



Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 10/08/2020, 01:21 PM

SRO Name: 1524 Shankarpally

Receipt No: 4518

Receipt Date: 10/08/2020

AGREEMENT

1000000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Branch:

E-Challan Bank Name: YESB

Account Description

Registration Fee

Deficit Stamp Duty

User Charges

Total:

In Words: RUPEES TEN THOUSAND ONLY

Amount Paid By

Cash

Challan

DD

E-Challan

5000

4900

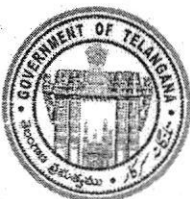
100

10000

Return
Date:
SRO-Shankarpally.

Prepared By: SRILATHA

Signature by SR



Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 10/08/2020, 01:21 PM

SRO Name: 1524 Shankarpally

Receipt No: 4518

Receipt Date: 10/08/2020

Name: M/S SARENE CONSTRUCTION

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Chargeable Value:

Bank Name:

CS No/Doct No: 4480 / 2020

Challan No:

Challan Dt:

E-Challan No: 155GIX050820

E-Challan Dt: 05-AUG-20



తెలంగాణ తెలంగాణ TELANGANA

S.No. 20547 Date: 11-11-2019

Sold to MAHENDAR

S/o. MALLESH

For: SERENE CONSTRUCTIONS LLP

(Signature)

X 747723

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.1 6-05-025/2018

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 22nd day of July 2020 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 50 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad hereinafter referred to as Developer.

AND

1. Dr. Manish Dugar, Son of Late Bachhraj Dugar, aged about 43 years, Occupation: Doctor and
2. Mrs. Seema Dugar, Wife of Dr. Manish Dugar, aged about 39 years both are residing at Plot No. A3, Flat No. 301, Srinivas Apts, Road No. 70, Journalist Colony –A, Jubilee Hills, Hyderabad – 500 033, 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

Manish Dugar

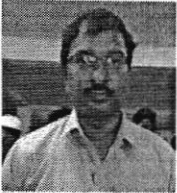
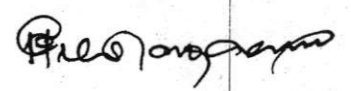
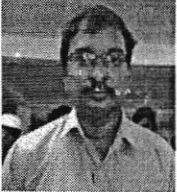
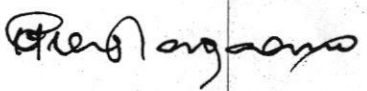
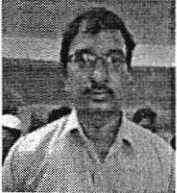
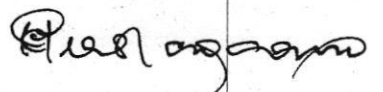
Seema Dugar

Page 1

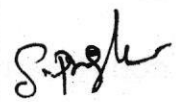
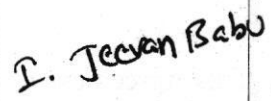
Presentation Endorsement:

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 1 and 2 on the 10th day of AUG, 2020 by Sri M/S Modi Farm House

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1524-1-2020-4480]CL-1-6	K PRABHAKAR REDDY[R]SEEMA DUGAR . DR MANISH DUGAR	
	CL		 [1524-1-2020-4480]CL-1-8	K PRABHAKAR REDDY[R]MANISH DUGAR . LATE BACHHRAJ DUGAR	
3	EX		 [1524-1-2020-4480]EX-99	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:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1524-1-2020-4480]WIT	S PRASHANTH SRIKAKULAM	
2		 [1524-1-2020-4480]WIT	I JEEVAN BABU SRIKAKULAM	

10th day of August, 2020

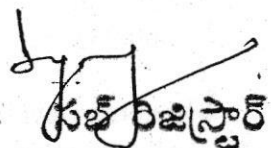
Signature of Sub Registrar
Shankarpally

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandhi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	

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శంకర్ పర్తి. రంగారెడ్డి జిల్లా.



Bk - 1, CS No 4480/2020 & Doct No 429570020 Sheet 1 of 10 Sub Registrar Shankarpally



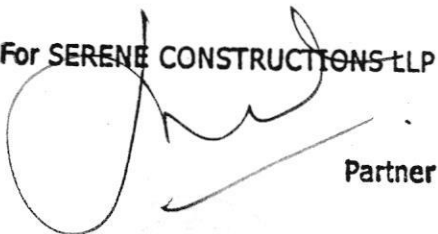
WHEREAS:

- A) The Buyer has purchased agricultural land/farmland bearing farm no. 22, admeasuring 2420 Sq. yds, (½ acre) by way of a Sale Deed dated 22.07.2020 registered as document no. 4294 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.
2. The Buyer already paid an 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 30.09.2020 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

Manish Dugar

Seema Dugar

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	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
Total	100	0	10000	0	0	0	10100

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 ,155GIX050820 dated ,05-AUG-20 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10000/-, DATE: 05-AUG-20, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 7256349759117,PAYMENT MODE:NB-1000200,ATRN:7256349759117,REMITTER NAME: K. PRABHAKAR REDDY,EXECUTANT NAME: SERENE CONSTRUCTIONS LLP,CLAIMANT NAME:MR. MANISH DUGAR AND SEEMA DUGAR).

Date:

10th day of August,2020

Signature of Registering Officer
Shankarpally

Bk-1, CS No 4480/2020 & Doct No 4295/2020. Sheet 2 of 10 Sub Registrar Shankarpally

1వ పునకము 2020 సం॥ శా. 419.4/ సం॥ 4295 నెంబరుగా రిజిస్టరు చేయబడి సానింగు నిమిత్తము గుర్తిపు నెం 1524 1వ. 4295. 2020 ఇవ్వడ మైనది 2020 సం॥ ఆగస్టు నెం. 10 తేది..

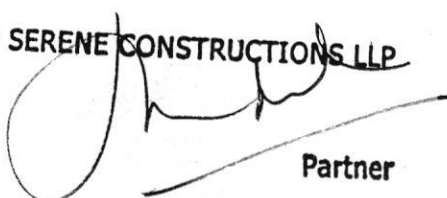
సబ్ రిజిస్ట్రార్
శంకర్ వర్మ
SYED SIRAJ ANWAR
SUB - REGISTRAR
Shankarpally. R.R.Dist.

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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.
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

Manish Dugar

Seema Dugar

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4295/2020. Sheet 3 of 10 Sub Registrar
Shankarpally

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SCHEDULED PROPERTY

All that piece and parcel agricultural land / farmland bearing farm no.22, 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	Farm No. 24
South	Farm No. 20
East	Farm No. 23
West	30' wide road

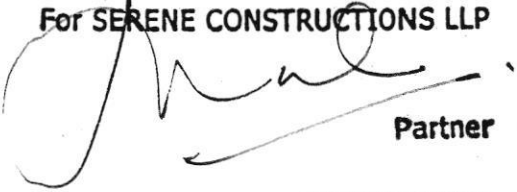
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. S. prakash
2. I. Jeevan Babu

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

Manish Dugar

Seema Dugar
BUYER.

Bk - 1, CS No 4480/2020 & Doct No
4295/2020. Sheet 4 of 10 Sub Registrar
Shankarpally

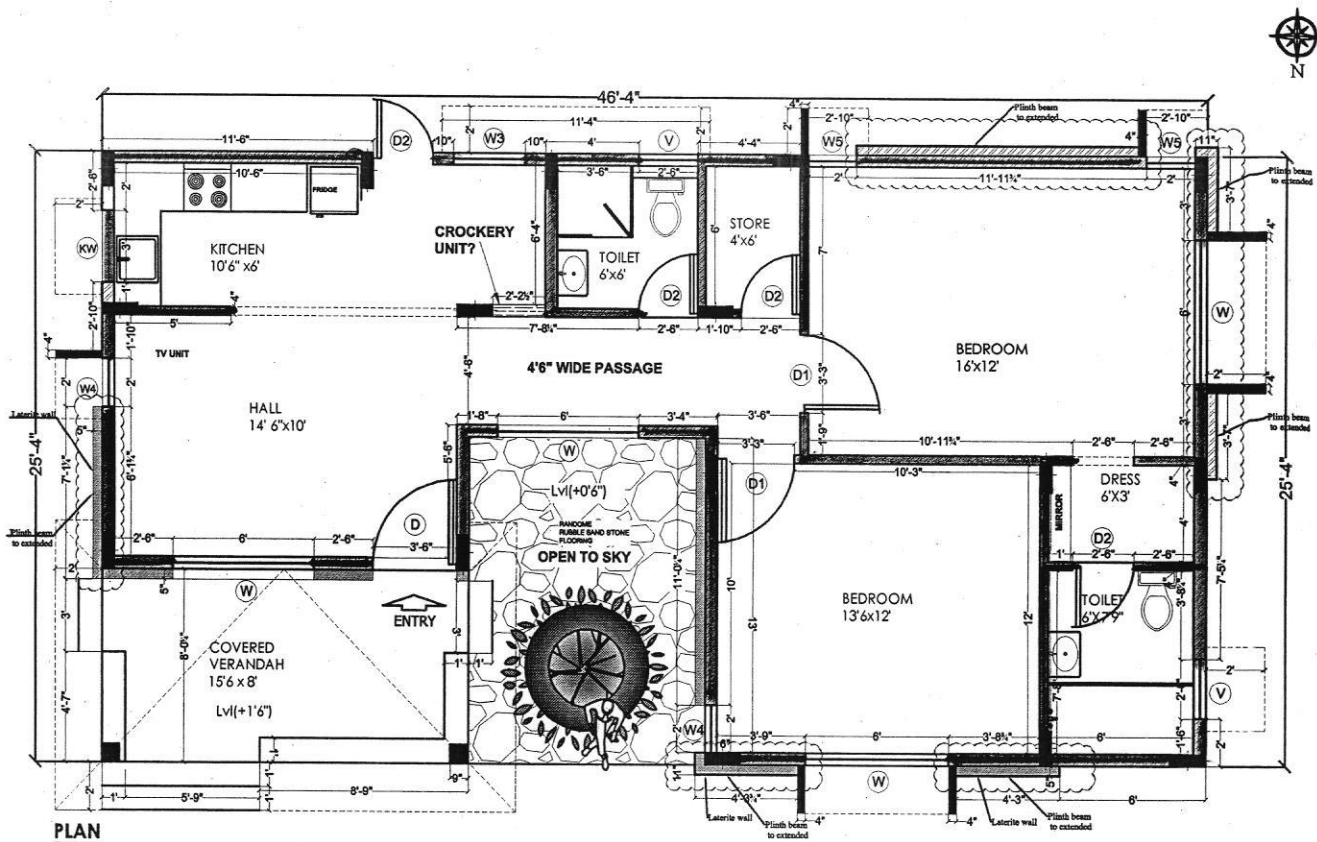


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ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 22, 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

Partner

DEVELOPER

Manish Dugar

Seema Dugar

BUYER

Bk-1-CS No 4480/2020 & Doct No

4295/2020. Sheet 5 of 10 Sub Registrar
Shankarpally



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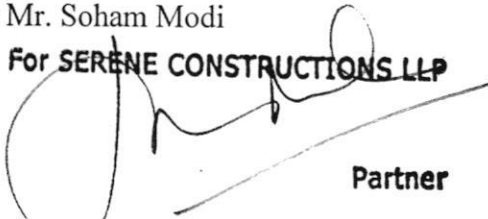
ANNEXURE – B

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

Manish Dugar

Seema Dugar

BUYER

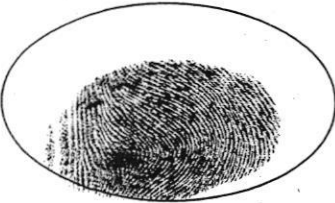
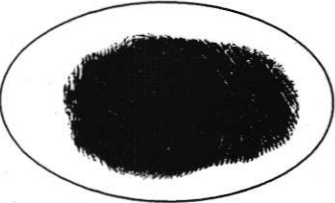
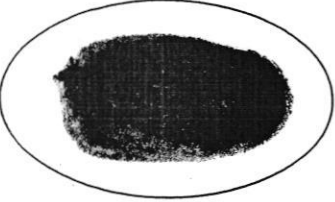
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Sub Registrar
Shankarpally



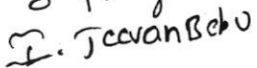
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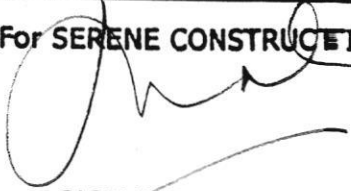


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			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 O/O. 5-4-187/3 & 4 SOHAM MANSION 2 ND FLOOR, M. G. ROAD SECUNDERABAD.
			BUYER: 1. DR. MANISH DUGAR S/O. LATE BACHHRAJ DUGAR R/O. PLOT NO. A3, FLAT NO. 301 SRINIVAS APTS, ROAD NO. 70 JOURNALIST COLONY – A JUBILEE HILLS HYDERABAD – 500 033.
			2. MRS. SEEMA DUGAR W/O. DR. MANISH DUGAR R/O. PLOT NO. A3, FLAT NO. 301 SRINIVAS APTS, ROAD NO. 70 JOURNALIST COLONY – A JUBILEE HILLS HYDERABAD – 500 033.

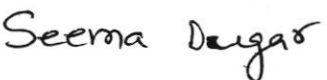
SIGNATURE OF WITNESSES:



For SERENE CONSTRUCTIONS LLP

Partner
SIGNATURE OF THE VENDOR


SIGNATURE OF THE REPRESENTATIVE


Manish Dugar


SIGNATURE OF THE BUYER

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

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4395/2020 Sheet 7 of 10 Sub Registrar
Shankarpally

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భారత ప్రభుత్వం
Government of India

మనిష దుగర్
Manish Dugar
పుట్టిన తేదీ / DOB : 18/11/1975
పురుషుడు / Male

8474 3741 3031

ఆధార్ - సామాన్యని హక్కు

అధార్
Unique Identification Authority of India

చిరునామా:
C/O, 8-2-293/82/జె/ఎ/3, ప్లాట్ నె
53, ప్లాట్ నె 301, శ్రీనివాస అపార్ట్మెంట్,
మార్గము నె70, జర్నలిస్ట్ కాలనీ ఏ,
ఆంధ్ర జ్యోతి ఆఫీస్ దగ్గర, జబిల్ హిల్స్,
షేక్ పేట్, జబిల్ హిల్స్, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్, 500033

Address:
C/O, 8-2-293/82/జె/ఎ/3, plot No
A3, flat No 301, Srinivasa
Apartment, road No70, journalist
Colony A, Near Andhra Jyothi
Office, Jubilee Hills, Shaikpet,
Jubilee Hills, Hyderabad, Andhra
Pradesh, 500033

8474 3741 3031

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Manish Dugar

భారత ప్రభుత్వం
Government of India

సీమ దుగర్
Seema Dugar
పుట్టిన తేదీ/DOB: 31/08/1979
స్త్రీ / FEMALE

2355 8958 8962

నా ఆధార్, నా గుర్తింపు

అధార్
Unique Identification Authority of India

Address:
W/O Manish Dugar, 8-2-
293/82/1/A/3 Plot No A3 Flat No
301, Srinivasa Appartments
Road No 70, Near Andhra Jyothi
Office, Journalist Colony A,
Shaikpet, Hyderabad,
Telangana - 500033

చిరునామా:
W/O మనిష దుగర్, 8-2-293/82/జె/ఎ/3
ప్లాట్ నె 301 ప్లాట్ నె 301, శ్రీనివాస
అపార్ట్మెంట్ రోడ్ నె 70, ఆంధ్ర జ్యోతి ఆఫీస్
దగ్గర, జర్నలిస్ట్ కాలనీ ఏ, షేక్ పేట్, హైదరాబాద్,
తెలంగాణ - 500033

2355 8958 8962

1947

help@uidai.gov.in

www.uidai.gov.in

Seema Dugar

Bk - 1, CS No 4480/2020 & Doct No

Sub Registrar
Shankarpally

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భారత ప్రభుత్వం
Government of India

సిగ్నివాస ప్రసాంత్
Sigrivasa Prasanth
పట్టిన తేదీ/DOB: 01/01/1996
పురుషుడు/ MALE

3879 4437 6110

నా ఆధార్, నా గుర్తింపు

S. Prashanth

భారత ప్రభుత్వం
Government of India

ఇప్పిలి జీవాంబాబు
Ippili Jeevanbabu
పట్టిన తేదీ/DOB: 10/02/1994
పురుషుడు/ MALE

4624 3051 2789
VID: 9159 1925 3626 9353

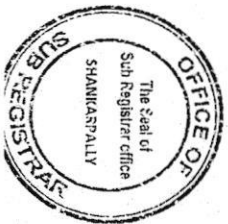
నా ఆధార్, నా గుర్తింపు

I. Jeevan Babu



Bk-1, CS No 4480/2020 & Doct No 
4295/2020 Sheet 9 of 10 Sub Registrar
Shankarpally

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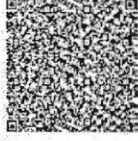




भारत सरकार
GOVERNMENT OF INDIA



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

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నో-
280, రోడ్ నో-25, పెద్దమ్మ
దేవాలయం దగ్గర జబిల్ హిల్స్
ఖైరాబాద్, 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 - సామాన్యుని 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

[Handwritten signature]

BK-1:CS NO 4480/2020 & Doc No
4595/2020 Sheet 10 of 10
Sub Registrar
Shankarprally

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