

4095118

DOUT NO: 4034 of 2018

115

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

S.No. 12292 Date: 27-06-2018

Sold to: MAHENDAR

S/o: MALLES

For Whom: M/s. VILLA ORCHIDS LLP

K. SATISH KUMAR

LICENSED STAMP VENDOR

LIC No. 16-05-059/2012,

R.No. 16-05-025/2010

Plot No. 227, Opp. Back Gate

of Civil Court,

West, Madhapur, Sec 40,

Hyderabad. Mobile: 9849356156

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

E 193394

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 9th day of July at S.R.O, Vallabhnagar, Medchal-Malakajiri District by and between:

M/s. Villa Orchids LLP (formerly known as M/s. Greenwood Lakeside Hyderabad LLP), a registered Limited Liability Partnership Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its 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 - 500 016 {Pan No. ACQPM3840C, Aadhaar No. 8656 7880 6452}, hereinafter referred to as the Developer.

AND

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

For M/s. Villa Orchids LLP

Anand Mehta

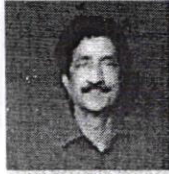
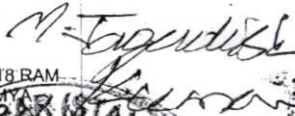
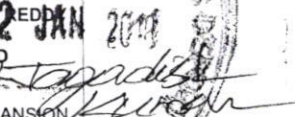
Authorised Signatory

M. Jagadish Kumar

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 [1508-1-2018-4095]	MERUVA JAGADISH KUMAR S/O. M.K.MURTHY H.NO.1-9-52/B/4 STREET NO.18 RAM NAGAR, LANE BESIDE, SOMAYA HOSPITAL, HYD	
2	EX		 BAD::09/07/2018,11 [1508-1-2018-4095]	REP BY GPA K.PRABHAKAR REDDY VIDE GPA NO.1508/BK-IV/2017 DT.3/6/2017 AT SRI 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 [1508-1-2018-4095]	AKSHITH VENKATA MERUVA H.NO.1-9-52/B/4, RAM NAGAR STREET NO.16, MUSHEERABAD, HYD	
2		 A, VENUGOPAL GOUD [1508-1-2018-4095]	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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	15250	0	0	0	15350
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	15350	0	0	0	15350
User Charges	NA	0	100	0	0	0	100
Total	100	0	30700	0	0	0	30800

Rs. 15250/- 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. 755UDZ050718 dated 05-JUL-18 of ,SBIN/

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भारतीय गैर न्यायिक

पचास
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रु.50



FIFTY
RUPEES

Rs.50

S.No. 12291 Date:27-06-2018

Sold to: MAHENDAR

S/o: MALESH

For Whom: M/s. VILLA ORCHIDS LLP

తెలంగాణ తెలంగాణ TELANGANA

K.SATISH KUMAR

LICENSED STAMP VENDOR

License No: 05-059/2012

Valid till: 05-05-2018

Plot No: 227, Opp. Bank Gate

West Marredupally, Sec-8, B&C

Mobile: 9849355165

E 193393

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

1. DETAILS OF PLOT PURCHASED:

1.1. The Purchaser has purchased a plot of land in the Housing Project known as Villa Orchids, forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malakajgiri District vide registered sale deed from the Developer and the details of which are given in Annexure - A (hereinafter referred to as the Scheduled Plot).

1.2. The Developer has agreed to sell the Scheduled Plot to the Purchaser on the condition that the Purchaser shall enter into an Agreement for Construction with the Developer for construction of a villa/house on the Scheduled Plot.

1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

2.1. The Developer has agreed to construct a villa on the Scheduled Plot as per the details given herein and the Scheduled Plot of land along with the villa constructed thereon shall be referred to as Said Villa.

For M/s. Villa Orchids LLP

Anand Mishra
Authorised Signatory

M. Jagadish Kumar

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 30700/-, DATE: 05-JUL-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9281537800418, PAYMENT MODE: NB-1000200, ATRN: 9281537800418, 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



Bk - 1, CS No 4095/2018 & Doct No 4034
Sub Registrar
Vallabh Nagar

1వ పుస్తకము 20/18.....నం./కా.క. 19.4.18.....న. నం. 4034
.....నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
విమర్శం గుర్తింపు నెంబరు 1508-1. 4034-20/18.....

తేది 09/07/18
సబ్-రిజిస్ట్రారు
వల్లభనగర్

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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.

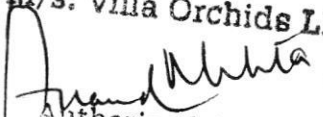
3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the Scheduled Plot. Such charges 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.

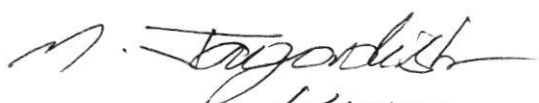
3.4. That the Developer has agreed to construct the Said Villa as per plan and specifications given in Annexure – B and Annexure – C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over 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.

For M/s. Villa Orchids LLP

Authorized Signatory


Kumar

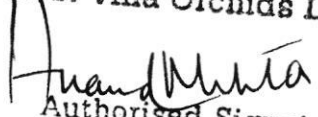
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Vallabh Nagar



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- 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.
- 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.

For M/s. Villa Orchids LLP

Anand Mishra
Authorised Signatory


M. Jagdish Kumar

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- 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 purchaser 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

Anand Mittal
Authorized Signatory


M. Jagdish Kumar

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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.	Sale deed executed by Developer in favour of Purchaser	Document no. 4033 of 2018, dated 09.07.2018 registered at SRO, Vallabhnagar, Medchal-Malkajgiri District.	
4.	Type of villa	C2	
5.	No. of Floors	Ground + 1 Floor	
6.	No. of bedrooms	3 bedrooms	
7.	Details of Said Villa :		
	a. Villa no.:	115	
	b. Plot area:	147 Sq. yds.	
	c. Built-up area :	1820 Sft.	
	d. Carpet area	1513 Sft.	
8.	Total sale consideration:	Rs.30,70,000/-(Rupees Thirty Lakhs Seventy Thousand Only)	
9.	Details of advance paid:		
	Rs.2,25,000/-(Rupees Two Lakhs Twenty Five Thousand 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	7,27,000/-
	II	Within 7 days of completion of brick work & internal plastering	9,59,000/-
	III	Within 7 days of completing of flooring, bathroom tiles, doors, windows, first coat of paint, etc.	9,59,000/-
	IV	On completion	2,00,000/-
11.	Scheduled date of completion:	27.06.2019	
12.	<u>Description of the Scheduled Plot :</u> All that piece and parcel of land bearing plot no. 115, 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: 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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Vallabh Nagar

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ANNEXURE- B

Plan of the Said Villa:



For M/s. Villa Orchids LLP

Anand Mishra

Authorised Signatory

VENDOR

M. Jagadish Kumar

PURCHASER

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ANNEXURE - C

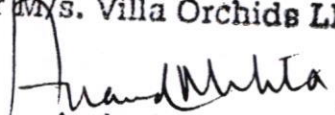
Specifications of Said Villa:

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.

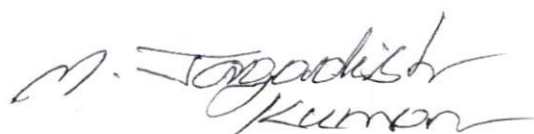
Note:

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


Authorized Signatory

VENDOR



PURCHASER

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Vallabh Nagar



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VENDEE:

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భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

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

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



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8656 7880 6452

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
Government of India
అనంద్ సురేష్ మెహ్తా
Anand Suresh Mehla
పుట్టిన తేదీ / DOB : 13/08/1977
పురుషుడు / Male

8656 7880 6452

ఆధార్ - సామాన్యని హక్కు

For M/s. Villa Orchids LLP

Anand Mehla
Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E
Signature
भारत सरकार
GOVT OF INDIA

Aadhaar No 3287 6953 9204

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Sheet 9 of 11

Sub Registrar

Vallabh Nagar

4095/2018



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భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు 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
Government of India

మేరువా జగదీష్ కుమార్
Meruva Jagadish Kumar



పుట్టిన సంవత్సరం / Year of Birth: 1958
పురుషుడు / Male

7935 6751 3779



ఆధార్ - సామాన్యని హక్కు

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

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 Venugopal Goud

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
2942 2063 3882
ఆధార్ - సామాన్యని హక్కు



UF259362391N

26903623

21/09/2011

To
Akkala Venugopal Goud
అక్కల వెనుగోపాల్ గౌడ్
S/O Akkala Lachra Goud
13-4-772
Karwan
Asifnagar
Kulsumpura, Hyderabad
Andhra Pradesh - 500067

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

GOVERNMENT OF INDIA

భారత ప్రభుత్వం

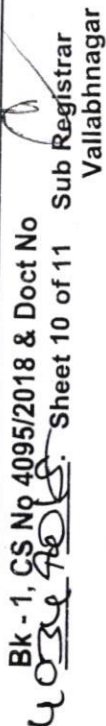
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2942 2063 3882

పుట్టిన సంవత్సరం / Year of Birth: 1972
పురుషుడు / Male





EXP. BANK
4th Floor, Nehru Centre,
Discovery of India Building, Dr. B. R. Ambedkar Road,
Worli, Mumbai - 400018, India
A/C. PAYEE (Non-Negotiable) **MISSIONER CHMC**
VALID FOR THREE MONTHS FROM DATE OF ISSUE.

THREE THOUSAND SEVENTY ONLY ***

Rupees
रुपये

अदा करें

五 *000000*

को या उनके आदेश पर
or Order

Y	Y	Y	Y	M	M	D	D
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FOR YES BANK LTD.

YES BANK

YES BANK LTD.

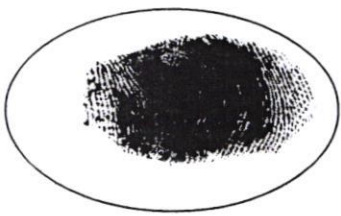
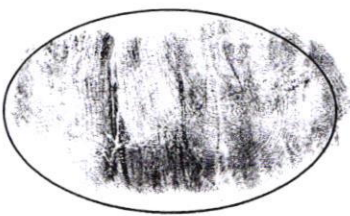
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DRAWEE BANK AND BRANCH

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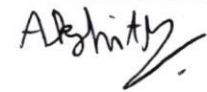
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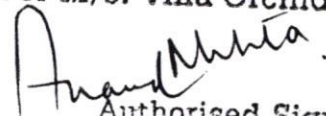
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			DEVELOPER: 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 2 ND 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:

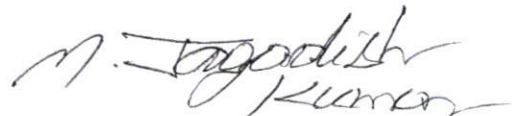
1. 
2. 

For M/s. Villa Orchids LLP



Authorised Signatory

SIGNATURE OF THE DEVELOPER

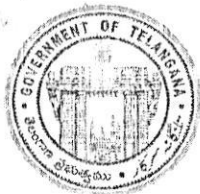


SIGNATURE OF THE VENDEE

Bk - 1 CS No 4095/2018 & Doct No
4034 / 20/6 . Sheet 11 of 11 Sub Registrar
Vallabh Nagar

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Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 09/07/2018, 11:36 AM

SRO Name: 1508 Vallabhnagar

Receipt No: 4327

Receipt Date: 09/07/2018

AGREEMENT

3070000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Registration Fee

Deficit Stamp Duty

User Charges

Total:

In Words: RUPEES THIRTY THOUSAND SEVEN HUNDRED ONLY

Amount Paid By

Cash

Challan

DD

E-Challan

15350

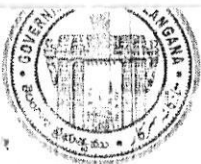
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30700

Prepared By: KSRINIVAS

Signature by SR



Government of Telangana
Registration And Stamps Department

4079/18

Payment Details - Citizen Copy - Generated on 09/07/2018, 11:36 AM

SRO Name: 1508 Vallabh Nagar

Receipt No: 4327

Receipt Date: 09/07/2018

Name: ANAND S MEHTA

CS No/Doct No: 4095 / 2018

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Challan No:

E-Challan No: 755UDZ050718

Chargeable Value:

Challan Dt:

E-Challan Dt: 05-JUL-18

Bank Name: