

5786



తెలంగాణ తెలంగాణ TELANGANA

S.No. 29676 Date: 22-12-2017

Sold to: MAHENDAR

S/o: MALLESH

For Whom: MODI FARM HOUSE (HYDERABAD) LLP.

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-029/2015

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 18th day of April 2018 at Secunderabad 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 Mr. Palle Balram Reddy, S/o. Late P. Sanjeeva Reddy, aged about 38 years, Occupation: Business, resident of Plot No. 158, Rock Town Colony, Mansoorabad, L. B. Nagar, Ranga Reddy District, hereinafter referred to as Developer.

AND

1. Mrs. Venkata Sirisha Buddiga, Wife of Mr. Bala Prasad Buddiga, aged about 38 years {Pan No. BLKPB7200F, Adhaar No. 8697 4744 9101} and
2. Mr. Bala Prasad Buddiga, Son of Mr. B. Lakshmi Narayana, aged about 42 years, residing at Flat No. 32, 3rd Floor, Tower A, Fatima Towers, Amman Street, Salmiya, Hawally Governorate, Kuwait, Permanent address: Plot No. 33, Tirumala Emeralds, Ragannaguda 'x' Road, Turkayamzal, Ranga Reddy Dist {Pan No. AEXPB9857K, Adhaar No. 7551 1810 2577}, 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

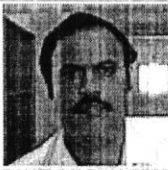
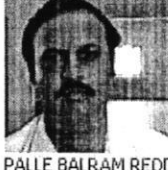
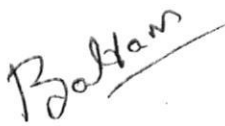
Balram
Partner

Sirisha
Buyer

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 1 on the 12th day of JUN, 2018 by Sri M/S Sere Construction

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PALLO BALRAM REDDY [1524-1-2018-5786]	PALLO BALRAM REDDY[R]BALA PRASAD BUDDIGA . B.LAKSHMI NARAYANA	
2	CL		 PALLO BALRAM REDDY [1524-1-2018-5786]	PALLO BALRAM REDDY[R]VENKATA SIRISHA BUDDIGA . BALA PRASAD BUDDIGA	
3	EX		 PALLO BALRAM REDDY [1524-1-2018-5786]	PALLO BALRAM REDDY[R]M/S SERE CONSTRUCTIONS LLP MASNSOORABAD LB NAGAR, RANGA REDDY	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 PRABHAKAR REDDY K [1524-1-2018-5786]	PRABHAKAR REDDY K AMBERPET, HYDERABAD	
2		 P NARENDER::12/06 [1524-1-2018-5786]	P NARENDER MALLAPUR, UPPAL, RR DIST	

12th day of June, 2018

Signature of Sub Registrar
Shankarpally

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4287 Name: Pallo Balaram Reddy	S/O P Sanjeeva Reddy, LBNagar, Rangareddi, Andhra Pradesh, 500068	

Generated on: 12/06/2018 01:48:40 PM



సర్ రిజిస్ట్రార్
శంకర్పల్లి జిల్లా.

Bk - 1, QS No. 5786/2018 & Doc No 602/1008. Sheet 1 of 10 Sub Registrar Shankarpally

WHEREAS:

- A) The Buyer has purchased agricultural land/farmland bearing farm no. 42 & 43 admeasuring 1 acre by way of a Sale Deed dated ~~21.06~~2018 registered as document no. 5832 of 2018 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 shall pay the following amounts to the Developer in the following manner:

Installment	Due date for payment	Amount
I	7.5% on completion of brick work and plastering payable to the Developer	6,00,000/-
II	5% on completion of flooring, bathroom tiles, doors, windows, 1 coat of paint etc., payable to the Developer	2,00,000/-
III	On completion payable to the Vendor/Serene Club	2,00,000/-

4. 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.
5. 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

Baldans
Partner

Finisha. R/V
[Signature]

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 ,360XD7060618 dated ,06-JUN-18 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10000/-, DATE: 06-JUN-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 7035775269218, PAYMENT MODE: NB-1000200, ATRN: 7035775269218, REMITTER NAME: VENKATA SIRISHA BUDDIGA, EXECUTANT NAME: SERENE CONSTRUCTIONS LLP, CLAIMANT NAME: VENKATA SIRISHA BUDDIGA).

Date:

12th day of June, 2018

Signature of Registering Officer

Shankarpally

Sub Registrar
Shankarpally

BK-1, CS No 5786/2018 & Doct No

Sheet 2 of 10

1వ పునకము 2018 నంబ. 5786/2018
నంబ. 5786/2018 నంబరుగా రిజిస్ట్రేషన్ చేయబడి
స్టాంపు విలువ గురించి నెం 1524
13.06.2018 ఇవ్వబడినది
2018 నంబ. 5786/2018 నం. 5786/2018

సబ్ రిజిస్ట్రార్
శంకర్ పల్లి

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

Generated on: 12/06/2018 01:48:40 PM



6. The Developer agrees to deliver the villa/cottage on the Scheduled Property completed in all respects on or before 30.10.2018 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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

Babbar
Partner

Srinivas Reddy
[Signature]

6-523/18

6/20/2018
BK-1, CS No 5786/2018 & Doct No
Sheet 3 of 10 Sub Registrar
Shankarpally

Generated on: 12/06/2018 01:48:40 PM



13. 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.
14. 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.

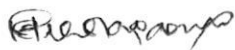
SCHEDULED PROPERTY

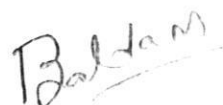
ALL THAT PIECE AND PARCEL agricultural land bearing Farm no. 42 & 43, admeasuring about 1 (one) acre, along with a cottage / villa constructed thereon having built up area 1000 sqft., forming part of Sy. nos. 33, 43, 44 & 46, Yenkapally Village, Chevella Mandal, R. R. District, marked in red in the plan annexed hereto, bounded on: (Extent 4840 sq. yds)

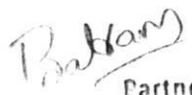
North	Farm No. 44
South	Farm No. 41
East	30' wide road
West	Farm No. 40

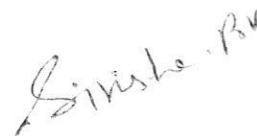
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 


For M/s. Serene Constructions LLP
For **SERENE CONSTRUCTIONS LLP**


Partner



DEVELOPER

BUYER.

8/22/18
6182/1608

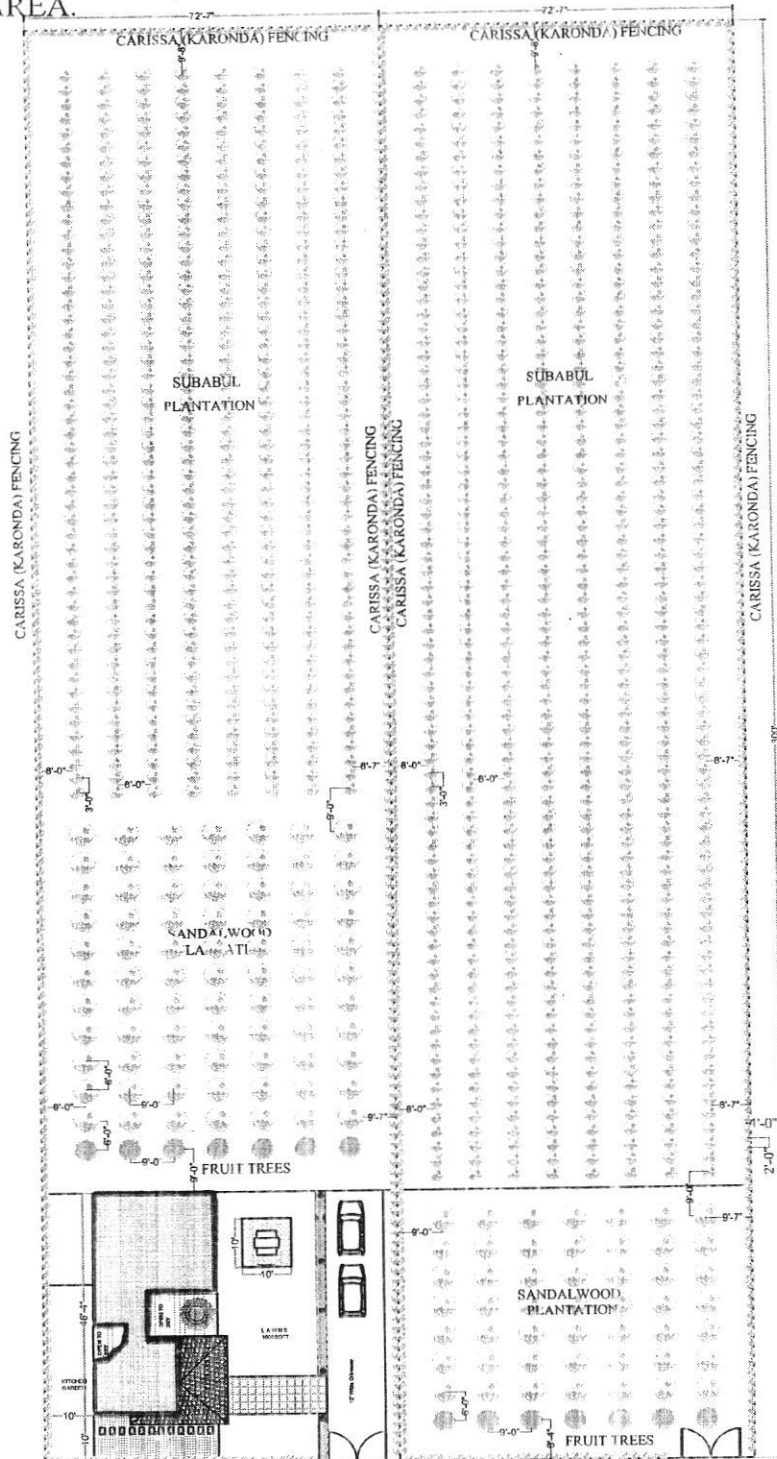
Bk - 1, QS No 5786/2018 & Doct No
Sub Registrar
Shankarpally

Generated on: 12/06/2018 01:48:40 PM



ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 42 & 43 ADMEASURING 1000 SFT.
OF BUILT-UP AREA.



For M/s. Serene Constructions LLP
For SERENE CONSTRUCTIONS LLP

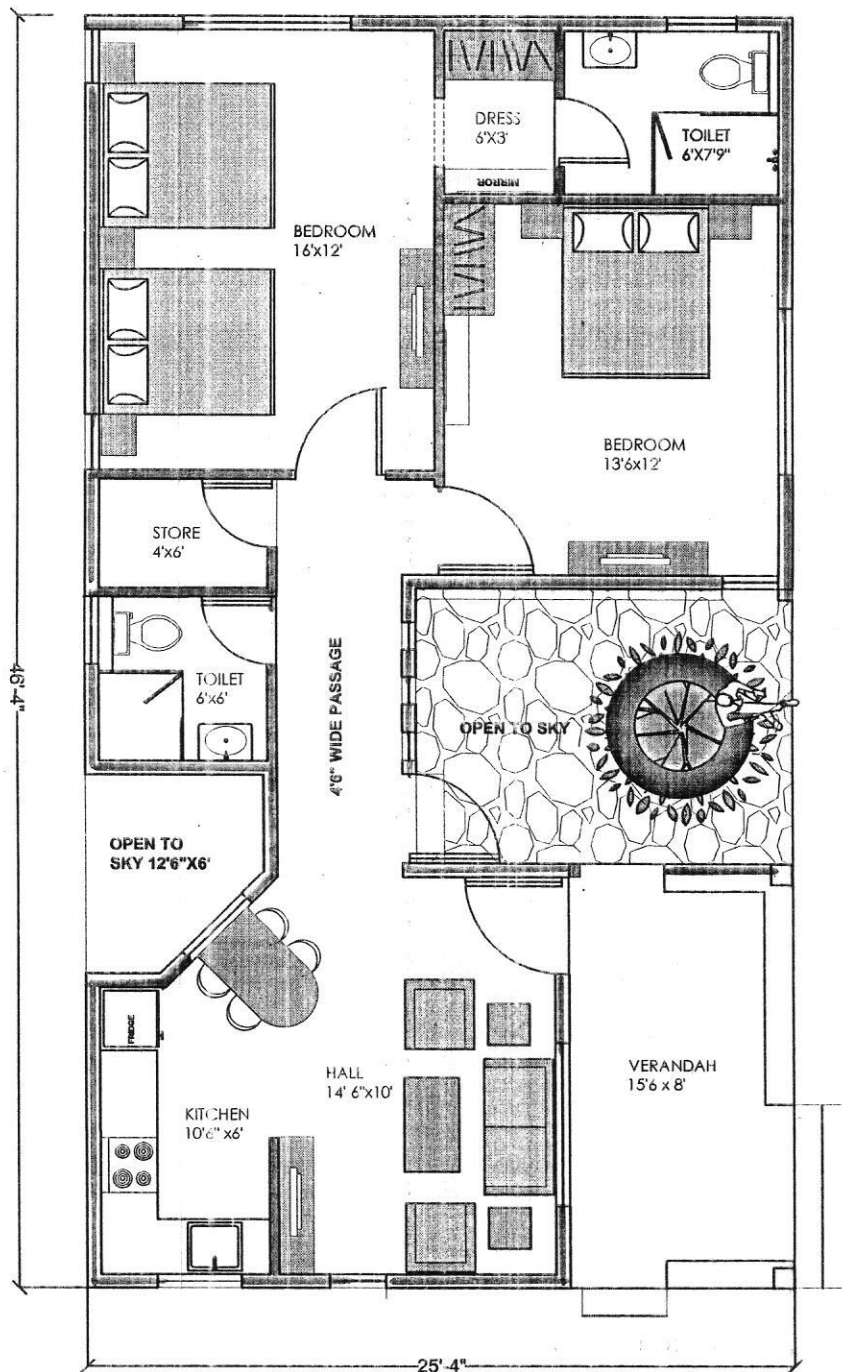
Balaram
Partner

DEVELOPER

Serene
Buyer

BUYER

PLAN FOR CONSTRUCTION OF VILLA.NO.42 & 43 ADMEASURING 1000 SFT OF BUILT-UP AREA



BK - 1, CS No 5786/2018 & Doct No

Sheet 5 of 10 Sub Registrar
Shankarpally

For SERENE CONSTRUCTIONS LLP

Generated on: 12/06/2018 01:48:40 PM

Bakam
Partner



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
For **SERENE CONSTRUCTIONS LLP**

Balaram
Partner

DEVELOPER

Shikha RV
[Signature]

BUYER

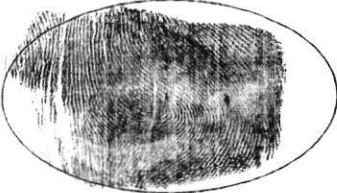
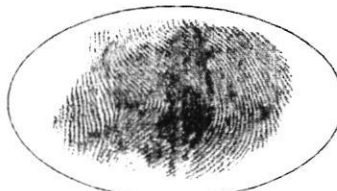
P-723/18

BK - 1, QS No 5786/2018 & Doct No
6180/KC/18. Sheet 6 of 10 Sub Registrar
Shankarpally

Generated on: 12/06/2018 01:48:40 PM



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

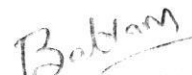
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			DEVELOPER: M/S. SERENE CONSTRUCTIONS LLP HAVING ITS OFFICE AT 5-4-187/3&4 SOHAM MANSION, II FLOOR M. G. ROAD, SECUNDERABAD - 500 003 DULY REP. BY ITS PARTNER:- MR. PALLE BALRAM REDDY S/O. LATE P. SANJEEVA REDDY R/O. PLOT NO. 158 ROCK TOWN COLONY MANSOORABAD L. B. NAGAR RANGA REDDY DISTRICT & REPRESENTATIVE TO PURCHASER: R/O. AT 5-4-187/3 & 4, SOHAM MANSION 2 ND FLOOR, M. G. ROAD SECUNDERABAD & RERESENTATIVE TO PURCHASERS PURCHASER: 1. MRS. VENKATA SIRISHA BUDDIGA W/O. MR. BALA PRASAD BUDDIGA R/O. FLAT NO. 32, 3 RD FLOOR TOWER A, FATIMA TOWERS AMMAN STREET, SALMIYA, HAWALY GOVERNARATE, KUWAIT. Permanent Address: Plot No. 33 Tirumala Emeralds, Ranganaguda X' Rd Turkayamzad, R.R. Dist. 2. MR. BALA PRASAD BUDDIGA S/O. MR. B. LAKSHMI NARAYANA R/O. FLAT NO. 32, 3 RD FLOOR TOWER A, FATIMA TOWERS AMMAN STREET, SALMIYA HAWALY GOVERNARATE, KUWAIT. Permanent Address: Plot No. 33 Tirumala Emeralds, Ranganaguda X' Rd Turkayamzad, R.R. Dist.
			
			
			

SIGNATURE OF WITNESSES:

1. 

2. 

For MODI FARM HOUSE (HYDERABAD) LLP

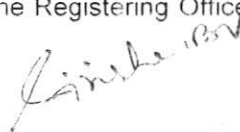

Designated Partner

SIGNATURE OF THE VENDOR

We send here with our photograph(s) and finger prints in the form prescribed, through my representative, Mr. P. Balram Reddy, as we cannot appear personally before the Registering Officer in the Office of District Registrar, Shankarpally, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE





SIGNATURE(S) OF PURCHASER

8-723/18

2

Bk - 1, CS No 5786/2018 & Doct No

6188/18. Sheet 7 of 10 Sub Registrar
Shankarpally



Generated on: 12/06/2018 01:48:40 PM





భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమాను సంఖ్య / Enrollment No. : 1190/10862/03097

To
Palle Balaram Reddy
పల్లె బాలరమ్ రెడ్డి
S/O P Sanjeeva Reddy
plot no 158 and 158
rock town colony
mansoorabad
LBNagar
Rangareddi,
Andhra Pradesh - 500068

07/03/2012



UF114428605IN

11442860

Palle Balaram

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7578 5812 4287

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పల్లె బాలరమ్ రెడ్డి
Palle Balaram Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1980
పురుషుడు - Male

7578 5812 4287



Non Transport

Light Motor Vehicle Non Transport, Motor Cycle
With Gear

Date of Validity
Transport

14/01/2024

Date of Validity
Badge No.

Reference No.

DLRTS0111176314

Original LA.

RTA-HYDERABAD-EZ

Date of First Issue

04/01/1995

Date of Birth

15/01/1974

Blood Group

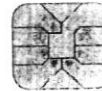
Aadhaar. No-3287 6953 9204

575502007000

Palle Balaram



DRIVING LICENCE
HYDERABAD STATE



PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500013



Issued On: 18/12/2014

RTA-HYDERABAD-E7

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

Address:

S/O: పీ.రామయ్య, 3-13-

95/1వ, మల్లికార్జున నగర,

మల్లాపూర్, ఆంధ్రప్రదేశ్.

ఆంధ్ర ప్రదేశ్ - 500076

S/O. P.Ramaiah, 3-13-95/1C,
mallikarjuna nagar, mallapur, Uppal,
K.v. Rangareddy,
Andhra Pradesh - 500076

PR



పంపరి నరేందర్

Pampari Narender

పుట్టిన తేదీ/ DOB: 17/01/1971

పురుషుడు / Male



9394 8912 8423

9394 8912 8423

0-723/18
C/S

[Signature]
Sub Registrar
Shankarpally

Bk - 1, CS No 5786/2018 & Doct No
C/S. Sheet 8 of 10



Generated on: 12/06/2018 01:48:46 PM





భారత ప్రభుత్వం

Uniform Identification Number of India

PERMANENT ACCOUNT NUMBER
AEXP89857K



నామ NAME
BALA PRASAD BUDDIGA

పితా మాతా పితా MATHER'S NAME
LAKSHMI HARAYANA BUDDIGA

జన్మ తేదీ DATE OF BIRTH
21-04-1975

SIGNATURE

[Signature]

1989 జనవరి 1 నామ సంవత్సరం

Chief Commissioner of Income Tax, Andhra Pradesh

సమాధాన సంఖ్య/ Enrollment No. : 1190/62039/03363

To
Buddiga Balaprasad
బుద్దిగ బాలప్రసాద్
S/O: B Lakshminarayana
Plot No 33
tirumala emeralds
turkayamjal
Turkayamjal
Ragannaguda X Roads, K.V. Rangareddy
Andhra Pradesh - 501510
9502447722

04/12/2012



KL054718656DF

5471865



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7551 1810 2577

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

బుద్దిగ బాలప్రసాద్
Buddiga Balaprasad



పుట్టిన సంవత్సరం/Year of Birth: 1975
పురుషుడు / Male

7551 1810 2577



ఆధార్ - సామాన్యుని హక్కు

Seena V. No - 42, 43

[Signature]

8-723/18

Bk - 1, CS No 5786/2018 & Doct No

6180/1801. Sheet 9 of 10 Sub Registrar
Shankarpally

[Signature]



Generated on: 12/06/2018 01:48:40 PM



आयकर विभाग
INCOME TAX DEPARTMENT
VENKATA SIRISHA BUDDIGA
YOGANANDAM KAKANI
01/06/1979
Permanent Account Number
BLKPB7200F
Signature
19/2012

Sirisha Bv



భారత ప్రభుత్వం

Unique Identification Authority of India

समूह पहचान कार्ड

సమూహ సంఖ్య/ Enrollment No. : 1190/62039/03364

To
Buddiga Venkata Sirisha
బుడ్డిగ వెంకట శిరీష
W/O: B Balaprasad
Plot No 33
tirumala emeralds
turkayamjal
Ragannaguda X Roads, K.V.Rangareddy
Andhra Pradesh - 501510

06/12/2012



KL054718687DF

5471868



మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

8697 4744 9101

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

బుడ్డిగ వెంకట శిరీష
Buddiga Venkata Sirisha



పుట్టిన సంవత్సరం/Year of Birth: 1979
స్త్రీ / Female

8697 4744 9101



ఆధార్ - సామాన్యుని హక్కు

Sirisha Bv

8/5-18
6/80

[Signature]

Bk - 1, CS No 5786/2018 & Doct No
Sheet 10 of 10 Sub Registrar
Shankarpally



Generated on: 12/06/2018 01:48:40 PM

