

ANNEXURE
[See rule 38]
AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this ____ day of _____,
20____,

By and Between

M/s. ANMOL URBAN TOWNS, a Partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at Flat No 203, Hemadurga Plaza Above Super Market, Miyapur Alwyn Colony, Kukatpally, Medchal, Telangan - 500049 (PAN ABWFA1822H), represented by its authorized Mr. SANGAREDDYPETA PRAKASH (Aadhar No. 502465024471) hereinafter referred to as the "**Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in interest, executors, administrators and permitted assignees, including those of the respective partners).

AND

[If the Allottee is an Individual]

Mr. / Ms. _____, (Aadhar No. _____)
_____ son / daughter of _____, aged about _____,
residing at _____, (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 assignees).

[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**".

For ANMOL URBAN TOWNS



Partner

WHEREAS:

- (A) The Promoter is the absolute and lawful owner/Developer of [survey No.41 PART, 42 PART, 55 PART, 57 PART & 58 PART total admeasuring 114715.77 square meters situated at Edulabad Village, Ghatkesar 1 Mandal, Medchal - Malkajgiri District ("Said Land") vide Development Agreement(s) 21/06/2023,09/02/2023,02/03/2024,03/03/2024,12/01/2024, dated registered as Documents No.4003/2023,4004/2023,1017/2023,1016/2023,1399/2024,1450/2024,293/2024 & 292/2024 at the office of the Sub-Registrar Ghatkesar, Medhcal Malkajgiri Dist.

[OR]

_____ ("Owner") is the absolute and lawful owner of [survey nos.] *[Please insert land details as per local laws]* _____ totally admeasuring _____ square meters situated at _____ in Taluk & 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;

- (B) The Said Land is earmarked for the purpose of building a [commercial/residential/any other purpose (to be specified)] project, comprising _____ multistoried apartment buildings and *[insert any other components of the Projects]* and the said project shall be known as ("**Project**");

[OR]


The Said Land is earmarked for the purpose of plotted development of a [commercial/residential/any other purpose (to be specified)] project, comprising 417 plots and *[insert any other components of the Projects]* and the said project shall be known as "**ANMOL URBAN TOWNS**" ("**Project**"):

Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no commercial/residential 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 HMDA *[Please insert the name of the concerned competent authority]* has granted the permission to develop the Project vide approval dated 18/06/2025 bearing No. 011178/LO/HMDA/2932/GHT/2024

- (E) The Promoter has obtained the final layout plan approvals for the Project from HMDA *[Please insert the name of the concerned competent authority]*. The Promoter agrees and undertakes that it shall not make any changes to these layout plans as required under the except in strict compliance with section 14 of the Act and other laws as applicable and also hands over the required land meant for

For **ANMOL URBAN TOWNS**



public purpose in the Layout such as Roads, Parks, Play grounds, etc. to the concerned Local Authority as per the Municipal Laws;

- (F) The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at _____ on _____ under registration No. _____;
- (G) The Allottee had applied for an apartment in the Project vide application No. _____ dated _____ and has been allotted apartment No. _____ having carpet area of _____ square feet, type _____, on _____ floor in [tower/block/building] No. _____ ("**Building**") along with garage/ parking no. _____ admeasuring _____ square feet in the _____ [Please insert the location of the garage/ parking], 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 referred to as the "**Apartment**" more particularly described in **Schedule A** and the floor plan of the apartment is annexed hereto and marked as **Schedule B**);

[OR]

The Allottee had applied for a plot in the Project vide application No. _____ dated _____ and has been allotted plot No. _____ having area of _____ square feet and plot for garage/ parking admeasuring _____ square feet (if applicable)] in the _____ [Please insert the location of the garage/ parking], as permissible under the applicable law and the common areas ("**Common Areas**") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "**Plot**" more particularly described in **Schedule A**) excluding land meant for public purpose in Layout such as Roads, Parks, Play grounds, etc. handed over to the concerned Local Authority as per the Municipal Laws;

- (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) _____

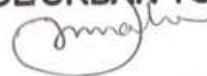
_____ [Please enter any additional disclosures/details]

- (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;

- (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 [Apartment/Plot] and the garage/ parking (if applicable) as specified in para G;

For ANMOL URBAN TOWNS



Partner

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 [Apartment/Plot] as specified in para G;
- 1.2 The Total Price for the [Apartment/Plot] based on the carpet area is Rs. _____ (Rupees _____ only ("**Total Price**") (Give break up and description) :

S. No.	Block/ Building / Tower No. or Name	Type	Floor	Apartment No.	Rate of Apartment per square feet* (in Rs.)	Taxes (in Rs.)	Total Price (in Rs.)
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)

*Provide breakup of the amounts such as cost of apartment, proportionate cost of common areas, preferential location charges, taxes etc.

[AND] [if/as applicable]

Garage/Closed parking - 1	Price for 1
Garage/Closed parking - 1	Price for 1

[OR]

S. No.	Block No. or Name	Type	Plot No.	Rate of Plot per square Yard or square meter	Taxes (in Rs.)	Total Price of the Plot (in Rs.)
(A)	(B)	(C)	(D)	(E)	(G)	(H)

Explanation:

For ANMOL URBAN TOWNS

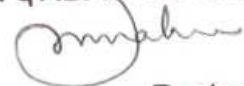


Partner

- (i).The Total Price above includes the booking amount paid by the allottees to the promoter towards the [Apartment/Plot]
- (ii)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 others 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 apartment/plot 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 increases /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 authority as per Act, the same shall not be charged form 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 shall provide to the allottee the details of the taxes paid or demanded along with the acts/rules/notification together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv)The Total Price of [Apartment /Plot] includes recovery of price of land constructions of [not only Apartment but also]the common areas, internal development charges, external development charges, taxes, cost of providing electric wiring electrical connectivity to the apartment lift 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 11etc. and includes cost of for providing all other facilities amenities and specification to be provided as per the agreement within the [Apartment/Plot] 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.
- 1.4 The Allottee(s) shall make the payment as per the payment plan set out in **Schedule C ("Payment Plan")**.

For ANMOL URBAN TOWNS



Partner