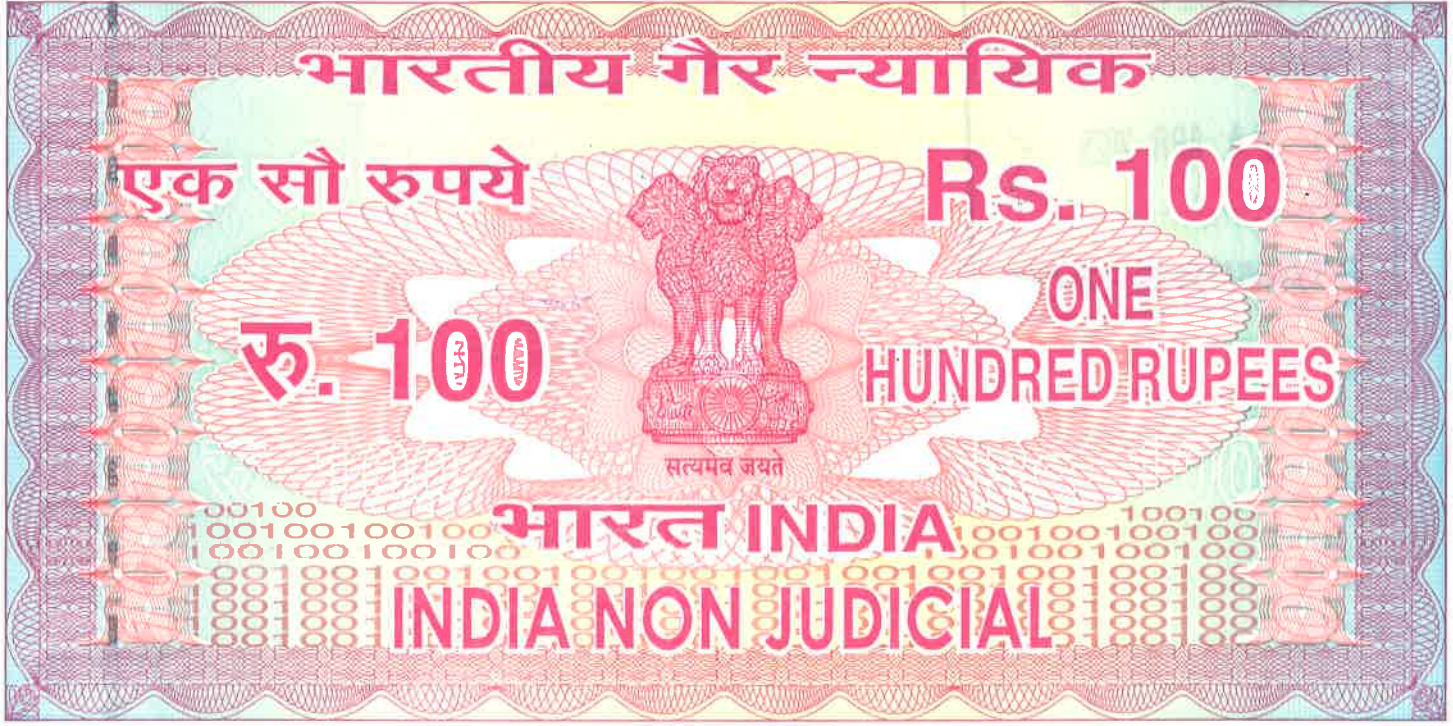




తెలంగాణ తెలంగాణ TELANGANA

BR 089152

Tran Id: 250524131131922047
Date: 24 MAY 2025, 01:12 PM
Purchased By:
P GIRIDHAR REDDY
S/o PAPI REDDY
R/o TELLAPUR, SANGAREDDY
For Whom
M/S MANTOOR INFRASTRUCTURE PVT LTD

Denomination: 100


Sub Registrar
Ex. Office Stamp Vendor
SR0:RANGA REDDY (R.O)

ANNEXURE
[See rule 38]
AGREEMENT FOR SALE
This Agreement for Sale ("Agreement")
Executed on this 03rd (Date) day of June (Month), 2025

By and Between

[If the Promoter is a Company]

M/s. MANTOOR INFRASTRUCTURE PRIVATE LIMITED, (CIN no. U45400TG2015PTC099325) a Company incorporated under the provisions of the companies Act, [1956 or 2013, as the case may be], having its registered office at Plot No: 2,2/A,2/B, Maa Sai Nilayam, Madeenaguda, Miyapur, Hyderabad-500 049. (PAN No. AAJCM7975J), represented by its authorized signatory Mr. MANTOOR RAVINDER REDDY, S/o. Mr. PAPI REDDY, (Aadhar no: 6449 3843 2676) authorized vide board resolution dated 28th April, 2025 hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor in-interest, and permitted assigns).

For MANTOOR INFRASTRUCTURE PVT LTD.


Managing Director



AND

[If the Promoter is a Partnership firm]

_____ (CIN No _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case maybe], having its registered office _____, (PAN: _____), represented by its authorized signatory Director Mr. _____ (Aadhar No. _____) duly authorized vide board resolution dated hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest and permitted assigns).

[OR]

[If the Promoter is an Individual]

_____ a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner _____ (Aadhar No. _____) authorized vide _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[AND]

[If the Allottee is a company]

_____ (CIN No _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case maybe], having its registered office, (PAN: _____), represented by its authorized signatory Director Mr. _____ (Aadhar no. _____) duly authorized vide board resolution dated hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns). [OR] [If the Allottee is a Partnership] _____ a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____,

(PAN _____), represented by its authorized partner, _____ (Aadhar no. _____) authorized vide _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[OR]

[If the Allottee is an Individual]

Mr./Mrs. _____, son/daughter of _____, aged about ____ years, occupation: _____, residing at _____, (Aadhar No. _____ & PAN _____), hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).



[If the Allottee is a HUF]

Mr. _____, (Aadhar No _____) son of _____, aged about _____ years, for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business/residence at _____ (PAN _____), hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns). [Please insert details of other allottee(s), in case of more than one allottee].

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

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 the Real Estate Regulation and Development) Act, 2016;
- e) "section" means a section of the Act.

WHEREAS:

- A. The Promoter is the absolute and lawful owner of survey nos. Sy. Nos.- . 266, 267, 268/PART, 269/PART, 270/PART, 397/PART, 398/PART of Admeasuring 28,662.17 Square meters situated at Velimala (TM) in Ramachandrapuram (Mandal) Tellapur Municipality, Sangareddy District, Telangana.. Here in after called and referred as "Said Land" through various sale deed(s);

District ("Said Land") vide sale _____ deed(s) dated _____ registered _____ as documents no. _____ at the office of the Sub-Registrar;

[OR]

_____ ("Owner") is the absolute and lawful owner of [khasra nos./ survey nos.] [Please insert land details as per local laws] _____ totally admeasuring _____ square meters situated at _____ in _____ Tehsil & District _____ ("Said Land") vide sale deed(s) dated _____ registered _____ as documents no. _____ at the office of the Sub-Registrar. The Owner and the Promoter have entered into a [collaboration/development/joint development] agreement dated _____ registered _____ as document no. _____ At the office of the Sub-Registrar;

For MANTOOR INFRASTRUCTURE PVT LTD.


Managing Director



- B. The Said Land is earmarked for the purpose of **Layout with Housing (Without Compound Wall)** Villa project and the said project shall be known as '**MANTOOR MUKUNDA**' ("Project");

Provided that where land is earmarked for residential development the same shall be used for those purposes only and no commercial/institutional development shall be permitted unless it is a part of the plan approved by the competent authority;

- C. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;
- D. The Hyderabad Metropolitan Development Authority (HMDA) has granted the final layout sanctioned plan through Layout Permit No. _____ Date : _____.
- E. The Promoter has obtained the layout with Housing (Without Compound Wall), Villa sanctioned approvals for the Project from HMDA. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with Section 14 of the Act and other applicable laws.
- F. The Promoter has registered the Project under the provisions of the Act with the Telangana Real Estate Regulatory Authority (RERA) vide Registration No. _____, Dated _____;
- G. The Allottee had applied for a Villa in the Project vide application no. _____ dated _____, and has been allotted Villa No. _____, having area oof _____ Square Feet and undivided share of land having area of _____ Sq Yards.
- H. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- I. _____ N/A [Please enter any additional disclosures/details];
- J. 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 ("**MANTOOR MUKUNDA**");
- 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 upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Villa.

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:

For MANTOOR INFRASTRUCTURE PVT LTD


Managing Director



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 para G.
- 1.2. The Total Price for the Villa based on the Saleable area is Rs. _____ Only.
("Total Price") (Breakup and Description Given Below):

Villa No: _____	Rate of the Villa per Square Feet *
Facing: _____	Basic Price:
	Amenities:
	Corner Plot:
	GST:
	Legal Charges:
Association Chagres	Maintenance:
	Corpus Fund:
Total Price (in Rupees)	_____

Explanation:

- The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the Villa.
- The Total Price above includes Taxes (consisting of Tax Paid or Payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) up to the date of handing over the possession of the Villa to the allottee and the project to the association of allottees 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 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.
- 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;
- The Total Price of Villa includes recovery of price of land, construction of [not only the Villa but also 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, marbles, 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

For MANTOOR INFRASTRUCTURE PVT LTD.


Managing Director



be provided as per the agreement within the Villa and the Project.

- 1.3. The Total Price is escalation-free, save and except increases which the Allottee 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 Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/ order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. 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.
- 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 @ ____% 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' and Schedule 'E' (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) 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. [Applicable in case of Villa] The Promoter shall confirm the final Carpet Area and Saleable Area allotted to the Allottee after completion of construction of the Villa and upon receipt of the occupancy certificate from the competent authority. The Promoter shall furnish details of any changes in the Carpet Area or the Saleable Area, if applicable. The total price payable for the Carpet Area shall be recalculated based on this confirmation. If there is a reduction in the Carpet Area or the Saleable Area, the Promoter shall refund the excess amount paid by the Allottee within forty-five (45) days, along with annual interest at the rate prescribed under the Rules, calculated from the date such excess amount was paid by the Allottee. If there is an increase in the Carpet Area or the Saleable Area, which does not exceed three percent (3%) of the Carpet Area of the Villa allotted to the Allottee, the Promoter may demand the additional amount from the Allottee, payable as per the next milestone under the Payment Plan provided in Schedule C. All monetary adjustments shall be made at the same rate per square foot as agreed in Clause 1.2 of this Agreement.

For MANTOOR INFRASTRUCTURE PVT LTD.



Managing Director



- 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) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee 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 promoter shall hand over the common areas to the association of allottees after duly obtaining the completion certificate from the competent authority as provided in the Act;
 - (iii) That the computation of the price of the Villa includes recovery of price of land, construction of [not only the Villa but also] 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, marbles, 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;
 - (iv) The Allottee has the right to visit the project site to assess the extent of development of the project and his Villa, as the case may be.
- 1.9. It is made clear by the Promoter and the Allottee agrees that the Villa along with garage/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, which it has collected from 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 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 a sum of Rs _____ (Rupees only) 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:
- 1.12. 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.

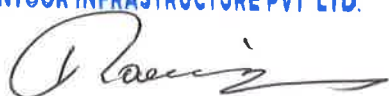
For MANTOOR INFRASTRUCTURE PVT LTD.


Managing Director



2. **MODE OF PAYMENT:** Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, 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 M/s MANTOOR INFRASTRUCTURE PVT LTD, payable at _____.
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 there under 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.
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

For MANTOOR INFRASTRUCTURE PVT LTD.


Managing Director

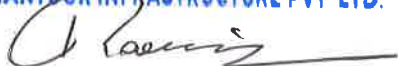


Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the _____ [Please insert the relevant State laws] and shall not have an option to make any variation /alteration / modification in such plans, other than in the manner provided under the Act, 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, 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 ("Force Majeure"). 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 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 issue of the occupancy certificate. If the Allottee 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. Provided that, in the absence of local law, the conveyance deed / supplementary agreement in favour of the Allottee shall be carried out by the Promoter within 90 days from the date of issue of the occupancy certificate. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, or documentation on the 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, agrees to pay the maintenance charges as determined by the Promoter or association of allottees. The Promoter shall hand over 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,

For MANTOOR INFRASTRUCTURE PVT LTD.



Managing Director



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 thirty days after obtaining the completion certificate].

- 7.5. Cancellation by Allottee** – The Allottee shall have the right to cancel/withdraw his 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 Allottee, 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:

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 encumbrances upon the said Land or the Project;
 - (iv) There are no litigations pending before any Court of law or Authority with respect to the said land or Project;
 - (v) 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 in compliance with all applicable laws in relation to the Project, said Land, Villas and common areas;
 - (vi) 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 be prejudicially be affected;
 - (vii) 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

For MANTOOR INFRASTRUCTURE PVT LTD.


Managing Director



the Project and the said Villa, which will in any manner affect the rights of the Allottee under this Agreement;

- (viii) 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;
 - (ix) At the time of execution of the conveyance deed, the Promoter shall hand over 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;
 - (x) 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 the completion certificate has been issued and possession of the 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;
 - (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, or 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 except those disclosed in the title report.
2. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Villa with common areas may come, hereby covenants with the Promoter as follows :-
- (i) To maintain the Villa, including the Common Areas, at the Allottee's own cost, in good and tenable repair and condition from the date possession of the Villa is taken. The Allottee shall not do, or permit to be done, anything in or to the Villa that is contrary to applicable rules, regulations, or bye-laws, nor shall the Allottee change, alter, or make additions to the Project or the Villa, or any part thereof, without the prior consent of the local authorities, if such consent is 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 Villa is situated, or the 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 are likely to damage the staircases, common passages, or any other structure of the Villa is situated, including entrances of the Project in which the Villa is situated. In case any damage is caused to 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.
 - (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 Project 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 Villa, and shall keep the portion, sewers, drains, and pipes in the Villa and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support, shelter, and protect the other

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parts of the Villa. The Allottee 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 Villa, 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 into the compound or any portion of the project land in which the Villa is situated.
- (vii) Pay to the Promoter, within fifteen days of demand by the Promoter, his share of the security deposit demanded by the concerned local authority or Government for giving water, electricity, or any other service connection to the Villa.
- (viii) To bear and pay any 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 the purpose for which it is sold.
- (ix) 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 may adopt at its inception, and the additions, alterations, or amendments thereof that may be made from time to time for the protection and maintenance of the said Project and the Villa therein, and for the observance and performance of the 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 regarding the occupancy and use of the Villa and shall pay and contribute regularly and punctually towards the taxes, expenses, or other outgoings in accordance with the terms of this Agreement.
- (x) Till a conveyance of the common areas, services, and amenities of the Project in which the Villa is situated is executed in favour of the Society/Limited Company/Association, and till the total built-up 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 Villa or any part thereof to view and examine the state and condition thereof.
- (xi) Till a conveyance of the common areas, services, and amenities of the Project in which the Villa is situated is executed in favour of the Apex Body/Federation/Association, and till the total built-up 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 Project 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) The 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 the occupation certificate and completion certificate, as the case may be, has been issued by the competent authority.

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- (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 shall also be deemed a failure under this clause.

9.2 In case of default by the Promoter under the conditions listed above, the Allottee is entitled to the following:

- (i) Stop making further payments to the Promoter as demanded. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones, and only thereafter shall 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 the entire money paid by 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 upon the occurrence of the following events:

- (i) In case the Allottee fails to make payments for 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 the Default by the Allottee under the condition listed above continues for a period beyond two (2) consecutive months after notice from the Promoter in this regard, the aPromoter may cancel the allotment of the Villa in favour of the Allottee and refund the money paid by the Allottee after deducting the booking amount and any 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.

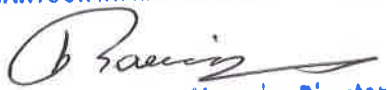
10. ALLOCATION / CONVEYANCE OF THE SAID VILLA:

The Promoter, on receipt of the Total Price of the Villa as per para 1.2 of the Agreement from the Allottee, shall execute a conveyance deed / allocation-cum-supplementary agreement and convey the title of the Villa together with the proportionate indivisible share in the Common Areas within three months from the date of issuance of the occupancy certificate and the completion certificate, as the case may be, to the Allottee. [Provided that, in the absence of a local law, the conveyance deed / allocation-cum-supplementary agreement in favour of the Allottee shall be carried out by the Promoter within three months from the date of issue of the occupancy certificate.] 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 / allocation-cum-supplementary agreement in his/her favour until such payment of stamp duty and registration charges is made to the Promoter by the Allottee.

11. MAINTENANCE OF THE SAID VILLA / PROJECT:

- 1. The Promoter shall be responsible to provide and maintain essential services in the Project until the maintenance of the Project is taken over by the Association of Allottees. The cost of such maintenance shall be borne by the Promoter and the Allottees, proportionate to the Villas in their respective occupation. The facilities like the Club House and service connections, such as water and sewerage supply, which are common to the entire Project undertaken in phases, shall be

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jointly maintained by the Promoter and the Association until 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.

2. All other infrastructural facilities, including mechanical, electrical, or electronic equipment, STP (Sewage Treatment Plant), etc., shall always be covered by appropriate annual maintenance contracts (AMCs) and insurance agreements with authorized service providers. The costs of such AMCs and insurance shall be part of the maintenance charges payable by the occupants. Unless possession is delivered to the Allottee, the Promoter shall be deemed to be the occupant in respect of any Villa.

12. DEFECT LIABILITY:

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 **five (5) 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 **thirty (30) days**. In the event of the Promoter's failure to rectify such defects within the said period, the aggrieved Allottee shall be entitled to receive appropriate compensation in the manner as provided under the Act.
2. Notwithstanding anything contained in the above clause, the following exclusions shall apply:
 - a. Equipment such as generators, motors, STP (Sewage Treatment Plant), transformers, gym equipment, etc., which carry manufacturer's guarantees for a limited period. Thereafter, the Welfare Association/Society shall enter into annual maintenance contracts with the suppliers. The Promoter shall transfer the manufacturer's guarantees/warranties to the Allottee or the Association of Allottees, as the case may be.
 - b. Fittings related to plumbing, sanitary, electrical, hardware, etc., that are subject to natural wear and tear.
 - c. Allowable structural and other deformations, including expansion quotient.
 - d. Items of work such as painting and other finishes that are naturally subject to wear and tear.
3. The Allottees shall maintain the Villas in good tenantable condition and shall carry out internal repairs for the proper upkeep of the Villas. The Association of the Allottees or its assigns shall maintain the common services and amenities in good condition and ensure they are covered by appropriate AMC (Annual Maintenance Contracts) and insurance. The obligation of the Promoter shall be subject to the proper maintenance and upkeep of the Villa services, and amenities by the Allottee or the Association of Allottees, as the case may be.

13. RIGHT TO ENTER THE VILLA FOR REPAIRS:

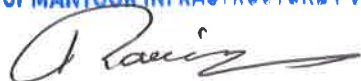
The Promoter, maintenance agency, or Association of Allottees shall have the right of unrestricted access to all Common Areas, garages/covered parking, and parking spaces for the purpose of providing necessary maintenance services. The Allottee agrees to permit the Association of Allottees and/or the maintenance agency to enter into the Villa or any part thereof, after due notice and during 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 service areas, if any, as located within the "MANTOOR MUKUNDA" Project 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, firefighting pumps and equipment, and other permitted uses as per the sanctioned plans. The Allottee shall not be permitted to use the service areas and the basements in any manner whatsoever, other than those earmarked specifically as parking spaces. The said service areas shall be reserved exclusively for

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Managing Director



use by the Association of Allottees, formed by the Allottees, for rendering maintenance and essential 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. The Allottee shall not do or suffer to be done anything in or to the Villa, common passages, corridors, circulation areas, atrium, or the compound that may be in violation of any laws or rules of any authority, or change, alter, or make additions to the Villa. The Allottee shall keep the Villa, its walls and partitions, sewers, drains, pipes, and appurtenances thereto or belonging thereto in good and tenantable repair, and maintain the same in a fit and proper condition, ensuring that the support, shelter, etc., of the Project is not in any way damaged or jeopardized.

15.2. The Allottee further undertakes, assures, and guarantees that he/she will not put up any signboard, nameplate, neon light, publicity material, or advertisement material on the facade of the Villas or anywhere on the exterior of the Project or Common Areas. The Allottee shall also not change the colour scheme of the outer walls, paint the exterior side of the windows, or carry out any change in the exterior elevation or design. Furthermore, the Allottee shall not store any hazardous or combustible goods in the Villa or place any heavy material in the common passages of the Project. The Allottee shall also not remove any wall, including outer or load-bearing walls of the Villa/Project.

15.3. The Allottee shall plan and distribute the electrical load in conformity with the electrical systems installed by the Promoter and, thereafter, the Association of Allottees and/or the maintenance agency appointed by the Association of Allottees. The Allottee shall be responsible for any loss or damage arising out of a 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 full knowledge of all laws, rules, regulations, and notifications applicable to the project.

17. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or put up additional structure(s) anywhere in the Project after the Villa plan, layout plan, sanction plan, and specifications, amenities, and facilities have been approved by the competent authority(ies) and disclosed, except 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/ 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 the Sale Deed in favour of the Allottee(s). The Allottee shall be informed about the same at the time of the Agreement.

19. FORMATION OF ASSOCIATION OF ALLOTTEES AND CONSENT OF ALLOTTEES:

The Promoter shall take the following steps to enable the formation of an Association of Allottees under section 11(4)(e) of the Act:

- a. With respect to a real estate project, the Promoter shall submit an application to the Registrar for the 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

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sixty percent 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.

- b. If the Promoter fails to form the Association of Allottees, the Authority shall, by an order, direct the Promoter to apply for the formation of such Association or may authorize the Allottees to apply for the formation of the said Association.
- c. 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 a person to purchase any Villa, that 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 Project 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:

1. 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
2. The Allottee appears for registration of the same before the concerned Sub-Registrar (specify the address of the Sub-Registrar) as and when intimated by the Promoter.

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 and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, 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, the application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith, including the booking amount, shall be returned to the Allottee 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 letters, 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 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.

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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 [Annexure C], including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that the 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 insofar as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the 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 Allottees in the Project, the same shall be the 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 addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or 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 place, which may be mutually agreed between the Promoter and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter, or simultaneously with the execution, the said Agreement shall be registered at the office of the Sub-Registrar at Maheshwaram Mandal, Ranga Reddy District. Hence, this Agreement shall be deemed to have been executed at Hyderabad.

29. NOTICES:

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:

- **Promoter's Address:**
M/s. MANTOOR INFRASTRUCTURE PVT LTD.,
Floor No.: **Plot No: 2,2/A,2/B,**
Maa Sai Nilayam: Madeenaguda, Miyapur,
Hyderabad, Telangana-500032

For MANTOOR INFRASTRUCTURE PVT LTD.



Managing Director



- **Allottee's Address:**
(Specify address)

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. Any change in address shall be communicated by Registered Post, failing which all communications and letters posted to the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

30. JOINT ALLOTTEES:

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. This address shall, for all intents and purposes, be considered 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, as the case may be, prior to the execution and registration of this Agreement for Sale for such Villa, 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 regulations made thereunder.

32. GOVERNING LAW:

The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act, 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 of 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.

Schedule 'A'	Description of the Villa and the Garage/Covered Parking (If Applicable) Along with boundaries in All Four Directions
Schedule 'B'	Floor Plan of the Villa
Schedule 'C'	Payment Plan
Schedule 'D'	Specifications, Amenities, Facilities (Which are part of the Villa)
Schedule 'E'	Specifications, Amenities, Facilities (Which are part of the Project)

For MANTOOR INFRASTRUCTURE PVT LTD.


Managing Director



[The 'Schedules' to this Agreement for Sale shall be as agreed to between Parties]

**SIGNED AND DELIVERED BY THE WITHIN NAMED:
Purchaser/Allottee: (including joint buyers)**

1. Signature _____
Name _____
Address _____

Please affix photograph
and sign across the
photograph

2. Signature _____
Name _____
Address _____

Please affix photograph
and sign across the
photograph

**SIGNED AND DELIVERED BY THE WITHIN NAMED:
Vendor/Developer/Promoter:**

For MANTOOR INFRASTRUCTURE PVT LTD.

[Signature]

- (1) Signature (Authorized Signatory)
M/s. MANTOOR INFRASTRUCTURE PVT LTD,
Rep., by its Managing Director
Mr. RAVINDER REDDY MANTOOR,
S/o. Sri. Papi Reddy Reddy.
- Address **M/s. MANTOOR INFRASTRUCTURE PVT LTD.,**
Floor No.: **Plot No: 2,2/A,2/B,**
Maa Sai Nilayam: Madeenaguda, Miyapur,
Hyderabad, Telangana-500032



At Hyderabad on 03-06-2025 in the presence of:

WITNESSES:

1. Signature *[Signature]*
Name Muni Krishna P.
Address KPIB colony
Hyderabad,

Managing Director



2. Signature *[Signature]*
Name Shair. Nazeeruddin Raha
Address Miyapur, Hyderabad