

2897



తెలంగాణ తెలంగాణ TELANGANA

 X 747721

S.No. 20545 Date: 11-11-2019

Sold to: MAHENDAR

S/o. MALLESH

For: 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 28th day of May 2020 at S.R.O. Shankarpally, Ranga Reddy District by and between:

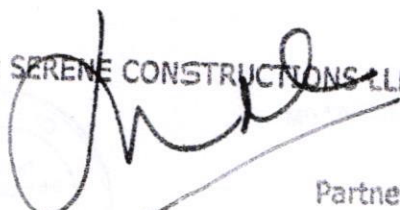
M/s. Serene Constructions LLP an incorporated Limited Liability Partnership Firm, having its office at 5-4-187/3 & 4, Soham Mansion, II floor, M. G. Road, Secunderabad – 500 003, duly represented by its Partner M/s. Modi Housing Pvt Ltd., rep by its Director Mr. Soham Modi, S/o. Late Satish Modi, aged about 49 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad hereinafter referred to as Developer.

AND

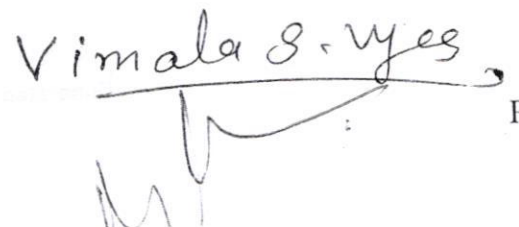
1. Mrs. Vimala Shyam Vyas, Wife of Mr. Shyamsunder Madanlal Vyas, aged about 58 years and
2. Mr. Shyamsunder Madanlal Vyas, Son of Mr. Madanlal Vyas, aged about 57 years both are residing at Plot No. 14, Banjara Orchids, Asha Officers Colony, R. K. Puram, Secunderabad - 500 056, hereinafter referred 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



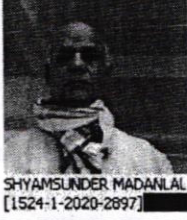
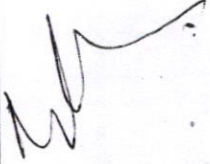
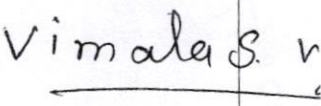
Partner



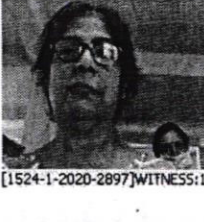
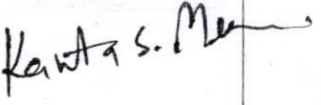
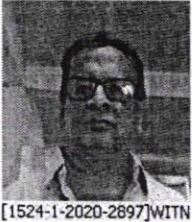
Presentation Endorsement:

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 12 and 1 on the 28th day of MAY, 2020 by Sri K Prabhakar Reddy

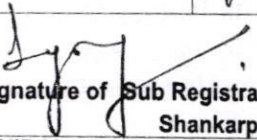
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SHYAMSUNDER MADANLAL [1524-1-2020-2897]	SHYAMSUNDER MADANLAL VYAS S/O. MADANLAL VYAS R/O. PLOT NO.14 BANJARA ORCHIDS ASHA OFFICERS COLONY, R K PURAM, SECUNDERABAD	
			 VIMALA SHYAM VYAS [1524-1-2020-2897]	VIMALA SHYAM VYAS W/O. SHYAMSUNDER MADANLAL VYAS R/O. PLOT NO.14 BANJARA ORCHIDS ASHA OFFICERS COLONY, R K PURAM, SECUNDERABAD	
3	EX		 [1524-1-2020-2897]EX-999-3-	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		 [1524-1-2020-2897]WITNESS:1	KANTA SUNIL MERANI HYDERABAD	
2		 [1524-1-2020-2897]WITN	SUNIL KUMAR MERANI HYDERABAD	

28th day of May, 2020

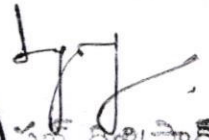

Signature of Sub Registrar
Shankarpally

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: XXXXXXXX0785 Name: Vimala S Vyas	W/O Shyamsunder Madanlal Vyas, Malkajgiri, Hyderabad, Andhra Pradesh, 500056	

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సబ్ రిజిస్ట్రార్
శంకర్పల్లి, రంగారెడ్డి జిల్లా

WHEREAS:

- A) The Buyer has purchased agricultural land/farmland bearing farm no. 5, admeasuring 2420 Sq. yds, (½ acre) by way of a Sale Deed dated 28.05.2020 registered as document no. 2780 of 2020 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 30.9.2020 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

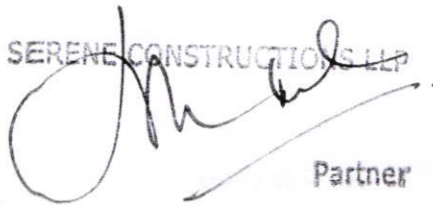
Vimala S. yas

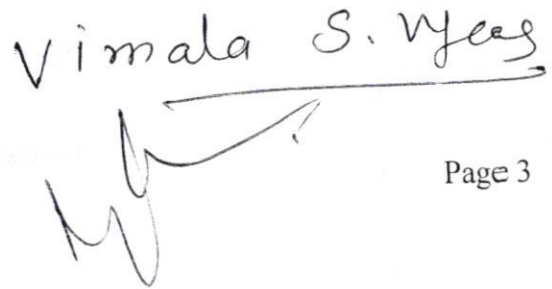
E-KYC Details as received from UIDAI:							
SI No	Aadhaar Details	Address:					Photo
3	Aadhaar No: XXXXXXXX7511 Name: Shyamsunder Madanlal Vyas	S/O Late Madanlal Vyas, Malkajiri, Hyderabad, Andhra Pradesh, 500056					
Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.							
Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
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 ,916DRB270520 dated ,27-MAY-20 of ,YESB/							
Online Payment Details Received from SBI e-P (1). AMOUNT PAID: Rs. 10000/-, DATE: 27-MAY-20, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 7466850134420,PAYMENT MODE:NB-1000200,ATRN:7466850134420,REMITTER NAME: PRABHAKAR REDDY,EXECUTANT NAME: SERENE CONSTRUCTIONS REP BY SOHAM MODI,CLAIMANT NAME: MRS.VIMALA SHYAM VYAS AND OTHERS) . Date: Signature of Registering Officer 28th day of May,2020 Shankarpally							
Certificate of Registration Registered as document no. 2781 of 2020 of Book-1 and assigned the identification number 1 - 1524 - 2781 - 2020 for Scanning on 28-MAY-20 . Registering Officer Shankarpally (Syed Siraj Anwar)							



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.
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

Vimala S. Vyas


Bk - 1, CS No 2897/2020 & Doct No
2781/2020. Sheet 3 of 9 Sub Registrar
Shankarpally



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SCHEDULED PROPERTY

All that piece and parcel agricultural land bearing farm no.5, 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	30' wide road
South	60' wide road
East	Farm No. 6
West	Farm No. 4

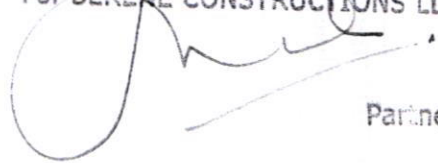
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. Kanta S. Meran
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

Vimala S. Vyas
BUYER.





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2781/2020.

Sheet 4 of 9

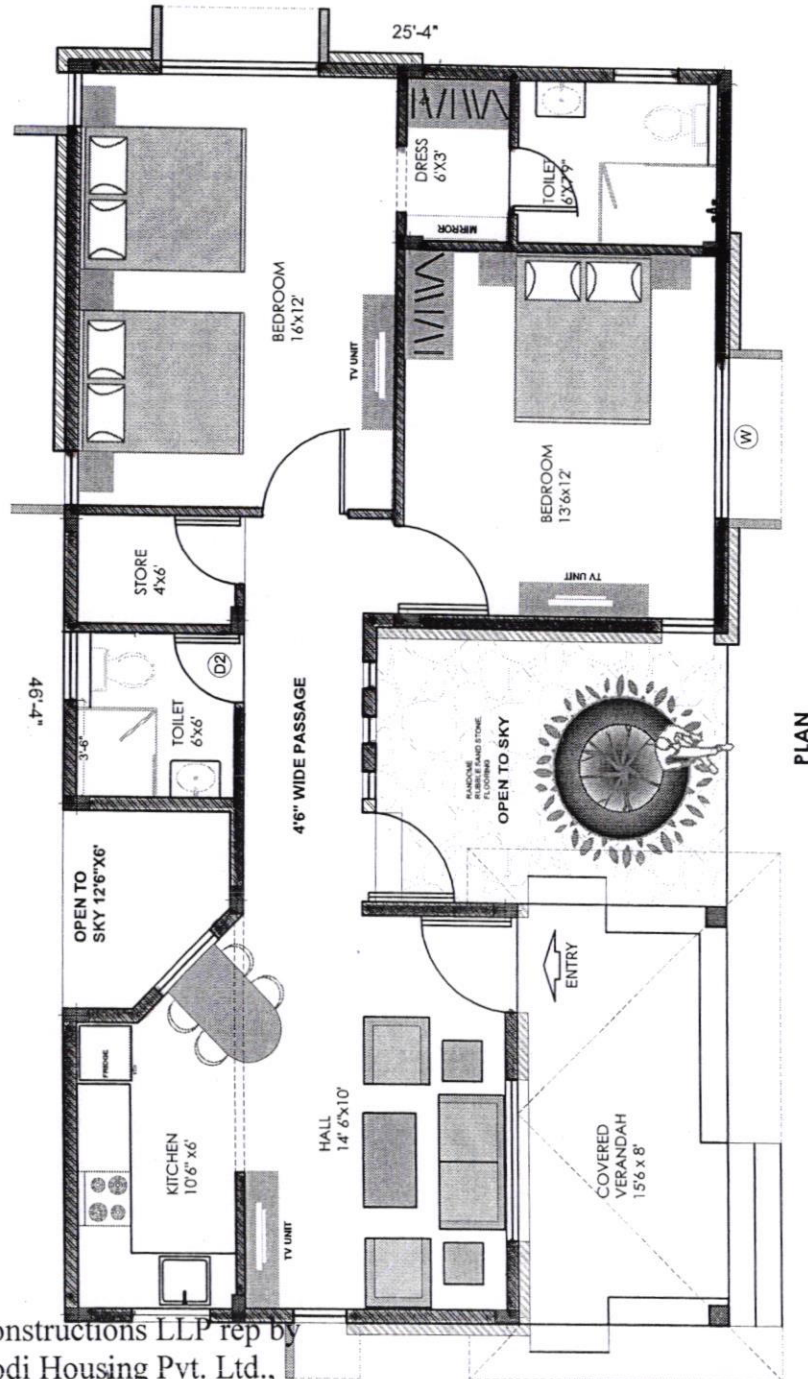
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Shankarpally

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ANNEXURE - A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 5 ADMEASURING 1000 SFT. O.F
BUILT-UP AREA.



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

DEVELOPER

Partner

Vimala S. Yes

BUYER



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2781/2020.

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Sub Registrar
Shankarpally

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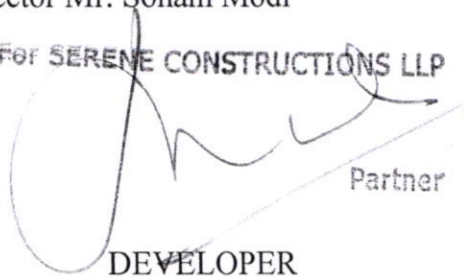
ANNEXURE – B

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

Vimala S. Vyas

BUYER



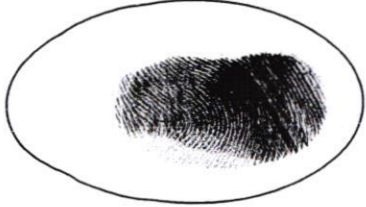
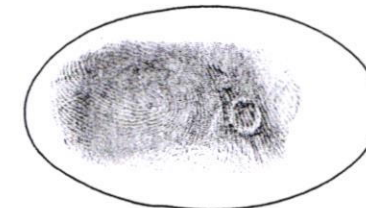
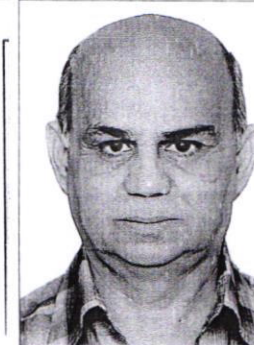
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2781/2020. Sheet 6 of 9 Sub Registrar
Shankarpally



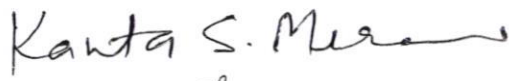
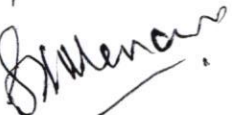
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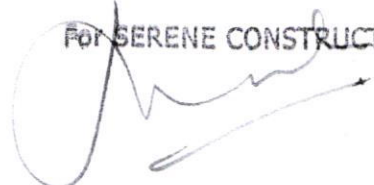


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	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. MRS. VIMALA SHYAM VYAS W/O. MR. SHYAMSUNDER MADANLAL VYAS R/O. PLOT NO. 14, BANJARA ORCHIDS ASHA OFFICERS COLONY R. K. PURAM SECUNDERABAD - 500 056.
			2. MR. SHYAMSUNDER MADANLAL VYAS S/O. MR. MADANLAL VYAS R/O. PLOT NO. 14, BANJARA ORCHIDS ASHA OFFICERS COLONY R. K. PURAM SECUNDERABAD - 500 056

SIGNATURE OF WITNESSES:

1. 
2. 


FOR SERENE CONSTRUCTIONS LLP
Partner

SIGNATURE OF THE DEVELOPER


SIGNATURE(S) OF PURCHASER



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2781/2020. Sheet 7 of 9 Sub Registrar
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 నెం-
280, రోడ్ నెం-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

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

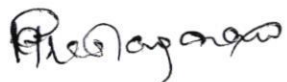
నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

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

For SERENE CONSTRUCTIONS LLP

Partner



Bk - 1, CS No 2897/2020 & Doct No
2781/2020.

Sheet 8 of 9


Sub Registrar
Shankarpally

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भारत सरकार

భారత ప్రభుత్వం

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

Enrollment No.: 1111/15218/04846

To
Vimala S Vyas
విమల ఎస్ వ్యాస్
W/O Shyamsunder Madanlal Vyas
PLOT NO 14 BANJARA ORCHIDS
ASHA OFFICERS COLONY
NEAR HANUMAN TEMPLE
R K PURAM POST
Malkajgiri
Hyderabad
Andhra Pradesh - 500056



5213070

Vimala S Vyas

సంఖ్య / Your Aadhaar No.:

9311 8750 0785

- సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

విమల ఎస్ వ్యాస్
Vimala S Vyas

పుట్టిన సంవత్సరం / Year of Birth : 1961
స్త్రీ / Female

9311 8750 0785

- సామాన్యుని హక్కు



भारत सरकार

ఆధార్

భారత ప్రభుత్వం

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు క్రమసంఖ్య / Enrolment No.: 1111/15218/04845

To
Shyamsunder Madanlal Vyas
(శ్యాంసుందర్ మదన్లల్ వ్యాస్)
S/O Late Madanlal Vyas
PLOT NO 14 BANJARA ORCHIDS
ASHA OFFICERS COLONY
NEAR HANUMAN TEMPLE
R K PURAM POST
Malkajgiri
Hyderabad
Andhra Pradesh - 500056

Date: 23/06/2011



EY 09820773 5 IN

Ref No.: 23062011-11174

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

8406 8820 7511

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

శ్యాంసుందర్ మదన్లల్ వ్యాస్
Shyamsunder Madanlal Vyas

పుట్టిన సంవత్సరం / Year of Birth : 1962
పురుషుడు / Male

8406 8820 7511



ఆధార్ - సామాన్యుని హక్కు



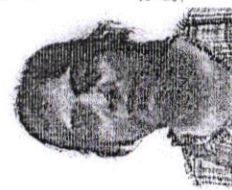
భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కంఠా సునీల్ మేరాని
Kanta Sunil Merani

పుట్టిన సంవత్సరం / Year of Birth: 1962
స్త్రీ / Female

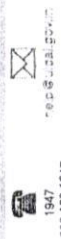
8161 7426 5199

- సామాన్యుని హక్కు



విమల వ్యాస్, W/O సునీల్ మేరాని
హా. నెం. 6-3-598/51/12 సమంతర్క, టేన్ డెంట్స్
అసండ్ నగర్ కాంపి, అపోలో మెడికల్ షాప్
పైలరాబాద్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500056

Address: W/O Sunil Merani
H NO 6-3-598/51/12
SAWANKIRPA RESIDENCY
ANAND NAGAR COLONY
APPOLO MEDICAL SHOP
KHAIRATABAD
Khairatabad Kharataabad
Hyderabad Andhra Pradesh
500056



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Bk - 1, CS No 2897/2020 & Doct No
2781/2020.

Sheet 9 of 9


Sub Registrar
Shankarpally

Generated on: 28/05/2020 12:39:07 PM





Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 28/05/2020, 12:03 PM

SRO Name: 1524 Shankarpally

Receipt No: 2965

Receipt Date: 28/05/2020

AGREEMENT

1000000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: YESB

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

Return

Date:
SRO-Shankarpally.

Prepared By: SAIKUMAR

Signature by SR



Government of Telangana



Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 28/05/2020, 12:05 PM

SRO Name: 1524 Shankarpally

Receipt No: 2966

Receipt Date: 28/05/2020

Name: M/S MODI FARM HOUSE (HYDERABAD) LLP

CS No/Doct No: 2896 / 2020

Transaction: Sale Deed

Challan No:

E-Challan No: 7555CN270520

Chargeable Value: 3800000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 27-MAY-20

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				19000
Transfer Duty /TPT				57000
Deficit Stamp Duty				151900
User Charges				100
Total:				228000

In Words: RUPEES TWO LAKH TWENTY EIGHT THOUSAND ONLY

Return

Date:

Prepared By: SAIKUMAR