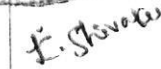


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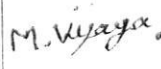
**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Vallabhnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14440/- paid between the hours of 12 and 1 on the 07th day of JUL, 2018 by Sri Anand S Mehta

**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>SUDHA VEMULA::07/<br>[1508-1-2018-4052]  | SUDHA VEMULA<br>W/O. SHIVA KUMAR KONDA<br>VILLA NO.61,PHASE III,4TH CROSS<br>ROAD,ZUZUWADI,HOSUR-635126,                                                                           | <br>MAY 2018<br>Sudha |
| 2     | CL   |  | <br>SHIVA KUMAR KONDA,<br>[1508-1-2018-4052] | SHIVA KUMAR KONDA<br>S/O. KONDA ODELU<br>VILLA NO.61,PHASE III,4TH CROSS<br>ROAD,ZUZUWADI,HOSUR-635126,                                                                            | <br>F. Shiva Kumar    |
| 3     | EX   |  | <br>BAD::07/07/2018.11<br>[1508-1-2018-4052] | REP BY GPA K.PRABHAKAR REDDY<br>VIDE GPA NO.158/BK-IV/2017<br>DT.3/6/2017 AT SRO SEC-BAD<br>S/O. K.PADMA REDDY<br>H.NO.5-4-187/3 & 4 SOHAM MANSION,<br>2ND FLOOR, MG ROAD, SEC-BAD | <br>S.R.O. Khapra     |

**Identified by Witness:**

| Sl No | Thumb Impression                                                                    | Photo                                                                                                                           | Name & Address                                                        | Signature                                                                                                |
|-------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| 1     |  | <br>V SUVARNA::07/07/2<br>[1508-1-2018-4052] | V SUVARNA<br>H NO 1-4-926 NIZAMABAD                                   | <br>Suvarna         |
| 2     |  | <br>M VIJAYA LAXMI::07<br>[1508-1-2018-4052] | M VIJAYA LAXMI<br>H NO 1-4-27/71/204 HANUMAN TEMPLE<br>KAVADIGUDA HYD | <br>M. Vijaya Laxmi |

07th day of July, 2018

Signature of Sub Registrar  
Vallabhnagar  
Exercising the powers of  
Registrars under Section 30

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

| Sl No | Aadhaar Details                                      | Address:                                                                           | Photo                                                                                 |
|-------|------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX7658<br>Name: Vemula Suvarna     | W/O Macha Kiran,<br>Bodhan, Bodhan, Nizamabad, Telangana, 503185                   |  |
| 2     | Aadhaar No: XXXXXXXX7541<br>Name: Macha Vijaya Laxmi | W/O M Manik Prabhu,<br>Secunderabad, Secunderabad, Hyderabad,<br>Telangana, 500080 |  |

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Sub Registrar  
Vallabhnagar

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

1. DETAILS OF PLOT PURCHASED:

- 1.1. The Purchaser has purchased a plot of land in the Housing Project known as Villa Orchids, forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Malkajgiri Mandal, Alwal Mandal, Medchal-Malkajgiri District vide registered sale deed from the Developer and the details of which are given in Annexure - A (hereinafter referred to as the Scheduled Plot).
- 1.2. The Developer has agreed to sell the Scheduled Plot to the Purchaser on the condition that the Purchaser shall enter into an Agreement for Construction with the Developer for construction of a villa/house on the Scheduled Plot.
- 1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

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

3. CONSIDERATION FOR CONSTRUCTION:

- 3.1. The Purchaser agrees to pay the Developer the consideration detailed in Annexure - A for construction of the Said Villa and the payment shall be made in installments as detailed in Annexure - A.
- 3.2. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed consideration mentioned in Annexure - A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Agreement for Construction. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

For M/s. Villa Orchids LLP

Authorized Signatory

K. Shivakumar  
Sudharsh

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

| Sl No | Aadhaar Details                                     | Address:                                                                | Photo                                                                               |
|-------|-----------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 3     | Aadhaar No: XXXXXXXX5704<br>Name: Sudha Vemula      | D/O Vemula Bikshapathi,<br>Bodhan, Bodhan, Nizamabad, Telangana, 503185 |  |
| 4     | Aadhaar No: XXXXXXXX6199<br>Name: Shiva Kumar Konda | S/O Konda Odelu,<br>Zuzuvadi, Krishnagiri, Tamil Nadu, 635126           |  |

**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                        | 14300        | 40        | 0                           | 0                | 14440        |
| Transfer Duty           | NA             | 0                        | 0            | 0         | 0                           | 0                | 0            |
| Reg. Fee                | NA             | 0                        | 14400        | 40        | 0                           | 0                | 14440        |
| User Charges            | NA             | 0                        | 100          | 0         | 0                           | 0                | 100          |
| <b>Total</b>            | <b>100</b>     | <b>0</b>                 | <b>28800</b> | <b>80</b> | <b>0</b>                    | <b>0</b>         | <b>28980</b> |

Rs. 14340/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14440/- towards Registration Fees on the chargeable value of Rs. 2888000/- was paid by the party through Cash and E-Challan/BC/Pay Order No. 8060IC300618 dated 30-JUN-18 of YESB/

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

(1). AMOUNT PAID: Rs. 28800/-, DATE: 30-JUN-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3393872592419, PAYMENT MODE: NB-1000200, ATRN: 3393872592419, REMITTER NAME: PRASHAKAR REDDY, EXECUTANT NAME: VILLA ORCHIDS LLP, CLAIMANT NAME: SHIVA KUMAR KONDA

Date:  
07th day of July, 2018

Signature of Registering Officer  
Vallabh Nagar

Bk - 1, CS No 4052/2018 & Doct No 3969/2018. Sheet 2 of 9 Sub Registrar Vallabh Nagar

1వ పుస్తకము 20/6.....నం./శా.శ. 194.న.....వ. నంబు  
3969.....తెంబరుగా రిజిస్టరు చేయబడినది. స్వామి  
మొత్తం గుర్తింపు నెంబరు 1508-1.....3969-2018.....

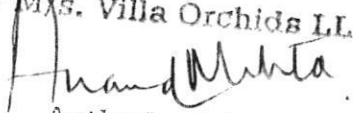
తేది 07/07/18

N. విజయ్  
పబ్-రిజిస్ట్రారు  
వల్లభనగర్

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- 3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure - A. In case the Purchaser fails to pay such taxes or charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 3.4. That the Developer has agreed to construct the Said Villa as per plan and specifications given in Annexure - B and Annexure - C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over and above the agreed consideration.
- 3.5. Interest on delayed payment, if any, shall be paid over and above the agreed consideration.
4. COMPLETION OF CONSTRUCTION:
- 4.1. The Developer agrees to deliver the Said Villa completed in all respects on or before the date mentioned in Annexure - A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 6/- per sft per month, being the average expected rent for the Said Villa. The Purchaser shall be entitled to such a compensation for delay in completion, if and only if, the Purchaser has paid the entire consideration to the Developer. The Purchaser agrees to limit their claims for delay in completion to the said amount.
- 4.2. The Developer shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Developer, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure - A.
- 4.3. That upon completion of construction of the Said Villa the Developer shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Developer shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The Developer shall be entitled to recover such dues, if any, from the Purchaser.
- 4.4. That from the intimation as to possession or completion of the Said Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Said Villa including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

For M/s. Villa Orchids LLP  
  
Authorized Signatory

K. Shrikumar  
Sudhakar

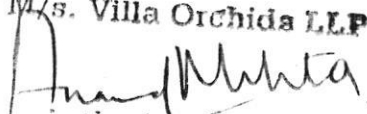
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3989/12018. Sheet 3 of 9 Sub Registrar  
Vallabh Nagar



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- 4.5. The Housing Project is proposed to be completed in phases and the schedule date of completion of the entire Housing Project may not have been specified. The Developer proposes to complete the Said Villa as given above along with the basic common amenities and utility services. The Purchaser shall not raise any objection to the non-completion or delay in completion of other villas as long as the Purchaser is able to enjoy possession of the Said Villa without any reasonable let or hindrance.
- 4.6. The Developer at his discretion may withhold the final finishing works like last coat of paint, floor polish, installation of CP and sanitary ware, etc. till such time the Purchaser confirms his readiness to take possession of the Said Villa. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, it is agreed that the final finishing works shall be withheld to ensure that the completed villa is handed over to the Purchaser in a brand new condition.
5. POSSESSION OF VILLA:
- 5.1. That the Purchaser shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the Said Villa before it is fully constructed and possession delivered unless he has made full payment of consideration along with other charges such as electricity, water, monthly maintenance, corpus fund, taxes, interest, etc., under and strictly according to this agreement.
- 5.2. The Purchaser shall be entitled to take possession of the Said Villa only on receipt of 'Letter of Possession' from the Developer. Any claim to possession made by the Purchaser without obtaining the Letter of Possession shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.
- 5.3. At the request of the Purchaser the Developer may give license to the Purchaser to enter the villa being purchased by him for the purposes of installation of furniture and fixtures or for purposes like housewarming, before the Purchaser has paid the entire consideration and other charges to the Developer. The Purchaser shall not be entitled to claim possession of the Said Villa till such time all dues are cleared and such a license given by the Developer to enter the Said Villa cannot be construed as handing over of possession by the Developer to the Purchaser. Any claim to possession made by the Purchaser before clearing all the dues shall be deemed to be trespassing and the Developer shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.
6. FORCE MAJEURE:
- 6.1. That in event of any delay in the completion of the construction of the Said Villa and delivery of possession of the said villa by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., or by way of any order of a court, tribunal, statutory authorities, etc., the Developer shall not be held responsible. The Purchaser shall not have right to claim any compensation, interest, loss or damage, etc. or shall not insist for the refund of any amount till the final work is completed.
- 6.2. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

For M/s. Villa Orchids LLP  
  
Authorized Signatory

K. Shivakumar  
Sudhakar

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3909/2018, Sheet 4 of 9 Sub Registrar  
Vallabhnagar



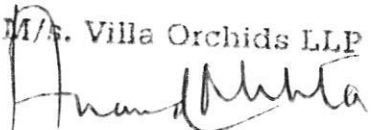
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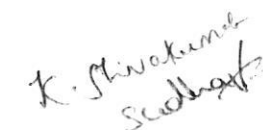
**ANNEXURE- A**

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                           |            |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|------------|
| 1.  | Names of Purchaser:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1. Mr. Shiva Kumar Konda<br>2. Mrs. Sudha Vemula                                                          |            |
| 2.  | Purchaser's permanent residential address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | R/o. Upkar Royal Gardens, Villa No. 61, Phase III, 4 <sup>th</sup> Cross Road, Zuzuwadi, Hosur – 635 126. |            |
| 3.  | Sale deed executed by Developer in favour of Purchaser                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Document no. 3988 of 2018, dated 30.06.2018 registered at SRO, Vallabhnagar, Medchal-Malkajgiri District. |            |
| 4.  | Type of villa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | C1                                                                                                        |            |
| 5.  | No. of Floors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Ground + 1 Floor                                                                                          |            |
| 6.  | No. of bedrooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 3 bedrooms                                                                                                |            |
| 7.  | Details of Said Villa :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                           |            |
|     | a. Villa no.:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 125                                                                                                       |            |
|     | b. Plot area:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 147 Sq. yds.                                                                                              |            |
|     | c. Built-up area :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1820 Sft.                                                                                                 |            |
|     | d. Carpet area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1533 Sft.                                                                                                 |            |
| 8.  | Total sale consideration:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Rs.28,88,000/-(Rupees Twenty Eight Lakhs Eighty Eight Thousand Only)                                      |            |
| 9.  | <b><u>Details of advance paid:</u></b><br>Rs.1,24,280/-(Rupees One Lakhs Twenty Four Thousand Two Hundred and Eighty Only) already paid by the purchaser which is admitted and acknowledged by the developer.                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                           |            |
| 10. | Payment terms:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                           |            |
|     | Installment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Due date for payment                                                                                      | Amount     |
|     | I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Within 7 days of RCC Structure                                                                            | 7,50,720/- |
|     | II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Within 7 days of completion of brick work & internal plastering                                           | 8,98,000/- |
|     | III                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Within 7 days of completing of flooring, bathroom tiles, doors, windows, first coat of paint, etc.        | 9,15,000/- |
|     | IV                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | On completion                                                                                             | 2,00,000/- |
| 11. | Scheduled date of completion:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 16.02.2019                                                                                                |            |
| 12. | <b><u>Description of the Scheduled Plot :</u></b><br>All that piece and parcel of land bearing plot no. 125, admeasuring about 147 sq. yds, along with a villa constructed thereon having built up area 1820 sft., in the housing project named as "Villa Orchids" forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, R.R. District) and bounded by:<br>North by: Plot No. 124<br>South by: Plot No. 126<br>East by: 30' wide road<br>West by: Lawn |                                                                                                           |            |

For M/s. Villa Orchids LLP

  
 Authorised Signatory

VENDOR

  
 PURCHASER

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3969/2018. Sheet 5 of 9 Sub Registrar  
Vallabh Nagar

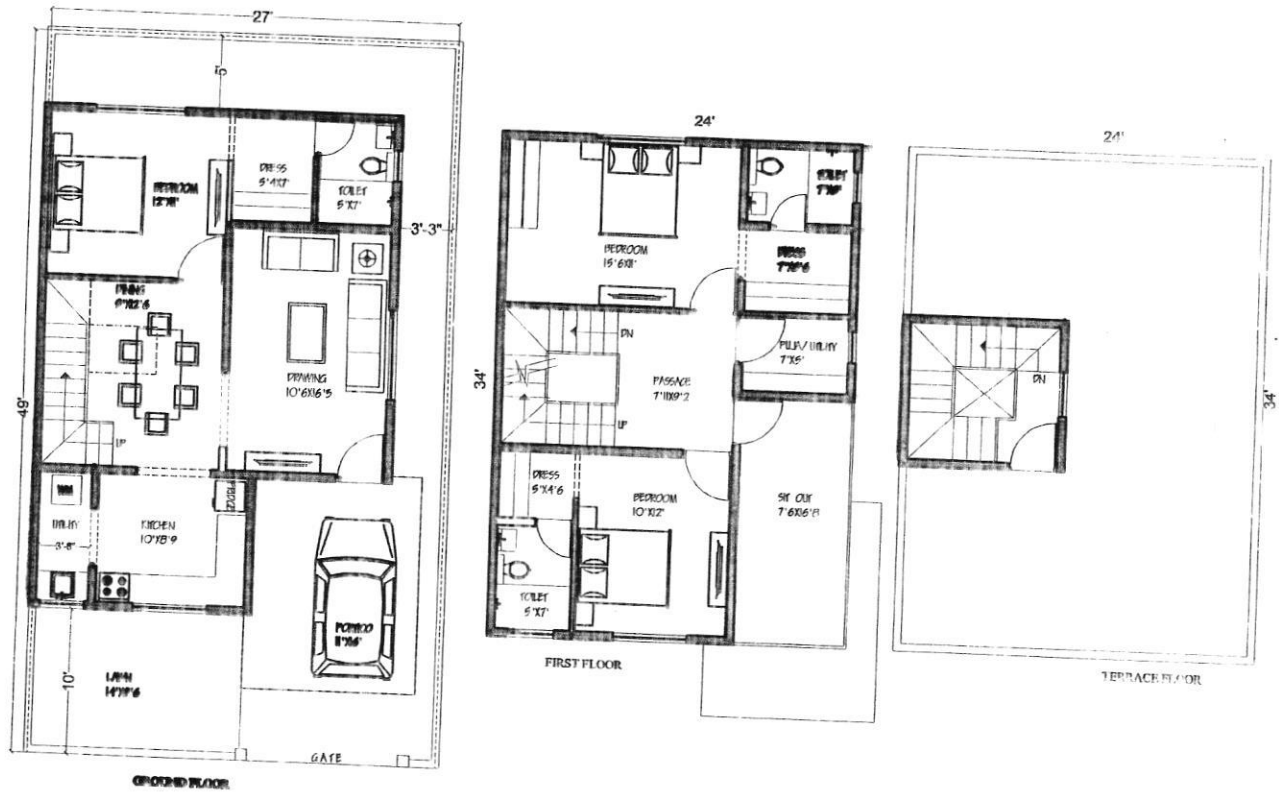


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# ANNEXURE- B

Plan of the Said Villa:



For M/s. Villa Orchids LLP

*Handwritten signature of Anand Khata*

Authorised Signatory

VENDOR

*Handwritten signature of K. Shiva Kumar*  
Sudhakar

PURCHASER

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3909/2018. Sheet 6 of 9 Sub Registrar  
Vallabh Nagar



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**ANNEXURE - C**

**Specifications of Said Villa:**

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

**Note:**

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

For M/s. Villa Orchids LLP

*Anand Mehta*  
Authorized Signatory  
VENDOR

*K. Shrivakumhar*  
*Seethagiri*

PURCHASER

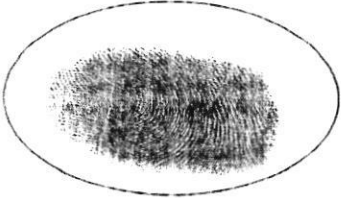
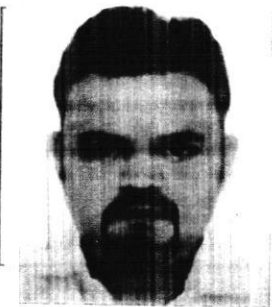
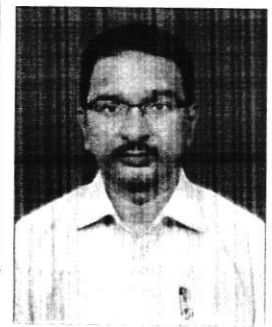
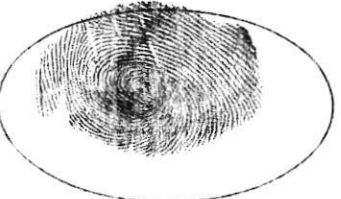
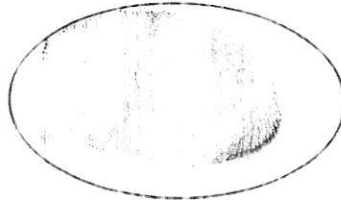
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Vallabh Nagar



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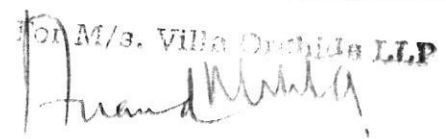


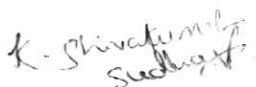
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)                                            | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE                                        | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER                                                                                                                                                                                                                                      |
|--------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |    |    | <b>DEVELOPER:</b><br>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 – 500 093<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, SOHAM MANSION<br>2 <sup>ND</sup> FLOOR, M. G. ROAD<br>SECUNDERABAD                           |
|        |  |  | <b>PURCHASER:</b><br><br>1. MR. SHIVA KUMAR KONDA<br>S/O. MR. KONDA ODELU<br>R/O. UPKAR ROYAL GARDENS<br>VILLA NO. 61, PHASE III<br>4 <sup>TH</sup> CROSS ROAD<br>ZUZUWADI, HOSUR – 635 126.                                                                                                              |
|        |  |  | 2. MRS. SUDHA VEMULA<br>W/O. MR. SHIVA KUMAR KONDA<br>R/O. UPKAR ROYAL GARDENS<br>VILLA NO. 61, PHASE III<br>4 <sup>TH</sup> CROSS ROAD<br>ZUZUWADI, HOSUR – 635 126.                                                                                                                                     |

## SIGNATURE OF WITNESSES:

- 
- 

For M/s. Villa Orchids LLP  
  
Authorized Signatory  
SIGNATURE OF THE DEVELOPER

  
SIGNATURE OF THE PURCHASER

Bk-1, CS No 4052/2018 & Doct No

3969/2018. Sheet 8 of 9 Sub Registrar  
Vallabh Nagar



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**భారత సర్కార్**  
Government of India  
శివ కుమార్ కొండ  
Shiva Kumar Konda  
జన్మ తేదీ / DOB : 17/04/1982  
పురుష / Male



4397 4032 6199

నన్న ఆధార్, నన్న గురుతు

*K. Shivalakumal*



**భారత ప్రభుత్వ గురుతు అధికారి**  
Unique Identification Authority of India

చిరునామ: కొండ ఒడెలు, 61, ఒక గార్డెన్, ఫేజ్-III, నెర ఆర్ఎల్ఎస్ రోడ్, కనుమపల్లి, కృష్ణా జిల్లా, ఆంధ్రప్రదేశ్, 635126

Address: S/O, Konda Odela, 61, 1st Garden, Phase-III, Nr Arul's Gate, Hanumanpalli, Zuzuvu Hosur Indl. Complex, Krish Tamil Nadu, 635126

4397 4032 6199



1947



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www.uidai.gov.in



**భారత సర్కార్**  
Government of India  
సుధా వేములా  
Sudha Vemula  
జన్మ తేదీ / Year of Birth : 1982  
స్త్రీ / Female



7542 9596 5704

ఆధార్ - ప్రేమానుభవం అధికారి

*Sudha V.*



**భారత ప్రభుత్వ గురుతు అధికారి**  
Unique Identification Authority of India

చిరునామ: D/O: వేములా బిక్షపాథి, నం 1-4-926, లాస్ నగర్, టి డి సి ఆఫీస్ నear నిజంబద్, బోధన్, నిజామాబద్, ఆంధ్ర ప్రదేశ్, 503185

Address: D/O: Vemula Bikshapathi 1-4-926, las nagar, Near Office, Nizamabad, Bodhan, And Pradesh, 503185

7542 9596 5704



1947 1800 300 1947



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**భారత ప్రభుత్వం**  
Government of India  
మాచా విజయ లక్ష్మి  
Macha Vijaya Laxmi



జన్మ తేదీ / Year of Birth: 1951  
స్త్రీ / Female

9321 0976 7541

ఆధార్ - సామాన్యని హక్కు

*M vijaya Laxmi*



**భారత ప్రభుత్వ గురుతు అధికారి**  
Unique Identification Authority of India

చిరునామ: W/O: ఎమ్ మాచిక్ కల్యాణ్, 1-4-27/71/204, పద్మాశాలి కాలనీ, హనుమాన్ దేవాలయం, కవడిగుడా, సెకండరీ హైదరాబాద్, గాంధీనగర్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500080

Address: W/O: M Mani Prashu, 1-4-27/71/204, Padmashali Colony, Hanuman Temple, Kavadiiguda, Secunder Hyderabad, Gandhinagar Andhra Pradesh, 50008

9321 0976 7541



1947 1800 300 1947



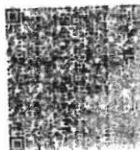
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**భారత ప్రభుత్వం**  
Government of India  
వేములా సువర్ణ  
Vemula Suvama



జన్మ తేదీ / Year of Birth: 1990  
స్త్రీ / Female

2141 2339 7658

ఆధార్ - సామాన్యని హక్కు

*Suvama*



**భారత ప్రభుత్వ గురుతు అధికారి**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామ: W/O: మాచా శివన్, ఇంటి నం 1-4-926, లాస్ నగర్, బోధన్, నిజామాబద్, ఆంధ్ర ప్రదేశ్, 503185

Address: W/O: Macha Shan 1-4-926, LBS Nagar, Bodhan, Bodhan, Nizamabad, Bodhan, Andhra Pradesh, 503185



1947 1800 180 1947



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3969/2018 Sheet 9 of 9 Sub Registrar  
Vallabh Nagar



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3983/18

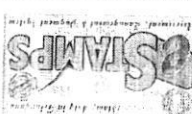
## Online Challan Proforma[SRO copy] Online Challan Proforma[Citizen copy]

Challan No:8060IC300618

|                                                                                                                                              |                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
|  <b>Registration &amp; Stamps<br/>Department, Telangana</b> |                                                       |
| Bank Code : YESB                                                                                                                             |                                                       |
| <b>I Remitter Details</b>                                                                                                                    |                                                       |
| Name                                                                                                                                         | PRABHAKAR REDDY                                       |
| Address                                                                                                                                      | SECUNDERABAD                                          |
| PAN Card Number                                                                                                                              | AWSP8104E                                             |
| Aadhar Card Number                                                                                                                           |                                                       |
| Mobile Number                                                                                                                                | *****561                                              |
| <b>II Executant Details</b>                                                                                                                  |                                                       |
| Name                                                                                                                                         | VILLA ORCHIDS LLP                                     |
| Address                                                                                                                                      | SECUNDERABAD                                          |
| <b>III Claimant details</b>                                                                                                                  |                                                       |
| Name                                                                                                                                         | SHIVA KUMAR KONDA                                     |
| Address                                                                                                                                      | HOSUR                                                 |
| <b>IV Document Nature</b>                                                                                                                    |                                                       |
| Nature of Document                                                                                                                           | DEVELOPMENT AGREEMENT<br>OR CONSTRUCTION<br>AGREEMENT |
| Property Situated<br>in(District)                                                                                                            | MEDCHAL-MALKAJGIRI                                    |
| <b>V Amount Details</b>                                                                                                                      |                                                       |
| Stamp Duty                                                                                                                                   | 14300                                                 |
| Transfer Duty                                                                                                                                | 0                                                     |
| Registration Fee                                                                                                                             | 14400                                                 |
| User Charges                                                                                                                                 | 100                                                   |
| TOTAL                                                                                                                                        | 28800                                                 |
| Total in Words                                                                                                                               | TWENTY EIGHT THOUSAND<br>EIGHT HUNDRED RUPEES<br>ONLY |
| Date(DD-MM-YYYY)                                                                                                                             | 30-06-2018                                            |
| Transaction Id                                                                                                                               | 3393872592419                                         |
| Signature of remitter                                                                                                                        |                                                       |

Challan No:8060IC300618

|                                                                                                                                              |                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
|  <b>Registration &amp; Stamps<br/>Department, Telangana</b> |                                                       |
| Bank Code : YESB                                                                                                                             |                                                       |
| <b>I Remitter Details</b>                                                                                                                    |                                                       |
| Name                                                                                                                                         | PRABHAKAR REDDY                                       |
| Address                                                                                                                                      | SECUNDERABAD                                          |
| PAN Card Number                                                                                                                              | AWSP8104E                                             |
| Aadhar Card Number                                                                                                                           |                                                       |
| Mobile Number                                                                                                                                | *****561                                              |
| <b>II Executant Details</b>                                                                                                                  |                                                       |
| Name                                                                                                                                         | VILLA ORCHIDS LLP                                     |
| Address                                                                                                                                      | SECUNDERABAD                                          |
| <b>III Claimant details</b>                                                                                                                  |                                                       |
| Name                                                                                                                                         | SHIVA KUMAR KONDA                                     |
| Address                                                                                                                                      | HOSUR                                                 |
| <b>IV Document Information</b>                                                                                                               |                                                       |
| Nature of Document                                                                                                                           | DEVELOPMENT AGREEMENT<br>OR CONSTRUCTION<br>AGREEMENT |
| Property Situated<br>in(District)                                                                                                            | MEDCHAL-MALKAJGIRI                                    |
| <b>V Amount Details</b>                                                                                                                      |                                                       |
| Stamp Duty                                                                                                                                   | 14300                                                 |
| Transfer Duty                                                                                                                                | 0                                                     |
| Registration Fee                                                                                                                             | 14400                                                 |
| User Charges                                                                                                                                 | 100                                                   |
| TOTAL                                                                                                                                        | 28800                                                 |
| Total in Words                                                                                                                               | TWENTY EIGHT THOUSAND<br>EIGHT HUNDRED RUPEES<br>ONLY |
| Date(DD-MM-YYYY)                                                                                                                             | 30-06-2018                                            |
| Transaction Id                                                                                                                               | 3393872592419                                         |
| Signature of remitter                                                                                                                        |                                                       |

|                                                                                                                                              |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Reference details for eChallan                                                                                                               |                 |
|  <b>Registration &amp; Stamps Department, Telangana</b> |                 |
| <b>I Remitter / SRO / District-Registrar Details</b>                                                                                         |                 |
| Name                                                                                                                                         | PRABHAKAR REDDY |
| Mobile Number                                                                                                                                | 9246165561      |
| Challan Number                                                                                                                               | 8060IC300618    |
| PassCode                                                                                                                                     | XXHWI           |

VOC-125

3989/18

125



## Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 07/07/2018, 11:45 AM

SRO Name: 1508 Vallabhnagar

Receipt No: 4288

Receipt Date: 07/07/2018

### AGREEMENT

2888000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

### Account Description

Registration Fee

Deficit Stamp Duty

Car Charges

Total:

In Words: RUPEES TWENTY EIGHT THOUSAND EIGHT HUNDRED EIGHTY ONLY

**RETURNED**

**NO DUES**

### Amount Paid By

Cash

Challan

DD

E-Challan

40

40

14400

14300

800

80

28800

Prepared By: KSRINIVAS

Signature by SR



## Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 07/07/2018, 11:45 AM

SRO Name: 1508 Vallabhnagar

Receipt No: 4288

Receipt Date: 07/07/2018

Name: ANAND S MEHTA

CS No/Doct No: 4052 / 2018

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Challan No:

E-Challan No: 896900000618

Saleable Value:

Challan Dt:

E-Challan Dt: 30-JUN-18

Bank Name: