



P. 1528/2019

**Government of Telangana**  
**Registration And Stamps Department**

13072/19

Payment Details - Office Copy - Generated on 07/12/2019, 12:29 PM

SRO Name: 1524 Shankarpally

Receipt No: 13969

Receipt Date: 07/12/2019

**AGREEMENT**

1000000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				5000
Deficit Stamp Duty				4900
User Charges				100
Total:				10000
In Words: RUPEES TEN THOUSAND ONLY				

Signature by SR

Prepared By: SRILATHA



**Government of Telangana**





తెలంగాణ తెలంగాణ TELANGANA

S.No. 14396 Date: 06-08-2019

Sold to: RAMESH

S/o. Late NARSINGH RAO

For: M/s. SERENE CONSTRUCTIONS LLP

*[Signature]* 738691

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad. Mobile: 9849355156

### AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 7<sup>th</sup> day of December 2019 at S.R.O, Shankarpally, Ranga Reddy District by and between:

M/s. Serene Constructions LLP an incorporated Limited Liability Partnership Firm, having its office at 5-4-187/3 & 4, Soham Mansion, II floor, M. G. Road, Secunderabad – 500 003, duly represented by its Partner M/s. Modi Housing Pvt Ltd., rep by its Director 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 Developer.

AND

1. Mrs. Nadella Hima Bindu, Wife of Mr. Nadella Kishore Kumar, aged about 46 years and
2. Mr. Nadella Kishore Kumar, Son of Mr. Nadella Madhava Rao, aged about 55 years both are residing at MIG. 213, Kalyan Nilayam, HUDA Mayuri Nagar, Miyapur, Hyderabad - 500 049, hereinafter referred to as the 'Buyer'

The term Developer and Buyer shall mean and include its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For SERENE CONSTRUCTIONS LLP

*[Signature]*  
Partner


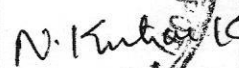



*[Signature]*

*[Signature]*  
N. Kishore Kumar






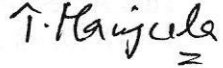
**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Shankarpally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5000/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 07th day of DEC, 2019 by Sri K Prabhakar Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 NADELLA KISHORE KUMAR [1524-1-2019-13383]	NADELLA KISHORE KUMAR S/O. NADELLA MADHAVA RAO R/O. MIG 213, KALYAN NILAYAM HUDA MAYURI NAGAR MIYAPUR, HYDERABAD	 22 JUL 2019 Sub Registrar (Stamp) Shankarpally
2	CL		 NADELLA HIMA BINDU::0: [1524-1-2019-13383]	NADELLA HIMA BINDU W/O. NADELLA KISHORE KUMAR R/O. MIG 213, KALYAN NILAYAM HUDA MAYURI NAGAR MIYAPUR, HYDERABAD	
3	EX		 [1524-1-2019-13383]EX	REP-BY: K PRABHAKAR REDDY (SPA HOLDER) S/O. K.PADMA REDDY R/O. 5-4-187/3 & 4, SOHAM MANSION2ND FLOOR, MG ROAD, SEUNDERABAD	



**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1524-1-2019-13383]	N SHYAM SUDEER HYDERABAD	
2		 [1524-1-2019-13383]	T MANJULA HYDERABAD	

07th day of December, 2019


Signature of Sub Registrar  
Shankarpally

**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX8210 Name: Nadella Kishore Kumar	C/O Nadella Madhava Rao, Miyapur, K.v. Rangareddy, Telangana, 500049	

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సబ్ రిజిస్ట్రార్  
శంకర్పల్లి, రంగారెడ్డి జిల్లా



Bk - 1, OS No 13383/2019 & Doct No 13079/2019. Sheet 1 of 9 Sub Registrar Shankarpally

**WHEREAS:**

- A) The Buyer has purchased agricultural land/farmland bearing farm no. 9, admeasuring 2420 Sq. yds, (½ acre) by way of a Sale Deed dated 09.12.2019 registered as document no. 13071 of 2019 in the Office of the Sub-Registrar, Shankarpally, R. R. Dist, hereinafter referred to as the Scheduled Property.
- B) The Buyer is desirous of constructing a villa/cottage on the said farmland and has approached the Developer to construct/develop the villa/cottage. The Developer has agreed to construct the same for the Buyer.
- C) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the construction of the villa/cottage and are desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

1. The Developer shall construct for the Buyer a villa / cottage admeasuring 1000 sq. ft. of built-up area on the Scheduled Property as per the agreed plan, details of which are given in Annexure A herein and as per specifications given in Annexure B herein. The Buyer shall pay the Developer a sum of Rs.10,00,000/-(Rupees Ten Lakhs Only) for the said construction.
2. The Buyer already paid an amount of Rs.6,89,050/-(Rupees Six Lakhs Eighty Nine Thousand and Fifty Only) before entering this agreement which is admitted and acknowledged by the Developer.
3. The Buyer Shall pay the balance amount of Rs.3,10,950/-(Rupees Three Lakhs Ten Thousand Nine Hundred and Fifty Only) in the following manner:

Installment	Due date for payment	Amount
I	5% on completion of flooring, bathroom tiles, doors, windows, I coat of paint etc., payable to the Developer	55,950/-
II	On completion payable to the Vendor/Serene Club	2,55,000/-


4. The Buyer has handed over the vacant and peaceful possession of the Scheduled Property to the Developer for the purpose of construction of the villa / cottage.
5. The Developer shall construct the villa / cottage in accordance with the plans and designs and as per specifications annexed hereto as Annexure A & Annexure B respectively. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
6. The Developer agrees to deliver the villa/cottage on the Scheduled Property completed in all respects on or before 30.04.2020 with a further grace period of 3 months. However, the Developer shall not be liable and responsible if they are unable to construct and deliver the possession of the said villa / cottage within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies or account of any other reasons which are beyond the control of the Developer like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

For SERENE CONSTRUCTIONS LLP

Partner

*N. Kishor Kumar*  
*N. Kishor Kumar* Page 2 of 2

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX8823 Name: Nadella Hima Bindu	C/O Nadella Kishore Kumar, Miyapur, K.v. Rangareddy, Telangana, 500049	

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 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	4900	0	0	0	5000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	5000	0	0	0	5000
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>10000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10100</b>

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5000/- towards Registration Fees on the chargeable value of Rs. 1000000/- was paid by the party through E-Challan/BC/Pay Order No ,458PRA021219 dated ,02-DEC-19 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10000/-, DATE: 02-DEC-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6240944468426,PAYMENT MODE:CASH-1000200,ATRN:6240944468426,REMITTER NAME: NADELLA HIMA BINDU,EXECUTANT NAME: SERENE CONSTRUCTIONS LLP,CLAIMANT NAME: NADELLA HIMA BINDU AND OTHERS) .

Date:

07th day of December,2019

Signature of Registering Officer  
Shankarpally

Bk - 1, CS No 13383/2019 & Doct No  
13072/2019 Sub Registrar  
Sheet 2 of 9 Shankarpally

1వ పునకము 2019 నం.శా.శ19.4/ సం.ప్.13072 నంబరుగా రిజిస్టరు చేయబడి స్వానింగు నిమిత్తము గుర్తిపు నెం 1524 1వ...13072...2019 ఇచ్చడ మైనది 2019 సం.డిసెంబరు 9 తేది..

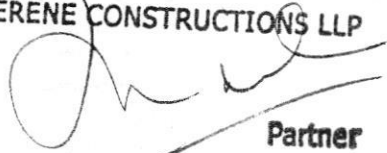
సబ్ రిజిస్ట్రార్  
శంకర్‌పల్లి

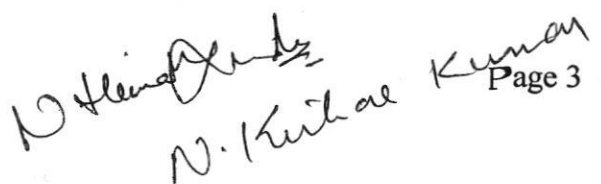
**SYED SIRAJANWAR**  
SUB - REGISTRAR  
Shankarpally. R.R.Dist.



7. The Developer upon completion of construction on the Scheduled Property, shall intimate the Buyer about the same at his/her last known address and the Buyer shall be obliged to take possession thereof, subject to the condition that he/she has fulfilled all his/her 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 Buyer shall also be obliged to pay monthly maintenance charges to the Developer or the respective society or Association. The deemed date of payment of monthly maintenance charges shall be considered from the said date and waiver of payment of monthly maintenance charges for a period of 3 years shall be calculated from the said date of intimation.
8. The Buyer upon taking possession of the villa / cottage shall own and possess the same absolutely and to the exclusion of the Developer and shall have no claims against the Developer on any account including any defect in the construction.
9. The Developer shall deliver the possession of the completed villa / cottage together with the redelivery of the Scheduled Property to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Developer.
10. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Developer or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Serene Farms project.
11. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall seek or cause the stoppage or stay of construction or related activity in the Serene Farms project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Developer shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Developer. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
12. It is hereby agreed and understood explicitly between the parties hereto the Buyer 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 on construction of the villa/cottage or payment of consideration under this agreement.
13. The Buyer hereby covenants and agrees with the Developer that if he fails to abide with the terms and conditions of this agreement the Developer shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Developer upon such cancellation shall be entitled to forfeit a sum equivalent to 20% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Developer. The Developer shall further be entitled to allot, convey, transfer and assign the said villa / cottage to any other person of their choice and only thereafter, the Developer will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
14. 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 SERENE CONSTRUCTIONS LLP

  
Partner

  
N. Hemant Kumar  
N. Kishore

Kumar  
Page 3

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Sheet 3 of 9

Sub Registrar  
Shankarpally

3072/1009

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**SCHEDULED PROPERTY**

All that piece and parcel agricultural / farm land bearing farm no.9, admeasuring about 2420 Sq. yds (½ acre) along with a cottage / villa constructed thereon having built up area 1000 sft, forming part of Sy. Nos. 33, 43, 44 & 46, Yenkapally Village, Chevella Mandal, R. R. District, marked in red in the plan annexed hereto, bounded on:

North	30' wide road
South	60' wide road
East	Farm No. 10
West	Farm No. 08

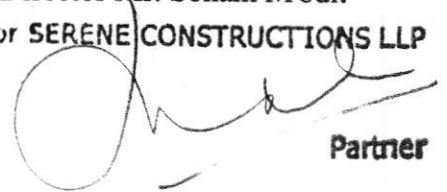
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

**WITNESS:**

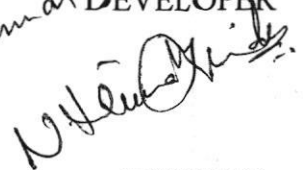
1. N. Shyam Sunder
2. T. Manjula

For M/s. Serene Constructions LLP rep by  
Its Partner M/s. Modi Housing Pvt. Ltd.,  
rep. by its Director Mr. Soham Modi.

For SERENE CONSTRUCTIONS LLP



Partner

N. Kishore Kumar DEVELOPER  


BUYER.

Bk -1, CS No 13383/2019 & Doct No

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Shankarpally

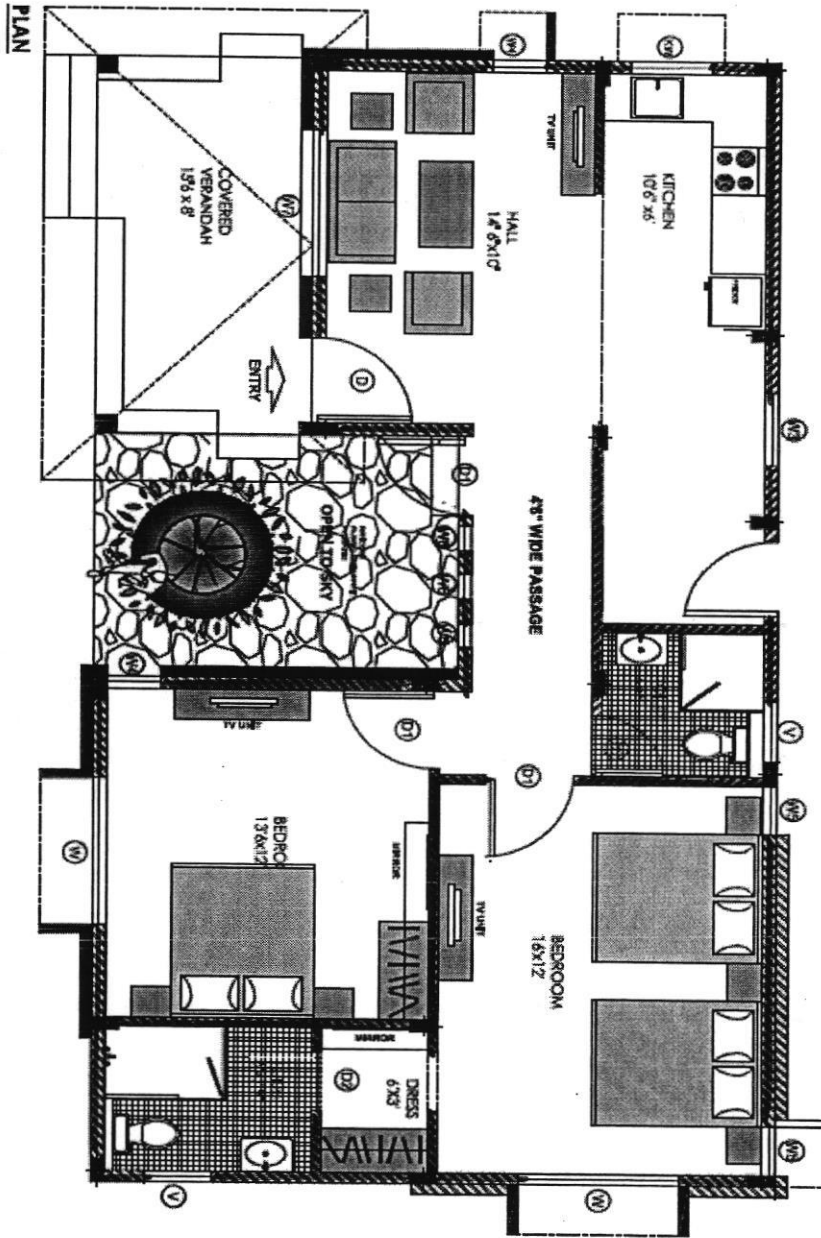
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ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 9, ADMEASURING 1000 SFT. OF BUILT-UP AREA.



For M/s. Serene Constructions LLP rep by  
Its Partner M/s. Modi Housing Pvt. Ltd.,  
rep. by its Director Mr. Soham Modi

FOR SERENE CONSTRUCTIONS LLP

DEVELOPER

Partner

*N. Kishor Kumar*  
*W. H. S. S. S.*

BUYER

Bk - 1, CS No 13383/2019 & Doct No  
3072145. Sheet 5 of 9  
Sub Registrar,  
Shankarpally

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**ANNEXURE – B**

**SPECIFICATIONS:**

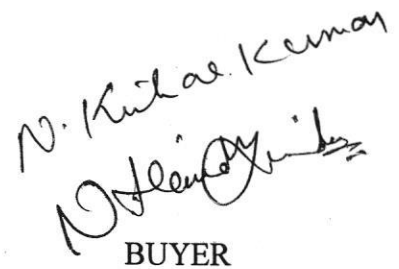
Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Rustic Ceramic / vitrified Tiles
Main door frame	Wood with polished panel door
Internal door frames	Wood with painted panel door
Windows	Aluminium sliding windows with grills & mosquito mesh
Sanitary	Cera / Parryware / Hindware or equivalent brand
CP fittings	Branded quarter turn .
Bathrooms	Branded designer tiles upto 7 ft .
Kitchen	Granite slab with 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC / PVC pipes.

For M/s. Serene Constructions LLP rep by  
Its Partner M/s. Modi Housing Pvt. Ltd.,  
rep. by its Director Mr. Soham Modi

For SERENE CONSTRUCTIONS LLP

  
Partner

DEVELOPER

  
BUYER

Bk -1, CS No 13383/2019 & Doct No

Sheet 6 of 9

Sub Registrar  
Shankarpally

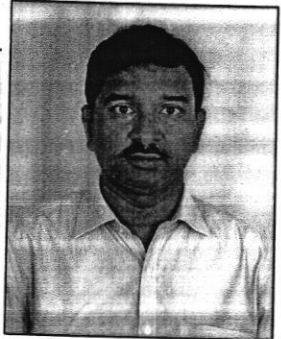
*B. D. R. R. R. R.*

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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**DEVELOPER:**

M/S. SERENE CONSTRUCTIONS LLP,  
HAVING ITS OFFICE AT 5-4-187/3&4  
SOHAM MANSION, II FLOOR  
M. G. ROAD, SECUNDERABAD – 500 003  
DULY REP. BY ITS MANAGING PARTNER:-  
MR. SOHAM MODI  
S/O. LATE SATISH MODI.

**SPA FOR PRESENTING DOCUMENTS  
VIDE GPA NO. 71 /BK-IV/2018, DT:13.07.2018  
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:**

1. MRS. NADELLA HIMA BINDU  
W/O. MR. NADELLA KISHORE KUMAR  
R/O. MIG. 213, KALYAN NILAYAM  
HUDA MAYURI NAGAR  
MIYAPUR  
HYDERABAD - 500 049.

2. MR. NADELLA KISHORE KUMAR  
S/O. MR. NADELLA MADHAVA RAO  
R/O. MIG. 213, KALYAN NILAYAM  
HUDA MAYURI NAGAR  
MIYAPUR  
HYDERABAD - 500 049.

**SIGNATURE OF WITNESSES:**

- N. Sivan Sudhakar
- M. Manjula

For SERENE CONSTRUCTIONS LLP

Partner

SIGNATURE OF THE DEVELOPER

N. Kishore Kumar

SIGNATURE(S) OF PURCHASER

Bk - 1, CS No 13383/2019 & Doct No

Sheet 7 of 9

Sub Registrar  
Shankarpally

13072/10/19



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भारत सरकार  
GOVERNMENT OF INDIA



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



3146 8727 4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

వియనామా:  
S/O: సతీష్ మోడి, ప్లాట్ నో-  
280, రోడ్ నో-25, పెద్దమ్మ  
దేవాలయం దగ్గర జబిల్ హిల్స్,  
ఖైరాతాబాద్, బంజారా 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



భారత ప్రభుత్వం  
Government of India



కండి ప్రభాకర్ రెడ్డి  
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974  
పురుషుడు / Male



3287 6953 9204

ఆధార్ - సామాన్యని 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

For SERENE CONSTRUCTIONS LLP

Partner

Bk - 1, CS No 13383/2019 & Doct No

13072/1001. Sheet 8 of 9

Sub Registrar  
Shankarpally



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6163 4597 8823

VID: 9199 1227 6976 5292

ఆధార్, నా సుర్తింపు



భారత ప్రభుత్వం  
Government of India



నా పేరు  
Nadella Hima Bindu  
పుట్టిన తేదీ/DOB: 15/09/1973  
పులి / FEMALE

*Hima Bindu*

6163 4597 8823

VID: 9199 1227 6976 5292

ఆధార్, నా సుర్తింపు

భారత ప్రభుత్వ సుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా:  
C/O నాదెళ్ళ కిషోర్ కుమార్, ఎమ్.ఎస్.ఎస్-213 కళ్యాణ నిలయం,  
హుదా మయూరి నగర్, ఆర్.టి.సి బస్ బాడీ, మియాపూర్,  
కె.పి.ఆంధ్రప్రదేశ్,  
హైదరాబాద్ - 500049

Address:  
C/O Nadella Kishore Kumar, MIG-  
213, Kalyana Nilayam, Huda Mayuri Nagar,  
Opp RTC Bus Body, Miyapur, K.V.,  
Rangareddy,  
Telangana - 500049

6163 4597 8823

VID: 9199 1227 6976 5292



భారత ప్రభుత్వం  
Government of India



నా పేరు  
Nadella Kishore Kumar  
పుట్టిన తేదీ/DOB: 01/07/1964  
పులి / MALE

*N. Kishore Kumar*

5422 6033 8210

VID: 9123 2245 6365 4883

ఆధార్, నా సుర్తింపు

భారత ప్రభుత్వ సుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా:  
C/O నాదెళ్ళ మధవ రావు, ఎమ్.ఎస్.ఎస్-213 కళ్యాణ నిలయం,  
హుదా మయూరి నగర్, మియాపూర్,  
కె.పి.ఆంధ్రప్రదేశ్,  
హైదరాబాద్ - 500049

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Kalyan Nilayam, Huda Mayuri Nagar,  
Miyapur, K.V., Rangareddy,  
Telangana - 500049

5422 6033 8210

VID: 9123 2245 6365 4883



భారత ప్రభుత్వం  
Government of India



నా పేరు  
Nadella Shyam Sudheer  
పుట్టిన తేదీ/DOB: 15/04/2000  
పులి / MALE

*N. Shyam Sudheer*

7601 1962 4648

VID: 9112 1061 6909 5972

ఆధార్, నా సుర్తింపు

భారత ప్రభుత్వ సుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా:  
C/O నాదెళ్ళ కిషోర్ కుమార్, ఎమ్.ఎస్.ఎస్-213 కళ్యాణ నిలయం,  
హుదా మయూరి నగర్, మియాపూర్, కె.పి.ఆంధ్రప్రదేశ్,  
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భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



నా పేరు  
Tamma Reddy Manjula

పుట్టిన సంవత్సరం/Year of Birth: 1950  
పులి / Female

5719 1636 8639

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వ సుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: 300 తమ్మారెడ్డి వెంకటకృష్ణ రావు,  
హి నెం 213 విం కి కళ్యాణ నిలయం,  
మియాపూర్ నగర్,  
కంద్రియా విహార్,  
మియాపూర్,  
హైదరాబాద్,  
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HYDERABAD, Andhra Pradesh,  
500049

*T. Manjula*

*C*  
Bk. 1, CS No 13383/2019 & Dct No  
*13072/2019*  
Sheet 9 of 9 Sub Registrar  
Shankarpally

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