



**Government of Telangana
Registration And Stamps Department**

Doc. No. 13591/A

Payment Details - Office Copy - Generated on 19/12/2019, 12:06 PM

SRO Name: 1524 Shankarpally

Receipt No: 14403

Receipt Date: 19/12/2019

AGREEMENT

1000000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

R1657/19

Account Description

Amount Paid By

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

Return
Date:
SRO-Shankarpally.

Prepared By: SAIKUMAR

[Signature]
Signature by SR



**Government of Telangana
Registration And Stamps Department**

Payment Details - Citizen Copy - Generated on 19/12/2019, 12:06 PM

SRO Name: 1524 Shankarpally

Receipt No: 14403

Receipt Date: 19/12/2019

Name: M/S SARENE CONSTRUCTION

CS No/Doct No: 13794 / 2019

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Challan No:

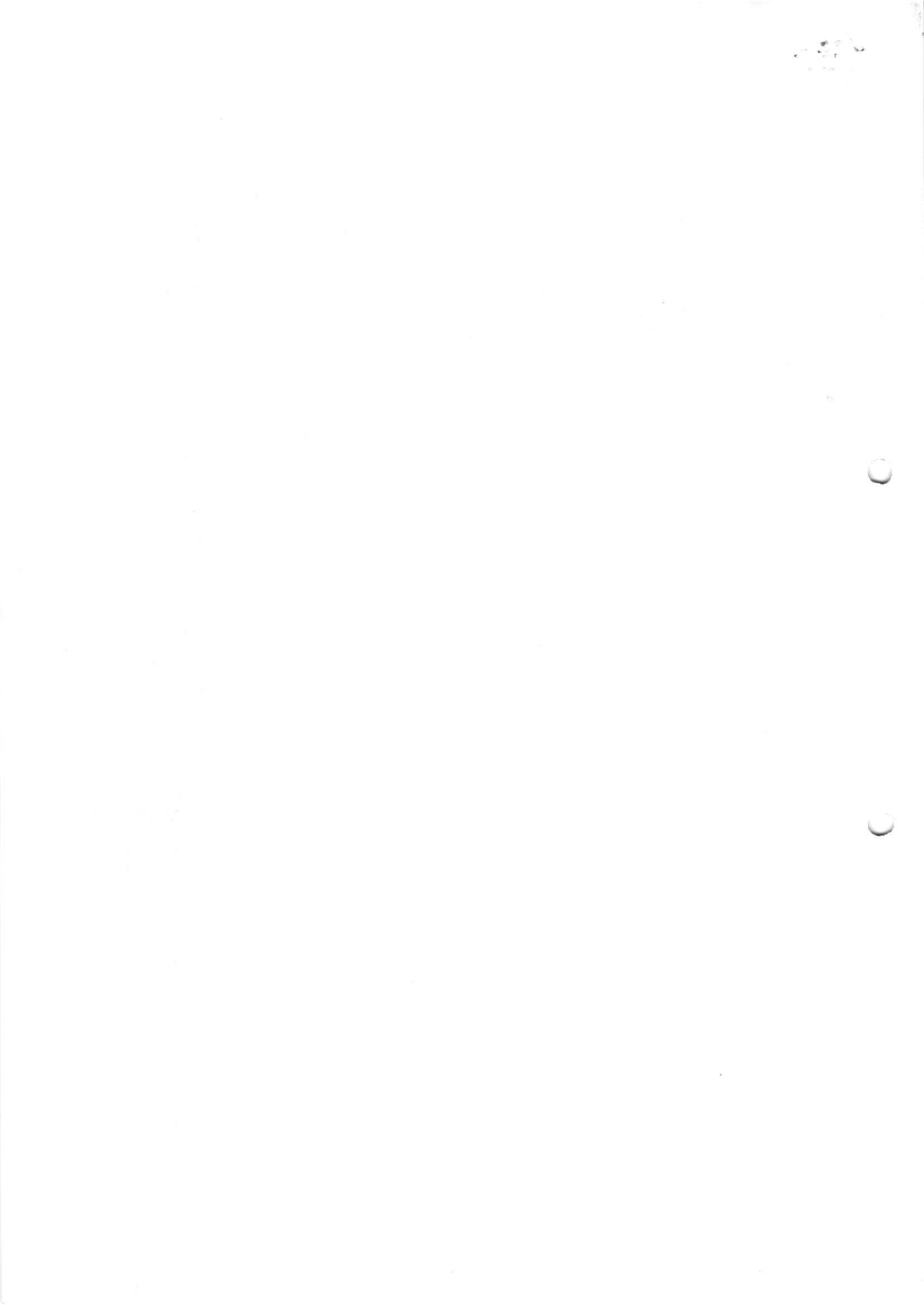
E-Challan No: 422EUW171219

Chargeable Value:

Challan Dt:

E-Challan Dt: 17-DEC-19

Bank Name:





తెలంగాణ తెలంగాణ TELANGANA

S.No. 20542 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 19th 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, Occupation: Business, aged about 49 years, resident of Plot No. 280, Road No. 25, Jubilee Hills, hereinafter referred to as Developer.

AND

1. Mr. Sandeep Kumar Jajodia, Son of Late Shyamsunder Jajodia, aged about 53 years and
2. Mrs. Madhulika Jajodia, Wife of Mr. Sandeep Kumar Jajodia, aged about 52 years both are residing at Flat No. 504-B, Alpine Heights, Somajiguda, Hyderabad - 500 082, 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

Partner

Madhulika

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 19th day of DEC, 2019 by Sri K Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 MADHULIKA JAJODIA::19 [1524-1-2019-13794]	MADHULIKA JAJODIA W/O. SANDEEP KUMAR JAJODIA R/O. FLAT NO.504-B, ALPINE HEIGHTS SOMAJIGUDA, HYDERABAD	
2	CL		 SANDEEP KUMAR JAJODIA [1524-1-2019-13794]	SANDEEP KUMAR JAJODIA S/O. LATE SHYAMSUNDER JAJODIA R/O. FLAT NO.504-B, ALPINE HEIGHTS SOMAJIGUDA, HYDERABAD	
			 [1524-1-2019-13794]	REP-BY: K PRABHAKAR REDDY (SPA HOLDER) S/O. K.PADMA REDDY R/O. 5-4-187/3 & 4, SOHAM MANSION 2ND FLOOR, MG ROAD, SEUNDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 ASHA LATHKAR::19/12 [1524-1-2019-13794]	ASHA LATHKAR HYDERABAD	
2		 GIRISH LATHKAR::19/12 [1524-1-2019-13794]	GIRISH LATHKAR HYDERABAD	

19th day of December, 2019

Signature of Sub Registrar
Shankarpally

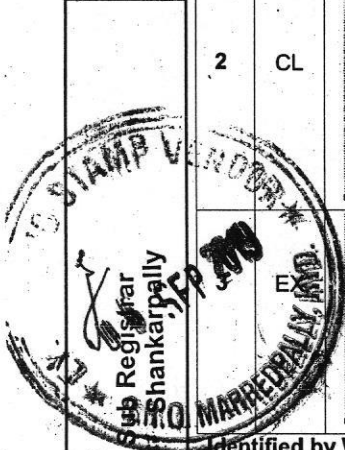
E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX6312 Name: Madhulika Jajodia	W/O Sandeep Kumar Jajodia, Khairatabad, Hyderabad, Andhra Pradesh, 500082	

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శంకరప్రకాశ్ రెడ్డి
సబ్ రిజిస్ట్రార్
శంకరపల్లి, రంగారెడ్డి జిల్లా



Bk-1, QS No 13794/2019 & Doct No 13794/2019
Sheet 1 of 9

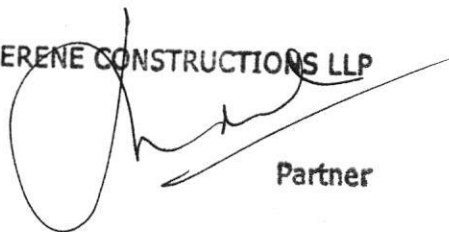
WHEREAS:

- A) The Buyer has purchased agricultural land/farmland bearing farm no. 23, admeasuring 2420 sq. yds, (½ acre) by way of a Sale Deed dated 19.12.2019 registered as document no. 13590 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 1200 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 30.03.2020 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



E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX9741 Name: Sandeep Kumar Jajodia	S/O Late Shyamsunder Jajodia, Khairatabad, Hyderabad, Andhra Pradesh, 500082	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
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 ,422EUW171219 dated ,17-DEC-19 of ,SBIN/

Online Payment Details Received from SBI e-P

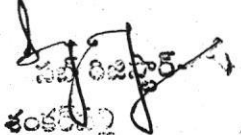
(1). AMOUNT PAID: Rs. 10000/-, DATE: 17-DEC-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9019941716002,PAYMENT MODE:CASH-1000200,ATRN:9019941716002,REMITTER NAME: MADHULIKA JAJODIA,EXECUTANT NAME: SERENE CONSTRUCTIONS LLP,CLAIMANT NAME: MADHULIKA JAJODIA AND OTHERS).

Date:
19th day of December,2019

Signature of Registering Officer
Shankarpally

Bk-1, CS No 13794/2019 & Doct No
1359/12019. Sub Registrar
Sheet 2 of 9 Shankarpally

1వ వస్తకము 2019 నం||శా.419.4/ సం||పు.12019...నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తము గుర్తింపు నెం 1524 1వ...12019...2019 అవ్వడ మైనది 2019 సం||...నెం. 23...తేది..


శంకర్ 2

SYED SIRAJ ANWAR
SUB - REGISTRAR
Shankarpally. R.R.Dist.



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 monthly maintenance charges for a period of 3 years shall be calculated from the said date 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

[Signature]
Maadhulaa

Page 3

Bk - 1, CS No 13794/2019 & Doct No

Sheet 3 of 9

Sub Registrar
Shankarpally

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SCHEDULED PROPERTY

All that piece and parcel agricultural land bearing farm no.23, admeasuring about s 2420 sq. yds, (½ acre) along with a cottage / villa constructed thereon having built up area 1200 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:

North	Farm No. 25
South	Farm No. 21
East	30' wide road
West	Farm No. 22

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. Mrs. Asha Rathi Kow
2. [Signature]

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

[Signature]
Partner
DEVELOPER

BUYER.

[Signature]

[Signature]
[Signature]

Bk - 1, QS No 13794/2019 & Doct No
3591/2019. Sheet 4 of 9

Sub Registrar
Shankarpally

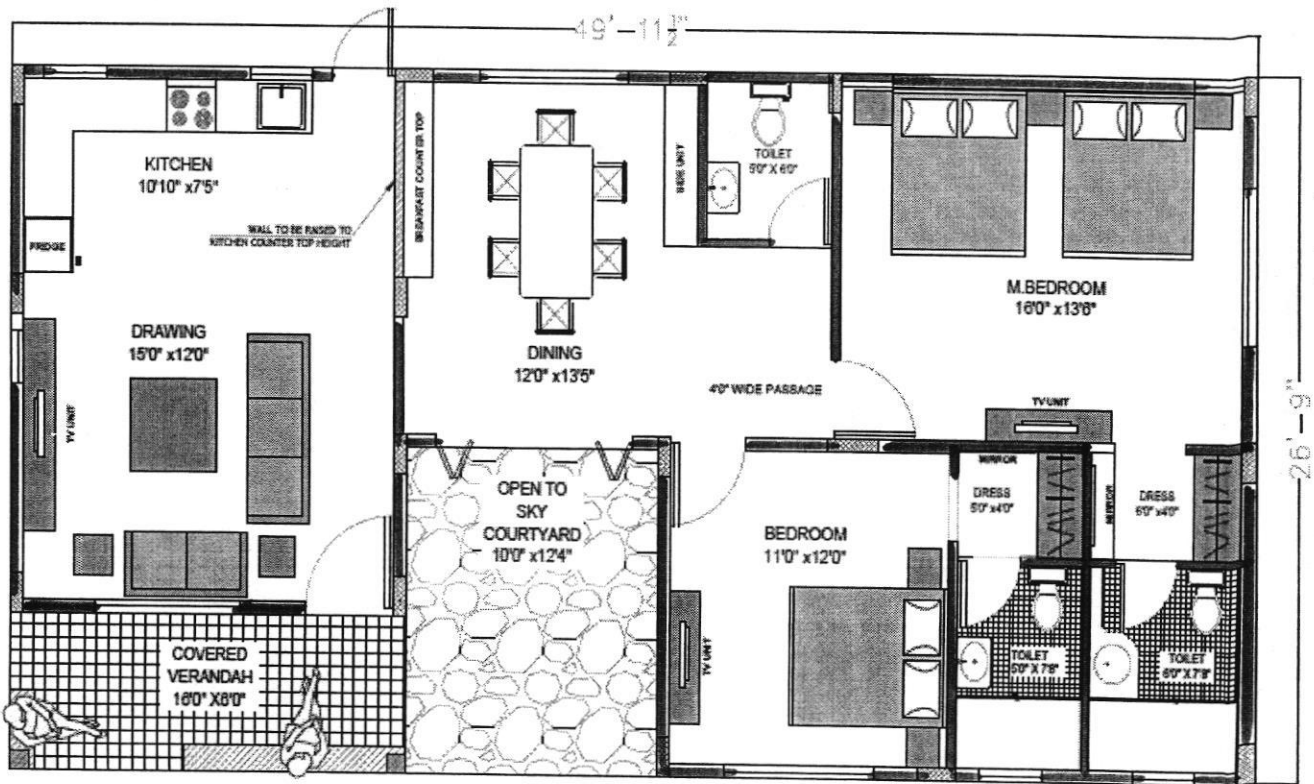


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ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 23 ADMEASURING 1200 SFT. OF BUILT-UP AREA.



FARM HOUSE - 2BHK FLOOR PLAN
BUILT UP AREA = 1200 Sq.Ft.

For M/s. Serene Constructions LLP rep by
Its Partner M/s. Modi Housing Pvt. Ltd.,
rep. by its Director **SERENE CONSTRUCTIONS LLP**

DEVELOPER

Partner

Signature
Madhukeshu
BUYER

Bk - 1, QS No. 13794/2019 & Doct No

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 13794/2019 & Doct No

Sheet 6 of 9

Sub Registrar
Shankarpally



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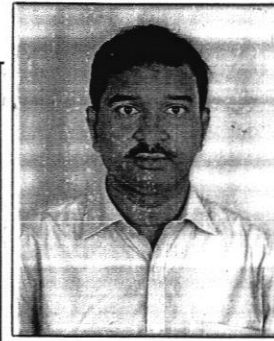
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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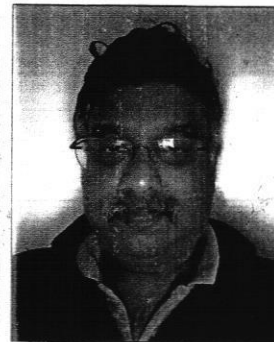
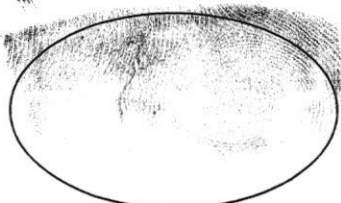
DEVELOPER:

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
2ND FLOOR, M. G. ROAD
SECUNDERABAD.



PURCHASER:

1. MR. SANDEEP KUMAR JAJODIA
S/O. LATE SHYAMSUNDER JAJODIA
R/O. FLAT NO. 504-B
ALPINE HEIGHTS
SOMAJIGUDA
HYDERABAD - 500 082.



2. MRS. MADHULIKA JAJODIA
W/O. MR. SANDEEP KUMAR JAJODIA
R/O. FLAT NO. 504-B
ALPINE HEIGHTS
SOMAJIGUDA
HYDERABAD - 500 082.

SIGNATURE OF WITNESSES:

1. *Mrs. Asha Lath Kon*
2. *[Signature]*

[Signature]
FOR SERENE CONSTRUCTIONS LLP
Partner
SIGNATURE OF THE DEVELOPER

[Signature]
SIGNATURE(S) OF PURCHASER

Bk-1, QS No 13794/2019 & Doct No
Sheet 7 of 9

Sub Registrar
Shankarpally

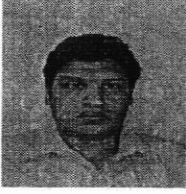


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भारत सरकार
GOVERNMENT OF INDIA



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

వియనామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం-
280, రోడ్ నెం-25, పెద్దమ్మ
దేవాలయం దగ్గర జబీల్ హిల్స్,
ఖైరతాబాద్, 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

(Handwritten signature)



Bk - 1, CS No 13794/2019 & Doct No *OR*
13594/2019 Sheet 8 of 9 Sub Registrar
Shankarpally

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भारत सरकार
GOVERNMENT OF INDIA

Madhulika Jajodia
Year of Birth : 1966
Female



5029 4657 6312

आधार - आम आदमी का अधिकार

Domalguda
Himayathnagar
Hyderabad
Andhra Pradesh - 500029



भारत सरकार
GOVERNMENT OF INDIA

Sandeep Kumar Jajodia
Year of Birth : 1965
Male



6980 5200 9741

Madhulika

Sandeep

आधार - आम आदमी का अधिकार



భారత ప్రభుత్వం
Government of India

ఆశ లత్యర్
Asha Lathkar



పుట్టిన సంవత్సరం / Year of Birth: 1960
స్త్రీ / Female



9214 9285 3712

Mrs Asha Lathkar

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India

గిరిష్ లత్యర్
Girish Lathkar
పుట్టిన తేదీ / DOB : 01/09/1981
పురుషుడు / Male



6402 7280 7610

నా ఆధార్, నా గుర్తింపు

Girish



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

W/O Sandeep Kumar Jajodia, 6-3-1085/1
And 1086 Flat No 504, Alpine Heights Apts
B/H Dega Tower, Somajiguda, Khairatabad,
Somajiguda, Hyderabad, Andhra Pradesh,
500082

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Late Shyamsunder Jajodia, 6-3-1085/1 And 1086 Flat No 504,
Alpine Heights Apts, B/H Dega Tower, Somajiguda, Khairatabad, Somajiguda,
Hyderabad, Andhra Pradesh, 500082

1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరునామా: W/O: లత ప్రకాశ్
లత్యర్, 1-2-142/10, దేవల్పాడ
ఈ సేవా దగ్గర, దేవల్పాడ, హిమాయత్ నగర్
హిమాయత్ నగర్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500029

Address: W/O: Late Prakash
Lathkar, 1-2-142/10
Domalguda Near e seva
Domalguda Himayathnagar
Hyderabad, Himayathnagar,
Andhra Pradesh, 500029

9214 9285 3712

1947
1800 300 1947

help@uidai.gov.in

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