

To.D/o.W/o. 1 1 allech, K/o. secrbod,

or Whome & Villa Orchide LLP

Klo-Rec-bad.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 30th day of June 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 39 years, Occupation: Business, residing at Flat No. 701, Welkin Apartments, Lane besides FAB India, Begumpet, Hyderabad - 500 # 016{Pan No.ACQPM3840C, Aadhaar No. 8656 7880 6452}, hereinafter referred to as the Developer.

AND

Mr. Sai Anup Kumar Pollukonda, Son of Late P. Madhusudhan Rao aged about 29 years, Occupation: Service residing at Villa No. 28, Saket Mithila, Saket, Kapra, Secunderabad - 500 064, Pan No. BDJPP6390K, Aadhaar No. 6478 1940 7178}, 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,

For MAS. Villa Orchids LLP

horised Signatory

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& EX-OFFICIO STAMP VENDOR

KHAPRA

on the 02nd day of JUL, 2018 by Sri Anand S Mehta

Execution admitted by (Details of all Executants/Claimants under Sec 32A): Photo

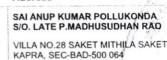
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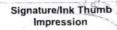






SAI ANUP KUMAR PO [1508-1-2018-3907]





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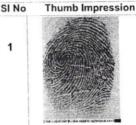


REP BY GPA K.PRABHAKAR REDDY VIDE GPA NO.158/BK-IV/2017 DT.3/6/2017 AT SRO SEC-BAD S/O. K.PADMA REDDY

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

Identified by Witness:

EX





Name & Address P.USHA VAIDEVI

P.NO.159,F.NO.201,VIVEKANANDAPURAM,SAI NIKPURI.SEC-BAD



Signature



1





**ABBAS KHAN** 

323, MUSLIMPURA, METPALLI, , KARIMNAGAR



02nd day of July,2018

Signature of Sub Registrar Vallabhnagar

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	16420	0	0	0	16520		
Transfer Duty	NA	0	0	0	0	0	0		
Reg. Fee	NA	0	16520	0	0	0	16520		
User Charges	NA	0	100	0	0	0	100		
Total	100	0	33040	0	0	0	33140		

Rs. 16420/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16520/- towards Registration Fees on the chargeable value of Rs. 3304000/- was paid by the party through E-Challan/BC/Pay Order No ,469CTH300618 dated ,30-JUN-18 of ,YESB/

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Vallabhnagar Registra Sub I 3907/2018 & Doct No Sheet 1 of 11

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-Malakajgiri 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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Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 33040/-, DATE: 30-JUN-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 3683721718515, PAYMENT MODE: NB-1000200, ATRN: 3683721718515, REMITTER NAME: PRABHAKAR REDDY, EXECUTANT NAME: VILLA ORCHIDS LLP, CLAIMANT NAME: SAI ANUP KUMAR POLLAR ONDA).

Date:

02nd day of July,2018

Signature of Registering Officer

Vallabhnagar

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No 3907/2018 & Doct No





- 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 over and above the request of the Purchaser shall be paid by the Purchaser and shall be paid
- 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 in completion, if and only if, the Purchaser shall be entitled to such a compensation for delay 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 trespass and the Developer shall not be liable or responsible for any loss, theft, breakage, damages, 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 said Villa including municipal taxes, expenses, etc. that may be payable with respect to the 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 Ms. Villa Orchids LLP

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Authorised Signatory

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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.

## 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.

### 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 Ms. Villa Orchids LLP

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#### ANNEXURE- A

1.	Names of 1	Purchaser:				
2.	Purchaser'	s permanent residential	Mr. Sai Anup Kumar Pollukonda  R/o. Villa No. 28, Saket Mithila, Saket, Kapr			
	address:	•	Secunderabad - 500 064.	iket Mithila, Saket, Kapr		
3.	Sale deed e	executed by Developer	Document no 3845	£ 2010		
	in favour o	f Purchaser	Document no. 3845 of 2018, dated 30.06.20 registered at SRO, Vallabhnagar, Medchal-Malkajg			
			District.	onnagar, Medchal-Malkajgi		
4.	Type of vil	la	A2			
5.	No. of Floo		Ground + 1 Floor			
6.	No. of bedr	rooms	3 bedrooms			
7.	Details of S	Said Villa:	5 octioonis			
	a. Villa		69			
	b. Plot a	rea:	200 Sq. yds.			
	c. Built-	up area :	1940 Sft.			
	d. Carpe	t area	1625 Sft.			
8.	Total sale c	onsideration:				
			Rs.33,04,000/-(Rupees Thirty Three Lakhs and Four Thousand Only)			
9.	9. Details of advance paid:					
		Nil				
10.	Payment ter	ms:				
	Installment					
	I	Due date for payment Within 7 days of RCC Structure		Amount		
	II Within 7 days of completion of bric		etion of height and the	12,07,000/-		
		internal plastering	etion of brick work &	9,03,000/-		
	III	Within 7 days of compl	eting of flooring, bathroom			
		tiles, doors, windows, f	irst cost of reint	9,94,000/-		
	IV	On completion	nsi coat of paint, etc.			
1.		ate of completion:	30.07.2010	2,00,000/-		
12.			30.07.2018			
		of the Scheduled Plot:				
	All that min					

All that piece and parcel of land bearing plot no. 69, admeasuring about 200 sq. yds, along with a villa constructed thereon having built up area 1940 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. 68 South by: Plot No. 70

East by: Plot No. 62

West by: 30' wide road

For Mxs. Villa Orchids LLP

hand Signatory

**VENDOR** 

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**PURCHASER** 

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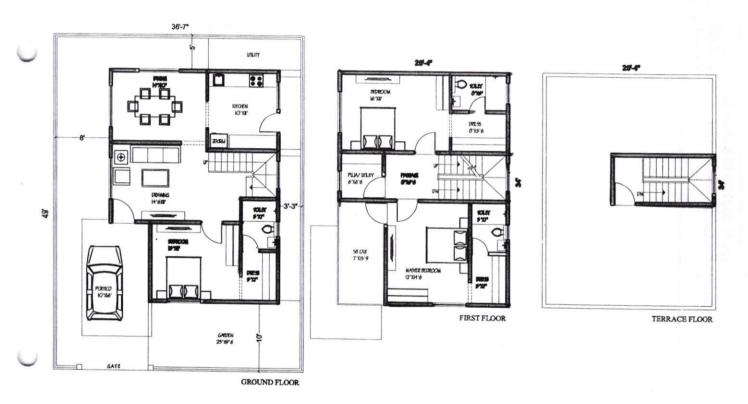




## ANNEXURE- B

Plan of the Said Villa:





For Mys. Villa Orchids LLP

Authorised Signatory

**VENDOR** 

9. Do A lawy

**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.

For Ms. Villa Orchids LLP

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

SL.NO.

FINGER PRINT
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(LEFT THUMB)

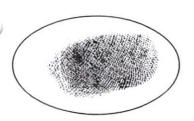
PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





#### **DEVELOPER:**

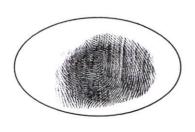
M/S. VILLA ORCHIDS LLP
(FORMERLY KNOWN AS
M/S. GREENWOOD LAKESIDE HYDERABAD LLP)
HAVING ITS REGISTERED OFFICE AT
5-4-187/ 3 & 4, SOHAM MANSION
M.G. ROAD, SECUNDERABAD – 500 003
REP BY ITS AUTHORIZED SIGNATORY,
MR. ANAND S MEHTA
S/O. MR. SURESH U MEHTA.





# 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 2<sup>ND</sup> FLOOR, M. G. ROAD SECUNDERABAD





#### PURCHASER:

MR. SAI ANUP KUMAR POLLUKONDA S/O. LATE P. MADHUSUDHAN RAO R/O. VILLA NO. 28 SAKET MITHILA SAKET, KAPRA SECUNDERABAD - 500 064.

SIGNATURE OF WITNESSES:

1. P. Eshavaideli

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Aux.

For M/s. Villa Orchids LLP

Authorised Signatory
SIGNATURE OF THE DEVELOPER

p. gai A muy

SIGNATURE OF THE PURCHASER

BK - 1 CS No 3907/2018 & Doct No





#### **VENDEE:**

## టారత విశేష్ట్ల గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం Unique Identification Authority of India Government of India

నమాదు సంఖ్య / Enrollment No.: 1020/10855/00759

To అసింద్ సురేప్ మిహ్లా Anand Suresh Mehta S/O: Suresh Mehta S-D: Suresh Mehta S-ECUNDERABAD SECUNDERABAD Secunderabad Secunderabad Secunderabad Secunderabad

Secunderabad Hyderaba Telangana 500003 9885000518

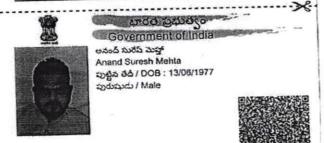




మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8656 7880 6452

ఆధార్ – సామాన్యుని హక్కు

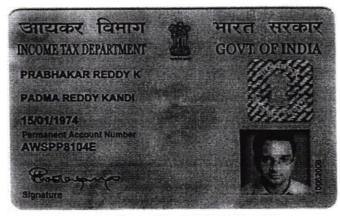


8656 7880 6452

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For Mrs. Villa Orchids LLP

Authorised Signatory



Aadhaar No 3287 6953 9204

Plendagaya

Bk-1, CS No 3907/2018 & Doct No









## భారత ప్రభుత్వం Unique identification Authority of India Government of India

మోదు సంఖ్య/ Enrollment No. : 1190/62144/03538

Sai Anup Kumar ສ້າວນ ອనుప్ కుమార్ S/O: Late Madhusudhan Rao Plot No 159, Flat No 201, 34-108/3/201,Golden villa Vivekanandapuram Sainikpuri Tirumalagiri Sainikpuri,Hyderabad Andhra Pradesh - 500094 9700064666

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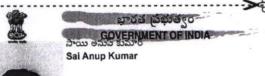
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మీ ఆధార్ సంఖ్య / Your Aadhaar No. : **6478 1940 7178** 

ఆధార్ - సామాన్యుని హక్కు

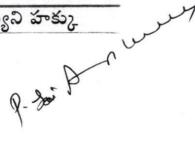


పుట్టిన సంవత్సరం/Year of Birth: 1987 పురుషుడు / Male

6478 1940 7178



ఆధార్ - సామాన్యుని హక్కు







## సమాచారం

- 🏿 ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.
- 🔳 గుర్తింపుకు ధృవీకరణ ఆన్లైన్ ఆథెంటికేషన్ ద్వారా పొందవచ్చు.

#### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- 📕 ఆధార్ దేశమంతటా ఆమోదించబడుతుంది.
- ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలు అందచేయడంలో సహాయపడుతుంది.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



చిరునామా: s/o: లేట్ మధుసుధన్ రావు పాట్ల్ నో 159, ఫాట్ల్ నో 201, 34-108/3/201,గోల్డన్ విల, వివేకానందపురం సైనిక్ పురి, తిరుమలగిరి, సైనిక్ పురి హైదరాబాద్, ఆం(ధ ప్రదేశ్, 500094

Address: S/O: Late Madhusudhan Rao, Plot No 159, Flat No 201, 34-108/3/201, Golden villa, Vivekanandapuram, Salnikpuri, Tirumalagiri, Hyderabad, Sainikpuri, Andhra Pradesh, 500094









Bk-1, CS No 3907/2018 & Doct No









## భారత ప్రభుత్వం Unique Identification Authority of India

నమాదు సంఖ్య / Enrollment No. : 1190/62144/02776

To
P Usha Valdehi
S an 25th
D/O: Late P Madhusudhan Rao
Plot No 159 Flat No 201
Vivekanandapuram
Near Bhavans
Sainikpuri
Tirumalagin
Sainikpuri, Hyderabad
Andhra Pradesh - 500094
9700022444



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మ్ ఆధార్ సంఖ్య / Your Aadhaar No. : 2288 0630 6465

ఆధార్ – సామాన్యుని హక్కు



P. Bharondalin



Sub Registrar Vallabhnagar

S No 3907/2018 & Doct No

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MINE GOVERNMENT OF INDIA

ఎమడి అబ్బాస్ ఖాన్ Md Abbas Khan పుట్లిన రేడీ/DOB:02/11/1977 పురుషుడు Male



7033 3300 6002

ఆధార్ – సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण UNIONE IDENTIFICATION AUTHORITY OF INDIA

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మెట్పల్లి మండలం, మెట్పల్లె మెట్ పల్లి, కరీంనగర్ తెలంగాణ, 505325 Address: S/O Md Shabbeer Khan, 1-3-323, muslimpura, metpally metpally mandal, Metpallie, Metpalli, Karimnagar

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