

Government of Telangana **Registration And Stamps Department**

Payment Details - Office Copy - Generated on 18/10/2021, 12:41 PM

SRO Name: 1507 Uppal

Receipt No: 17896

Receipt Date: 18/10/2021

AGREEMENT

360,0000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

E-Challan

Registration Fee

Challan

Deficit Stamp Duty

User Charges

18000 17900

500

In Words: RUPEES THIRTY SIX THOUSAND F

36400

Prepared By: SRINIVAS

SOV-138-CO



Government of Telangana **Registration And Stamps Department**

Payment Details - Citizen Copy - Generated on 18/10/2021, 12:41 PM

SRO Name: 1507 Uppal

Receipt No: 17896

Receipt Date: 18/10/2021

Name: RAJASHRI K MEHTA

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Chargeable Value: Bank Name:

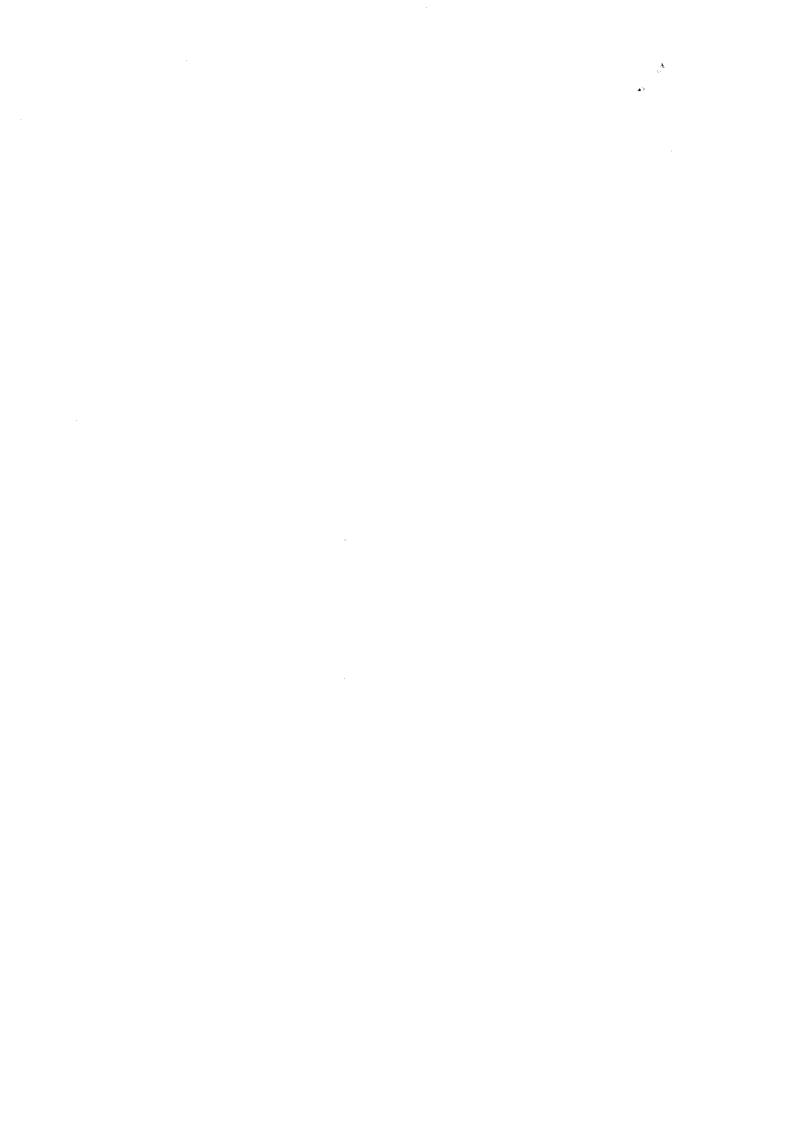
Challan No:

Challan Dt:

CS No/Doct No: 16813 / 2021

E-Challan No: 136RY6131021

E-Challan Dt: 13-OCT-21



, Date: 07-05-2021, Rupees: 100/-

Sold to: Ramesh. 5/o. Late Narsing Rao, R/o. Hyd. For whom; Silver Oak Villas LLP.

KODALI^VRADHIKA

Licensed Stamp Vendof Lic No. 7/10, 16/7/04/ 19-21 G6, Kubera Towers, Narayanaguda, Hyderabad-29. Cell: 9866378260, 9440090826

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 18th day of October 2021 at SRO, Uppal, Medchal-Malkajgiri District by and between:

- 1. Mrs. Rajashri K. Mehta, W/o. Mr. Karna S. Mehta. 25 years, Occupation: Business, resident of 21, Bapubagh Colony, Ground Floor, P. G. Road, Secunderabad-500 003 hereinafter referred to as the Developer.
- 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 Authorised Signatory Mr. Soham Modi, S/o. Late Satish Modi, aged about 51 years, Occupation: Business hereinafter referred to as the Contractor.

AND

- 1. Mrs. Vaddepally Shailaja, Wife of Mr. Venkatesh Vaddepally, aged about 38 years and
- 2. Mr. Venkatesh Vaddepally, Son of Late Somaiah Vaddepally, aged about 49 years both residing at H. No: 3-5-164/2/158/C, Street No. 5, Krishna Nagar Colony, H. B. Colony, Moula-ali, Hyderabad-500 040, hereinafter referred to as the 'Purchaser'

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

FUNSTEVER OAK VILLAS LLP

Designated Partner

Page 1

Kecleved Original Document

	Aadhaar l	Details	4	Address:				Photo	,
1		No: XXXXXX ijshree Mehta		C/O Karna S Me Secunderabad, H		elangana, 5000	116		
2		No: XXXXXX Indi Prabhaka	1	, Amberpet, Hyder	abad, Telang	ana, 500013			
3	į.	No: XXXXX nailaja Vadde		W/O Venkatesh Secunderabad, F 500040	•				
4	Aadhaar No: XXXXXXXX6866 Name: Venkatesh Vaddepally			S/O Late Vaddepally Somaiah, Secunderabad, Hyderabad, Andhra Pradesh, 500040					
Endo	rsement:	Stamp Duty, respect of th	Tranfer Duty, R is Instrument.	egistration Fee ar	d User Charg	jes are collecte	d as below in		
Des	scription			In the Form of					
of Fee/Duty		Stamp Papers	Chailan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	<u> </u>	Total
ļ	stamp Duty	100	0	17900	0	0	0		1800

CS No 16813/2021 & Doct No 202/Sheet 2 of 10

Description	In the Form of								
of Fee/Duty	Stamp Papers	Chailan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Tota	al .	
Stamp Duty	100	0	17900	0	0	0	180	000	
Transfer Duty	NA	0	0	0	0	0		0	
Reg. Fee	NA	0	18000	0	0	0		000	
User Charges	NA NA	0	500	0	0	0	5	500	
Mutation Fee	NA	0	0	0	0	0		0	
Total	100	0	36400	0	0	0	365	500	

Rs. 17900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18000/- towards Registration Fees on the chargeable value of Rs. 3600000/- was paid by the party through E-Challan/BC/Pay Order No .136RY6131021 dated ,13-OCT-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 36400/-, DATE: 13-OCT-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3872579220827, PAYMENT MODE:CASH-1001138, ATRN:3872579220827, REMITTER NAME: MRS. VADDEPALLY SHAILAJA, EXECUTANT NAME: MRS. RAJASHRI K. MEHTA AND OTHERS, CLAIMANT NAME: MRS. VADDEPALLY SHAILAJA AND V. VENKATESH).

18th day of October, 2021

Signature of Registering Officer

Uppal

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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 Said Villa. 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 Contractor has agreed to construct the Said Villas 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 Contractor / 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 beentitled 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 / Contractor. The Purchaser agrees to limit their claims for delay in completion to the said amount.
- 4.2. The Developer / Contractor 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 / Contractor, 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.

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FOR SHIVER OAK VILLAS LLP

Designated Partner

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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 / Contractor at their 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, pandemic, government orders, 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. 1.320) 1. Tolk

For SILVER OAK VILLAS LLF

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ANNEXURE- A

1.	Names of Purc	haser:	1. Mrs. Vaddepally Shailaja				
			W/o. Mr. Venkatesh Vaddepally				
			2. Mr. Venkatesh Vaddepally				
ļ			S/o. Late Somaiah Vaddepally				
2.	Purchaser's per	rmanent residential	R/o. H. No: 3-5-164/2/158/C, Street No. 5, Krishna Nagar				
	address:		Colony, H. B. Colony, Moula-ali, Hyderabad-500 040.				
3.	Sale deed exec	uted by Developer in	Document no. 16180 of 2021, dated 18.10.2021 regd., at				
	favour of Purcl	naser	S.R.O, Uppal, Medchal-Malkajgiri District.				
4.	Type of villa		C2-Duplex-Type				
5.	No. of floors		Ground Plus First Floor				
б.	No. of bedroon	ns	3-Bedrooms				
7.	Details of Said	Villa:					
	a. Villa no.:		138				
	b. Plot area:		161 Sq. yds.				
	c. Built-up	area:	2040 Sft.				
	d. Carpet ar		1741 Sft.				
8.	Total considera		Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only)				
9.	Details of adva	ails of advance paid:					
	Rs.8,60,000/-(Rupees Eight Lakhs Sixty Thousand Only) already received which is admitted and						
	acknowledged by the Developer by way of receipts.						
1.5							
10.	Balance Payme		1-4-6	Amount			
	Installment	1	ne date for payment	80,000/-			
	I	Within 7 days of con	npleting RCC slab npleting brickwork & plastering.	10,80,000/-			
	II	within / days of con	13,80,000/-				
	III						
	IV	tiles, doors, windows	2,00,000/-				
	1 1 1	On completion	2,00,000				
11.	Scheduled date	of completion:	31.05.2022				
11.	Domeranea date	or combionon.	31.03.2022				

12. Description of the Schedule Villa:

All that land forming plot no.138, admeasuring about 161 sq. yds, along with a Villa constructed thereon, having built up area 2040 sft, in the housing project named 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), bounded by:

North by: Plot No. 137 South by: Plot No. 139

-East by: Commercial Complex

West by: 30' wide road

For SILVER OAK VILLAS LLP

Designated Partner

Contractor

(Silver Oak Villas LLP rep by Soham Modi)

V. Show of a

PURCHASER

Developer

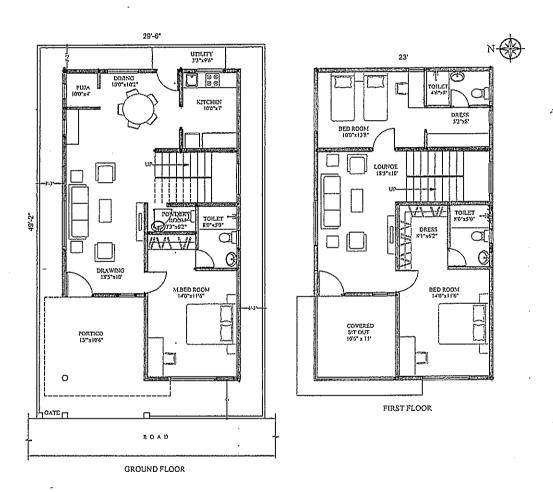
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ANNEXURE- B

Plan of the Said Villa:



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Designated Partner

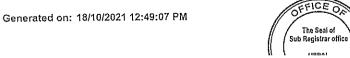
Contractor (Silver Oak Villas LLP rep by Soham Modi)

V. Shoulder

PURCHASER

Developer

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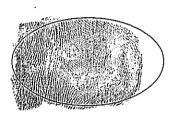
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NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER







DEVELOPER:

MRS. RAJASHRI K. MEHTA W/O. MR. KARNA S. MEHTA R/O. 21, BAPUBAGH COLONY GROUND FLOOR P. G. ROAD SECUNDERABAD-500 003.





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 AUTHORISED SIGNATORY:
MR. SOHAM MODI
S/O. LATE SATISH MODI





GPA HOLDER ON BEHALF OF VENDOR NO. 2 VIDE GPA NO. 387/BK-IV/2021, Dt. 08,10.2021 REGD. AT SRO, UPPAL:

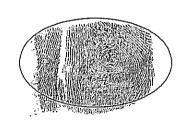
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. AT 5-4-187/3 & 4 SOHAM MANSION 2ND FLOOR, M. G. ROAD SECUNDERABAD.





PURCHASER:

1. MRS. VADDEPALLY SHAILAJA, W/O. MR. VENKATESH VADDEPALLY R/O. H. NO: 3-5-164/2/158/C STREET NO. 5, KRISHNA NAGAR COLONY H. B. COLONY, MOULA-ALI HYDERABAD-500 040





2. MR. VENKATESH VADDEPALLY S/O. LATE .. SOMAIAH VADDEPALLY R/O. AT H. NO: 3-5-164/2/158/C STREET NO. 5, KRISHNA NAGAR COLONY H. B. COLONY, MOULA-ALI HYDERABAD-500 040.

SIGNATURE OF WITNESSES

1. Janigenson

For SILVER OAK VILLAS LLD

Designated Partner

SIGNATURE OF THE DEVELOPER

V Vonedich

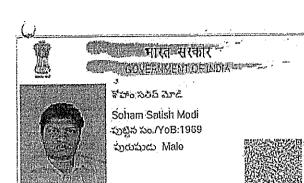
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भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: సంప్ మాడి, స్టైట్ నో-

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

నైరతాబాద్, బంజారా హీల్స్,

Address:

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

Andhra Pradesh, 500034 -

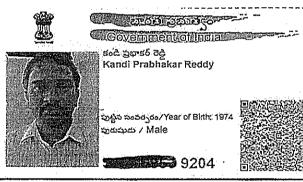
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පං<u>ල</u> වුයිදි, 500034

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

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Aadhaar - Aam Aadmi ka Adhikar



ఆధార్ – సామాన్యుని హక్కు

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

Kandi Prabhakar Reddy కండే ప్రభాకర్ రెడ్డి 2-3-64/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY

Amberpet Amberpet, Hyderabad Andhra Pradesh - 500013

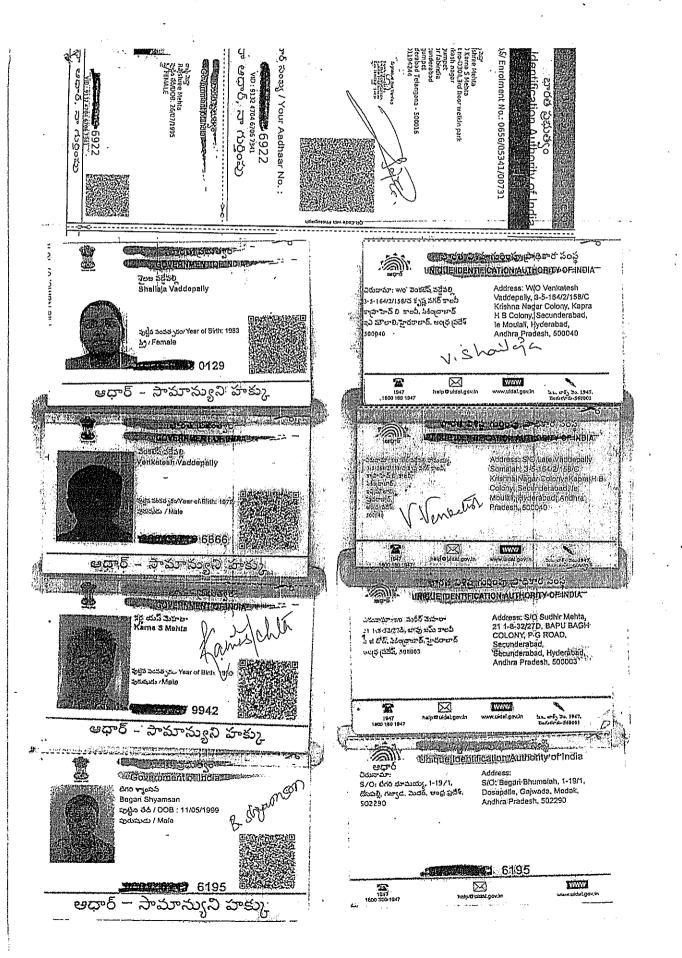
FOR SILVER OAK VILLAS LLP

Designated Partner

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