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4094/18

DOLL NO: 4033 of 2018

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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सत्यमेव जयते

ONE
HUNDRED RUPEEभारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

R 272459

S.No. 1174 Date 29/06/18 Rs. 100/-

Sold To M. Mahendrab,

S/o. D/o. W/o. Malliah, R/o. Sec-bad,

For Whome Villa Orchids LLP,

R/o. Sec-bad.

SUB REGISTRAR
& EX-OFFICIO STAMP VENDOR
KHAPRASALE DEED

This Sale Deed is made and executed on this the 9th day of July 2018 at S.R.O, Vallabh Nagar, Medchal-Malakajgiri District by and between:

M/s. Villa Orchids LLP (formerly known as M/s. Greenwood Lakeside Hyderabad LLP), a registered Limited Liability Partnership Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by Authorized Signatory, Shri. Anand S. Mehta, S/o. Shri. Suresh U. Mehta aged about 39 years, Occupation: Business, residing at Flat No. 701, Welkin Apartments, Lane besides FAB India, Begumpet, Hyderabad, Occupation: Business {Pan No.ACQPM3840C, Aadhaar No. 8656 7880 6452}, 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 58 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.

being represented by their registered Agreement of Sale cum General Power of Attorney Holder M/s. Villa Orchids LLP, by virtue of document no. 2857 of 2018, dated 15.05.2018, rep. by Authorized Signatory, Shri. Anand S. Mehta, S/o. Shri. Suresh U. Mehta aged about 39 years, registered at S.R.O. Vallabh Nagar, Medchal-Malakajgiri 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.).

For M/s. Villa Orchids LLP

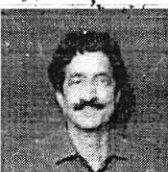
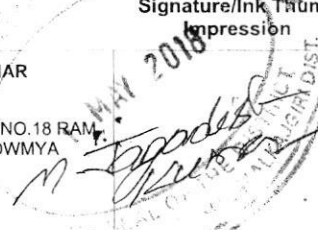
M. Mahendrab
R/o. Sec-bad.

Anand S. Mehta
Authorized Signatory

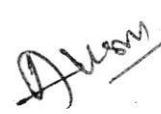
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15350/- paid between the hours of 12 and 1 on the 09th day of JUL, 2018 by Sri Anand S Mehta

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 MERUVA JAGADISH K [1508-1-2018-4093]	MERUVA JAGADISH KUMAR S/O. M.K.MURTHY H.NO.1-9-52/B/4, STREET NO.18 RAM NAGAR, LANE BESIDE SOWMYA HOSPITAL, HYD	
2	EX		 BAD:09/07/2018,12 [1508-1-2018-4093]	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:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 AKSHITH VENKATA M [1508-1-2018-4093]	AKSHITH VENKATA MERUVA H.NO.1-9-52/B/4, RAM NAGAR STREET NO.16,MUSHEERABAD,HYD	
2		 A.VENUGOPAL GOUD [1508-1-2018-4093]	A.VENUGOPAL GOUD H.NO.13-4-772,KARWAN,ASIFNAGAR,HYD	

09th day of July, 2018

Signature of Sub Registrar
Vallabh Nagar

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	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	200	0	0	0	200
Total	100	0	99100	0	85200	0	184400

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 ,860EBC050718 dated ,05-JUL-18 of ,SBIN/

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IN FAVOUR OF

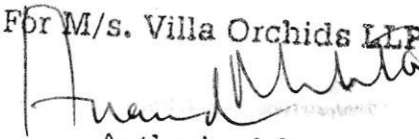
Mr. Meruva Jagadish Kumar, Son of Mr. M. K. Murthy, aged about 60 years residing at H. No.1-9-52/B/4, Street No: 18 Ram Nagar, Lane beside Sowmya Hospital, Hyderabad – 500 020. {Pan No. AEWPM3760R, Aadhaar No. 7935 6751 3779}, hereinafter referred to as the 'Purchaser'

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

For M/s. Villa Orchids LLP

Authorized Signatory


M. Meruva Jagadish Kumar

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 99100/-, DATE: 05-JUL-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6599166243203, PAYMENT MODE: NB-1000200, ATRN: 6599166243203, REMITTER NAME: MERUVA JAGADISH KUMAR, EXECUTANT NAME: VILLA ORCHIDS LLP, CLAIMANT NAME: MERUVA JAGADISH KUMAR).

Date:

09th day of July, 2018

Signature of Registering Officer

Vallabh Nagar

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4033-2018 Sub Registrar
Vallabh Nagar

1వ పుస్తకము 20/8.....నం./కా.శ. 1999.....వ. నం. 4033
.....నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
విమర్శన గుర్తింపు నెంబరు 1508-1-4033-20/8.....

తేదీ 09/07/18

వల్-రిజిస్ట్రారు
పబ్లిక్ డివీజన్

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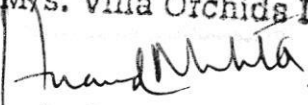
- 1.6. Accordingly, the Layout Developers has the absolute rights to develop/sell plots/villas in the Housing Project for which permit for construction has been obtained. The Scheduled Land which was owned by the Co-purchasers is now being developed by M/s. Sri Venkataramana Constructions.
- 1.7. An 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. Each villa shall have a separately metered electric power connection.
- 3.1.4. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
- 3.1.5. Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an onsite RO plant.
- 3.1.6. 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

Authorized Signatory


Legendish Kumar
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- 3.1.7. 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.
- 3.1.8. 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

Authorized signatory

[Signature]
Kumar Page 4

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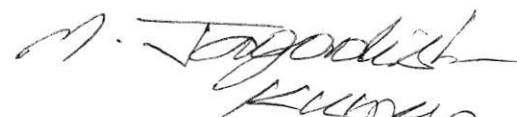
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- 4.7 The Purchaser shall be required to enter into a separate 'Agreement for Construction' with the Vendor for construction of the villa and the Purchaser shall not raise any objection for execution of such an agreement. That the possession of the 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

Anand Mishra
Authorised Signatory


M. Jagadeesh Kumar
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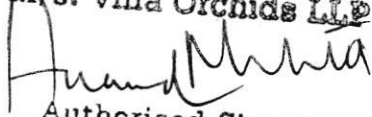
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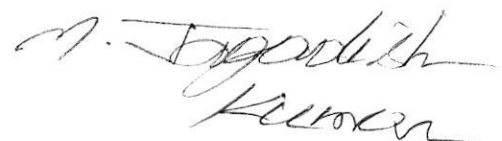


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- 6.2 The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed sale consideration 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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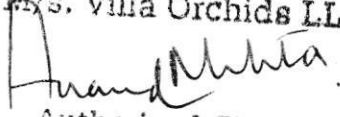
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- 7.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser 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

Authorised Signatory


Kumar

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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

Authorized Signatory


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Sub Registrar
Vallabh Nagar

4093/2018



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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 Malkajgiri Mandal, R. R. 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

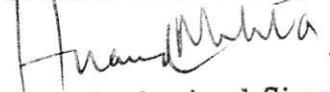
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
(AKSHITH MERUVA)

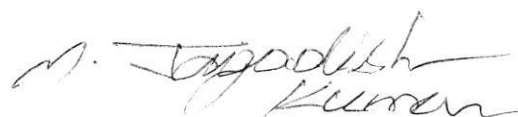
2. 

For M/s. Villa Orchids LLP



Authorised Signatory

VENDOR



PURCHASER



Bk - 1, CS No 4093/2018 & Doct No

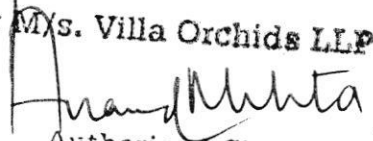
4033 2018
Sheet 9 of 15 Sub Registrar
Vallabh Nagar

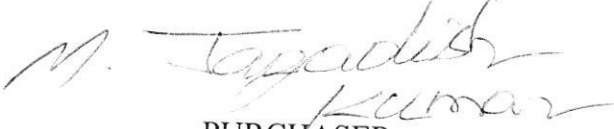
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ANNEXURE- A

1.	Names of Purchaser:	Mr. Meruva Jagadish Kumar
2.	Purchaser's permanent residential address:	R/o. H.No.1-9-52/B/4, Street No: 18 Ram Nagar, Lane beside Sowmya Hospital, Hyderabad – 500 020.
3.	Pan no. of Purchaser:	AEWPM3760R
4.	Aadhaar card no. of Purchaser:	7935 6751 3779
5.	Agreement of sale cum GPA executed by Layout Developer in favour of Vendor	Document No. 2857 of 2018, dated 15.05.2018 registered at S.R.O, Vallabh Nagar, Medchal-Malkajgiri District.
6.	Name address & registration no. of Owners Association	Villa Orchids Owner's Association having its office at Sy. Nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District vide regd. No.979 of 2017 dated 14.07.2017.
7.	Details of Scheduled Plot:	
	a. Plot no.:	115
	b. Plot area:	147 Sq. yds.
8.	Total sale consideration:	Rs.30,70,000/-(Rupees Thirty Lakhs Seventy Thousand Only)
9.	Details of payments:	
		Rs.30,70,000/-(Rupees Thirty Lakhs Seventy Thousand Only) paid by way of D. D. No. 013927, dated 26.06.2018 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad.
9.	<u>Description of the Scheduled Plot :</u>	
		All that land forming plot no.115, 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, Ranga Reddy District) and bounded by: North by: Plot No. 114 South by: Plot No. 116 East by: Plot No. 108 West by: 30' wide road

For M/s. Villa Orchids LLP

Authorized Signatory
VENDOR


PURCHASER



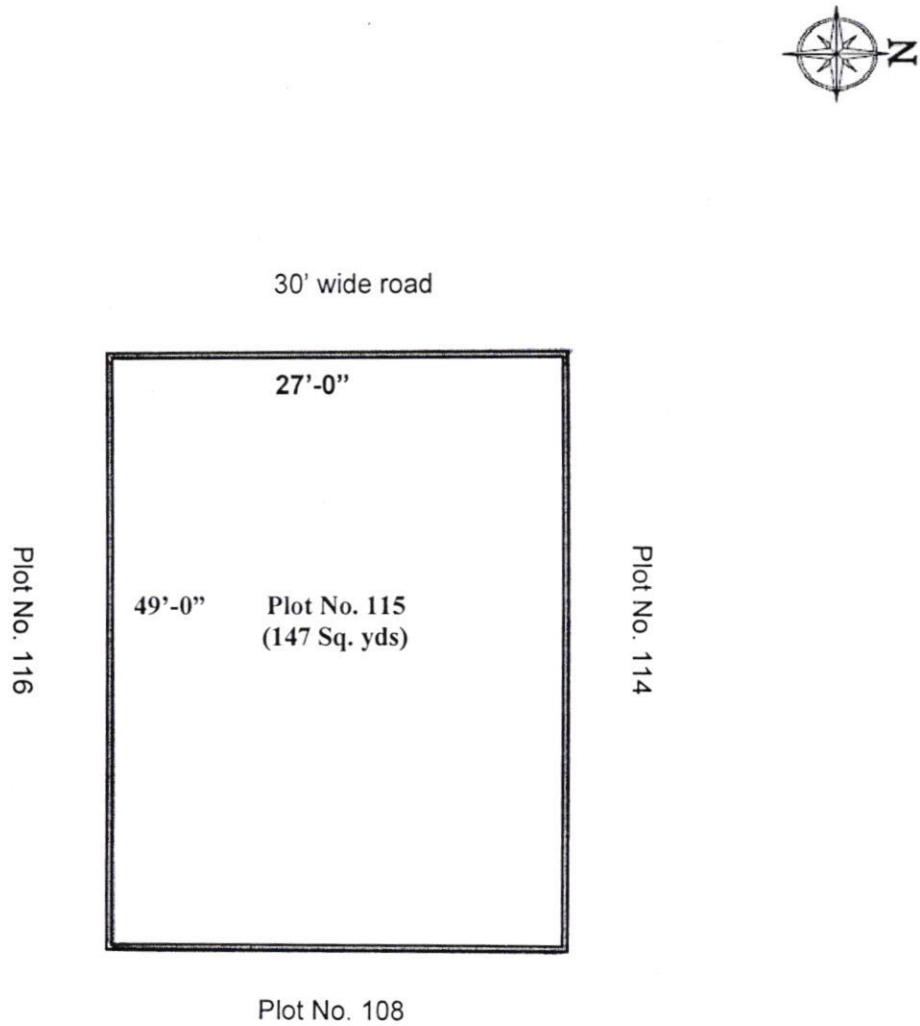
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4033 2018 Sheet 10 of 15 Sub Registrar
Vallabhnagar

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ANNEXURE – 'B'

Plan of the Scheduled Plot:



For M/s. Villa Orchids LLP

Handwritten Signature
Authorized Signatory

VENDOR

Handwritten Signature
PURCHASER

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Sub Registrar
Vallabh Nagar

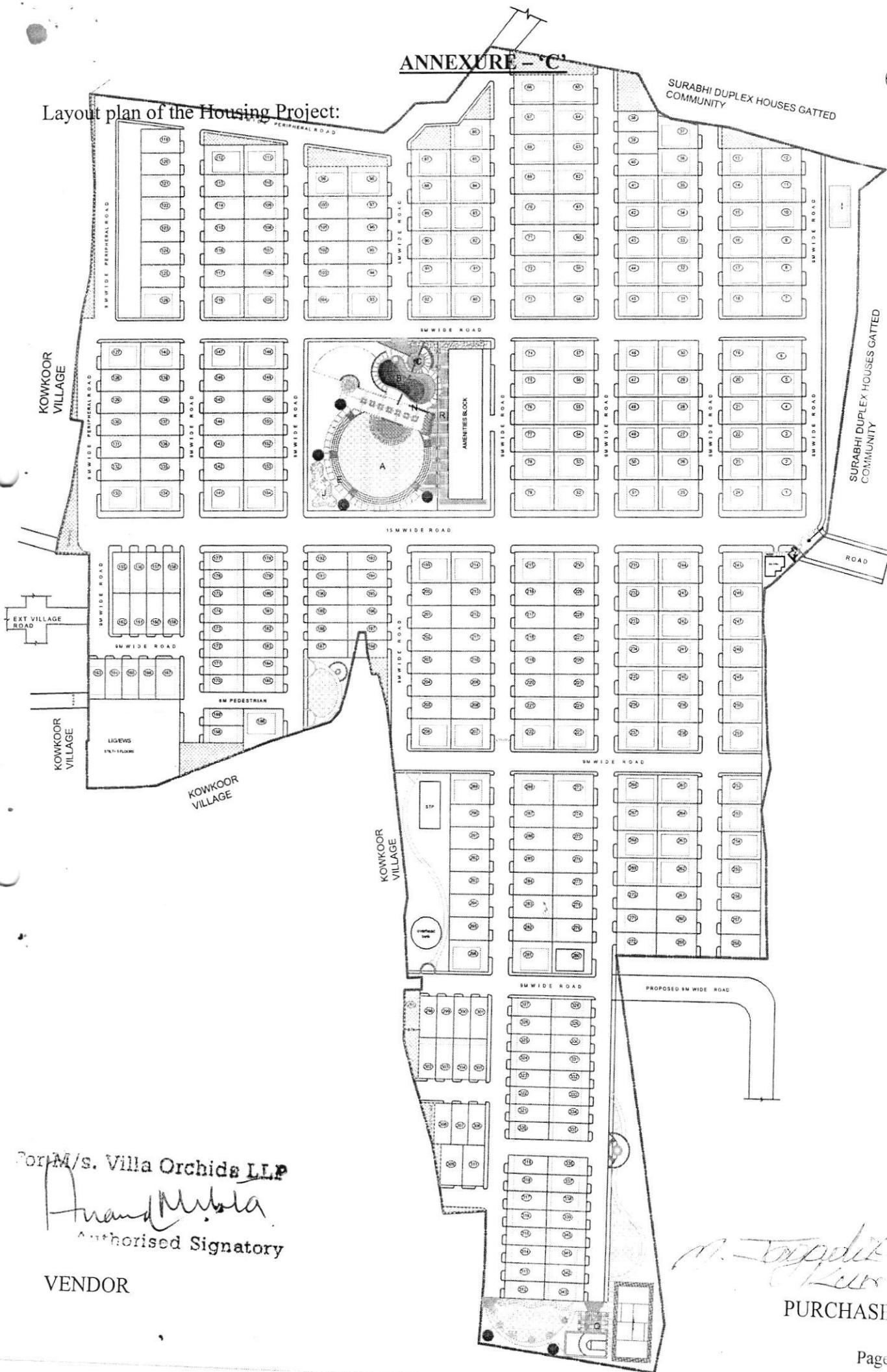


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ANNEXURE - 'C'

Layout plan of the Housing Project:



For M/s. Villa Orchids LLP

Anand Mishra
Authorised Signatory

VENDOR

M. Jagdish Kumar
PURCHASER

Bk - 1, CS No 4093/2018 & Doct No

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Vallabh Nagar

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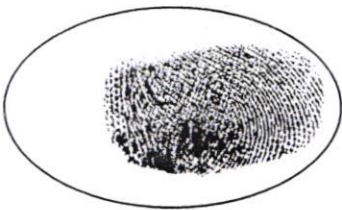
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SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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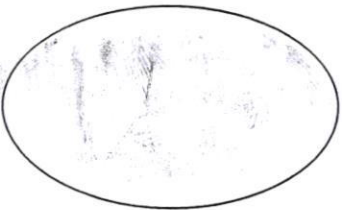
VENDOR:

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



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

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



PURCHASER:

MR. MERUVA JAGADISH KUMAR
S/O. MR. M. K. MURTHY
R/O. H. NO.1-9-52/B/4
STREET NO: 18
RAM NAGAR
LANE BESIDE SOWMYA HOSPITAL
HYDERABAD 500020

SIGNATURE OF WITNESSES:

- 1.
- 2.

For M/s. Villa Orchids LLP

Authorised Signatory

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

Bk - 1, CS No 4093/2018 & Doct No
40352018. Sheet 13 of 15 Sub Registrar
Vallabh Nagar



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VENDEE:

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

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

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



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8656 7880 6452

ఆధార్ - సామాన్యని హక్కు

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



8656 7880 6452

ఆధార్ - సామాన్యని హక్కు

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSP8104E
Signature
भारत सरकार
GOVT. OF INDIA
10062008



Aadhaar No 3287 6953 9204

For M/s. Villa Orchids LLP
Anand Mehta
Authorized Signatory

Prabhakkar

Bk - 1, CS No 4093/2018 & Doct No
40332018 Sheet 14 of 15 Sub Registrar
Vallabh Nagar



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భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమాధి సంఖ్య / Enrollment No. : 1067/47006/01071

20/05/2013

To
Meruva Jagadish Kumar
మేరువా జగదీష్ కుమార్
S/O: Let M. K. Murthy
1-9-52/B /4/1
street no 18
ram nagar
musheerabad
Musheerabad
Musheerabad (delivery), Hyderabad
Andhra Pradesh - 500020



KL130703819FT

13070381



M Jagadish Kumar

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7935 6751 3779

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమాధి సంఖ్య / Enrollment No. : 1067/47006/01036

31/05/2013

To
Akshith Venkat Meruva
అక్షిత్ వెంకట్ మేరువా
S/O: Meruva Jagadish Kumar
1-9-52/B/4,
ram nagar street no 18
lane beside sowmya hospitals
zamistanpur, musheerabad
Musheerabad
Musheerabad (delivery), Hyderabad
Andhra Pradesh - 500020



KL146912593FT

14691259



Akshith

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2898 3038 3909

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

Government of India

మేరువా జగదీష్ కుమార్
Meruva Jagadish Kumar



పుట్టిన సంవత్సరం / Year of Birth: 1958
పురుషుడు / Male

7935 6751 3779



ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

Government of India

అక్షిత్ వెంకట్ మేరువా
Akshith Venkat Meruva

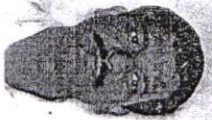


పుట్టిన సంవత్సరం / Year of Birth: 1995
పురుషుడు / Male

2898 3038 3909



ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

అక్కల వెనుగోపాల్ గౌడ్
Akkala Venu GOPAL Goud

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2942 2063 3882

ఆధార్ - సామాన్యని హక్కు

UF25936239IN

2593623



Akkala

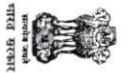
21/09/2011

To
Akkala Venu GOPAL Goud
అక్కల వెనుగోపాల్ గౌడ్
S/O Akkala Lacha Goud
13-4-772
Karwan
Asifnagar
Kusumapura, Hyderabad
Andhra Pradesh - 500067

సమాధి సంఖ్య / Enrollment No. : 1094/50618/01367

Government of India

భారత ప్రభుత్వం



భారత విశిష్ట గుర్తింపు ప్రాధికార పంపిణీ

పుట్టిన సంవత్సరం / Year of Birth: 1972
పురుషుడు / Male





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Bk - 1, CS No 4093/2018 & Doct No
40932018 Sheet 15 of 15 Sub Registrar
Vallabh Nagar



YES BANK LTD.

4th Floor, Nehru Centre,
Discovery of India Building, Dr. B. P. Road,
Worli, Mumbai - 400018, India

DEMAND DRAFT

VALID FOR THREE MONTHS FROM DATE OF ISSUE
31/08/2018

A/C. PAYEE Non-Negotiable ANSIR NHR CHNAR

On Demand Pay

THREE THOUSAND SEVENTY ONLY **

Rupees

रुपये

or Order

को या उनके आदेश पर

₹ 307000*

अदा करें

YES BANK



SOMAJIGUDA HYDERABAD
DRAWEE BANK AND BRANCH

REGULINET SUBTINERAHAD
ISSUING BANK AND BRANCH

For YES BANK LTD.

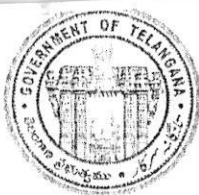
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09/07/18



Government of Telangana

Registration And Stamps Department

40.23/18

Payment Details - Citizen Copy - Generated on 09/07/2018, 11:48 AM

SRO Name: 1508 Vallabhnagar

Receipt No: 4330

Receipt Date: 09/07/2018

Name: ANAND S. MEHTA

CS No/Doct No: 4093 / 2018

Transaction: Sale Deed

Challan No:

E-Challan No: 860EBC050713

Chargeable Value: 3070000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 05-JUL-18

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee
Transfer Duty /TPT
Deficit Stamp Duty
User Charges

Cash

Challan

DD

E-Challan

15350

46050

37500

200

Total:

99100

In Words: RUPEES NINETY NINE THOUSAND ONE HUNDRED ONLY

Prepared By: KSRINIVAS

Signature by SR

సర్-రిజిస్ట్రార్

పబ్లిక్ నోటరీ