

ANNEXURE
[See rule 38]
AGREEMENT FOR SALE



This Agreement for Sale "AGREEMENT" executed on this ____ day of ____ 2025 BY AND BETWEEN Souhiti Infra Projects Pvt. Ltd. (CIN No. U45200AP2009PRC064766), 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 452/3, Vivekananda Nagar Colony, Kukatpally, Hyderabad – 500 072 and its corporate office at Plot No 452/3, Vivekananda Nagar Colony, Kukatpally, Hyderabad – 500 072 (PAN AANCS2913G), represented by its Managing Director authorized vide board resolution dated 29th October 2024 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)

AND

Mr. / Ms. _____, (Aadhar No. _____) son / daughter of _____, aged about _____ years, 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 assigns).

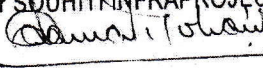
The Promoter and Allottee shall hereinafter collectively be referred to as the "PARTIES" and individually as a "PARTY".

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" mean the Real Estate (Regulation and Development) (General) Rules, 2016 made under the Real Estate (Regulation and Development) Act, 2016
- (d) "Regulations" mean the Regulations made under the Real Estate (Regulation and Development) Act, 2016;
- (e) "Section" means a section of the Act.

For SOUHITIINFRAPROJECTS PVT. LTD.

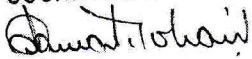


Managing Director

WHEREAS:

- A. Shri. Gangadhar Balla and M/s.Souhiti Infra Projects Pvt . Ltd. ("Owner & Developer") are the absolute and lawful owners of Plot No 31,32 and 33 totally admeasuring 641.03 Sq. Mtrs. area in total situated in Survey No 444 demarcated by its boundaries North 10'-0' Wide path way & park, South Plot no-34, East Plot no's 50,52, West 40'-0' Wide Road at Bowrampet-Village,Dundugal-Gandimaisamma Mandal,Medchal-Malkajgiri District, Telangana, Pincode - 500043 ("Said Land") vide sale deeds dated 07th November 2024 registered as document no:28033 of 2024 at the office of the Sub-Registrar, 22nd April 2004 registered as document no: 6621 of 2004 at the office of the Sub-Registrar and 31st October 2004 registered as document no: 1424 of 2004 at the office of the Sub-Registrar. and 22nd 26th May 2008 registered as document no: 5736 of 2008 at the office of the Sub-Registrar the Owner and the Promoter have entered into a Development agreement dated 15th November 2024 registered as document no: 29886 of 2024 at the office of the Sub-Registrar.
- B. The Said Land is earmarked for the purpose of plotted development of a Residential Project, comprising 3 plots and the said project shall be known as "Souhiti Prakruthi Saptagri Enclave" ("Project"): Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no Commercial 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 GHMC has granted the Proceeding letter to develop the Project vide approval dated 05th November 2024 bearing Permission No. 0069/BP/3144/2024
- E. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building, as the case may be, 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 laws as applicable.
- F. The Promoter has registered the Project under the provisions of the Act with the Telangana Real Estate Regulatory Authority at Hyderabad on 28th April 2025 under Application 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, exclusive verandahs, balconies, terrace area of _____ square feet, totally having a saleable area of _____ sq. feet type _____, on _____ floor along with covered parking admeasuring _____ square feet in the stilt, 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);
- 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;

For SOUHITI INFRA PROJECTS PVT. LTD.



Managing Director

WHEREAS:

A. Shri. Gangadhar Balla and M/s.Souhiti Infra Projects Pvt . Ltd. ("Owner & Developer") are the absolute and lawful owners of Plot No 31,32 and 33 totally admeasuring 641.03 Sq. Mtrs. area in total situated in Survey No 444 demarcated by its boundaries North 10'-0' Wide path way & park, South Plot no-34, East Plot no's 50,52, West 40'-0' Wide Road at Bowrampet-Village,Dundugal-Gandimaisamma Mandal,Medchal-Malkajgiri District, Telangana, Pincode - 500043 ("Said Land") vide sale deeds dated 07th November 2024 registered as document no:28033 of 2024 at the office of the Sub-Registrar, 22nd April 2004 registered as document no: 6621of 2004 at the office of the Sub-Registrar and 31st October 2004 registered as document no: 1424 of 2004 at the office of the Sub-Registrar. and 22nd 26th May 2008 registered as document no: 5736 of 2008 at the office of the Sub-Registrar the Owner and the Promoter have entered into a Development agreement dated 15th November 2024 registered as document no: 29886 of 2024 at the office of the Sub-Registrar.

B. The Said Land is earmarked for the purpose of plotted development of a Residential Project, comprising 3 plots and the said project shall be known as "**Souhiti Prkruthi Saptagri Enclave**" ("Project"): Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no Commercial 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 GHMC has granted the Proceeding letter to develop the Project vide approval dated 05th November 2024 bearing Permission No. 0069/BP/3144/2024

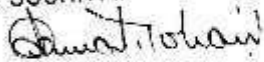
E. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building, as the case may be, from HMDA. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable.

F. The Promoter has registered the Project under the provisions of the Act with the Telangana Real Estate Regulatory Authority at Hyderabad on 28th April 2025 under Application 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, exclusive verandahs, balconies, terrace area of _____ square feet, totally having a saleable area of _____ sq. feet type _____, on _____ floor along with covered parking admeasuring _____ square feet in the stilt, 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);

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;

For SOUHITI INFRAPROJECTS PVT. LTD.



Managing Director

I. 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;

J. 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 the applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

K. 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 and the covered parking (if applicable) as specified in Para G.

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 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 as specified in Para G.

1.2 The Total Price for the Apartment based on the saleable area is Rs. _____ (Rupees) _____ only.

Apartment No. _____

Rate of Apartment per square feet*

Type. _____

Floor. _____

Total price (in rupees)

*Breakup of other costs

Parking Price for Parking

Common Area Charges

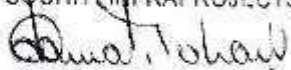
Price for Common Areas

Total price (in rupees)

Explanation:

- (i) The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the Apartment;
- (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 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 Apartment to the Allottee and the project to the association of

For SOUHIT INFRA PROJECTS PVT. LTD.



Managing Director

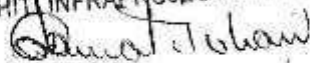
Allottees or the competent authority, as the case may be, after obtaining the completion certificate: Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the Allottee to the promoter shall be increased/reduced based on such change / modification: Provided 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.

- (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;
- (iv) The Total Price of Apartment includes recovery of price of land, construction of [not only the 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 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided as per the agreement within the [Apartment] 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").

For SOUMIT INFRAPROJECTS PVT. LTD.



Managing Director