

ANNEXURE - D

From,
Dr. Manish Dugar & Mrs. Seema Dugar,
Plot no A3, Flat no 301, Srinivas Apts,
Road no 70, Journalist Colony- A, Jubilee Hills,
Hyderabad

To,
The Managing Partner,
M/s. Serene Clubs & Resorts LLP,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 03

Reference:- Purchase of farm house no. 22 in our project known as 'Serene Farms' situated at Sy. No. 33, 43, 44 & 46, Yenkepally Village, Chevella Mandal, R.R. District – 501 503 by way of MOU dated 03.08.2017

Dear Sir / Madam,

I am aware of the terms and conditions laid down in the MOU with respect to maintaining the high standards of living in the said project.

I am aware that the clubhouse is under the management of M/s. Serene Clubs & Resorts LLP. We agree to pay the monthly maintenance charges regularly to M/s. Serene Clubs & resorts LLP for these services from April 2020. (Monthly maintenance charge for period 01.04.2020 to 01.03.2023 have been waived).

I also certify that these conditions shall be imposed on my successors-in-interest.

1. Monthly maintenance charges payable to Serene Clubs & Resorts LLP.
 - a. Calendar year 2020 – Rs. 3,500/- per month (Rs. 5,000/- per month).
 - b. Calendar year 2021 – Rs. 3,800/- per month (Rs. 5,500/- per month).
 - c. Calendar year 2022 – Rs. 4,100/- per month (Rs. 6,000/- per month).
 - d. Calendar year 2023 – Rs. 4,400/- per month (Rs. 6,500/- per month).
 - e. Calendar year 2024 – Rs. 4,400/- per month with an annual increase of between 5% to 10%. (Rs. 6,500/- per month).
2. This amount shall be payable to Serene Clubs & Resorts LLP in advance every month before 5th of each month. Any default in payment may result in:
 - a. Discontinuation of water supply.
 - b. Customer shall be barred from using clubhouse.
 - c. Disconnection of generator backup and/or electric power connection.
 - d. Once dues are paid, reconnection charges of Rs. 5,000/- will be levied.
3. GST shall be payable extra, if applicable.

Manish Dugar

4. Services provided shall include:
 - a. Security services
 - b. Housekeeping services for common areas
 - c. Housekeeping services – once a week for villa/cottage.
 - d. Maintenance and upkeep of clubhouse
5. Additional charges shall be payable for:
 - a. Repairs and maintenance of villa & farmland.
 - b. Use of clubhouse for get togethers.
 - c. Use of cottages for guests.
 - d. Food and beverages shall be provided from nearby vendors on actuals.
 - e. Additional monetary services.

Thank you.

Yours sincerely,

(Manish Dugar)

Place: _____

Date: _____