



Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 07/12/2019, 12:27 PM

SRO Name: 1524 Shankarpally

Receipt No: 13967

Receipt Date: 07/12/2019

AGREEMENT

1000000

DD No:

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



తెలంగాణ తెలంగాణ TELANGANA

S.No. 14395 Date: 06-08-2019

Sold to: RAMESH

S/o. Late NARSINGH RAO

For: M/s. SERENE CONSTRUCTIONS LLP

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

AND

Mrs. Gowri Ghosh, Wife of Mr. Debashish Ghosh, aged about 40 years, residing at Flat No. D-112, Vasathi Anandi, Survey No. 4/A & 4AA, Peerancheruvu, Hyderabad – 500 086, 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

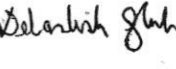
Presentation Endorsement:

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 10 and 12 on the 07th day of DEC, 2019 by Sri K Prabhakar Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 GOWRI GHOSH:07/12/2 [1524-1-2019-13384]	GOWRI GHOSH W/O. DEBASHISH GHOSH R/O. 4/A & 4AA PEERAMCHERUVU, HYDERABAD	
2	EX		 [1524-1-2019-13384]EX	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		 [1524-1-2019-13384]	N SHYAM SUDEER HYDERABAD	
2		 [1524-1-2019-13384]W	DEBASHISH HYDERABAD	

07th day of December, 2019

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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Bk - 1, QS No 13384/2019 & Doct No 13074/2019
Sub Registrar
Shankarpally
Sheet 1 of 9

WHEREAS:

- A) The Buyer has purchased agricultural land/farmland bearing farm no. 39, admeasuring 2420 Sq. yds, (½ acre) by way of a Sale Deed dated 09.12.2019 registered as document no. 13073 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. 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

down

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						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 ,9382NR110619 dated ,11-JUN-19 of ,ICICIRB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10000/-, DATE: 11-JUN-19, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 1242579763924, PAYMENT MODE: NB-1000200, ATRN: 1242579763924, REMITTER NAME: GOWRI GHOSH, EXECUTANT NAME: SERENE CONSTRUCTIONS LLP, CLAIMANT NAME: GOWRI GHOSH).

Date:

07th day of December, 2019

Signature of Registering Officer
Shankarpally

Bk - 1, CS No 13384/2019 & Doct No

Sub Registrar
Shankarpally

1వ వుసకము 2019 సం॥ శా.శ19/4/1
సం॥పు.2074/నెంబరుగా రిజిస్టరు చేయబడి
స్వామింగు నిమిత్తము గుర్తిపు నెం 1524
1వ.2074.2019 ఇవ్వడ మైనది
2019 సం॥ ప్రియారి నెం. 9 తేది..

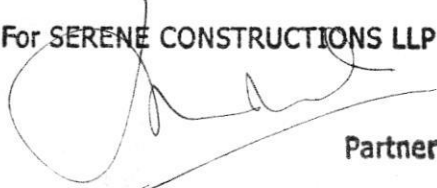
SYED SIRAJ ANWAR
SUB - REGISTRAR
Shankarpally. R.R.Dist.

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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. 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

down

Bk - 1, CS No 13384/2019 & Doct No

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Sheet 3 of 9 Sub Registrar
Shankarpally

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SCHEDULED PROPERTY

All that piece and parcel agricultural land bearing farm no.39, 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. 40
South	Farm No. 38
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. *Delashish Ghosh*
2. *N. Suman Cy Meen*

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
[Signature]
Partner

DEVELOPER

[Signature]
BUYER.

Bk - 1, CS No 13384/2019 & Doct No

13074/1000. Sheet 4 of 9

Sub Registrar
Shankarpally

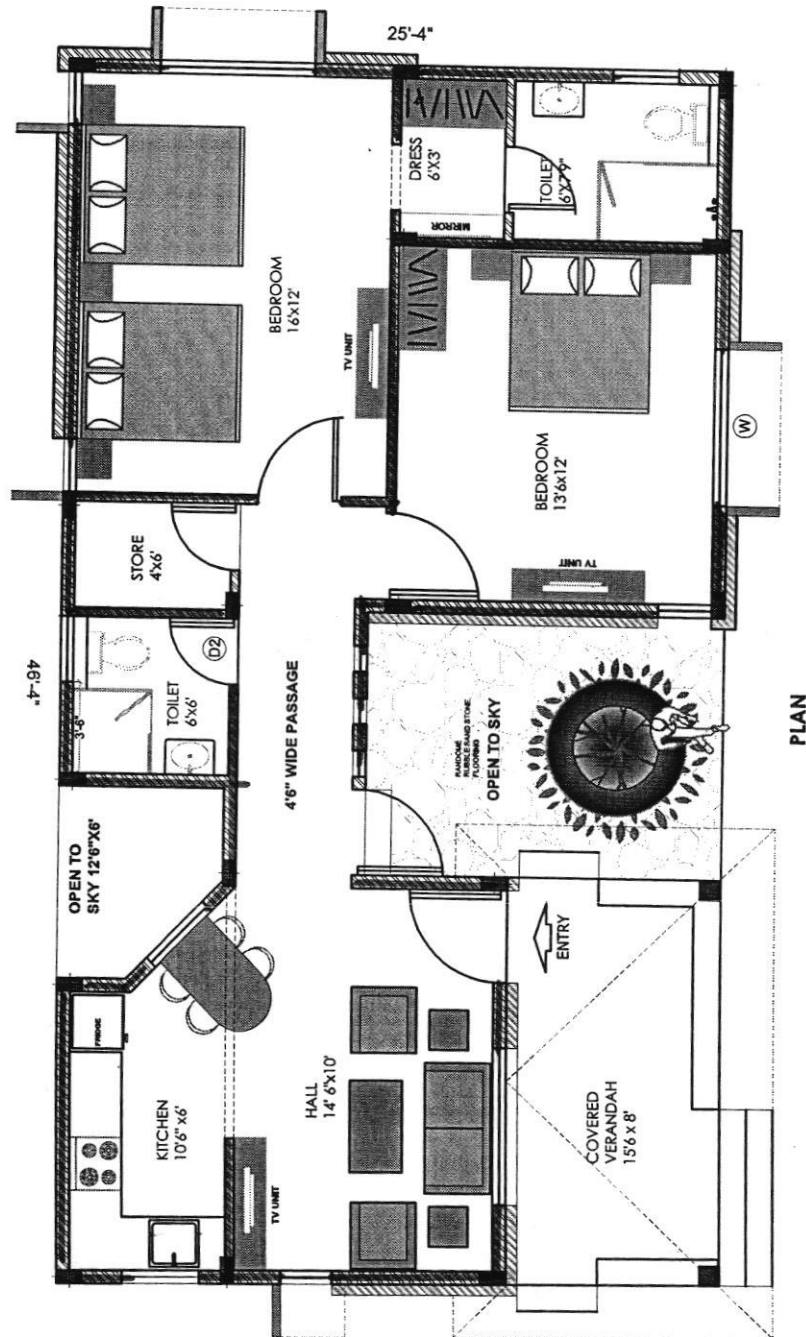


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ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 39, 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. Sohani Modi.

DEVELOPER

Partner

drawn
BUYER

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Shankarpally



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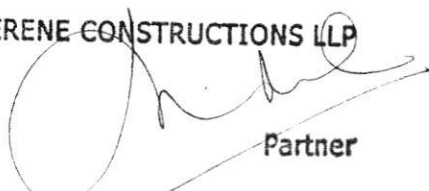
ANNEXURE – B

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, GS No 13384/2019 & Doct No

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Shankarpally

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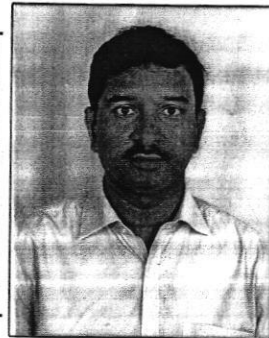
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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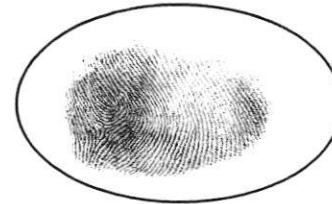
DEVELOPER:

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.



PURCHASER:

MRS. GOWRI GHOSH
W/O. MR. DEBASHISH GHOSH
R/O. FLAT NO. D-112, VASATHI ANANDI
SURVEY NO. 4/A & 4AA
PEERANCHERUVU
HYDERABAD – 500 086.

SIGNATURE OF WITNESSES:

1. *Debashish Ghosh*
2. *M. Shyam Sridhar*

For SERENE CONSTRUCTIONS LLP

[Signature]
Partner

SIGNATURE OF THE DEVELOPER

[Signature]
SIGNATURE(S) OF PURCHASER

Bk - 1, CS No 13384/2019 & Doct No

Sub Registrar
Shankarpally

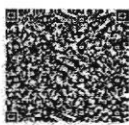
Sheet 7 of 9

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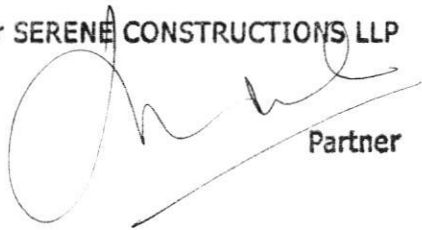
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 भारत सरकार GOVERNMENT OF INDIA  కొహం సతీష్ మోడి Soham Satish Modi పుట్టిన సం./YoB: 1969 పురుషుడు Male  3146 8727 4389	 भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA చిరునామా: S/O: సతీష్ మోడి, ప్లాట్ నె- 280, రోడ్ నె-25, పెద్దమ్మ దేవాలయం దగ్గర జబిల్ 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 13384/2019 & Doct No

13074. Red. Sheet 8 of 9

Sub Registrar
Shankarpally



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आधार
Unique Identification Authority of India
Government of India

రిజిస్ట్రేషన్ / Enrolment No.: 2081/40005/58167

To
నాదెళ్ళ శ్యామ్ సుధీర్
Nadella Shyam Sudheer
C/O Nadella Kishore Kumar
MIG 213
Kalyan Nilayam
Huda Mayuri Nagar
Miyapur
Miyapur
K.V. Rangareddy Telangana - 500049
8125524462

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Generation Date: 03/01/2019

QR Code with Photograph

Signature valid

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
7601 1962 4648
VID : 9112 1061 6909 5972
నా ఆధార్, నా గుర్తింపు

आधार
Unique Identification Authority of India
Government of India

నాదెళ్ళ శ్యామ్ సుధీర్
Nadella Shyam Sudheer
పుట్టిన తేదీ/DOB: 15/04/2000
పురుషుడు/ MALE

M. Shyam Sudheer

7601 1962 4648
VID : 9112 1061 6909 5972
నా ఆధార్, నా గుర్తింపు

आधार
Unique Identification Authority of India
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డిబాష్ గోష్
Debashish Ghosh
పుట్టిన తేదీ / DOB : 13/07/1976
పురుషులు / MALE

2633 1969 6323

ఆధార్ సామాన్య సామాన్య హక్కు

आधार
Unique Identification Authority of India
Government of India

మేనల్లుడు:
S/O Sushil Kumar Ghosh,
2-3-21/1303, Silver Oak
Appts, Chitana Chetapally, ECL
post, Ghadkesar, Rangareddy,
Andhra Pradesh, 501301

Address:
S/O Sushil Kumar Ghosh,
2-3-21/1303, Silver Oak
Appts, Chitana Chetapally, ECL
post, Ghadkesar, Rangareddy,
Andhra Pradesh, 501301

आधार
Unique Identification Authority of India
Government of India

గౌరీ గోష్
Gouri Ghosh
పుట్టిన తేదీ/DOB: 17/11/1978
స్త్రీ / FEMALE

3890 4544 8968
VID: 9107 7201 2501 1371
నా ఆధార్, నా గుర్తింపు

आधार
Unique Identification Authority of India
Government of India

గౌరీ గోష్
Gouri Ghosh
పుట్టిన తేదీ/DOB: 17/11/1978
స్త్రీ / FEMALE

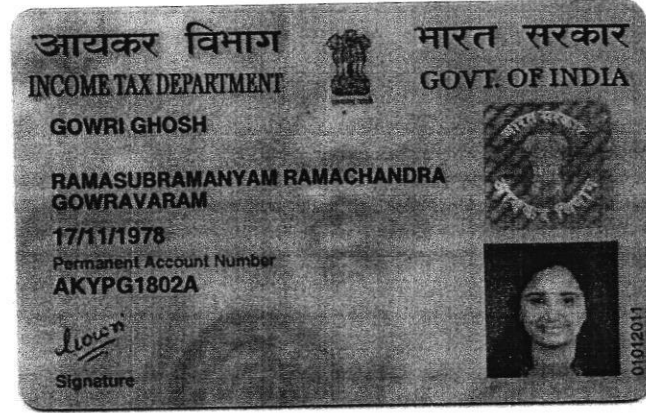
Address:
C/O Debashish Ghosh, Flat No.D-112,
Vasathi Anandi apartments, Near Hanuman
Temple, Peeramcheruvu, Hyderabad,
Telangana - 500091

3890 4544 8968
VID: 9107 7201 2501 1371

Bk - 1, CS No 13384/2019 & Doct No

13074. Sheet 9 of 9

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Shankarpally



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