



Government of Telangana Registration And Stamps Department

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Payment Details - Office Copy - Generated on 06/02/2019, 11:34 AM

SRO Name: 1507 Uppal

Receipt No: 1984

Receipt Date: 06/02/2019

AGREEMENT

1900000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description		Amount Paid By			
		Cash	Challan	DD	E-Challan
Registration Fee					9500
Deficit Stamp Duty			3		9400
User Charges	*		6 1 4		100
Total:		6			19000
In Words: RUPEES NINTEEN THO	USAND ONLY	L marin	Ç		

Prepared By: NIVEDITA





Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 06/02/2019, 11:34 AM

SRO Name: 1507 Uppal

Receipt No: 1984

Receipt Date: 06/02/2019

Name: K.PRABHAKAR REDDY

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Chargeable Value:

Bank Name:

CS No/Doct No: 1982 / 2019

Challan No:

Challan Dt:

E-Challan No: 180EZC050219

E-Challan Dt: 05-FEB-19

1985

1863/2019

भारतीय गेर न्यायिक

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DIANON JUDICIALS 188188

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S.No. 302

Date:04-01-2019

Sold_to: RAMESH

S/o. LATE.NARSING RAO

For Whom: SILVER OAK VILLAS LLP.

R 602339

K.SATISH KUMAR

LICENSED STAMP VENDOR LIC No.16-05-059/2012, R.No.16-05-025/2018 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 6th day of February 2019 at SRO, 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 48 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad (Pan No. ABMPM6725H, Aadhaar No.3146 8727 4389), hereinafter referred to as the Developer.

<u>AND</u>

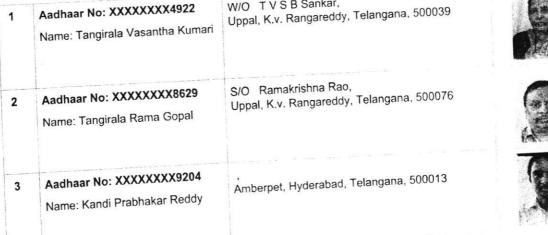
Mr Tangirala Ramakrishna, Son of Late T Vishweshwar Rao aged about 52 years, Occupation: Service residing at Flat No. D-108, May Flower Park, Mallapur, Hyderabad - 500 076 {Pan No. ACKPT3298B, Aadhaar No. 6153 7961 2313}, hereinafter referred to as the 'Purchaser'

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 SILVER OAK VILLAS LLP

Designated Partner

P. Me Li







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.

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, Medhchal 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.

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. be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.

For SILVER OAK VILLAS LLP

Designated Partner

The lie

Aadhaar No: XXXXXXXXX2313

Name: Tangirala Ramakrishna

. Hyderabad, Rangareddi, Andhra Pradesh, 500039

Photo

Endorsement:

Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in

respect of this Instrument.

THE SHIP STATE	In the Form of							
Description of Fee/Duty	Stamp	Challan u/S 41of IS Act	E-Challan	Cash	Stan u/S 16	of IS act	DD/BC/ Pay Order	Total
recibuty	Papers	0/3 4/6.15	0400		0	0	0	9500
Stamp Duty	100	0	9400		0	0	0	0
Transfer Duty	NA	0	0		U	0	0	9500
Reg. Fee	NA	0	9500		0	0	U	F. (500.00)
		0	100		0 :	0	0	100
User Charges	NA				0	0	0	19100
Total	100	0	19000			0.500/ 1	ards Registration F	ees on

Rs. 9400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9500/- towards Registration Fees on the chargeable value of Rs. 1900000/- was paid by the party through E-Challan/BC/Pay Order No .180EZC050219 dated .05-FEB-19 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 19000/-, DATE: 05-FEB-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 0283127113703, PAYMENT MODE:NB-1000200, ATRN:0283127113703, REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: SILVER OAK VILLAS LLP.CLAIMANT NAME: MR. TANGIRALA RAMAKRISHNA)

Date:

Sub Registrar

1982/2019 & Doct No Sheet 2 of 10

06th day of February, 2019
17-magh 1940 -58

Signature of Registering Officer

1వ పుస్తకము 2019 సంజ1940శా.శ.వు. (863 వ సెంబరుగా రిజిస్టరు చేయబడి స్కాని**ంగ్ నిమిత్తం** గుర్తింపు సెంబరు 1507-1: 1863 - 2019 ఇవ్వడమైనది 2019 సంగ ఫ్లాయ్ లోనల డ వ తేది.





- 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 Villa including municipal taxes, expenses, etc. that may be payable with respect to the Said or collectively and such other taxes, etc. payable to the Government or other local bodies or any from the Purchaser.

Por SILVER OAK VIDLAS LLP

Designated Partner

1. Malia

BK-1, CS No 1982/2019 & Doct No (BESTAIN Sub Registrar Uppal





- 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 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 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 etc., or by way of any order of a court, tribunal, statutory authorities, etc., the Developer shall not be 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 SILVER OAK VILLAS LLP

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ANNEXURE- A

1.	Names of P	urchaser:	Maria			
2.	address:		Mr Tangirala Ramakrish	na		
			R/o. Flat No. D-108, May Flower Park, Mallapu			
3.	Sale deed executed by Developer in favour of Purchaser		1 - 2 4014044 - 3000 070			
			Document no. 1862 of 2019, dated 06.02.203			
4.	Type of villa		registered at SRO, Uppal, Medchal-Malkajgiri Distric			
5.	No. of floors		Ground only			
6.	No. of bedrooms		2 - bedrooms			
7.	Details of Said Villa:		z - bedrooms			
	a. Villa n		27			
	b. Plot are		161 Sq. yds.			
	c. Built-up area:		1100 Sft.			
0	d. Carpet	area	996 Sft.			
8.	Total sale consideration:		Rs. 19,00,000/- (Rupees Nineteen Lakhs Only)			
9.	Details of ad	vance paid:	13. 15,00,000/- (Rupees N	ineteen Lakhs Only)		
10.	Payment term	weiling	ty Thousand and Eight Hubowledged by way of receipts	ndred Only) already paid the		
	Rs.10,60,800 developer wh	/-(Rupees Ten Lakhs Six ich is admitted and ackno	ty Thousand and Eight Husewledged by way of receipts	ndred Only) already paid the		
	Payment term	S:		ndred Only) already paid the		
		s: Due date	for payment	ndred Only) already paid the		
	Payment term Installment	S: Due date Within 7 days of completing	for payment etion of brick work &	5.		
	Payment term Installment I	Due date Within 7 days of completinternal plastering Within 7 days of completing	for payment etion of brick work &	Amount		
10.	Payment term Installment I II	Due date Within 7 days of completinternal plastering Within 7 days of completiles, doors, windows, fire On completion	for payment etion of brick work &	Amount 78,200/- 5,61,000/-		
10.	Payment term Installment I II	Within 7 days of completing within 7 days of completiles, doors, windows, fir On completion	for payment etion of brick work & eting of flooring, bathroom est coat of paint, etc.	Amount 78,200/-		
10.	Payment term Installment I II III Scheduled date	Within 7 days of completing within 7 days of completiles, doors, windows, fir On completion	for payment etion of brick work &	Amount 78,200/- 5,61,000/-		
10.	Payment term Installment I II III Scheduled date Description of All that land for hereon, havin forming a part	Due date Within 7 days of completinernal plastering Within 7 days of completiles, doors, windows, find On completion of completion: The Schedule Villa: Orming plot no. 27, admeasing built up area 1100 sft of Sy. Nos. 11, 12, 14, chal—Malkajgiri District led by: The Plot No. 26	for payment etion of brick work & eting of flooring, bathroom est coat of paint, etc. 31.03.2019 assuring about 161 sq yds, ale, in the housing project n	Amount 78,200/- 5,61,000/-		

For SILVER OAK VILLAS LLP

Developer DEVELOPER

PURCHASER

Bk - 1, GS No 1982/2019 & Doct No - 1863 / 201 2. Sheet 5 of 10 Sub Registrar Uppal

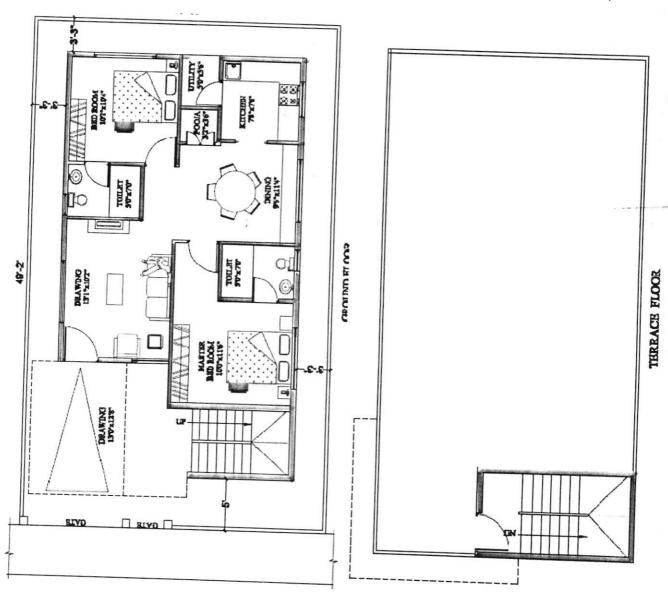




ANNEXURE- B

Plan of the Said Villa:





Built-Up Area

G.Floor Area: 998 SR

Terrace Area: 102 Sft

Total Area: 1100 Sft

For SILVER OAK VILLAS LLP

Designated Partner DEVELOPER

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:

- 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 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

For SILVER OAK VII

DEVELOPER Partner

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PURCHASER

BK - 1, CS No 1982/2019 & Doct No





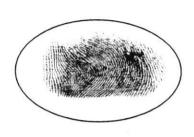
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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IN BLACK
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PHOTOGRAPH
BLACK & WHITE

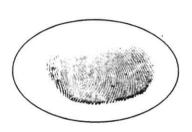
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





DEVELOPER:

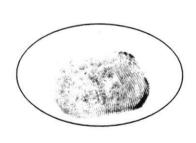
M/S. SILVER OAK VILLAS LLP
HAVING ITS OFFICE AT 5-4-187/3 & 4
SOHAM MANSION, II FLOOR, M. G. ROAD
SECUNDERABAD – 500 003
DULY REP. BY:
MR. SOHAM MODI, S/O. LATE SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS, HYDERABAD.





GPA FOR PRESENTING DOCUMENTS VIDE
GPA NO.6/BK-IV/2019, DATED 21.01.2019 REGD.
ATSRO, 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 TANGIRALA RAMAKRISHNA S/O. LATE T VISHWESHWAR RAO R/O. FLAT NO. D-108 MAY FLOWER PARK MALLAPUR HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

1. Wall

2 2. Roma Coul

For SILVER OAK VILLAS LLP

Designated Partner SIGNATURE OF THE DEVELOPER

()

SIGNATURE(S) OF PURCHASER

Bk -1, GS No 1982/2019 & Doct No

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4.13.



भारत सरकार

GOVERNMENT OF INDIA



కోహాం సతీవ్ మోడి Soham Satish Modi పుట్టిన సం./YoB:1969 పురుషుడు Male



ಯನಾಮ್:

5/0: సతీప్ మోడి, ఫ్లాట్ నో-280, రోడ్ నో-25, పెద్దమ్మ

దేవాలయం దగ్గర జుబిలీ హిల్స్,

ఖైంరాబాద్, బంజారా హిల్ప్,

హైదరాబాద

ఆంధ్ర ప్రదేశ్, 500034

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण

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

Hyderabad

Andhra Pradesh, 500034

3146 8727 4389

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar



ా బారత ప్రభుత్వం

Government of India

కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy



పుట్టిన సంవర్సరం/Year of Birth: 1974 పురుఘడు / Male

3287 6953 9204



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

To Kandi Prabhakar Reddy

కండి ప్రభాకర్ రెడ్డి

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

Amberpet

Amberpet Hyderabad
Andhra Pradesh - 500013

ఆధార్ – సామాన్యుని హక్కు

For SILVER OAK VILLAS LLP

Designated Partner

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BK-1, CS No 1982/2019 & Doct No | Súb Bégistrar | 863 | 2017. Sheet 9 of 10 | Uppal





भारत संस्कार SHAREMENT OF BUILD

తంగికాల వసంత కుమారి

Tangirala Vasantha Kumari పుట్టిన తేదీ/ DOB: 06/09/1963

> / FEMALE





3749 8945 4922

ఆ-ర్-సామాన్యమానవుడి హక్కు

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం Government of India

తంగరాల రావు గోపాల్ Tangirala Rama Gopal ಫ್ಲಿಸಿನ ತೆದಿ/ DOB: 14/08/1953 పురుషుడు / MALE



7442 3190 8629

నా ఆడార్, నా గుర్తింపు

आम आदमा का जापकर जावार



भारत सरकार GOVERNMENT OF INDIA

Tangirala Ramakrishna Tangirala Ramakrishna



जन्म वर्ष / Year of Birth : 1965

पुरुष / Male

6153 7961 2313



आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण LEN FIGATION ALL TOPINDIA

చిరునామా:

భర్త పేరు: టి వి ఎస్ బి శంకర్, 2-

కాలని, ఉప్పల్, ఉప్పల్,

కే.వి.రంగారెడ్డి

ತಿಲಂಗ್ - 500039

Address:

W/O. T V S B Sankar, 2-11-127/C/2. భర్త పేరు: టి వి ఎస్ బి శంకర్, 2-II-127/సి/2, స్ట్రీట్ నో-1, శ్రీ నగర్ Telangana - 500039

3749 8945 4922

Aadhaar-Aam Admi ka Adhikar



బారతి విశ్వా గుర్తింపు ప్రాదికార సంస్థ

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చిరునామా: లయినామా: S/O రామకృష్ణ రావ్, ఫ్యాబ్ నో ఏ-114, మ ర్లైఎర్ హైట్స్, మల్లాపూర్, ఉప్పల్, కి.వి.రంగారెడ్డి, తెలంగాణ - 500076 Address: S/O Ramakrishna Rao, Flat No A-114, May Flower Heights, Mallapur, Uppal, K.v. Rangareddy, Telangana - 500076

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