

Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 02/07/2020, 12:24 PM

SRO Name: 1524 Shankarpally

Receipt No: 3701

Receipt Date: 02/07/2020

AGREEMENT

1000000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

3502 / 2020

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				5000
Deficit Stamp Duty				4900
User Charges				100
Total:				10000

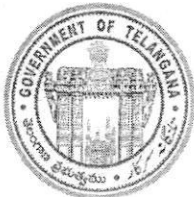
In Words: RUPEES TEN THOUSAND ONLY

Return

Date:
SRO-Shankarpally.

Prepared By: SAIKUMAR

[Signature]
Signature by SR



Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 02/07/2020, 12:24 PM

SRO Name: 1524 Shankarpally

Receipt No: 3701

Receipt Date: 02/07/2020

Name: M/S SERENE CONSTRUCTIONS LLP

CS No/Doct No: 3647 / 2020

Transaction: DEVELOPMENT AGREEMENT OR CONSTRUCTION

Challan No:

E-Challan No: 154XF4010720

Chargeable Value:

Challan Dt:

E-Challan Dt: 01-JUL-20

Bank Name:

SCANNED

Doct No: 3502/2020



తెలంగాణ తెలంగాణ TELANGANA

S.No. 20546 Date: 11-11-2019

Sold to: MAHENDAR

S/o. MALLESH

For: SERENE CONSTRUCTIONS LLP

X 747722

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 2nd 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 49 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad hereinafter referred to as Developer.

AND

- 1 Dr. Ravindra Kumari Tiwari, Wife of Mr. Deepak Tiwari, aged about 66 years and
- 2 Ms. Rashmi Tiwari, Daughter of Mr. Deepak Tiwari, aged about 37 years both are residing at H. No. 9-1-33/A/53, Prashanth Nagar, Langer House, Hyderabad - 500 008, 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.

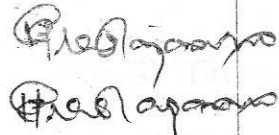
For SERENE CONSTRUCTIONS LLP

Partner

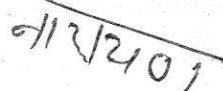
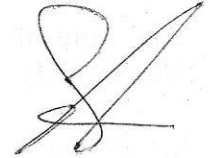
Presentation Endorsement:

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 02nd day of JUL, 2020 by Sri M/S Modi Farm House

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
			 RASHMI TIWARI::02/07/2020 [1524-1-2020-3647]	RASHMI TIWARI D/O. DEEPAK TIWARI R/O. 9-1-33/A/53 PRASHANTH NAGAR, LANGAR HOUSE, HYDERABAD	
2			 RAVINDRA KUMARI TIW [1524-1-2020-3647]	RAVINDRA KUMARI TIWARI W/O. DEEPAK TIWARI R/O. 9-1-33/A/53 PRASHANTH NAGAR, LANGAR HOUSE, HYDERABAD	
3	EX		 BY: K PRASHAKAR REDDY (SPA [1524-1-2020-3647]	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:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1524-1-2020-3647]WITNESS:1	NARAYANA RAJASTHAN	
2		 [1524-1-2020-3647]WITNESS:2	KRISHNAM RAJU MEHADIPATNAM	

02nd day of July, 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	
2	Aadhaar No: XXXXXXXX2723 Name: Rashmi Tiwari	D/O Deepak Tiwari, Hyderabad, Hyderabad, Andhra Pradesh, 500008	

Generated on: 02/07/2020 01:44:33 PM



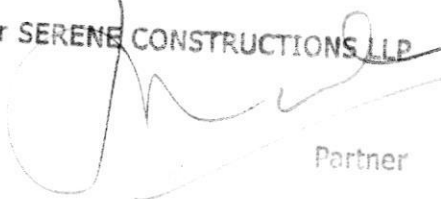
శ్రీ మోది ఫార్మ్ హౌస్
సీల్ రిజిస్ట్రార్
శంకర్పల్లి, రంగారెడ్డి జిల్లా

WHEREAS:

- A) The Buyer has purchased agricultural land/farmland bearing farm nos. 31 & 33, admeasuring 4840 Sq. yds, (acre) by way of a Sale Deed dated 02.07.2020 registered as document no. 3501 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 30.12.2020 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



Bk - 1, CS No 3647/2020 & Doct No 3502/2020. Sheet 2 of 9 Sub Registrar Shankarpally

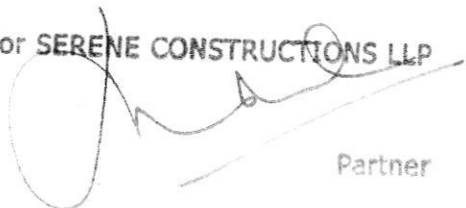
E-KYC Details as received from UIDAI:							
SI No	Aadhaar Details	Address:				Photo	
3	Aadhaar No: XXXXXXXX7115 Name: Dr Mrs Ravindra Kumari Tiwari	W/O Deepak Tiwari, Hyderabad, Hyderabad, Andhra Pradesh, 500008					
Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected 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 ,154XF4010720 dated ,01-JUL-20 of ,YESB/							
Online Payment Details Received from SBI e-P (1). AMOUNT PAID: Rs. 10000/-, DATE: 01-JUL-20, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6484926151928, PAYMENT MODE: NB-1000200, ATRN: 6484926151928, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: SERENE CONSTRUCTIONS LLP, CLAIMANT NAME: DR. RAVINDRA KUMARI TIWARI AND OTHERS). Date: 02nd day of July, 2020							
				Signature of Registering Officer Shankarpally			

1వ పుస్తకము 2020 నంబర్. 3194
సంఖ్య 3502 నెంబరుగా రిజిస్టరు చేయబడి
స్వామింగు నిమిత్తము గుర్తింపు నెం 1524
1వ. 3502 2020 ఇవ్వడ మైనది
2020 సంఖ్య 2 నెం. 2 చేసి

సబ్ రిజిస్ట్రార్
శంకర్ పల్లి
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.
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 3647/2020 & Doct No
3502/2020. Sheet 3 of 9 Sub Registrar
Shankarpally



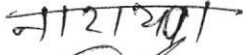
SCHEDULED PROPERTY

All that piece and parcel agricultural land bearing farm nos.31 & 33, admeasuring about 4840 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	30' wide road
South	Farm No. 29
East	30' wide road
West	Farm Nos. 30 & 32

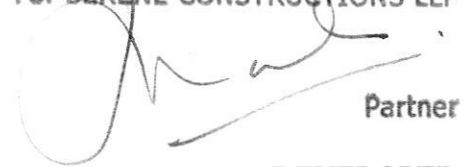
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

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.

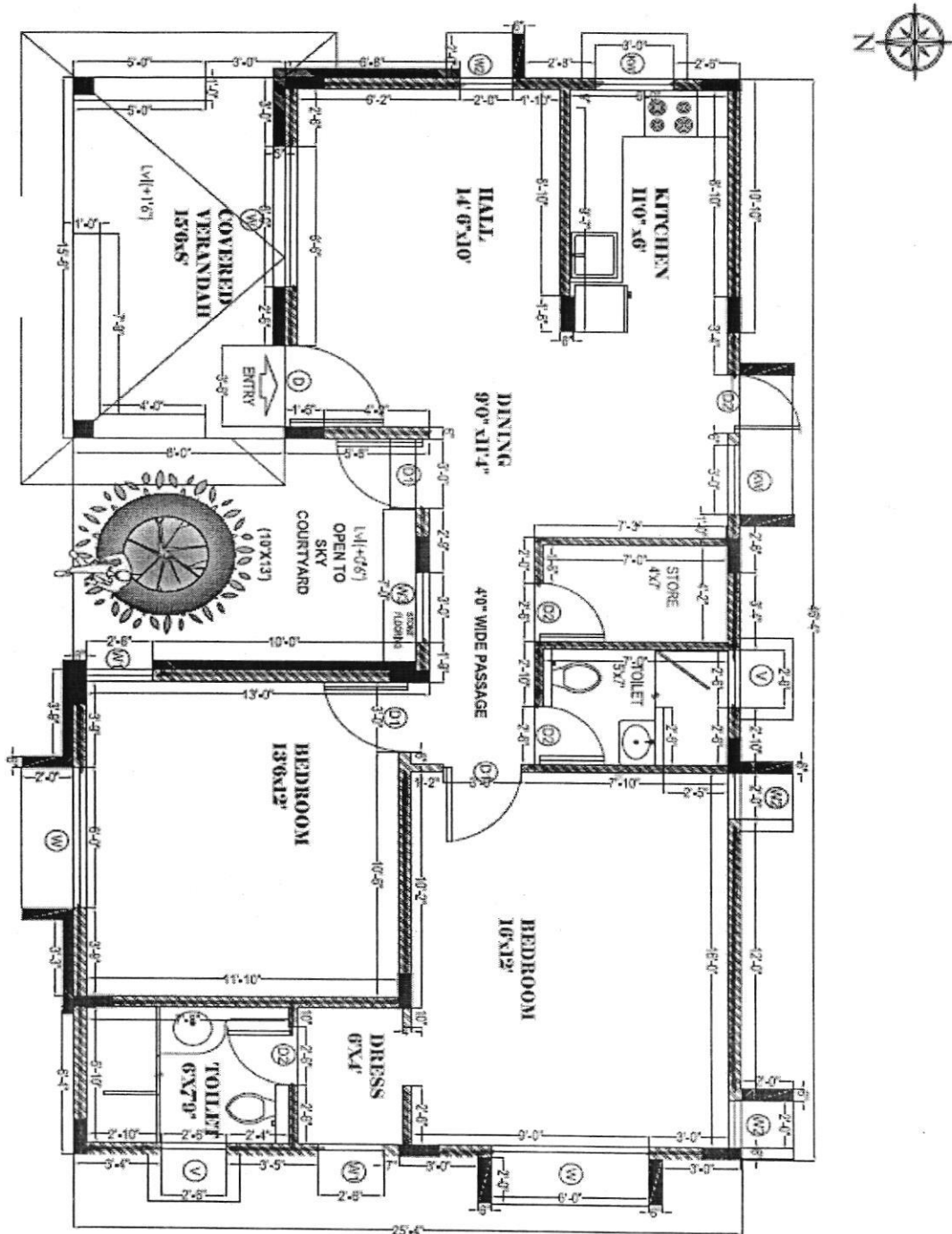
Bk - 1, CS No 3647/2020 & Doct No 
3502 12020. Sheet 4 of 9 Sub Registrar
Shankarpally

Generated on: 02/07/2020 01:44:33 PM



ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NOS. 31 & 33, 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. Sonam **SERENE CONSTRUCTIONS LLP**

DEVELOPER

Partner

BUYER



Bk - 1, CS No 3647/2020 & Doct No 
3502 / 2020. Sheet 5 of 9 Sub Registrar
Shankarpally

Generated on: 02/07/2020 01:44:33 PM



ANNEXURE – B

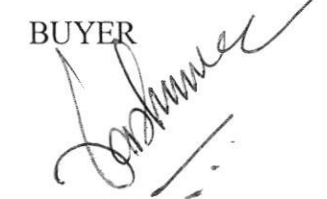
SPECIFICATIONS:

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


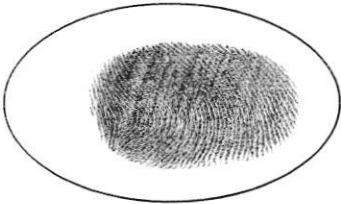
Bk - 1, CS No 3647/2020 & Doct No 3502/2020. Sheet 6 of 9
Sub Registrar
Shankarpally



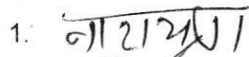
Generated on: 02/07/2020 01:44:33 PM



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	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 R/O. AT 5-4-187/3 & 4 SOHAM MANSION 2 ND FLOOR, M. G. ROAD SECUNDERABAD.
			PURCHASER: 2. DR. RAVINDRA KUMARI TIWARI W/O. MR. DEEPAK TIWARI R/O. H. NO. 9-1-33/A/53 PRASHANTH NAGAR LANGER HOUSE HYDERABAD - 500 008.
			2. MS. RASHMI TIWARI D/O. MR. DEEPAK TIWARI R/O. H. NO. 9-1-33/A/53 PRASHANTH NAGAR LANGER HOUSE HYDERABAD - 500 008

SIGNATURE OF WITNESSES:

1. 
2. 

For SERENE CONSTRUCTIONS LLP

Partner

SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF PURCHASER



Bk - 1, CS No 3647/2020 & Doct No 
3502/2020 Sheet 7 of 9 Sub Registrar
Shankarpally

Generated on: 02/07/2020 01:41:33 PM





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 నెం-
280, రోడ్ నెం-25, పెద్దమ్మ
దేవాలయం దగ్గర జబిల్ హిల్స్
ఖైరతాబాద్, బంజారా హిల్స్,
హైదరాబాద్

Address:
S/O: Satish Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

ఆంధ్ర ప్రదేశ్, 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

(Signature)

Bk - 1, CS No 3647/2020 & Doct No 
3502/2020. Sheet 8 of 9 Sub Registrar
Shankarpally

Generated on: 02/07/2020 01:44:33 PM



3000 V.V.N. 33



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



డ్ర మ్స్ రవీంద్ర కుమారి తివారి
Dr Mrs Ravindra Kumari Tiwari

పుట్టిన సంవత్సరం / Year of Birth : 1953
స్త్రీ / Female

2087 1533 7115

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
W/O దీపక్ తివారి
ఐ-ఎ-33/అ/53, ప్రశాంత నగర్
నేర బోరెవెల్
లంగర్ హౌస్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500008

Address :
W/O Deepak Tiwari
9-1-33/A/53, Prashanth Nagar
Near Borewell
Langar House, Hyderabad
Andhra Pradesh, 500008

Aadhaar - Saamanyuni Hakku



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



రశ్మి తివారి
Rashmi Tiwari

పుట్టిన సంవత్సరం / Year of Birth : 1982
స్త్రీ / Female

6185 8760 2723

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
D/O దీపక్ తివారి
ఐ-ఎ-33/అ/53, ప్రశాంత నగర్
నేర బోరెవెల్
లంగర్ హౌస్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500008

Address :
D/O Deepak Tiwari
9-1-33/A/53, Prashanth Nagar
Near Borewell
Langar House, Hyderabad
Andhra Pradesh, 500008

Aadhaar - Saamanyuni Hakku



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



నారాయణ రామ్
Narayan Ram

జన్మ తిథి / DOB: 02/02/2002
పురుష / Male

2300 0014 6537

आधार - आम आदमी का अधिकार

01/21/01



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పతా: S/O: చుతరా రామ్, ఖుడియాల
కుడియాల, జోధ్పూర్, రాజస్థాన్, 342306

Address: S/O: Chutara Ram,
Khudiyala, Khudiyala,
Jodhpur, Rajasthan, 342306

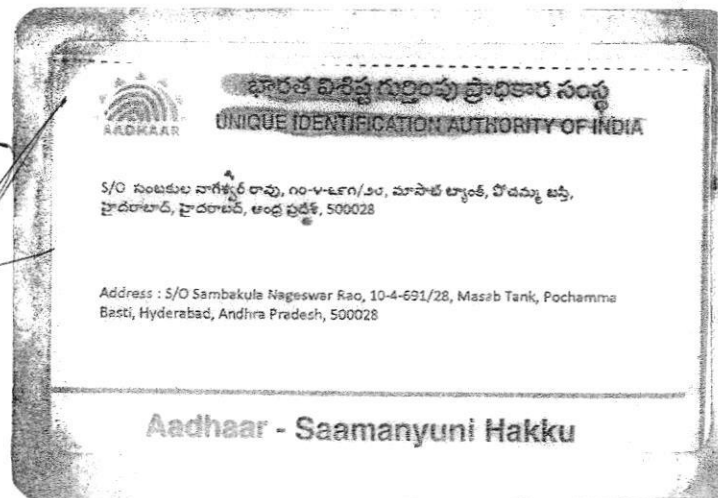
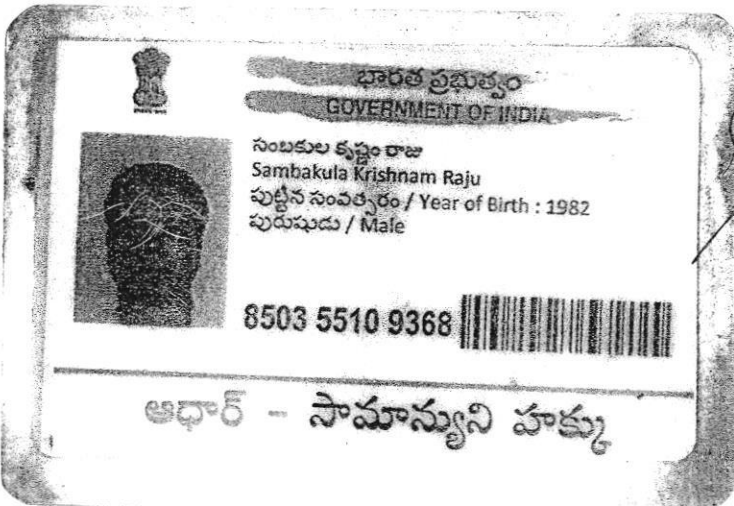
2300 0014 6537



1947



www



Dk - 1, CS No 3647/2020 & Doct No 
3502/2020. Sheet 9 of 9 Sub Registrar
Shankarpally

Generated on: 02/07/2020 01:44:33 PM

