

ANNEXURE
[See rule 38]
AGREEMENT FOR
SALE

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

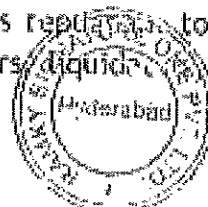
By and Between

1. MS. PRATIMA REDDY, an adult Indian inhabitant, residing at 8-2-334/30, Road No. 3, Banjara Hills - 500034, Hyderabad, Telangana, India (hereinafter referred to as the "Land Owner 1" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include her successors and permitted assigns) of the **FIRST PART**

 2. SIGNATURE ONE DEVELOPERS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 (CIN No.: _____) having its registered office at 8-2-334/30, Road No. 3, Banjara Hills - 500034 (hereinafter referred to as the "Land Owner 2" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, liquidators, administrators, executors and permitted assigns) of the **SECOND PART**.

 3. RAMKY INTEGRATED TOWNSHIP LIMITED, a company incorporated under the Companies Act, 1956 (CIN No.: U70102TG2007PLC056526) and having its registered office at 9th Floor, Ramky Grandiose, Gachibowli, Telangana (hereinafter referred to as "Land Owner 3", which expression unless repugnant to the context or meaning thereof, shall mean and include its successors, liquidators, administrators, executors and permitted assigns) of the **THIRD PART**.
- (Land Owner 1, Land Owner 2 Land Owner 3 are individually referred to as "Owner/Party" and jointly referred to as "Owners/Parties".)
4. Sri T Kishore Kumar, S/o Sri Late Dr T Yadaiah, aged about 43 years, Occupation: Business, Resident of Villa No 43, Ektha Prime Highland Park, Nanakramguda, Gachibowli, Hyderabad (Herein after referred as "Land Owner 4") which expression unless repugnant to the context or meaning thereof, shall mean and include its successors, liquidators, administrators, executors and permitted assigns)

 5. Dr T Satish Kumar, S/o Sri Late Dr T Yadalah, aged about 50 years, Occupation: Business, Resident of 8-2-598, Road No 8, Banjara Hills, Hyderabad (Herein after referred as "Land Owner 5") which expression unless repugnant to the context or meaning thereof, shall mean and include its successors, liquidators, administrators, executors and permitted assigns)



6. Smt Tulla Vinoda, W/o Sri T Devender Goud, aged about 64 years, Occupation: Household, Resident of H No 8-2-503, Road No 7, Banjara Hills, Hyderabad - 500034 (Herein after referred as "Land Owner 6") which expression unless repugnant to the context or meaning thereof, shall mean and include its successors, liquidators, administrators, executors and permitted assigns)

AND

RAMKY SIGNATURE ONE PRIVATE LIMITED, a company incorporated under the Companies Act, 2013 (CIN No.: U45209TG2018PTC122083) and having its registered office at 9th Floor, Ramky Gandiose, Beside Ramky Towers, Gachibowli, Hyderabad - 500032, Telangana represented by its Authorised Signatory Mr. _____, S/o. Sri. _____, Aged about: _____ Years, Aadhar of Authorised Signatory: _____

(hereinafter referred to as "Developer", which expression unless repugnant to the context or meaning thereof, shall mean and include its successors, liquidators, administrators, executors and permitted assigns) of the **FOURTH PART**

AND

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 assigns).

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

INTERPRETATIONS / 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) "Allottee(s) in relation to a real estate project, means the person to whom a villa, as the case may be, has been allotted, sold (whether as freehold or leasehold) or otherwise transferred by the Promoter/Promoter/Developer, and includes the person who subsequently acquires the said allotment through sale, transfer or otherwise but does not include a person to whom such villa, as the case may be, is given on rent;
- (c) "VILLAS" whether called block, chamber, dwelling unit, office, showroom, shop, godown, premises, suit, tenement, unit or by any other name, means a separate and self-contained part of any immovable property, including one or more rooms or enclosed spaces, located on one or more floors or any part thereof, in a building or on a land, used or intended to be used for any residential or commercial use such as residence, office, shop, showroom or godown or for carrying on any business, occupation, profession or trade, or for any other type of use ancillary to the purpose specified;

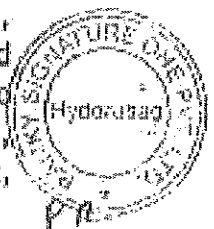


- (d) "Appropriate Government" means the Government of Telangana.
- (e) "Association of Allottees" means a collective of the Allottees of a real estate project, by whatever name called, registered under any law for the time being in force, acting as a group to serve the cause of its members, and shall include the authorized representatives of the Allottee(s).
- (f) "Authority" means Telangana Real Estate Regulatory Authority.
- (g) "Booking advance/amount" means 10% of the gross value of the villa detailed in clause 1.2 of this agreement.
- (h) "Common Areas and Facilities of the Project" shall mean such common areas, facilities, equipment and spaces in the Project other than declared as independent area or limited common area which are meant for common use and enjoyment of all the occupants of the Project and more particularly described in Schedule F attached hereto.
- (i) "Government" means the Government of Telangana.
- (j) "Interest Rate" means the rate equals to MCLR (Marginal Cost of Lending Rate) on home loan of State Bank of India +2% or such other rate as may be applicable from time to time as per the Act and Rules.
- (k) "Maintenance Agency" shall mean a company, firm, Association or body or such other persons as may be appointed by the Promoter/Developer or the Association of Allottee(s) for the purpose of maintenance of the said project.
- (l) "Project" means the real estate project as defined in clause (j) below.
- (m) "Promoter" (shall also be referred as "Promoter/Developer") means, —
- I. a person who constructs or causes to construct an independent building or a building consisting of villas, or converts an existing building or a part thereof into villas, for the purpose of selling all or some of the villas to other persons and includes his assignees; or
 - II. a person who develops land into a project, whether or not the person also constructs structures on any of the plots, for the purpose of selling to other persons all or some of the plots in the said project, whether with or without structures thereon; or
 - III. any other person who acts himself as a builder, coloniser, contractor, Promoter/Developer, estate Promoter/Developer or by any other name or claims to be acting as the holder of the power of attorney from the owner of the land on which the building or villa is constructed is developed for sale; or
 - IV. such other person who constructs any building or villa for sale to the general public.
- (n) "Real estate project" means the development of a building or a building consisting of villas, or converting an existing building or a part thereof into villas, or the development of land into villa, as the case may be, for the purpose of selling all or some of the said villas, as the case may be, and includes the common areas, the development of all improvements and structures thereon, and all easements, rights and appurtenances belonging thereto;

- (o) "Rules" means the Telangana Real Estate (Regulation and Development) Rules, 2017 made under the Real Estate (Regulation and Development) Act, 2016;
- (p) "Regulations" means the Regulations made under the Real Estate (Regulation and Development) Act, 2016;
- (q) "Saleable Area" includes Carpet Area plus veranda/balcony/terrace area which are exclusively meant for the Allottee(s) plus the proportionate share of Common Areas and any other area as agreed between the Promoter/Developer and Allottee(s) in the agreement of sale for which a proportionate cost has been collected from the Allottee(s).
- (r) "Section" means a section of the Real Estate (Regulation and Development) Act, 2016

WHEREAS:

- A. Land Owner 1 is the sole and absolute owner and possessor of land measuring Acres 14-10 Guntas in Survey No. 152, situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District, Telangana, having purchased the same vide registered Sale Deed bearing Document No. 2447 of 2017, registered with Sub Registrar, Maheshwaram, Rangareddy District, Telangana.
- B. Land Owner 2 is the sole and absolute owner and possessor of land measuring Acres 27-30 Guntas comprising of (a) Acres 7-12 Guntas in Survey No. 156, (b) Acres 9-26 Guntas in Survey No. 157, and (c) Acres 10-32 Guntas in Survey No. 158 having purchased the same vide registered Sale Deed bearing Document No. 4647 of 2018, registered, with Sub Registrar, Maheshwaram, Rangareddy District, Telangana.
- C. Land Owner 3 is the sole and absolute owner and possessor of land measuring Acres 56-11 Guntas comprising of land measuring (i) Acres 16-17 Guntas in Survey No. 154 and (ii) Acres 12-34 Guntas in Survey No. 155; (iii) Acres 11-26 Guntas in Survey No. 151; and (iv) Acres 15-04 Guntas in Survey No. 153, all situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy District, Telangana, having purchased the same, vide registered Sale Deeds bearing document No. 1423 of 2013 dated March 23, 2013 and 1424 of 2013 dated March 23, 2013, registered with Sub-Registrar, Maheshwaram Mandal, Rangareddy District, Telangana.
- D. That the aforementioned Property belonging to Land Owners No.1 to 3 got converted under NALA from Agriculture to Non-Agriculture and that the Land Owners declare that the Land Owners are in absolute, uninterrupted possession and enjoyment of the aforementioned land Parcels admeasuring to a total extent of _____ Sq. Yards equivalent to Acres 98-11 Guntas, situated at Sy. No. 152, 156, 157, 158, 154, 155, 151, 153, of Srinagar Village, Maheshwaram Mandal, Rangareddy District,



Telangana, which property is more fully described in the Schedule annexed hereunder and hereinafter referred to as **SCHEDULE OF PROPERTY**.

E. The Company has entered into JDA Cum Power of Attorney with Land Owners 4, 5, 6 as below

(a) Registered document No 2167/2021 for 20 Guntas in Survey No 149/A with Land Owner 4 at Survey No 149/A, Srinagar Village, Maheshwaram Mandal, Rangareddy District

(b) Registered Document No 2168/2021 for 20 Guntas in Survey No 149/A with Land Owner 5 at Survey No 149/A, Srinagar Village, Maheshwaram Mandal, Rangareddy District

(c) Registered Document No 2169/2021 for 2 Acres - 10 Guntas with Land Owner 6 at Survey No 148/U, Srinagar Village, Maheshwaram Mandal, Rangareddy District

F. Considering the above D, E, the entire project is being developed in 101 Acres - 21 Guntas (101.53 Acres) at Survey No 148,149,151 to 158 of Srinagar Village, Maheshwaram Mandal, Rangareddy District, Telangana

G. The LANDOWNERS with an intention of entrusting the Schedule Property for development, have approached the DEVELOPER to draw a scheme for development of the project and the DEVELOPER having visited the Schedule Property felt it fit and proper for development and accepted the offer of the LANDOWNERS and executed a registered Development Agreement cum General Power of Attorney bearing document No. _____ of _____, registered with Sub-Registrar, Rajendranagar, Rangareddy District, Telangana.

H. The Promoter/Developer has, in furtherance to the Development Agreements, obtained Approval vide Application No. _____ dated _____ issued by the office of HMDA which was subsequently released by the Office of _____ vide proceedings No. _____ dated _____. The Promoter/Developer has, in terms of the permissions obtained is developing the project which is named as "SIGNATURE ESTATES"

I. WHEREAS, by virtue of the said Development Agreements the LANDOWNERS have granted exclusive rights of development of the said land for construction of Residential Villas, which shall be carried on by the Promoter/Developer for consideration and on the terms and conditions agreed under the said Development Agreement.

J. WHEREAS the Promoter/Developer is developing the residential project comprising of ____ number of Villas in the said project. as per the permissions obtained from the competent Authority.

