6392 2624 भारतीय गेर न्यायिक एक सो रुपये हैं Rs. 100 NE - 100 HUNDRED RUPEES सत्यमेव जपते HUNDRED RUPEES

తెల**ీ**గాణ तेलंगाना TELANGANA

SL.No. 50H6 , Date: 04-03-2021, Rupees: 100/-Sold to: Ramesh,

S/o. Late Narsing Rao, R/o. Hyd. For whom: Silver Oak Villas LLP.

AF 313368

KODAJA RADHIKA

Licensed Stamp Vendor Lic No. 7/10, 16/7/04/ 19-2 G6, Kubera Towers, Narayanaguda, Hyderabad-29 Cell: 9866378260, 9440090826

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 15th day of March 2021 at S.R.O, Uppal, Medchal-Malkajgiri District by and between:

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 Authorsied Signatory, Mr. Soham Modi, S/o. Late Satish Modi, aged about 49 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad hereinafter referred to as the Developer.

AND

Mrs. Vadithya Pavithra Bai, Wife of Mr. T. Kiran Kumar, aged about 34 years residing at Flat No. 101, Sneha Enclave, Bhavani Nagar, Street No. 1, Nacharam, Hyderabad, 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, etc. For SILVER OAK-VILLAS LLP

Designated Partner

V. Pavithrabai

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Bk-1, CS No 6721/2021 & Doct No



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 Silver Oak Villas, forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medhehal Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy 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 SILVER OAK VILLAS LLP

Designated Partner

Page 2

Sub Registral CS No 6721/2021 & Doct No 202 / Sheet 2 of 10

E-KYC Details as received from UIDAI: SI No **Aadhaar Details**

Address:

W/O Talari Kiran Kumar, Uppal, K.v. Rangareddy, Telangana, 500076

Photo

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	14400	0	0	0	14500	
Transfer Duty	NA	0	0	0	0	0	0	
Reg. Fee	NA	0	14500	0	0	0	14500	
User Charges	NA	0	100	0	0	0	100	
Mutation Fee	NA	0	0	0	0	0	0	
Total	100	0	29000	0	0	0	29100	

Rs. 14400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14500/- towards Registration Fees on the chargeable value of Rs. 2900000/- was paid by the party through E-Challan/BC/Pay Order No ,682BIM130321 dated ,13-MAR-21 of ,YESB/

Online Payment Details Received from SBI e-P

Aadhaar No: XXXXXXXX2921

Name: Vadithya Pavithra Bai

(1), AMOUNT PAID: Rs. 29000/-, DATE: 13-MAR-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8037543252623,PAYMENT MODE:NB-1001138,ATRN:8037543252623,REMITTER NAME: MR. K. PRABHAKAR REDDY, EXECUTANT NAME: SILVER OAK VILLAS LLP, CLAIMANT NAME: MRS. V. PAVITHRA BAI

Date:

Signature of Registering Officer

Uppal

26th day of March, 2021 5- chaitsa 1943 SE

1వ పున్రకము 2021 నంగ 1843 శవృ <u>6397</u> వ నెంబరుగా రిశిష్టరు వోయంఐజీ స్మానింగ్ నిమిత్తం గుర్తింపు నెంజరు 1507-1-6392/2021 ఇవ్వడమైనది.

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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 SILVER OAK VILLAS LLP

Designated Partner

v. Pautheabai

BK - 1, CS No 6721/2021 & Doct No 6 5 9 2 | 202 | Sheet 3 of 10 Sub Registrar Uppal

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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 SILVER OAK VILLAS LLP

Designated Partner

V-Pauitheabai

Bk-1, CS No 6721/2021 & Doct No 3010 Sub Registrar Uppal





ANNEXURE- A

1.	Names of Purchaser:	Mrs. Vadithya Pavithra Bai			
2.	Purchaser's permanent residential address:	R/o. Flat No. 101, Sneha Enclave, Bhavani Nagar, Street No. 1, Nacharam, Hyderabad.			
3.	Sale deed executed by Developer in favour of Purchaser	Document no. 6391 of 2021 dated 15.03.2021, regd. at S.R.O, Uppal, Medchal-Malkajgiri District.			
4.	Type of villa	A1 - Duplex - Type			
5.	No. of floors	Ground Plus First Floor			
6.	No. of bedrooms	3 – Bedrooms			
7.	Details of Said Villa:	tails of Said Villa :			
	a. Villa no.:	70			
	b. Plot area:	161 Sq. yds.			
	c. Built-up area:	2040 Sft.			
	d. Carpet area	1721 Sft.			
8.	Total sale consideration:	Rs. 29,00,000/- (Rupees Twenty Nine Lakhs Only)			
9.	Details of advance Paid:				
	acknowledged by the Developer.	e Lakhs Only) already paid which is admitted and			
10.	Scheduled date of completion:	30.05.2021			
11.	Description of the Schedule Villa: All that land forming plot no. 70, 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. 71				
	South by: Plot No. 69	*			
	East by: 30' wide Road				
	West by: Greenbelt				

For SILVER OAK VILLAS LLP

Designated Partner

DEVELOPER

V Pareitheabai PURCHASER Bk - 1, CS No 6721/2021 & Doct No COUL
6392/202/ Sheet 5 of 10 Sub Registrar
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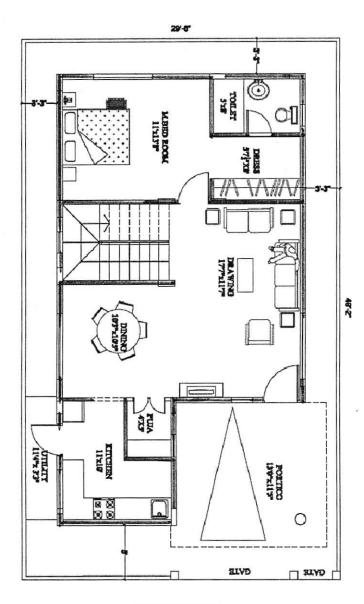




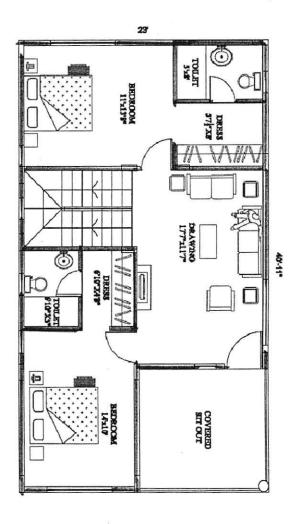
ANNEXURE- B

Plan of the Said Villa:





GROUND FLOOR



FIRST FLOOR

Built-Up Area			
G.Floor Area:	998 8ft		
F.Floor Area:	940 8tt		
Тептасо Агае:	102 58		
Total Area:	2040 Bft		
	With the State of		

For SILVER OAK VILLAS LLP

Designated Partner

DEVELOPER

V-Polleitheabai PURCHASER Bk-1, CS No 6721/2021 & Doct No 6721/2021 & Doct No 6721/2021 & Doct No Uppal





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 SILVER OAK VILLAS LLP

Designated Partner

DEVELOPER

V-Pawithrabar

PURCHASER

BK-1, CS No 6721/2021 & Doct No 6321/2021 & Doct No 6321/2021 & Doct No Uppal





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

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PHOTOGRAPH
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NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





DEVELOPER:

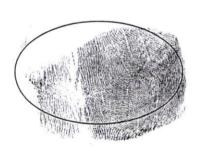
M/S. SILVER OAK VILLAS LLP
HAVING ITS OFFICE AT 5-4-187/3 & 4
SOHAM MANSION, II FLOOR
M. G. ROAD, SECUNDERABAD – 500 003
DULY REP. BY
ITS AUTHORISED SIGNATORY:MR. SOHAM MODI
S/O. LATE SATISH MODI





GPA / SPA FOR PRESENTING DOCUMENTS
VIDE SPA NO. 6/BK-IV/2019, DATED 21.01.2019
REGD. AT SRO, SECUNDERABAD.

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





PURCHASER:

MRS. VADITHYA PAVITHRA BAI W/O. MR. T. KIRAN KUMAR R/O. FLAT NO. 101 SNEHA ENCLAVE BHAVANI NAGAR, STREET NO. 1 NACHARAM HYDERABAD.

SIGNATURE OF WITNESSES:

1. G. Cilan Com

2 Arm

For ŞILVER OAK XILLAS LLP

Designated Partner

SIGNATURE OF THE DEVELOPER

V. Pawitheabai

SIGNATURE(S) OF PURCHASER

Bk-1, CS No 6721/2021 & Doct No CON 6392 202 | Sheet 8 of 10 Sub Registrar Uppal

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भारत सरकार

GOVERNMENT OF INDIA



శోహాం సరీప్ మోడి Soham Satish Modi పుట్టిన సం./YoB:1969 పురుఘడు Male



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: సత్తవ్ మాడ్, ప్లేట్ నో-

280, రోడ్ నో-25, పెద్దమ్మ

దేవాలయం దగ్గర జుబిలీ హీల్ 🗸

ఖరతాబాద్, బంజారా హీల్స్,

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

4389

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు For SILVER OAK VILLAS LLP

Aadhaar - Aam Aadmi ka Adhikar

Designated Partner



భారత ప్రభుత్వం

Government of India కండే ప్రభాకర్ రెడ్డి



Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974 పురుషుడు / Male



ఆధార్ – సామాన్యుని హక్కు

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

Kandi Prabhakar Reddy

కండి ప్రభాకర్ రెడ్డి

2-3-64/10/24 1FLOOR KAMALA NILAYAM

JAISWAL COLONY

Amberpet

Amberpet, Hyderabad

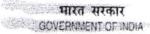
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వాడిత్య పవిత్ర బాయి Vadithya Pavithra Bai పుట్టిన తదీ/ DOB: 14/01/1985 > / FEMALE



2921

ఆధార్-సామాన్యమానవుడి హక్కు



భారత ప్రభుత్వం Government of India



తలారి కిరణ్ కుమార్ Talari Kiran Kumar పుట్టిన తేదీ/ DOB: 09/06/1982 పురుషుడు / MALE



నా ఆధార్, నా గుర్తింపు



भारत सरकार Government of India



Sanavaram B Aravind DOB: 22/05/1973

Male



3857

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट गहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

W/O: Talari Kiran Kumar, P No 101 Sneha enclave, Bhavan Nagar,

Nacharam, Uppal, K.V.Rangareddy,

Andhra Pradesh - 500076

చిరునామా:

W/O: తలారి కిరణ్ కుమార్, పి నే 101 స్పేహ ఎంక్లాపే, భవాని నగర్,

నాచారం, ఉప్పల్, కె.వి.రంగారెడ్డి,

ఆంధ్ర ప్రదేశ్ - 500076

Aadhaar-Aam Admi ka Adhikar



లారం విశేష్ట గుర్తియ్దా ప్రాధికార సంస్థ Unique Identification Authority of India

చిరునామా: S/O: తలారి రాజగోపాల్, పి నో 101 స్నేహ ఎంక్లావే, భవాని నగర్, నాచారం, ఉప్పల్,

కే.వి. రంగారెడ్డి, తెలంగాణ - 500076

Address: S/O: Talari Rajagopal, P No 101 Sneha enclave, Bhavani Nagar, Nacharam, Uppal, K.v. Rangareddy, Telangana - 500076

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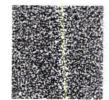
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www.



आरतीय विविद्ध प्रस्थान प्राधिकरण Unique Identification Authority of India

Address: S/O Sanavaram V Balasubramanyam, 1-7-130 Flat No. 101, Kamalanagar, OPP Sunny palace, Kamalanagar E C I L Post, Hyderabad R R Dist, Hyderabad, Andhra Pradesh, 500062











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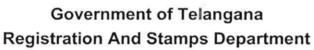
nelp@uldai.gov.in



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Payment Details - Office Copy - Generated on 26/03/2021, 11:51 AM

SRO Name: 1507 Uppal

Receipt No: 6997

Receipt Date: 26/03/2021

AGREEMENT

2900000

DD No:

DD Dt

E-Challan Bank Name: YESB

Account Description

Amount Paid By Challan

DD

E-Challan

14500 14400

100

User Charges Total:

Registration Fee Deficit Stamp Duty

29000

In Words: RUPEES TWENTY NINE THOUSAND ONLY

Prepared By: SRINIVAS

3US PEBBRIRAN

Government of Telangana **Registration And Stamps Department**