

Government of Telangana **Registration And Stamps Department**

Payment Details - Office Copy - Generated on 30/01/2020, 02:53 PM

SRO Name: 1507 Uppal

Receipt No: 1444

Receipt Date: 30/01/202

AGREEMENT

2700000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan

Account Description

Amount Paid By

E-Challan

Registration Fee **Deficit Stamp Duty**

User Charges

SOV. 24-CE

13500

13400

100 27000

In Words: RUPEES TWENTY SEVEN THOUSAND ONLY

SUB-REGIS

Prepared By: VIGNESH

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Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 30/01/2020, 02:53 PM

SRO Name: 1507 Uppal

Receipt No: 1444

Receipt Date: 30/01/2020

Name: K.PRABHAKAR REDDY

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Chargeable Value:

Bank Name:

CS No/Doct No: 1387 / 2020

Challan No:

Challan Dt:

E-Challan No: 666K7V290120

E-Challan Dt: 29-JAN-20



AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 30th day of January 2020 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 49 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Developer.

IN FAVOUR OF

Mrs. T. Sujatha wife of Late T. Shanker, aged about 58 years residing at Flat No. 408, Silver Oak Apartments, Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District, Hyderabad - 500 051, 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.

FOLSILVER OAK VILLES LLP.

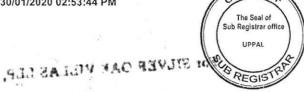
T. willer

Rev. No. 16-07-038/2018 H.No. 3-6-760/18, St.No.13 Himayathnagar, HYDERABAD. Cell: 9985999976, 929995271)

on the couracy of or it, 2020 by off it I fabriakal iteuty Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumb SI No Code Thumb Impression Impression Photo Address T.SUJATHA W/O. LATE T SHANKER 1 F.NO.408, SILVER OAK APTS.,, CHERLAPALLY, M:M.DIST. CL .SUJATHA::30/01/2 [1507-1-2020-1387] K.PRABHAKAR REDDY (SPA)[R]M/S.SILVER OAK VILLAS LLP REP BY M.PARTNER: SOHAM MODI 2 EX . LATE SATISH MODI 2-3-64/10/24, JAISWAL COLONY,, AMBERPET, HYD. K.PRABHAKAR REDDY (SP. [1507-1-2020-1387] Identified by Witness: Thumb Impression SI No Photo Name & Address Signature T. SUDHA RANI 1 HYD T. SUDHA RANI::30, [1507-1-2020-1387] DILIP KUMAR T 2 HYD. 30th day of January,2020 Signature of Sub Registrar Uppal E-KYC Details as received from UIDAI: SI No Aadhaar Details Address: Photo 1 Aadhaar No: XXXXXXXX6868 S/O Thaduri Shanker, Tirumalagiri, Hyderabad, Telangana, 500015 Name: Dilip Kumar Thaduri 2 Aadhaar No: XXXXXXXX6365 W/O Sura Satyanarayana, Hanamkonda, Warangal, Telangana, 506009 Name: Thaduri Sudha Rani 3 Aadhaar No: XXXXXXXX9204 Amberpet, Hyderabad, Telangana, 500013 Name: Kandi Prabhakar Reddy

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A to 180" I standing

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

 For SILVER OAK VILLAS LLP

Désignated Partner

T. wises

Name: Thaduri Sujatha

Warangal, Warangal, Andhra Pradesh, 506002



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 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 ,666K7V290120 dated ,29-JAN-20 of ,YESB/

Online Payment Details Received from SBI e-P

Sub Registrar Uppal

No 1387/2020 & Doct No 202 D Sheet 2 of 10

30th day of January,2020

Signature of Registering Officer

Uppal

10th magh 194158

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For SILVER DAK VILLAS ILP

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- 3.3. It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the construction of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure A. In case the Purchaser fails to pay such taxes or charges, the Developer shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 3.4. That the Developer has agreed to construct the Said Villa as per plan and specifications given in Annexure B and Annexure C. The cost of any additions and alterations made over and above the specifications at the request of the Purchaser shall be paid by the Purchaser and shall be paid over and above the agreed consideration.
- 3.5. Interest on delayed payment, if any, shall be paid over and above the agreed consideration.

4. COMPLETION OF CONSTRUCTION:

- 4.1. The Developer agrees to deliver the Said Villa completed in all respects on or before the date mentioned in Annexure-A with a further grace period of 6 months. In case of delay beyond the date of delivery and after a further grace period of 6 months the Purchaser shall be entitled to compensation for delay in completion at the rate of Rs. 6/- per sft per month, being the average expected rent for the Said Villa. The Purchaser shall be entitled to such a compensation for delay in completion, if and only if, the Purchaser has paid the entire consideration to the Developer. The Purchaser agrees to limit their claims for delay in completion to the said amount.
- 4.2. The Developer shall not be responsible for delay in completion in case of delay in payment by the Purchaser. In case of delay in payment of installments by the Purchaser to the Developer, then the delay in payment in no. of days for each installment the payment has been delayed shall be added to the date of completion mentioned in Annexure A.
- 4.3. That upon completion of construction of the Said Villa the Developer shall intimate to the Purchaser the same at his last known address and the Purchaser shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Developer shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The Developer shall be entitled to recover such dues, if any, from the Purchaser.
- 4.4. That from the intimation as to possession or completion of the Said Villa or date of receipt of possession of the villa, whichever is earlier the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Said Villa including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Developer shall be entitled to recover such dues, if any, from the Purchaser.

For SILVER OAK VILLAS LLP

Designated Partner

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Designated Partner



- 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.

For SILVER OAK VILLAS LLP

Designated Partner

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ANNEXURE- A

1.	Names of Purchaser:	Mrs. T. Sujatha				
2.	Purchaser's permanent residential address:	R/o. Flat No. 408, Silver Oak Apartments, Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District, Hyderabad - 500 051.				
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 1347 of 2020, dated 30.01.2020 reg. at S.R.O, Uppal, Medchal-Malkajgiri District.				
4.	Type of villa	A1 - Double - Type				
5.	No. of floors	Ground Plus First Floor				
6.	No. of bedrooms	4 - Bedrooms				
7.	Details of Said Villa:					
	a. Villa no.:	24				
	b. Plot area:	161 Sq. yds.				
	c. Built-up area:	2040 Sft.				
	d. Carpet area	1771 Sft.				
8.	Total sale consideration:	Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Only)				
9.	Details of advance paid:					
10.	Rs.27,00,000/-(Rupees Twenty Seven Lakhs Only) already paid which is admitted and acknowledged by the Developer. Scheduled date of completion: 30.06.2020					
10.	Scheduled date of completion. 30.00.2020					
11.	Description of the Schedule Villa:					
	All that land forming plot no. 24, admeasuring about 161 sq yds, along with a villa construct thereon, having built up area 2040 sft, in the housing project named as "Silver Oak Villa forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Manda Medhchal—Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District bounded by:					
	North by: 40' wide Road					
	South by: Plot No. 23					
	East by: 30' wide Road					
	West by: Club House					

For SILVER OAK VILLAS LLP

Designated Partner

DEVELOPER

T. Woles PURCHASER Bk-1, CS No 1387/2020 & Doct No

FOR SILVER OAK VILLAS LLP

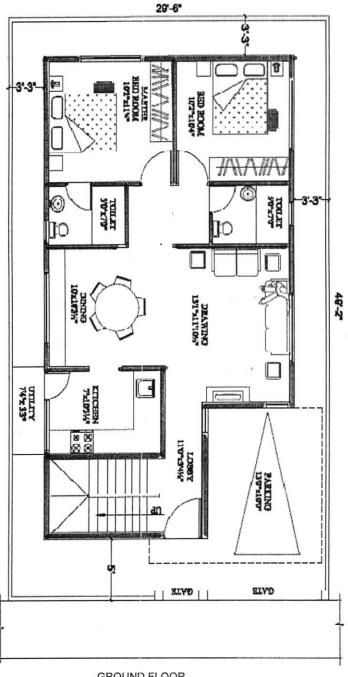
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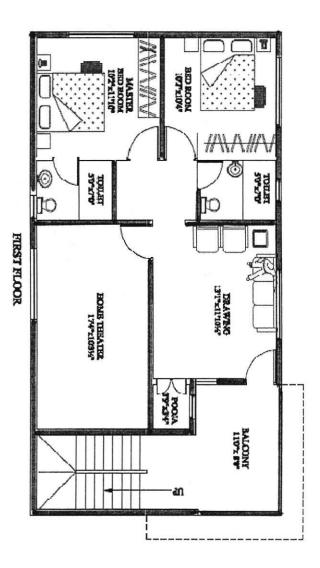


ANNEXURE-B

Plan of the Said Villa:







GROUND FLOOR

Built-Up Area

G.Floor Area:

998 Sft

F.Floor Area:

940 Sft

Terrace Area:

102 SR

Total Area:

2040 Sft

For SILVER OAK VILLAS LLP

Designated Partner

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| Bk - 1, CS No 1387/2020 & Doct No |3 4-8 | 2 0 2 D Sheet 6 of 10 Sub Registrar | Uppal





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 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 villa.

 For SILVER OAK VILLAS LLP

Designated Partner

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

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DEVELOPER:

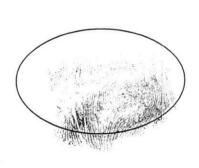
M/S. SILVER OAK VILLAS LLP HAVING ITS OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, II FLOOR, M. G. ROAD SECUNDERABAD – 500 003 DULY REP. BY:-MR. SOHAM MODI, S/O. LATE SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS, HYDERABAD





GPA / SPA FOR PRESENTING DOCUMENTS
VIDE SPA 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:

MRS. T. SUJATHA
W/O, LATE T. SHANKER
R/O. FLAT NO. 408, SILVER OAK APARTMENTS
CHERLAPALLY VILLAGE
KAPRA MANDAL
MEDCHAL-MALKAJGIRI DISTRICT
HYDERABAD - 500 051.

SIGNATURE OF WITNESSES:

· 88

T. DP

For SILVER OAK VILLAS LLP

SIGNATURE OF THE DEVELOPER

Designated Partner

Twilles

SIGNATURE(S) OF PURCHASER

Bk-1, CS No 1387/2020 & Doct No 1348 202.0 Sheet 8 of 10 Sub Registrar Uppal

For SILVER OAK VILLAS LLP

Designated Partner







मारत सरकार

GOVERNMENT OF INDIA



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



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: సతీవ్ మాడి, ఫ్లాట్ నో-

280, రోడ్ నో-25, పెద్దమ్మ దేవాలయం దగ్గర జుబిలీ హిల్స్

ఖైరతాబాద్, బంజారా హీల్స్,

హైదరాబాద్

ఆంధ్ర ప్రదేశ్, 500034

Address:

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

Khairatabad, Banjara Hills, Hyderabad

Andhra Pradesh, 500034

4389

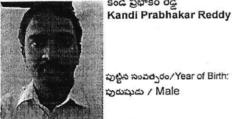
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Aadhaar - Aam Aadmi ka Adhikar



బారత ప్రభుత్వం Government of India

కండి ప్రభాకర్ రెడ్డి



పుట్టిన సంవర్సరం/Year of Birth: 1974 పురుషుడు / Male



B 9204

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

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For SILVER OAK V

Designated Partner

For SILVER OAK VILLAS LLP

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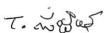


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భారత ప్రభుత్వం GOVERNMENT OF INDIA

తడూరి సుజాత Thaduri Sujatha





పుట్టిన సంవచ్చకం Year of Birth, 1966 ≥ Female



ఆధార్ - సామాన్యుని హక్కు

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- Aadraa is valid throughout the country.
- Aadnaar will be helpful in availing Government and Non-Government services in future.



ాభారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా 🕠 రాశంకర్ మాస్ నంబర్ కారంక గిర్మాజాబ్ గోవిందరాజులగుల్ల పరంగల్ పరంగల్ వరంగల్ దురుగుల్లు పరంగల్ పరంగల్ పరంగల్ Managar ವರಂಗಲ್ಲಿ ಅಂದ್ರ ಶಕ್ಷಕ್ಟ್ ಕಾಗಿಗಳು

Address W/O Shankar House Number 8-7-94 warangal Warangal Warangai Andhra Pradesh 506002



help@uidai.gov.ir

www



भारत सरकार GOVERNMENT OF NEW



దిలిప్ కుమార్ తదూరి Dilip Kumar Thaduri పుట్టిన సం./YoB:1985 పురుఘడు Male









भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

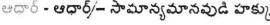
ವಿರುವಾರ್ಯ S/O: తదూరి శంకర్, ఎ్లాట్ ನಂಬರಿ 32, ಲಾಲೆ ಬರ್ಮದು ರಿ కాలోనీ, ఎంశీ హాస్పిటల్స్ ఎనుక త్రిముల్వర్లి, తిరుమలగిరి. తిరుమల్ గిరి, హైదరాబాద్ ఆంద్ర ప్రదేశ్: 500015

Address

S/O: Thaduri Shanker, plot number 32, lal bahadur colony, behind vamshi hospitals trimulgherry, Tirumalagiri, Trimulgherry, Hyderabad Andhra Pradesh, 500015

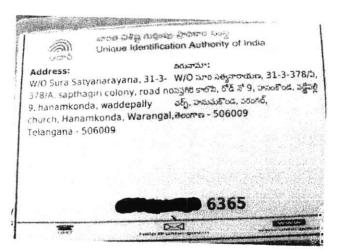
TOK.

ఆధార్ - ఆధార్/– సామాన్యమానవుడి హక్కు





Aadhaar - Aam Aadmi ka Adhikar



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