

මීපරණ तेलंगाना TELANGANA

S.No. 198 Date: 15-01-2021

Sold to: RAMESH

S/o.Latte. NARSING RAO

For Whom: M/s.SILVER OAK VILLAS LLP

COW AF 402431

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

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

West Marredpally, Sec'bad. Mobile: 9849355156

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 16th day of January 2021 at S.R.O, Uppal, Medchal-Malkajgiri District by and between:

M/s. Silver Oak Villas LLP, a registered Limited Liability Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Managing Partner, Mr. Soham Modi, S/o. Late Satish Modi, aged about 50 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Developer.

AND

- 1. Mr. S. B. Maheswaran, Son of Mr. S. V. Balasubramanyam, aged about 49 years, Occupation: Service and
- 2. Mrs. Saritha Suruluri, Wife of Mr. S. B. Maheswaran, aged about 43 years both are resident at H. No: 1-7-129/1, Kamala Nagar, ECIL, Hyderabad 500 062, hereinafter referred to as the 'Purchaser'

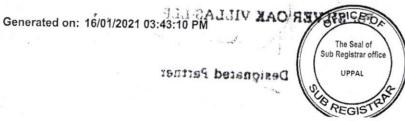
The term Developer and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

FOI SILVER OAK VILLAS LLP

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		E-KYC Details as received from UIDAI:	Uppal
SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5986 Name: Suruluri Thyagaraj	S/O Suruluri Chengalaraya Chary, R R Dist, Hyderabad, Andhra Pradesh, 500062	
2	Aadhaar No: XXXXXXXX3857 Name: Sanavaram B Aravind	S/O Sanavaram V Balasubramanyam, Hyderabad R R Dist, Hyderabad, Andhra Pradesh, 500062	

Designated Partner



Wherever the Developer/Consenting Party/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 Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy 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 lumsum 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.

Statistical Applications

For SILVER OAK VILLAS LLP

Designated Partner

No point

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Aadhaar No: XXXXXXXX9204
Name: Kandi Prabhakar Reddy

Amberpet, Hyderabad, Telangana, 500013

W/O S B Maheswaran,
R R Dist, Hyderabad, Andhra Pradesh, 500062

Aadhaar No: XXXXXXXXXX8456
Name: S B Maheswaran
R R Dist, Hyderabad, Andhra Pradesh, 500062

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description	In the Form of						
Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	13400	0	0	0	13500
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	13500	0	0	0	13500
User Charges	NA	0	100	0	0	0	100
Total	100	0	27000	0	0	0	27100

Rs. 13400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13500/- towards Registration Fees on the chargeable value of Rs. 2700000/- was paid by the party through E-Challan/BC/Pay Order No ,951TPC090121 dated

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 27000/-, DATE: 09-JAN-21, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 9622760543632, PAYMENT MODE:NB-1001138, ATRN:9622760543632, REMITTER NAME: S B MAHESWARAN, EXECUTANT NAME: SILVER OAK VILLAS LLP, CLAIMANT NAME: S B MAHESWARAN, EXECUTANT NAME: SILVER OAK VILLAS LLP, CLAIMANT NAME: S B MAHESWARAN, EXECUTANT NAME: SILVER OAK VILLAS LLP, CLAIMANT NAME: S B MAHESWARAN, EXECUTANT NAME: SILVER OAK VILLAS LLP, CLAIMANT NAME: S B MAHESWARAN, EXECUTANT NAME: S B MAHESWARAN NAME: S B

Date:

16th day of January, 2021 26 Al Paugh 1942 SE Signature of Registering Officer

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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.

Allegations : National and

For SILVER OAK VILLAS LLP

Designated Partner

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For SILVER OAK VILLAS LLP

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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 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.

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Designated Partner

FOR SILVER OAK VILLAS LLP

Page 4

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For SILVER OAK VILLAS LI.P.





ANNEXURE- A

	Names of Purchaser:	1 M- 6 D M 1
		1. Mr. S. B. Maheswaran
_		2. Mrs. Saritha Suruluri
2.	Purchaser's permanent residential address:	R/o. H. No: 1-7-129/1, Kamala Nagar, ECIL, Hyderabad - 500 062.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 1179 of 2021, dated 16.01.2021, regd., at SRO, Uppal, and Medchal-Malkajgiri District.
4.	Type of villa	A1 - Duplex - Type
5.	No. of floors	Ground Plus First Floor
6.	No. of bedrooms	3 - Bedrooms
7.	Details of Said Villa:	5 - Deditooms
	a. Villa no.:	55
	b. Plot area:	
	c. Built-up area:	161 Sq. yds. 2040 Sft.
	d. Carpet area	1721 Sft.
8.	Total sale consideration:	
9.	Details of advance paid:	Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Only)
	Rs.27,00,000/-(Rupees Twenty Seven	Lakhs Only) already paid by the Purchaser which is admitted
10	and acknowledged by the Developer.	
10.	Rs.27,00,000/-(Rupees Twenty Seven and acknowledged by the Developer. Scheduled date of completion:	Lakhs Only) already paid by the Purchaser which is admitted 30.04.2021
10. 11.	Scheduled date of completion: Description of the Schedule Villa: All that land forming plot no. 55, addithereon, having built up area 2040 sft, ipart of Sy. Nos. 11, 12, 14, 15, 16, 17.	measuring about 161 sq. yds, along with a villa constructed in the housing project named as "Silver Oak Villas" forming a 18 & 294 of Cherlanally Village, Verse March 1 Months 1 Month
	Scheduled date of completion: Description of the Schedule Villa: All that land forming plot no. 55, addithereon, having built up area 2040 sft, ipart of Sy. Nos. 11, 12, 14, 15, 16, 17.	measuring about 161 sq. yds, along with a villa constructed in the housing project named as "Silver Och Villa "Solver Och Villa".
	Scheduled date of completion: Description of the Schedule Villa: All that land forming plot no. 55, add thereon, having built up area 2040 sft, i part of Sy. Nos. 11, 12, 14, 15, 16, 17, Malkajgiri District (formerly known as	measuring about 161 sq. yds, along with a villa constructed in the housing project named as "Silver Oak Villas" forming a 18 & 294 of Cherlanally Village, Verse March 1 Months 1 Month
	Scheduled date of completion: Description of the Schedule Villa: All that land forming plot no. 55, addithereon, having built up area 2040 sft, i part of Sy. Nos. 11, 12, 14, 15, 16, 17, Malkajgiri District (formerly known as North by: Plot No. 56	measuring about 161 sq. yds, along with a villa constructed in the housing project named as "Silver Oak Villas" forming a 18 & 294 of Cherlanally Village, Verre Manual Media 18 of Cherlanally Village, Verre New 19 of Cherlanally Villa

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For SILVER OAK VILLAS LEP

Designated Partner

DEVELOPER

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PURCHASER

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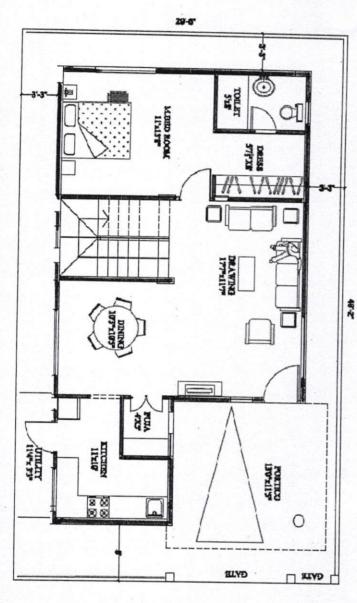
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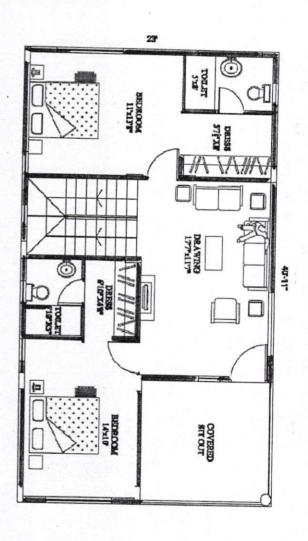
Designated Partner











GROUND FLOOR

Built-Up Aven

FIRST FLOOR

G.Floor Area: \$68 8th F.Floor Area: \$40 8th Terrace Area: 102 8th

1. Low

Total Area: 2040 Sft

PURCHASER

For SILVER OAK VILLAS LLP

Designated Partner

White Street and

DEVELOPER

Bk - 1, CS No 1206/2021 & Doct No

For SILVER OAK VILLAS LLP





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.
- 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 mime 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 Mohns villa. For SILVER OAK VILLAS LLP

Designated Partner

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Bk - 1, CS No 1206/2021 & Doct No
1/80/202-| Sheet 7 of 10 Sub Registrar Uppal

Por SILVER OAK VILLAS LLP





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

SL.NO.

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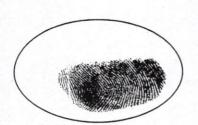
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





DEVELOPER:

M/S. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD - 500 003, REP. BY ITS SIGNATORY: MR. SOHAM MODI S/O. LATE SATISH MODI.





GPA / SPA FOR PRESENTING DOCUMENTS VIDE SPA NO. 6/BK-IV/2019, DATED 18.01.2019 REGD. AT SRO, SECUNDERABAD.

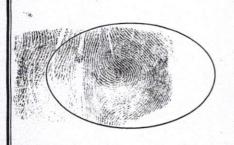
MR. K. PRABHAKAR REDDY. S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 & 4 SOHAM MANSION 2ND FLOOR, M. G. ROAD SECUNDERABAD.





PURCHASER:

1. MR. S. B. MAHESWARAN S/O. MR. S. V. BALASUBRAMANYAM R/O. H. NO: 1-7-129/1 KAMALA NAGAR **ECIL** HYDERABAD - 500 062



2. MRS. SARITHA SURULURI W/O. MR. S. B. MAHESWARAN R/O. H. NO: 1-7-129/1 KAMALA NAGAR **ECIL** HYDERABAD - 500 062

SIGNATURE OF WITNESSES:

11

For SILVER OAK WILLAS LLP

Designated Partner

SIGNATURE OF THE DEVELOPER

Mahring

SIGNATURE OF THE PURCHASER

For SILVER OAK VILLAS LLP

Designated Partner







भारत सरकार

GOVERNMENT OF INDIA-

శోహాం సతివ్ మోడి Soham Satish Modi పుట్టిన సం./YoB:1969 పురుషుడు Male



చిరునామా:

S/O: సతవ్ మాడి, స్టాట్ నో-

280, రోడ్ నో-25, పెద్దమ్మ

దేవాలయం దగ్గర జబిల్ హిల్స్,

ఖరకాబాద్, బంజారా హీల్స్,

హైదరాబాద్

පංල වූත් දි, 500034

भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O: Satish Modi, plot no-280, road no-25, near peddamma temple jubilee hills, Khairatabad, Banjara Hills,

Hyderabad

Andhra Pradesh, 500034

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar



బారత ప్రభుత్వం ..Government of India

కండే ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974 ವುರುಭುದು / Male

9204



ఆధార్ – సామాన్యుని హక్కు

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

Kandi Prabhakar Reddy కండి ప్రభాకర్ రెడ్డి

2-3-64/10/24 1FLOOR KAMALA NILAYAM

JAISWAL COLONY

Amberpet

Amberpet, Hyderabad Andhra Pradesh - 500013

FOR SILVER OAK VILLAS LEP

Designated Partner

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Bk - 1, CS No 1206/2021 & Doct No

For Silver oak villas lep

Designated Partner



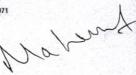




్లు భారత ప్రచుత్వం Government of India



S B Maheswaran කුදුය මර / DOB: 28/06/1971



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నా ఆధార్, నా గుర్తింపు



భారత విశేష్ట్ర గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India



చిరునామా: S/O S V Balasubramanyam, 1-7-129/1, Kamala N kapra ECIL post, R R Dist, Hyderabad, Andhra Pradesh, 500062

16/11 Address: S/O S V Balasubramanyam, 1-7-Address: SIO 8 129/1, Kamala Nagar, kapra ECIL post, R F Dist, Hyderabad, Andhra Pradesh, 500062 129/1, Kamala Nagar, kapra ECIL post, R R



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help@uidai.gov.in

www.uidai.gov.in



భారత ప్రభుత్వం GOVERNMENT OF INDIA



Saritha Surluri Saritha Surluri పుట్టిన సంవత్సరం / Year of Birth : 1977 ₹ Female



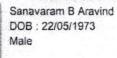


ఆధార్ – సామాన్యుని హక్కు



भारत सरकार

Government of India





3857

मेरा आधार, मेरी पहचान



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भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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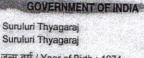
पता: S/O Suruluri Chengalaraya Chary, 1-7-129/1, Kamala Nagar, Near Ayyappa Swamy Temple, ECIL post, R R Dist, Hyderabad, Andhra Pradesh, 500062

Address: S/O Suruluri Chengalaraya Chary, 1-7-129/1, Kamala Nagar, Near Ayyappa Swamy Temple, ECIL post, R R Dist, Hyderabad, Andhra Pradesh, 500062



1947 1800 180 1947

P.O. Box No.1947, Bengaluru-560 001



भारत सरकार

जन्म वर्ष / Year of Birth : 1974 पुरुष / Male



5986

आधार – आम आदमी का अधिकार



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