

ORIGINAL

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దస్తావేజులు మరియు రుసుములు రశీదు

190

శ్రీమతి & శ్రీ M/S Sreena Constructions LLP Rep by Mr. Sohan Modi
ఈ దిగువ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

(7)

దస్తావేజు స్వభావము	Agreement for Construction.			
దస్తావేజు విలువ రూ.	10,00,000/-			
స్టాంపు విలువ రూ.	100/-			
దస్తావేజు నెంబరు	832/2018			
రిజిస్ట్రేషన్ రుసుము	500/-			
లోటు స్టాంపు	4900/-			
యూజర్ చార్జీలు	—			
అధనపు షీట్లు	100/-			
5 x.....	/			
మొత్తము	10,000/-			

Return
Date:.....
SRO-Shankarapally

అక్షరాల Ech 1103 351621W080119 Dt 08 01. 2019

తేది 25 01. 2019

రూపాయలు మాత్రమే

వాపసు తేది _____ సా. 4-00 గంటలకు

సబ్ రిజిస్ట్రార్
శ్రీమతి & శ్రీ M/S Sreena Constructions LLP

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.



తెలంగాణ తేలంగానా TELANGANA

S.No. 17446 Date: 20-09-2018

Sold to: MAHENDAR

S/o. MALLESH

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'dad.

Mobile: 9849355156

T 776790

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 25th day of January 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

Mrs. Turumella Saraswathi, Wife of Mr. Turumella Krishna, aged about 52 years, residing at Flat No. 503, 'A' wing, Amsri Central court, Old lancer lines, Secunderabad {Pan No. AXCPT5036E, Adhaar No. 6296 0921 7879}, 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

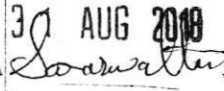
Saraswathi.

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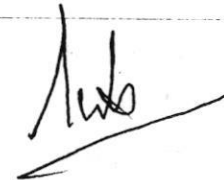
Presentation Endorsement:

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 3 and 4 on the 25th day of JAN, 2019 by Sri M/S Serene Constructions

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 TUREMELLA SARA [1524-1-2019-853]	TUREMELLA SARASWATHI W/O. TURUMELLA KRISHNA R/O. 503 A WING, AMSRI CENTRAL COURT, OLD LENDER LINES, SECUNDERABAD	 31 AUG 2019 HYDERABAD
2	EX		 BY: K PRABHAKAR [1524-1-2019-853]	REP-BY: K PRABHAKAR REDDY (SPA HOLDER) S/O. K.PADMA REDDY R/O. 5-4-187/3 & 4, SOHAM MANSION 2ND FLOOR, MG ROAD, SEUNDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 B JYOTHI::25/01/20 [1524-1-2019-853]	B JYOTHI HABSIGUDA, HYDERABAD	
2		 T KRISHNA BHAGA [1524-1-2019-853]	T KRISHNA BHAGAVAN MAHARASHTRA	

25th day of January, 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	
2	Aadhaar No: XXXXXXXX7879 Name: Saraswati Turumella	W/O Krishna Bhagavan Turumella, Sanpada S.O, Thane, Maharashtra, 400705	

SVED SRAJ ANWAR
SUB-REGISTRAR
Shankarpally, R.R. Dist

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Shankarpally

WHEREAS:

- A) The Buyer has purchased agricultural land/farmland bearing farm no. 47 admeasuring 2420 sq. yds, (½ acre) by way of a Sale Deed dated 25.01.2019 registered as document no. 831 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.10,00,000/-(Rupees Ten Lakhs Only) before entering this agreement which is admitted and acknowledged by Developer.
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 31.03.2019 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

Saravalli
Page 2

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 ,351D1W080119 dated ,08-JAN-19 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10000/-, DATE: 08-JAN-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3655359389901,PAYMENT MODE:NB-1000200,ATRN:3655359389901,REMITTER NAME: TURUMELLA SARASWATHI,EXECUTANT NAME: SERENE CONSTRUCTIONS LLP,CLAIMANT NAME: TURUMELLA SARASWATHI).

Date:

25th day of January,2019

Signature of Registering Officer
Shankarpally

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853/2019 Sheet 2 of 9
Sub Registrar
Shankarpally

1వ పుస్తకము 2019 నంబర్. 419, 40
సంపుట...సంబంధంగా రిజిస్ట్రేషన్ చేయబడి
స్వామింగు నిమిత్తము గుర్తింపు నెం 1524
1వ..8.9.2019 చట్టము మైనది
2019 సంపుట...సెల...25...తేది...

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

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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

Sarawathi

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SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL agricultural land bearing Farm no. 47, 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	Tot-Lot area
South	30' wide road
East	Tot-Lot area
West	30' wide road

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:

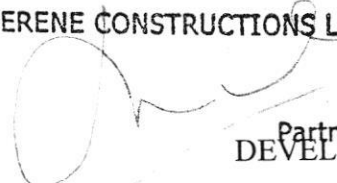
WITNESS:

1. B. Jyothi

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

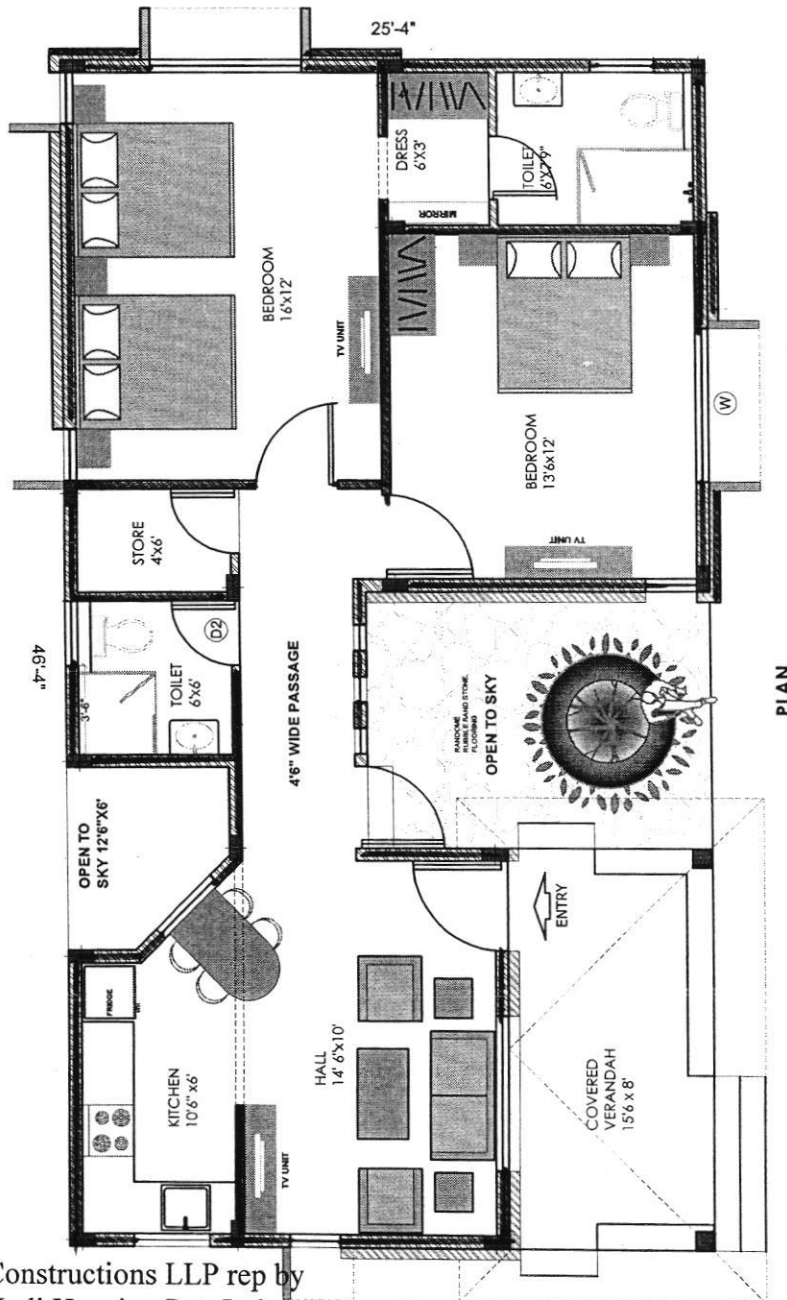


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ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 47, 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. ~~Sobhan Modi~~ **SERENE CONSTRUCTIONS LLP**

DEVELOPER

Partner

Sarawathi
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 Mpd

For SERENE CONSTRUCTIONS LLP

Partner

DEVELOPER

Saravathi

BUYER

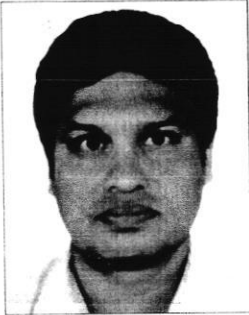
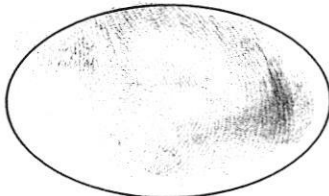
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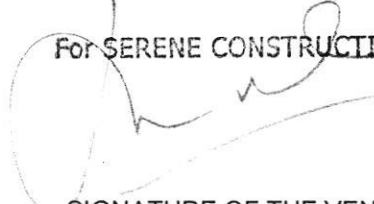
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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: MRS. TURUMELLA SARASWATHI W/O. MR. TURUMELLA KRISHNA R/O. FLAT NO. 503, 'A' WING AMSRI CENTRAL COURT OLD LANCER LINES SECUNDERABAD.

SIGNATURE OF WITNESSES:

1. B. Jyothi
2. 

For SERENE CONSTRUCTIONS LLP



Partner

SIGNATURE OF THE VENDOR



SIGNATURE(S) OF PURCHASER

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VENDOR:

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSPP8104E

हस्ताक्षर
Signature



Aadhaar No 3287 6953 9204



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832-1209. Sheet 8 of 9 Sub Registrar
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भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता W/O कृष्णा भगवान तुरुमेल्ला, रुम
नं- १०४, शिव शंकर टॉवर, प्लॉट नं- १३,
२४, ४६ ते ५०, सेक्टर- १, मानपाडा,
नवी मुंबई, मानपाडा, ठाणे, महाराष्ट्र,
४००७०५

Address: W/O Krishna Bhagavan
Turumella, FLAT NO- 104, SHIV
SHANKAR TOWER, PLOT NO-
23, 24, 46 TO 50, SECTOR- 1,
SANPADA, NAVI MUMBAI,
Sanpada S.O. Thane,
Maharashtra, 400705

Saraswathi



भारत सरकार
GOVERNMENT OF INDIA

सरस्वती तुरुमेल्ला
Saraswathi Turumella

जन्म वर्ष / Year of Birth : 1966
स्त्री / Female



6296 0921 7879

आधार - सामान्य माणसाचा अधिकार



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



भारत प्रभुत्व

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संमोदक संख्या / Enrollment No : 1190/10191/04135

To
Buddhiraju Jyothi
बाद्धिराजु ज्योती
1-4-75/B/513 Sri Sai Landmark
Street No 8
Habsiguda
Hyderabad
Andhra Pradesh - 500007

14/10/2011



UF302831049IN

30283104



B. Jyothi

मी आधार संख्या / Your Aadhaar No. :

9231 9482 3597

आधार - सामान्य माणसाचा अधिकार



बाद्धिराजु ज्योती
Buddhiraju Jyothi



जन्म वर्ष / Year of Birth : 1969
स्त्री / Female

9231 9482 3597



आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता एफ - १०४, शिवशंकर टॉवर्स,
प्लॉट नं - २३, २४, ४६-५०, सेक्टर - १, नाव
मुंबई, ठाणे, मानपाडा, महाराष्ट्र, ४००७०५

Address: F - 104, Shivshankar Towers,
Plot No - 23, 24, 46- 50, Sector - 1, Navi
Mumbai, Thane, Sanpada, Maharashtra
400705

[Signature]



भारत सरकार
Government of India

तुरुमेल्ला कृष्णा भगवान
Turumella Krishna Bhagavan
जन्म वर्ष / Year of Birth : 1966
पुरुष / Male



5719 4871 9690

5719 4871 9690

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