



తెలంగాణ తెలంగాణ TELANGANA

S.No. 17454 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'bad.

Mobile: 9849355156

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 24th day of September 2018 at SRO, 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. Sudha Bala, Wife of Mr. Rakesh Babu, aged about 40 years residing at Flat No.301, H. No: 2-2-1075/A, Shubodhya Enclave, Bagh Amberpet, Hyderabad – 500 013, 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 3 and 5 on the 24th day of SEP, 2018 by Sri M/S Serene Constructions Llp

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 RAKESH BABU [R] SUDHA BALA [1524-1-2018-9769]	RAKESH BABU[R]SUDHA BALA . RAKESH BABU	
2	EX		 BY: K PRABHAKAR REDDY [1524-1-2018-9769]	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		 G TIRUPATHI::24/09 [1524-1-2018-9769]	G TIRUPATHI SAROORNAGAR, RR DIST	
2		 CH KRISHNA::24/09/20 [1524-1-2018-9769]	CH KRISHNA HUSSAIN SHAWALI DARGA, SERILINGAMPALLY	

24th day of September, 2018

Signature of Sub Registrar
Shankarpally**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXX8891 Name: Rakesh Babu	S/O Ramesh Babu, hyderabad, Hyderabad, Andhra Pradesh, 500044	

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

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Bk - 1, CS No 9769/2018 & Doct No
9675/2018. Sheet 1 of 10 Sub Registrar
Shankarpally

WHEREAS:

- A) The Buyer has purchased agricultural land/farmland bearing farm no. 30, admeasuring 2420 sq. yds, (½ acre) by way of a Sale Deed dated 24.09.2018 registered as document no. 9474 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 in the following manner:

Installment	Due date for payment	Amount
I	10% on completion of RCC works payable to the Developer	25,000/-
II	7.5% on completion of brick work and plastering payable to the Developer	3,60,000/-
III	5% on completion of flooring, bathroom tiles, doors, windows, I coat of paint etc., payable to the Developer	3,60,000/-
IV	On completion payable to the Vendor/Serene Club	2,55,000/-

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 04.07.2019 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

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 ,598VVA080918 dated ,08-SEP-18 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10000/-, DATE: 08-SEP-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4103451864508, PAYMENT MODE: CASH-1000200, ATRN: 4103451864508, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: SERENE CONSTRUCTIONS LLP, CLAIMANT NAME: MRS. SUDHA BALA).

Date:

24th day of September, 2018

Signature of Registering Officer
Shankarpally

Bk - 1, C# No 9769/2018 & Doct No 9475-1208. Sheet 2 of 10 Sub Registrar Shankarpally

1వ పుస్తకము 2018 సం॥శా. 41940
సం॥పు. 9475. సెంటరుగా రిజిస్టరు చేయబడి
స్వామింగు నిమిత్తము గుర్తిపు నెం 1524
1వ 9475. 2018 ఇవ్వడ మైనది
2018 సం॥ రిజిస్ట్రేషన్ నెం 24 చేది...

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



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Shankarpally Sheet 3 of 10 Sub Registrar
Shankarpally

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SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL agricultural land bearing farm no. 30, admeasuring about 2420 sq. yds, (½ acre) along with a cottage / villa constructed thereon having built up area 1000 sq.ft., 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:

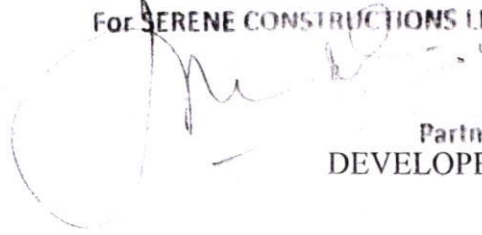
North	Farm No. 32
South	Farm No. 28
East	Farm No. 31
West	30' wide road

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. 
2. 

For M/s. Serene Constructions LLP
rep. by its Managing Partner Mr. Soham Modi
For SERENE CONSTRUCTIONS LLP


Partner
DEVELOPER

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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 Managing Partner Mr. Soham Modi

For **SERENE CONSTRUCTIONS LLP**

Partner

DEVELOPER

Bk - 1, C\$ No 9769/2018 & Doct No
947-1-208. Sheet 5 of 10 Sub Registrar
Shankarpally

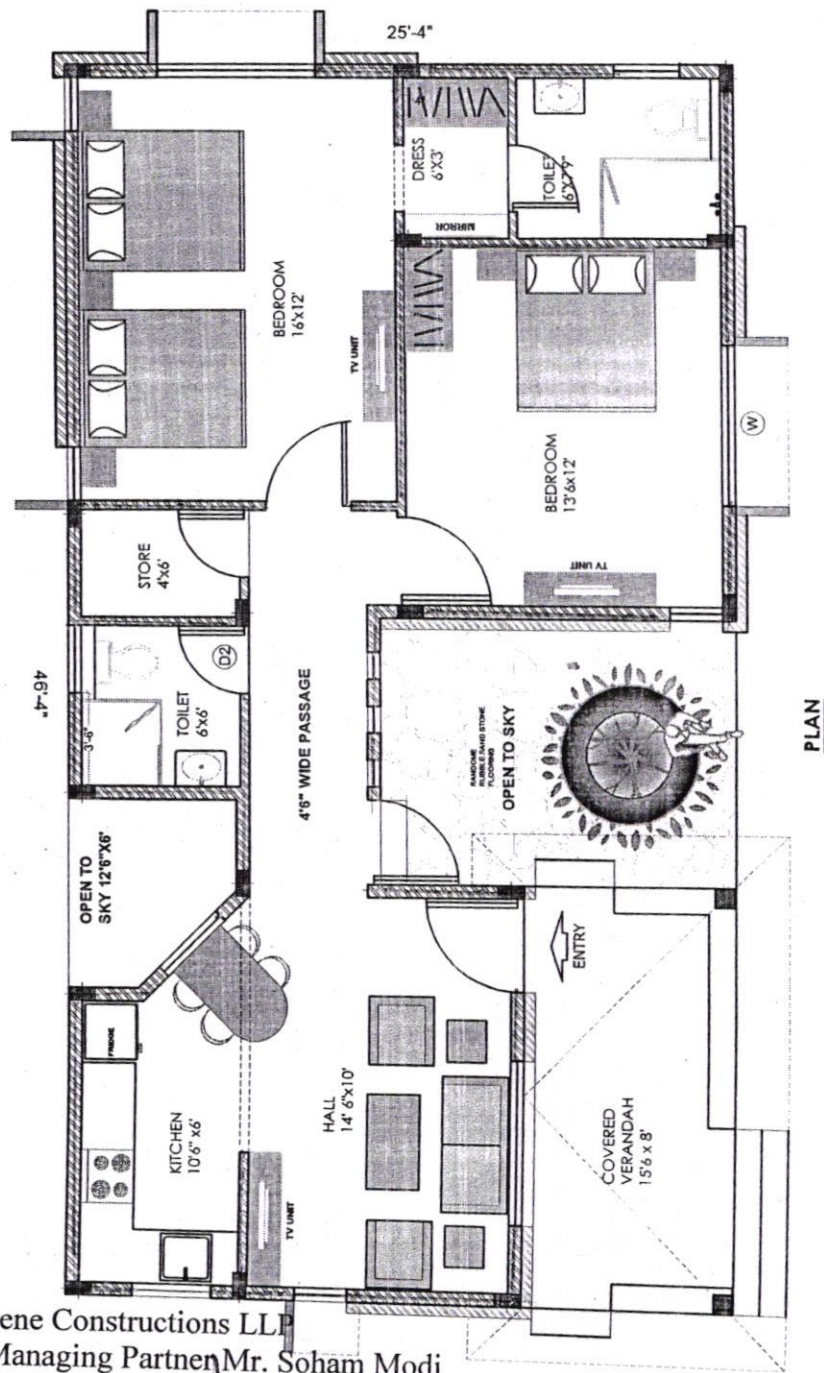


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ANNEXURE – A

PLAN FOR CONSTRUCTION OF COTTAGE / VILLA NO. 30 ADMEASURING 1000 SFT. OF BUILT-UP AREA.



For M/s. Serene Constructions LLP
Rep. by its Managing Partner Mr. Soham Modi
For SERENE CONSTRUCTIONS LLP

DEVELOPER Partner

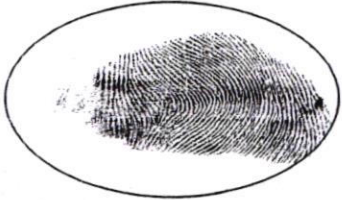
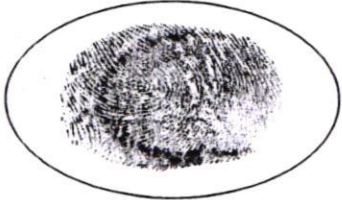
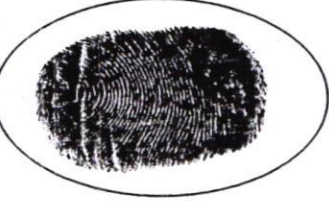
Bk - 1, 9475/2018, No 9769/2018 & Doct No 9475/2018. Sheet 6 of 10 Sub Registrar
Shankarpally



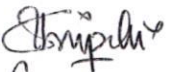
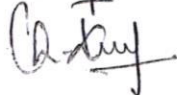
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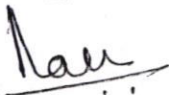
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. MODI FARM HOUSE (HYDERABAD) 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 2 ND FLOOR, M. G. ROAD SECUNDERABAD.
			PURCHASER: MRS. SUDHA BALA W/O. MR. RAKESH BABU R/O. FLAT NO-301 H.NO: 2-2-1075/A SHUBODHYA ENCLAVE BAGH AMBERPET HYDERABAD – 500 013.
			REPRESENTATIVE: MR. RAKESH BABU S/O. MR. RAMESH BABU R/O. FLAT NO-301 H.NO: 2-2-1075/A SHUBODHYA ENCLAVE BAGH AMBERPET HYDERABAD – 500 013.

SIGNATURE OF WITNESSES:

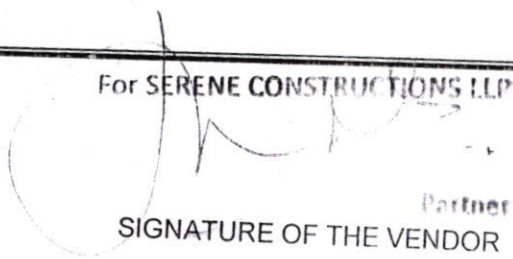
1. 
2. 

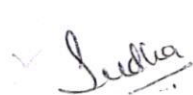
I send here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Rakesh Babu, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar, Shankarpally, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE

For SERENE CONSTRUCTIONS LLP


Partner
SIGNATURE OF THE VENDOR


SIGNATURE(S) OF PURCHASER

Bk - 1, CS Nc 9769/2018 & Doct No
9455 Rock. Sheet 7 of 10 Sub Registrar
Shankarpally



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भारत सरकार
GOVERNMENT OF INDIA



కోహం 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

వీరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నెం-
280, రోడ్ నెం-25, పెద్దమ్మ
దేవాలయం దగ్గర జబిల్ హిల్స్,
ఖైరతాబాద్, లింజానా 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

For SERENE CONSTRUCTIONS LLP

Partner



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

[Signature]

[Signature]



9475
BK - 1, DS No 9769/2018 & Doc No
9475. Sheet 8 of 10 Sub Registrar
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Serial V.No 130



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1093/20131/07709

నమోదు సంఖ్య / Enrollment No. : 1093/20131/07711

To
Rakesh Babu
రాకేష్ బాబు
S/O Ramesh Babu
Flat No 301/ 2-2-1075/A Shubodaya enclave
Bagh Amberpet
6 No Junction
Bagh Amberpet
Hyderabad
Andhra Pradesh - 500044
9290114339

To
Sudha Babu
సుధా బాబు
W/O Rakesh Babu
Flat No 301/ 2-2-1075/A Shubodaya enclave
Bagh Amberpet
6 No Junction
Bagh Amberpet
Hyderabad
Andhra Pradesh - 500044
9247110430



30354762



UF303542750IN

30354275

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

9433 3400 8891

ఆధార్ - సామాన్యుని హక్కు

3471 7346 2069

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



రాకేష్ బాబు
Rakesh Babu

పుట్టిన సంవత్సరం / Year of Birth: 1971
పురుషుడు / Male

9433 3400 8891



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



సుధా బాబు
Sudha Babu

పుట్టిన సంవత్సరం / Year of Birth: 1978
స్త్రీ / Female

3471 7346 2069

మనా పత్రం:
S/O: గడ్డం చామరాజు,
1-15-14/1, డాక్టర్స్ కోలం,
బీకాస్ సామర్ నగర్ ఇండోర్
స్టాకం, సామర్ నగర్, K.V.
Rangareddy, Telangana, 500035

Address:
S/O: Gaddam Chamaraju,
1-15-14/1, doctors colony,
beekas samar nagar indor
stockam, Samarnagar, K.V.
Rangareddy, Telangana, 500035

Address:

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

భారత ప్రభుత్వం

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Non Transport

gilt Motor Vehicle Non Transport Motor Cycle
With Gear

Date of Validity
Transport

10/06/2021
Motor Car Motor Car

Date of Validity
Badge No.

24/06/2018 (Transport)
343

Reference No.
Original LA.

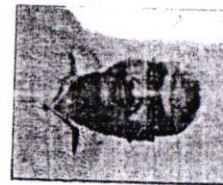
DLRTS007734615
RTA RANGAREDDY

Date of First Issue
Date of Birth

11/06/2001
01/07/1976

Biopod Group

DD1002006/14



డా. తిరుపతి గడ్డం
Dr Thirupathi Gaddam
పుట్టిన తేదీ / DOB : 16/07/1977
పురుషుడు / MALE

7729 4302 8570

ఆధార్ - సామాన్యుని హక్కు

INDIAN UNION BANK
TELANGANA
8432/RBD/2001
KRISHNA CH
CH NARSIMH
1-64
HUSSAIN SHAWAL DARGA
SERILINGAMPALLY
RANGA REDDY - 500050

Serial No. 271926-2014

RTA Rangareddy

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Shankarpally



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Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :24-09-2018 16:50:23

App No :556131

Statement No :34347044

Sri/Smt.:Name not mentioned having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: YENKEPALLY OR YENKEPALLY , Plot No:,30, SURVEY NO: ,33,43,44,46,

Search has been made in Book 1 and in the indexes relating thereto S.R.O. SHANKARPALLY for 11 years from 01-10-2007 to 23-09-2018 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
NIL EC The property mentioned not found in the records of Registered documents. Approach SRO concern.					

Disclaimer:

1.This Report is for Information only.

2.Boundaries,Extent and Built Up are not used in electronic search,they are meant for registering officer for selecting or deselecting for the search results.

3.The encumbrances shown in the eEC are those discovered with reference to the description of properties furnished by the applicants at the time of Registration.

4.All efforts are made for accuracy of data. However in case of any conflict, original data shall prevail.

5.In case system responds by "Data Not Found", for confirmation approach SRO concern.

6.Result : '0 out of 0 are included in the statement'

You can preview/download certified copies of registered document as above from <https://registration.telangana.gov.in>--> Certified Copies of Registered Documents(On Payment) by entering the document number.

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