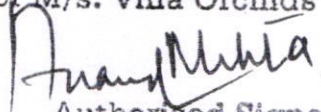
2. DETAILS OF PERMITS:

- 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.

For M/s. Villa Orchids LLP


Authorised Signatory

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931702 Sub Registrar

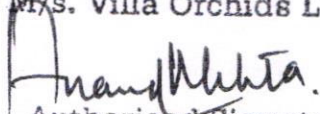
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- 3.1.8. That the Purchaser shall not be allowed to alter any portion of the villa that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 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.
- 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.

For M/s. Villa Orchids LLP


Anand Mishra
Authorised Signatory

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Sub Registrar
Vallabh Nagar



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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.

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.

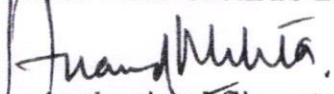
5.3 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Plot permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection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

For M/s. Villa Orchids LLP


Authorised Signatory

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Sub Registrar

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Vallabh Nagar

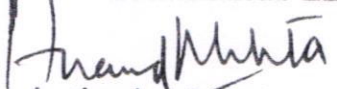


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- 6.2 The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed sale consideration 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.
- 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.

For M/s. Villa Orchids LLP


Authorised Signatory

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Sub Registrar
Vallabh Nagar



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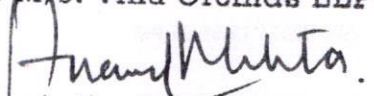


- 7.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance 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.

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.

For M/s. Villa Orchids LLP


Authorized Signatory

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Sub Registrar
Vallabh Nagar



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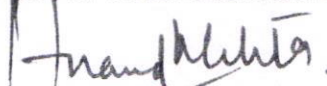
9 COMPLIANCE OF STATUTORY LAWS:

- 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.

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.

For M/s. Villa Orchids LLP



Authorised Signatory

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Vallabh Nagar



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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. Aulam

2. Manjari

For M/s. Villa Orchids LLP

Harsh Mhata
Authorised Signatory

VENDOR

Pragya
PURCHASER

Bk - 1, CS No 958/2021 & Doct No

9314022 Sheet 9 of 15

Sub Registrar
Vallabh Nagar



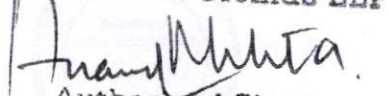
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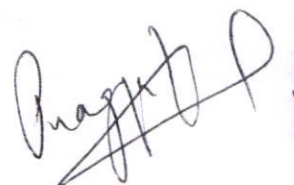
ANNEXURE- A

1.	Names of Purchaser:	Dr. Pragya Komal
2.	Purchaser's permanent residential address:	R/o. Qtrs.No.E4/4, BITS Pilani Campus, BITS, Hyderabad – 500 078.
3.	Pan no. of Purchaser:	BJCPK7790K
4.	Aadhaar card no. of Purchaser:	8567 8303 4376
5.	Agreement of sale cum GPA executed by Layout Developer in favour of Vendor	Document No.3208 of 2018, dated 30.05.2018, regd. at SRO, Vallabh Nagar, Medchal-Malkajgiri District.
6.	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.
7.	Details of Scheduled Plot:	
	a. Plot no.:	257
	b. Plot area:	147 Sq. yds.
8.	Total sale consideration:	Rs.30,70,000/-(Rupees Thirty Lakhs Seventy Thousand Only)
9.	Details of Payments:	
		1. Rs.21,20,000/-(Rupees Twenty One Lakhs Twenty Thousand Only) paid by of RTGS / NEFT.
		2. Rs.7,50,000/-(Rupees Seven Lakhs Fifty Thousand Only) paid by way of D. D. No.371034, dated 01.01.2021 issued by State Bank of India, Station Road Branch, Bhongiri.
		3. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of D. D. No.371033, dated 01.01.2021 issued by State Bank of India, Station Road Branch, Bhongiri.
10.	<u>Description of the Scheduled Plot:</u>	
		All that piece and parcel of land bearing plot no.257, admeasuring about 147 sq. yds, in the housing project named as "Villa Orchids, forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, R. R. District) and bounded by:
		North by: Plot No. 256
		South by: Plot No. 258
		East by: Neighbours Land
		West by: 30' wide road

For M/s. Villa Orchids LLP


Authorised Signatory

VENDOR



PURCHASER

Bk-1, CS No 958/2021 & Doct No

Sub Registrar
Vallabh Nagar

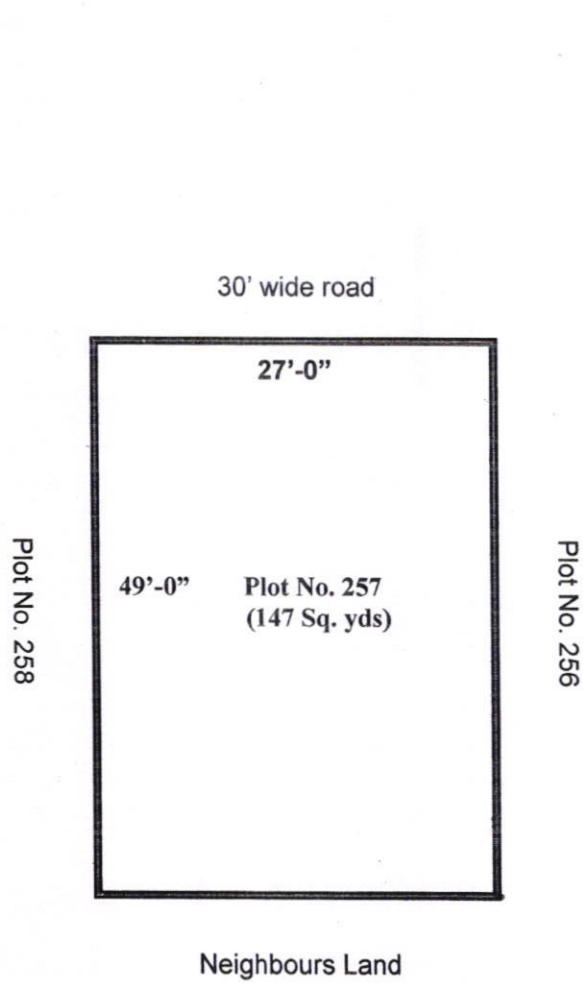


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ANNEXURE – 'B'

Plan of the Scheduled Plot:



For M/s. Villa Orchids LLP

Arundhita
Authorised Signatory

VENDOR

Pragya

PURCHASER

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Sub Registrar
Vallabh Nagar

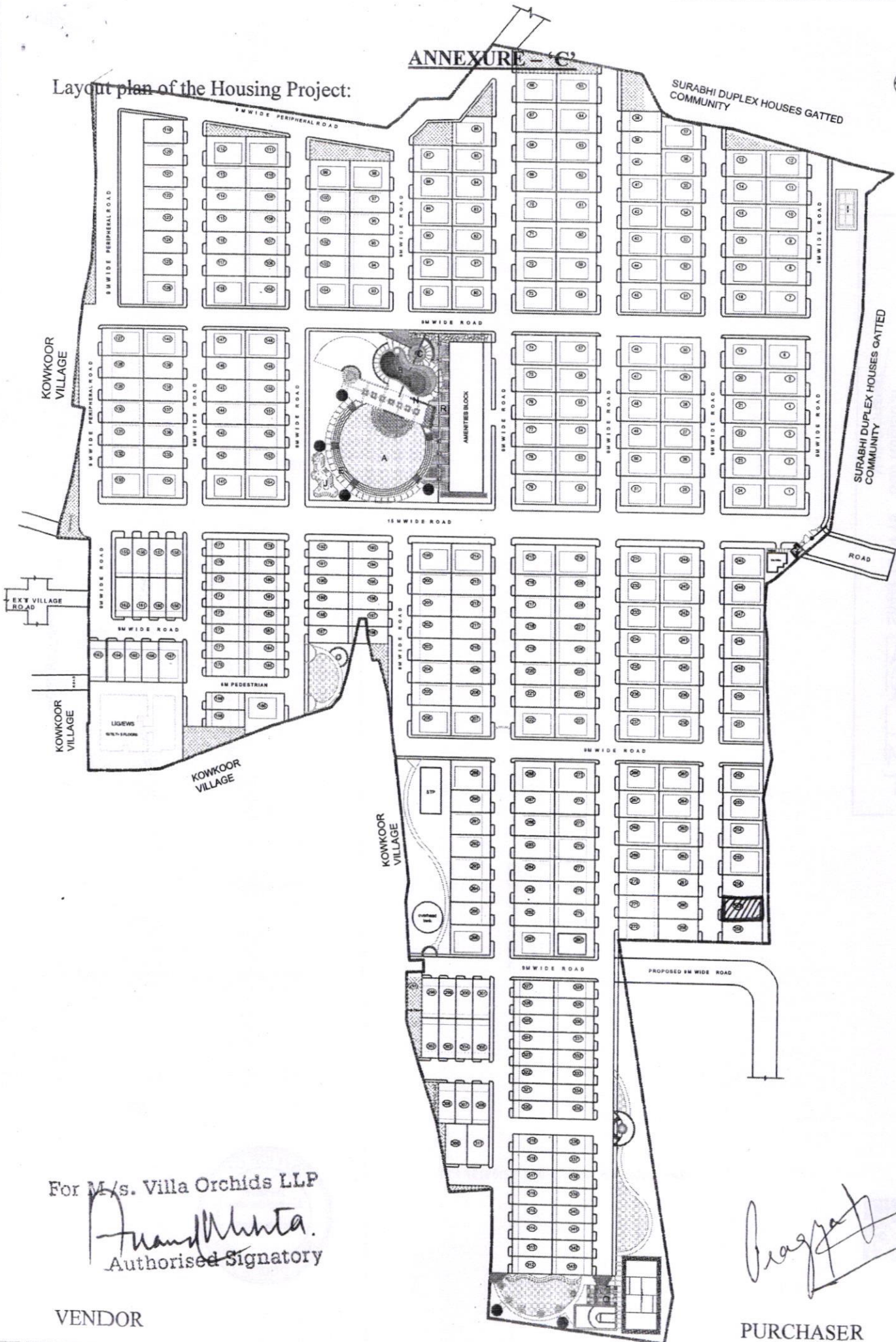


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ANNEXURE - 'C'

Layout plan of the Housing Project:



For M/s. Villa Orchids LLP

Pranav Manta
Authorised Signatory

VENDOR

Pragathi

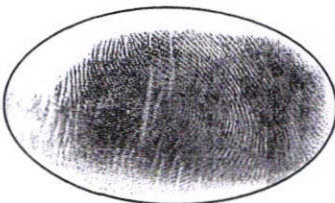
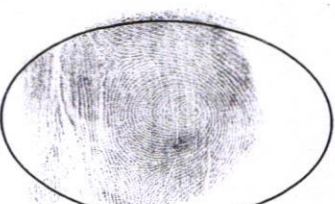
PURCHASER

9315021
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Sheet 12 of 15 Sub Registrar
Vallabh Nagar

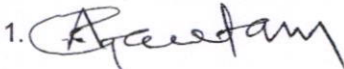
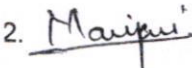
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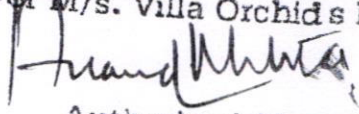
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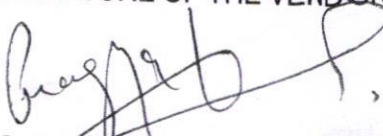
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. VILLA ORCHIDS LLP (FORMERLY KNOWN AS M/S. GREENWOOD LAKESIDE HYDERABAD LLP) HAVING ITS REGISTERED OFFICE AT 5-4-187/ 3 & 4, SOHAM MANSION M.G. ROAD, SECUNDERABAD – 500 003 REP BY ITS AUTHORIZED SIGNATORY:- MR. ANAND S MEHTA S/O. MR. SURESH U MEHTA.
			<u>GPA FOR PRESENTING DOCUMENTS VIDE GPA</u> <u>NO. 158 /BK-IV/2017, DT:03.06.2017 REG. AT SRO,</u> <u>SECUNDERABAD:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 & 4 SOHAM MANSION 2 ND FLOOR, M. G. ROAD SECUNDERABAD.
			<u>PURCHASER:</u> DR. PRAGYA KOMAL W/O. DR. ANURAG GAUTAM R/O. QTRS.NO.E4/4 BITS PILANI CAMPUS BITS HYDERABAD-500 078.

SIGNATURE OF WITNESSES:

1. 
2. 

For M/s. Villa Orchids LLP


Authorized Signatory
SIGNATURE OF THE VENDOR


SIGNATURE OF THE PURCHASER

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Vallabh Nagar

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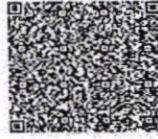


VENDOR CUM DEVELOPER:

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

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

To
అనంద సురేష్ మెహ్తా
Anand Suresh Mehta
S/O: Suresh Mehta
21-BAPU BAGH COLONY P G ROAD
SECUNDERABAD
Secunderabad
Secunderabad
Secunderabad Hyderabad
Telangana 500003
9885000518
307656913
24/11/2015
MA076569137FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8656 7880 6452

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India
అనంద 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



భారత ప్రభుత్వం
Government of India

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



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204



ఆధార్ - సామాన్యని హక్కు

10/07/2013

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

Kandi Prabhakar Reddy

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Vallabh Nagar



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Government of India

ప్రగ్య కోమల్
Pragya Komal

పుట్టిన తేదీ / DOB: 01/04/1982
స్త్రీ / Female

8567 8303 4376

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం ప్రభుత్వ సంస్థ
Unique Identification Authority of India

చిరునామా: పేరు: అనురాగ్ గౌతమ్, కువేటర్ నె-4/4, బిట్స్ పిలన్, హైదరాబాద్ క్యాంపస్, కాప్రా, జవాహర్ నగర్, కె.వి.రంగారెడ్డి, జి.జి.నగర్ కాలనీ, తెలంగాణ, 500087

Address: W/O: Anurag Gautam, Quater No-E4/4, Bits Pilani, Hyderabad Campus, Kapra, Jawaharnagar, K.v. Rangareddy, Jj Nagar Colony, Telangana, 500087

8567 8303 4376

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

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Government of India

అనురాగ గౌతమ్
Anurag Gautam

జన్మ తేదీ/DOB: 23/06/1976
పురుష/ MALE

5985 9902 6350
VID: 9177 0636 1591 5987

मेरा आधार, मेरी पहचान

भारतीय विश्वविद्यालय प्राधिकरण
Unique Identification Authority of India

పేరు: ఆత్మజ్: తేజ్ బహదూర్ సింగ్, టికరీ (డెరాబీర్), టికరీ, వారాణసీ, ఉత్తర ప్రదేశ్ - 221011

Address: S/O: Tej Bahadur Singh, TIKARI (dherabir), Tikari, Varanasi, Uttar Pradesh - 221011

5985 9902 6350
VID: 9177 0636 1591 5987

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

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

శ్రీమతి కోల్ కందాల్ వెంకట మంజరి
Srimath Koli Kandadal Venkata Manjari

పుట్టిన సంవత్సరం/Year of Birth: 1992
స్త్రీ / Female

8832 2241 1240

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం ప్రభుత్వ సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: D/O: ఎస్ కే వెంకట చరాయులు 39-17-3/1/4, ఆశోక్ నగర్, మాధవధర విశాఖపట్నం, ఆర్.పి. ఇండస్ట్రియల్ ఎస్టేట్ విశాఖపట్నం, ఆంధ్ర ప్రదేశ్, 530007

Address: D/O: S K Venkata Charayulu, 39-17-3/1/4, Ashok nagar, madhavadhara, Visakhapatnam (Urban), Visakhapatnam, Industrial Estate, Andhra Pradesh, 530007

1947 1990 180 1947 help@uidai.gov.in www.uidai.gov.in పి.ఎ. బాక్స్ నెం. 2947, హైదరాబాద్-500001

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958/2021 Sheet 15 of 15

Sub Registrar
Vallabh Nagar



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STATEMENT OF ENCUMBRANCE ON PROPERTY

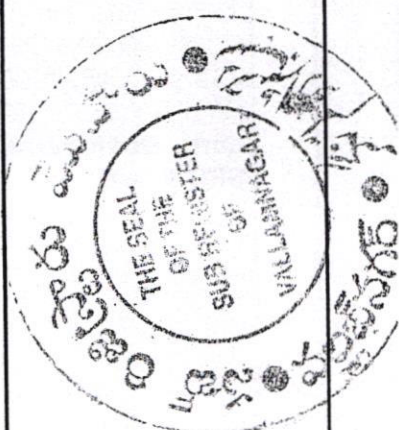
Date :02-02-2021 11:17:07

Application No :602531 Cash Receipt No :1759 of Year 2021 Statement No :52484073
Sri/Smt. **PRAGYA KOMAL** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: MAHADEVPUR OR MAHADEVPUR , Plot No:,257, SURVEY NO: ,3,4,5,6,7,8,33, Bounded by NORTH :PLOT NO 256 , SOUTH :PLOT NO 258 , EAST :NEIGHBOURS LAND , WEST :30 WIDE ROAD

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. VALLABHNAGAR** for **30** years from **01-01-1991 to 01-02-2021** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1/5	VILL/COL: MAHADEVPUR/MAHADEVPUR W-B: 4-5 SURVEY: 3 4 5 6 7 8 33 PLOT: 257 EXTENT: 147SQ.Yds BUILT: 1820SQ. FT Boundires: [N]: PLOT NO 256 [S] PLOT NO 258 [E]: NEIGHBOURS LAND [W]: 30' WIDE ROAD Link Doct:931/2021 of SRO 1508	(R) 29- 01-2021 (E) 29- 01-2021 (P) 29- 01-2021	0109 DEVELOPMENT AGREEMENT OR CONST Mkt.Value:Rs. 588000 Cons.Value:Rs. 3070000	1.(EX)K PRABHAKAR REDDY (GPA HOLDER NO 158/BK-IV/2017 SRO SECUNDERABAD 2.(EX)M/S VILLA ORCHIDS LLP FORMERLY KNOWN AS M/S GREENWOOD LAKESIDE HYDERABAD LLP) REP BY ANAND S MEHTA 3.(CL)PRAGYA KOMAL	0/0 932/2021 [1] of SRO VALLABHNAGAR(1508)
2/5	VILL/COL: MAHADEVPUR/MAHADEVPUR W-B: 4-5 SURVEY: 3 4 5 6 7 8 33 PLOT: 257 EXTENT: 147SQ.Yds Boundires: [N]: PLOT NO 256 [S] PLOT NO 258 [E]: NEIGHBOURS LAND [W]: 30' WIDE ROAD Link Doct:3208/2018 of SRO 1508	(R) 29- 01-2021 (E) 29- 01-2021 (P) 29- 01-2021	0101 Sale Deed Mkt.Value:Rs. 588000 Cons.Value:Rs. 3070000	1.(CL)PRAGYA KOMAL 2.(EX)M/S VILLA ORCHIDS LLP (FORMERLY KNOWN AS M/S GREENWOOD LAKESIDE HYD LLP) REP BY ANAND S.MEHTA 3.(EX)M/S SRI VENKATA RAMANA CONSTRUCTIONS REP BY A.RAM REDDY 4.(EX)A.RAM REDDY 5.(EX)A.VIKRAM REDDY 6.(EX)REP BY AGPA M/S VILLA ORCHIDS LLP REP BY ANAND S.MEHTA 7.(EX)REP BY GPA K.PRABHAKAR REDDY VIDE GPA NO.158/BK-IV/2017	0/0 931/2021 [2] of SRO VALLABHNAGAR(1508)

				DT.3/6/2017,AT SRO SEC-BAD	
3/5	VILL/COL: KOWKUR/KOWKOOR VILLAGE W-B: 4-1 SURVEY: 1 3 4 5 6 7 PLOT: 257 EXTENT: 147SQ.Yds Boundires: [N]: PLOT NO 256 [S] PLOT NO 258 [E]: NEIGHBOURS LAND [W]: 30' WIDE ROAD Link Doct:3208/2018 of SRO 1508	(R) 29- 01-2021 (E) 29- 01-2021 (P) 29- 01-2021	0101 Sale Deed Mkt.Value:Rs. 588000 Cons.Value:Rs. 0	1.(CL)PRAGYA KOMAL 2.(EX)M/S VILLA ORCHIDS LLP (FORMERLY KNOWN AS M/S GREENWOOD LAKESIDE HYD LLP) REP BY ANAND S.MEHTA 3.(EX)M/S SRI VENKATA RAMANA CONSTRUCTIONS REP BY A.RAM REDDY 4.(EX)A.RAM REDDY 5.(EX)A.VIKRAM REDDY 6.(EX)REP BY AGPA M/S VILLA ORCHIDS LLP REP BY ANAND S.MEHTA 7.(EX)REP BY GPA K.PRABHAKAR REDDY VIDE GPA NO.158/BK-IV/2017 DT.3/6/2017,AT SRO SEC-BAD	0/0 931/2021 [1] of SRO VALLABHNAGAR(1508)
4/5	VILL/COL: KOWKUR/REST OF THE AREA W-B: 4-1 SURVEY: 1 3 4 5 6 7 PLOT: 257 EXTENT: 147SQ.Yds LAYOUT FALLS WITHIN 2 VILLAGES Boundires: [N]: PLOT NO.256 [S] PLOT NO.258 [E]: NEIGHBOURS LAND [W]: 30' WIDE ROAD	(R) 31- 05-2018 (E) 30- 05-2018 (P) 31- 05-2018	0111 AGREEMENT OF SALE CUM GPA Mkt.Value:Rs. 588000 Cons.Value:Rs. 0	1.(CL)M/S VILLA ORCHIDS LLP (FORMERLY KNOWN AS M/S GREENWOOD LAKESIDE (HYDERABAD) LLP) REP BY ANAND S MEHTA 2.(EX)M/S SRI VENKATA RAMANA CONSTRUCTIONS,REP BY A.RAM REDDY 3.(EX)A.RAM REDDY 4.(EX)A.VIKRAM REDDY 5.(EX)VENDOR NOS.1 & 2 REP BY GPA A.VIKRAM REDDY VIDE DOCT NO.82/BK IV/2017 AT SRO MALKAJGIRI DIST	0/0 3208/2018 [2] of SRO VALLABHNAGAR(1508) 
5/5	VILL/COL: MAHADEVPUR/MAHADEVPUR W-B: 4-5 SURVEY: 3 4 5 6 7 8 33 PLOT: 257 EXTENT: 147SQ.Yds Boundires: [N]: PLOT NO.256 [S] PLOT NO.258 [E]: NEIGHBOURS LAND [W]: 30' WIDE ROAD	(R) 31- 05-2018 (E) 30- 05-2018 (P) 31- 05-2018	0111 AGREEMENT OF SALE CUM GPA Mkt.Value:Rs. 588000 Cons.Value:Rs. 2130000	1.(CL)M/S VILLA ORCHIDS LLP (FORMERLY KNOWN AS M/S GREENWOOD LAKESIDE (HYDERABAD) LLP) REP BY ANAND S MEHTA 2.(EX)M/S SRI	0/0 3208/2018 [1] of SRO VALLABHNAGAR(1508)

VENKATA RAMANA
CONSTRUCTIONS, REP
BY A. RAM REDDY
3.(EX)A. RAM REDDY
4.(EX)A. VIKRAM
REDDY
5.(EX)VENDOR NOS.1
& 2 REP BY GPA
A. VIKRAM REDDY
VIDE DOCT NO.82/BK
IV/2017 AT SRO
MALKAJGIRI DIST

1. Boundaries, Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

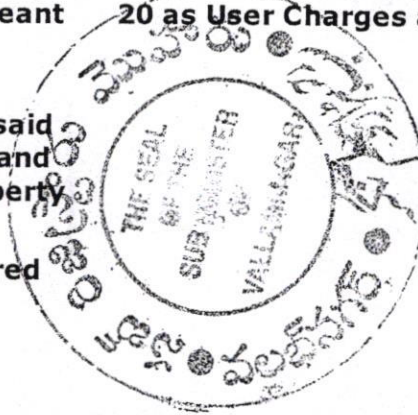
2. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

3. Search made and certificate prepared by / Nawazuddin

4. Search verified and certificate examined by /

5. Result : '5 out of 7 are included in the statement.'

Received Rs. 200 towards EC Fee and Rs. 20 as User Charges against Cash Receipt No. 1759



**[Handwritten Signature]*

సబ్ రిజిస్ట్రార్
మల్కాజ్ గిరి

Signature of
Register Officer

OFFICE SEAL &
DATE

సబ్-రిజిస్ట్రార్ కార్యాలయము
మల్కాజ్ గిరి, మేడ్చల్-మల్కాజ్ గిరి జిల్లా
తెలంగాణ రాష్ట్రం

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