

8577/2023

SOV-113

DOCT NO. 8041/2023



తెలంగాణ తెలంగాణ TELANGANA

SL. No. 8872, Date: 22-02-2023, Rupees: 100/-
 Sold to : Ramesh,
 S/o. Late Narsing Rao, R/o. Hyd.
 For whom: Silver Oak Villas LLP

KODALI RADHIKA
 Licensed Stamp Vendor Lic No.16/7/2010, R.L. No. 22-24
 G6, Kubera Towers, Narayanaguda, Hyderabad-29.
 Cell: 9866378260, 9440090826

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 12th day of May' 2023 at SRO, Uppal, Medchal-Malkajgiri District by and between:

1. Mr. Tejas D. Meha, Son of Late Deepak U. Mehta, aged about 47 years, Occupation: Business, resident of H. No. 10-3-163/1, Flat No. 601, A-Block, Amsri Central Court, Old Lancer Lane, Secunderabad-500 025, hereinafter referred to as the Developer.
2. 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. Mr. Jowndla Sanjeeva Reddy, Son of Mr. Jowndla Bal Reddy aged about 51 years, Occupation: Business (Pan No.AGTPJ1495K, Mobile No.98662 53330) and
2. Mrs. Jowndla Sunitha, Wife of Mr. Jowndla Sanjeeva Reddy, aged about 43 years both are residing at Villa No. 9, Silver Oak Villas, Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District-501 301, hereinafter jointly referred to as the 'Purchasers'. (Pan No.AJIPJ2602A, Mobile No.98495 93330).

FOR SILVER OAK VILLAS LLP

Designated Partner

Narsing Rao Mehta

J. S. Reddy

D. Sunitha

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

Wherever the Developer, Contractor, 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 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 had 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. The Contractor is the authorised nominee/agency of the Developer to construct the Said Villa.
- 1.3. Accordingly the Purchaser had agreed to enter into this Agreement of Construction.

2. DETAIL OF THE VILLA BEING CONSTRUCTED

- 2.1. The Contractor, as the agent of 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/Contractor from time to time.
- 2.3. The Developer/Contractor 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 lumpsum 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 Contractor 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 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

Leela D. Mani

J. S. S. S.

J. S. S. S.

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 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 / 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.

For SILVER OAK VILLAS LLP

12/08/2018 D. Mehta


Designated Partner

J. S. Sarda

J. S. Sarda

- 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 purchased 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.

For SILVER OAK VILLAS LLP

10.5.03. D. M. H. T. G.

J. S. S. S. S.
J. S. S. S. S.

ANNEXURE- A

1.	Names of Purchaser:	1.Mr. Jowndla Sanjeeva Reddy, S/o. Mr. Jowndla Bal Reddy 2. Mrs. Jowndla Sunitha, W/o. Mr. Jowndla Sanjeeva Reddy
2.	Purchaser's permanent residential address:	R/o. Villa No. 9, Silver Oak Villas, Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District-501 301.
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 8040 of 2023, dated 12-05-2023 regd., at S.R.O, Uppal, Medchal-Malkajgiri District.
4.	Type of villa	C2-Duplex-Type
5.	No. of floors	Ground Plus First Floor
6.	No. of bedrooms	3-Bedrooms
7.	Details of Said Villa :	
	a. Villa no.:	113
	b. Plot area:	161 Sq. yds.
	c. Built-up area :	2040 Sft.
	d. Carpet area	1741 Sft.
8.	Total consideration:	Rs. 43,60,000/-(Rupees Forty Three Lakhs Sixty Thousand Only)
9.	Details of advance paid:	
		Rs.43,60,000/-(Rupees Forty Three Lakhs Sixty Thousand Only) already received which is admitted and acknowledged by the Developer by way of receipts.
10.	Scheduled date of completion:	30-07-2023
11.	<u>Description of the Schedule Villa:</u> All that land forming plot no.113, 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) and bounded by: North by : Plot No. 114 South by : Plot No. 112 East by : Plot No. 116 West by : 30' wide road	

Tejas D. Mehta

Developer
(Mr. Tejas D. Mehta)

FOR SILVER OAK VILLAS LLP

Designated Partner

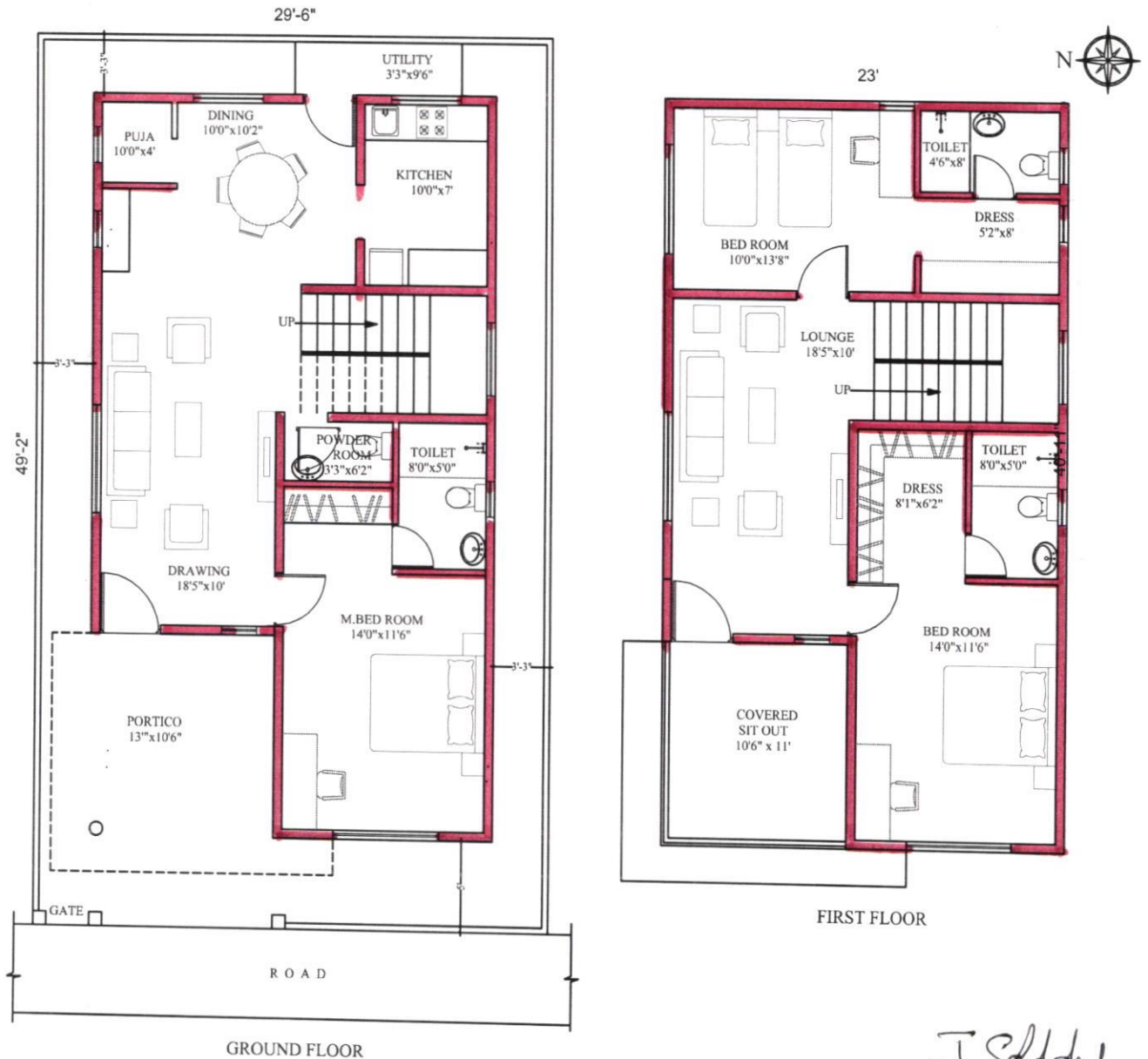
Contractor
(M/s. Silver Oak Villas LLP rep
by Mr. Soham Modi)

J Sathy
J. Sunitha

PURCHASER

ANNEXURE- B

Plan of the Said Villa:



Tejas D. Mehta

Developer
(Mr. Tejas D. Mehta)

For SILVER OAK VILLAS LLP

[Signature]

Designated Partner
Contractor
(M/s. Silver Oak Villas LLP rep
by Mr. Soham Modi)

J Seddy
J. Suresh

PURCHASER

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. if any shall be at the sole discretion of the Developer and subject to change from time to time 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

Tejas D. Mehta

Developer
(Mr. Tejas D. Mehta)

[Signature]
Designated Partner
Contractor

(M/s. Silver Oak Villas LLP rep
by Mr. Soham Modi)

[Signature]
T. Soham

PURCHASER

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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

DEVELOPER:

MR. TEJAS D. MEHA
S/O. LATE DEEPAK U. MEHTA
R/O. H. No. 10-3-163/1, FLAT NO. 601
A-BLOCK, AMSRI CENTRAL COURT
OLD LANCER LANE
SECUNDERABAD-500 025.

CONTRACTOR:

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. MR. JOWNDLA SANJEEVA REDDY
S/O. MR. JOWNDLA BAL REDDY
R/O. VILLA NO. 9, SILVER OAK VILLAS
CHERLAPALLY VILLAGE
KAPRA MANDAL
MEDCHAL-MALKAJGIRI DISTRICT-501 301.
2. MRS. MR. JOWNDLA SUNITHA
W/O. MR. JOWNDLA SANJEEVA REDDY
R/O. VILLA NO. 9, SILVER OAK VILLAS
CHERLAPALLY VILLAGE
KAPRA MANDAL
MEDCHAL-MALKAJGIRI DISTRICT-501 301,

SIGNATURE OF WITNESSES:

1. *Buddy*
2. *R. Smitha Rao*



SILVER OAK VILLAS LLP

Designated Partner

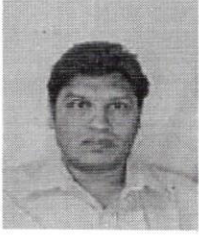
SIGNATURE OF THE DEVELOPER

T. Meha *J. Soham*

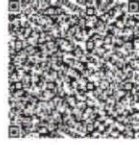
SIGNATURE(S) OF PURCHASER



भारत सरकार
GOVERNMENT OF INDIA



శోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB: 1969
పురుషుడు Male



4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నో-
280, రోడ్ నో-25, పెద్దమ్మ
దేవాలయం దగ్గర జుబిలీ హిల్స్
ఖైరాతాబాద్, టంగూరా హిల్స్
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

Aadhaar - Aam Aadmi ka Adhikar

For SILVER OAK VILLAS DLP.


Designated Partner



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



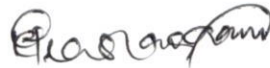
1287-6950 9204

ఆధార్ - సామాన్యమానవుని హక్కు

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

10/07/2013



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Download Date: 22/01/2021

Jowndia Sanjeev Reddy
Jowndia Sanjeev Reddy
పుట్టిన తేదీ/DOB: 14/01/1972
పురుషుడు/ MALE

Issue Date: 18/02/2020

2450

VID : 9166 4876 5206 2728

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Download Date: 22/01/2021

Jowndia Sunitha
Jowndia Sunitha
పుట్టిన తేదీ/DOB: 08/12/1979
స్త్రీ/ FEMALE

Issue Date: 18/02/2020

4545

VID : 9185 5304 6379 8296

నా ఆధార్, నా గుర్తింపు

Carry Aadhaar in your smart phone - use
mAadhaar App.

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

విడుదలచేసినది: S/O J Bal Reddy, 2-2-99/4, Pedda Cherlapally, Near Ramalayam Temple, Pedda Charlapally, Ghatkesar, Rangareddi, Andhra Pradesh - 501301

Address: S/O J Bal Reddy, 2-2-99/4, Pedda Cherlapally, Near Ramalayam Temple, Pedda Charlapally, Ghatkesar, Rangareddi, Andhra Pradesh - 501301

2450

VID : 9166 4876 5206 2728

1947 | help@uidai.gov.in | www.uidai.gov.in

mAadhaar App.

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

విడుదలచేసినది: W/O Jowndia Sanjeeva Reddy, 2-2-99/4, Pedda Cherlapally, Near Ramalayam Temple, Pedda Charlapally, Ghatkesar, Rangareddi, Andhra Pradesh - 501301

Address: W/O Jowndia Sanjeeva Reddy, 2-2-99/4, Pedda Cherlapally, Near Ramalayam Temple, Pedda Charlapally, Ghatkesar, Rangareddi, Andhra Pradesh - 501301

4545

VID : 9185 5304 6379 8296

1947 | help@uidai.gov.in | www.uidai.gov.in

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Jowndia Srinivas Reddy
Jowndia Srinivas Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1994
పురుషుడు / Male

2138

ఆధార్ - సామాన్యుని హక్కు
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Jowndia Sanjeeva Reddy
2-2-99/4, Pedda Cherlapally
Near Ramalayam Temple, Pedda Charlapally
Ghatkesar, Rangareddi, Andhra Pradesh
501301

Address: S/O Jowndia Sanjeeva Reddy, 2-2-99/4, Pedda Cherlapally, Near Ramalayam Temple, Pedda Charlapally, Ghatkesar, Rangareddi, Andhra Pradesh, 501301

501301

1947 | help@uidai.gov.in | www.uidai.gov.in

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

R Smitha Rao
R Smitha Rao
పుట్టిన తేదీ / DOB : 22/06/1965
స్త్రీ / Female

Date : 05/03/2011

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: సంబంధితకులు: ఆర్ శ్రీనివాస్ రావు, ఏదే 22-117/7, 2వ ఫ్లోర్, 3వ క్రాస్, ఆర్ కే నగర్, మల్కావ్ గిరి, కె.వి.రంగారెడ్డి, తెలంగాణ, 500047

Address: C/O: R Srinivasa Rao, H No 22-117/7, 2nd Floor, 3rd Cross, ARK Nagar, Malkajgiri, K.V.Rangareddy, Telangana, 500047