

**ANNEXURE - D**

From,  
Mr. Sandeep Kumar Jajodia & Mrs. Madhulika Jajodia  
Flat no B-504, Apline Heights,  
Somajiguda, 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.23 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 11.11.2019

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).

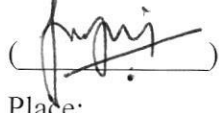
I also certify that these conditions shall be imposed on my successors-in-interest.

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 5<sup>th</sup> 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.

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,

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Place: \_\_\_\_\_

Date: \_\_\_\_\_