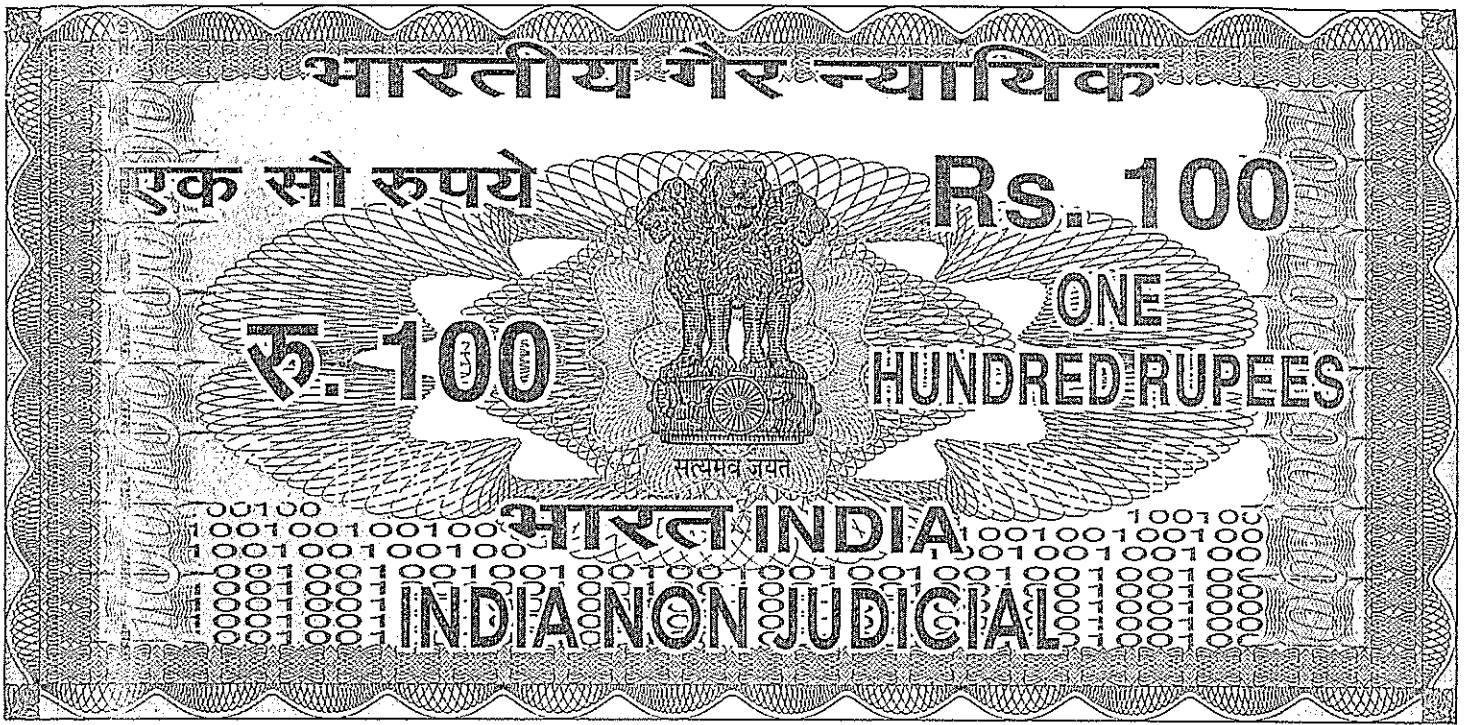




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o. 2930 Dt. 9/9/20 Den: 100/-
1 to L.H. Ramakrishna Rao LACC. Ch. Nageswara Rao L. Rajender
Whom Silver Oak Villas L. Rajender
L. RAJENDER
LICENSED STAMP VENDOR
L.No: 16-02-03 of 2013
Ren.No.: 16-02-019/2019
2-2-1055/70/1/D, Amberpet,
Hyderabad-13. Cell: 9291341692

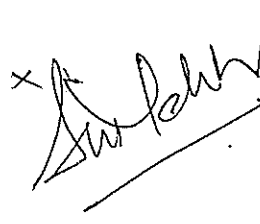
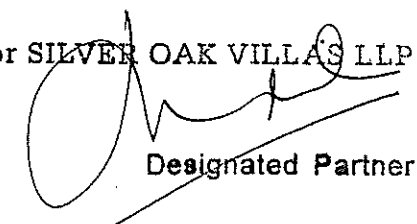
ANNEXURE – HL-AM-II

DRAFT QUADRIPARTITE AGREEMENT

This Agreement is executed on this 7th day of September 2020 between Mr. Savaram Rama Mohana Rao son of Late Shri. S. Nageswara Rao aged about 57 years, residing at Plot No. 12, Pragathi Nagar, Saibaba Temple Road, A. S. Rao Nagar, Hyderabad - 500062, hereinafter referred to as the 'Borrower(s)', which term shall unless repugnant to the context shall mean and include his/ her heirs, representatives, successors, executors, attorneys, administrators and assigns, of the party 'First Part'.

AND

M/s. Silver Oak Villas LLP (Name of the Builder/ Developers, a proprietorship firm/partnership firm/company incorporated under the provisions of the Companies Act 1956 having its registered office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Managing Partner Shri Soham Modi S/o. late Shri Satish Modi, (Address of Builder/Developer), hereinafter referred to as the 'Builder', which term shall unless repugnant to the context shall mean and include its representatives, successors, executors, attorneys, administrators and assigns, of the party 'Second Part'.

 For SILVER OAK VILLAS LLP

Designated Partner

AND

Shri. Sudhir U. Mehta S/o. Late. Shri. Uttamlal Mehta aged about 63 years, Occupation: Business, R/o. 21, Bapubagh Colony, Ground Floor, P.G. Road, Secunderabad – 500 003, hereinafter referred to as the Owner(s) which term shall unless repugnant to the context shall mean and include his/her heirs, representatives, successors, executors, attorneys, administrators and assigns, of the party 'Third Part'.

AND

State Bank of India, a body corporate, constituted under the State Bank of India Act 1955, having amongst others one its Branch Office (RACPC) at Banjara Hills, hereinafter referred to as the 'SBI' which term shall unless repugnant to the context shall mean and include its representatives, successors, executors, attorneys, administrators and assigns, of the party 'Fourth Part'.

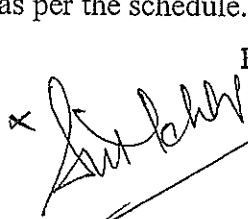
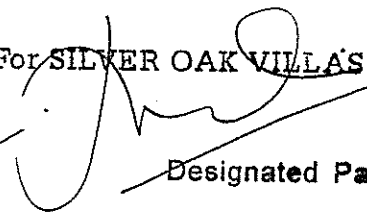
Whereas the Owner (s) is / are the absolute owner in peaceful possession and enjoyment of the residential property bearing villa no 115 situate at Silver Oak Villas forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medchal – Malkajgiri District (formerly known as Ranga Reddy District),

2.1.1 Whereas the 'Builder' and the Owner(s) vide Agreement dated 5th day of August 2020 have entered into an agreement of development and construction of a residential villas known as Silver Oak Villas forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Ghatkesar Mandal, Medchal – Malkajgiri District (formerly known as Ranga Reddy District), on the said property and the builder has been granted power of Attorney by the owner(s) whereby, the builder is authorized to develop the property and enter into agreement of sale the undivided share in the land to the prospective purchasers, construction agreement and to receive consideration thereof. Having received possession of the property from the owner(s), the builder has taken up construction of the apartment in the land and obtained sanctioned building plan vide Permit for 114 villas (numbered as Villa nos. 101 to 214) was obtained from GHMC in file no. 1/C1/06389/2018, Permit No. 1/C1/15777/2019 dated 31.10.2019. from the competent authority. The builder on behalf of the owner(s) has executed an agreement of sale deed dated in respect of undivided land and / or construction agreement datedwith the borrower(s) for construction of apartment for construction of apartment thereon. The owner(s) acknowledge/s and admit/s that the these agreement binding on him/them and are in accordance with the power conferred by him/them to the builder.

Whereas, the Builder shall complete the construction of the villas latest by 31.12.2021 (date) and is booking sales of the units/apartment. The proposed buyer has to make the payment of the sale consideration to the builder by as per the Payment of the sale consideration to the builder by as per the Payment Schedule in the agreement dated 5th day of August 2020 and on the payment of the entire sale consideration or completion of the apartment whichever is later, the owner(s) and the Builder shall hand over the possession of the villas to the said proposed buyer

Whereas, the Borrower has booked a villas bearing villa No. 115 measuring super area/ built-up area 2040 sq.ft. together with proportionate undivided right, title and interest in the land (hereinafter referred to as the said villas pertaining to owner agreeing to pay the entire consideration amount by 91,10,000/- (Rupees Ninety One Lakhs Ten Thousand only) (Date). The villas being owner's share we the builder and owner, both confirm that the villas will be handed over to the purchaser as per the schedule.

For SILVER OAK VILLAS LLP

 
Designated Partner

Whereas, the Borrower(s) has/ have approached SBI for availing a loan of Rs. 68,00,000/- (Rupees Sixty Eight Lakhs only) to finance the purchase of the said villas. Besides other securities, the Borrower(s) has/ have agreed to create the charge over the said villas along with the proportionate undivided share in the land in favour of SBI. In the absence of proper Conveyance Deed / Sale Deed in its favour, the Borrower(s) is / are not in a position to create a valid mortgage over the said villas and Proportionate share of land in favour of SBI.

Whereas, the Borrower(s), the builder and the owner(s) have requested SBI to disburse the said loan to the Borrower notwithstanding the fact that the Conveyance Deed / Sale Deed is not executed in favour of the Borrower(s) at this stage and in consideration of SBI sanctioning the loan to the Borrower(s), the Borrower(s) and the Builder have executed this Agreement on the following terms and condition.

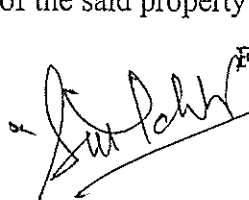
NOW THEREFORE IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES THAT

1. That the SBI has and shall have the first and paramount lien over the money already paid by the Borrower(s) to the Builder and or whatever amount the Borrower(s) shall pay to the Builder in future for the due repayment of the loan which the SBI shall grant to the Borrower. The charge in favour of SBI shall be first and paramount over the charge which the Builder and the owner(s) may have over the said villas .
2. That the Builder and the owner(s) agree that they have no objection to the Borrower(s) mortgaging the said villas with proportionate share in land to SBI as security for the said loan agreed to be advanced by SBI for the purpose of purchase/ construction of the said villas. In the event of default in the repayment of loan and / or the Borrower(s) committing any other default which makes the Borrower(s) liable for the repayment of the entire amount outstanding in the said loan as per the terms or the loan agreement executed between the Borrower(s) and the SBI and the SBI, the Builder and the Owner(s) shall, at the call of SBI, be under obligation to cancel the booking and pay all the amounts received from the Borrower(s) or on behalf of the Borrower(s) to the SBI.
3. That if for any reason there is any increase / escalation in the cost of the said villas, the increase shall be paid and borne by the Borrower(s) without any reference to SBI and until such payment is made, the SBI shall have the right to suspend further disbursement of the said loan.
4. That in the event of the Builder/ owner(s) cancelling the said booking for any default committed by the Borrower(s) or the project is shelved or for any other reason whatsoever, the Builder / owner (s) shall pay the entire amount received from Borrower(s) to the SBI.
5. That in the event of failure of the Builder to complete the project, the Builder/ owner(s) shall pay the entire money so received by it from the Borrower(s) to the SBI.
6. That the Builder/ owner(s) shall note in its records the charge and lien of SBI over the said villas. The Builder/ owner(s) shall not transfer the said villas to any other person without the prior written consent of the SBI.
7. That on the receipt of the entire consideration amount, the Builder along with the owner(s) shall execute a proper Conveyance Deed / Sale Deed / Lease Deed in favour of the Borrower. The Builder/ owner(s) undertakes to deliver the same along with original registration fee receipt directly to SBI and not to the Borrower(s). Before the execution of the Sale Deed/ Conveyance Deed/ Lease Deed, the builder shall inform SBI about the same on the completion of the project.

For SILVER OAK VILLAS LLP

Designated Partner

8. That the Builder/ owner(s) agreed that the loan amount may be credited to the loan account No. **SUDHIR U MEHTA A/c No. 50100009922188, HDFC BANK, BEGUMPET BRANCH, IFSC. HDFC0000621** (Name of the Bank & Branch), from where the builder have availed financing facility for the project. (Where ever applicable).
9. That the Borrower(s) shall also keep informed SBI about the developments in the project. The Borrower(s) shall notify SBI the date of taking over the possession of the said villas. In case the Borrower(s) comes into possession of the Lease Deed/Conveyance Deed/ Sale deed, he / she shall immediately deliver the same to SBI.
10. That the Borrower(s) assure that he/she will not avail finance any other Bank or Financial Institution in respect of the Builder and or to Corporation or any other Government Department/ Authority in respect of the said villas and the SBI shall not be liable or responsible in any manner whatsoever.
11. That the Borrower(s) shall pay all charges; duties, taxes in respect of the said villas imposed or payable to the Builder and or to Corporation or any other Government Department/ Authority in respect of the said villas and the SBI shall not be liable or responsible in any manner whatsoever for the same.
12. That the Borrower agrees and acknowledges to keep the SBI indemnified against any loss or damages incurred by it in the event of failure of the Borrower(s) to honour or to meet any of its obligations under this Agreement in connection with the sanctioning of the loan in respect of the said villas.
13. That among the convey on the loan, the Borrower(s)/ shall not assure the said not to any other person, without the prior written consent of SBI. The Builder shall not issue the duplicate allotment letter/possession letter to the Borrower(s) without the prior written consent of SBI.
14. it is understood that the term ' Loan' mentioned herein shall include interest, penal interest and all other sums payable by the borrower(s) to SBI.
15. That in the vent of any default by the Borrower(s), SBI may at its discretion enforce the security by the sale and the Builder/ Owner(s) shall accept the Purchaser of the said villas in palce of the Borrower(s), after the Purchaser complies with the necessary requirements of the Builder in this respect.
16. That the Builder assures SBI that the construction shall be completed as per schedule and as per the sanctioned plans and on completion of construction and receipt of the entire consideration from the Borrower, the title of the villas with proportionate undivided share in the land shall be conveyed in the name of the Borrower(s).
17. That is further made clear and understood by all the parties that the non- completion of the project or the happening of any event shall not affect the obligations of the Borrower(s) to repay the loan availed from the SBI.
18. That the said villas is free from all encumbrances, charges, liens, attachments, trusts, prior agreements, whatsoever or howsoever. The Borrower(s), Owner(s) and the builder will not do any act or deed which will affect the security of the villass/ or charge created in favour of SBI in any manner whatsoever.
19. That there is no order of attachment by the Income Tax Authority or any other authority under any law for the time being in force nor any notice of acquisition or requisition has been received in respect of the said property.

 For **SILVER OAK VILLAS LLP**

Designated Partner

20. That this Agreement shall not affect in any manner whatsoever the duties and obligations of the Borrower(s) and the terms and conditions agreed to do the Borrower(s) in the Loan agreement and other documents executed in favour of SBI shall remain binding upon the Borrower(s).
21. That in case of acquisition, forfeiture/resumption of the said property, the SBI shall be entitled to get the compensation settled in respect of the said villas and to appear and act before the Collector/ Revenue Officer/Estate Officer or any other concerned authorities, to sign any form, to give any statement, affidavit, application on Borrower's behalf, to receive the compensation in its own name and on the Borrower's behalf, to get the compensation amount enhanced and to receive the same.
22. The responsibilities of the Builder/ Owners under this agreement will be extinguished only after delivering the duly registered Conveyance Deed / Sale Deed directly to the bank and handing over the Possession of the residential unit to the Borrower(s) and thereafter the validity of the quadric-partite Agreement will come to an end.

In witness whereof the parties hereto have signed this Agreement on the day, month and year first herein above written.

Signed and delivered by me

Named Borrower(s)

Mr. Savaram Rama Mohana Rao

Signature of Borrower(s)



Ms. Sudhir U. Mehta

Signature of Owner(s)

Authorized Signatory of Builder M/s
(Name and Address)

For **SILVER OAK VILLAS LLP**

Designated Partner

State Bank of India, Retails Assets Central
Processing Centre (RACPC),

Represented by its authorized officer

Signature

witness: Name & Address

1. Shri/Smt/ Ms

Signature

2. Shri/Smt/ Ms

Signature