

### AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed at Hyderabad on this \_\_\_\_ day of \_\_\_\_  
 By and Between:-

M/s PRIME VILLAS PVT. LTD., (CIN No.U45400TG2008PTC059342) a Private Limited company having its Office at Plot No.19, Prime House, 3rd Floor, Jayabheri Enclave, Gachibowli, Hyderabad -500032, and PAN No. AAACP8209M, represented by its Director Sri. KROTHAPALLI VIKAS (Aadhar no 3910 8256 1171) authorized vide board resolution dated 23/07/2025, here in after referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning there of 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 assign

AND

Sri./Smt. \_\_\_\_\_ C/o \_\_\_\_\_, aged about \_\_\_\_ years, Occupation. \_\_\_\_\_,  
 Residing at \_\_\_\_\_, Pan No. \_\_\_\_\_, Aadhar No. \_\_\_\_\_.

Here in after called the "Allottee" (which expression shall unless repugnant to the context or meaning there of be deemed to mean and include his/her heirs, executors, Administrators, successors-in-interest and permitted 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.

For PRIME VILLAS PVT. LTD.

  
 Director

**WHEREAS:**

- A) WHEREAS, Vushkabavi Lakshmi and others (Owners) are the absolute owners and peaceful possessors of land admeasuring Ac.4-37.73 Guntas in survey Nos.58,63,64,65,67,68,105,106,107,108,109,110,113,118,119,123 & 124, situated at Bollaram Village & Municipality, Jinnaram Mandal, Sangareddy District and that the owners have executed Development Agreement cum General Power of Attorney documents for the said lands in favor of the Developer, M/s Prime Villas Pvt Ltd vide registered document Nos.38357/2018, 41721/2018, 46318/2018, 743/2019, 43231/2021, 43503/2021, 14081/2022, 10643/2022 all registered at SRO, Sangareddy and the developer is also the owner of part of the extent vide sale deed document Nos.15488/2018, 20140/2018, 20766/2018 all registered at SRO, Sangareddy and accordingly M/s Prime Villas Pvt Ltd has applied for permission for development of the said lands in the form of Layout with Housing to HMDA/ Office of the Bollaram Municipality through TG-bPASS vide File No.009812/LO/HMDA/2539/SKP/2024 for development of 64 villas consisting of G+2 Floors and one amenities block consisting of Stilt+4 Floors, tot-lot areas, roads etc, and whereas, the HMDA/ Office of the Bollaram Municipality has approved the sanctioned plan and issued permission vide Permit No. 009812/LO/HMDA/2539/SKP/2024 dated 25/03/2025.
- B) The Said Land is earmarked for the purpose of Construction of Residential Villas Project and the said project shall be known as PRIME VIVA COUNTY. (The project may be extended by acquiring adjacent properties and obtaining permission from competent authorities by the promoter)
- 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/ Office of the Bollaram Municipality has granted the commencement certificate to develop the Project vide Permit No. 009812/LO/HMDA/2539/SKP/2024 dated 25/03/2025.
- E) The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project from HMDA/ Office of the Bollaram Municipality. 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 \_\_\_\_\_, under registration no \_\_\_\_\_.
- G) The Allottee had applied for a Villa in the Project PRIME VIVA COUNTY vide application no. \_\_\_\_ dated: \_\_\_\_ and has been allotted Villa No.\_\_\_\_ having land area of \_\_\_\_ square yards and Built up area of \_\_\_\_ Sq.feet as permissible under the applicable law as defined under clause (n) of Section2 of the Act (here in after referred to as the "Villa" more particularly described in Schedule A).
- H) The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed here in.

For PRIME VILLAS PVT. LTD.

  
Director

- I) The Above said Villa Number falls in the share of the Promoter Vide above said supplementary agreement.
- 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 here in after.
- 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 here by agrees to sell and the Allottee hereby agrees to purchase the Villa as specified in para G.

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good andvaluable 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 here by agrees to purchase, the Villa as specified in para G.

1.2. The Total Price for the Villa is Rs. \_\_\_\_\_ /-(Rupees \_\_\_\_\_ only)

Villa no. _____	Built-up area of villa : _____ sft
Type :Residential	Rate per sft: Rs. _____/-
Cost of villa	Rs. _____/-
Amenities	Rs. _____/-
Annual Maintenance Charges @ Rs. _____/- Per Sft	Rs. _____/-
Corpus Fund @ Rs. _____/- Per sft	Rs. _____/-
Legal & Documentation Charges	Rs. _____/-
GST@ _____%	Rs. _____/-
Total price of Villa	Rs. _____ /-(Rupees _____ only)

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 GST,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

For PRIME VILLAS PVT. LTD.

  
Director

allottees or the competent authority, 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 there in. 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 Villa includes recovery of price of land, construction of Villa, the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Villa, water line and plumbing, finishing with paint, tiles, doors, windows, maintenance charges, Corpus Fund as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided as per the agreement within the Villa and the Project.

1.3 The Total Price is escalation-free, 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 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.

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Director

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 here in at Schedule 'D' and Schedule 'E' in respect of the villa 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 Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Villa as mentioned below:

- (i) The Allottee shall have exclusive ownership of the Villa.
- (ii) That the computation of the price of the Villa includes recovery of price of land, construction of Villa, the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Villa, water line and plumbing, finishing with paint, tiles, doors, windows, Corpus Fund, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided as per the agreement within the Villa and the Project.
- (iii) The Allottee has the right to visit the project site to assess the extent of development of the project and his Villa.

1.8 It is made clear by the Promoter and the Allottee agrees that the Villa along with land 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. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

1.9 The Promoter agrees to pay all outgoings before transferring the physical possession of the Villas 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 there on before transferring the villas 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

For PRIME VILLAS PVT. LTD.

  
Director