

AGREEMENT OF SALE
[See rule-38]

This Agreement of Sale is made and executed on this the ____ day of _____, 2022, by and between:

1. **Sri. A. SANJEEV REDDY S/o. VENKATA SUBBA REDDY**, aged about 38 Years, Occupation: Business, R/o. Villa No.31, Indu Fortune Fields, KPHB, 13th Phase, Kukatpally, Hyderabad., {Aadhar No. 5740 0483 5994}.
2. **Smt. A. LAKSHMI PRASANNA W/o. Sri. A. SANJEEV REDDY**, aged about 32 Years, Occupation: House Wife, R/o. Villa No.31, Indu Fortune Fields, KPHB, 13th Phase, Kukatpally, Hyderabad., {Aadhar No. 2827 3442 6317}.
3. **Sri. A. KRISHNA REDDY S/o. VENKATA SUBBA REDDY**, aged about 48 Years, Occupation: Business, R/o. Villa No.95, Indu Fortune Fields, KPHB, 13th Phase, Kukatpally, Hyderabad., {Aadhar No. 5101 2114 6467}.

For APR PROJECTS


Managing Partner

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4. Smt. AVULA RAMANA W/o. Sri. A. KRISHNA REDDY, aged about 41 Years, Occupation: House Wife, R/o. Villa No.95, Indu Fortune Fields, KPHB, 13th Phase, Kukatpally, Hyderabad., (Aadhar No. 6048 1512 6119). (having purchased an extent of Ac.0-20 Gts).

Land Owner No.1 to 4 are Represented by their DAGPA Holder :

M/s. APR PROJECTS, a Partnership Firm having its registration No.2605 of 2016 {PAN No.ABFFA6928D} and having its Registered office at No.208, Praveen's Luxuria, APR Nagar, Patancheru, Sangareddy District, Represented by its **Managing Partner: Sri. A. KRISHNA REDDY S/o. VENKATA SUBBA REDDY**, aged about 47 Years, Occupation: Business, R/o. Villa No.95, Indu Fortune Fields, KPHB, 13th Phase, Kukatpally, Hyderabad., {Aadhar No.5101 2114 6467} Vide Regd. DAGPA Document No. 2070/2022, Dated: 20/01/2022, Regd. at R.O. SANGA REDDY.

AND

5. M/s. APR PROJECTS, a Partnership Firm having its registration No.2605 of 2016 {PAN No.ABFFA6928D} and having its Registered office at No.208, Praveen's Luxuria, APR Nagar, Patancheru, Sangareddy District, Represented by its **Managing Partner: Sri. A. KRISHNA REDDY S/o. VENKATA SUBBA REDDY**, aged about 47 Years, Occupation: Business, R/o. Villa No.95, Indu Fortune Fields, KPHB, 13th Phase, Kukatpally, Hyderabad., {Aadhar No.5101 2114 6467}.

hereinafter referred to as the "Promoter-Owners" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their partners or partner for the time being of the said firm, the survivor or survivors of them and his/her/their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

All the above mentioned Land Owner Nos.1 to 4 are represented by their Development Agreement Cum GPA Holder: M/s. APR PROJECTS, {PAN No.ABFFA6928D} a Partnership Firm having its registration No. No.2605 of 2016, and having its Registered office at Villa No.95, Indu Fortune Fields, KPHB, 13th Phase, Kukatpally, Hyderabad represented by its Managing Partner: Sri. A. KRISHNA REDDY S/o. VENKATA SUBBA REDDY, aged about 47 Years, Occupation: Business, R/o. Villa No.95, Indu Fortune Fields, KPHB, 13th Phase, Kukatpally, Hyderabad., {Aadhar No.5101 2114 6467}.

hereinafter referred to as the "Promoter-Developer" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, permitted assigns).

Hereinafter "Promoter-Owners" & "Promoter-Developer" shall be collectively referred to as the "Promoters"

And

Sri. _____ S/o. Sri. _____, aged about _____ years, (Aadhar No. _____), (PAN No. _____).
Residing at _____.

(Hereinafter called as the "Allottee/s"/"Purchaser/s")

Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its executors, administrators, successors in interest and permitted assigns

The "Promoter-Owners" & "Promoter-Developer" / Promoters and Allottee/s/Purchaser/s shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

For APR PROJECTS



Managing Partner

Definitions:

For the purpose of this Agreement for Sale, unless the context otherwise requires-

- a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- b) "appropriate Government" means the Government of Telangana;
- c) "Rules" means the Real Estate (Regulation and Development) (General) Rules 2016 made under the Real Estate (Regulation and Development) Act, 2016
- d) "Regulations" means the Regulations made under Real Estate (Regulation and Development) Act, 2016
- e) "Section" means a section of the Act.

WHEREAS, the Promoter-Land Owners are absolute owners and purchasers/Pattadars of lands as and also the Promoter -Land Owners are entered DAGPA to Promoter-Developer details as mentioned below:

Whereas the Land Owner Nos. 1 to 4 and along with Second party are the absolute Owners and Possessors and Purchasers of the Lands as mentioned below:

Sl. Nos.	Survey Numbers	Extent Ac.- Gts	Total Extent Ac.- Gts	Purchased an extent of Purchasers Names
1.	175/౧1	0-18	0-21	Sri. A. SANJEEV REDDY
	230/౧౩	0-03		
2.	230/౧౩	0-20	0-20	Smt. LAKSHMI PRASANNA
3.	231/Part	0-38	0-38	Sri. A. KRISHNA REDDY
4.	231/Part	0-20	0-20	Smt. AVULA RAMANA
5.	231/Part	1-20	1-35	M/s. APR PROJECTS
	232/౧౨	0-15		

Total admeasuring is Ac.4-14 Gts., Situated at PATANCHERU VILLAGE AND MANDAL, Sangareddy District, Telangana State., By Virtue of Regd. Sale Deed bearing Document No.42284/2019, Dated: 27/09/2019, Regd. at R.O. Sangareddy.

Whereas the Land Owner No.3 and along with Second party are the absolute Owners and Possessors and Purchaser of the Agricultural Lands admeasuring Ac.0-05 Gts (out of Ac.1-14 Gts) in Survey No.235, admeasuring Ac.0-35 Gts (Out of Ac.1-28 Gts) in Survey No.236, Total admeasuring Ac.1-00 Gts, Situated at PATANCHERU VILLAGE AND MANDAL, Sangareddy District, Telangana State., by Virtue of Regd. Sale Deed Bearing Document No. 46164/2019, Dated: 26/10/2019, Regd. at R.O. Sangareddy.

And thereafter Land Owners and along with Second party have converted the above mentioned Agricultural Lands to Non Agricultural Lands vide its NALA permission Proceeding Nos. 1). 210023860 Dated: 10/11/2021, 2). 2101047392 Dated: 20/11/2021 3). 2101010037 Dated: 03/11/2021 4). 2101010006 Dated: 03/11/2021 & 5). 2101090655 Dated: 01/12/2021, issued by Tahsildar & Joint Sub Registrar office Patancheru, Sangareddy District, Telangana State.

For APR PROJECTS


Managing Partner

And thereafter the Land Owners have entered into DAGPA with **M/s. APR PROJECTS**, in respect of the part and parcel of the **Open Lands**, admeasuring **2178 Sq.yards** in Survey No. **175/1**, admeasuring **363 Sq.yards** in Survey No. **230/1**, admeasuring **2420 Sq.yards** in Survey No. **230/1**, admeasuring **2420 Sq.yards** in Survey No. **231/Part**, admeasuring **1210 Sq.yards** (Out of 4598 Sq.yards) in Survey No. **231/Part** & admeasuring **605 Sq.yards** in Survey No. **235/Part**, Thus the total admeasuring comes to **9,196 Sq.yards**, Situated at **PATANCHERU VILLAGE** and Mandal, Sangareddy District, Telangana State., Vide Regd. DAGPA Document No. **2070/2022**, Dated: 20/01/2022, Regd. at R.O. SANGA REDDY.

And Whereas the Promoter-Developer i.e., **M/s. APR PROJECTS** is the absolute Owner, Peaceful possessor and Purchaser of Agricultural Lands, Survey No.175/12, admeasuring is Ac.0-15 Gts, Survey No.175/12/2, admeasuring is Ac.0-02 Gts and Survey No.175/12, admeasuring is Ac.0-22 Gts in, Thus the total admeasuring is comes to Ac.0-39 Gts., Situated at **PATANCHERU VILLAGE** and Mandal, Sangareddy District, Telangana State., having purchased the same from **MOHD SHAREEF S/o. MOHD JAFFAR SHAREEF**, Vide its Regd. Sale Deed bearing Document No. **1839/2021**, Dated: 11th Day of October, 2021, Regd. at M.R.O. Patancheru.

And Whereas the Promoter-Developer i.e., **M/s. APR PROJECTS** is the absolute Owner, Peaceful possessor and Purchaser of Agricultural Land in Survey No. 175/1/1, admeasuring is Ac.0-07 Gts, Situated at **PATANCHERU VILLAGE** and Mandal, Sangareddy District, Telangana State., having purchased the same from **Smt. M. JYOTHI D/o. Sri. M. SAPANA DEV**, Vide its Regd. Sale Deed bearing Document No. **42434/2019**, Dated: 30th Day of September, 2019, Regd. at R.O. Sangareddy.

And Whereas the Promoter-Developer i.e., **M/s. APR PROJECTS** is the absolute Owner, Peaceful possessor and Purchaser of undivided share of Agricultural Lands in Survey No. 231/Part, admeasuring is Ac.1-20 Gts & Survey No. 232/1, admeasuring is Ac.0-15 Gts., thus the total admeasuring comes to Ac.1-35 Gts., Situated at **PATANCHERU VILLAGE** and Mandal, Sangareddy District, Telangana State., as per Regd. Sale Deed bearing Document No. **42284/2019**, Dated: 27th Day of September, 2019, Regd. at R.O. Sangareddy.

For **APR PROJECTS**


Managing Partner

APR PROJECTS

APR PROJECTS

Whereas is the originally M/s. APR PROJECTS and along with Others are the absolute owners of the Agricultural Lands as detailed below:

Survey Nos.	Extent Ac.-Gts	Total Extent Ac.-Gts	Purchased and extent of Purchasers Names
175/21	0-18	0-21	Sri. A SANJEEV REDDY
230/2	0-03		
230/2	0-20	0-20	Smt. A LAKSHMI PRASANNA
231/Part	0-38	0-38	Sri. A KRISHNA REDDY
231/Part	0-20	0-20	Smt. AVULA RAMANA
231/Part	1-20	1-35	M/s. APR PROJECTS
232/2	0-15		

Thus the total admeasuring is Ac.4-14 Gts., Situated at PATANCHERU VILLAGE and Mandal, Sangareddy District, Telangana State., having purchased the same from Sri. NUKALA NAGESHWER RAO @alias NUKALA NAGESHWAR RAO S/o. Late VISWANATHAM AND ANOTHER, Vide its Regd. Sale Deed bearing Document No. **42284/2019**, Dated: 27th Day of September, 2019, Regd. at R.O. Sangareddy.

And Whereas the Promoter-Developer i.e., M/s. APR PROJECTS is also the absolute Owner and Peaceful possessor and purchaser of the part of Agricultural Land in Survey No. 233, admeasuring is Ac.1-00 Gts (out of Ac.1-20 Gts), Situated at PATANCHERU VILLAGE and Mandal, Sangareddy District, Telangana State., having got the said Land from Smt. GANGULA SUREKHA W/o. Sri. GANGULA NARSIMHA REDDY, Vide its Regd. Exchange Deed bearing Document No. **26623/2019**, Dated: 19th Day of June, 2019, Regd. at R.O. Sangareddy.

And Whereas the Promoter-Developer i.e., M/s. APR PROJECTS is also the absolute Owner and Peaceful possessor and Purchaser of the Lands admeasuring is Ac.0-15 Gts (out of Ac.1-33 Gts) in Survey No.234, admeasuring Ac.0-19 Gts (out of Ac.1-14 Gts), in Survey No.235, Total admeasuring Ac.0-34 Gts., Situated at PATANCHERU VILLAGE and Mandal, Sangareddy District, Telangana State., having purchased same from Sri. KARNE YELLA REDDY S/o. Sri. KARNE LAXMA REDDY, Vide its Regd. Sale Deed bearing Document No. **26620/2019**, Dated: 19th Day of June, 2019, Regd. at R.O. Sangareddy.

For APR PROJECTS


Managing Partner

And Whereas the Promoter-Developer i.e., **M/s. APR PROJECTS** is the absolute Owner, Peaceful possessor and Purchaser of undivided share of admeasuring Ac.0-25 Gts (out of Ac.1-00 Gts), in Survey No.236, as per Regd. Sale Deed bearing Document No. **46164/2019**, Dated: 26th Day of October, 2019, Regd. at R.O. Sangareddy.

Whereas originally M/s. APR PROJECTS and along with Sri. A KRISHNAREDDY is the absolute owner of the part of Agricultural Lands admeasuring is Ac.0-05 Gts (out of Ac.1-14 Gts) in Survey No.235, admeasuring Ac.0-35 Gts (out of Ac.1-28 Gts), in Survey No.236, Total admeasuring Ac.1-00 Gts., Situated at PATANCHERU VILLAGE and Mandal, Sangareddy District, Telangana State., having purchased same from Sri. KARNE YELLA REDDY S/o. Sri. KARNE LAXMA REDDY, Vide its Regd. Sale Deed bearing Document No. **46164/2019**, Dated: 26th Day of October, 2019, Regd. at R.O. Sangareddy.

A. Whereas the Promoter-Developer i.e., **M/s. APR PROJECTS**, hereto had also entered into Development Agreements Cum General Power of Attorneys with several individuals holding the contiguous land in order to combine the same for composite development of total extent of land admeasuring **Ac.5-17 Gts.** including an extent of **Ac.3-21 Gts.** owned and possessed by the Developer itself. Accordingly the Developer hereto had prepared comprehensive plans for a total extent of **Ac.5-17 Gts.**, for composite development by including an extent of **Ac.1-01 Gts** owned and possessed by it and obtained a approval from GHMC for such composite layout in survey Nos.175/A,175/AA,175/E,175/A1/1,175/E1,230/AA, 231/PART, 233/PART, 234/PART, 235/PART & 236/PART, Situated at PATANCHERU Village and Mandal, Sangareddy District, Telangana State, with housing Project vide its File No. **003374/GHMC/1920/SLP1/2021-LO** and Sanctioned Permit No. **1883/GHMC/SLP/2022-LO**, Dated: 19/01/2022, in the name and style of **M/s. APR PROJECTS** and accordingly undertook the development works therein and named the said layout as "**APR PRAVEEN'S NATURE PHASE-2**", and the same above Lands owners had allotted share of Villas already mentioned DAGPA Document, So as per DAGPA and Sale Deed ratio through the schedule mentioned Semi finished **Independent Duplex House** on Plot No._____, fell to the **Share of Developer**.

B. The above said Landis earmarked for the purpose of building a residential project comprising **86 Individual Duplex units** and the said project shall be known as "**APR PRAVEEN'S NATURE PHASE-2**".

C. The Promoters are fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter-Owners and Promoter-Developer regarding the Said Land on which Project is to be constructed/have been completed;

D. The permission granted above is effective from the date of its issuance and no certificate of commencement is required.

E. The Promoters have obtained registered this project under the Provisions of the Act with the Telangana Real Estate Regulatory Authority at Hyderabad on vide its No. _____ from the said Authority.

For APR PROJECTS


Managing Partner

F. The Allottee/s is intending to own property in an upcoming, like minded community had applied for purchase of Villa/Unit in the Project and has been allotted Villa/Unit No. _____ having Carpet area of ____ Sq. feet as mentioned in Schedule B (subject to tolerance +/- 3% on account of structural, design and construction variance) exclusive verandahs, balconies and Utility area of ____Sq feet, Walls & other projected slab area totally having a saleable area of ____Sq. feet.

G. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

H. The Promoters have not availed any project finance till date from any financial institutions.

J. The Parties hereby confirm that they are signing this Agreement with full knowledge of all laws, rules, regulations, notifications etc. applicable to the Project;

K. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this agreement and all applicable laws, are now willing to enter into this agreement on the terms and conditions appearing hereinafter;

L. In accordance with the terms and conditions set out in this Agreement and as mutually agreed up on by and between the Parties, the Promoters hereby agree to sell and the Allottee/s hereby agree to purchase the Schedule-B Villa/Unit.

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. TERMS:

- 1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoters agree to sell to the Allottee/s and the Allottee/s hereby agrees to purchase, the Schedule -B Villa/Unit hereinafter called Villa/Unit.
- 1.2 The Total Price exclusive of Registration/Stamp Duty Charges for the Villa/Unit based on the saleable area is Rs. _____/- (Rupees _____ Only). The break up and description of the "Total Price" excluding Registration/Stamp Duty Charges is as follows:

Project Name :	APR PRAVEEN'S NATURE
Villa/Unit No :	PHASE-2"
Type : Duplex	
No. of Floors :	
Carpet Area in Square Feet :	
Exclusive varandah, balcony & Utility area in Square feet:	
Walls & other projected slab areas	
Saleable area	
Basic Rate	
RATE CHARGED PER Square Feet of Saleable area	
A. 1. BASIC UNIT VALUE	
A. 2. GST VALUE	
A. 3. GROSS UNIT VALUE	
TOTAL - A	
B. 1. Corpus Fund of Rs.50,000/- Payable to the Society	Rs.50000/-
TOTAL - B	Rs.50000/-
TOTAL PRICE - A + B	

For APR PROJECTS


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Explanation:

- (i) The Total Price above includes the booking amount paid by the Allottee/s to the Promoters towards the Villa/Unit;
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoters by way of GST, TDS and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoters by whatever name called up to the date of handing over the possession of the Villa/Unit to the Allottee/s and the Project to the Association of Allottee/s or the Competent Authority, as the case may be, after obtaining the completion certificate, Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the Allottee/s to the promoters shall be increased/reduced based on such change/modification, but excludes the Registration / Stamp Duty Charges payable by the Allottee/s at the time of execution of Sale Deed and Agreement for Construction, as the case may be.

Provided that in case, there is any change/modification in the taxes, the subsequent amount payable by the Allottee/s to the Promoters shall be increased/reduced based on such change/modification/amendments to the provision of the Act as the case may be;

Provided further if there is any increase in the taxes, after the expiry of the schedule date of completion of the project as per registration with the authority, which shall include the extension of registration, if any, granted to the said project by the authority, as per the Act, the same shall not be charged from the Allottee/s provided that stamp duty, registration fee, mutation charges shall be paid by the Allottee/s as per the actuals over and above the total price.

- (iii) The Promoters shall periodically intimate in writing to the Allottee/s, the amount payable as stated in (i) and (ii) above and the Allottee/s shall make payment demanded by the Promoters within the time and in the manner specified therein. In addition, the Promoters shall provide to the Allottee/s the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective; However the taxes and levies in force and at applicable rates as on date on which the payment is made shall only be applicable for all purposes.
- (iv) The Total Price of the Villa/Unit includes recovery of price of land, construction of (Not only the Villa/Unit but also the common areas, internal development charges, external development charges, taxes, cost of providing electrical wiring, electrical connectivity to the Villa/Unit, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and/or fire-fighting equipment and/ or other provisions related to fire (as per law) in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided as per the agreement within the Villa/Unit and the project; but shall not include the cost of the works, goods or services provided, over and above those agreed under this agreement and as per separate or independent agreements or orders or those mentioned in clause 8.2 (vii).
- (v) As per the provisions of the RERA Act, Sale Deed shall be executed for the plinth area only in favour of the Allottee/s and the proportionate common areas including undivided share of land will be transferred to the Association by way of conveyance deed. However as the project is an individual villas/units project as such common areas are not applicable for individual villa/unit. Hence sale deed will be executed on saleable area of villa/unit only in favour of the Allottee/s. However the common services such as water supply, drainage along with STP, external electrical installations including street lighting, children play equipment, and common installations such as solar fencing, compound wall etc. will be handed over to the association after the maintenance period undertaken by the Promoter.

For APR PROJECTS



Managing Partner

- 1.3 The Total Price is escalation-free, save and except increases which the Allottee/s hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoters undertake and agree that while raising a demand on the Allottee/s for increase in development charges, cost/charges imposed by the competent authorities, the Promoters shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee/s, which shall be paid along with subsequent payment, subject to the terms of increase by competent authority.

Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project, as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee/s.

- 1.4 Allottee/s shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").
- 1.5 The Promoters may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee/s by discounting such early payments @ 2% per annum for the period by which the respective instalment has been pre-poned. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/s by the Promoters.
- 1.6 It is agreed that the Promoter-Developer shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities are described herein at Schedule „D" hereto (which shall be in conformity with the advertisement, prospectus etc., on the basis of which, the sale is effected) in respect of the Villa/Unit without the previous written consent of the Allottee/s as per the provisions of the Act. Provided that the Promoters may make such minor additions or alterations as may be required by the Allottee/s, or such minor changes or alterations as per the provisions of the Act on such terms as may be agreed. The Promoters shall not be liable for any manufacturing or other defects of any branded inputs or fixtures or services of any third party mentioned in the schedule/annexure to this agreement, unless it results in structural defect. The Association of the Allottee/s shall take the responsibility for proper safety, maintenance (including continuance of annual maintenance/insurance contracts/agreements) and upkeep of all the fixtures, equipment and machinery provided by the Promoters, for which the Promoters shall not be liable after handing over.
- 1.7 The Promoters shall confirm the final carpet and saleable area that has been allotted to the Allottee/s after the construction of the Building is complete and the occupancy certificate* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area or saleable area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area or saleable area then the Promoter shall refund the excess money paid by Allottee/s within forty-five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area or the saleable area, which is not more than three percent of the Carpet area of Villa/Unit, allotted to Allottee/s, the Promoters may demand that from the Allottee/s as per the next milestone of the Payment Plan as provided in Schedule C. All these monetary adjustments shall be made by the Allottee/s at the same rate per square feet as agreed in para 1.2 of this Agreement.

For APR PROJECTS


Managing Partner

1.8 Subject to Para 9.3 and execution of conveyance, the Promoters agree and acknowledge, the Allottee/s shall have the right to the Villa/Unit as mentioned below:

- (i) The Allottee/s shall have exclusive ownership of the Villa/Unit;
- (ii) The Allottee/s shall have undivided proportionate share in the Common Areas. Since the share/interest of Allottee/s in the Common Areas is undivided and cannot be divided or separated, the Allottee/s shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Promoters shall convey undivided proportionate title in the common areas to the association of allottee/s after duly obtaining the completion certificate from the Competent Authority and only Villa/Unit area will be conveyed to the Allottee/s, as provided in the Act;
- (iii) That the computation of the price of the Villa/Unit includes recovery of price of land, construction of (not only the Villa/Unit but also) the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Villa/Unit, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, window, fire detection and the and fire-fighting equipment (as per law) in the common areas, maintenance charges as per 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided as per the agreement with in the Villa/Unit and the project but not those provided over and above mentioned in this agreement.
- (iv) The Allottee/s has the right to visit the project site to assess the extent of development of the project and his Villa/Unit, during visiting hours fixed by the Promoters, but the Allottee/s shall not cause any obstruction or hindrance to the work being carried on in the Project.

1.9 It is made clear by the Promoters and the Allottee/s agrees that the Project is an independent, self-contained Project covering the said Land is a part of other project or zone and linked/combined with other project for the purpose of integration of infrastructure for the benefit of the Allottee/s (like Club House). It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottee/s of the Project.

1.10 The Promoters agree to pay all outgoings before transferring the physical possession of the Villa/Unit to the Allottee/s, which it has collected from the Allottee/s, for the payment of outgoings (including land cost [either directly or by way of share in the project], ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoters fails to pay all or any of the outgoings collected by it from the Allottee/s or any liability, mortgage loan and interest thereon before transferring the Villa/Unit to the Allottee/s, the Promoters agree to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

1.11 a) The Allottee/s should be made all the payments to the PROMOTER-DEVELOPER namely M/s. APR PROJECTS through cheque/DD/Online/pay-order/wire-transfer only and the original receipt (duly stamped & signed) should be collected by the Allottee/s without fail.

For APR PROJECTS



Managing Partner

b) The Allottee/s has/have paid a sum of Rs. _____/- (Rupees _____ Only)(i.e., 20% of total sale consideration of Villa/Unit) as per the details given below:-

S.NO.	Date	Cheque No./ Online	Bank	Branch	GST %	GST Amount	Total Amount
	TOTAL						

The above mentioned booking amount being part payment towards the Total price of the Villa/Unit at the time of application the receipt of which the Promoters hereby acknowledge and the Allottee/s hereby agrees to pay the remaining price of the Villa/Unit as prescribed in the Payment Plan as may be demanded by the Promoter within 15 days of intimation of the completion of the milestone/work progress of the said Villa/Unit; provided that if the Allottee/s delays the payment towards the instalment which is payable as mentioned herein, he/she shall be liable to pay interest at the rate of 5% per month for the delayed period. The Allottee/s shall issue post-dated cheques for all instalment as per the Payment Plan given, irrespective of mode of funding i.e., self / bank finance. The Allottee/s unconditionally agrees to sign the disbursement forms of respective banks in advance along with the agreement and handover such papers to the Promoters enabling the Promoters to submit with respective banks for release of payments avoiding delay in releasing the instalment amounts without any hindrance and the Promoters hereby undertake and confirm to the Allottee/s that the said disbursement form and the Demand Letter will be submitted with respective banks of prior intimation of at least 15 days from the date of attaining such milestone / landmark of construction progress. Further, the Allottee/s has / have agreed to pay the balance sale consideration of Rs. _____/- (Rupees _____ Only) and other receivables as mentioned in **Schedule – C** given below.

- 1.12 The Post Dated Cheques will be used only in case the Allottee/s refuses to issue clearance to the bank to disburse instalments, despite the Promoters attaining/completing the given landmark/milestone. The post-dated cheques will be returned to the Allottee/s once, the respective instalment amount is released and the amount of such instalment is credited to the account of Promoters.
- 1.13 The Allottee/s is/are solely responsible for deduction of TDS @ 1% on Agreement of Sale value in the name promoter and shall also be responsible for submitting the TDS Certificate to Promoters in order to issue credit notes / receipts in this regards.

2. MODE OF PAYMENT

Subject to the terms of the Agreement and the Promoters abiding by the construction milestones, the Allottee/s shall make all payments, on written demand by the Promoters, within the stipulated time as mentioned in the Payment Plan [Schedule C] through A/c Payee cheque/demand draft /bankers cheque or online payment (as applicable) as mentioned above Clause No.1.11 (a) payable at Hyderabad. Provided, always that any intimation, reminder by SMS/Message/E-mail to the registered phone number or e-mail address of the Allottee/s shall be sufficient written demand of the instalments on the part of Promoters.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES

3.1 The Allottee/s, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoters with such permission, approvals which would enable the Promoter to fulfil its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee/s understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India; he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

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3.2 The Promoters accept no responsibility in regard to matters specified in para 3.1 above. The Allottee/s shall keep the Promoters fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee/s subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee/s to intimate the same in writing to the Promoters immediately and comply with necessary formalities if any under the applicable laws. The Promoters shall not be responsible towards any third party making payment/remittances on behalf of any Allottee/s and such third party shall not have any right in the application/allotment of the said Villa/Unit applied for herein in any way and the Promoters shall be issuing the payment receipts in favour of the Allottee/s only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

4.1 In case the Allottee(s) avails loan facility from the Bank / Financial Institution, the Allottee(s) shall irrevocably authorize Promoters to receive the loan proceeds from the bank, as per the instalments payable which were clearly mentioned in Schedule C. The Promoters shall without any further reference to the Allottee(s) appropriate same towards the amounts payable by the Allottee(s) under this agreement. The Allottee(s) waives any right for written demand in this regard.

4.2 The Promoters shall not have any concern with any arrangements made by the Allottee/s for payment of the price or instalments. If the loan granted by the bank to the Allottee/s is withheld, recalled or otherwise not released, partly or fully, the Allottee/s shall make his own arrangements for payment of the instalments within the stipulated time as per Schedule C.

4.3 The Allottee/s authorizes the Promoters to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the Allottee/s, against the Villa/Unit if any, in his/her name and the Allottee/s undertakes not to object/demand/direct the Promoters to adjust his payments in any manner.

4.4 in case of any materials changed by the allottees, there is no refund provision for the same.

5. TIME IS ESSENCE

The Promoter-Developer shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over of the Villa/Unit to the Allottee/s and the common areas to the association of the allottee/s or the Competent Authority as the case may be. The Allottee/s shall also abide by the payment schedule in Schedule C and is aware of the loss caused to the Promoters and the Project, on account of default or delay in payment of instalments as per schedule-C. The Promoters shall be entitled to cancel the allotment in case of default without prejudice to any other right including compensation and interest.

6. CONSTRUCTION OF THE PROJECT/ VILLA/UNIT

The Allottee/s has seen and understood proposed/sanctioned plan, specifications, amenities and facilities of the Villa/Unit and accepted floor plan, payment plan and specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority/as represented by the Promoter. The Promoters shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter-Developer undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws as mentioned tentatively in Schedule - F, FAR and density norms and provisions prescribed by the Master Plan for the area, Zoning Regulations and Telangana Building Rules as amended from time to time and shall not have an option to make any variation /alteration/ modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter-Developer shall constitute a material breach of the Agreement.

In case of non-availability of prescribed brands are not available in the market, The promoter has right to use the equivalent brand materials without any notification to Allottees. Any damages after seeking NOC, the promoter is not responsible to get it repaired. Placing of gate in front of the villa is strictly not allowed.

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7. POSSESSION OF THE VILLA/UNIT

7.1 Schedule for possession of the said Villa/Unit:

The Promoters agree and understand that timely delivery of possession of the Villa/Unit to the Allottee/s and the common areas to the association of allottee/s or the competent authority, as the case may be, is the essence of the Agreement. The Promoters, assure to handover possession of the Villa/Unit to the Allottee/s and the common areas with all specifications, amenities, and facilities of the project to the Association of Allottee/s, the construction of which will be completed by 31st December, 2022 with a grace period of 6 months unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature or any court stay Government Order affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee/s agrees that the Promoters shall be entitled to the extension of time for delivery of possession of the Villa/Unit, provided that such Force Majeure conditions are of a nature which make it impossible for the Contract to be implemented. The Allottee/s agrees and confirms that, in the event it becomes impossible for the Promoter-Developer to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoters shall refund to the Allottee/s the entire amount received by the Promoter from the allotment within 90 days from that date. After refund of the money paid by the Allottee/s, the Allottee/s agrees that he/ she shall not have any rights, claims etc. against the Promoters and that the Promoters shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 PROCEDURE FOR TAKING POSSESSION

The Promoter-Developer upon obtaining the occupancy certificate from the competent authority shall offer in writing, the possession of the Villa/Unit to the Allottee/s who has paid all the amounts in terms of this Agreement to be taken within or before two months from the date of issue of Occupancy Certificate. If the Allottee/s fails to take delivery within the time specified in the notice he shall be liable for payment of all outgoings including maintenance charges from the date of notice. The Promoters agree and undertake to indemnify the Allottee/s in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoters. The Promoters shall not be liable for any defect or deficiency occasioned on account of any act or omission on the part of the Allottee/s, Association or any authority or third party on whom the Promoters have no control. The Allottee/s, the association and its members including the Allottee/s shall comply with all the terms and conditions of the warranty issued by any supplier, manufacturer, dealer or other service provider and shall be liable to indemnity and keep the Promoters fully indemnity for any loss caused on account of any breach of such terms and conditions. The Allottee/s after taking possession, agrees to pay the maintenance charges as determined by the Promoters/association of Allottee/s. The Promoters shall handover the occupancy certificate of the Villa/Unit, as the case may be, to the allottee/s at the time of conveyance of the same.

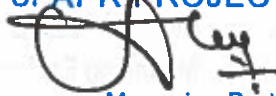
7.3 Failure of Allottee/s to take Possession of Villa/Unit:

Upon receiving a written intimation from the Promoter-Developer as per para 7.2, the Allottee/s shall take possession of the Villa/Unit from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Villa/Unit to the allottee/s. In case the Allottee/s fails to take possession within the time provided in para 7.2, such Allottee/s shall continue to be liable to pay maintenance charges, club house subscription, and other charges payable in respect of service connections provided including electricity, water supply etc., as specified in para 7.2.

7.4 Possession by the Allottee/s :

After obtaining the occupancy certificate and handing over physical possession of the Villa/Unit to the Allottee/s, it shall be the responsibility of the Promoters to hand over the necessary documents and plans, including common areas, to the association of the Allottee/s or the competent authority, as the case may be, as per the local laws.

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7.5 Transfer rights by Allottee/s

- 7.5.1 The Allottee/s is/are not allowed to sell/re-sell/transfer/alienate his rights or assign or otherwise nominate a third party in any manner whatsoever until 90% of sale of the project is completed or the project is completed in full, whichever is later.
- 7.5.2 If the Allottee/s is/are opting for transfer of Villa/Unit in reference to a third party before execution of Sale Deed, he/she/they shall pay an amount of **Rs.5,00,000/-** towards transfer chargers to the Promoter-Developer and obtain Receipt.
- 7.5.3 If the Allottee/s is/are opting for transfer of Villa/Unit to a third party after execution of the registered Sale Deed in his/her/their favour, the Purchaser shall pay an amount of **Rs.25,000/-** towards transfer charges to the Promoter till the Society is formed and obtain No Objection Certificate / No Due Certificate from the Promoter-Developer.

7.6 Cancellation by Allottee/s

The Allottee/s shall have the right to cancel/withdraw his allotment in the Project as provided in the Act: Provided that where the allottee/s proposes to cancel/withdraw from the project without any fault of the Promoters, the Promoters herein are entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee/s shall be returned by the Promoters to the allottee/s within three months of such cancellation or at the time the Promoters are able to resell the said Villa/Unit to another purchaser whichever is later, of such cancellation or on resale of the Villa/Unit whichever is later.

7.7 Compensation:

The Promoters shall compensate the Allottee/s in case of any loss caused to him due to defective title of the land or juridical possession thereof, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this provision shall not be barred by limitation provided under any law for the time being in force. Except for occurrence of a Force Majeure event, if the Promoters fails to complete or is unable to give possession of the Villa/Unit (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1 ; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any such other reason; the Promoters shall be liable, on demand to the allottee/s, in case the Allottee/s wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Villa/Unit, with interest at the rate specified in the Rules including compensation in the manner as provided under the Act within ninety days of it becoming due. Provided that where if the Allottee/s does not intend to withdraw from the Project, the Promoters shall pay the Allottee/s interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the Villa/Unit, which shall be paid by the Promoter to the Allottee/s within ninety days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

8.1 The Promoters hereby represents and warrants to the Allottee/s as follows:

- (i) The Promoter-Owners has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical, juridical and legal possession of the said Land for the Project;
- (ii) The Promoters have lawful rights and requisite approvals from the competent authorities to carry out development of the project;

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- (iii) There are no encumbrances upon the said Land or the Project.
- (iv) There are no litigations pending before any Court of law with respect to the said Land or Project except those disclosed in the title report.
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Villa/Unit are valid and subsisting and have been obtained by following due process of law. Further, the Promoter-Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Villa/Unit and common areas;
- (vi) The Promoters have the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
- (vii) The Promoters have not entered into any agreement for sale and /or development agreement or any other agreement/arrangement with any person or party with respect to the said land, including the Project and the said Villa/Unit which will, in any manner, affect the rights of Allottee/s under this agreement;
- (viii) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Villa/Unit which will in any manner, affect the rights of Allottee/s under this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoters shall handover lawful, vacant, peaceful, physical possession of the Villa/Unit to the Allottee/s and the common areas to the Association of the Allottee/s or the Competent Authority as the case may be;
- (x) The Promoters have duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of Villa/Unit, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee/s and the association of the allottee/s or the competent authority, as the case may be;
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoters in respect of the said Land and /or the Project except those disclosed in the title report.

8.2. The Allottee/s or his transferee/s himself/themselves (with intention to bring all persons into whose hands the Villa/Unit may come), hereby covenants with the Promoters as follows:

- i. To maintain the Villa/Unit at the Allottee/s own cost in good and tenable repair condition from the date that of possession of the Villa/Unit is taken and shall not do or suffer to be done anything in or to the building in which the Villa/Unit is situated which may be against the rules, regulation or bye-laws or change/alter or make addition in or to the building in which the Villa/Unit is situated and the Villa/Unit itself or any part thereof without the consent of the local authorities, if required and not to convert or misuse or impair or deface any common area or amenity or equipment.
- ii. Not to store in the Villa/Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Villa/Unit is situated or storing of which goods is objected to by the concerned local or other authority or other Co-Allottees /residents and shall take care while carrying heavy packages which may damage or likely to damage the Roads, staircases, common passages or any other structure of the building in which the Villa/Unit is situated, and in case of any damage is caused to the building in which the Villa/Unit is situated or the Villa/Unit on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

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iii. To carry out at his own cost all internal repairs to the said Villa/Unit and maintain the Villa/Unit in same condition, state and order in which it was delivered by the Promoters to the Allottee/s and shall not do or suffer to be done anything in or to the building in which the Villa/Unit is situated or the Villa/Unit which may be contrary to the rules and regulation and byelaws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible for the consequences thereof to the concerned local authority or any other public authority.

iv. Not to demolish or cause to be demolished the Villa/Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Villa/Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Villa/Unit is situated and shall keep the portion, sewers, drains and pipes in the Villa/Unit and the appurtenances thereto in good tenable repair condition, and in particular, so as to support shelter and protect the other parts of the building in which the Villa/Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Villa/Unit without the prior written permission of the Promoter and /or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Villa/Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to through dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Villa/Unit in the compound or any portion of the project land and the building in which the Villa/Unit is situated.

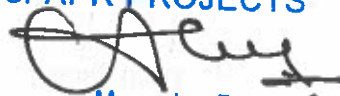
vii. Pay to the Promoters within fifteen days of demand by the Promoters, his share of security deposit demanded by the concerned local authority and/or Government and /or other public authority, for giving water, electricity, Gas or any other service connection to the building in which the Villa/Unit is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any which are imposed by the concerned local authority or Government and /other public authority on account of change of user of Villa/Unit by the Allottee/s for any purposes other than for purpose for which it is sold.

ix. The Allottee/s shall observe and perform all the rules and regulation which the society or the Limited Company or Apex Body or Federation or Association may adopt at its inception and the additions, alteration or amendments thereof that may be made from time to time or protection and maintenance of the said building and the Villa/Units therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation/Association regarding the occupancy and use of the Villa/Unit in the Building and shall pay and contribute regularly and punctually toward the taxes, expenses or other out goings in accordance with the terms of this Agreement.

x. Till a conveyance of the common areas, services and amenities of the building /project in which Villa/Unit is situated is executed in favour of Society/Limited Company/Association and till all the total built-up area/units are sold off, the Allottee/s shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

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xi. The Allottees hereby agreed that the Promoter-Developer shall have exclusive rights in total Ground Floor in the Club House and along with One Guest Room with attached Toilet in the Second Floor in Club House. And the balance Guest Rooms and First Floor can be utilized by the Allottees /Association/ Society shall have no right to sell, claim and interference in any manner in above mentioned allotment in the Club House along with using common amenities and premises.

xii. Common Service Lines such as water supply, electrical, communication, drainage may pass through within plot boundary of Villa/Unit of the Allottee/s he/she shall allow/permit and co-operate with the promoter/workmen/association to do maintenance work or repair the same to keep it in workable condition and the Allottee/s shall not raise any objection/restriction.

xiii. The Allottee/s covenants to support, abide and follow Green Initiatives taken by the Promoter/Association for the Villa/Unit as well as the project.

xiv. The Allottee/s need to support the association for getting manjeera/municipal water provision by paying the requested challan amount to association on time.

xv. The Project is not a gated community. However, the security aspect will be taken care by the association through third party services to up keep the community in better liveable condition.

9. EVENTS OF DEFAULTS AND CONSEQUENCES

9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

(i) Promoter-Developer fails to provide ready to move in possession of the Villa/Unit to the Allottee/s within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para, "ready to move in possession" shall mean that the Villa/Unit shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority.

(ii) Discontinuance of the Promoter-Developer business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2 In case of Default by Promoter-Developer under the conditions listed above, Allottee/s is entitled to the following:

(i) Stop making further payments to Promoter-Developer as demanded by the Promoters. If the Allottee/s stops making payments, the Promoter-Developer shall correct the situation by completing the construction milestones and only thereafter the Allottee/s be required to make the next payment without any penal interest; or

(ii) The Allottee/s shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee/s under any head whatsoever towards the purchase of the Villa/Unit, along with interest at the rate specified in the Rules within Ninety Days of receiving the termination notice:

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Provided that where an Allottee/s does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the Promoters, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Villa/Unit which shall be paid by the Promoters to the Allottee/s within ninety days of it becoming due.

9.3 The Allottee/s shall be considered under a condition of Default, on the occurrence of the following events:

(i) In case the Allottee/s fails to make payments for two consecutive demands made by the Promoters as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee/s shall be liable to pay interest to the Promoters on the unpaid amount at the rate prescribe in the Rules.

(ii) In case of Default by Allottee/s under the condition listed above continues for a period beyond two consecutive months after notice from the Promoters in this regard, the Promoters may cancel the allotment of the Villa/Unit in favour of the Allottee/s and refund the amount money paid to him by the allottee/s by deducting the booking amount/Allotment advance i.e. 10% on total cost of the Villa/Unit (including Amenities) and the interest liabilities, + Service Tax / GST paid to the Government + Interest accrued during the non-payment of Instalments as per the Payment Plan and this Agreement shall thereupon stand terminated. Provided that the Promoters shall intimate the Allottee/s about such termination at least thirty days prior to such termination. The amount shall be repaid by the Promoters within a period of ninety days after termination or the date on which the Promoters are able to resell the Villa/Unit to another Purchaser/s, whichever is later.

(iii) In case the Allottee/s, unable to make payments as per payment schedule, makes or posts on public domain, any false allegations or accusations or otherwise defames the Promoter causing any loss or injury to the business, reputation or good will of the Promoters.

(iv) If the Allottee/s indulges in speculative booking and transfers or assigns the allotment to the third party without prior written consent of the Promoters.

(v) The Land owner share villas maintenance and other payments collection need to be done by the association only and shall not made promoter /developer responsible for the same.

10. CONVEYANCE OF THE SAID VILLA/UNIT

The Promoters, on receipt of Total Price of the [Villa/Unit/Sale] as per para 1.2 under the Agreement from the Allottee/s, shall execute a conveyance deed and convey the title of the Villa/Unit within 3 (three) months from the issuance of the occupancy certificate. However, in case the Allottee/s fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee/s authorizes the Promoters to withhold registration of the conveyance deed in his/her favour or till payment of stamp duty and registration charges to the Promoters are made by the Allottee/s.

11. MAINTENANCE OF THE SAID BUILDING/VILLA/UNIT/PROJECT

- A. The Promoter-Developer reserves the right to maintain the common areas of the community for initial two years from the date of commencement of pre-paid maintenance or as long as Association / Society take over the maintenance of premises whichever is earlier. The commencement date will be intimated and informed either by the company or its nominee. The Allottee/s hereby agrees to pay an amount of Rs.36/- per Sq. Ft (GST of 18% extra) for the total Saleable area as maintenance charges for maintenance of common areas for a period of 2 years (to be paid to Promoter-Developer on demand, normally '1' month before handing over of Schedule B property). During the execution of interiors, the purchaser/s hereby agrees to pay every month, charges of Rs. 3,000 towards Debris removal and Rs.3,000/- towards fixed electricity charges till individual electricity meter is installed; All these payments shall be made to the Promoter-Developer or their nominee.

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- B. When the Society / Association is ready to take over the maintenance, the remaining maintenance amount left after the period that Promoter-Developer has maintained shall be transferred by the Promoter-Developer to the Society / Association account and Promoter-Developer relieves himself/themselves from the maintenance responsibility. Society shall give notice in writing to Promoter-Developer with a notice period of two months when it decides to take over the maintenance. On Society's discretion the same maintenance / facility management can be continued / discontinued.

C. SCOPE OF MAINTENANCE

- (I) The following services covers under pre-paid maintenance charges
- a. Security Services.
 - b. Housekeeping and upkeep of all Common Areas (club house excluded).
 - c. Daily Collection and Disposal of Garbage
 - d. Attending to Plumbing Complaints outside of individual Villa/Units.
 - e. Attending to Electrical Complaints outside of individual Villa/Units.
 - f. Electricity Charges for water pumping, common amenities, utilities and services (club house excluded).
 - g. Lighting of Common Areas.
 - h. Maintenance of Landscaping.
 - i. Operation and Maintenance of Sewerage Treatment Plant.
 - j. Operation and Maintenance of Electrical Transformers, Switchgear Panels, MV Panels, VCBs, ACBs, Earth Pits and Common supply Panels and Lighting Panels.
 - k. Operation and Maintenance of DG Sets and Electrical installations.
 - l. Maintenance of Solar Fencing.
 - m. Gardening and maintenance of play areas.
 - n. Rodent and Pest Control (whenever need is felt) including fogging (weekly once) in Common Areas.
 - o. The promoter-developer has rights to use the club house without paying any charges to the association in case of any requirement.
- (II) The following maintenance charges are levied to individual Allottees based on the actual consumption
- a. The cost of maintenance of club house is not within the scope of prepaid maintenance charges. But the club house shall be maintained / managed by Promoter-Developer on behalf of the owners on non-profit basis with usage charges payable by the users of the amenity. The tariff of usage charges will be notified at the time of commencement of maintenance. Timings of the club house shall be from 06:00 am to 09:00 pm during working days. Allottees shall have to pay monthly subscriptions as user charges for various facilities such as Club House, Gym etc. to be decided by the Promoter at the time of commencement of Maintenance for 2 years.
 - b. At the end of first year, the AMC charges for DG Sets, Lifts, Motors, pumps and other installations for water supply and STP etc., shall be borne by the Allottees equally.
 - c. Expenses for Diesel for the DG Power units consumed in common amenities shall be borne equally by the Allottees.
 - d. To improve the quality of services, Promoter-Developer during their period of maintenance may engage third party software portals through which the guidelines, rules and regulations from time to time and post-maintenance charges will be conveyed. Allottee shall be paying through the online portal gateway and additional charges if any that are levied by the portal shall be borne by Allottees only.

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During the period of maintenance undertaken by Promoters, in the interest of the community, Promoters reserve exclusive right to appoint the various service providers for the given amenities (such as Security services, facility management, internet service, cable tv network services etc.) including the duration of such appointment limited to 2 years or the period of maintenance undertaken by Promoters whichever is later. The Allottee/s hereby agree/s to abide by the rules in the interest of community framed by Promoters during his period of maintenance. However even after the Association takes over the maintenance, the Allottee shall abide by the bye-laws of the society and shall be liable for all such rules and regulations mentioned in the bye-laws and shall support all such amendments proposed by Association to the bye-laws from time to time.

The Promoter-Developer shall be responsible to provide and maintain essential services in the Project from the commencement of two years maintenance period (The date of commencement of maintenance period shall be reckoned as the date of occupation issued by competent authority) and the cost of such maintenance shall be borne by the Promoters and Allottee/s, proportionate to the Villa/Units in their respective occupation. After expiry of two years maintenance period the Association/Society shall takeover maintenance of essential services from the Promoters. The facilities like club house and service connections like water, and sewerage supply, which are common to the entire Project undertaken in phases, shall be jointly maintained by the Promoters and Association till the entire Project is completed. The club house and its services shall be subject to user charges as may be fixed by the management of the Club House or as the case may be the service provider, from time to time.

All other infrastructural facilities, including the equipment like lift, elevator, mechanical, electrical, or electronic equipment STP, etc shall always be covered by appropriate annual maintenance agreements and insurance agreements with authorized service providers and the cost of such AMC and insurance shall be part of the maintenance charges payable by the Occupants. Unless the possession is delivered to the Allottee/s, the Promoters shall be the occupant in respect of any Villa/Unit and the Association and all its members including Allottee/s shall abide by such agreements.

12. DEFECT LIABILITY

1. It is agreed that in case of any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoters as per the agreement for sale relating to such development is brought to the notice of the Promoters within a period of 5 (five) years by the Allottee/s from the date of handing over possession, it shall be the duty of the Promoters to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter failure to rectify such defects within such time, the aggrieved Allottee/s shall be entitled to receive appropriate compensation in the manner as provided under the Act.

2. Notwithstanding anything contained in the above clause, the Promoters shall not be liable in following cases:
- a. Equipment's (lifts, generator, motors, STP, transformers, gym equipment etc; which carry manufacturers guarantees for a limited period. The Promoter shall transfer manufacturers' guarantees/warranties to the Allottee/s or association of Allottee/s as the case may be. Thereafter, the association/society shall take annual maintenance contract with the suppliers.
 - b. Fittings related to plumbing, sanitary, electrical, hardware etc; having natural wear and tear.
 - c. Allowable structural and other deformations including expansion quotient.
 - d. The terms of work like painting etc., which are subject to wear and tear.
 - e. Any branded inputs or fixtures or services of any third party or those mentioned in the schedule-D / as per clause 1.6.

3. The allottee/s shall maintain the Villa/Units in good tenantable conditions and carry out the internal repairs for the upkeep of the Villa/Units. The association of the allottee/s or its assigns shall maintain the services and amenities in good condition and covered with proper AMC and insurance. The obligation of the Promoter-Developer shall always be subject to proper maintenance and upkeep of the Villa/Units/services and amenities by the allottee/s or the association of the allottee/s as the case may be.

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13. RIGHT TO ENTER THE VILLA/UNIT FOR REPAIRS

The Promoters/maintenance agency /association of allottee/s shall have rights of unrestricted access of all Common Areas, garages/ covered parking and parking spaces for providing necessary maintenance services and the Allottee/s agrees to permit the Promoters / association of allottee/s and/or maintenance agency to enter into the Villa/Unit or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14. USAGE

Use of Service Areas: The service areas, if any, as located within the "APR PRAVEEN'S NATURE PHASE-2", shall be earmarked for purposes such as parking spaces and services including electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee/s shall not be permitted to use the service areas in any manner whatsoever, other than those for purpose earmarked, and the same shall be reserved for use by the association of Allottee/s formed by the Allottee/s for rendering maintenance services.

15. GENERAL COMPLIANCE WITH RESPECT TO THE VILLA/UNIT

15.1 Subject to Clause 12 above, the Allottee/s shall, after taking possession, be solely responsible to maintain the Villa/Unit at his/her own cost, in good condition and shall not do or suffer to be done anything in or to the Building, or the Villa/Unit, or the staircases, passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Villa/Unit and keep the Villa/Unit, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

15.2. The Allottee/s further undertakes, assures and guarantees that he/she would not put any sign-board/name-plate, neon light, publicity material or advertisement material etc. on the face/facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottee/s shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design and shall not make any fixtures or boards which may deface the exteriors. Further the Allottee/s shall not store any hazardous or combustible goods in the Villa/Unit. The Allottee/s shall also not remove any wall, including the outer and load bearing wall of the Villa/Unit.

15.3. The Allottee/s shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoters and thereafter the association of Allottee/s and/or maintenance agency appointed by association of Allottee/s. The Allottee/s shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

15.4 in case of any dissatisfaction for this project with the promoter/developer by the allottee need to discuss and clarify between parties only and not to put it in the social media/press.

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16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC.

The Parties are entering into this Agreement for the allotment of a Villa/Unit with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

17. ADDITIONAL CONSTRUCTIONS

The Promoters undertake that they have no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications amenities and facilities has been approved by the competent authority(ies) except for as provided in the Act.

18. MORTGAGE OR CHARGE

Notwithstanding any other term of this Agreement, the Allottee/s hereby authorizes and permits the Promoters to raise finance/loan from any institution/ Company/bank by any mode or manner by way of charge/mortgage/securitization of the Villa/Unit/Project/Building or the land underneath or the receivables, subject to the condition that the Villa/Unit shall be made free from all encumbrances at the time of execution of Sale Deed in favour of the Allottee/s(s). The Allottee/s shall be informed of the same at the time of Agreement.

19. FORMATION OF ASSOCIATION/SOCIETY OF ALLOTTEE/S AND CONSENT OF ALLOTTEE/S:

The Promoters shall take the following steps to enable formation of an Association of Allottee/s under section 11(4) (e) of the Act:-

- a). with respect to a real estate project, the Promoters shall submit an application to the Registrar of Societies for Registration of Association of Allottee/s as a society under the A.P. Societies Registration Act, 2001 (as applicable to the state of Telangana) , within two months from the date on which the occupation certificate in respect of such project is issued and a minimum of sixty percent of the total Allottee/s in such a project have taken possession and the Promoters have received the full consideration from such Allottee/s. All the Allottee/s on payment of full consideration shall become members of such Association of Allottees formed by the Promoters. The association shall be registered with byelaws as set out in schedule G hereto.
- b). If the Promoters fail to form the Association of Allottee/s, the Authority shall by an order direct the Promoters to apply for formation of such association or may authorize the Allottee/s to apply for formation of the said Association.
- c). Notwithstanding any other rule, after conveying title to the Association of Allottee/s under Section 17, the Promoters shall continue to have the rights and entitlement to advertise, market, book, sell or offer to sell or allot to person to purchase any Villa/Unit which is still not sold or allotted and shall be deemed to have been allowed to do so by the Association of Allottee/s without any restriction or entry of the building and development of common areas.

20. BINDING EFFECT

Forwarding this Agreement to the Allottee/s by the Promoters do not create a binding obligation on the part of the Promoters or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Allottee/s(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

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21. ENTIRE AGREEMENT

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Villa/Unit, as the case may be.

22. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/S or SUBSEQUENT ALLOTTEE/S or SUBSEQUENT PURCHASER/S FROM ALLOTTEE/S

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Villa/Unit and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee/s or subsequent purchaser/s from the Allottee/s of the Villa/Unit, in case of a transfer, as the said obligations go along with the Villa/Unit for all intents and purposes.

24. WAIVER NOT A LIMITATION TO ENFORCE

24.1 The Promoters may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, condone the delay by the Allottee/s in making payments as per the Payment Plan [Annexure C] or waive or reduce interest for delayed payment. It is made clear and so agreed by the Allottee/s that exercise of discretion by the Promoters in the case of one Allottee/s shall not be construed to be a precedent and /or binding on the Promoters to exercise such discretion in the case of other Allottee/s or waiver of any rights of the Promoters in respect of future defaults or delays or any other breach or violation of the terms of this agreement by the Allottee/s.

24.2 Failure on the part of the Promoters to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

25. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee/s(s) in Project, the same shall be the proportion which the saleable area of the Villa/Unit bears to the total saleable area of all the Villa/Units in the Project.

27. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

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28. NOT TO ALTER THE PROJECT NAME:

The Allottee(s)/Society/Association shall not alter or subscribe to the alteration of the name of "APR PRAVEEN'S NATURE PHASE-2" of the schedule project/schedule property and not to alter the names assigned to the premises therein.

29. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoters Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee/s, in Hyderabad after the Agreement is duly executed by the Allottee/s and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar, if required at the cost of the Allottee/s / Purchaser/s. Hence this Agreement shall be deemed to have been executed at Hyderabad.

30. NOTICES

That all notices to be served on the Allottee/s and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoters by Registered Post at their respective addresses or by e-mail address as specified below:

Name of the Allottee(s)		
Name of the Allottee(s)	-----	-----
Name of Promoter or Developer	M/S. APR PROJECTS	akreddy@aprinfra.com;

It shall be the duty of the Allottee/s and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address/email by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoters or the Allottee/s, as the case may be. The parties may agree on any other convenient mode of written communication including whats app/sms to the registered phone number.

30. JOINT ALLOTTEE/S

That in case there are Joint Allottee/s all communications shall be sent by the Promoters to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s.

31. SAVINGS

Any application letter, allotment letter, agreement, or any other document signed by the allottee/s, in respect of the Villa/Unit before this agreement, shall not be construed to limit the rights and interests of the Allottee/s under the Agreement for Sale or under the Act or the rules or the regulations made thereunder.

32. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and Rules and Regulations made there under including other applicable laws in the State of Telangana for the time being in force.

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33. DISPUTE RESOLUTION

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion and negotiation, failing which the same shall be settled through the adjudicating officer appointed under the Act.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Hyderabad in the presence of attesting witness, signing as such on the day first above written,

SIGNED AND DELIVERED BY THE WITHIN NAMED Promoter and Allottee/s:

S. No	Names of the Parties	Signatures of the Parties	Photos of the Parties
1.			
2.			

At Hyderabad on _____ in the presence of

SIGNED AND DELIVERED BY THE WITHIN NAMED

WITNESSES:

1.

2.

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PROMOTERS

PURCHASER/S

Schedule "A" - Description of the Land

All that the Layout with housing in survey Nos. 175/A,175/AA,175/E,175/A1/1,175/E1,230/AA, 231/PART, 233/PART, 234/PART, 235/PART & 236/PART, total extent of Ac.5-17 Gts, Situated at Patancheru Village and Mandal, Sangareddy District., Telangana State., and bounded by:

North : Land Of APR Projects
 South : 120' Wide Road
 East : Land Of APR Projects
 West : M/s. APR Projects Villas

Schedule "B" - Description of the Villa/Unit

All that Part and Parcel of Villa/Unit No. _____; admeasuring _____Sq.Yards, with plinth area of _____Sft (includes Carpet area of _____ Sq. feet, verandahs, balconies and Utility area of _____ Sq feet), Wall and projected slab areas totalling to Saleable area of _____Sq.feet (Consisting Ground Floor and First Floor) to be constructed in the project shall be known as "APR PRAVEEN'S NATURE PHASE-2", in survey Nos. 175/A,175/AA,175/E,175/A1/1,175/E1,230/AA, 231/PART, 233/PART, 234/PART, 235/PART & 236/PART, Situated at Patancheru Village and Mandal, Sangareddy District., in Schedule -"A" Property bounded as follows:

North : _____
 South : _____
 East : _____
 West : _____

Schedule 'C' - Payment schedule for the Balance Sales Consideration

Sl. No	Stage of the construction to remit the amount	Payable % of the sale consideration
1	On completion of Foundation up to Plinth Level	20%
2	On completion of Ground & First Floor Slabs	20%
3	On completion of brick work	25%
4	On completion of plastering and flooring	10%
5	At the time of possession	5%

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SPECIFICATIONS

R.C.C.:

M20(1:1.5:3) grade of concrete.
Steel TMT with ISI brand.

SUPER STRUCTURES:

All external walls of 9" thick cc blocks & internal walls of 4" thick cc blocks.
INTERNAL: Single coat of plastering with sponge finish.
EXTERNAL: Double coat plastering.

FLOORING

Vitrified tiles of (2'0"x2'0" / 2'0"x4'0" / 2'6"x2'6") in all rooms except toilets.
Antiskid tiles in toilets.
Parking area: Cement tiles/Vitrified tiles/Thandoor stone.

WOODWORK :

FRAMES: Imported teak wood/hard wood frame with PU polish.
SHUTTER: Both sides decorative veneer shutter with PU polish.
INTERNAL FRAMES: Imported teak wood/hard wood with PU polish.
TOILET, UTILITY DOOR SHUTTER: One side decorative veneer polish and another side with laminate.
WINDOWS: UPVC Windows with clear glass with mosquito mesh for sliding windows.

KITCHEN

KITCHEN: Glazed ceramic tiles dado of 2' height from platform level.
Granite platform with stainless steel sink.
Provision for exhaust.

TOILET:

Shower: Single lever diverter with spout & overhead shower with geyser provision.
Floor mounted /Wall mounted EWC in all bathrooms.
BATHROOMS: Glazed ceramic tiles up to lintel level.

ELECTRICAL:

- a. Concealed copper wiring in conduits,
- b. Power outlets for AC provisions in all bedrooms,
- c. Power outlets for geyser provisions in all bathrooms,
- d. Power points for cooking range, refrigerator, microwave, mixer & grinder in kitchen,
- e. 3 phase power supply with 5 KVA for each house ,
- f. MCB provision with meter and boards,
- g. All electrical fittings of Anchor/ROMA/Havells or equivalent
- h. Inverter wiring for one fan and light in all rooms and kitchen,
- i. Power supply socket at backside washing machine area.

SANITARY:

All Hind ware/jaguar/polar or equivalent sanitary fittings with CPVC pipelines.
Washbasins in house: one in MBR, one in GBR, one in CBR & provision only in dining area.
Chromium plating (CP) and sanitary ware fixtures.

PAINTING

EXTERNAL: Texture finish with two coats of ASIAN/BERGER/TECHNO/AKZO emulsion.
INTERNAL: Two coats of putty along with ASIAN/BERGER/TECHNO/AKZO emulsion.

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WATER PROOFING

Toilets and open terrace, balcony.

COMPOUND WALL

Common compound wall.

STAIRCASE RAILINGS

Stainless steel railings for internal staircase.

WATER SUPPLY

Overhead tank,
1000 litres P V C tank for every villa.

Amenities:

- | | |
|----------------------------|--------------------------------|
| (1) Swimming pool | (10) Sewage treatment plant |
| (2) Gym | (11) walking Track |
| (3) Multi-purpose Hall | (12) Water supply common sump. |
| (4) Guest Rooms | |
| (5) Indoor Games | |
| (6) Tennis Court (outdoor) | |
| (7) Tot-lot Area | |

Additional Features :

- (1) Solar Fencing
- (2) CCTVs at Main Entrance

Note:

This brochure is only a conceptual presentation of the project not a legal offering.
The promoters reserves the right to make changes in elevation, specifications and plans
All rendering and views are for representation of the project meant for conveying the idea only. Specification are subject to change @ Builder's Architects discretion.

[Redacted Signature Area]

WITNESSES:

1.

2.

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PROMOTERS

PURCHASER/S