



Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 13/11/2019, 12:05 PM

SRO Name: 1524 Shankarpally

Receipt No: 13050

Receipt Date: 13/11/2019

AGREEMENT

1000000

DD No:

12161/19

DD Dt:

Bank Branch:

E-Challan Bank Name: ICICIRB

E-Challan Bank Branch:

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

Prepared By: SRILATHA

Signature by SR



Government of Telangana

OPR
231484



తెలంగాణ తెలంగాణ TELANGANA

S.No. 14392 Date: 06-08-2019

Sold to: RAMESH

S/o. Late NARSINGH RAO

For: M/s. SERENE CONSTRUCTIONS LLP

U 738687

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 30th day of October, 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, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad hereinafter referred to as Developer.

AND

Mrs. Sarojini Nimmalapudi, Wife of Mr. Nimmalapudi Srinivas, aged about 38 years residing at Flat No. 102, B-Block, S. V. S. Balaji Bliss, Nizampet Road, Hydernagar, Kukatpally, Hyderabad, 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 12 and 1 on the 13th day of NOV, 2019 by Sri K Prabhakar Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 SAROJINI NIMMAL [1524-1-2019-124]	SAROJINI NIMMALAPUDI W/O. NIMMALAPUDI SRINIVAS R/O. FLAT NO.102 B-BLOCK SVS BALAJI BLISS NIZAMPET ROAD, HYDERABAD	
2	EX		 [1524-1-2019-12497]EX-999-	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:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1524-1-2019-12497]WITNE	SRINIVAS HYDERABAD	
2		 [1524-1-2019-12497]WITNE	CH.MANO HAR BABU HYDERABAD	

13th day of November, 2019

Signature of Sub Registrar
Shankarpally

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX5035 Name: Sarojini Nimmalapati	W/O Srinivas Nimmalapati, Tirumalagiri, Hyderabad, Telangana, 500072	

శంకర్‌పల్లి, రంగారెడ్డి జిల్లా.

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Bk - 1, CS No 12497/2019 & Doct No 12161/2019. Sheet 1 of 9 Sub Registrar Shankarpally



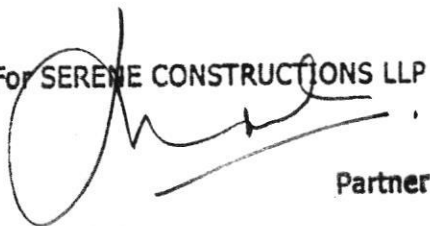
WHEREAS:

- A) The Buyer has purchased agricultural land/farmland bearing farm no. 34, admeasuring 2420 Sq. yds, (½ acre) by way of a Sale Deed dated 30.10.2019 registered as document no. 12160 of 2019 in the Office of the Sub-Registrar, Shankarpally, Ranga Reddy District, 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 400 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 30.12.2019 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



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 ,696Z59161019 dated ,16-OCT-19 of ,ICICIRB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10000/-, DATE: 16-OCT-19, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 0980488564209,PAYMENT MODE:NB-1000200,ATRN:0980488564209,REMITTER NAME: SAROJINI NIMMALAPUDI,EXECUTANT NAME: SERENE CONSTRUCTIONS LLP,CLAIMANT NAME: SAROJINI NIMMALAPUDI) .

Date:
13th day of November,2019

Signature of Registering Officer
Shankarpally

Certificate of Registration

Registered as document no. 12161 of 2019 of Book-1 and assigned the identification number 1 - 1524 - 12161 - 2019 for Scanning on 13-NOV-19 .

Registering Officer
Shankarpally
(Syed Siraj Anwar)

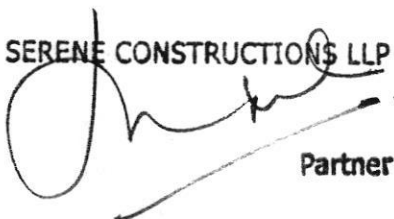
Bk - 1, CS No 12497/2019 & Doct No 12161/2019. Sheet 2 of 9 Sub Registrar Shankarpally

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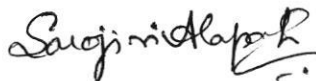



6. The Developer upon completion of construction on the Scheduled Property, shall intimate the Buyer about the same at his/her last known address and the Buyer shall be obliged to take possession thereof, subject to the condition that he/she has fulfilled all his/her obligations including payment of 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. 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



Bk - 1, CS No 12497/2019 & Doct No 
12161/2019. Sheet 3 of 9 Sub Registrar
Shankarpally



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SCHEDULED PROPERTY

All that piece and parcel agricultural land bearing farm no.34, admeasuring about 2420 Sq. yds, (½ acre) along with a cottage / villa constructed thereon having built up area 400 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. 35
South	30' wide road
East	30' wide road
West	Open Land

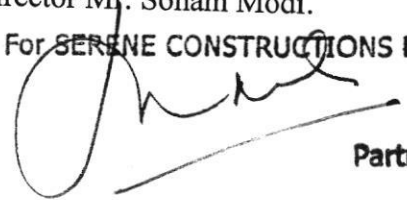
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

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 12497/2019 & Doct No
12161/2019. Sheet 4 of 9 Sub Registrar
Shankarpally

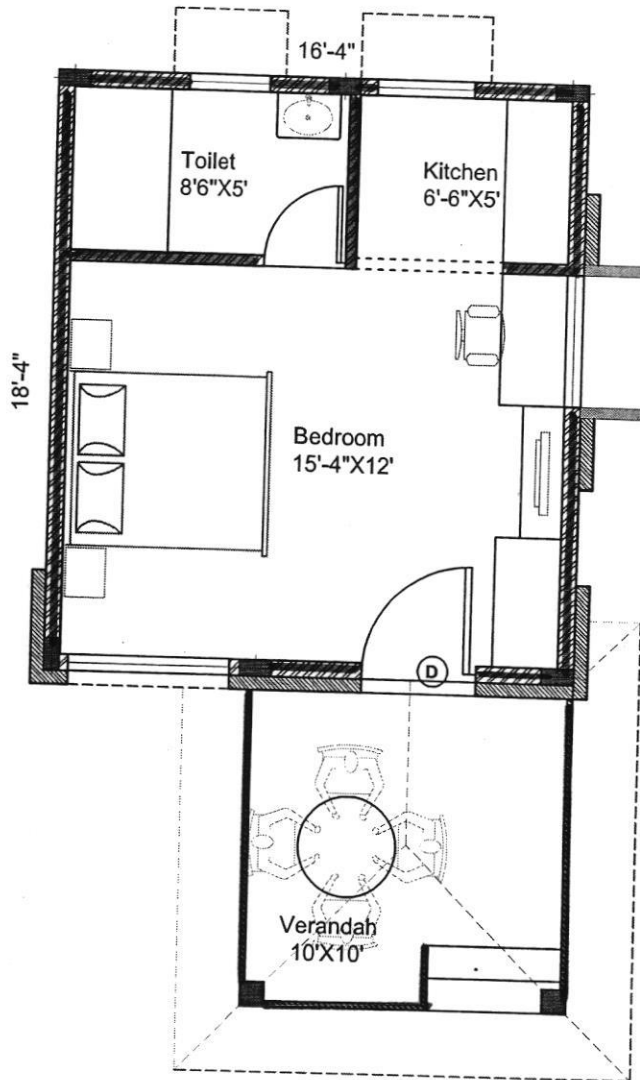


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ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE VILLA NO. 34, ADMEASURING 400 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. Soham Modi.

DEVELOPER

SERENE CONSTRUCTIONS LLP
[Signature]
Partner

[Signature]

BUYER

Bk - 1, CS No 12497/2019 & Doct No
12161/2019. Sheet 5 of 9 Sub Registrar
Shankarpally



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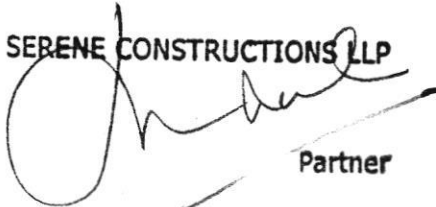
ANNEXURE – B

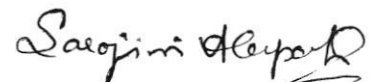
SPECIFICATIONS:

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





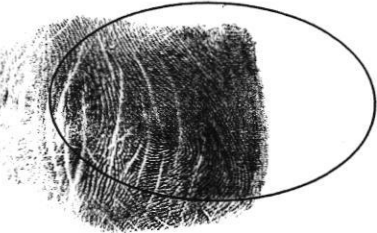

Bk - 1, CS No 12497/2019 & Doct No
12161/2019. Sheet 6 of 9 Sub Registrar
Shankarpally



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

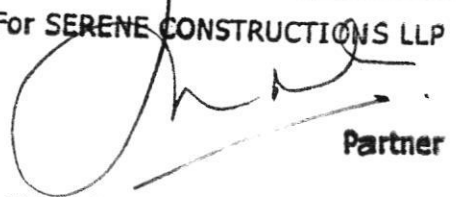
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>DEVELOPER:</u></p> <p>M/S. SERENE CONSTRUCTIONS LLP HAVING ITS OFFICE AT 5-4-187/3&4 SOHAM MANSION, II FLOOR M. G. ROAD, SECUNDERABAD – 500 003 DULY REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. LATE SATISH MODI.</p>
			<p><u>SPA FOR PRESENTING DOCUMENTS</u> <u>VIDE GPA NO. 72 /BK-IV/2018, DT:13.07.2018</u> <u>AT SRO, SECUNDERABAD:</u></p> <p>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.</p>
			<p><u>PURCHASER:</u></p> <p>MRS. SAROJINI NIMMALAPUDI W/O. MR. NIMMALAPUDI SRINIVAS R/O. FLAT NO. 102, B-BLOCK S. V. S. BALAJI BLISS NIZAMPET ROAD, HYDERNAGAR KUKATPALLY, HYDERABAD.</p>

SIGNATURE OF WITNESSES:

1. 

2. 

For SERENE CONSTRUCTIONS LLP



Partner

SIGNATURE OF THE DEVELOPER



SIGNATURE(S) OF PURCHASER



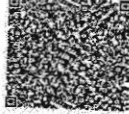

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12161/2019.






Sub Registrar
Shankarpally

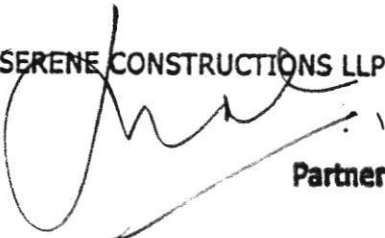
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 <p>भारत सरकार GOVERNMENT OF INDIA</p>  <p>శోహం సతీష్ మోడి Soham Satish Modi పుట్టిన సం./YoB:1969 పురుషుడు Male</p>  <p>3146 8727 4389</p>	 <p>भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA</p> <p>చిరునామా: S/O: సతీష్ మోడి, ప్లాట్ నో- 280, రోడ్ నో-25, పెద్దమ్మ దేవాలయం దగ్గర జబిల్ హిల్స్, ఖైరతాబాద్, బంజారా హిల్స్, హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 500034</p> <p>Address: S/O: Satish Modi, plot no-280, road no-25, near peddamma temple jubilee hills, Khairatabad, Banjara Hills, Hyderabad Andhra Pradesh, 500034</p>
<p>ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు</p>	<p>Aadhaar - Aam Aadmi ka Adhikar</p>

 <p>భారత ప్రభుత్వం Government of India</p>  <p>కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy</p> <p>పుట్టిన సంవత్సరం/Year of Birth: 1974 పురుషుడు / Male</p>  <p>3287 6953 9204</p>	<p>నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049</p> <p>To Kandi Prabhakar Reddy కండి ప్రభాకర్ రెడ్డి 2-3-64/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY Amberpet Amberpet,Hyderabad Andhra Pradesh - 500013</p> <p>10/07/2013</p>
<p>ఆధార్ - సామాన్యుని హక్కు</p>	

For SERENE CONSTRUCTIONS LLP



Partner



Bk - 1, CS No 12497/2019 & Doct No
12161/2019. Sheet 8 of 9 Sub Registrar
Shankarpally



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భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1171/27248/03067

నమోదు సంఖ్య / Enrollment No. : 1171/27248/03066

నమోదు సంఖ్య / Enrollment No. : 1027/01301/00381

To
Sarojini Nimmalapudi
సరోజినీ నిమ్మలపూడి
W/O: Srinivas Nimmalapudi
Flat No-B 102/ Balaji Bliss Apartments
Brindavan Colony , Nizampet Road
Near Hanuman Temple
Kukatpally
Tirumalagiri
Kukatpally,Hyderabad
Andhra Pradesh - 500072
9963664666

To
Srinivas Nimmalapudi
శ్రీనివాస నిమ్మలపూడి
S/O: N P V Pattabhi Ramaiah
Flat No-B 102 / Balaji Bliss Apartments
Brindavan Colony , Nizampet Road
Near Hanuman Temple
Kukatpally
Tirumalagiri
Kukatpally,Hyderabad
Andhra Pradesh - 500072
9963444559

To
Chunduri Manohar Babu
చుండూరి మనోహర్ బాబు
S/O Ramanjineyulu
MIG 417,FLAT 501,bhavya mension
3rd phase
near venkateswara temple
KPHB
Kukatpally
Hyderabad
Andhra Pradesh - 500072
9885554747



KL305775624FT

30577562



KL193135853FT

19313585



UF044032846IN

4403284

Sarojini Nimmalapudi



Srinivas Nimmalapudi



Chunduri Manohar Babu



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2805 8250 5035

ఆధార్ - సామాన్యని హక్కు

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7445 0250 7166

ఆధార్ - సామాన్యని హక్కు

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7490 8367 6411

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India



సరోజినీ నిమ్మలపూడి
Sarojini Nimmalapudi
భర్త : శ్రీనివాస నిమ్మలపూడి
Husband : Srinivas Nimmalapudi

పుట్టిన తేదీ/DOB: 10/10/1981
స్త్రీ / Female

2805 8250 5035



భారత ప్రభుత్వం
Government of India



శ్రీనివాస నిమ్మలపూడి
Srinivas Nimmalapudi

పుట్టిన సంవత్సరం/Year of Birth: 1977
పురుషుడు / Male

7445 0250 7166



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



చుండూరి మనోహర్ బాబు
Chunduri Manohar Babu

పుట్టిన సంవత్సరం/Year of Birth : 1977
పురుషుడు / Male

7490 8367 6411



ఆధార్ - సామాన్యని హక్కు

ఆధార్ - సామాన్యని హక్కు

ఆధార్ - సామాన్యని హక్కు

Bk - 1, CS No 12497/2019 & Doct No 12161/2019. Sheet 9 of 9 Sub Registrar Shankarpally



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