

### AGREEMENT OF SALE

This Memorandum of Agreement of Sale is made and executed on this the -----<sup>th</sup> day of ----  
----- 2025 by and between:

1. **SMT. MANDLA JYOTHIRMAYE, D/o. Sri. N KRISHNA REDDY, W/o. M.V. RAMANA REDDY**, aged about 50 years, Occupation: House Wife, R/o. H.No.SRT-18, Ameerpet Colony, Hyderabad - 500 016. Aadhaar No. 8340 4474 4625, PAN No: DEQPM9781F

(Hereinafter called the VENDORS/ LAND OWNERS")

Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor in interest and permitted assigns

**For Pranathi Builders**

  
**Managing Partner**

Represented By M/s. PRANATHI BUILDERS Vide DGPA No.15790/2024.

M/s. PRANATHI BUILDERS, a registered Partnership Firm having its office at Unit 5/1, 5th floor G Square Building, Beside Raidurgam Police station, Raidurgam, Gachibowli, Hyderabad, Telanagana-500032, Pan Number: ABFFP9574J, Represented by Managing partner Sri. KUBAGIRI VIJAYA KUMAR REDDY, S/o. K. RAMA MOHAN REDDY, aged about 47 years, Occupation: Business, R/o. Door No-2-117/ AA, Block-D, Flat No.801, SRI ADITYA ATHENA, Western Plaza, OU Colony, Shaikpet, Serilingampally, VTC : Golconda, PO : Dargah Hussain Shahwali, District : Hyderabad, State : Telangana, Pincode : 500008, Aadhaar No.5271 4464 8010, Pan No. AIZPK4662.

(Hereinafter called as the "PROMOTER /DEVELOPER")

Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its executors, administrators, successor in interest and permitted assigns

And

1. MR. \_\_\_\_\_ S/o: MR. \_\_\_\_\_  
Aged about \_\_\_\_\_ Years. Occupation: \_\_\_\_\_ Address: H No. \_\_\_\_\_  
\_\_\_\_\_ Telangana- \_\_\_\_\_  
Aadhar Card- \_\_\_\_\_, Pan Card- \_\_\_\_\_.

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(Hereinafter called as the "Allottee/s" / "Purchaser/s")

Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its executors, administrators, successors in interest and permitted assigns

The Landowner/Vendor, Promoter/Developer and Allottee/s/Purchaser/s 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" 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 Real Estate (Regulation and Development) Act, 2016
- e) "Section" means a section of the Act.

#### WHEREAS,

1. WHEREAS the **Owner** is the absolute Owner and possessor of the **Plot No.20**, in **Survey Nos.133 and 138**, in "**D**" **Block**, admeasuring **500.00 Square yards** or 418.00 Square meters, situated at "**NEKNAMPUR VILLAGE**", Under Manikonda Municipality, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State, having purchased the same from Smt. Nallaiahgari Ramalaxmi W/o. Sri N.Krishna Reddy, through registered **Gift Deed bearing document No.2105/2010**, dated : 31-07-2010 Registered at S.R.O., Gandipet, Ranga Reddy District. And ULC Letter Issued by Office of the Collector, Urban Land Ceiling, Ranga Reddy District, vide ULC Lr.No.J/303/2023, Dated: 12/08/2024.
2. Whereas, the OWNER herein approached the Developer and offered to develop the **Plot No.20**, in **Survey Nos.133 and 138**, in "**D**" **Block**, admeasuring **500.00 Square yards** or 418.00 Square meters, situated at "**NEKNAMPUR VILLAGE**", Under Manikonda Municipality, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State and more particularly described in the Schedule I Property annexed hereto for development into a residential complex with ownership apartments after obtaining approvals from the **Municipality or (HMDA) Hyderabad Metropolitan Development authority** by investing its own funds and under its personal care and supervision and to sell them after leaving the specified number of flats/constructed area to the OWNER by way of consideration towards providing the land. All the OWNER and DEVELOPER have agreed to develop the schedule-I property in the above-mentioned manner subject to the covenants contained hereunder.
3. Whereas the Developer is developing the above described lands along with its self-acquired lands respectively which are the following lands:

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4. Whereas, the expressions, "Owners" of the First Part and "Developer" of the Second Part and all other expressions, which are not specifically described hereunder, shall have the same meaning as assigned to them respectively in the Principal Agreement.
5. Whereas, the Developer has clubbed all the aforesaid lands with the consent and request of the owner(s) of the aforesaid lands for development of the said lands together as one project, consisting of Residential Block's.
6. Whereas, pursuant to the same, the Developer has applied for common permission from the Hyderabad Metropolitan Development Authority, vide **File No: 002314/BP/ HMDA/ 0649/SKP/2025 dated: 24-05-2025** for the construction of residential Buildings consisting of 1 Stilt + 5 Upper Floors. Building, under the project titled as "PRANATHI'S YUKTHA".
7. Accordingly, the Parties hereto have earmarked their respective shares of Super built up areas and entered into this Supplementary Agreement to record their share of the Super built up areas according to the revised plan, as under:

**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/s and the Allottee/s hereby agrees to purchase, the Schedule -B Apartment hereinafter called apartment.

1.2 The Total Price exclusive of Registration/Stamp Duty Charges for the Apartment based on the saleable area (Rs. \_\_\_\_\_ + \_\_\_\_\_/- GST= \_\_\_\_\_/-) (Rupees Only).

This amount is inclusive of Amenities and GST. The break up and description of the "Total Price" excluding Registration/Stamp Duty Charges is as follows:

**Explanation:**

- (i) The Total Price above includes the booking amount paid by the allottee/s 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 GST, 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/s and the Project to the Association of allottee/s or the Competent Authority, as the case may be, after obtaining the completion certificate, Provided that in case there in any change / modification in the taxes, the subsequent amount payable by the Allottee/s to the promoter shall be increased/reduced based on such change/modification, but excludes the

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Registration / Stamp Duty Charges payable by the Allottee/s at the time of execution of Sale Deed and Agreement for Construction, as the case may be.

Provided that in case, there is any change/modification in the taxes, the subsequent amount payable by the allottee/s to the Promoter shall be increased/reduced based on such change/modification/amendments to the provision of the Act as the case may be;

Provided further if there is any increase in the taxes, after the expiry of the schedule 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/s provided that stamp duty, registration fee, mutation charges shall be paid by the allottee/s as per the actuals over and above the total price.

- (iii) The Promoter shall periodically intimate in writing to the Allottee/s, the amount payable as stated in (i) and (ii) above and the Allottee/s 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/s 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 the 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 electrical 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 with in the apartment and the project; but shall not include the cost of the works, goods or services provided, over and above those agreed under this agreement and as per separate or independent agreements or orders or those mentioned in clause 8.2 (vii).

**AMENITIES:**

1. Indoor Games
2. Kids Play Area
3. Water Softener With Individual Water Meters
4. CCTV Surveillance
5. Rain Water Harvesting
6. Power Backup
7. Intercom

- 1.3 The Total Price is escalation-free, save and except increases which the Allottee/s 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/s for increase in

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