

ANNEXURE

[See rule 38]

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this ___ day of June, 2024, at Hyderabad.
By and Between

1. **M/S VAISHANAOI DEVELOPERS (PREVIOUSLY KNOWN AS SHAMBHAVI CONSTRUCTIONS)** (registered under Partnership Firm under registered No. 386 of 2021, dated 07-04-2021, having its registered office plot Nos. 11 & 12, Amar Society, Guttala Begumpet, Madhapur, Ranga Reddy District, (Hyderabad), Telangana state Represented by its Managing Partner: **SRI. Y. HEMA CHANDRA**, S/o: **RAVI PRASAD**, aged about 33 years, occupation: Business, Resident of Plot No. 146, Road No. 10-C, M.P. M.L.A. Colony, Jubilee Hills, Hyderabad, Telangana State.
AADHAR No.7010 3803 4990
2. **M/S VAISHNAOI INFRATECH AND DEVELOPERS PRIVATE LIMITED** having its registered office plot Nos. 11 & 12, Amar Society, Guttala Begumpet, Madhapur, Ranga Reddy District, (Hyderabad), Telangana state (**PAN No. AACCv3862G**) Represented by its Managing Director: **SRI. Y. RAVI PRASAD**, S/o: **VENKAT NARAYANA**, aged about 62 years, occupation: Business, Resident of Plot No. 146, MP & MLA Colony, Road No. 10-C, Jubilee Hills Hyderabad, Telangana state.: **AADHAR No. 8858 1504 0869**
3. **SRI.Y. RAVI PRASAD** S/o **LATE VENKAT NARAYANA**, aged about 62 years, occupation: Business, Resident of Plot No.146, Road No. 10-C, M.P. & M.L.A. Colony, Jubilee Hills, Hyderabad, Telangana State.,
Aadhaar No.8858 1504 0869 **PAN No. AAIPY5614Q,**
4. **SRI.Y. SHARATH CHANDRA**, S/o: **RAVI PRASAD**, aged about 33 years, occupation: Business, Resident of Plot No. 146, Road No. 10-C, M.P. & M.L.A. Colony, Jubilee Hills, Hyderabad, Telangana state.
AADHAR No. 2396 3390 6516 **PAN No. ADLPY8865H**
5. **SRI. Y. HEMA CHANDRA**, S/o: **Y. Ravi Prasad**, aged about: 33 years, occupation: Business, Resident of Plot No. 146, Road No. 10-C, M.P. & M.L.A. Colony, Jubilee Hills, Hyderabad, Telangana state.
AADHAR No. 7010 3803 4990 **PAN No. ADLPY8870E**
6. **SRI. A. KRISHNA REDDY**, S/o: **VENKAT REDDY**, aged about: 52 years, occupation: Private, R/o: House No. 8-2-6/2, Street No. 1, Raghavendra Colony, Champapet, Karmanghat, K.V. Ranga Reddy.
AADHAR No. 4226 8314 7293 **PAN No. AFGPA2967M**
7. **SMT. A. NIVEDITHA REDDY**, W/o: **MANDA KUNDAN REDDY**, aged about: 26, occupation: House wife, Residing at: 8-2-6/2, Street No. 1, Raghavendra Colony, Champapet, Saroornagr, Ranga Reddy, Telangana-500079
AADHAR No. 3683 0572 8264 **PAN No. BYRPA8862L**

[Signature]



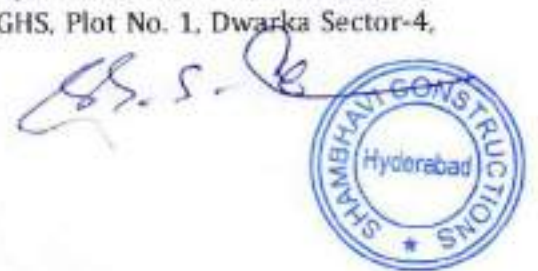
8. **SRI. A. RAGHUVeer REDDY S/o LATE VENKAT REDDY**, aged about 39 years, occupation: Business, Resident of H.No.1-55, Mamidipally Village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAAR No. 3398 0132 6512 **PAN No. ALNPA5961G**
9. **SRI. AEDLA VASUDEV REDDY, S/o: VENKAT REDDY**, aged about 37 years, Occupation: Business, Resident H. No. 1-55, Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No.7021 4229 6613 **PAN No. AKCPR5740A**
10. **SRI K. VENKAT REDDY, S/o: NARAHARI**, aged about: 47 years, occupation: Govt. Employee, Resident of: Flat No. 302, Sri Harsha Nilayam RKR Enclave Hasthinapuram, karmanghat, Saroornagar, Ranga Reddy, Telangana-500079.
AADHAR No. 5307 3390 7554 **PAN No. ASPPK9934J**
11. **SRI. CH. SESHAGIRI RAO, S/o: YADAGIRI RAO**, aged about: 61 years, occupation: Private, R/o: Plot No. 18, Abhyudaya Nagar, Chintalakunta, K.V. Ranga Reddy District, Telangana State. **AADHAR No. 8183 2017 2724** **PAN No. AGEPG1389G**
12. **SMT. D. L. NIRMALA, W/o: KIRAN KUMAR REDDY**, aged about: 49 years, occupation: Housewife, Resident of : House No. 8-2-338/3/4, Road No. 3, Panchavathi Go-OP, Society, Banjara Hills, Hyderabad, Andhra Pradesh.
AADHAR No. 940171568850 **PAN No. ACKPD3961H**
13. **SMT. D.L. SIRISHA, W/o: SRIKANTH REDDY**, aged about: 45 years, occupation: Housewife, Resident of Plot No. 6, Road No. 12 MLA Colony, Banjara Hills, Hyderabad, Andhra Pradesh.
AADHAR No. 856824865244 **PAN No. ABNPD3705B**
14. **M/S SUDISHA LIFE SPACES PRIVATE LIMITED** registered under companies Act pursuant to Rule 29 of the Companies (Incorporation) Rule, 2014, (CIN U32204TG2012PTC084789) (PAN No. AAGCR1835F) having its registered office at Flat No. 501, D. No. 10-3-73/3, Sumedha Enclave, Teachers Colony, East Marredpally, Hyderabad, Telangana state Represented by its Authorized Person: **SRI. EENTIBEDDA SRINIVASULU S/o PEDDA BEESANNA**, aged about 46 years, occupation: Private, Resident of H. No. Flat No. 102, First Floor, Shakthinagar, Jilleleguda, Saroornagar Mandal, Ranga Reddy District, Telangana State.
AADHAAR No.2126 2198 9970
15. **SRI. KOTLLA ALIAS BOYA SRISAILAM, S/o: LATE KOTLA BABAI AH**, aged about: 59 years, occupation: Private, R/o: H. No. 2-81/2, Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No. 8299 7111 9618.
16. **SRI. KOTLLA ALIAS BOYA VEERA SWAMY, S/o: LATE KOTLA BABAI AH**, aged about: 63 years, occupation: Private, R/o: H. No. 2-1, Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No. 3622 1632 6696
17. **SRI. KOTLLA ALIAS BOYA RAVI, S/o: LATE KOTLA BABAI AH**, aged about: 41 years, occupation: Private, R/o: H. No. 2-1, Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No. 3569 2378 5119



18. **SRI. MADDI DHARMA REDDY**, S/o: PAPI REDDY, aged about: 54 years, occupation: Private, Resident of: H. No. 2-1, Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No. 5320 0627 5952
19. **SRI. MADDI JAGANNATHA REDDY**, S/o: LATE MADDI RAGHUMA REDDY, aged about: 44 years, occupation: Private, Resident of: H. No. 2-35, Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No. 5744 5083 6607 PAN No. AOTPM5197F
20. **SRI. MADDI JAGADEESHWAR REDDY**, S/o: LATE MADDI RAGHUMA REDDY, aged about: 53 years, occupation: Govt. Employee, Resident of: H. No. 8-7-92/LKC/108, Lakshminarasimha puram Colony, Hasthinapuram, Sagar Road, L. B. Nagar, Ranga Reddy District, Telangana State.
AADHAR No. 3156 0878 2869 PAN No. AOLPM2705D
21. **SRI. MADDI JANARDHAN REDDY**, S/o: LATE MADDI RAGHUMA REDDY, aged about: 51 years, occupation: Private, Resident of: H. No. 2-35, Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
Aadhar No. 7955 9609 1569 PAN No. ATSPM1816F
22. **SRI. LIKKI MAHIPAL REDDY**, S/o: ADAVI REDDY, aged about 53 years, occupation: Govt. Employee, Resident of H. No. 5-56, Agarmiyaguda, Kandukur mandal, Ranga Reddy District, Telangana State.
AADHAR No.4811 9974 9457 PAN No. AFGPL2162K
23. **SMT. MADDI PRAVALLIKA**, D/o: RAGHUMA REDDY, aged about: 30 years, occupation: House Wife, Resident of: H. No. 2-2, Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No. 2706 8636 2776
24. **SRI. MADDI RAGHUMA REDDY**, S/o: LATE MADDI BASHI REDDY, aged about 62 years, occupation: Agricultural, Resident of H. No. 2-2, Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No.4302 1747 0441 PAN No. EGJPM9608B
25. **SRI. MADDI JAGAN MOHAN REDDY**, S/o: LATE MADDI RAGHUMA REDDY aged about 50 years, occupation: Private, Resident of H. No. 2-35, Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No. 3564 1286 1587 PAN No. CSYPM3001P
26. **SRI. MADDI VIKRANTH REDDY**, S/o: DHARMA REDDY, aged about 27 years, occupation: Business, Resident of H. No. 2-1 Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No. 7629 7903 1826 PAN No. EKKPM1538P
27. **SMT. MADDI LATHA**, D/o: MAHIPAL REDDY, aged about 30 years, occupation: House Wife, Resident of H. No. 2-2 Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No.5005 0653 7097 PAN No. FAIPM4138J



28. **SRI. MADDI PRASHANTH REDDY**, S/o: YADI REDDY, aged about 34 years, occupation: Private, Resident of H. No.2-14 Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No.8336 1143 6478 **PAN No. BRSPM8370D**
29. **SRI. MADDI YADAGIRI REDDY**, S/o: LATE MADDI BASHI REDDY, aged about 62 years, occupation: Agricultural, Resident of H. No 2-14, Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No.2236 3012 7850 **PAN No. CPOPR4163N**
30. **SRI. MADDI JAIPAL REDDY**, S/o: LATE MADDI RAGHUMA REDDY, aged about: 42 years, occupation: Private, Resident of: 2-35, Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No. 9432 6234 7242 **PAN No. BWYPM5256J**
31. **SMT. PUNJAIA VUAYA LAKSHMI**, W/o: LATE MOHAN RAO, aged about 76 years, occupation: Housewife, Resident of: H. No. 3-4-758/4/A, Barkathpura, Himayathnagar, Hyderabad, Telangana State.
AADHAR No.2191 4839 7793 **PAN No. BVEPPI903M**
32. **SRI. KOTLLA SUBHASH**, S/o: LATE KOTLA BABAIH, aged about: 38 years, occupation: Private, Resident of: H. No. 2-1, Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No. 2642 2179 4234
33. **SRI. SHAMEEM AKTHER**, S/o: JAN MOHAMMED, aged about: 62 years, occupation: Retired Judge, Resident of: H. No. 6-3-563/26/A, Somavarapu Heights, Erramanzil Hill Top Colony, Nampally, Somajiguda, Hyderabad, Telangana State.
Aadhar No. 2024 0875 1396 **PAN No. BACPS3209L**
34. **SMT. CHALLA LAKSHMI**, W/o. CHALLA PRASANNA, aged about: 59 Years, Occupation: House wife, Resident of: Plot No. 126, M.P. & M.L.A. Colony, Road No. 10C, Jubilee Hills, Hyderabad, Telangana state.
AADHAR No. 9408 9107 0425 **PAN No. ADMPC3477C**
35. **SRI. CHALLA MANIKANTH**, S/o: CHALLA PRASANNA, aged about: 31 years, occupation: Business, Resident of: Plot No. 126, M.P. & M.L.A. Colony, Road No. 10C, Jubilee Hills, Hyderabad, Telangana state
Aadhar No. 4836 1489 6161 **PAN No. APNPC3877K**
36. **SRI. CHALLA ABHISHEK** S/o. CHALLA PRASANNA, aged about 37 years, Occupation: Doctor, Resident of Plot No. 126 M.P. & M.L.A. Colony, Road No. 10-C, jubilee Hills, Hyderabad, Telangana state.
AADHAR No. 6996 5297 0916 **PAN No. AGVPC8041N**
37. **SRI. RAGHU RAMA KRISHNA PULLAKANDAM**, S/o: RANGAIAH PULLAKANDAM, aged about: 62, Resident of: Flat No. 151, Bahawalpur CGHS, Plot No. 1, Dwarka Sector-4, South West Delhi-110078.
Aadhar No. 5828 8534 3898



The vendors 14 to 37 are represented by their registered Development Agreement Cum-Irrevocable Power of Attorney: -

M/S VAISHNAOI DEVELOPERS (FORMERLY KNOWN AS M/S SHAMBHAVI CONSTRUCTIONS) registered under the companies Act, 2013 (CIN No. U68100TG1970PLC001364) having its registered office at Plot No.11 and 12, 1st Floor, Amar Society, Guttala Begumpet, Kavuri hills, Madhapur Hyderabad, Telangana state-500081. (PAN No. AEIFS6292J) Represented by its Director **SRI.Y. SHARATH CHANDRA, S/o: RAVI PRASAD**, aged about 33 years, occupation: Business, Resident of Plot No. 146, Road No. 10-C, M.P. & M.L.A. Colony, Jubilee Hills, Hyderabad, Telangana state.
ADHAR CARD No. 2396 3390 6516

(Here-in-after called the **VENDORS** which expression, unless repugnant to or inconsistent with the subject or context, shall mean and include not only the said Vendors, but also their respective heirs, executors, legal representatives, administrators and assigns etc.,)

IN FAVOUR OF

SRI. _____ **S/o:** _____ **aged about** _____
years, _____ **Occupation:** _____ **Resident** _____ **of** _____
AADHAR No. _____ **PAN No.** _____

(Here-in-after called the "**ALLOTTEE**" which expression, unless repugnant to or inconsistent with the subject or context, shall mean and include not only the said Vendors, but also their respective heirs, executors, legal representatives, administrators and assigns etc.,)

WHEREAS the Vendors are the sole, absolute owners and possessors open Land admeasuring Ac. 46-01 guntas, in Sy.No.1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 16,18, 19, 20, 21, 22, 23, 24, 25, 27, 29,30, 31 & 32 of Mamidipally Village, Balapur Mandal, Ranga Reddy District, Telangana State, under Badangipet Municipal Corporation.

- 1) Whereas Vendor No. 1 is the absolute Owner, Possessor and Pattedar of land totally admeasuring Ac. 0-2300 guntas having purchased through Registered Sale Deeds bearing 11505 of 2021, registered in the office of SRO, Champapet, dated: 03-09-2021. Further that the following table Shows that the Particulars of the Sale Deeds.

Sl. No.	Name of the Pattedar	Doc. No.	Sy. No.	Extent	
				Ac.	Guntas
1	Shambhavi Constructions	11505/2021	6/ROO/1	0	0150
			7/ROO1	0	1500
			8/VOO/1	0	0050
			9/ROO/1	0	0600
	Total			0	2300

Subsequent to purchase, the name of the vendor has been got mutated in village revenue records as pattedar and possessor and the Revenue officer, Balapur Mandal issued e-



Pattedar Passbook bearing No. T05030150488 with Khatha No. 60224 in favour of vendor No. 1 herein.

- 2) Whereas Vendor No. 2 is the absolute Owner, Possessor and Pattedar of land totally admeasuring Ac. 1-2900 guntas having purchased through Registered Sale Deeds bearing Nos. 11615 of 2007, dated: 27-12-2007, registered in the office of SRO, Champapet & 247 of 2023, dated: 25-05-2023 registered in the office of Tahsildar & Jt. Sub-Registrar Balapur mandal further that the following table Shows that the Particulars of the Sale Deeds.

Sl. No.	Name of the Pattedar	Doc. No.	Sy. No.	Extent Ac. Guntas	
1	Vaishnaoi Infratech & Dev (P) Ltd	11569/2007	4	0	2900
2		11615/2007	4/VU/1	0	0200
			5/VU/1	0	0500
			6/VU/1	0	0100
			7/VU/1	0	0800
			8/VU/1	0	0250
			9/EE/1	0	0150
3		247/2023	19/AA/2	0	2000
	Total			1	2900

Subsequent to purchase of Ac. 1-2900 guntas, the name of the vendor No. 2 has been got mutated in village revenue records as pattedar and possessor, the Revenue officer, the than Saroornagar Mandal and issued e-Pattedar pass book and Title deed book No. T05030150511 with Katha No. 60255 in favour of vendor No. 2 herein..

- 3) Whereas Vendor No. 3 is the absolute Owner, Possessor and Pattedar of land totally admeasuring Ac. 5-0350 guntas and the having purchased through Registered Sale Deeds bearing Nos. 6059 of 2005, dated: 21-06-2005, 8188 of 2018, dated: 11-05-2018, and 16519 of 2019, dated: 30-09-2019, all are registered in the office of SRO, Champapet, further that the following table Shows that the Particulars of the Sale Deeds.

Sl. N	Name of the Pattedar	Doc. No.	Sy. No.	Extent Ac. Guntas	
1	Y. Ravi Prasad	6509/2005	18/A6	0	1100
			18/AA4	0	1100
			18/E5	0	1000
			19/A1	2	3400
			20/AA	0	1500
			21/A1/1	0	0300
			22/AA3	0	1000
2		8188/2018	11/1	0	1550
3		16519/2019	25/A/1	0	0700
			27/A/1	0	0700
	Total			5	0350

SS. S. C.



Subsequent to purchase, the name of the vendor No. 3 has been got mutated in village revenue records as pattedar and possessor through mutation proceedings No. B/4221/14/2005, by the Revenue officer, the than Saroornagar Mandal and issued Pattedar pass book and Title deed book No. 447516 with patta No. 702 and also epattedar pass book and Land ownership Book bearing No. T05030150069 with Khatha No. 702 in favour of vendor No.3 herein.

- 4) Whereas Vendor No. 4 is the absolute Owner, Possessor and Pattedar of land totally admeasuring Ac. 0-17 guntas having purchased through Registered Sale Deeds bearing No. 2560 of 2015, dated: 28-05-2015 & 4972/2015 dated:03-10-2015 registered in the office of SRO, Saroornagar and further that the following table Shows that the Particulars of the Sale Deeds.

Sl. No	Name of the Pattedar	Doc. No.	Sy. No.	Extent	
				Ac.	Guntas
1	Y.Sharath Chandra	2560/2015 4972/2015	4/VUU/1	0	0300
			6/VUU	0	0100
			7/VUU/1	0	0750
			8/VU	0	0050
			9/VUU1	0	0500
Total				0	17

Subsequent to purchase of Ac. 0-17 guntas, the name of the vendor No. 4 has been got mutated in village revenue records as pattedar and possessor and the Revenue officer, Balapur Mandal issued e-Pattedar pass book and Title deed book No. T05030150215 with Khata No. 1412 situated at Mamidipally village.

- 5). Whereas Vendor No. 5 is the absolute Owner, Possessor and Pattedar of land totally admeasuring Ac. 0-1700 guntas having purchased through Registered Sale Deed bearing No. 2560/2015 dated: 28-05-2015 & 4972 of 2015, dated:03-10-2015, registered in the office of SRO, Saroornagar further that the following table Shows that the Particulars of the Sale Deed.

Sl. No	Name of the Pattedar	Doc. No.	Sy. No.	Extent	
				Ac.	Guntas
1	Y. Hema Chandra	2560/2015 4972/2015	4/RU	0	0300
			6/RU	0	0100
			7/RU	0	0750
			8/RUU	0	0050
			9/ RUU1	0	0500
	Total			0	1700

Subsequent to purchase of Ac. 0-1700 guntas, the name of the vendor No. 5 has been got mutated in village revenue records as pattedar and possessor, the Revenue officer, Balapur Mandal issued e-Pattedar pass book and Title deed book No. T05030150471 with Khata No. 60199 situated at Mamidipally village.



- 6) Whereas Vendors Nos. 6 is the absolute Owner, Possessor and Pattedar of land totally admeasuring Ac. 1-0130 guntas and the same is purchased by the vendor No. 6 Through Registered Sale Deeds bearing No. 158 of 2008 dated: 01-16-2008, registered in the office of SRO, Champapet and also ancestrally further that the following table Shows that the Particulars of the Sale Deeds.

S. No.	Name of the Pattedar	Doc. No.	Sy. No.	Extent	
				Ac.	Guntas
1	A. Krishna Reddy	Ancestrally 158/2008	12/A/1	0	2630
			4	0	0200
			6	0	0100
			7	0	0800
			8	0	0250
			9	0	0150
			Total	1	0130

Subsequent to purchase of Ac. 1-0130 guntas, the name of the vendor No. 7 has been got mutated in village revenue records as pattedar and possessor, the Revenue officer, Balapur Mandal issued e-Pattedar pass book and Title deed book No. T05030150210 with Khata No. 1406 situated at Mamidipally village.

- 7) Whereas Vendor No. 7 is the absolute Owner, Possessor and pattedar of land admeasuring Ac. 0-2400 guntas having acquired by virtue of Registered Gift Deed bearing No. 50 of 2024, dated: 26-02-2024 registered in the office of Tahsildar & Jt. Sub-Registrar Balapur and also absolute Owner, Possessor and pattedar of land admeasuring Ac. 1-16 guntas (6776 Sq. Yards) having acquired by virtue of Registered Gift Deed bearing No. 5467 of 2024, dated: 10-05-2024 registered in the office further SRO, Champapet and the following table Shows that the Particulars of the Gift deed.

Sl. No.	Name of the Pattedar	Doc. No.	Sy. No	Extent
1	A. Niveditha Reddy	50/2024	12/AA/A/1/1/2/2 27/AA/E	1400 1000
2		5467/2024	18/AA/A/1 19/A2/1	0-16 1-00 6776 Sq. Yards.
				2-00

Subsequent to that of Ac. 2-00 guntas, the name of the vendor No. 8 has been got mutated in village revenue records as pattedar and possessor, the Revenue officer, Balapur Mandal issued e-Pattedar pass book and Title deed book No. T05030150628 with Khata No. 60450 situated at Mamidipally village.



- 8) Whereas Vendor Nos. 8 & 9 are the absolute Owners, Possessors and Pattedars of land admeasuring Ac. 0-3300 guntas & Ac. 0-3400 guntas respectively in Sy. No. 12/A/2, Sy. No. 12/A/3 having acquired by virtue of ancestrally after the death of their father Sri. A.Venkat Reddy and the following table Shows that the Particulars of lands held by them.

Sl. No.	Name of the Pattedar	By virtue of	Sy. No	Extent	
				Ac.	Gts.
1	A.Raghuveer Reddy	Ancestrally	12/A/2	0	3300
2	A.Vasudev Reddy		12/A/3	0	3400
		Total		1	27

Subsequent to that of Ac. 0-33 guntas & Ac. 0-34 guntas, the Names of the vendors Nos. 8 & 9 have been got mutated their names in village revenue records as pattedars and possessors, the Revenue officer, Balapur Mandal issued e-Pattedar pass book and Title deed book No. T05030150001 with Khata No. 9 & T05030150034 with Katha No. 352 situated at Mamidipally village.

- 9) Whereas Vendor No. 10 is the absolute Owner, Possessor and Pattedar of land totally admeasuring Ac. 0-1800 guntas having purchased the same through Registered Sale Deed bearing No. 49 of 2024, dated: 26-02-2024, registered in the office of Tahsildar & Jt. Sub Registrar Balapur mandal, further that the following table Shows that the Particulars of the Sale Deed.

Sl. No	Name of the Pattedar	Doc. No.	Sy. No.	Extent	
				Ac.	Guntas
1	K. Venkat Reddy	49/2024	2/EE1/1	0	1500
			3/EE3/2	0	0300
	Total			0	1800

Subsequent to purchase of Ac. 0-1800 guntas, the name of the vendor No. 10 has been got mutated in village revenue records as pattedar and possessor, the Revenue officer, Balapur Mandal issued e-Pattedar pass book and Title deed book No. T05030150627 with Khata No. 60449, situated at Mamidipally village.

- 10) Whereas Vendor No. 11 is the absolute Owner, Possessor and Pattedar of land totally admeasuring Ac. 0-2200 guntas and the same is acquired through Exchange Deed bearing No. 51 of 2024, dated: 26-02-2024, registered in the office of Tahsildar & Jt. Sub Registrar Balapur Mandal, further that the following table Shows that the Particulars of the Exchange Deed.

Sl. No	Name of the Pattedar	Doc. No.	Sy. No.	Extent	
				Ac.	Guntas
1	CH. Seshagiri Rao	51/2024	3/EE3/1	0	0200
			11/2	0	1550
			12/AA/A/1/1/2/1	0	0450
	Total			0	2200



Subsequent to acquiring of Ac. 0-2200 guntas, the name of the vendor No. 11 has been got mutated in village revenue records as pattedar and possessor, the Revenue officer, Balapur Mandal issued e-Pattedar pass book and Title deed book No. T05030150208 with Khata No. 1403, situated at Mamidipally village.

- 10) Whereas Vendor No. 12 & 13 are the absolute Owners, Possessors and Pattedars of land totally admeasuring Ac. 5-00 guntas and having purchased through Registered Sale Deeds bearing Nos. 11572 of 2007, dated: 24-12-2007, 11601 of 2007, dated: 26-12-2007 & 3199 of 2008, dated: 30-07-2008, all are registered in the office of SRO, Hayath Nagar, 1653 of 2011 & 1654 of 2011, both are dated: 11-08-2011, both are registered in the office of SRO, Champapet further that the following table Shows that the Particulars of the Sale Deeds.

Sl. No.	Name of the Pattedar	Doc. No.	Sy. No.	Extent	
				Ac.	Guntas
1	D.L. Nirmala & D.L. Sirisha	11572/2007	4/E	0	1100
			5/E	0	0300
			6/E	0	0200
			7/E	0	1550
			8/E	0	0050
			9/RU	0	0550
		11601/2007	4/EE	0	0100
			4/EE/2/1	0	1097
			4/EE/2/2	0	0100
			5/EE	0	0600
			6/EE/1	0	0200
			7/EE/1	0	1550
			9/1	0	0550
		3199/2008	32/1	1	0000
		1653/2011	30/A/4	0	3100
			31/1/1	0	0849
			31/1/2	0	0150
		1654/2011	30/A/3	1	0000
Total			5	00	

Subsequent to purchase of Ac. 5-00 guntas, the name of the vendors Nos. 12 & 13 have been got mutated in village revenue records as pattedar and possessor, the Revenue officer, Balapur Mandal issued e-Pattedar pass book and Title deed book bearing No. T05030150344 with Khata No. 1988 in favour of Vendor No. 13 & e-Pattedar pass book and Title deed book bearing No. T05030150138 with Khata No. 1085 in favour of Vendor No. 14 situated at Mamidipally village.

- 11) Whereas Vendor No. 14 is the absolute Owner, Possessor and Pattedar of land totally admeasuring Ac. 6-00 guntas and having purchased through Registered Sale Deeds bearing Nos. 234 of 2021, dated: 25-10-2021, 256 of 2021, 257 of 2021, Both are dated: 29-11-2021, 258 of 2021, dated: 30-11-2021, 277 of 2021, dated: 18-12-2021 all are registered in the office of Tahsildar & Jt. Sub Registrar Balapur Mandal & 15181 of 2021, dated: 30-11-2021, registered in the office of SRO, Champapet, further that the following table Shows that the Particulars of the Sale Deeds.

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Sl. No.	Name of the Pattedar	Doc. No.	Sy. No.	Extent	
				Ac.	Guntas
1	Sudeesha Life Space Private Ltd.	234/2021	25/AA	0	2000
		256/2021	6/AA	0	0050
			8/AA	0	0050
			9/E	0	0500
			4/AA	0	0300
			7/AA	0	0800
		257/2021	27/E/2	0	0400
			27/AA/AA/2	0	0400
			30/E	0	0350
			27/AA/2/1/2	0	0500
			27/E/A	0	0400
			3/VU1/2	0	0500
			27/E/AA	0	0400
			30/AA	0	0350
			2/A/2	0	2000
			27/E/E	0	0400
			30/A/1	0	0350
		258/2021	22/A2	0	3500
			21/A1/2	0	2000
			21/A2	0	0500
		277/2021	12/AA/A/1/1/1	1	22.50
		15181/2021	18/AA/A/1	0	2000
	Total			6	00

Subsequent to purchase of Ac. 6-00 guntas, the name of the vendor No. 12 has been got mutated in village revenue records as pattedar and possessor, the Revenue officer, Balapur Mandal issued e-Pattedar pass book and Title deed book No. T05030150500 with Khata No. 60245, situated at Mamidipally village

That the vendors No. 14 to 37 are absolute owners, pattedars and possessors of the following lands shown against their names in respective survey numbers with epattedar pass books and for better Development of their respective lands have entered into registered DAGPAS with Shambhavi Constructions (Presently Changed its Name as VAISHNAOI DVELOPERS).

Vendor Nos.	Name of the Pattedar	e-pattedar pass book No.	Katha No.	Reg. DGPA Doc. No.	Sy. No.	Extent Ac. Gunta	
14	Sudeesha Life Spaces P Ltd	T05030150500	60245	4733/2024	25/AA, 6/AA, 8/AA, 9/E, 4/AA, 7/AA, 27/E/2, 27/AA/AA/2, 30/E, 27/AA/2/1/2	6	00



					27/E/A 3/VU1/2 27/E/AA 30/AA 2/A/2 27/E/E 30/A/1 22/A2 21/A1/2 21/A2 12/AA/A/1/1/1 18/AA/A/1.		
15	Boya Srisailam	T05030150055	615	132/2021	29/AA	0	2000
16	Boya Veera Swami	T05030150054	614	134/2021	29/A	0	2000
17	Boya Ravi	T05030150056	616	137/2021	29/E	0	2000
18	Maddi Dharma Reddy	T05030150004	22	139/2021	3/E 2/E	0 0	1400 2300
19	Maddi Jagannath Reddy	T05030150336	1843	152/2021	2/VU4 3/VU4	0 0	1400 0600
20	Maddi Jagadeeswar Reddy	T05030150136	1071	154/2021	2/VU 3/VU1/1	0 0	1400 0600
21	Maddi Janardhan Reddy	T05030150335	1842	156/2021	2/VU1 3/VU2	0 0	1400 0600
22	Likki Mahipal Reddy	T05030150379	6069	167/2021	2/EE1/2	0	2000
23	Maddi Pravallika	T05030150473	1152	168/2021	2/AA/1/2 3/AA 27/AA/2/2	0 0 0	0300 0900 0800
24	Maddi Raghuma Reddy	T05030150003	19	169/2021	2/AA/1/1	0	1000
25	Maddi Jagan Mohan Reddy	T05030150154	1145	170/2021	2/VU2 3/VU3	0 0	1400 0600
26	Maddi Vikranth Reddy	T05030150472	60200	171/2021	2/AA/2	0	1000
27	Maddi Latha	T05030150489	60225	172/2021	2/A/1 3/AA 27/AA/2	0 0 0	0300 0900 0700
28	Maddi Prashant Reddy	T05030150232	1152	173/2021	3/EE/5 27/AA/A	0 0 0	0900 0600 0500
29	Maddi Yadagiri Reddy	T05030150156		174/2021	2/EE2 3/EE4	0 0	3500 0500
30	Maddi Jaipal Reddy	T05030150337	1844	175/2021	2/VU5 3/VU5 27/AA/AA/1	0 0 0	1400 0500 0100
31	P. Vijaya Lakshmi	T05030150481	60123	193/2021	1	3	0000
32	Boya Subash	T05030150057	617	195/2021	29/EE	0	1900



					30/EE	0	0450
33	Mr. Justice Shameem Akther	T05030150378	60068	308/2023	12/AA/A/2/2 25/AA/1	0 0	2000 1000
34	Challa Lakshmi	T05030150467	60197	368/2023	18/E/EE 18/I/2 19/AA/1 22/AA 23/AA1 24/A	0 0 0 0 0 0	2300 1700 0800 2200 0200 2600
35	Challa Manikanth	T05030150594	60379	369/2023	23/AA2	1	2000
36	Challa Abhishek	T05030150079	795	370/2023	25/A/2	0	2000
37	P. Raghu Rama Krishna	-		2024/2024	4/RU/A	0	1200

Represented by their DAGPA Holder

M/S VAISHNAOI DEVELOPERS (FORMERLY KNOWN AS M/S SHAMBHAVI CONSTRUCTIONS) registered under the companies Act, 2013 (CIN No. U68100TG1970PLC001364) having its registered office at Plot No.11 and 12, 1st Floor, Amar Society, Guttala Begumpet, kavuri hills, Madhapur Hyderabad, Telangana state-500081. (PAN No. AEIFS6292J) Represented by its Director **SRLY. SHARATH CHANDRA, S/o: RAVI PRASAD**, aged about 33 years, occupation: Business, Resident of Plot No. 146, Road No. 10-C, M.P. & M.L.A. Colony, Jubilee Hills, Hyderabad, Telangana state.
ADHAR CARD No. 2396 3390 6516

Whereas the vendors Nos. 1 to 37 with an intention to make their respective lands in to Villas Project obtained approved Lay-out plan from HMDA, vide Permit No.012596/LO/HMDA/2814/SMD/2023, dated 10-06-2024 for construction of residential Villas.

The vendors started the construction of villas in the referred Lands as per the terms and conditions of the sanctioning authority i.e. HMDA i.e. after leaving spaces for roads, parks and pavements etc.,

The Vendors have registered the Project under the provisions of the Act with the Telangana Real Estate Regulatory Authority at Hyderabad on _____, under registration No. _____.

Whereas the vendors herein are thus vested with full rights of enjoyment and disposal of the same in any manner as the Vendors desire.

- A. The Allottee had applied for an Villa in the Project vide Application dated _____, has been allotted Villa with built-up area _____sft consisting of 3 floors on plot bearing No. _____admeasuring _____Sq. Yards or _____Sq. Meters in Sy.No.1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 16, 18, 19, 20, 21, 22, 23, 24, 25, 27, 29,30, 31 & 32 of Mamidipally Village, Balapur Mandal, Ranga Reddy District, Telangana State under Badangipet Municipal Corporation in the "VAISHNAOI SOUTHWOODS" as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter

[Signature]

SHAMBHAVI CONSTRUCTIONS
Hyderabad

referred to as the "Villa " more particularly described in Schedule A; and the floor plan of the Villa is annexed hereto and marked as Scheduled B;

- B. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- C. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- D. 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;
- E. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Villa and covered parking specified in Recital B.
- F. Whereas the VENDEE herein after satisfying with the title and development of the schedule property agreed to purchase the same said sale consideration and the Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

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 Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Villa as specified in Recital A.
- 1.2. The price and price breakup of the Villa along with the payment schedule shall be as per Schedule C.
 - (i) The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the Villa;
 - (ii) The Total Price above includes Taxes as indicated in schedule 'C' calculated at the prevailing rates up to the date of handing over the possession of the Villa to the Allottee Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the Allottee to the promoter shall be increased/reduced based on such change / modification: Provided further that if there is any increase in the taxes 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 provided that Stamp Duty, Registration



fee, mutation charges shall be paid by the Allottee as per actuals over and above the total price.

- (iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) and (ii) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee 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; any changes in the tax rate shall be intimated to the Allottee.
 - (iv) The Total Price of Villa includes recovery of price of land, construction of the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Villa, water line and plumbing, finishing with paint, Tiles, Doors, Windows, Fire detection and Firefighting equipment(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 and the Project.
- 1.3. The total price is escalation free except for taxes as per para 1.2(ii).
 - 1.4. The Allottee(s) shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").
 - 1.5. The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ nil% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
 - 1.6. It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule 'D' & Annexure - I & II in respect of the Villa, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act, on such terms as may be agreed. The Promoter 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 allottees 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 Promoter, for which the Promoter shall not be liable after handing over.

- 1.7. The Promoter shall confirm to the final carpet and saleable area that has been allotted to the Allottee after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes,

[Signature]



if any, in the carpet area or the saleable Area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area or the saleable Area than the Promoter shall refund the excess money paid by Allottee 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. 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 the Villa, allotted to the Allottee, the Promoter may demand that from the Allottee as per the next milestone of the payment plan as provided in Schedule 'C'. All these monetary adjustments shall be made at the same rate per square feet as agreed in Schedule 'C' of this Agreement.

- 1.8. Subject to Para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Villa as mentioned below:
- (i) The Allottee shall have exclusive ownership of the Villa;
 - (ii) That the computation of the price of the Villa includes recovery of price of land, construction of the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Villa, Water line and Plumbing, finishing with Paint, Tiles, Doors, Windows, Fire detection and Firefighting equipment (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 and the Project;
 - (iii) The Allottee at his own risk, has the right to visit the Project site to assess the extent of development of the Project and his Villa, (subject to prior intimation and adhering to all the safety requirements and prior approval from the project in charge).
- 1.9. It is made clear by the Promoter and the Allottee agrees that the Villa along with covered parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee (like club house). It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the allottees of the Project.
- 1.10. The Promoter agrees to pay all outgoings before transferring the physical possession of the Villa to the allottees, 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 Promoter fails to pay all or any of the outgoings collected by it from the allottees or any liability, mortgage loan and interest thereon before transferring the Villa to the allottees, the Promoter Agrees to be liable, even after the transfer of the

Sh. S. R.



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. The Allottee has paid Amounts as indicated in price Schedule 'C' as booking amount being part payment towards the Total Price of the Villa at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Villa as prescribed in the Payment Plan [Schedule C] as may be demanded by the Promoter within the time and in the manner specified therein: Provided that if the Allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules.

2. **MODE OF PAYMENT:**

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones as mentioned in schedule "C" of this agreement, the Allottee shall make all payments, on written demand by the Promoter, 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) in favour of "VAISHNAOI DEVELOPERS" payable at A/C No: _____, IFSC Code : _____, Address : _____, Hyderabad - 500033.

3. **COMPLIANCE OF LAWS RELATING TO REMITTANCES:**

- 3.1 The Allottee, 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, 1934 and the 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 Promoter with such permission, approvals which would enable the Promoter to fulfill 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 the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee 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 may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.
- 3.2 The Promoter accepts no responsibility in regard to matters specified in Para 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third-party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said Villa applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

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4. **ADJUSTMENT/APPROPRIATION OF PAYMENTS:**

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

5. **TIME IS ESSENCE:**

The Promoter 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 the Villa to the Allottee and the Common Areas to the association of allottees or the competent authority, as the case may be.

6. **CONSTRUCTION OF THE PROJECT/VILLA:**

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Villa and accepted the floor plan, payment plan and the specifications, amenities and facilities annexed along with this Agreement which has been approved by the competent authority, as represented by the Promoter. The Promoter 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 undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the HMDA 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 shall constitute a material breach of the Agreement.

7. **POSSESSION OF THE VILLA:**

- 7.1 **Schedule for possession of the said Villa** - The Promoter agrees and understands that timely delivery of possession of the Villa to the Allottee and the Common Areas to the association of allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the Villa along with ready and complete Common Areas with all specifications, amenities and facilities of the Project in place by **60 months** with a further grace period of six 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 or Government order affecting the regular development of the real estate Project. If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Villa, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented.

The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the Project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 90 days from that date. The Promoter shall intimate the Allottee about such termination at least thirty days prior

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to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

- 7.2 Procedure for taking possession** -- The Promoter, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Villa, to the Allottee who has paid all the amounts in terms of this Agreement to be taken within two months from the date of issuance of occupancy certificate. If the Allottee fails to take delivery within the time specified in the notice, he shall be liable for payment of all on goings including maintenance charges from the date of notice. Provided that, in the absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter within 3 months from the date of issuance of occupancy certificate. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Promoter shall not be liable for any defect or deficiency occasioned on account of any act or omission on the part of the Allottee or any authority or third party on whom the Promoter has no control. The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees. The Promoter shall hand over a copy of the occupancy certificate of the Villa , as the case may be, to the Allottee at the time of conveyance of the same.
- 7.3 Failure of Allottee to take Possession of Villa** - Upon receiving a written intimation from the Promoter as per Para 7.2, the Allottee shall take possession of the Villa from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Villa to the Allottee. In case the Allottee fails to take possession within the time provided in Para 7.2, such Allottee shall continue to be liable to pay maintenance charges as specified in Para 7.2.
- 7.4 Possession by the Allottee** - After obtaining the occupancy certificate and handing over physical possession of the Villa to the allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including Common Areas, to the association of allottees or the competent authority, as the case may be, as per the local laws. Provided that, in the absence of any local law, the Promoter shall handover the necessary documents and plans, including Common Areas, to the association of allottees or the competent authority, as the case may be, within 120 days after obtaining the Occupancy certificate
- 7.5 Cancellation by Allottee** - The Allottee shall has the right to cancel/withdraw his/her allotment in the Project only as provided in the Act: Provided that where the Allottee proposes to cancel/withdraw from the Project without any fault of the Promoter, the Promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the Allottee shall be returned by the Promoter to the Allottee within three months of such cancellation or at the time that the Promoter is able to resell the said Villa to another purchaser, whichever is later.



- 7.6 **Compensation** – The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the Land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and 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 Promoter fails to complete or is unable to give possession of the Villa (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 other reason; the Promoter shall be liable, on demand to the allottees, in case the Allottee 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, with interest at the rate prescribed 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 does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Villa, which shall be paid by the Promoter to the Allottee within ninety days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

- 8.1 The Promoter hereby represents and warrants to the Allottee as follows:

- (i) The Promoter 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 and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no litigations pending before any Court of law or Authority with respect to the said land or Project.
- (iv) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Villa are valid and subsisting and have been obtained by following due process of law. Further, the Promoter 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 and Common Areas;
- (v) The Promoter has 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 created herein, may prejudicially be affected;
- (vi) The Promoter has 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 which will, in any manner, affect the rights of Allottee under this Agreement;

Sh. S. R.



- (vii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Villa to the Allottee in the manner contemplated in this Agreement;
 - (viii) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Villa to the Allottee and the Common Areas to the association of allottees or the competent authority, as the case may be;
 - (ix) The Promoter has 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 date of Occupancy certificate has been issued and possession of Villa, as the case may be, along with Common Areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee and the association of allottees or the competent authority, as the case may be;
 - (x) 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 Promoter in respect of the said Land and/or the Project.
- 8.2 The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Villa may come, hereby covenants with the Promoter as follows:
- (i) To maintain the Villa at the allottees own cost in good and tenantable repair and condition from the date that of possession of the Villa is taken and shall not do or suffer to be done anything in or to the building in which the Villa is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Villa is situated and the Villa itself or any part thereof without the consent of the local authorities, if required.
 - (ii) Not to store in the Villa 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 is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircase, common passages or any other structure of the building in which the Villa is situated, including entrances of the building in which the Villa is situated and in case any damage is caused to the building in which the Villa is situated or the Villa on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

B. S. R.



- (iii) To carry out at his own cost all internal repairs to the said Villa and maintain the Villa in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Villa is situated or the Villa which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- (iv) Not to demolish or cause to be demolished the Villa 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 or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Villa is situated and shall keep the portion, sewers, drains and pipes in the Villa and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Villa is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Villa 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 is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Villa in the compound or any portion of the Project land and the building in which the Villa is situated.
- (vii) 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 and / or Government and / or other Public authority, on account of change of user of the Villa by the Allottee for any purpose other than for purpose for which it is sold.
- (viii) The Allottee shall observe and perform all the rules and regulations which the society or the limited company or apex body or federation or association of allottees may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Villa s 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 shall also observe and perform all the stipulations and conditions laid down by the society/limited company/apex body/federation/association of allottees regarding the occupancy and use of the Villa in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out- goings in accordance with the terms of this Agreement. The Parties agree that more detailed terms in respect of the Allottee's obligation in respect of the Project, Villa and association of allottees may be set out to in the sale deed.

SS. S. R.



- (ix) Till a conveyance of the Common Areas, services and amenities of the building/Project in which Villa is situated is executed in favour of society/limited company/association of allottees and till all the total builtup area/units are sold off, the Allottee shall permit the Promoter 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.

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 fails to provide ready to move in possession of the Villa to the Allottee 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 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 occupancy certificate has been issued by the competent authority.
- (ii) Discontinuance of the Promoter's 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 under the conditions listed above, Allottee is entitled to the following:

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund money, as per the terms and conditions of Application form, to the Allottee under any head whatsoever towards the purchase of the Villa, along with interest at the rate prescribed in the Rules within ninety days of receiving the termination notice: Provided that where an Allottee does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Villa, which shall be paid by the Promoter to the Allottee within ninety days of it becoming due.

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

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



- (ii) In case of default by Allottee under the condition listed above continues for a period beyond two consecutive month after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Villa in favour of the Allottee and refund the money paid to him by the Allottee by deducting the cancellation charges as mentioned in the Application form and the interest liabilities and this Agreement shall thereupon stand terminated. Provided that the Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination. The amount shall be repaid by the Promoter within a period of ninety days after termination or the date on which the Promoter is able to resell the Villa to another purchaser, whichever is later.

10. CONVEYANCE OF THE SAID VILLA:

The Promoter, on receipt of Total Price of the Villa as per Para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Villa together with proportionate indivisible share in the Common Areas within 3 months from the date of issuance of occupancy certificate, to the Allottee. However, in case the Allottee fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee.

11. MAINTENANCE OF THE SAID PROJECT:

- 11.1 The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the Project by the association of allottees and the cost of maintenance shall be borne by the Promoter and the allottees, proportionate to the Villa in their respective occupation. The facilities like clubhouse and service connections, like water and sewerage supply, which are common to the entire Project undertaken in phases, shall be jointly maintained by the Promoter and the association of allottees till the entire Project is completed. The clubhouse and its services shall be subject to user charges as may be fixed by the management of the clubhouse or as the case may be the service provider, from time to time.
- 11.2 All other infrastructural facilities, including the equipment like lifts, elevator, mechanical, electrical or electronic equipment, STP, etc., shall always be covered by appropriate annual maintenance agreements and insurance agreements with the authorized service providers and the costs of such AMC and Insurance shall be part of the maintenance charges payable by the occupants. Unless the possession is delivered to the Allottee, the Promoter shall be the occupant in respect of any Villa.

12. DEFECT LIABILITY:

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

[Handwritten Signature]

[Circular Stamp: SHAMBAVI CONSTRUCTIONS Hyderabad]

compensation in the manner as provided under the Act.

12.2 Notwithstanding anything contained in the above clause the following exclusions are made

- a. Equipment (generator, Motors, STP, Transformers, Gym equipment etc.) which carry manufacturer's guarantees for a limited period. Thereafter the welfare association /society shall take annual maintenance contract with the suppliers. The Promoter shall transfer manufacturer's guarantees / warranties to the Allottee or association of allottees as the case may be.
- 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.

12.3 The Allottee's shall maintain the Villas in good tenantable conditions and carryout the internal repairs for the upkeep of the Villas. 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 developers shall be subject to proper maintenance and upkeep of the Villas/services and amenities by the Allottee or the association of the allottees as the case may be.

12.4 No structural modifications are to be carried out by the Allottee or association of allottees.

13. RIGHT TO ENTER THE VILLA FOR REPAIRS:

The Promoter / maintenance agency /association of allottees shall have rights of unrestricted access of all Common Areas and covered parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the Villa 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 Basement and Service Areas: The basement(s) and service areas, if any, as located within the _____ (project name), shall be earmarked for purposes such as parking spaces and services including but not limited to 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 shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services.

15. GENERAL COMPLIANCE WITH RESPECT TO THE VILLA:



- 15.1 Subject to Para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Villa at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the building, or the Villa 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 and keep the Villa, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenable 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. The Allottee 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 allottees 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. Further the Allottee shall not store any hazardous or combustible goods in the Villa or place any heavy material in the common passages or staircase of the building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Villa.
- 15.2 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
16. **COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:**
The Parties are entering into this Agreement for the allotment of a Villa with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.
17. **ADDITIONAL CONSTRUCTIONS:**
The Promoter undertakes that it has 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 authorities and disclosed, except for as provided in the Act.
18. **MORTGAGE OR CREATE A CHARGE:**
Notwithstanding any other term of this Agreement, the Allottee hereby authorizes and permits the Promoter to raise finance/loan from any institution / company / bank by any mode or manner by way of charge/mortgage/securitization of the Villa /Project/building or the land underneath or the receivables, subject to the condition that the Villa shall be made free from all encumbrances at the time of execution of sale deed in favour of the Allottee(s). The Allottee shall be informed about the same at the time of Agreement.
19. **FORMATION OF ASSOCIATION OF ALLOTTEES AND CONSENT OF ALLOTTEES:**




The Promoter shall take the following steps to enable formation of an association of allottees under Section 11(4)(e) of the Act:-

- 19.1 With respect to a real estate Project, the Promoter shall submit an application to the Registrar for registration of the association of allottees 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 per cent of the total allottees in such a Project have taken possession and the Promoter has received the full consideration from such allottees. All the allottees on payment of full consideration shall become members of such association of allottees formed by the Promoter.
- 19.2 If the Promoter fails to form the association of allottees, the Authority shall by an order direct the Promoter to apply for formation of such association of allottees or may authorize the allottees to apply for formation of the said association of allottees.
- 19.3 Notwithstanding any other rule, after conveying the title to the association of allottees under Section 17, the Promoter 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 which is still not sold or allotted and shall be deemed to have been allowed to do so by the association of allottees without any restriction or entry of the building and development of Common Areas.

20. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee 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 and secondly, pays the stamp duty and intimates the Promoter for registration of the same before the concerned Sub-Registrar. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee, at the discretion of Promoter, shall be cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee, in line with the terms and conditions of the Application Form, without any interest or compensation whatsoever.

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, 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 / SUBSEQUENT ALLOTTEES:**

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 and the Project shall equally be applicable to and enforceable against and by any subsequent allottees of the Villa, in case of a transfer, as the said obligations go along with the Villa for all intents and purposes.

24. **WAIVER NOT A LIMITATION TO ENFORCE:**

24.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan **Schedule 'C'** including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other allottees.

24.2 Failure on the part of the Parties 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 has to make any payment, in common with other Allottee(s) in the Project, the same shall be proportion which the carpet area of the Villa bears to the total carpet area of all the Villas 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.

28. **PLACE OF EXECUTION:**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other

SS. S. R.



place, which may be mutually agreed between the Promoter and the Allottee or simultaneously with the execution the said Agreement at the office of the Concerned Sub-Registrar.

29. NOTICES:

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

Allottee	
Allottee Address	
Promoter	"VAISHNAOI DEVELOPERS"
Promoter Address	Plot No. 11 & 12, Amar Society, Madhapur, Serilingampally Mandal, (Hyderabad) Hyderabad - 500032.

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

30. JOINT ALLOTTEES:

That in case there are joint allottees all communications shall be sent by the Promoter to the Allottee 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 allottees.

31. SAVINGS:

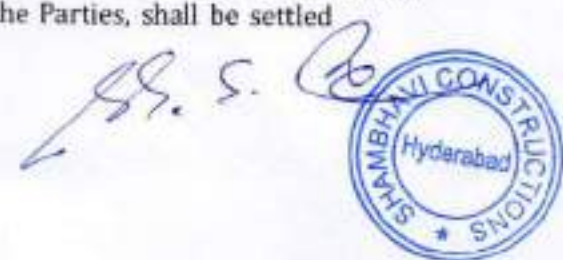
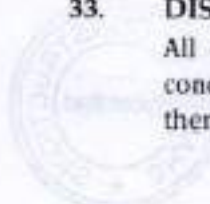
Any application letter, allotment letter, agreement, or any other document signed by the Allottee, in respect of the Villa, prior to the execution and registration of this Agreement for sale for such Villa, plot or building, as the case may be, shall not be construed to limit the rights and interests of the Allottee 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 the Rules and Regulations made thereunder including other applicable laws of India for the time being in force.

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, failing which the same shall be settled through the adjudicating officer appointed under the Act.

34. PERSONAL DATA:

The Purchaser/s confirms having provided the following 'Personal Data':

- i. Permanent Account Number (PAN);
- ii. Identity Proof;
- iii. Address Proof; and
- iv. Bank Account Details; and

The Purchaser confirms the accuracy and completeness of the Personal Data so provided. The Personal Data provided by the Purchaser/s will be utilized by Seller/Developer for the purposes of: (i) satisfying KYC norms; (ii) preparation of this Agreement and related deeds and documents to be executed in the future; and (iii) for purposes regular communications, including any notices to be sent under this Agreement to the Purchaser/s. The Purchaser/s also consents to the Seller/Developer sharing such Personal Data with third parties, including but not limited to, the auditors, external legal counsels, and statutory authorities as and when required for the purpose of this transaction. The Purchaser agrees to such collection and use of such Personal Data, and the Purchaser/s shall be entitled to amend the Personal Data, if appropriate.

IN WITNESS WHEREOF the Parties hereunto have signed and executed this agreement on the day, month and year first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Vendee

Name :
/o :
Age :

Pan No :
Adhaar No:
Occupation :

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter:

Promotor : "M/S VAISHNAOI DEVELOPEERS"

SIGNATURE

ADDRESS:

Plot Nos. 11 & 12, First floor, Guttalabegumpet, Kavuri Hills, Hyderabad

WITNESSES:

1.

2.



SCHEDULE 'A'

All that part and parcel of the land admeasuring 222516.13 Sq Yards or 186051.83 Sq. Meters, in Sy.No.1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 16, 18, 19, 20, 21, 22, 23, 24, 25, 27, 29, 30, 31 & 32 of Mamidipally Village, Balapur Mandal, Ranga Reddy District, Telangana State. and bounded by:

North	:	Neighbors Land ,
South	:	Road & Neighbors Lands,
East	:	Road & Neighbors Lands
West	:	Road.

SCHEDULE 'B'**SCHEDULE OF THE PROPERTY**

All that, the Villa with built-up area _____sf consisting of 3 floors on plot bearing No. _____ admeasuring _____ Sq. Yards or _____ Sq. Meters in Sy.No.1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 18, 19, 20, 21, 22, 23, 24, 25, 27, 29, 30, 31 & 32 of Mamidipally Village, Balapur Mandal, Ranga Reddy District, Telangana State.

North	:
South	:
East	:
West	:

IN WITNESS WHEREOF the above-named Vendors and DAGPA Holder of vendors and VENDEE have executed this **AGREEMENT OF SALE** with their own free will accord and consent and without coercion on the day, month and year first above written in the presence of the following witnesses at Hyderabad.

WITNESSES

1.

2.



PROMOTER

**(VAISHNAOI DEVELOPERS FORMORLY KNOWN AS
M/S SHAMBHAVI CONSTRUCTIONS)**

(insert floor plan)






SCHEDULE 'C'**Vaishnani Southwoods**

Date :	19-Jun-2024	
Villa NO		
Plot Area in Sq yard		
Saleable Area in Sq.ft		
PLC (Preferential Location Charges)	West	
Extra Land		
Corner Plot		
Rate per sft		
Amenities		
Sale Value		
GST (5% on Sale Value)		
Sale Value + GST		

PAYMENT PLAN	Total Incl of Sale Value+ GST
Booking Advance	
Allotment Amount	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
Total Sale Value Incl. Carpark + GST	

Break up for Additional Amounts

Break up for Additional Amounts

Particulars	Charges	GST	Charges Incl. GST
Electricity/Water Charges@ Rs____/- per sft.			
Generator charges@Rs____/- pers sft.			

Sh. S. R.



Corpus Fund @ Rs. ___/- per sqft.			
Adv. Maintenance Charges @ Rs. ___/- per sqft			
Documentation Charges			
Total Additional Amount			

Note:

Kitchen Platform and Sink are not provided as standard fitout

Registration charges applicable is payable at the time of possession based on the prevailing guidelines.

PDC's are mandatory and to be handover with in the 30 days from date of booking for all the instalments.

GST is payable along with each instalment based on the prevailing guideline rate. The above calculations are based on GST rate of 5% (Sale Value, Water & Electricity & Generator Charges) & 18% on (Piped Gas, Adv Maintenance & Documentation Charges)

Any changes due to Govt. regulations shall be intimated at the appropriate time and the revised GST charges/any other new taxes shall be charged accordingly.

Deduct 1% TDS for every Payment and also file TDS and send us FORM 16B

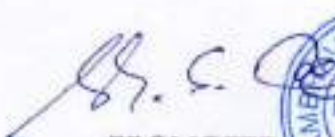
Note:* Price is calculated based on Super built up area.* Registration charges and any taxes apart from VAT & Service Tax or GST are to be paid based on the prevailing guidelines.* VAT & ST or GST are calculated as per current norms & the same may change as per government guidelines.*As per Income Tax rules, please deduct TDS as applicable from all the payments made towards your unit(including the PDCs). If your bank disburses the full amount, then you will have to pay the TDS separately. *Provide us the duly signed Form 16B to pass the credit for TDS amount.

IN WITNESS WHEREOF the above-named Vendors and DAGPA Holder of vendors and **VENDEE** have executed this **AGREEMENT OF SALE** with their own free will accord and consent and without coercion on the day, month and year first above written in the presence of the following witnesses at Hyderabad.

WITNESSES

1.

2.


PROMOTER
(VAISHNAOI DEVELOPERS FORMORLY KNOWN AS
M/S SHAMBHAVI CONSTRUCTIONS)

