

నెం. 284 దస్తావేజులు మరియు రుసుములు రశీదు

క్రిమిటి ౪ శ్రీ 47/5. Modi Sam House 47/5 U.P. 4 other. Rep.
ఈ దిగువ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది. Prebhakar Reddy

దస్తావేజు స్వభావము	Sale Deed	Control Sheet 88A
దస్తావేజు విలువ రూ.	21,00,000/-	10,00,000/-
స్టాంపు విలువ రూ.	100/-	100/-
దస్తావేజు నెంబరు	1740/19	1741/2019
రిజిస్ట్రేషన్ రుసుము	15500/-	5000/-
లోటు స్టాంపు		
యూజర్ చార్జీలు	1239/-	4800/-
అధనపు షీట్లు	465/-	100/-
5 x.....	100/-	10000/-
మొత్తము	186000/-	53567008049

అక్షరాల 756N5W08049

తేది 16/2/19

వాపసు తేది

సా. 4-00 గంటలకు

ధావారులు సూత్రమే

756N5W08049

సబ్ రిజిస్ట్రార్

సబ్ రిజిస్ట్రార్ జిల్లా.

NOTE : Document will be returned at 3-30 p.m. to 5-00 p.m.

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof in excess of 10 days subject to a maximum of Rs. 500/- will be levied.

CANNED

Doc No: 1741/2018



తెలంగాణ తెలంగాణ TELANGANA

S.No. 17447 Date:20-09-2018

Sold to:MAHENDAR

S/o.MALLESH

For Whom: SERENE CONSTRUCTIONS LLP

T 776791

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 16th day of February 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 {Pan No. ABMPM6725H, Aadhaar No.3146 8727 4389}, hereinafter referred to as Developer.

AND

1. Mr. Murali Kuppala, Son of Mr. K. R. Damodaram, aged about 47 years, Occupation: Service {Pan No. AAOPM9063H, Adhaar No. 8840 1023 7167} and
2. Mrs. Sharmila Murali, Wife of Mr. Murali Kuppala aged about 45 years both are residing at House No. 3-3/8, Plot No.68 Fairfields HUDA Layout, Near Alkapur Circle, Puppalaguda, R. R. District, Hyderabad - 500 089{Pan No. AAIPM6327J, Adhaar No. 7686 4090 3276}, 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

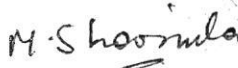
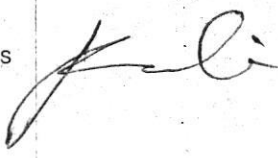
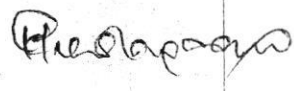
Page 1

M. Sharmila

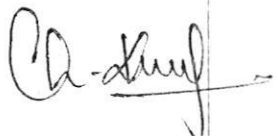
Presentation Endorsement:

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 12 on the 16th day of FEB, 2019 by Sri Murali Kuppala

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SHARMILA MURALI: [1524-1-2019-1801]	SHARMILA MURALI W/O. MURALI KUPPALA R/O. PLOT NO.68, 3-3/8, DAIRIEDLS HUDA LAYOUT, NEAR ALKAPUR CIRCLE, PUPPALAGUDA, RANGA REDDY	 AUG 2019
2	CL		 MURALI KUPPALA [1524-1-2019-180]	MURALI KUPPALA S/O. K.R. DAMODARAM R/O. PLOT NO.68, 3-3/8, DAIRIEDLS HUDA LAYOUT, NEAR ALKAPUR CIRCLE, PUPPALAGUDA, RANGA REDDY	
3	EX		 BY: K PRABHAKAR [1524-1-2019-180]	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		 CH KRISHNA::16/02 [1524-1-2019-1801]	CH KRISHNA SERILINGAMPALLY, RR DIST	
2		 HAFEEZ AHMED:: [1524-1-2019-180]	HAFEEZ AHMED IBRAHIMBAGH, HYDERABAD	

16th day of February, 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: XXXXXXXX3276 Name: Sharmila Murali	W/O Murali Kuppala, Puppallaguda S.O, Rangareddi, Andhra Pradesh, 500089	

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SYED SIRAJ ANWAI
SUB - REGISTRAR
Shankarpally, R.R.Dis

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Sub Registrar
Shankarpally



WHEREAS:

- A) The Buyer has purchased agricultural land/farmland bearing farm no. 37 admeasuring 2420 sq. yds, (½ acre) by way of a Sale Deed dated 16.02.2019 registered as document no. 1740 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 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.
2. The Buyer shall pay the Developer a sum of Rs.10,00,000/-(Rupees Ten Lakhs Only) for the said construction.
3. The Buyer already paid the above said amount of Rs.1,25,000/-(Rupees One Lakhs Twenty Five Thousand Only) before entering this agreement which is admitted and acknowledged by Developer.
4. The Buyer shall pay the balance amount of Rs.8,75,000/-(Rupees Eight Lakhs Seventy Five Thousand Only) in the following manner:

Installment	Due date for payment	Amount
I	7.5% on completion of brick work and plastering payable to the Developer	4,00,000/-
II	5% on completion of flooring, bathroom tiles, doors, windows, I coat of paint etc., payable to the Developer	2,00,000/-
III	On completion payable to the Vendor/Serene Club	2,75,000/-

5. 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.
6. 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.

For SERENE CONSTRUCTIONS LLP

Partner

M. Sharmila

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX7167 Name: Murali Kuppala	S/O K R Damodharam, Puppalaguda S.O, Rangareddi, Andhra Pradesh, 500089	

Endorsement: Stamp Duty, Tranfer 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 ,535GND080219 dated ,08-FEB-19 of ,ICICIRB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10000/-, DATE: 08-FEB-19, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 5729891881315, PAYMENT MODE: NB-1000200, ATRN: 5729891881315, REMITTER NAME: MURALI KUPPALA, EXECUTANT NAME: SERENE CONSTRUCTIONS LLP, CLAIMANT NAME: MURALI KUPPALA AND SHARMILA MURALI).

Date:

16th day of February, 2019

Signature of Registering Officer
Shankarpally

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1741/2019. Sheet 2 of 9 Sub Registrar
Shankarpally

1వ పుస్తకము 2019 సం॥ శా. 1940
సం॥ 1741... నెంబర్... రిజిస్ట్రేషన్ చేయబడి
స్టాంపు విధి... గుర్తింపు నెం 1524
1వ... 1741... 2019 ఇచ్చిన టైపునది
2019 సం॥ 16... తేది...

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

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7. The Developer agrees to deliver the villa/cottage on the Scheduled Property completed in all respects on or before 31.05.2019 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

For SERENE CONSTRUCTIONS LLP

Partner

M. Sharmila

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Shankarpally



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14. 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.
15. 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.

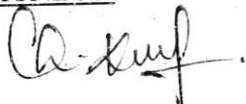
SCHEDULED PROPERTY

All that piece and parcel agricultural land bearing Farm no.37, 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:

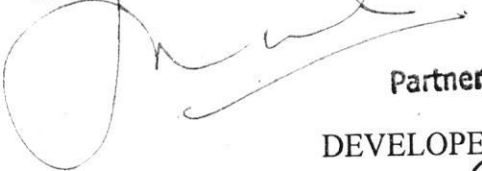
North	Farm No. 38
South	Farm No. 36
East	30' wide road
West	Tot-Lot area

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:

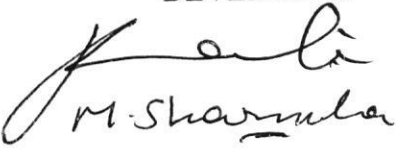
WITNESS:

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


M. Sharmila

BUYER.



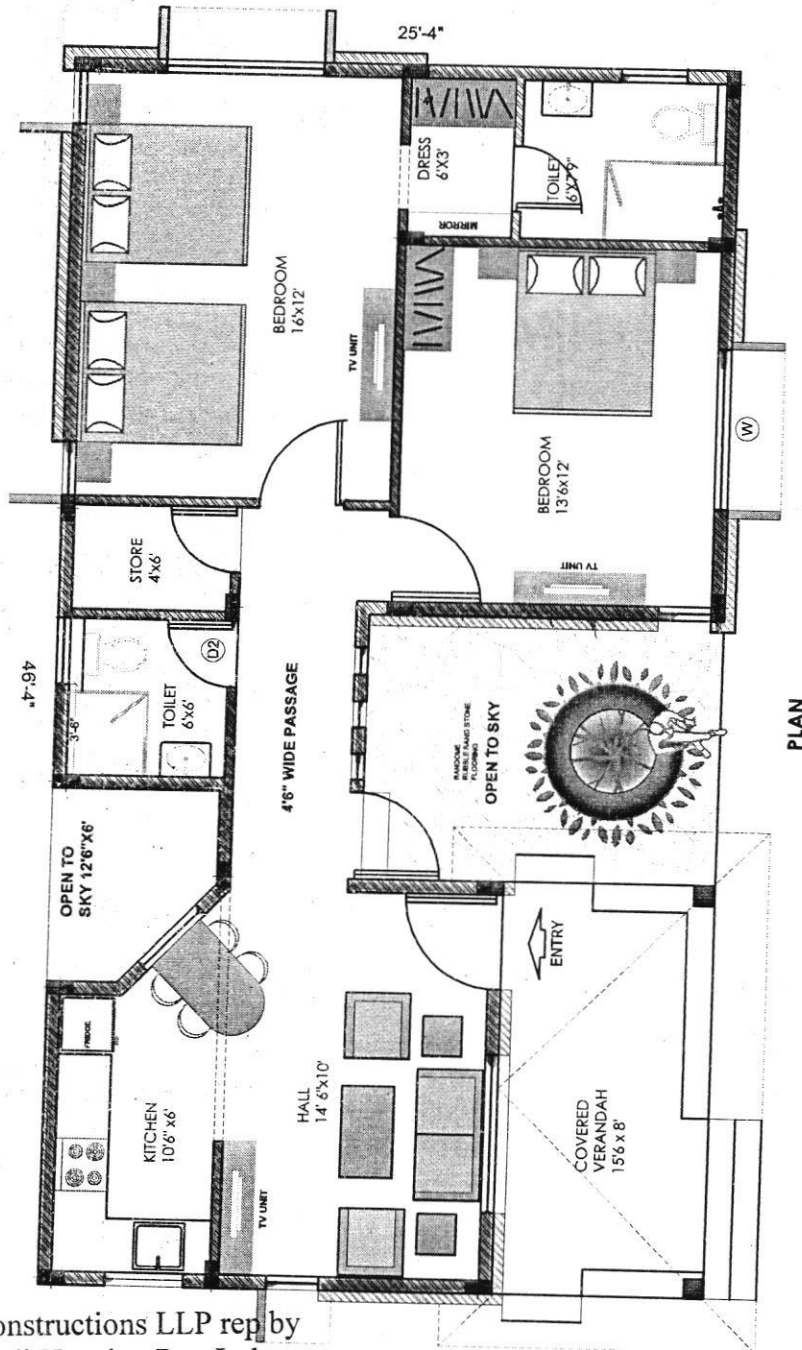
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1741 12018. Sheet 4 of 9 Sub Registrar
Shankarpally

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ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 37 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. Sohan Modi

DEVELOPER

Partner

M. Sharmila
BUYER

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1741-2018. Sheet 5 of 9 Sub Registrar
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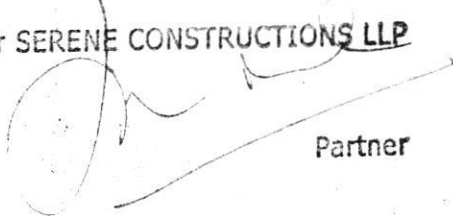
ANNEXURE – B

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.

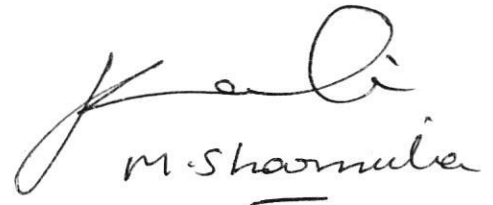
For M/s. Serene Constructions LLP rep by
Its Partner M/s. Modi Housing Pvt. Ltd.,
rep. by its Director Mr. Soham Modi

For SERENE CONSTRUCTIONS LLP



Partner

DEVELOPER



BUYER

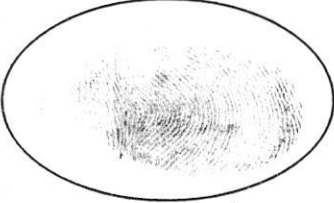
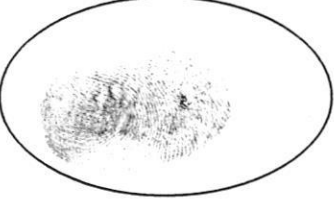
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Shankarpally



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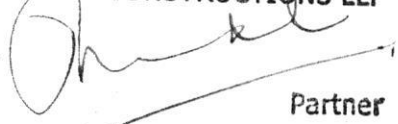
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			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. MR. MURALI KUPPALA S/O. MR. K. R. DAMODARAM R/O. HOUSE NO. 3-3/8, PLOT NO.68 FAIRFIELDS HUDA LAYOUT NEAR ALKAPUR CIRCLE PUPPALAGUDA, R. R. DISTRICT HYDERABAD - 500 089.
			2. MRS. SHARMILA MURALI W/O. MR. MURALI KUPPALA R/O. HOUSE NO. 3-3/8, PLOT NO.68 FAIRFIELDS HUDA LAYOUT NEAR ALKAPUR CIRCLE PUPPALAGUDA, R. R. DISTRICT HYDERABAD - 500 089.

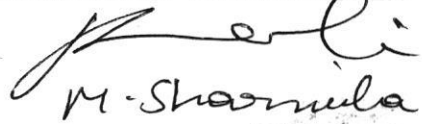
SIGNATURE OF WITNESSES:

1. 
2. 

For SERENE CONSTRUCTIONS LLP


Partner

SIGNATURE OF THE DEVELOPER


M. Sharmila

SIGNATURE(S) OF PURCHASER

Bk-1, CS No 1801/2019 & Doct No
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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

విరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం-
280, రోడ్ నెం-25, పెద్దమ్మ
దేవాలయం దగ్గర బబిల్ హిల్స్,
ఖైరాతాబాద్, 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

(Signature)

For SERENE CONSTRUCTIONS LLP

Partner

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124/12019. Sheet 8 of 9
Sub Registrar
Shankarpally



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Address

S/O R. Kuppal, S/O R. N. N. N.
FAIRFIELD'S HUDA LA/001
NEAR ALKAPOOR CIRCLE
PUPPAL GUDA, Rangareddy Dist.
Rangareddy
Andhra Pradesh - 500085

M Sharinika

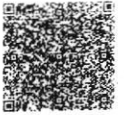


उपनाम / Nickname

Example: Murali

प्राप्ति तिथि / DOB: 24/03/1974

लिंग / GENDER



7686 4090 3276

7686 4090 3276

Address

S/O R. Damodharan, S/O R. N. N. N.
38, FAIRFIELD'S HUDA LA/001
NEAR ALKAPOOR CIRCLE
PUPPAL GUDA, Rangareddy Dist.
Rangareddy
Andhra Pradesh - 500085

Kali

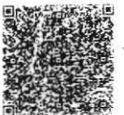


उपनाम / Nickname

Example: Murali Kuppal

प्राप्ति तिथि / DOB: 13/05/1971

लिंग / GENDER



8840 1023 7167

8840 1023 7167

Non Transport: Light Motor Vehicle Non Transport, Motor Cycle With Gear
Date of Validity: 10/03/2021
Transport: Motor Cycle
Date of Validity: 23/06/2021 (Transport)
Vehicle No.: 243
Reference No.: DLRTS007356418
Original LA: RTA RANGAREDDY
Date of First Issue: 11/03/2001
Date of Birth: 01/07/1976
Blood Group:

CA

3432 RND 200
KRISHNA CH
CH NARSAIAH
1-54
HUSSAIN SHAWALI DARGA
SHERLINGAMPALLY
SERILINGAMPALLY
RANGA REDDY - 500050



Issued On: 22/06/2018 RTA RANGAREDDY

Address

S/O Mohammad Sharif Ahmed
S/O-2778, Ibrahim, Bagh
Ibrahim, Bagh, Hyderabad
Andhra Pradesh, 500031



हफेज अहमद
Hafeez Ahmed

प्राप्ति तिथि / Year of Birth: 1983
लिंग / Male

5546 4451 8384



साहामयुनि हाकु

Saahamayuni Hakku

Bk - 1, CS No 1801/2019 & Doct No
041/2018. Sheet 9 of 9 Sub Registrar
Shankarpally



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