



తెలంగాణ తెలంగాణ TELANGANA

S.No. 17450 Date: 20-09-2018

Sold to: MAHENDAR

S/o. MALESH

For Whom: 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 5th day of April 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. Mrs. Himanshu Kapoor, Wife of Wg. Cdr. Akhil Kapoor, aged about 54 years {Pan No. AKKPK5045M, Adhaar No. 3258 9071 3107}
2. Mr. Siddhant Mehra, Son of Mr. Raj Mehra, aged about 31 years {Pan No. ANKPM6805C, Adhaar No. 7359 2452 8150}
3. Mrs. Ankita Kapoor, Wife of Mr. Siddhant Mehra, aged about 31 years all are residing at B-3, Silpa Grandeur, Khanamet, Silpa Hills, Near Hitex, Hyderabad - 500 084 {Pan No. AVRPK2226J, Adhaar No. 3713 0243 7454} 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

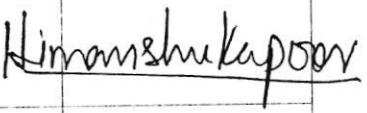
Himanshu Kapoor

Page 1

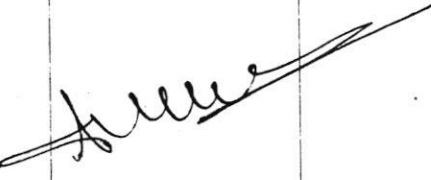
Presentation Endorsement:

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 08th day of APR, 2019 by Sri Kapoor

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 ANKITA KAPOOR: [1524-1-2019-4167]	ANKITA KAPOOR W/O. SIDDHANT MEHRA R/O. B-3, SILPA GRANDEUR KHANMET, SILA HILLS, HYDERABAD	
2	CL		 SIDDHANT MEHRA: [1524-1-2019-4167]	SIDDHANT MEHRA S/O. RAJ MEHRA R/O. B-3, SILPA GRANDEUR KHANMET, SILA HILLS, HYDERABAD	
3	CL		 HIMANSHU KAPOOR: [1524-1-2019-4167]	HIMANSHU KAPOOR W/O. AKHIL KAPOOR R/O. B-3, SILPA GRANDEUR KHANMET, SILA HILLS, HYDERABAD	
4	EX		 [1524-1-2019-4167]	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		 [1524-1-2019-4167]	AKHIL KAPOOR NOIDA, UTTARPRADESH	
2		 [1524-1-2019-4167]	KRISHNA CH SERILINGAMPALLY, RR DIST	

08th day of April, 2019

Signature of Sub Registrar
ShankarpallyBk-1, CS No 4167/2019 & Doct No
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Shankarpally

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WHEREAS:

- A) The Buyer has purchased agricultural land/farmland bearing farm no. 44, admeasuring 2420 sq. yds, (½ acre) by way of a Sale Deed dated 05.04.2019 registered as document no. 4022 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 shall pay the Developer the above said amount of Rs.10,00,000/-(Rupees Ten Lakhs Only) in the following manner:

On completion of flooring, bathroom tiles, doors, windows, I coat of paint etc., payable to the Developer	8,00,000/-
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.
6. The Developer agrees to deliver the villa/cottage on the Scheduled Property completed in all respects on or before 10.07.2019 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

Himanshu Kapoor

Page 2

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: XXXXXXXX7454 Name: Ankita Kapoor	D/O Akhil Kapoor, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201301	
3	Aadhaar No: XXXXXXXX3107 Name: Himanshu Kapoor	W/O Akhil Kapoor, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201301	
4	Aadhaar No: XXXXXXXX8150 Name: Siddhant Mehra	S/O Raj Kumar Mehra, Kondapur, K.v. Rangareddy, Telangana, 500084	

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. 831DME270319 dated, 27-MAR-19 of, ICICIRB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10000/-, DATE: 27-MAR-19, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 5297101895619, PAYMENT MODE: NB-1000200, ATRN: 5297101895619, REMITTER NAME: MRS HIMANSHU KAPOOR, EXECUTANT NAME: SERENE CONSTRUCTIONS LLP, CLAIMANT NAME: MRS HIMANSHU KAPOOR).

Date:

08th day of April, 2019

Signature of Registering Officer
Shankarpally

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Sub Registrar
Shankarpally

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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.
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.

For SERENE CONSTRUCTIONS LLP

Partner

Himanshu Kapoor

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Sub Registrar
Shankarpally

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1వ పుస్తకము 2019 నం||శా.శ19,40
సం||పు.4023 నెంబరుగా రిజిస్టరు చేయబడి
స్థానింగు నిమిత్తము గుర్తింపు నెం 1524
1వ...4023/2019 ఇచ్చివేస్తానని
2019 సం||...నెం...తేది...

శంకర్ అంబర్

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

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SCHEDULED PROPERTY

All that piece and parcel agricultural land bearing farm no.44, admeasuring about s 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	Tot-Lot area
South	Farm No. 43
East	30' wide road
West	Tot-Lot area

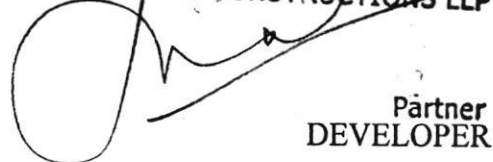
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

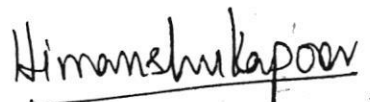
WITNESS:

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


BUYER.




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Shankarpally

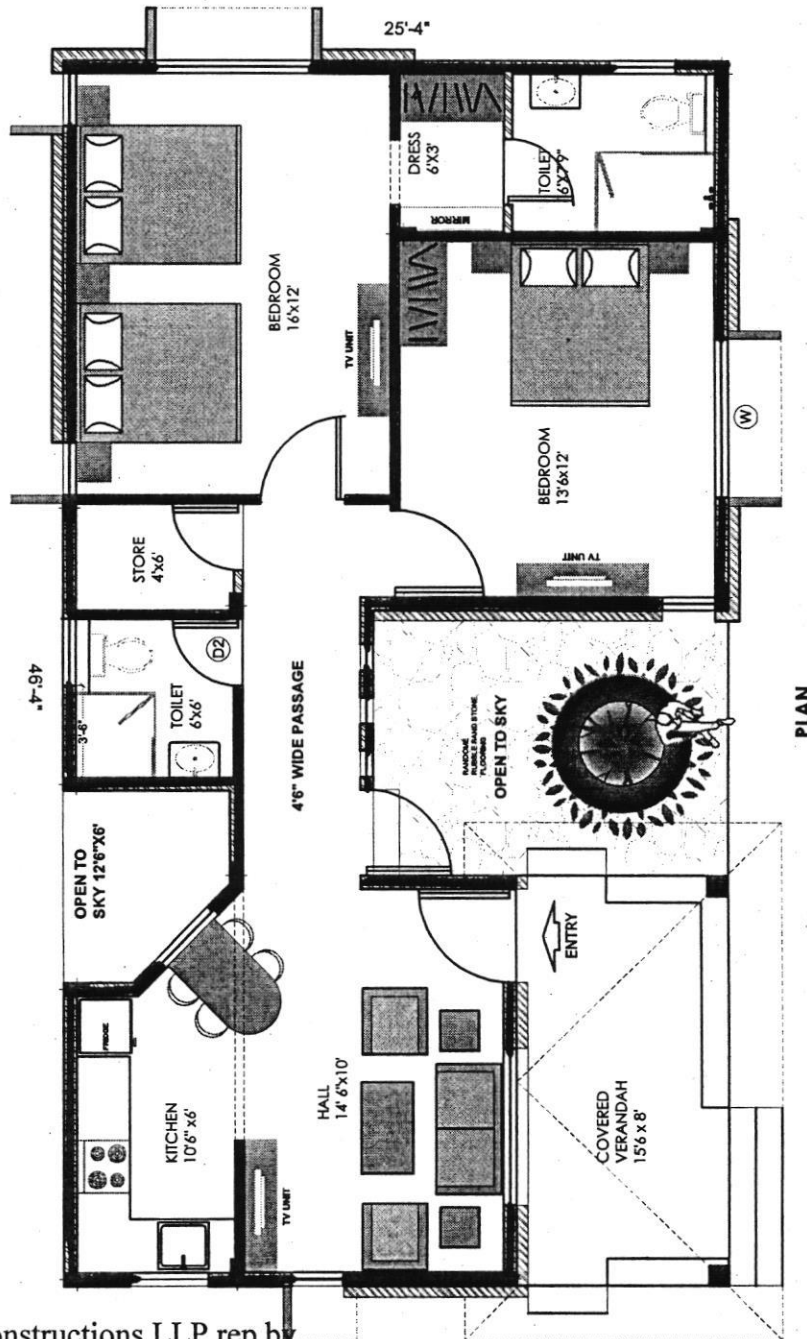


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ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 44 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. ~~SERENE MODI~~ **SERENE MODI CONSTRUCTIONS LLP**

DEVELOPER

Partner

Himanshu Kapoor
Pis *Kapoor*
BUYER

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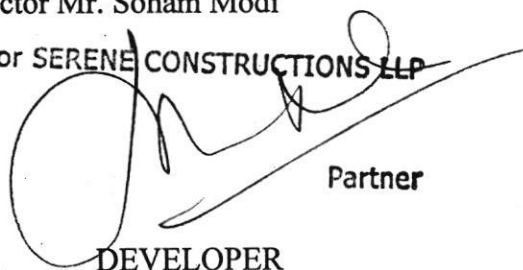
ANNEXURE – B

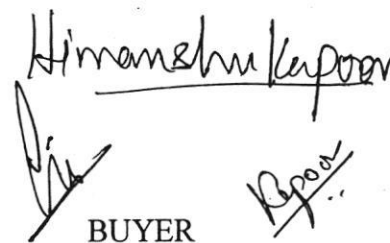
SPECIFICATIONS:

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

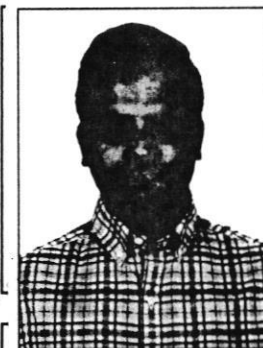
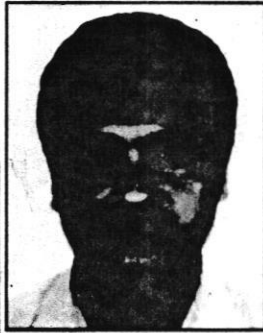
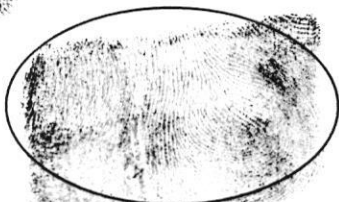
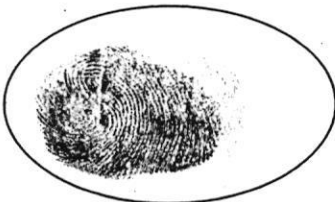
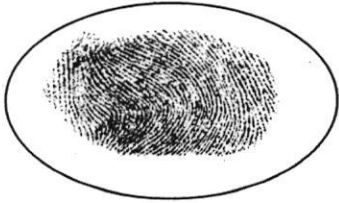
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

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(LEFT THUMB)



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. 72 /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:

1. MRS. HIMANSHU KAPOOR
W/O. WG. CDR. AKHIL KAPOOR
R/O. B-3, SILPA GRANDEUR
KHANAMET, SILPA HILLS
NEAR HITEX
HYDERABAD - 500 084.
2. MR. SIDDHANT MEHRA
S/O. MR. RAJ MEHRA
R/O. B-3, SILPA GRANDEUR
KHANAMET, SILPA HILLS
NEAR HITEX
HYDERABAD - 500 084.
3. MRS. ANKITA KAPOOR
W/O. MR. SIDDHANT MEHRA
R/O. B-3, SILPA GRANDEUR
KHANAMET, SILPA HILLS
NEAR HITEX
HYDERABAD - 500 084.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For SERENE CONSTRUCTIONS LLP

SIGNATURE OF THE DEVELOPER

SIGNATURE(S) OF PURCHASER

Partner

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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 చిరునామా: S/O: సతీష్ మోడి, ప్లాట్ నె- 280, రోడ్ నె-25, పెద్దమ్మ దేవాలయం దగ్గర జబిల్ 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
--	---

 भारत सरकार 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 <i>[Signature]</i>
--	--

For SERENE CONSTRUCTIONS LLP

[Signature]

Partner

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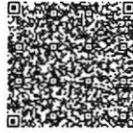




भारत सरकार
Government of India



हिमांशु कपूर
Himanshu Kapoor
जन्म तिथि / DOB : 07/12/1964
महिला / Female



3258 9071 3107

आधार - आम आदमी का अधिकार



भारतीय विधिक पहचान प्राधिकरण
Unique Identification Authority of India

पता: अर्धांगिनी: अखिल कपूर, पी-6 / 469, नोएडा स्टेडियम के पास, जलवायु विहार, सेक्टर-21, नोएडा, गौतमबुद्ध नगर, नोएडा, उत्तर प्रदेश, 201301

Address: W/O: Akhil Kapoor, P-6 / 469, Near Noida Stadium, Jalvayu Vihar, Sector-21, Noida, Gautam Buddha Nagar, Noida, Uttar Pradesh, 201301

Himanshu Kapoor

3258 9071 3107

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार
Government of India



सिद्धांत मेहरा
Siddhant Mehra

पुष्पेन तंड / DOB: 04/11/1987

पुरुष / Male

7359 2452 8150



ना आधार, ना गुरींपु



భారతీయ విధిక పఠచన ప్రాధికరణం
Unique Identification Authority of India

చిరునామ: రంగే వదు / రల్లి వదు: రాజ్ కుమార్ మెహ్రా, హౌస్ నె-3B, సిల్పా గ్రాండ్, హిటెక్ రోడ్, నేర్ హిటెక్, ఖానామెట్, కండాపూర్, క.వ. రంగారెడ్డి, కండాపూర్, తెలంగాణ, 500084

Address: S/O: Raj Kumar Mehra, House No-3B, Silpa Grandeur, Hiteck Road, Near Hiteck, Khanamet, Kondapur, K.v. Rangareddy, Kondapur, Telangana, 500084

7359 2452 8150

1947

help@uidai.gov.in

www.uidai.gov.in



అంకితా కపూర్
Ankita Kapoor

జన్మ తిథి/DOB: 07/03/1987
మహిళా / Female

3713 0243 7454

आधार - आम आदमी का अधिकार



పతా: D/O: అఖిల్ కపూర్
మకాన నె-పి-469, సెక్టర్-21, నోఎడ
నోఎడ, గౌతమ్ బుద్ధ నగర్, ఉత్తర ప్రదేశ్
201301

Address: D/O: Akhil Kapoor, House No.P-469, Sector-21, Noida, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201301

3713 0243 7454

1947
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भारत सरकार
Government of India



अखिल कपूर
Akhil Kapoor
जन्म तिथि / DOB : 27/09/1958
पुरुष / Male



9606 9455 5861

आधार - आम आदमी का अधिकार



భారతీయ విధిక పఠచన ప్రాధికరణం
Unique Identification Authority of India

పతా: ఆత్మజ: వేద ప్రకాశ కపూర్, పి-6 / 469, నోఎడ స్టేడియం కే పాస్, జలవాయు విహార్, సెక్టర్-21, నోఎడ, నోఎడ, గౌతమ్ బుద్ధ నగర్, ఉత్తర ప్రదేశ్, 201301

Address: S/O: Ved Prakash Kapoor, P-6 / 469, Near Noida Stadium, Jalvayu Vihar, Sector-21, Noida, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201301

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INDIAN UNION DRIVING LICENCE TELANGANA STATE	
8432/RBD/2001	Non-Transport
KRISHNA CHANDRAN	Light Motor Vehicle Non Transport, Motor Cycle With Gear
1-64	Date of Validity
MUSKAN SHAWAL DARGA	Transport
SHERLINGAMPALLY	Motor Car, Motor Car
RANGA REDDY - 500050	Date of Validity
	24/06/2018 (Transport)
	Badge No.
	343
	Reference No.
	DLRT5007734615
	Original LA.
	RTA RANGAREDDY
	Date of First Issue
	11/06/2001
	Date of Birth
	01/07/1976
	Blipd Group

Signature
Issued On: 25/06/2015

Issuing Authority
RTA RANGAREDDY

DO1002006/14



Bk - 1, CS No 4167/2019 & Doct No
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Sheet 9 of 9


Sub Registrar
Shankarpally

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