

ANNEXURE
[See rule 38]
AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this ____ (Date) day of ____ (Month), 20____,

By and Between

[If the promoter is a Partnership firm]

EKTHA PRIME LAKEMONT HOMES, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 6-3-252/3/6,^{3RD} FLOOR, ERRIUM MANZIL BEHIND TAJ KRISHNA, HYDERABAD, (PAN **AAFFE4037Q**), represented by its authorized Partner **POLKAMPALLI RAM DEV**, (Aadhar no. **237879425576**) authorized vide **Authorised Signatory**, hereinafter referred to as the "Promoter" (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).

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 [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;

[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;

- B. The Said Land is earmarked for the purpose of building a [commercial/residential/any other purpose] 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] project, comprising

For EKTHA PRIME LAKEMONT HOMES



Partner

[Please insert any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made thereunder.]

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at _____
(city/town name) in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

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:

Promoter:

~~For EXTRA LAKE MONT HOMES~~

(1) Signature (Authorised Signatory) _____

Name POLKAMPALLI RAM DEV

Address PLOT NO 2 MLA COLONY ROAD NO 12
BANJARA HILLS HYDERABAD

At HYDERABAD on 19/12/2018 in the presence of:



WITNESSES:

1. Signature _____

Name Kota Ragavendra

Address 6-3-348, MID TOWN 6TH FLOOR ROAD
NO 1 BANJARA HILLS HYDERABAD

2. Signature _____

Name CHENNADI PRADEEP RAO

Address 6-3-252/2/6 3RD FLOOR IRRUM MANZIL
COLONY HYDERABAD