

Government of Telangana Registration And Stamps Department

4846/19

Payment Details - Office Copy - Generated on 07/09/2019, 11:19 AM

SRO Name: 1508 Vallabhnagar

Receipt No: 5246

Receipt Date: 07/09/2019

AGREEMENT

2429000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: HDFS

E-Challan Bank Branch:

Account Description	80	Amount Paid By				
		Cash	Challan	DD	E-Challan	
Registration Fee	이 이렇 제				12145	
Deficit Stamp Duty					12045	
User Charges					100	
Total:		140			24290	

In Words: RUPEES TWENTY FOUR THOUSAND TWO HUNDRED NINTY ONLY

RETURNED

Signature By Signature

Prepared By: MDRAHEEM



Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 07/09/2019, 11:19 AM





This Agreement for Construction is made and executed on this the 7th day of September 2019 at S.R.O, Vallabhnagar, Medchal-Malakajgiri District by and between:

M/s. Villa Orchids LLP (formerly known as M/s. Greenwood Lakeside Hyderabad LLP), a registered Limited Liability Partnership Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Authorized Signatory, Shri. Anand S. Mehta, S/o. Shri. Suresh U. Mehta aged about 42 years, Occupation: Business, residing at Flat No. 701, Welkin Apartments, Lane besides FAB India, Begumpet, Hyderabad, hereinafter referred to as the Developer.

AND

- 1. Mr. Suman Chandra Ravella, Son of Shri. Venkata Krishna Rao, aged about 43 years, Occupation: Service and
- 2. Mrs. Parimala Ravella, Wife of Suman Chandra Ravella, aged about 39 years both residing at Villa No. 34, Royal Gardens, J. J. Nagar, Yapral, Secunderabad - 500 087, 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,

ithorised Signatory

Execution admitted by (Details of all Executants/Claimants under Sec 32A): SI No Code Thumb Impression Photo Address

CL



PARIMALA RAVELLA W/O. SUMAN CHANDRA RAVELLA

NAGAR YAPRAL, SECUMBERABAD

JUL 2019

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SUMAN CHANDRA RAVELLA S/O. VENKATA KRISHNA RAO

VILLA NO 34 ROYAL GARDENS J J NAGAR YAPRAL, SECUNDERABAD

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Vallabhnaga

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Sheet 1 of 10

4869/2019 & Doct No





REP BY GPA K.PRABHAKAR REDDY VIDE GPA NO.158/BK-IV/2017 DT.3/6/2017 AT SRO SEC-BAD S/O. K.PADMA REDDY

H.NO.5-4-187/3 & 4 SOHAM MANSION, 2ND FLOOR, MG ROAD, SEC-BAD

Identified by Witness:

SI No Thumb Impression



Photo



P NO 72, REDDY ENCLAVE, ALWAL, SEC-BAD

Signature





D VENKATESWARA RAO

H NO 2-4-29/54/P, ALWAL, SEC-BAD

07th day of September,2019

Signature of Sub Registrar Vallabhnagar

E-KYC Details as received from UIDAI: SI No **Aadhaar Details** Address: Photo Aadhaar No: XXXXXXXX2713 S/O Padma Tatineni, Alwal, Hyderabad, Telangana, 500010 Name: Sarath Tatineni 2 Aadhaar No: XXXXXXXX6475 S/O Doppalapudi Narayana, Singavaram, Krishna, Andhra Pradesh, 521190 Name: Doppalápudi Venkateswara Rao





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 Villa Orchids, forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal 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 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 M/s. Villa Orchids LLP

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Page 2

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
4	Aadhaar No: XXXXXXXX6132 Name: Suman Chandra Ravella	S/O R V Krishna Rao, KUKATPALLY, Hyderabad, Andhra Pradesh, 500085	
5	Aadhaar No: XXXXXXXX4331 Name: Parimala Ravella	W/O Suman Chandra Ravella, KUKATPALLY, Hyderabad, Andhra Pradesh, 500085	63

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument. Description In the Form of of

Fee/Duty	Papers	u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Tofal
Stamp Duty	100	0	12045	0	0	0	. 12145
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	12145	0	0	0	12145
User Charges	NA	0	100	0	0	0	100
Total	100	0	24290	. 0	0	0	24390

Rs. 12045/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 12145/- towards Registration Fees on the chargeable value of Rs. 2429000/- was paid by the party through E-Challan/BC/Pay Order No ,572YS5230819 dated ,23-AUG-19 of ,HDF8/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 24290/-, DATE: 23-AUG-19, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: . 2426940156511, PAYMENT MODE: NB-1000200, ATRN: 2426940156511, REMITTER NAME: SUMAN CHANDRA RAVELLA, EXECUTANT NAME: VILLA ORCHIDS LLP, CLAIMANT NAME: SUMAN CHANDRA RAVELLA ATRA PARIMAL

Signature of Registering Officer

Vallabhnagar

07th day of September,2019

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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 M/s. Villa Orchids LLP

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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 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 M/s. Villa Orchids LLP

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Page 4

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ANNEXURE- A

1.	Names of Purchaser:	1. Mr. Suman Chandra Ravella			
3	*	2. Mrs. Parimala Ravella			
2.	Purchaser's permanent residential address:	R/o. Villa No. 34, Royal Gardens, J. J. Nagar, Yapral, Secunderabad – 500 087.			
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 4845 of 2019, dated 07.09.2019 regd. at S.R.O, Vallabhnagar, Medchal-Malkajgiri District.			
4.	Type of villa	D2			
5.	No. of Floors	Ground Plus First Floor			
6.	No. of bedrooms	3 bedrooms			
7.	Details of Said Villa:				
25	a. Villa no.:	187			
	b. Plot area:	114 Sq. yds.			
	c. Built-up area:	1585 Sft.			
	d. Carpet area	1359 Sft.			
8.	Total sale consideration:	Rs.24,29,000/-(Rupees Twenty Four Lakhs Twenty Nine Thousand Only)			
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9. Details of advance paid:

Rs.24,29,000/-(Rupees Twenty Four Lakhs Twenty Nine Thousand Only) already paid which is admitted and acknowledged by the Developer.

10. Scheduled date of completion: 30.12.2019

11. Description of the Scheduled Plot:

All that piece and parcel of land bearing plot no.187, admeasuring about 114 sq. yds, along with a villa constructed thereon having built up area 1585 sft., in the housing project named as "Villa Orchids" forming part of land in survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village & survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, R.R. District) and bounded by:

North by: Plot No. 188

South by: Lawn

East by: Plot No. 198 West by: 30' wide road

or Mys. Villa Orchids LLP

Authorised Signatory

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PURCHASER

Page 5

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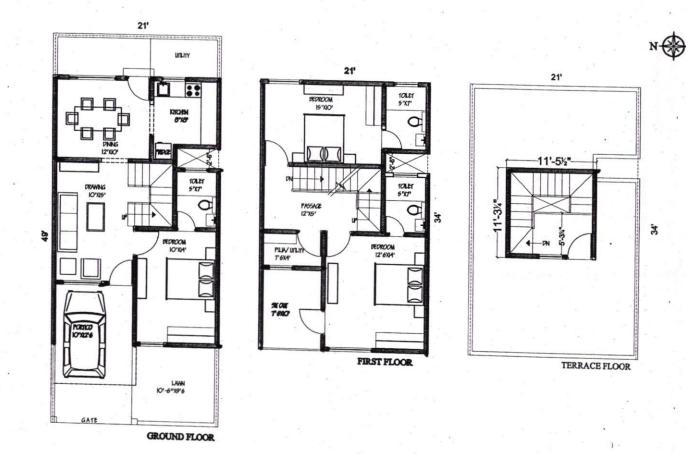


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Plan of the Said Villa:

D.





For MAS. Villa Orchids LLP

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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:

- 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.

VENDOR

Authorised Signatory

PURCHASER

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Registrar
Sheet 7 of 10 Sub Registrar
Vallabhnagar





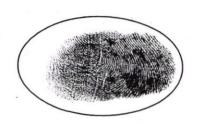
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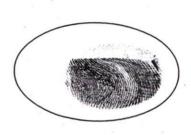
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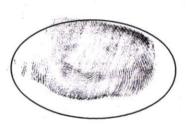
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

















DEVELOPER:

M/S. VILLA ORCHIDS LLP
(FORMERLY KNOWN AS
M/S. GREENWOOD LAKESIDE HYDERABAD LLP)
HAVING ITS REGISTERED OFFICE AT
5-4-187/ 3 & 4, SOHAM MANSION
M.G. ROAD, SECUNDERABAD – 500 003
REP BY ITS AUTHORIZED SIGNATORY
MR. ANAND S MEHTA
S/O. MR. SURESH U MEHTA.

GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 158 /BK-IV/2017, DT:03.06.2017
AT SRO, 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. SUMAN CHANDRA RAVELLA S/O. SHRI. VENKATA KRISHNA RAO R/O. VILLA NO. 34 ROYAL GARDENS J. J. NAGAR, YAPRAL SECUNDERABAD – 500 087
- MRS. PARIMALA RAVELLA
 W/O. MR. SUMAN CHANDRA RAVELLA
 R/O. VILLA NO. 34
 ROYAL GARDENS
 J. NAGAR, YAPRAL
 SECUNDERABAD 500 087.

Suman C

SIGNATURE OF WITNESSES:

Weuld Esorales

For Mas. Villa Orchids LLP

Authorised Signatory

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

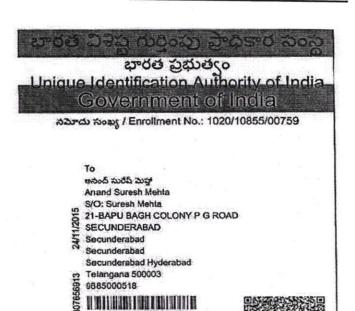
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VENDOR CUM DEVELOPER:



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

MA076569137FT

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ఆధార్ – సామాన్యుని హక్కు



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Aadhaar No 3287 6953 9204

For Ms. Villa Orchids LLP

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UKU69019. Sheet 9 of 10 Sub Registrar







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Address: S/O R/V Krishna Rao, 320, Jai Vayu Witter, KUKATPALLY, Highlerabad, Andhra Pradesa, 600085

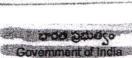
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aga anadydolYear of Birth 1981 13 / Female

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≑రత్ తాతినేని Sarath Tatineni

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కల వాడు ఏహార. హకర్ కల

Address: W/O Suman Chandra Ravella, 320, Jai Vayu Vihar, KUKATPALLY, Hyderabad, Andhra Pradesh, 500085









Unique Identification Authority of India

CONTRACTOR STATES

చిరునామా: ఉండ్ర పేరు /తెళ్లి పేరు: పద్మ తాతినేని, ఫ్లాట్ నో 72, రోడ్ నో 67, రెడ్డి ఎమ్మేవ్, ఆల్వాల్, హైదరాబాద్, ఆల్వాల్, తెలంగాణ, 500010

Address: S/O: Padma Tatineni, Plot No 72, Road No 07, Reddy Enclave, Alwal, Hyderabad, Alwal, Telangana, 500010

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దొవ్పంపూడి వెంకటేశ్వర రావు Doppalapudi Venkateswara Rao (

පුළිත කරන jour Year of Birth: 1979 තුරුතුයා Male

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ఎరునామా: se చొప్పంపూడి వారాయం, 2-16 Address: SO Doppalapudi పెయిన్ రోడ్, మెయిన్ రోడ్, సింగవరం, కృష్ణ Narayana, 2-16, main foad පරුජ (ප්රම්දී, 521190

Narayana, 2-16, main road, main raod Singavaram, Krishna, Ardihra Pradesh, .521190

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Bk -1, CS No 4869/2019 & Doct No

ALL ROLG Sheet 10 of 10 Sub Registrar
Vallabhnagar

जारी किए गए दिन से 3 महीने तक वैव Valid for 3 months from the date of issue Pupees MITTEL ST And INVESTMENT OVER INR. 2,429.00 1 0000] PURCHASER: PARIMALA BAVELLA. OT OTO SC-HAUCHBAR Andhra Bank OT VILLO "- 58 70 90" 0000 11000" Iwo Ihousand Four Hundred Twenty Nine AB/DD/CTS/K COMMISSIONER GIMC YAPRAL ह वह एला दला TT OL TL 北宋末末末 For Value Received प्रति हस्ताधरित / County suppose sign abov कृते आज्या वैक For Andhra Bank 1201D or Order या उनके आदेश पर प्राप्त मूल्य के लिए Z O ø 8



