



Government of Telangana

Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 10/08/2020, 01:18 PM

Receipt No: 4516

Receipt Date: 10/08/2020

SRO Name: 1524 Shankarpally

Name: M/S MODI FARM HOUSE (HYDERABAD) LLP

CS No/Doct No: 4476 / 2020

Transaction: Sale Deed

Challan No:

E-Challan No: 233AW6050820

Chargeable Value: 3000000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 05-AUG-20

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

15000

Transfer Duty /TPT

45000

Deficit Stamp Duty

119900

User Charges

100

180000

Total:

In Words: RUPEES ONE LAKH EIGHTY THOUSAND ONLY

Prepared By: SRILATHA

Return

Date:

SRO-Shankarpally.

Signature by SR

ONP
384592

SCANNED

Deet No: 4287/2020

4428



తెలంగాణ తెలంగాణ TELANGANA

S.No. 20548 Date: 11-11-2019

Sold to MAHENDAR

S/o. MALLESH

For: SERENE CONSTRUCTIONS LLP

X 747724

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 22nd day of July 2020 at S.R.C 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

Mrs. Maganty Visala, Wife of Mr. Maganty Madhu Rao. aged about 49 years, residing at Plot No. 53 Aparna Orchids, Izzat Nagar, Near NAC, Madhapur, Hyderabad - 500 084, 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

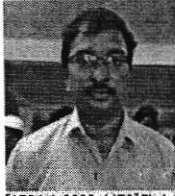
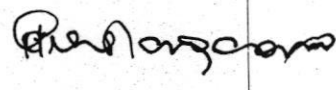
Partner

Presentation Endorsement:

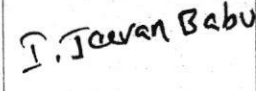
Presented in the Office of the Sub Registrar, Shankarpally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5000/- paid between the hours of 1 and 2 on the 10th day of AUG, 2020 by Sri M/S Modi Farm House

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1524-1-2020-4479]CL-1-5	K PRABHAKAR REDDY[R]MAGANTY VISALA . MAGANTY MADHU RAO	
	EX		 [1524-1-2020-4479]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	

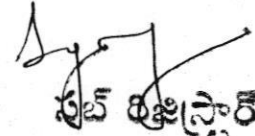
Substantiated by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1524-1-2020-4479]WIT	S PRASHANTH SRIKAKULAM	
2		 [1524-1-2020-4479]WIT	I JEEVAN BABU SRIKAKULAM	

10th day of August, 2020

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	


సబ్ రిజిస్ట్రార్
శంకర్‌పల్లి, రంగారెడ్డి జిల్లా.

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WHEREAS:

- A) The Buyer has purchased agricultural land / farmland bearing farm no. 24, admeasuring 2420 Sq. yds, (½ acre) by way of a Sale Deed dated 22.07.2020 registered as document no. 4296 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

K. V. Wala

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						
	Stamp Papers	Challan u/S 41 of 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 ,684E4P050820 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: 4323411576316, PAYMENT MODE: NB-1000200, ATRN: 4323411576316, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: SERENE CONSTRUCTIONS LLP, CLAIMANT NAME: MRS. MAGANTY VISALA).

Date:

10th day of August, 2020

Signature of Registering Officer
Shankarpally

Bk-1, CS No 4479/2020 & Doct No 4297/2020 Sheet 2 of 10 Sub Registrar Shankarpally

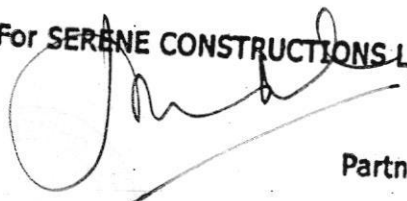
1వ వసతి 2020 సం॥ శా. 419/4
సం॥ 4297 నెంబరుగా రిజిస్టరు చేయబడి
స్థానికు నిమిత్తము గుర్తింపు నెం 1524
1వ. 4297. 2020 ఇవ్వడ మైనది
2020 సం॥ 4297 నెం. 10 తేదీ..

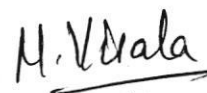
సబ్ రిజిస్ట్రార్.
శంకర్ పల్లి
SYED SIRAJ ANWAR
SUB - REGISTRAR
Shankarpally, R.R.Dist.

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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



Bk-1, CS No 4479/2020 & Doct No
4479/2020. Sheet 3 of 10 Sub Registrar
Shankarpally



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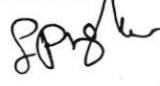
SCHEDULED PROPERTY

All that piece and parcel agricultural land bearing farm no.24, 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. 26
South	Farm No. 22
East	Farm No. 25
West	30' wide road

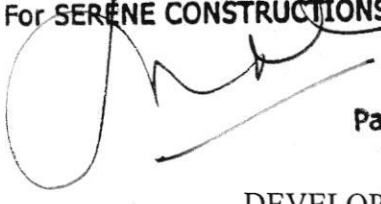
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

- 1- 
- 2- S. Tewari 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



BUYER.

Bk-1 CS No 4479/2020 & Doct No
4297/2020. Sheet 4 of 10 Sub Registrar
Shankarpally

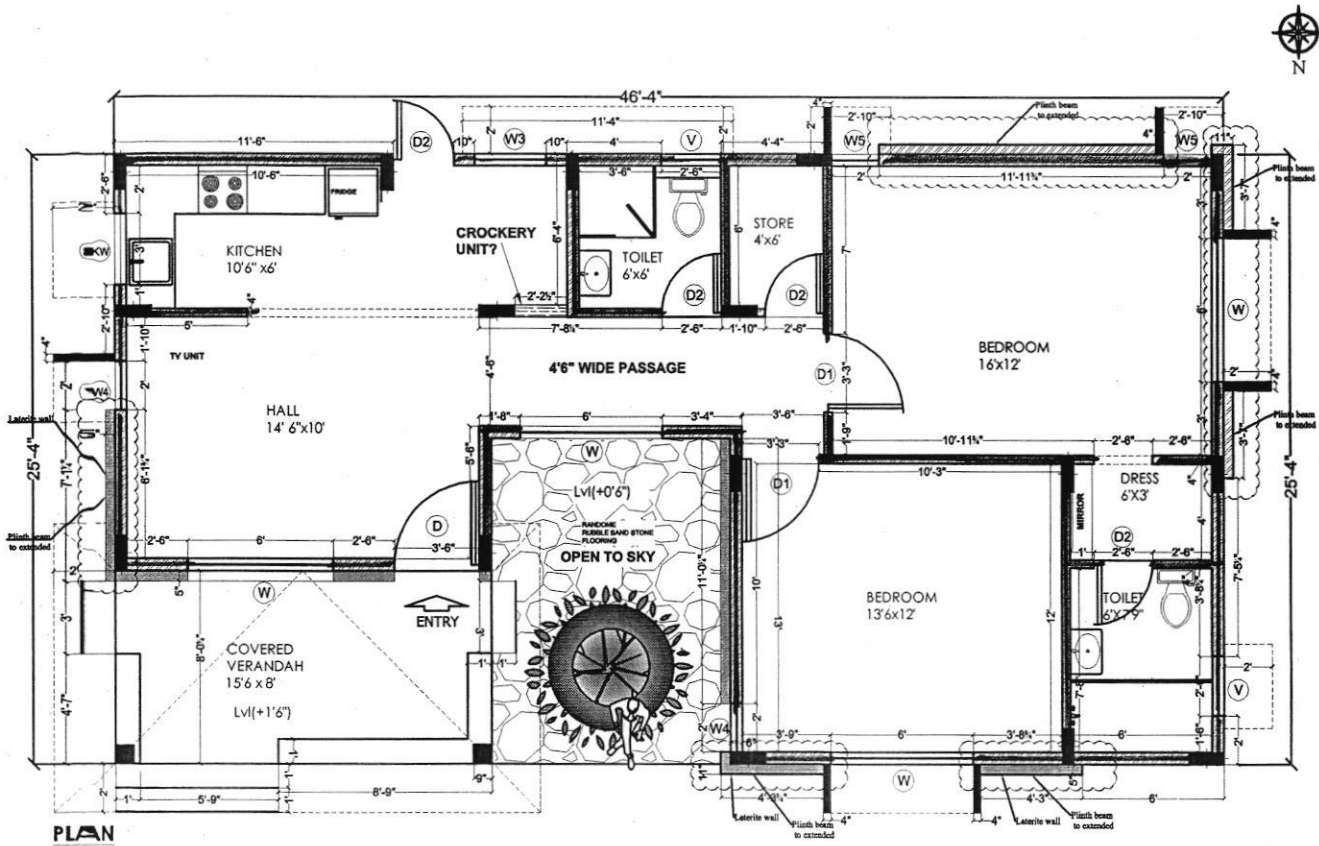


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ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 24, 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 **FOR SERENE CONSTRUCTIONS LLP**

DEVELOPER

Partner

M. Vbala

BUYER

Bk-1, CS No 4479/2020 & Doct No
4297/2020. Sheet 5 of 10 Sub Registrar
Shankarpally



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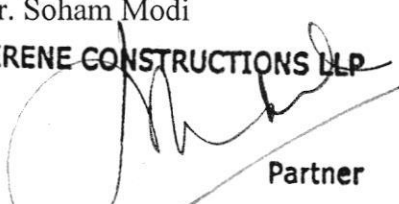
ANNEXURE – B

SPECIFICATIONS:

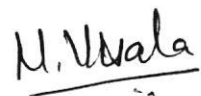
Item	Specifications
Structure	RCC
Walls	Cement blocks
External painting	exterior emulsion
Interior painting	Smooth finish with OBD
Flooring	Rustic Ceramic / vitrified Tiles
Main door frame	Wood with polished panel door
Internal door frames	Wood with painted panel door
Windows	Aluminium sliding windows 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


DEVELOPER

Partner



BUYER

Bk - 1, CS No 4479/2020 & Doct No
4297 2020. Sheet 6 of 10 Sub Registrar
Shankarpally

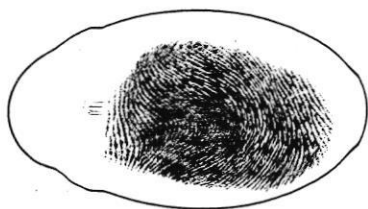


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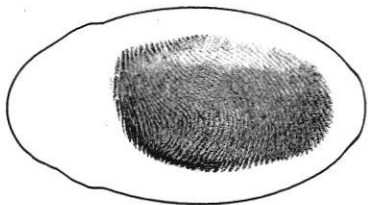
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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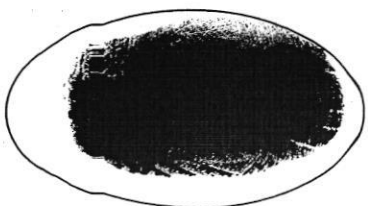
DEVELOPER:

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.



BUYER:

MRS. MAGANTY VISALA
W/O. MR. MAGANTY MADHU RAO
R/O. PLOT NO. 53, APARNA ORCHIDS
IZZAT NAGAR
NEAR NAC, MADHAPUR
HYDERABAD - 500 084.

SIGNATURE OF WITNESSES:

1. S. Praveen
2. I. Jeevan Bebu

For SERENE CONSTRUCTIONS LLP

Partner

SIGNATURE OF THE DEVELOPER

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

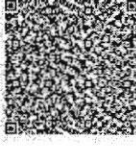
SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF THE BUYER

Bk-1 CS No 4479/2020 & Doct No
42921002. Sheet 7 of 10 Sub Registrar
Shankarpally

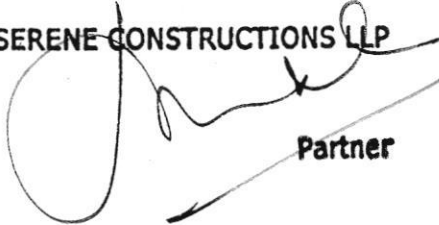
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 भारत सरकार GOVERNMENT OF INDIA  కోహం సతీష్ మోడి Soham Satish Modi పుట్టిన సం./YoB: 1969 పురుషుడు Male  3146 8727 4389	 भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA చిరునామా: S/O: సతీష్ మోడి, ప్లాట్ నెం- 280, రోడ్ నెం-25, పెద్దమ్మ దేవాలయం దగ్గర జుబిలీ 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
ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు	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	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
ఆధార్ - సామాన్యని హక్కు	

For SERENE CONSTRUCTIONS LLP



Partner



BK-1, CS No 4479/2020 & Doct No
429712020. Sheet 8 of 10 Sub Registrar
Shankarpally

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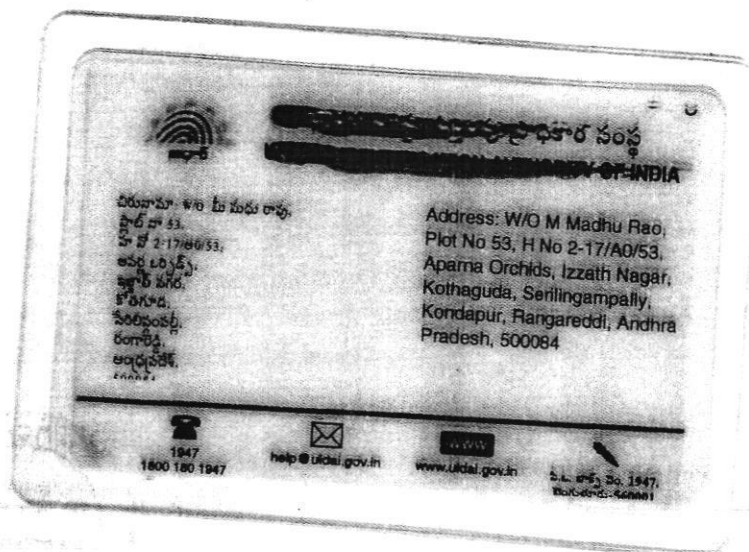


For Serene Farms Registration Purpose.

29/7/2020



M. Visala



Bk-1 CS No 4479/2020 & Doct No
6297/2020. Sheet 9 of 10 Sub Registrar
Shankarpally



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భారత ప్రభుత్వం
Government of India

విశిష్ట ప్రజాంశ
Siginivalasa Prasanth
పుట్టిన తేదీ/DOB: 01/01/1996
పురుషుడు/ MALE

3879 4437 6110

నా ఆధార్, నా గుర్తింపు

S. Jeevan

భారత ప్రభుత్వం
Unique Identification Authority of India

విశిష్ట ప్రజాంశ
S/O సిగినివాస సింహచలం, 0-230-0, మెయిన్ వీధి,
మెయిన్ వీధి, నందిగం, శ్రీకాకుళం,
ఆంధ్ర ప్రదేశ్ - 532201

Address:
S/O Siginivalasa Simhachalam, 1-231-1, Main
veedhi, Main veedhi, Nandigam, Srikakulam,
Andhra Pradesh - 532201

3879 4437 6110

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

విశిష్ట ప్రజాంశ
Ippili Jeevanbabu
పుట్టిన తేదీ/DOB: 10/02/1994
పురుషుడు/ MALE

4624 3051 2789
VID: 9159 1925 3626 9353

నా ఆధార్, నా గుర్తింపు

I. Jeevan Babu

భారత ప్రభుత్వం
Unique Identification Authority of India

విశిష్ట ప్రజాంశ
S/O మల్లెశు, 0-293, మెయిన్ స్ట్రీట్, మెయిన్ స్ట్రీట్,
నందిగం, శ్రీకాకుళం,
ఆంధ్ర ప్రదేశ్ - 532201

Address:
S/O Malleshu, 1-293, Main Street, Main
Street, Nandigam, Srikakulam,
Andhra Pradesh - 532201

4624 3051 2789
VID: 9159 1925 3626 9353

నా ఆధార్, నా గుర్తింపు

Bk-1 CS No 4479/2020 & Doct No
4479/2020, Sheet 10 of 10 Sub Registrar
Shankarpally

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