

## Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 06/01/2020, 12:55 PM

SRO Name: 1524 Shankarpally

Receipt No: 123

Receipt Date: 06/01/2020

AGREEMENT

1000000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: ICICIRB

E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee	•		- 0 -	5000
Deficit Stamp Duty	2	175	D.	4900
User Charges		13364 000	I David	10.0
Total:	7	DE		10000
In Words: RUPEES TEN THOUSAND ONLY		SP		/A

Prepared By: SRILATHA

Signature by SR

313158



Government of Telangana Registration And Stamps Department



# Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 06/01/2020, 12:55 PM

SRO Name: 1524 Shankarpally

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Bank Branch:

E-Challan Bank Name: ICICIRB

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Account Description	Amount Paid By			
8	Cash	Challan	DD	E-Challan
Registration Fee			· N	5000
Deficit Stamp Duty	(20)	-0 12		4900
User Charges		13360100	AT STATE OF	10,0
Total:		De		10000
In Words: RUPEES TEN THOUSAND ONLY		36		- A

Prepared By: SRILATHA

Signature by SR

313158



Government of Telangana Registration And Stamps Department



මීපර්ෆංಣ तेलंगाना TELANGANA

S.No. 20561 Date: 11-11-2019

Sold to: MAHENDAR

S/o. MALLESH

For: SERENE CONSTRUCTIONS LLP

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 6th day of January 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

- Mr. V. S. Kishan Raj, Son of Late V. K. Sri Raj, aged about 51 years, Occupation: Business and
- Mrs. Sadhana Raj, Wife of Mr. V. S. Kishan Raj, aged about 50 years both re residing at H. No. 12-5-27/2A & B, Flat No. 202, Sri Durga Rajeev Residency, Vishnupuri Colony, Tarnaka, Secunderabad - 500 017, hereinafter referred to as the 'Buyer'

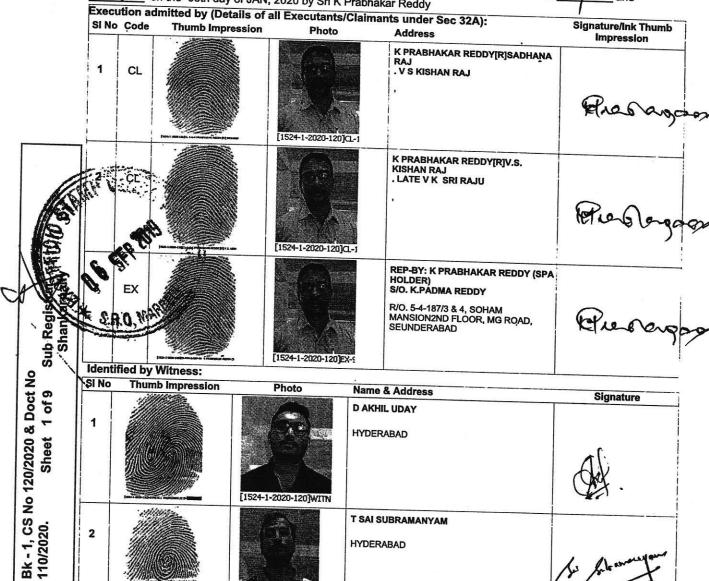
The term Developer and Buyer shall mean and include its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For SERENE CONSTRUCTIONS **Partner**  Kiehan lley

Page 1

#### **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 06th day of JAN, 2020 by Sri K Prabhakar Reddy



06th day of January,2020

Signature of Sub Registrar

SI No	Aadhaar Details	TO Details as received from UIDAI:	Shankarpally
-		Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	, Amberpet, Hyderabad, Telangana, 500013	

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OFFICE OF SEA

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#### WHEREAS:

- A) The Buyer has purchased agricultural land/farmland bearing farm no. 18, admeasuring 2420 Sq. yds, (½ acre) by way of a Sale Deed dated 06.01.2020, registered as document no. 109 of 2020 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.
- The Buyer already paid the above said amount of Rs.10,00,000/-(Rupees Ten Lakhs Only) before entering this agreement which is admitted and acknowledged by the Developer.
- 3. 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.
- 4. 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.
- 5. 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 claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

Kishon Non

FOR SERENE CONSTRUCTIONS LLP

Partner

Sallione

Sub Registar Shankarpally

Bk - 1, CS No 120/2020 & Doct No 110/2020. Sheet 2 of 9 Sheet 2 of 9

Endorsement:	Stamp Duty respect of	y, Tranfer Duty, Reg this Instrument.	istration Fee an	d User Char	ges are collected	l as below in		
Description of	In the Form of							
Fee/Duty	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	4900	0	0	0	5000	
Transfer Duty	NA	0	0	0	0	0		
Reg. Fee	NA	0	5000	0	0	0		
User Charges	NA	0	100	0	0	0	5000	
Total	100	0	10000	0	0	0	100	

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 ,846ULU030120 dated ,03-

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10000/-, DATE: 03-JAN-20, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 5987735022704, PAYMENT MODE:NB-1000200, ATRN:5987735022704, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: SERENE CONSTRUCTIONS LLP, CLAIMANT NAME: MR. V. S. KISHAN RAJ AND ADHANA

Date:

06th day of January,2020

Signature of Registering Officer

Shankarpally

Certificate of Registration

Registered as document no. 110 of 2020 of Book-1 and assigned the identification number 1 - 1524 - 114 - 2020 for Scanning on 06-JAN-20 .

Registering der

Shankarpally

(T Srilatha)





- 6. 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 intimation.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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

Kiston by

Page 3

Bk - 1, CS No 120/2020 & Doct No 110/2020. Sheet 3 of 9 Sub Registrar Shankarpally





## SCHEDULED PROPERTY

All that piece and parcel agricultural land bearing farm no.18, 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, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

Farm No. 20	
Farm No. 16	
Farm No. 19	

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:

Kyshen May

#### WITNESS:

1. Out

2. Sei Dronoryan

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

For SERBNE CONSTRUCTIONS LLP

Partner

DEVELOPER

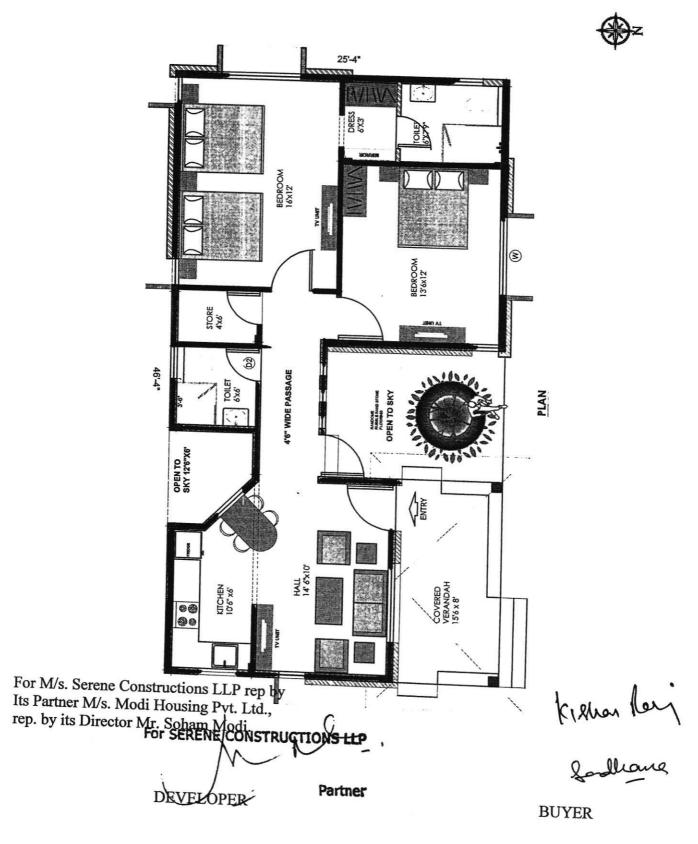
BUYER.

Sub Registrar Shankarpally Bk - 1, CS No 120/2020 & Doct No 110/2020. Sheet 4 of 9



#### ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 18 ADMEASURING 1000 SFT. OF BUILT-UP AREA.



Sub Registrar Shankarpally Bk - 1, CS No 120/2020 & Doct No 110/2020. Sheet 5 of 9 S





## ANNEXURE - B

## **SPECIFICATIONS:**

Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Rustic Ceremic / 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 LOP

Partner

BUYER

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Bk - 1, CS No 120/2020 & Doct No 110/2020. Sheet 6 of 9

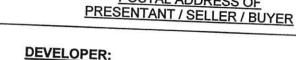
Sub Registrar Shankarpally

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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)





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.

NAME & PERMANENT

POSTAL ADDRESS OF

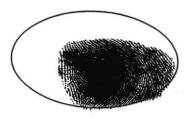
#### SPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 71 /BK-IV/2018, DT:13.07.2018 AT SRO, SECUNDERABAD:

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:**

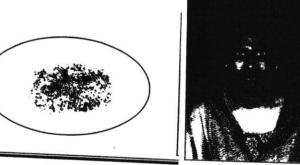
 MR. V. S. KISHAN RAJ S/O. LATE V. K. SRI RAJ R/O. H. NO. 12-5-27/2A & B FLAT NO. 202, SRI DURGA RAJEEV RESIDENCY VISHNUPURI COLONY TARNAKA, SECUNDERABAD- 500 017.

2. MRS. SADHANA RAJ W/O. MR. V. S. KISHAN RAJ R/O. H. NO. 12-5-27/2A & B FLAT NO. 202, SRI DURGA RAJEEV RESIDENCY VISHNUPURI COLONY TARNAKA, SECUNDERABAD- 500 0172.









SIGNATURE OF WITNESSES:

For SERENE CONSTRUCTIONS LLP Partner

SIGNATURE OF THE DEVELOPER

We send here with our photograph(s) and finger prints in the form prescribed, through our representative, K. Prabhaka Reddy, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar,

Kychen Pen

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF PURCHASER

Bk - 1, CS No 120/2020 & Doct No 110/2020. Sheet 7 of 9 Sub Registrar Shankarpall

The Seal of Sub Registrar office SHANKARPALLY







శోహాం సతీవ్ మోడి Soham Satish Modi పుట్టిన సం./YoB:1969 වාරාදායා Male



भारतीय विशिष्ट-पहचान प्राधिकरण UNIQUE DENTIFICATION AUTHORITY OF INDIA

Address:

S/O: సతీప్ మోడి, ఫ్లాబ్ నో-

280, రోడ్ నో-25, పెద్దమ్మ దేవాలయం దగ్గర జుబిలీ హీల్స్,

<u>బైరలాబాద్, బంజారా హీల్స్,</u>

Hyderabad Andhra Pradesh, 500034

హైదరాబాద్

ఆంధ్ర ప్రదేశ్, 500034

S/O: Satish Modi, plot no-280, road no-25, near peddamma temple jubilee hills,

Khairatabad, Banjara Hills,

3146 8727 4389

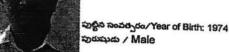
ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

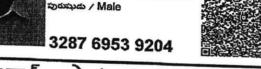
Aadhaar - Aam Aadmi ka Adhikar





కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy





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

ఆధార్ – సామాన్యుని హక్కు

For SERENE CONSTRUCTIONS LLP

Partner

Pres agans



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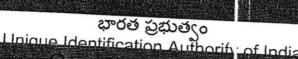
Bk - 1, CS No 120/2020 & Doct No 110/2020. Sheet 8 of 9 Sul

Sub Registrar Shankarpally

\_\_\_\_\_







నమోదు సంఖ్య / Enrollment No.: 2189/64085/72631

పెల్టోరె కిషన్ రాజ్ సాధన Vellore Kishan Raj Sadhana W/O Kishan Raj Vellore Sriraj H No 12-5-272/2 A/B Sri Durga Rajeev Resi lency Flat No 202, Vijayapuri Colony Near Chenna Reddy Lane Tarnaka Secunderabad Lallaguda Secunderabad Hyderabad Telangana 500017 9949345010 MD976710194FH

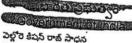


మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5548 8214 4744

నా ఆధార్, నా గుర్తింపు





Vellore Kishan Raj Sadhana పుట్టిన తేదీ / DOB : 30/10/1969 \$ / Female



నా ఆధార్, నా గుర్తింపు



వి స్ కిషన్ రాజ్ V S Kishan Rai పుట్టిన సంవత్సరం/Year of Birth: 1968 పురుఘడు / Male

5750 9149 6815 ఆధార్ – సామాన్యుని హక్కు



చిరునామా: S/O: వి కే శ్రీ రాజ్ లేట్ 12-5-27/2 ఏ/చి శ్రీ దుర్గ రాజీవ్ రెసిదెంచ్య ఫ్ల్వాట్ వో202 విజైపురి కాలోనీ చెన్నా రెడ్డి లైన్ దగ్గర, తర్నక సికించ్రాబాద్, లాలాగూడ, హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 500017

Address: S/O: V K Sri Raj Late, 12-5-27/2 A/B sri durga rajeev residency flat no202, vijaipuri colony, near chenna reddy lane, tarnaka, Secunderabad, Lallaguda, Hyderabad, Secunderabad, Andhra Pradesh, 500017

5750 9149 6815



Kishen lon

భారత ప్రభుత్వం

3 <sub>జ. జ</sub> సుబ్రహ్మణ్యం ni ta Sai Subramanyam

3 ( Thota Annavara Satya Prasad

AIIC 3-221 HUDA Colony, Mayuri Nagar, Opp Bus Body

Sub Regist

BK - 1, CS No 120/2020 & Doct No 110/2020. Sheet 9 of 9

Ally apur

Hy. erabad

Anchra Pradesh 500049

397 3866132

. ్సంఖ్య / Your

No.

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, నా గుర్తింపు



భారత ప్రభుత్వం Government of India

తేడీ పై సుబ్రహ్మణ్యం Thota Sai Subramanyam ఖుట్టిన రెద్ద్ / DOB 16/12/1996 သူလည်းက Male



6809 6924 5946

. నా గుర్తింపు



భారత ప్రభుత్వం

నమోట సంఖ్య / Enrollment No 1190/19108/05409

To D Akhil Uday ద ఆఖిల్ ఉదయ S/O D Udayan H-NO 6-94/31/6 huda colony Tirumalagiri Chandanagar.Hyderapad Andhra Pradesh 500 050



15185610



సంఖ్య Your Jadha : No.

5416 3961 5656

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం



ద ఆఖిల్ ఉప్పియ D Akhil Uday

2

పుట్టిన సంవర్ కం Year of Birth: 1997

5416 3961 5656

ఆధా ్ - సామాన్యుని హక్కు





Seacne V. No-18 -





# భారత ప్రభుత్వం Unique Identification Authority of India

నమోదు సంఖ్య / Enrollment No.: 2189/64085/72631

పెల్టోరె కిషన్ రాజ్ సాధన Vellore Kishan Raj Sadhana W/O Kishan Raj Vellore Sriraj H No 12-5-272/2 A/B Sri Durga Rajeev Residency Flat No 202, Vijayapuri Colony Near Chenna Reddy Lane Tarnaka Secunderabad Lallaguda Secunderabad Hyderabad Telangana 500017 Telangana 50 9949345010

MD976710194FH



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5548 8214 4744

నా ఆధార్, నా గుర్తింపు



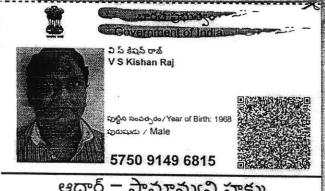
# Government of India

పెల్లోరె కిషన్ రాజ్ సాధన Vellore Kishan Raj Sadhana పుట్టిన తేదీ / DOB : 30/10/1969 رُ / Female



5548 8214 4744

నా ఆధార్, నా గుర్తింపు



ఆధార్ – సామాన్యుని హక్కు



చిరునామా: S/O: వి కే శ్రీ రాజ్ 12-5-27/2 ఏ/బి శ్రీ దుర్గ రాజీవ్ రెసిదెంచ్య్ ఫ్ల్వాట్ నో202 విజైపురి కాలోనీ చెన్నా రెడ్డి లైన్ దగ్గర, తర్నక సీకింధ్రాబాద్, లాలాగూడ, హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 500017

Address: S/O: V K Sri Raj Late, 12-5-27/2 A/B sri durga rajeev residency flat no202, vijaipuri colony, near chenna reddy lane, tarnaka, Secunderabad, Lallaguda, Hyderabad, Secunderabad, Andhra Pradesh, 500017

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### Government of India

ామాదు సంఖ్య / Enrollment No.: 2754/20297/00336

Sub Regist BK - 1, CS No 117/2020 & Doct No 109/2020. Sheet 11 of 11

S/C Thota Annavara Satya Prasad VIG-3-221 HUDA Colony.Mayuri Nagar.Opp Bus Body Miyapur

Hyllerabad Andhra Pradesh 500049 8978866132

కేఓ నై సుబ్రహ్మణ్యం The la Sai Subramanyam





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భారత ప్రభుత్వం Government of India

తేట పై సుబ్రహ్మణ్యం Thota Sai Subramanyam పుట్టిన తేదీ / DOB : 16/12/1996 పురుషుడు / Male



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, నా గుర్తింపు





భారత ప్రభుత్వం

వమోట సంఖ్య / Enrollment No.: 1190/19108/05409

D Akhil Uday ದ ಅಥಿಲಿ ಇದಯ S/O D Udayan H-NO 6-94/31/6 huda colony Tirumalagiri Chandanagar, Hyderapad Andhra Pradesh - 500050



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మీ ఆడా ్ సంఖ్య / Your Aadhaa: No.

5416 3961 5656

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం GOVERNMENT OF INDIA

ద అఖిల్ ఉదయ D Akhil Uday



పుట్టిన సంవర్య 50/Year of Birth: 1997

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