

ANNEXURE
[See rule 38]
AGREEMENT FOR SALE

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

By and Between

1. **M/s. Siris Ltd, Pan No. AADCS1236L**, a company registered under the provisions of the Companies Act 1956 having its Registered Office at Flat No.206, Chandra Towers, B/H Madhu Kalyana Mandapam, Mogalrajapuram, Vijayawada Represented by its Director, Sri. Gokaraju Subbaraju, S/o. Sri. G. Ramaraju, aged about 50 Years, Occ: Business, Resident of Plot No.86, Road No.9, Jubilee Hills, Hyderabad - 500033. **Aadhaar No.2839 6797 6091.**
2. **M/s. Sudershan Drugs & Intermediates Ltd, Pan No. AADCS4027P**, a company registered under the provisions of the Companies Act 1956 having its Registered Office at Kanukunta Village, Jinnaram Mandal, Medak - 502313, Represented by its Director, Sri Gokaraju Subbaraju, S/o. Sri. G. Ramaraju, aged about 50 Years, Occ: Business, Resident of Plot No.86, Road No.9, Jubilee Hills, Hyderabad - 500033. **Aadhaar No.2839 6797 6091.**
3. **M/s Siris Agro Ltd**, a company registered under the provisions of the Companies Act 1956 having its Registered Office at 4-10, L.B. Nagar, Hyderabad - 500074, Represented by its Director, Sri. Gokaraju Subbaraju, S/o. Sri. G. Ramaraju, aged about 50 Years, Occ: Business, Resident of Plot No.86, Road No.9, Jubilee Hills, Hyderabad - 500033. **Aadhaar No.2839 6797 6091.**
4. **M/s. Siri Cellars Private Limited, Pan No. AADCS1166M**, a company registered under the provisions of the Companies Act 1956 having its Registered Office at 4-10, L.B. Nagar, Hyderabad - 500074, Represented by its Director, Sri. Gokaraju Subba Raju, S/o. Sri. G. Rama Raju, aged about 50 Years, Occ: Business, Resident of Plot No.86, Road No.9, Jubilee Hills, Hyderabad - 500033. **Aadhaar No.2839 6797 6091.**
5. **Sri. Gokaraju Subba Raju S/o. Sri. G. Rama Raju**, aged about 50 Years, Occ: Business, R/o. Plot No.86, Road No.9, Jubilee Hills, Hyderabad. **Aadhaar No. 2839 6797 6091. Pan No. ACYPG8954B.**

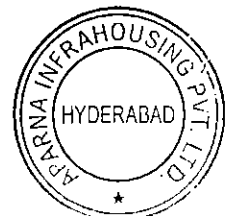
(Hereinafter referred to as **VENDORS/LANDOWNER(S)**)

And

M/s Siris India Limited, a company registered under the provisions of the Companies Act 1956 having its Registered Office at 4-10, L.B. Nagar, Hyderabad -500074, Represented by its Director, Sri Gokaraju Subbaraju S/o. Sri. G. Ramaraju, aged about 50 Years, Occ: Business, Resident of Plot No.86, Road No.9, Jubilee Hills, Hyderabad - 500033. **Aadhaar No.2839 6797 6091.**

(Hereinafter referred to as the **"CONFIRMING PARTY"**)

The Landowner(s) and Confirming Party are represented by their DGPA Holder **M/s. APARNA INFRAHOUSING PRIVATE LIMITED, Pan No.AAFCA8372D**, a Company registered under the Companies Act 1956, having its Registered office at # 802, Astral Heights, D.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad - 500 034, represented by its Authorized Signatory **Mr. B.V.S.R. Krishna, S/o. Late Sri B.V. Subrahmanyam** aged about 53 Years, Occupation: Service; **O/o. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED, # 802, Astral Heights, D.No.6-3-352/2&3, Road No.-1, Banjara Hills, Hyderabad. Aadhaar No.8768 7464 6901.**



And

M/s. APARNA INFRAHOUSING PRIVATE LIMITED, (CIN: U45200TG2006PTC049680) a Company registered under the Companies Act 1956, having its registered office at #802, Astral Heights, D.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad – 500 034 **Pan NO. AAFCA8372D** Authorized Signatory **Mr. B.V.S.R. Krishna, S/o. Late Sri B.V. Subrahmanyam** aged about 53 Years, Occupation: Service; **O/o. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED, # 802, Astral Heights, D.No.6-3-352/2&3, Road No.-1, Banjara Hills, Hyderabad. Aadhaar No.8768 7464 6901**

(Hereinafter referred to as the “**PROMOTER /DEVELOPER**”)

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

And

1. **Mr.** _____, **S/o. / W/o.** **Mr.** _____, aged about _____ years,
Occupation: _____, Residing at _____
PAN No: _____ &Aadhar No: _____
2. **Mr.** _____, **S/o. / W/o.** **Mr.** _____, aged about _____ years,
Occupation: _____, Residing at _____
PAN No: _____ &Aadhar No: _____
3. **Mr.** _____, **S/o. / W/o.** **Mr.** _____, aged about _____ years,
Occupation: _____, Residing at _____
PAN No: _____ &Aadhar No: _____

(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

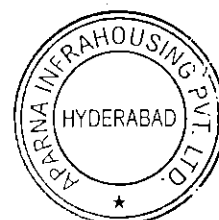
The **Vendors/Landowner(s), Confirming Party, Promoter/Developer** and **Allottee(s)/Purchaser(s)** shall hereinafter collectively be referred to as the “**Parties**” and individually as a “**Party**”.

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**” shall mean the Real Estate (Regulation and Development) Act, 2016 (16 of 2016).
- b) “**Appropriate Government**” shall mean the Government of Telangana.
- c) “**Rules**” means the Telangana Real Estate (Regulation and Development) Rules, 2017, 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.

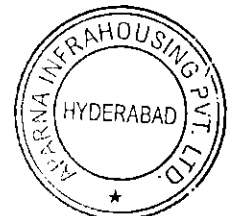


WHEREAS:

A. Whereas, the Landowner(s) are the absolute owners and possessors of the land admeasuring Ac.75-33Gts in Survey No. 124 (P) of Gopanpally Village, Serilingampally Mandal, Ranga Reddy District having purchased the same under registered sale deeds as mentioned below:

Table: 1 Survey No. 124 (P):

Sl. No	Sale Deed No & Date	Name of the Executant	Purchaser	Survey No	Extent Ac-Gts
1.	3481/93 24.11.92	Jogu Mallaiah S/o.Jogu Pochaiah	Siris Limited	124/౧౦	2-00
2.	3483/93 2.12.92	Darupalli Bikshapthi, Darupalli Raju Both S/o. Chinna Veeriga	Siris Limited	124/౧౧	5-00
3.	3485/93 29.12.92	Kavali Mallaiah S/o. Manne Rangaiah and others through GPA Holder T. Jagadish (GPA No.1554/90)	Siris Limited	124/౧౨	6-00
4.	3486/93 5.1.93	Godavari Bai	Siris Limited	124/౧౩	5-00
5.	11043/93 16.4.93	*Paltiya Samiya	Siris Ltd	124/౧౪	5-20
6.	3489/93 7.4.93	**Paltiyavathi Ganga Bai	Siris Ltd	124/౧౫	**5-00
7.	***3490/93 29-12-92	Tholi Mahadev S/o. Siddhoba and others through their GPA Holder Sri. Mahinder Singh (GPA No.1523/92)	Siris India Ltd	124/౧౬	10-00
8.	3488/93 18.1.93	Mahadev S/o. Chinna Tukaram and others through their GPA Holder Sri. Ch. Gopal Reddy GPA No.85/93	Siris Agro Ltd	124/౧౭	10-00 Out of Ac.15- 00Gts
9.	3494/93 11.1.93	Smt. Ganga Bai	Sudarsan Drugs and Intermediates Ltd	124/౧౮	5-00
10.	3495/93 12.1.93	Mahadev S/o.Chinna Tukaram and others through their GPA Holder Sri. Ch.Gopal Reddy GPA No.85/93	Sudarshan Drugs and Intermediates Ltd	124/౧౯	5-00
11.	3496/93	P.Anjaiah S/o. Lakshmaiah & another	Sudarshan Drugs and Intermediates Ltd	124/౨౦	2-20
12.	3497/93 18.1.93	Gaddam Ramulu S/o.Veeriah and another	Sudarsan Drugs and Intermediates Ltd	124/౨౧	3-00



13.	7315/19 11.8.94	T. Satyanarayan Singh	Sudarsan Drugs and Intermediates Ltd	124/౭	2-00
14.	581/2021 6/1/2021	Sri. N. Laloo and Others	****Sri.G. Subba Raju	124/౧	0-20
15.	582/2021 6/1/2021	Sri. N. Ramulu and others		124/౮	3-00 (124/౮)
				124/౧	2-20 (124/౧)
16.	8941/2021 21/8/2021	Sri. Huniya and others	****Sri. G. Subba Raju	124/౨	1-03
17.	4597/2021 20/3/2021	Sri. Chatru and others		124/౨	1-10
18.	8942/2021 21/8/2021	Sri. Huniya and others		124/౨	0-07.15
19.	10584/2022 19/11/22	Sri. G. Rama Raju		124/౨	0-07.15
20.	7843/2021 22/7/2021	Sri. N. Huniya and others		124/౨	0-35.7
21.	7844/2021 23/7/2021	Sri. Ramachander and others		124/౨	1-10

* Paltiya Samiya in turn purchased from Nenavat Bhadriya and Nenavat Chadu, both sons of Jaggiya under registered sale deed No.8818/90.

** Paltiyavathi Ganga Bai purchased from Nunnavath Dhani W/o. Late Sakriya and others under registered sale deed No. 3153/89. The link document of the predecessors in title of Siris Ltd is for Ac.4-00Gts. Hence, the land covered under document No.3489/93 is taken as Ac.4-00Gts.

*** Siris India Ltd sold to Siri Cellar under sale deed dated 09-05-93 and the same was validated vide File No. 3487/E1/01 dated 01-08-2001

**** Land purchased by Sri. G. Subba Raju:

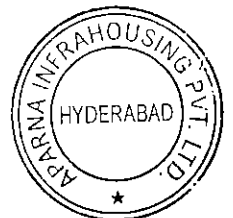
i. Sale Deed No. 581 of 2021:

Jayaram Lambada S/o. Late. Nandya was the original pattadar and possessor of the land admeasuring Ac.3-00Gts in Sy.No.124/౧ of Gopanpally Village, Srilingampally Mandal, and Ranga Reddy District.

After the death of Jayaram Lambada, his legal heirs executed the Agreement of Sale cum General Power of Attorney dated 17.8.2009 bearing Document No.1671/2009 registered on the file of the Sub Registrar, Serilingampalli in respect of land admeasuring Ac.0-20Gts in Survey No.124/౧ situated at Gopanpally Village, Serilingampally Mandal, Ranga Reddy District in favour of Sri. G. Rama Raju and the same was cancelled vide Deed of Cancellation dated 6.1.2021 bearing Document No.580/2021 on the file of the Sub Registrar, Serilingampalli. Legal heirs of Late. Jayaram Lambada along with Sri. G. Rama Raju sold the land admeasuring Ac.0-20Gts in Survey No.124/౧ situated at Gopanpally Village to Sri. G. Subba Raju under registered sale deed dated 06.01.2021 bearing Document No.581/2021 on the file of the Sub Registrar, Serilingampally.

ii. Sale Deed No. 582/2021:

Whereas Jayaram Lambada S/o. Late. Nandya who was the original pattadar and possessor of the land admeasuring Ac.3-00Gts in Sy.No.124/౧ of Gopanpally Village, Serilingampally Mandal, Ranga Reddy District and sold Ac.0-20Gts to Sri. G. Subba Raju under registered sale deed No. 581/2021 as above. The remaining land with him is Ac.2-20Gts.



Sri. N. Bicha S/o. Lachiya (grandson of Late. Jayaram Lambada as per Family Tree annexed to the sale deed) purchased land admeasuring Ac.3-00Gts in Sy No.124 of Gopanpally village from Sri. Gaddam Yeeraiah S/o. Sri. G. Pentaiah under registered sale deed dated 28.3.1980 bearing Document No.753/1980 and the same was ratified by Sri. Gaddam Ramulu S/o. Yeeraiah under registered Supplementary Deed dated 4.7.1984 bearing Document No. 4080/1984, both the documents registered on the file of the Joint Sub Registrar, Ranga Reddy District.

Sri. Bicha S/o. Lachiya along with his sons executed Agreement of sale cum General Power of Attorney dated 17-1-2008 in respect of the land admeasuring Ac.3-00Gts in Sy No.124 purchased under the above-mentioned registered sale deed in favour of Sri. Ganesh Kumar and some of the legal heirs of Jayaram Lambada i.e N. Bicha and Sri. N. Ramulu branches have executed two separate Agreements of sale cum General Power of Attorney dated 17-1-2008 in respect of the land admeasuring Ac.1-10Gt each totally admeasuring Ac.2-20Gts succeeded from Jayaram Lambada in favour of Sri. Ganesh Kumar. Thus, the legal heirs of Jayaram Lambada executed Agreements of sale in respect of an extent of Ac.5-20Gts in favour of Sri. G. Ganesh Kumar.

Sri. G. Ganesh Kumar filed OS Nos.137 of 2008,138 of 2008 and 163 of 2008 on the file of the Principal District Judge, Ranga Reddy District for specific performance of the Agreements of sale and the same were decreed ex-party by the Judgement and Decree dated 29.9.2008 and 20.8.2008.

Subsequently, Sri. G. Ganesh Kumar filed (1) EP No. 8/2018 in OS No. 136 of 2008 on the file of Principal district Judge, Rang Reddy (2) EP No. 6/2018 in OS No.163 of 2008 on the file of 1st Addnl. District Judge, Ranga Reddy District (3) EP No: 6 /2018 in OS No: 137/2008 on the file of Principal district Judge, Rang Reddy (4) EP No 7/2018 in OS No: 138/2008 on the file of Principal Judge Rang Reddy District Court. Subsequently, the legal heirs of Jayaram Lambada along with Sri. Ganesh Kumar sold the land admeasuring Ac.5-20Gts comprising of Ac.3-00Gts in Sy No.124/ω and Ac.2-20Gts in Sy.No.124/κ, under registered sale deed dated dated 6.1.2021 bearing Document No.582/2021 on the file of the Sub Registrar, Serilingampally to Sri. G. Subba Raju.

iii. Lambadi Gopya:

Lambadi Gopya was the original pattadar and possessor of the land admeasuring Ac.5-00Gts in Sy No.124/ϙ, (Entry No.171of khasra pahani) of Gopanpally Village, Serilingampally Mandal, and Ranga Reddy District as evident from the khasra pahani for the year 1954-55. As per the recitals in the sale deeds, Gopya died leaving behind his four sons Late Muniya Nayak, N. Gansiram @ Ghansiya @ Gasiram, N. Huniya and Sri. N. Chatru, as his only legal heirs to succeed the property and each branch is entitled for Ac.1-10Gts each in the total land admeasuring Ac.5-00Gts in Sy No.124/ϙ of Gopanpally Village, Serilingampalli Mandal, Ranga Reddy District.

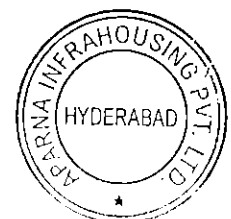
(a) Share of N. Huniya: (Sale Deed No.8941/2021)

In oral partition among the sons of Late. Gopya, the land admeasuring Ac.1-10Gts, was allotted to N. Huniya, towards his share and the revenue authorities issued Title Deed No. 233800.

Sri. Huniya and his sons have executed Agreement of sale cum General Power of Attorney dated 17.1.2008 by receiving the entire sale consideration in respect of the land admeasuring Ac.1-10Gt in favour of Sri. G. Ganesh Kumar. As they failed to execute the sale deed, Sri. G. Ganesh Kumar filed OS No. 136 of 2008 on the file of the Principal District Judge, Ranga Reddy District for specific performance of the Agreement of sale cum General Power of Attorneys and the same was decreed ex-party by the Judgment and Decree dated 29.9.2008.

Subsequently, Sri. G. Ganesh Kumar filed EP No.8 of 2018, on the file of the Principal District Judge, Ranga Reddy for execution of the registered sale deed as per the Judgment and Decree passed in OS No. 136 of 2008 on the file of the Principal District Judge, Ranga Reddy District.

As per the recitals in the sale deed, Huniya (Vendor No.2) declared that he has three sons namely Sri. N. Chander (Vendor No.1), N.Nandu, N. Gopal (Vendor No.8) and three daughters, namely B. Gouri, V. Somli and Priya Jadav (Vendors 10 to 12) and family tree annexed to the sale



deed. Sri. Huniya along with his family members (except N. Nandu) and Sri. G. Ganesh Kumar sold the 6/7th undivided share of land admeasuring 5,186 Sqyds out of 6050 Sqyds (equivalent to Ac.1-03Gts out of Ac.1-10Gts) in Sy No.124/4 of Gopanpally Village, Srilingampally Mandal, and Ranga Reddy District to Sri. G. Subba Raju under registered sale deed dated 21.8.2021 bearing Document No.8941/2021 on the file of the Sub Registrar, Serilingampalli.

(b) Share of N. Muniya: (Sale Deed Nos.7843/2021, 8942/2021 & Gift Deed No.10584/2022)

N. Muniya along with his children executed Agreement of sale cum General Power of Attorney dated 2.2.2008 by receiving the entire sale consideration in respect of the land admeasuring Ac.1-10Gt in favour of Sri. G. Rama Raju. As they failed to execute the sale deed, Sri. G. Rama Raju, the Agreement Holder filed OS Nos.158 of 2008 on the file of the II Addl District Judge, Ranga Reddy District for specific performance of the Agreement of sale cum General Power of Attorney and the same was decreed by the Judgment and Decree dated 9.3.2009.

Subsequently, Sri. G. Rama Raju filed EP No. 716 of 2018, on the file of the II Addl District Judge, Ranga Reddy District for execution of the registered sale deed as per the Judgment and Decree passed in OS No.158 of 2008 on the file of the II Addl District Judge, Ranga Reddy District.

The legal heirs of Late. Huniya except Hanuma and Smt. Bannoth Neela, along with Sri. G. Rama Raju sold the undivided share of the land admeasuring Ac.0-35.7Gts out of Ac.1-10Gts to Sri. G. Subba Raju under registered sale deed dated 22.7.2021 bearing Document No.7843/2021 on the file of the Sub Registrar, Serilingampalli.

Smt. Bannoth Neela daughter of Huniya along with Sri. G. Rama Raju sold her undivided share of land admeasuring 0-07.15Gts to Sri. G. Subba Raju under registered sale deed dated 21.8.2021 bearing Document No.8942/2021 on the file of the Sub Registrar, Serilingampalli.

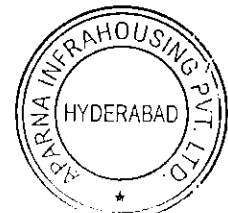
The II Addl District Judge, Ranga Reddy District at LB Nagar on behalf of Sri. N. Hanuma and his son (Judgement Debtors 7 & 8 in EP No. 716/2018 in OS No.158/2008) executed sale deed dated 19.11.2022 bearing Document No.10583/2022 respectively of land admeasuring 865.15 Sq. yds equivalent to 0-07.15Gts in favour of Sri. G. Rama Raju who in turn gifted the same to Sri. G. Subba Raju under registered Gift Deed dated 19.11.2022 bearing Document No.10584/2022, both documents registered on the file of the Sub Registrar, Serilingampalli.

(c) Share of N. Chatru: (Sale Deed No.4597/2021)

Sri. N. Chatru @ Chatru Nayak and his sons have executed Agreement of sale cum General Power of Attorney dated 17.1.2008 by receiving the entire sale consideration in respect of the land admeasuring 6050 Sq. yds equivalent to Ac.1-10 Gt. in favour of Sri. G. Ganesh Kumar, the Consenting Party herein. As they have failed to execute the sale deed Sri. G. Ganesh Kumar filed O.S. No. 164 of 2008 on the file of the Principal District Judge, Ranga Reddy District for specific performance of the Agreement of sale cum General Power of Attorney and the same was decreed ex-party by the Judgment and Decree dated 25.11.2010.

Subsequently, Sri. G. Ganesh Kumar filed E.P. No.717 of 2018, on the file of the Principal District Judge, Ranga Reddy District for execution of the registered sale deeds as per the Judgment and Decree passed in OS No.164 of 2008 on the file of the Principal District Judge, Ranga Reddy District.

Whereas, Legal heirs of Late. N. Chatru along with Sri. G. Ganesh Kumar sold the land admeasuring 6050 Sqyds equivalent to Ac.1-10Gts in Sy No. 124/4 of Gopanpally Village, Srilingampally Mandal, and Ranga Reddy District, to Sri. G. Subba Raju under registered sale deed dated 20.3.2021 bearing Document No.4597/2021 on the file of the Sub Registrar, Serilingampally.



(d) Share of N. Ghansiram: (Sale Deed No.7844/2021)

The legal heirs of N. Ghansiram @ Ghansiya, have executed Agreement of sale cum General Power of Attorneys dated 17.1.2008 by receiving the entire sale consideration in respect of the land admeasuring Ac.1-10Gt in favour of Sri. G. Ganesh Kumar. As they have failed to execute the sale deed/s Sri. G. Ganesh Kumar filed OS No. 112 of 2008 on the file of the II Addl District Judge, Ranga Reddy District for specific performance of the Agreement of sale cum General Power of Attorney and the same was decreed ex-parte by the Judgment and Decree dated 16.3.2009.

Subsequently, he filed EP No.718 of 2018, on the file of the II Addl District Judge, Ranga Reddy District for execution of the registered sale deeds as per the Judgment and Decree passed in OS No. 112 of 2008 on the file of the II Addl District Judge, Ranga Reddy District.

Whereas the legal heirs of Ghansiram along with Sri. Ganesh kumar sold the land admeasuring Ac.1-10Gts in Sy No.124/4 of Gopanpally Village, Serilingampally Mandal, and Ranga Reddy District, to Sri. G. Subba Raju under registered sale deed dated 23.7.2021 bearing Document No.7844/2021 on the file of the Sub Registrar, Serilingampalli.

Development Agreements cum Irrevocable General Power of Attorneys:

Whereas, the Vendors have executed the Development Agreements cum Irrevocable General Power of Attorneys in favour of the Promoter/Developer in respect of land in Survey No.124 along with other land in Gopanpally Village, Serilingampally Mandal, Ranga Reddy District as mentioned below:

S No	DGPA No & Date	Executed By	Survey No	Extent Ac-Gts
1.	4626/2020 28.08.2020	M/s. Siris Ltd and Others	124 (P)	62-20
2.	3391/2023 11.04.2023	M/s. Siris Ltd and Others	124/18	13-13

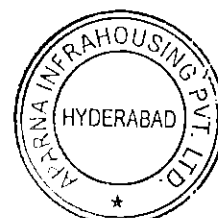
Whereas, the District Collector, Ranga Reddy District issued 'NOC' vide Memo No. E1/6719/2007 dt.16.10.2008, in respect of land admeasuring Ac.119-22Gts in Sy No.124 along with other land in Sy No.262 of Gopanpally Village, Serilingampally Mandal, Ranga Reddy District.

Whereas, the District Collector, Ranga Reddy District issued Letter Lr No.E1/4981/2018 dt.28.10.2022 dt.12.7.2023 and Letter No.E1/4433/2018 dated E1/3130/2021 dt.10.10.2023 to delete the land covered by the Memo No.E1/6719/2007 dt.16.10.2008 issued by the Office of the Collector, Ranga Reddy District from the Prohibitory Register maintained by the Department of Stamps and Registration.

Whereas the Revenue Authorities issued Pattadar Passbook and Title Deeds to M/s. Siris Ltd and other companies as mentioned below:

Name	Pattadar Passbook No	Title Deed No	Patta No
M/s. Siris Limited	458433	458433	513
M/s. Siris Agro Limited	458434	458434	514
M/s. Sudarshan Drugs and Intermediates Private Limited	458435	458435	515
M/s. Siris Cellars Private Limited	458436	458436	516

Whereas the Principal Secretary to Government of Telangana issued G.O. Ms No. 81 dated 30.5.2020 for change of land use from conservation zone to residential zone in respect of land admeasuring 2,52,929.0592 Sqmts in Survey No.124 (P) of Gopanpally Village and G.O. Ms No.202 dated 20.11.2021 in respect of land admeasuring 1,15,306.32 Sqmts in Survey Nos.124 (P) and 262 of Gopanpally Village.



Whereas the Assistant Director Survey and Land Records issued Proceedings vide Letter Rc No. A3/2424/2022 dt.28.1.2023 and Supplementary Sethwar for subdivision of land in Sy No.124 along with other land in Survey No.262 of Gopanpally Village and issued Supplementary Sethwar along with subdivision sketch sub dividing the extents as mentioned below:

Subdivision No	Name of Pattadars	Extent Ac-Gts
124/18	G.S. Raju & Others	76-00

Whereas the Vendors/Landowner(s) and Promoter/Developer floated a scheme for construction of residential apartments in the land admeasuring Ac.22-11.5Gts or 1,07,871.5 Sq.Yds in Survey No.124/18 of Gopanpally Village, Serilingampally Mandal, Ranga Reddy District, Telangana.

Whereas, on mutual understanding between the vendors, the vendors No.1 to 3 have contributed the following extents of land under the documents mentioned below for development of residential apartments for the Project 'Aparna Moon Stone' in the land admeasuring Ac.22-11.5Gts or 1,07,871.5 Sq. Yds in Survey No.124/18 of Gopanpally Village, Serilingampally Mandal, Ranga Reddy District, Telangana:

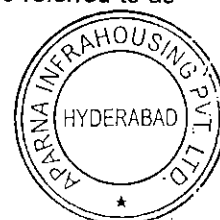
SI No	Document No & Date	Name of the Owner	Survey No.	Extent Ac-Gts
1.	3483/93 24.11.1992	M/s. Siris Limited (Vendor No.1)	124/18	00-11.5
2.	3486/93 5.1.1993			05-00
3.	3488/93 18.1.1993	Siris Agro Ltd (Vendor No. 3)		10-00
4.	3495/93 12.1.1993	M/s. Sudershan Drugs & Intermediates Ltd (Vendor No.2).		05-00
5.	3497/93 18.1.1993			02-00
Total				22-11.5

Whereas Vendors Nos. 4 and 5 agreed to join the Agreement of Sale to avoid future doubts and for better conveyance of the title in respect of the Schedule-B Property.

Whereas, the Vendors/Landowner(s) and Promoter/Developer herein had approached GHMC, and applied for building permission for construction of residential complex in the extent of land admeasuring as detailed in the below table:

PROPOSED LAND EXTENT	Equivalent to Area (in Acres-Guntas)	Equivalent to Area in Square Meters	Equivalent to Area in Square Yards	Hereinafter to be referred to as
Total Extent of Land	Ac. 22-11.5 Gts	90,189.9	1,07,866.22	"Said Land"
Extent of Land demarcated for Organized Open Space Area	Ac. 02-9.168 Gts	9,021.33	10,789.42	"Organized Open Space Area"
Net Area for Residential Blocks including Amenities Blocks-1 & 2	Ac. 20-2.287 Gts	81,168.57	97,076.80	"Project Land"

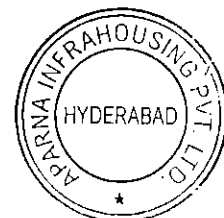
Whereas, the GHMC considered the Application of Vendors/Landowner(s) and Promoter/Developer and after verification, the GHMC has granted/sanctioned for construction of residential complex vide Building Permit No. 4038/GHMC/SLP/2024-BP dated 20.12.2024 on the File/Application No. 000526/GHMC/0240/SLP1/2024-BP situated in Survey Nos. 124/18 of Gopanpally Village, Serilingampally Mandal, Ranga Reddy District, Telangana, more fully described in the Schedule-A annexed hereto, hereinafter referred to as **Schedule-A Property**, consisting of 10 (Ten) Blocks hereinafter be referred to as "Project"; and the details of which are as hereunder:



Sl. No	Proposed Blocks	Floor Details
1	BLOCK-A	3 Cellars + 1 Ground +44 Upper Floors
2	BLOCK-B	3 Cellars + 1 Ground +44 Upper Floors
3	BLOCK-C	3 Cellars + 1 Ground +44 Upper Floors
4	BLOCK-D	3 Cellars + 1 Ground +44 Upper Floors
5	BLOCK-E	3 Cellars + 1 Ground +44 Upper Floors
6	BLOCK-F	3 Cellars + 1 Ground +44 Upper Floors
7	BLOCK-G	3 Cellars + 1 Ground +44 Upper Floors
8	BLOCK-H	3 Cellars + 1 Ground +44 Upper Floors
9	AMENITIES BLOCK-1	1 Ground + 2 Upper floors
10	AMENITIES BLOCK-2	1 Ground + 2 Upper floors

The Promoter/Developer herein, by virtue of the rights and powers acquired by it under the above-mentioned registered DAGPAs and the consequential Supplementary Deed has got absolute right, title and possession in respect of "Schedule-A Property".

- B. The said "Project Land" is earmarked for the purpose of development by the Promoter/Developer to develop the multi storied apartments in the Project as mentioned in the above table consisting of Blocks – A, B, C, D, E, F, G & H along with Amenities in Block-1 and Block-2 more particularly described in the Schedule-A annexed hereto and hereinafter referred to as Schedule-A Property and the said project shall be known as "Aparna Moonstone".
- C. The Vendors/Landowner(s) and Promoter/Developer is fully competent to enter into this Agreement and initiate all the legal formalities with respect to the right, title and interest of the Promoter/Developer regarding the Project Land on which Project is to be constructed.
- D. The Greater Hyderabad Municipal Corporation (GHMC) granted the Permission for the construction vide Building Permit bearing No. 4038/GHMC/SLP/2024-BP dated 20.12.2024 in File/Application No.000526/GHMC/0240/SLP1/2024-BP. The permission granted as above is effective from the date of its issuance and further no separate certificate is required for commencement of construction.
- E. The Promoter/Developer has obtained Sanction Plan, Specifications and approvals for the Project and for the Apartment, as the case may be from the GHMC. The Promoter/Developer 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/Developer has registered the Project under the Provisions of the Act with the Telangana Real Estate Regulatory Authority at Hyderabad vide Registration No. _____.
- G. The Allottee(s)/Purchaser(s) has/have applied for an Apartment in the Project and allotted Apartment No. _____; Floor No. _____, Block _____, with Carpet area of _____ Sq. Feet, External Wall Area of _____ Sq. Feet, Balconies and Utility area of _____ Sq. Feet and Proportionate Common area of _____ Sq. Feet, Totaling to Saleable Area of _____ Sq. Feet along with Proportionate undivided share of land _____ Sq. Yards together with _____ (_____) Car Parking slot/s, (subject to tolerance +/- 3% on account of structural, design and construction variance) more particularly described in the Schedule-B annexed hereto and hereinafter referred to as "Schedule-B Property".
- H. The Parties have gone through all the terms and conditions set out and understood the mutual rights and obligations as detailed herein in this Agreement of sale.
- I. The Promoter/Developer herein, by virtue of the above said registered Development Agreements had got absolute right, title and possession in respect of Apartment No. _____; Block-____; Floor No. _____ with Saleable Area admeasuring _____ Sq. Feet, forming part of 'Residential Apartments' named and styled as "APARNA MOONSTONE", situated in Survey Nos. 124/18 situated at Gopanpally Village, Serilingamapally Mandal, Ranga Reddy District, Telangana.



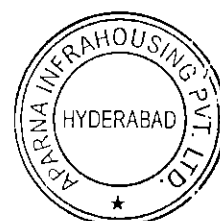
- J. The Parties hereby confirm that they are signing this Agreement with full knowledge of all laws, rules, regulations, notifications etc. applicable to the Project.
- K. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this agreement and all applicable laws, are now willing to enter into this agreement on the terms and conditions appearing hereinafter.
- L. In accordance with the terms and conditions set out in this Agreement and as mutually agreed up on by and between the Parties, the **Promoter/Developer** hereby agrees to sell and the Allottee(s)/Purchaser(s) hereby agrees to purchase the Apartment as mentioned in Schedule-B Property.

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable considerations, the Parties agree as follows:

1. TERMS:

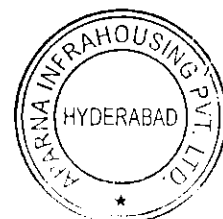
- 1.1 Subject to the terms and conditions as detailed in this Agreement, the **Vendors/Landowner(s) and Promoter/Developer** agrees to sell to the Allottee(s)/Purchaser(s) and the Allottee(s)/Purchaser(s) hereby agrees to purchase, the Schedule-B Property hereinafter called apartment.
- 1.2 The "**Total Price**" of the said Apartment under Schedule-B Property for the total saleable area is exclusive of Registration/Stamp Duty & Mutation Charges and inclusive of all other charges amounting to Rs. _____/- (Rupees _____ only. The breakup and description of the "**Total Price**" excluding Registration/Stamp Duty & Mutation Charges; and including the Cost of Amenities and other Facilities as mentioned in **Schedule-D**, which are as follows:

Block No:	
Apartment No	
Type	
Floor	
Number of Car Parking slots	
Undivided Share of Land	
Carpet Area	
External Walls Area (in Sq. Feet)	
Exclusive Verandah Area, Balcony & Utility Area (in Sq. feet)	
Proportionate share in common area	
TOTAL BUILT-UP AREA (IN SQ. FEET)	
RATE/CHARGE PER SQ. FOOT	
BASIC UNIT VALUE	
COST OF AMENITIES (Including Cost of Car Parking Slots)	
Gas Pipeline Charges	
GROSS UNIT VALUE	
GST 5% as applicable (Subject to change from time to time)	
TOTAL - A	
Maintenance charges for 2 (Two) years Rs. _____/- per Sq. ft. inclusive of GST 18%	
Corpus Fund payable / transferable to the Association	
Non-Refundable Caution Deposit payable / transferable to the Association	
Refundable Caution Deposit payable to the Developer or nominee of the Developer	
Legal & Documentation Charges inclusive of GST 18%	
TOTAL - B	
TOTAL PRICE - A + B	



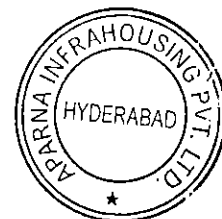
Explanation:

- (i) The **Total Price** above includes the booking amount paid by the Allottee(s)/Purchaser(s) to the **Promoter/Developer** towards the Apartment.
 - (ii) The **Total Price** above includes Taxes (consisting of tax paid or payable by the **Promoter/Developer** by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the **Promoter/Developer** by whatever name called) up to the date of handing over the possession of the Apartment to the Allottee(s)/Purchaser(s) and the Project to the Association of Allottee(s)/Purchaser(s) 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(s)/Purchaser(s) to the **Promoter/Developer** shall be increased/reduced based on such change/modification. Provided that in case, there is any change/modification in the taxes, the subsequent amount payable by the Allottee(s)/Purchaser(s) to the **Promoter/Developer** shall be increased/reduced based on such change/modification/ amendment 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 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(s)/Purchaser(s) provided that stamp duty, registration fee, mutation charges shall be paid by the Allottee(s)/ Purchaser(s) as per the actuals over and above the total price.
 - (iii) The **Vendors/Landowner(s)** and **Promoter/Developer** shall periodically intimate in writing to the Allottee(s)/Purchaser(s), the amount payable as stated in (i) and (ii) above and the Allottee(s)/Purchaser(s) shall make payment demanded by the **Vendors/Landowner(s)** and **Promoter/Developer** within the time and in the manner specified therein. In addition, the **Vendors/Landowner(s)** and **Promoter/Developer** shall provide to the Allottee(s)/Purchaser(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, common area maintenance charges for 2 (Two) years as per para 11 etc. and includes cost for providing all Amenities, and specifications under Schedule-D to be provided as per the agreement with in the apartment and the project.
- 1.3 The **Total Price** is escalation-free, save and except increases which the Allottee(s)/Purchaser(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 **Vendors/Landowner(s)** and **Promoter/Developer** undertakes and agrees that while raising a demand on the Allottee(s)/Purchaser(s) for increase in development charges, cost/charges imposed by the competent authorities, the **Vendors/Landowner(s)** and **Promoter/Developer** shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee(s)/ Purchaser(s), which shall only be applicable on subsequent payments, subject to the terms of increase by competent authority. 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(s)/Purchaser(s).
- 1.4 The Allottee(s)/Purchaser(s) shall make the payment as per the payment plan set out in Schedule-C ("Payment Plan").
- 1.5 The **Vendors/Landowner(s)** and **Promoter/Developer** may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee(s)/Purchaser(s) by discounting such early payments @ 8% per annum, if the balance instalments of sale consideration would be paid in full; and 6.00% per annum, if the balance sale consideration would be paid partially for few



instalments, 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(s)/Purchaser(s) by the **Promoter/Developer**.

- 1.6 It is agreed that the **Vendors/Landowner(s) and Promoter/Developer** shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and Amenities are described herein at Schedule-D hereto (which shall be in conformity with the advertisement, prospectus etc., on the basis of which, the sale is effected) in respect of the apartment without the previous written consent of the 2/3rd Allottee(s)/Purchaser(s) as per the provisions of the Act. Provided that the **Vendors/Landowner(s) and Promoter/Developer** may make such minor additions or alterations as may be required by the Allottee(s)/Purchaser(s), or such minor changes or alterations as per the provisions of the Act on such terms as may be agreed/permitted/granted at the discretion of the Vendor/Developer or its nominee i.e., Aparna Property Management Services Private Limited (hereinafter referred to as **APMS**). The **Vendors/Landowner(s) and Promoter/Developer** 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 the Allottee(s)/Purchaser(s) shall take the responsibility for proper safety, maintenance (including continuance of annual maintenance/insurance contracts/agreements, as the case maybe) and upkeep of all the fixtures, equipment and machinery provided by the **Vendors/Landowner(s) and Promoter/Developer**, for which the **Promoter/Developer** shall not be liable after handing over.
- 1.7 The Promoter shall confirm to the final carpet and Saleable area that has been allotted to the Allottee after the construction of the building is complete and the occupancy certificate* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area or the Saleable Area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area or the Saleable Area then the Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area or the Saleable Area, which is not more than three percent of the carpet area of the apartment, allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in Schedule C. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.
- 1.8 Subject to Para 9.3 and execution of conveyance, the **Vendors/Landowner(s) and Promoter/Developer** agrees and acknowledges, the Allottee(s)/Purchaser(s) shall have the right to the Apartment as mentioned below:
- (i) The Allottee(s)/Purchaser(s) shall have exclusive ownership of the apartment.
 - (ii) The Allottee(s)/Purchaser(s) shall have undivided proportionate share in the Common Areas. Since the share/interest of Allottee(s)/Purchaser(s) in the Common Areas is undivided and cannot be divided or separated, the Allottee(s)/Purchaser(s) shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Vendor/Promoter/Developer shall convey undivided proportionate title in the common areas to the association of Allottee(s)/Purchaser(s) after duly obtaining the completion certificate from the Competent Authority and only flat area will be conveyed to the Allottee(s)/Purchaser(s), as provided in the Act.
 - (iii) That the computation of the 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 electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, window, fire detection and the firefighting equipment (as per law) in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all Amenities, and specifications to be provided as per the agreement with in the Apartment but does 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 and the project.
 - (iv) The Allottee(s)/Purchaser(s) has the right to visit the project site to assess the extent of development of the project and his apartment as the case may be.



1.9 It is made clear by the **Promoter/Developer** to the Allottee(s)/Purchaser(s), and both hereby agree that the Allottee(s)/Purchaser(s) is/are entitled for allotment of Car Parking Slot(s) for his/her/their respective type of Apartment in the project which shall be treated as a single indivisible unit for all the 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(s)/Purchaser(s) (like clubhouse). It is clarified that the Project's facilities and amenities shall be available only for use and enjoyment of the Allottee(s)/Purchaser(s) of the Project.

1.10 The **Promoter/Developer** agrees to pay all outgoing before transferring the physical possession of the apartment to the Allottee(s)/Purchaser(s), which it has collected from the Allottee(s)/Purchaser(s), for the payment of outgoing (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/Developer** fails to pay all or any of the outgoing collected by it from the Allottee(s)/Purchaser(s) or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottee(s)/Purchaser(s), the **Promoter/Developer** agrees to be liable, even after the transfer of the property, to pay such outgoing and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

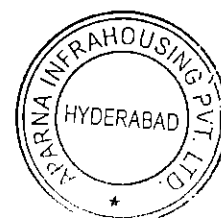
1.11 The Allottee(s)/Purchaser(s) has paid a sum of Rs. _____/- which includes Rs. _____/- (Rupees _____ only) towards installment and Rs. _____/- toward the GST payable as booking amount being part payment towards the Total price of the Apartment at the time of application the receipt of which the **Vendors/Landowner(s)** and **Promoter/Developer** hereby admits and acknowledges as per the details given below:

Date	Cheque/ TDS Challan No.	Bank	Branch	Amount in Rs.	GST 5%	Net Amount After GST	Part Amount in Rs.
TOTAL							

Further, the customer has agreed to pay the balance sale consideration of Rs. _____/- (Rupees _____ only) and other receivables as mentioned in **Schedule-C** given below. The Allottee(s)/Purchaser(s) hereby agrees to pay the remaining/balance part of total price of the Apartment as prescribed in the Payment Plan i.e., **Schedule-C**, as may be demanded by the **Promoter/Developer** within 15 days of intimation of the completion of the milestone/work progress of the said apartment.

Provided that if the Allottee(s)/Purchaser(s) delays payment towards the installment which is payable as mentioned herein in **Schedule-C**, he shall be liable to pay interest for the delayed period at the rate as prescribed in the RERA Rules.

The Allottee(s)/Purchaser(s) is/are solely responsible for deduction of TDS @ 1% on each installment payable to the **Vendors/Landowner(s)** and **Promoter/Developer**. And shall also be responsible for submitting the TDS Challan to **Promoter/Developer** to issue credit notes / receipts in this regard. The Said TDS deductible / remittable shall be subject to change as per the provisions of the Income Tax Act, 1961.



1. MODE OF PAYMENT

Subject to the terms of the Agreement and the **Vendors/Landowner(s) and Promoter/Developer** abiding by the construction milestones, the Allottee(s)/Purchaser(s) shall make all payments, on written demand by the Owner/**Vendors/Landowner(s) and Promoter/Developer**, within the stipulated time of 15 days from the date of intimation for completion of milestone / work progress as mentioned in the Payment Plan [Schedule-C] through A/c Payee cheque/demand draft /bankers cheque or online payment (as applicable) in favour of "**APARNA INFRAHOUSING PRIVATE LIMITED**" payable at Hyderabad.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES

- 3.1 The Allottee(s)/Purchaser(s), if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the **Promoter/Developer** with such permission, approvals which would enable the **Promoter/Developer** to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee(s)/Purchaser(s) understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India; he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.
- 3.2 The **Vendors/Landowner(s) and Promoter/Developer** accepts no responsibility regarding matters specified in para 3.1 above. The Allottee(s)/Purchaser(s) shall keep the **Promoter/Developer** fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee(s)/Purchaser(s) subsequently to the signing of this Agreement, it shall be the sole responsibility of the Allottee(s)/Purchaser(s) to intimate the same in writing to the **Promoter/Developer** immediately and comply with necessary formalities if any under the applicable laws. The **Vendors/Landowner(s) and Promoter/Developer** shall not be responsible towards any third party making payment/remittances on behalf of any Allottee(s)/Purchaser(s) and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the **Vendors/Landowner(s) and Promoter/Developer** shall be issuing the payment receipts in favour of the Allottee(s)/Purchaser(s) only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

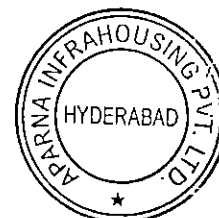
The Allottee(s)/Purchaser(s) authorizes the **Vendors/Landowner(s) and Promoter/Developer** to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the Allottee(s)/Purchaser(s), against the Apartment if any, in his/her name and the Allottee(s)/Purchaser(s) undertakes not to object/demand/direct the **Promoter/Developer** to adjust his payments in any manner.

5. TIME IS ESSENCE

The **Vendors/Landowner(s) and Promoter/Developer** shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over of the Apartment to the Allottee(s)/Purchaser(s) and the common areas to the association of the Allottee(s)/Purchaser(s) or the Competent Authority as the case may be.

6. CONSTRUCTION OF THE PROJECT/APARTMENT

The Allottee(s)/Purchaser(s) has/have seen and understood fully the Floor plan, specifications including Amenities as mentioned in Schedule-D and the Payment Schedule/Plan as mentioned in Schedule-C annexed along with this Agreement and accordingly accepted/agreed with the proposed/sanctioned/approved plans of the Project granted by the competent authority as represented by the **Vendors/Landowner(s) and**



Promoter/Developer. The **Vendors/Landowner(s)** and **Promoter/Developer** shall develop the Project in accordance with the said layout plans, floor plans and specifications, Amenities and other Facilities. Subject to the terms in this Agreement, the **Vendors/Landowner(s)** and **Promoter/Developer** undertakes to strictly abide by such plans approved by the competent Authorities, FAR and density norms and provisions prescribed by the Master Plan for the area, Zoning Regulations and Telangana Building Rules as amended from time to time and shall not have an option to make any variation /alteration/ modification in such plans, other than in the manner provided under the Act, and breach of this term by the **Vendors/Landowner(s)** and **Promoter/Developer** shall constitute a material breach of the Agreement.

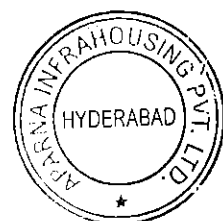
7. POSSESSION OF THE APARTMENT

7.1 Schedule for possession of the said Apartment:

The **Vendors/Landowner(s)** and **Promoter/Developer** agrees and understands that timely delivery of possession of the Apartment to the Allottee(s)/Purchaser(s) and the common areas to the association of Allottee(s)/Purchaser(s) or the competent authority, as the case may be, is the essence of the Agreement. The **Owner/Vendors/Landowner(s)** and **Promoter/Developer**, assures to handover possession of the Apartment to the Allottee(s)/Purchaser(s) and the common areas with all specifications as mentioned in Schedule-D including Amenities of the project to the Association of Allottee(s)/Purchaser(s). The Project will be completed by **31st December, 2029 with a grace period of 6 months i.e., 30th June, 2030 including all Blocks – A, B, C, D, E, F, G & H along with Amenities of Block-1 & Block-2; and all the Amenities and facilities shall be made available for usage with effect from 1st July, 2030 onwards**; unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake, pandemic or any other calamity caused by nature or global economy or any court stay Government Order affecting the regular development of the real estate project ("Force Majeure"). However, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee(s)/Purchaser(s) agrees that the **Promoter/Developer** shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which makes it impossible for the Contract to be implemented. The Allottee(s)/Purchaser(s) agrees and confirms that, in the event it becomes impossible for the **Vendors/Landowner(s)** and **Promoter/Developer** to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the **Vendors/Landowner(s)** and **Promoter/Developer** shall refund to the Allottee(s)/Purchaser(s) the entire amount received by the **Vendors/Landowner(s)** and **Promoter/Developer** from the allotment within 90 days from that date. The promoter shall intimate the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the **Promoter/Developer** the Allottee(s)/Purchaser(s) agrees that he/she shall not have any rights, claims etc. against the **Promoter/Developer** and that the **Promoter/Developer** shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 PROCEDURE FOR TAKING POSSESSION

The **Promoter/Developer** upon obtaining the occupancy certificate from the competent authority shall offer in writing, the possession of the Apartment to the Allottee(s)/Purchaser(s) who has paid all the amounts in terms of this Agreement to be taken within or before two months from the date of issue of Occupancy Certificate. If the Allottee(s)/Purchaser(s) fails to take delivery within the time specified in the notice he shall be liable for payment of all ongoing charges including maintenance charges from the date of notice. (Provided that in the absence of local law the conveyance deed in favour of the Allottee(s)/Purchaser(s) shall be carried out by the **Promoter/Developer** within 3 months from the date of issue of Occupancy Certificate). The **Promoter/Developer** agrees and undertakes to indemnify the Allottee(s)/Purchaser(s) in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the **Promoter/Developer**. The **Promoter/Developer** shall not be liable for any defect of deficiency occasioned on account of any act or omission on the part of the Allottee(s)/Purchaser(s), Association or any authority or third party on whom the **Promoter/Developer** has no control. The Allottee(s)/Purchaser(s), the association and its members including the Allottee(s)/Purchaser(s) shall comply with all the terms and conditions of the warranty issued by any supplier, manufacturer, dealer or other service provider and shall be liable to indemnify and keep the **Promoter/Developer** fully indemnity for any loss caused on account of any breach of such terms and conditions. The Allottee(s)/Purchaser(s) after taking possession, agrees to pay regularly the Interim and/or Pre-paid Common Area Maintenance Charges as determined by the **Promoter/Developer** and/or Society/Association of Allottee(s)/Purchaser(s). The **Promoter/Developer** shall handover the



possession of Apartment, as the case may be, to the Allottee(s)/Purchaser(s) at the time of conveyance of the same.

7.3 Failure of Allottee(s)/Purchaser(s) to take Possession of Apartment:

Upon receiving a written intimation from the **Promoter/Developer** as per para 7.2, the Allottee(s)/Purchaser(s) shall take possession of the Apartment from the **Promoter/Developer** by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the **Promoter/Developer** shall give possession of the Apartment to the Allottee(s)/Purchaser(s). In case the Allottee(s)/Purchaser(s) fails to take possession within the time provided in para 7.2, such Allottee(s)/Purchaser(s) shall continue to be liable to pay interim and/or pre-paid maintenance charges, subscriptions/user charges for Amenities, and other charges and levies payable in respect of service connections provided including electricity, water supply etc., as specified in para 7.2.

7.4 Possession by the Allottee(s)/Purchaser(s):

After obtaining the occupancy certificate and handing over physical possession of the Apartment to the Allottee(s)/Purchaser(s), it shall be the responsibility of the **Promoter/Developer** to hand over the necessary documents and plans, including common areas, to the association of the Allottee(s)/Purchaser(s) or the competent authority, as the case may be, as per the local laws. (Provided that, in the absence of any local law, the promoter shall hand over the necessary documents and plans, including the common areas, to the Society/Association of allottees or the competent authority, as the case may be, within 30 days after obtaining completion certificate).

7.5 Cancellation by Allottee(s)/Purchaser(s)

The Allottee(s)/Purchaser(s) shall have the right to cancel/withdraw his allotment in the Project as provided in the Act: Provided that where the Allottee(s)/Purchaser(s) proposes to cancel/withdraw from the project without any fault of the **Vendors/Landowner(s) and Promoter/Developer**, the **Vendors/Landowner(s) and Promoter/Developer** herein is entitled to forfeit the booking amount as cancellation charges out of the amount paid for the allotment. The balance amount of money, if any out of the amount paid by the Allottee(s)/Purchaser(s) shall be returned by the **Vendors/Landowner(s) and Promoter/Developer** to the Allottee(s)/Purchaser(s) within three months from the date of such cancellation or at the time the **Vendors/Landowner(s) and Promoter/Developer** is able to resell the said apartment to another purchaser whichever is later.

7.6 Compensation:

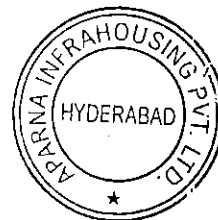
The **Promoter/Developer** shall compensate the Allottee(s)/Purchaser(s) in case of any loss caused to him due to defective title of the land or juridical possession thereof, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for the occurrence of a Force Majeure event, if the **Promoter/Developer** fails to complete or is unable to give possession of the Apartment

(i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1.

or

(ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any such other reason; the **Promoter/Developer** shall be liable, on demand to the Allottee(s)/Purchaser(s), in case the Allottee(s)/Purchaser(s) wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment, with interest at the rate prescribed in the Rules as compensation in the manner as provided under the act within 90 days of it becoming due. Provided that where if the Allottee(s)/Purchaser(s) does not intend to withdraw from the Project, the **Promoter/Developer** shall pay the Allottee(s)/Purchaser(s) interest at the rate

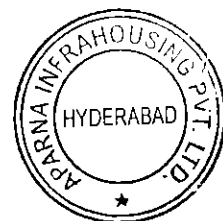


prescribed in the Rules for every month of delay, till the handing over of the possession of the Apartment, which shall be paid by the **Promoter/Developer** to the Allottee(s)/Purchaser(s) within ninety days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER/DEVELOPER

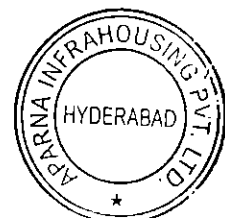
8.1 The **Vendors/Landowner(s) and Promoter/Developer** hereby represents and warrants to the Allottee(s)/Purchaser(s) as follows:

- (i) The **Vendors/Landowner(s) and Promoter/Developer** have absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical, juridical and legal possession of the said Land for the Project.
- (ii) The **Vendors/Landowner(s) and Promoter/Developer** has lawful rights and requisite approvals from the competent authorities to carry out development of the project.
- (iii) There are no encumbrances upon the said Land or the Project, except the security as may be given in case of availing project finance for the project.
- (iv) There are no litigations pending before any Court of law with respect to the said Land or Project except those disclosed in the title report.
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the **Promoter/Developer** has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment and common areas.
- (vi) The **Vendors/Landowner(s) and Promoter/Developer** have the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s)/Purchaser(s) created herein, may prejudicially be affected.
- (vii) The **Vendors/Landowner(s) and Promoter/Developer** has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee(s)/Purchaser(s) under this agreement.
- (viii) The **Vendors/Landowner(s) and Promoter/Developer** confirms that the **Vendors/Landowner(s) and Promoter/Developer** is not restricted in any manner whatsoever from selling the said Apartment which will any manner, affect the rights of Allottee(s)/Purchaser(s) under this Agreement.
- (ix) At the time of execution of the conveyance deed the **Vendors/Landowner(s) and Promoter/Developer** shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee(s)/Purchaser(s) and the common areas to the Association of the Allottee(s)/Purchaser(s) or the Competent Authority as the case may be.
- (x) The **Vendors/Landowner(s) and Promoter/Developer** has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of apartment, along with common areas(equipped with all the specifications, Amenities) has been handed over to the Allottee(s)/Purchaser(s) and the association of the Allottee(s)/Purchaser(s) or the competent authority, as the case may be;
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the **Promoter/Developer** in respect of the said Land and /or the Project except those disclosed in the title report.



8.2. The Allottee(s)/Purchaser(s) or his transferee/s himself/themselves (with intention to bring all persons into whosoever hands the Apartment may come), hereby covenants with the **Promoter/Developer** and hereby agrees to abide by the rules and regulation framed under Do's and Don'ts annexed under Schedule-F and further covenants as follows:

- i. To maintain the Apartment at the Allottee's own cost in good and tenable repair condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building and not to convert or misuse or impair or deface any common area or amenity or equipment in which the Apartment is situated which may be against the Rules and Regulations for Owners/Residents or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the Staircases, Flooring, Ceiling, common passages and/or any other structure of the building in which the Apartment is situated, and in case of any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee(s)/Purchaser(s) in this behalf, the Allottee(s)/Purchaser(s) shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in same condition, state and order in which it was delivered by the **Promoter/Developer** to the Allottee(s)/Purchaser(s) and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the Rules and Regulations for Owners/Residents of the Society/concerned local authority or other public authority. In the event of the Allottee(s)/Purchaser(s) committing any act in contravention of the above provision, the Allottee(s)/Purchaser(s) shall be responsible for the consequences thereof to the concerned local authority or any other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structures in the Apartment without the prior written permission of the **Vendors/Landowner(s)** and **Promoter/Developer** and /or the Association or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- vii. Pay to the **Promoter/Developer** within fifteen days of demand by the **Promoter/Developer**, his share of security deposit demanded by the concerned local authority and/or Government and /or other public authority, for giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any including the Property Tax payable from the date of Registration irrespective of whether or not occupancy certificate obtained from the competent authority and/or the acceptance of the handover/possession of apartment from the **Promoter/Developer** which are imposed by the concerned local authority or Government and /other public authority on account of change of user



of Apartment by the Allottee(s)/Purchaser(s) for any purposes other than for purpose for which it is sold.

- ix. The Allottee(s)/Purchaser(s) shall observe and perform all the rules and regulation which the Association or the Limited Company or Apex Body or Federation or Association may adopt at its inception and the additions, alteration or amendments thereof that may be made from time to time or protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules and Regulations for Owners/Residents for the time being of the concerned local authority and of Government and other public bodies. The Allottee(s)/Purchaser(s) shall also observe and perform all the stipulations and conditions laid down by the Association/Limited Company/Apex Body/Federation/ Association regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually toward the taxes, expenses or other out goings in accordance with the terms of this Agreement.
- x. Till a conveyance of the common areas, services and amenities of the building/Project in which Apartment is situated is executed in favour of Society/Limited Company/Association and till all the total builtup area/units are sold off, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof..
- xi. Till a conveyance of the common areas, services and Amenities of the building/project in which Apartment is situated is executed in favour of Apex Body/Federation/Association and till all the total built-up area/units are sold off and as long as the **Promoter/Developer** responsible for the Defect Liability Period under RERA, the Allottee(s)/Purchaser(s) or the Society/Association of Allottee(s)/Purchaser(s) under any circumstances shall permit the **Promoter/Developer** and their surveyors and agents, representatives, with or without workmen and others, at all reasonable times, to enter into and upon the project or any part thereof to view and examine the state and condition thereof.

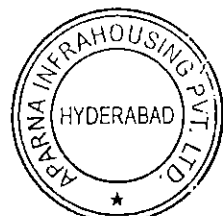
9. EVENTS OF DEFAULTS AND CONSEQUENCES

9.1 Subject to the Force Majeure clause, the **Promoter/Developer** shall be considered under a condition of Default, in the following events:

- (i) The **Vendors/Landowner(s) and Promoter/Developer** fails to provide ready to move in possession of the Apartment to the Allottee(s)/Purchaser(s) within the period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, Amenities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority.
- (ii) Discontinuance of the **Vendors/Landowner(s) and Promoter/Developer** business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2 In case of Default by **Promoter/Developer** under the conditions listed above, Allottee(s)/Purchaser(s) is entitled to the following:

- (i) Stop making further payments to **Vendors/Landowner(s) and Promoter/Developer** as demanded by the Owner/**Vendors/Landowner(s) and Promoter/Developer**. If the Allottee(s)/Purchaser(s) stops making payments, the **Vendors/Landowner(s) and Promoter/Developer** shall correct the situation by completing the construction milestones and only thereafter the Allottee(s)/Purchaser(s) be required to make the next payment without any penal interest; or



- (ii) The Allottee(s)/Purchaser(s) shall have the option of terminating the Agreement in which case the **Vendors/Landowner(s) and Promoter/Developer** shall be liable to refund the entire money paid by the Allottee(s)/Purchaser(s) under any head whatsoever towards the purchase of the apartment, along with interest at the rate prescribed in the Rules within Ninety Days of receiving the termination notice. Provided that where an Allottee(s)/Purchaser(s) does not intend to withdraw from the project or terminate the Agreement, he/she shall be paid, by the Promoter/Developer, interest at the rate prescribed in the RERA Rules, for every month of delay till the handing over of the possession of the Apartment which shall be payable by the Promoter/Developer to the Allottee(s)/Purchaser(s) within 90 days of it becoming due.

9.3 The Allottee(s)/Purchaser(s) shall be considered under a condition of Default, on the occurrence of the following events:

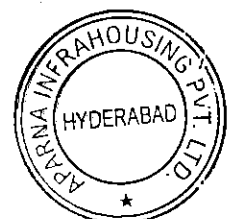
- (i) In case the Allottee(s)/Purchaser(s) fails to make payments for two consecutive demands made by the **Promoter/Developer** as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee(s)/Purchaser(s) shall be liable to pay interest to the **Promoter/Developer** on the unpaid amount at the rate prescribe in the Rules.
- (ii) In case of Default by Allottee(s)/Purchaser(s) under the condition listed above continues for a period beyond two consecutive months after notice from the **Promoter/Developer** in this regard, the **Promoter/Developer** may cancel the allotment of the Apartment in favour of the Allottee(s)/Purchaser(s) and refund the amount money paid to him by the Allottee(s)/Purchaser(s) by deducting the booking amount and the interest liabilities as accrued during the non-payment of Installments as per the Payment Plan and this Agreement shall thereupon stand terminated. Provided that the **Promoter/Developer** shall intimate the Allottee(s)/Purchaser(s) about such termination at least thirty days prior to such termination. The amount shall be repaid by the **Promoter/Developer** within a period of ninety days after termination or the date on which the **Promoter/Developer** is able to resell the Apartment to another Allottee(s)/Purchaser(s), whichever is later.

10. CONVEYANCE OF THE SAID APARTMENT

The **Promoter/Developer**, on receipt of Total Price of the Apartment/Sale as per para 1.2 read along with the Payment Schedule under Schedule-C under this Agreement from the Allottee(s)/Purchaser(s), shall execute a conveyance deed and convey the title of the Apartment as the case may be to the Allottee(s)/Purchaser(s) and the Common Areas to the Association within 3 (Three) months from the date of issuance of the occupancy certificate by the Competent Authority. However, in case the Allottee(s)/Purchaser(s) fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee(s)/Purchaser(s) authorizes the **Promoter/Developer** to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the **Promoter/Developer** is made by the Allottee(s)/Purchaser(s).

11. MAINTENANCE OF THE SAID BUILDING/APARTMENT/PROJECT

- 1) The **Promoter/Developer** shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of Allottees and the cost of the maintenance shall be borne by the Promoter/Developer and the Allottees proportionate to the apartments in their respective occupation. The **Promoter/Developer** or its nominee shall be responsible to provide and maintain essential services in the Project prior to the commencement of 2 (Two) years common area maintenance period and the cost of such maintenance shall be borne by the Allottee(s)/Purchaser(s), proportionate to the apartments in their respective occupation or as decided by the **Promoter/Developer** or its nominee. After the expiry of 2 (Two) years maintenance period the **Promoter/Developer** shall hand over maintenance of essential services to the Association/Society. The Amenities including the facilities like clubhouse and service connections like water, and sewerage supply, which are common to the entire Project which shall be jointly maintained by the **Promoter/Developer** till the entire Project is completed. The Amenities and its services shall be subject to user charges as may be fixed by the **Promoter/Developer** or its nominees, till such time it is maintained by the **Promoter/Developer** or its nominee; and thereafter the said user charges may be fixed by the management committee and/or the service provider, from time to time.



- 2) All other infrastructural facilities, including the equipment like lift, elevator, mechanical, electrical, or electronic equipment, WSP, STP, etc., shall always be covered by appropriate annual maintenance agreements and insurance agreements with authorized service providers and the cost of such AMC and insurance coverage if required, shall be part of the maintenance charges payable by the Occupants. The **Promoter/Developer** shall be treated as occupant for unsold Apartment(s) till such time all such Apartment(s) is/are sold and handed over to the prospective Allottee(s)/Purchaser(s) and the Association and all its members including existing and prospective Allottee(s)/Purchaser(s)/Buyer(s) shall abide by such agreements.

12. DEFECT LIABILITY

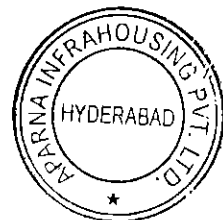
- 12.1. It is agreed that in case any structural defect or any other defect in workmanship or quality relating to such development is brought to the notice of the **Promoter/Developer** within a period of 5 (five) years by the Allottee(s)/Purchaser(s) from the date of handing over possession or Occupancy Certificate whichever earlier, it shall be the duty of the **Promoter/Developer** to rectify such defects without further charge, within 30 (thirty) days, and in the event of **Promoter/Developer's** failure to rectify such defects within such time, the aggrieved Allottee(s)/Purchaser(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act.
- 12.2. Notwithstanding anything contained in the above clause, the **Promoter/Developer** shall not be liable in the following cases:
- Equipment's (lifts, generator, motors, STP, transformers, gym equipment etc which carry manufacturer's guarantees for a limited period. The **Promoter/Developer** shall transfer manufacturers' guarantees/warranties to the Allottee(s)/ Purchaser(s) or association of Allottee(s)/Purchaser(s) as the case may be. Thereafter, the association/society shall take annual maintenance contract with the suppliers.
 - Fittings related to plumbing, sanitary, electrical, hardware etc. having natural wear and tears.
 - Allowable structural and other deformations including expansion quotient.
 - The terms of work like painting etc., which are subject to wear and tear.
 - Any branded inputs or fixtures or services of any third party or those mentioned in the Schedule-D/annexure as per clause 1.6.
- 12.3. The Allottee(s)/Purchaser(s) shall maintain the apartments in good tenantable conditions and carry out the internal repairs for the upkeep of the apartments. The association of the Allottee(s)/Purchaser(s) or its assigns shall maintain the services and Amenities in good condition and covered with proper AMC and insurance. The obligation of the **Promoter/Developer** Developers shall always be subject to proper maintenance and upkeep of the apartments/services and Amenities by the Allottee(s)/Purchaser(s) or the association of the Allottee(s)/Purchaser(s) as the case may be.

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

The **Promoter/Developer/maintenance agency /association of Allottee(s)/Purchaser(s)** shall have rights of unrestricted access of all Common Areas, garages/ covered parking and parking spaces for providing necessary maintenance services and the Allottee(s)/Purchaser(s) agrees to permit the association of Allottee(s)/Purchaser(s) and/or maintenance agency to enter into the Apartment or any part thereof after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14. USAGE

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the APARNA MOONSTONE shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee(s)/Purchaser(s) shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottee(s)/Purchaser(s) formed by the Allottee(s)/Purchaser(s) for rendering maintenance services.



15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT

- 15.1 Subject to Clause 12 above, the Allottee(s)/Purchaser(s) shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.
- 15.2. The Allottee(s)/Purchaser(s) further undertakes, assures and guarantees that he/she would not put any signboard/nameplate, neon light, publicity material or advertisement material etc. on the face/facade of the building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottee(s)/Purchaser(s) shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design and shall not make any fixtures or boards which may deface the exteriors. Further the Allottee(s)/Purchaser(s) shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the building. The Allottee(s)/Purchaser(s) shall also not remove any wall, including the outer and load bearing wall of the Apartment.
- 15.3. The Allottee(s)/Purchaser(s) shall plan and distribute its electrical load in conformity with the electrical Systems installed by the **Promoter/Developer** and thereafter the association of Allottee(s)/Purchaser(s) and/or maintenance agency appointed by association of Allottee(s)/Purchaser(s). The Allottee(s)/Purchaser(s) shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC.

The Parties are entering into this Agreement for the allotment of Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

17. ADDITIONAL CONSTRUCTIONS

The **Vendors/Landowner(s)** and **Promoter/Developer** undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications Amenities have been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

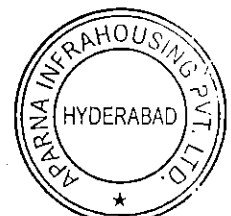
18. MORTGAGE OR CHARGE

Notwithstanding any other term of this Agreement, the Allottee(s)/Purchaser(s) hereby authorizes and permits the **Vendors/Landowner(s)** and **Promoter/Developer** to raise finance/loan from any institution/Company/Bank by any mode or manner by way of charge/mortgage/ securitization of the Apartment/Project/Building or the land underneath or the receivables, subject to the condition that the Apartment shall be made free from all encumbrances at the time of execution of Sale Deed in favour of the Allottee(s)/Purchaser(s). The Allottee(s)/Purchaser(s) shall be informed of the same at the time of Agreement.

19. FORMATION OF ASSOCIATION/SOCIETY OF ALLOTTEE(S)/PURCHASER(S) AND CONSENT OF ALLOTTEE(S)/PURCHASER(S):

The **Vendors/Landowner(s)** and **Promoter/Developer** shall take the following steps to enable formation of an Association of Allottee(s)/Purchaser(s) under section 11(4) (e) of the Act: -

- a). With respect to a real estate project, the **Vendors/Landowner(s)** and **Promoter/Developer** shall submit an application to the Registrar of Cooperative Societies for Registration of Association of Allottee(s)/Purchaser(s) as a society under the Mutually Aided Cooperative Societies Act, 1995 or Societies Registration Act, 2001 (as applicable to the state of Telangana) or any applicable law from time to time for registration of Association/Society with Byelaws consisting of Rules and Regulations for



Owners/Residents as set out in Schedule-E hereto, within two months from the date on which the occupation certificate in respect of such project is issued and a minimum of sixty percent of the total Allottee(s)/Purchaser(s) in such a project have taken possession and the Promoter/Developer has received the full consideration from such Allottee(s)/Purchaser(s). All the Allottee(s)/Purchaser(s) on payment of full consideration shall become members of such Association of Allottees formed by the Owner/Vendors/Landowner(s) and Promoter/Developer.

- b). If the Vendors/Landowner(s) and Promoter/Developer fails to form the Association of Allottee(s)/Purchaser(s), the Authority shall by an order direct the Vendors/Landowner(s) and Promoter/Developer to apply for formation of such association or may authorize the Allottee(s)/Purchaser(s) to apply for formation of the said Association.
- c) Notwithstanding any other rule, after conveying title to the Association of Allottee(s)/Purchaser(s) under Section 17, the Vendors/Landowner(s) and Promoter/Developer shall continue to have the rights and entitlement to advertise, market, book, sell or offer to sell or allot to person to purchase any apartment which is still not sold or allotted and shall be deemed to have been allowed to do so by the Association of Allottee(s)/Purchaser(s) without any restriction or entry of the building and development of common areas.
- d) The Promoter shall handover /Transfer as per the rules applicable, the amenities blocks consisting of Amenities – 1 and Amenities – 2 with an area of 8062.22 Sqmts built-up area, constructed as approved by GHMC to the association of Allottees in accordance with section 11(4)(a) & (f) of the Act 2016.

20. BINDING EFFECT

Forwarding this Agreement to the Allottee(s)/Purchaser(s) by the Vendors/Landowner(s) and Promoter/Developer does not create a binding obligation on the part of the Vendors/Landowner(s) and Promoter/Developer or the Allottee(s)/Purchaser(s) until, firstly, the Allottee(s)/Purchaser(s) signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee(s)/Purchaser(s) and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Owner/Vendors/Landowner(s) and Promoter/Developer. If the Allottee(s)/Purchaser(s) fails to execute and deliver to the Vendors/Landowner(s) and Promoter/Developer this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s)/Purchaser(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Owner/Vendors/Landowner(s) and Promoter/Developer, then the Promoter/Developer shall serve a notice to the Allottee(s)/Purchaser(s) for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the Allottee(s)/Purchaser(s), application of the Allottee(s)/Purchaser(s) shall be treated as cancelled and all sums deposited by the Allottee(s)/Purchaser(s) in connection therewith including the booking amount shall be returned to the Allottee(s)/Purchaser(s) without any interest or compensation whatsoever.

21. ENTIRE AGREEMENT

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties regarding the said apartment, as the case may be.

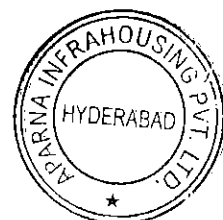
22. RIGHT TO AMEND

This agreement may only be amended with the written consent of the parties.

23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE(S)/PURCHASER(S)/ SUBSEQUENT ALLOTTEE(S)/PURCHASER(S)

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Apartment and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee(s)/Purchaser(s) of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

24. WAIVER NOT A LIMITATION TO ENFORCE



- 24.1 The **Promoter/Developer** may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee(s)/Purchaser(s) in not making payments as per the Payment Plan [Annexure C] or waive or reduce interest for delayed payment. It is made clear and so agreed by the Allottee(s)/Purchaser(s) that exercise of discretion by the **Vendors/Landowner(s) and Promoter/Developer** in the case of one Allottee(s)/Purchaser(s) shall not be construed to be a precedent and /or binding on the **Vendors/Landowner(s) and Promoter/Developer** to exercise such discretion in the case of other Allottee(s)/Purchaser(s) or waiver of any rights of the **Vendors/Landowner(s) and Promoter/Developer** in respect of future defaults or delays or any other breach or violation of the terms of this agreement by the Allottee(s)/Purchaser(s).
- 24.2 Failure on the part of the **Vendors/Landowner(s) and Promoter/Developer** to enforce at any time or for any period the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

25. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

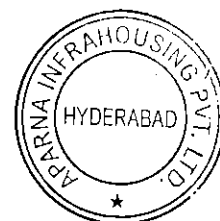
Wherever in this Agreement it is stipulated that the Allottee(s)/Purchaser(s) has to make any payment, in common with other Allottee(s)/Purchaser(s) in Project, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartments in the Project.

27. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

28. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the **Promoter/Developer** through its authorized signatory at the **Promoter/Developer's** Office, or at some other place, which may be mutually agreed between the **Promoter/Developer** and the Allottee(s)/Purchaser(s), in Hyderabad after the Agreement is duly executed by the Allottee(s)/Purchaser(s) and the **Promoter/Developer** or simultaneously with the execution the said Agreement shall be registered at the office of the Sub- Registrar, if required at the cost of the Allottee(s)/Purchaser(s) / Allottee(s)/Purchaser(s). Hence this Agreement shall be deemed to have been executed at Hyderabad.



29. NOTICES

That all notices to be served on the Allottee(s)/Purchaser(s) and the **Promoter/Developer** as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s)/Purchaser(s) or the **Promoter/Developer** by Registered Post at their respective addresses or by e-mail address as specified below:

Name of the Party	Addresses of the Party	Contact Details
Name of the Allottee(s) / Purchaser(s)		
Name of the Allottee(s) / Purchaser(s)		
Name of Promoter / Developer	APARNA INFRAHOUSING PRIVATE LIMITED Represented by its Authorized Signatory Sri B.V.S. R. Krishna S/o. Late Sri B.V. Subrahmanyam O/o. D.No.6-3-352/2&3, 802, Astral Heights, Road No.1, Banjara Hills, Hyderabad Aadhaar No. 8768 7464 6901	

It shall be the duty of the Allottee(s)/Purchaser(s) and the **Promoter/Developer** to inform each other of any change in address subsequent to the execution of this Agreement in the above address/email by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the **Promoter/Developer** or the Allottee(s)/Purchaser(s), as the case may be. The parties may agree on any other convenient mode of written communication including WhatsApp / SMS / E-mail to the registered phone number.

30. JOINT ALLOTTEE(S)/PURCHASER(S)

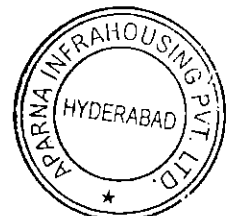
That in case there are Joint Allottee(s)/Purchaser(s) all communications shall be sent by the **Promoter/Developer** to the Allottee(s)/Purchaser(s) whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee(s)/Purchaser(s).

31. SAVINGS

Any application letter, allotment letter, agreement, or any other document signed by the Allottee(s)/Purchaser(s), in respect of the apartment before this agreement, shall not be construed to limit the rights and interests of the Allottee(s)/Purchaser(s) under the Agreement for Sale or under the Act or the rules or the regulations made thereunder.

32. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and Rules and Regulations made there under including other applicable laws in the State of Telangana for the time being in force.



33. DISPUTE RESOLUTION

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion and negotiation, failing which the same shall be settled through the adjudicating officer appointed under the Act.

The Promoter/Developer and the Allottee(s)/Purchaser(s), hereby further agree for the other terms and conditions as per the contractual understanding: -

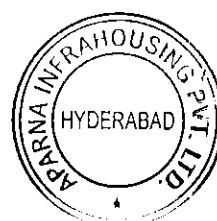
34. ADDITIONAL DEFINITIONS:

- f) **"Agreement"** shall mean this Agreement for Sale including the recitals above, the schedules and all annexures attached hereto, as amended from time to time.
- g) **"Association of Allottee(s)/Purchaser(s) or Owners Association"** shall both mean the same, to be formed by the **Promoter/Developer** consisting of the owners of the Apartments in the Project for the purpose of holding and maintenance of the Common Areas, the Amenities of the Project.
- h) **"Apartment"** means the Apartment allotted to the Allottee(s)/Purchaser(s) by the **Promoter/Developer** and agreed to be sold under this Agreement and mentioned and described in **Schedule-B** here below.
- i) **"Apartment Specifications"** shall mean the broad specifications of the Project/Apartment and detailed in the **Schedule-D** here below or any equivalent thereof.
- j) **"APMS"** means Aparna Property Management Services Private Limited
- k) **"Approvals"** shall mean all those sanctions, certificates, approvals, permits, no-objection certificates, consents, including and not limited to building plans, development plan, etc., as are necessary and obtained from the statutory authority, for construction and development of the Project.
- l) **"Authority"** shall mean the Telangana Real Estate Regulatory Authority, established under the Act and Rules shall include the Real Estate Appellate Tribunal.
- m) **"Booking / Advance Amount"** shall mean and include an Advance Amount equivalent to **10 % of the Unit Value including Amenities plus Gas Pipeline**, must be paid within 30 Days from the Date of Booking in 2 (Two) Instalments for execution of Agreement of Sale under RERA as follows: -

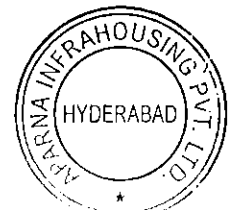
- (a) **1st Instalment** payable along with the Booking Application Form as per the table below: -

Sl. No.	Apartment Type	Amount Payable in INR
1	3 BHK	
2	3BHK+STUDY+P.ROOM+MAID	
3	4BHK+P.ROOM+MAID	

- (b) **2nd Instalment** i.e., balance amount of 10% payable within 30 days from the date of booking.
- n) **"Building"** shall mean the residential and/or commercial building block(s)/tower(s) in the Project where the Apartment buildings/blocks and/or commercial buildings/blocks situated in the **"Project Land"** as provided in the Approved Plans sanctioned by HMDA, which were explained hereunder in point (t).



- o) **"Instalment"** shall mean and include the amount payable in parts/portions based on the completion of each Milestone / Work Progress as specified in the Payment Schedule of the Cost sheet as Annexed therein.
 - p) **"Notice"** shall mean any notice, request, demand or other communication required or permitted to be given under this Agreement.
 - q) **"Payment Plan/Schedule"** shall mean the payment of the Total Price payable by the Allottee(s)/Purchaser(s) to the **Promoter/Developer** on completion of each milestone or the dates as mentioned in **Schedule-C** here below.
 - r) **"Project"** shall mean the real estate project which includes all the Phases being developed on the Said Land by constructing residential buildings/blocks as may be decided by the **Promoter/Developer**.
 - s) **"Project Specifications"** means the broad specifications of the Project with the provision of the Common Areas provided therein and detailed in **Schedule-D** here below, wherever it's applicable.
 - t) **"Said Land"** means **Vendors/Landowner(s)** and **Promoter/Developer** herein executed **Development Agreement cum Irrevocable Special Power of Attorneys** to construct/build **Residential Apartments** along with **Two Amenities Blocks** consisting of **Block-1 and Block-2** to be constructed in total extent of land admeasuring **AC.22-11.5 Gnts equivalent to 90,189.90 Sq. Mtrs equivalent to 1,07,866.22 Sq. Yards** situated in **Survey No. 124/18 of Gopanpally Village, Serilingamapally Mandal, Ranga Reddy District, Telangana**.
 - u) **"Project Land"** means that the **Vendors/Landowner(s)** and **Promoter/Developer** having obtained **Sanction/Permission** vide **Building Permit No. 4038/GHMC/SLP/2024-BP** dated **20.12.2024** granted/sanctioned by **GHMC** in **File/Application No.000526/GHMC/0240/SLP1/2024-BP** for construction of **Residential Apartments** consisting of **Blocks -A, B, C, D, E, F, G, & H with 3 Cellars + Ground + 44 Upper Floors; and Amenities Block - 1 with 1 Ground + 2 Upper Floors; and Amenities Block-2 with 1 Ground + 2 Upper Floors** in the land admeasuring of **Ac. 20-2.287 Gts equivalent to 81,168.57 Sq. Mtrs equivalent to 97,076.80 Sq. Yards** after excluding the **Area demarcated for Organized Space Area of Ac. 02-9.168 Gts equivalent to 9,021.33 Sq. Mtrs equivalent to 10,789.42 Sq. Yards** out of **Total Land area admeasuring AC.22-11.5Gnts equivalent to 90,189.9 Sq. Mtrs equivalent to 1,07,866.22 Sq. Yards** situated in **Survey Nos. 124/18 of Gopanpally Village, Serilingamapally Mandal, Ranga Reddy District, Telangana** and the Project named as **"APARNA MOONSTONE"**.
 - v) **"Statutory Payments"** shall mean statutory charges, levies, taxes or new pronouncements by applicable law, amendments to the current laws, introduction of new statutory levies, taxes, cess etc., GST, which may be imposed by the Authorities – State and Central Government from time to time and includes such amounts, charges, deposits and any amount collected towards providing infrastructure towards **GHMC, Electricity & Water Boards** and stamp duty, registration and any statutory dues/fees/penalties, cost towards the additional works, modification charges etc.
 - w) **"Total Price"** means total cost payable towards the Apartment by the Allottee(s)/Purchaser(s) to the **Promoter/Developer** as detailed in **Clause 1.2** under terms and conditions as mentioned below.
 - x) **"Nominee"** means **Promoter/developer nominee Aparna Property Management Services Private Limited "APMS"**
35. The Allottee(s)/Purchaser(s) shall pay all installments as per the Payment Plan given, irrespective of mode of funding i.e., self / bank finance. Provided always that any intimation, reminder by SMS/Message/E-mail to the registered phone number or e-mail address of the Allottee(s)/Purchaser(s) shall be sufficient to be considered as written demand for the installments payable by the Allottee(s)/Purchaser(s) to the **Promoter/Developer**.



Provided that in case, there is any change/modification in the taxes, the subsequent amount payable by the Allottee(s)/Purchaser(s) to the **Promoter/Developer** shall be increased/reduced based on such change/modification/ amendment 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)/Purchaser(s) provided that stamp duty, registration fee, mutation charges shall be paid by the Allottee(s)/ Purchaser(s) as per the actuals over and above the total price.

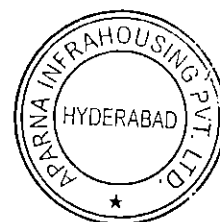
36. In reference to Clause 1.8 (iv) the Allottee(s)/Purchaser(s) may visit the site during visiting hours as fixed by the **Promoter/Developer** that too during weekends i.e., either on Saturday's or Sunday's only with prior appointment with respective representatives assigned for the said purposes. However, the Allottee(s)/Purchaser(s) shall not cause any obstruction or hindrance to the work being carried out in the Project during his/her/their visits. The Allottee(s)/Purchaser(s) are not allowed to visit the construction site/premises/project along with the children, considering their safety. And should adhere to the safety guidelines as directed by Promoter, failing which the entry will be restricted to the premises.
37. The Promoter/Developer shall on completion of the Project shall initiate and do allotment of covered car parking slot(s) as per the sanctioned plan for each type of apartment with parking bay size of 2.5 Mtr. x 5 Mtr. as per the **National Building Code (NBC) Norms** as detailed in the table below:

Sl. No.	Type of Apartment	No. of Parking Slot(s)
1	3BHK	2
2	3BHK+STUDY+PW.ROOM+MAID	3
3	4BHK+PW.ROOM+MAID	3

Without prejudice to the rights of the **Promoter/Developer**, the allotment of car parking slot(s) as mentioned above would be designed and delineated for the purpose of allotments to Allottee(s)/Purchaser(s) which shall as per the sanction plans; and however the said above car parking slot(s) for allotment for each apartment shall be treated as a single indivisible slot(s) for all purposes. The **Promoter/Developer** reserves the right to allot the car parking slot(s) where such area is more specifically designed and delineated within the Project Land, which shall however be allotted to the Allottee(s)/Purchaser(s) either under the same block and/or may spread over to the adjacent blocks based on the given Design and the available terrestrial, structural and/or physical conditions of the Project Land. The car parking slot(s) would be allotted to the Allottee(s)/Purchaser(s) based on draw System by way of lucky dip (lottery) after completion of the Project by intimation of 15 days prior to the allotment process as mentioned herein.

38. In continuation to the Mortgage or Create a Charge under Clause 18, in case the Allottee(s)/Purchaser(s) avails loan facility from the Bank / Financial Institution, the Allottee(s)/Purchaser(s) shall authorize **Promoter/Developer** to receive the loan proceeds from the bank, as per the installments payable which were clearly mentioned in Schedule-C. The **Promoter/Developer** shall without any further reference to the Allottee(s)/Purchaser(s) and appropriate same towards the amounts payable by the Allottee(s)/Purchaser(s) under this agreement. Allottee(s)/Purchaser(s) waives any right for written demand in this regard. The **Vendors/Landowner(s)** and **Promoter/Developer** shall not have any involvement with any arrangements made by the Allottee(s)/Purchaser(s) for payment of installments towards the price agreed. If the loan granted by the bank to the Allottee(s)/Purchaser(s) is withheld, recalled or otherwise not released, partly or fully, the Allottee(s)/Purchaser(s) shall make his own arrangements for payment of the installments within the stipulated time as per Schedule-C.

The Allottee(s)/Purchaser(s) shall also abide by the payment schedule in Schedule-C and is aware of the loss caused to the **Vendors/Landowner(s)** and **Promoter/Developer** and the Project, on account of default or delay in payment of installments as per Schedule-C. The **Vendors/Landowner(s)** and **Promoter/Developer** shall be entitled to cancel the allotment in case of default without prejudice to any other right including compensation and interest.



The Purchaser(s)/Allottee(s) whoever are buying/investing in multiple units within the project and/or buying/investing in multiple projects shall not delay the instalment amounts payable; and hereby undertake to pay/clear all the instalments payable based on completion of the milestones as indicated in the payment schedule most clearly explained in Schedule-C. Any such delays due to investment in multiple units/projects be treated as default on account of the Purchaser(s)/Allottee(s) and interest shall be applicable for such deliberate/purposeful delays as per the RERA Rules. The Developer reserves the right to cancel such investments in multiple projects considered to be deliberate and/or purposeful delays. Any/all such delay in clearance of instalment amount payable shall be considered for cancellation with prior notice of 30 days; and thereby cancellation charges shall be applied as per the RERA Rules, wherever the developer finds to be that the delays are deliberate and/or purposeful. The cancellation of booking for such investments shall be initiated irrespective of acceptance from the Purchaser(s)/Allottee(s) and the balance amount, if any; after adjustment of cancellation charges as mentioned herein shall be refunded to the Purchaser(s)/Allottee(s) within 30 days from the date of such cancellation notice.

39. In continuation to the clause 9.2 wherein in case where an Allottee(s)/Purchaser(s) does not intend to withdraw from the project or terminate the Agreement, the Allottee(s)/Purchaser(s) shall be paid, by the Promoter/Developer, interest at the rate prescribed in the RERA Rules, limited to the extent of delayed milestones which are not completed on the date of handover as under the clause 7.1, for every month of delay till date of intimation of the handing over of the possession of the Apartment which shall be payable by the Promoter/Developer to the Allottee(s)/Purchaser(s) within 90 days of its becoming due. The Interest payable, if any under this clause; shall be either adjusted in the Full and Final Settlement of Account of the Allottee(s)/Purchaser(s) out of the amounts payable by the Allottee(s)/Purchaser(s) to the **Promoter/Developer**; and/or in case of any amount refundable after adjustment of such interest applicable as mentioned herein, the Promoter/Developer shall return the amount refundable after due adjustments to the Allottee(s)/Purchaser(s) within ninety days from the date of Full and Final Settlement. The Allottee(s)/Purchaser(s) hereby agree and undertake not to claim and/or make responsible for any additional and/or penal interest payable by the **Promoter/Developer** for delays by the Allottee(s)/Purchaser(s) in taking Handover/Possession of the Apartment, for reasons of whatsoever. It is also agreed by the parties to this agreement that the compensation as interest payable under this clause shall not be applicable in case the Allottee(s)/Purchaser(s) delay/s the payment(s) for the instalment(s) to be paid towards completion of the milestone as mentioned in Schedule-C / Payment Plan is/are not paid within 30 days of intimation.

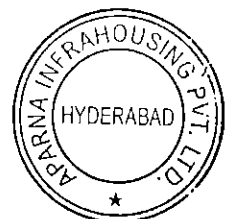
40. Transfer rights by Allottee(s)/Purchaser(s)

The Allottee(s)/Purchaser(s) is/are not allowed to sell / re-sell / transfer / alienate his rights or assign or otherwise nominate a third party in any manner whatsoever until all apartments of the Project are fully sold or the project is completed in full whichever is later.

41. Change of Allotment by Allottee(s)/Purchaser(s)

Any request for change of allotment across Projects (i.e., from existing project to another project) are strictly not allowed irrespective of within and/or any of the Aparna's Group Company/ies. In any case, the Purchaser(s)/Allottee(s) still insists and intends/request for change of allotment the developer shall treat such request(s) as cancellation of booking and thereby **the developer at its discretion may accept such change of allotment subject to cancellation charges applicable** under RERA Rules on the existing booking; and at the request of the Purchaser(s)/Allottee(s) transfer the balance amount, if any; to the account of newly booked unit of the Purchaser(s)/Allottee(s) within the same company; and/or may initiate the refund of the balance amount to the Purchaser(s)/Allottee(s) in case of any other group company.

42. Not making any additions or alterations or any new construction of any nature whatsoever contrary to the structural designs of the plan for their Apartment and shall not change the architectural elevations of the Apartment and not permit to alter the exterior colour of their Apartment. If at all the Purchaser(s) wishes to make any internal additions or alterations, they have to obtain prior written consent of the **Promoter/Developer** or its nominees and/or society, the decision of permitting/granting of such internal changes are absolutely at the discretion of **Promoter/Developer** or its nominees and/or society, which



shall be final and binding on any/all the Allottee(s)/Purchaser(s). No alterations to the exteriors or fixing of grills/mesh or any other fixtures, which affect the elevation of the building, shall be permitted. Any changes to elevation, alteration to external walls, main doors, balconies etc., of the apartment including changing of the original colour scheme, dado tiling work, cladding work by stone, wood, POP or any other materials, beautification with ornamental relief artwork (relieve or 3-dimensional artwork) etc., on balcony walls and ceiling, are strictly prohibited. Any renovation/customization works shall be strictly limited within the Apartment only, subject to obtaining prior written / email permissions from respective team of the **Promoter/Developer** subject to Terms & Conditions. Structural changes such as breaking, core cutting, heavy drilling, chipping, chiseling etc., of the ceiling, shear walls, flooring (including replacement of tiles, laying/pasting new/custom tiles upon original/existing flooring or any other type of modification to the flooring laid by the builder, etc.), and of the original water proofing (especially inside the toilets & utility areas e.g. installing bathtub/extra sink), are strictly not allowed. Any modifications around the Main Door such as ornamental woodwork, pasting of wallpaper, relief artwork as mentioned above, safety grills, etc. are strictly not allowed and shall neither be attempted nor will be permitted. The consequences of any such violations committed in this regard will be severe and the entire cost of restoration to the original design shall be completely borne by the purchaser besides the penalties levied. Neither Aparna nor its appointed agency or Society shall bear any responsibility for any losses/damages/disturbances caused in this regard.

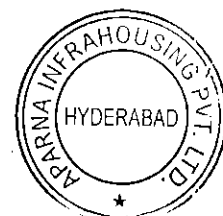
Purchaser(s) are to obtain either a proper endorsement on a request letter listing out the intended modifications or an email confirmation from an authorized person/representative of the Developer Company to carry out any kind of customizations within the Apartment e.g. redoing of dado, breaking walls, modification of electrical wiring, fixing extra power sockets, any modifications to toilets (especially plumbing/CP Sanitary fittings & waterproofing), etc. Any unauthorized modifications carried out without proper endorsement/permission or by quoting verbal permissions obtained from Sales and/or Customer Care Teams when intervened by the Officials of Developer Company or its nominees will be considered and treated as 'violations' and further works in the apartment will be stopped immediately until restored to original colour & design as provided by the developer. All such unauthorized modifications if carried out are absolutely at Purchaser(s) Risk and neither the Developer Company nor its nominee shall stand responsibility for:

- (a) any kind of damage, losses, disturbances, inconveniences caused due to intervention and stoppage of interior works by the **Promoter/Developer** or its nominee (APMS);
- (b) any seepages or leakages caused inside the apartment and/or in the common areas by unauthorized tampering of waterproofing/plumbing works including those done by Purchaser(s) of neighboring Apartments above or below of respective apartment.
- (c) The Allottee(s)/Purchaser(s) shall install the air conditioners only at the space earmarked/specified by the **Promoter/Developer**. Window air conditioners are not allowed to be fixed in any external areas like corridors etc., without the prior written consent of the **Promoter/Developer/society**. The Allottee(s)/Purchaser(s) shall not install any telephone, air-conditioner, any antenna or other appliances or devices or structures except in the manner provided as per the designs made by the consultants or permitted in writing by the **Promoter/Developer/society**.

43. The Promoter/Developer shall consider the below as events of defaults on account of the Allottee(s)/Purchaser(s): -

- (i) In case the Allottee(s)/Purchaser(s), unable to make payments as per payment schedule, makes or posts on public domain, any false allegations or accusations or otherwise defames the **Promoter/Developer** causing any loss or injury to the business, reputation or good will of the **Promoter/Developer**.
- (ii) If the Allottee(s)/Purchaser(s) indulges in speculative booking and transfers or assigns the allotment to the third party without prior written consent of the **Promoter/Developer**.

44. In any case, if the Allottee(s)/Purchaser(s) do not respond or come forward to register the property within 3 months from the date of intimation of issuance of Occupancy Certificate by the competent authority in his/her/their name(s) as mentioned under Clause 10 of this agreement, the



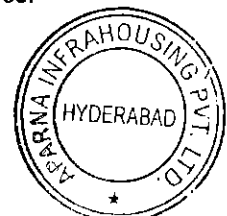
Promoter/Developer reserves the right to cancel this Agreement of sale with a prior notice of 30 days and may at its discretion may allot the Schedule-B Property to a third party and the Allottee(s)/Purchaser(s) hereby submit their no objection for cancellation of this agreement of sale without any demur or whatsoever and accept the refund of entire amount paid without any interest or compensation in any manner whatsoever after deduction of Booking Amount as cancellation charges.

45. In reference to the clause 11 of this agreement, it is agreed by and between the parties to this agreement that the Promoter/Developer or its nominee reserves the right to maintain the common areas of the community for an initial 2 (Two) years from the date of commencement of pre-paid maintenance. The commencement date will be notified either by the **Promoter/Developer or its nominee** i.e., APMS at an appropriate time. The purchaser hereby agrees to pay an amount of Rs. ____/- per Sq. feet plus GST for the saleable area as maintenance charges for maintenance of common areas for the initial period of 2 (Two) years (payable on demand made by the developer, normally '3' months before handing over), towards Prepaid maintenance charges for maintaining the common areas for an initial period of 2 (Two) years as per the scope mentioned below, accounts of which will not be shared as services under the detailed scope of maintenance will invariably be delivered notwithstanding any challenges and cost escalations few of which are beyond control. During the execution of interiors, the Allottee(s)/Purchaser(s) hereby agree/s to pay the fixed one time charges towards clearance of Debris @ Rs. ____/-, Fixed Water Charges of Rs. ____/- per month and Fixed Electricity charges @ Rs. ____/- per month are applicable till the electricity meters are installed in the Apartment; thereafter the charges would be applicable as per consumption based on the meter reading for both Water & Electricity from the date of Installation and such charges are payable either to the Developer or the nominee of the Developer i.e., **Aparna Property Management Services Private Limited (APMS)**, which will be intimated separately during Handover of Apartment. The Allottee(s)/Purchaser(s) also agrees to pay Rs. ____/- per Sq. feet plus GST of the saleable area per month, on a monthly basis towards **Interim maintenance charges** payable towards Maintenance of common areas and utilities after completion of Interior works within 90 days with a grace period of 30 days from the date of handover of the apartment, till the commencement of pre-paid maintenance for 2 (Two) years. These interim maintenance charges shall be applicable and payable by the Allottee(s)/Purchaser(s) irrespective of completion of interior works and/or occupancy of the Apartment after 120 days from the date of handover of apartment as mentioned herein. All these payments shall either be made in the name of developer or its nominee. The Interim Maintenance as mentioned above shall cease from the date of commencement of pre-paid maintenance for 2 (Two) years by the **Promoter/Developer** or its nominee, which shall however the intimated and announced with a notice period of 15 days.

The Allottee(s)/Purchaser(s) hereby agree to pay Electricity charges billed for the units consumed as per the tariff charged by the state electricity department under the applicable category from time to time since the tariff is beyond the scope of Promoter/Developer. The Allottee(s)/Purchaser(s) also agree to pay Cost of Diesel consumed for DG sets and the cost of supply of water through water tankers as per actual consumption including other transmission losses.

The Allottee(s)/Purchaser(s) shall pay Rs. ____/- towards Corpus Fund; Rs. ____/- towards gas-pipeline charges; and Rs. ____/- plus GST @ 18% as applicable towards Legal and Document Chargers. The Allottee(s)/Purchaser(s) shall also contribute Rs. ____/- towards Non-refundable Caution Deposit; and Rs. ____/- towards Refundable Caution Deposit. All these amounts mentioned herein shall be paid by the Allottee(s)/Purchaser(s) before the Handover of Apartment either for Interiors or for the purpose of Occupancy.

The Refundable Caution deposit shall be refunded to the Allottee(s)/Purchaser(s) after due deduction of the charges towards Fixed Debris Charges, Water Charges, Electricity Charges and other charges including damages to the premises, if any; during interiors period, as the case may be. However, the **Promoter/Developer** or its nominee reserves the right to fix the above charges from time to time; and is/are entitled to collect the Charges towards Electricity, Water, Interim Maintenance, User charges towards usage of Amenities provided and/or any other charges applicable as the case may be till the date of completion of Common Area Maintenance period of 2 (Two) years including the Interim Maintenance. The **Promoter/Developer** or its nominee shall however intimate the date of commencement of 2 (Two) years Common Area Maintenance to respective Purchaser(s) with prior notice of at least 15 days before the commencement of Common Area Maintenance.



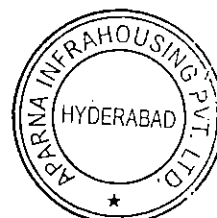
46. It is agreed by and between the parties that the Deposits collected by the Promoter/Developer towards Corpus Fund and Non-refundable Caution Deposits from each Allottee(s)/Purchaser(s) before the handing over of the apartment will be invested under monthly rests as Fixed Deposit and/or in a Mutual Fund, at the discretion of the Promoter/Developer; and such deposits will be transferred to the Society / Association either on termination of Common Area Maintenance Period of 2 years or up on formation of the Society whichever is later.

Promoter reserves the right to pay from Society funds, (a) ACD charges levied by the Electricity department (b) Clubhouse/Amenity blocks property tax levied by GHMC, and all/any other statutory levies/fees including renewal charges for Fire NOC post occupancy certificate.

No member shall have the right to change the Developer executed design intents like driveways, entry & exit ramps directions, barricaded locations, landscape until formation of elected MC.

SCOPE OF PRE-PAID MAINTENANCE (subject to change):

1. Security Services.
2. Housekeeping and upkeep of all Common Areas (club house excluded).
3. Daily Collection and Disposal of Garbage.
4. Supply & Distribution of Water. Cost of water consumed by residents is payable as per meters (or equally in the absence/failure of water meters) by the residents on a monthly basis.
5. Attending to Plumbing complaints.
6. Attending to Electrical complaints.
7. Operation and Maintenance of Prepaid Reticulated Gas (LPG) supply system
8. Operation and Maintenance of Prepaid Electricity supply system with SMS gateway software.
9. Lighting of Common Areas.
10. Maintenance of Landscape.
11. Operation and Maintenance of Water Softening Plant.
12. Operation and Maintenance of Sewerage Treatment Plant.
13. Operation and Maintenance of DG Sets. Expenses for Diesel for the DG Power units consumed in apartments is to be borne by the Individual Residents and Common Area consumption to be borne by residents as per saleable area.
14. Operation and Maintenance of lifts.
15. Operation and Maintenance of Electrical Transformers, Switchgear Panels, MV Panels, VCBs, ACBs, Earth Pits and Common supply Panels, Lighting Panels and Cable Network.
16. Operation and Maintenance of Lightning Arresters and Aviation Lamps.
17. Operation and Maintenance of Solar Fencing.
18. Operation and Maintenance of Solar Power panels.
19. Operation and Maintenance of CCTV systems.
20. Operation and Maintenance of Fire-fighting system.
21. Operation and Maintenance of Fire Alarm, PA system.
22. Operation and Maintenance of water bodies and fountains.
23. Operation and Maintenance of Carbon Emission Exhaust System.
24. Operation and Maintenance of Basement Ventilation System. Operation and Maintenance of Organic Waste Composting (OWC) System.
25. Operation and Maintenance of Intercom system (Instruments excluded).
26. Operation and Maintenance of Boom Barriers.
27. Rodent and Pest Control including fogging in Common Areas.
28. Subscription to Helpdesk and Security management Software portals. Apna Complex portal OR My Gate App software management.
29. Common area electricity charges are not covered and out of the scope of prepaid maintenance which were to be paid by the Allottee(s)/Purchaser(s)/Owner(s)/Member(s) on saleable area on monthly basis directly to the Developer or its Nominee like maintenance charges.
30. The cost of maintenance of the clubhouse is not within the scope of prepaid maintenance charges. But the clubhouse shall be maintained / managed by APMS on behalf of the owners with usage charges payable by the users. The tariff of usage charges will be notified at an appropriate time when the club will be ready. The time of the clubhouse shall be from 06:00 am to 09:00 pm subject to weekly off / holidays.



Note: Maintenance Service provider is not responsible for any failure/disruption of services like electric power, water supply and garbage collection attributable to TSSPDCL, HMWSSB and HMDA/GHMC or by any other Government, municipal and/or local authorities.

The above scope of maintenance is subject to "Force Majeure" as detailed below:

"It is agreed between the parties hereto that failure or omission to carry out or observe any of the stipulations or conditions of the "Scope of Maintenance" mentioned herein above shall not give rise to any claim against the **Promoter/Developer** or the Service Provider appointed by the **Promoter/Developer** or its Nominee and the Allottee(s)/Purchaser(s) or Association/Society of Allottee(s)/Purchaser(s) by each other or be deemed as a breach of the Scope of Maintenance herein. If the same arises from any of the following events under Force Majeure viz., acts of God such as Flooding, Earthquake, Tsunami, Cyclones etc., any Order or Decree of any Court or Governmental/Statutory authority, insurrection, declared War, Epidemic, Pandemic, Pestilence, Riots, Curfews, Strikes etc., **Promoter/Developer** or the Service Provider appointed by the **Promoter/Developer** and the Allottee(s)/Purchaser(s) or Association/Society of Allottee(s)/Purchaser(s) will not be responsible for any failure to fulfill any of the terms and conditions of this Agreement if such non-fulfillments have been delayed, hindered or prevented by any circumstances whatsoever beyond the control of **Promoter/Developer** or the Service Provider appointed by the **Promoter/Developer** and the Allottee(s)/Purchaser(s) or Association/Society of Allottee(s)/Purchaser(s) wherein skeletal services will be provided with limited manpower.

The Apartment Owners shall have to pay monthly subscriptions / user charges for usage of various facilities to be provided under Amenities by the Society/Association. The **Promoter/Developer** reserves the right to decide the monthly subscriptions / user charges and intimate the same at the time of commencement of operations of the Amenities or the commencement of Interim Maintenance or Prepaid Common Area Maintenance for a period of 2 (Two) years whichever is earlier.

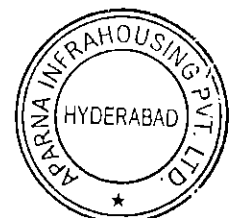
It is agreed by and between the parties that the Deposits collected by the **Promoter/Developer** towards Corpus Fund and Non-refundable Caution Deposits from each Allottee(s)/Purchaser(s) before the handing over of the apartment will be invested under monthly rests either as a Fixed Deposit and/or in a Mutual Fund, at the discretion of the **Promoter/Developer**. Whatever may be the realization over such deposits will be transferred to the Society / Association either on termination of the Common Area Maintenance Period of 2 (Two) years or up on formation of the Society whichever is later at the discretion of **Promoter/Developer** or shall be transferred within 3 months after receipt of request from the society/association. No further interest shall be paid in those deposits to the Society / Association, or no further claims shall be accepted/entertained. Till such time of handover of funds in the name of the society/association, the **Promoter/Developer** shall act as custodian for the funds collected from the Allottee(s)/Purchaser(s). Any Tax impact on the Developer/Promoter on account of the above arrangement will be borne by the association.

The **Promoter/Developer** or its nominee is entitled and reserves the right at its discretion to appoint various service providers for the given Amenities including the duration of such contracts, in the interest of the community. The Allottee(s)/Purchaser(s) hereby agree/s to abide by the Rules and Regulations for Owners/Residents of the society/ Association and shall be liable for all such rules and regulations mentioned in the Schedule-E and shall support all such amendments to the Rules and Regulations for Owners/Residents from time to time.

The Allottee(s)/Purchaser(s) hereby undertakes to strictly abide by the Byelaws consisting of Rules and Regulations for Owners/Residents as mentioned in **Schedule-E** (subject to change) & **Dos and Don'ts as mentioned in Schedule-F** (both subject to change).

47. The Allottee(s)/Purchaser(s) hereby understand and agrees that the thin airline cracks shall not be portrayed and are rendered to be as defect in workmanship or defect in construction. Further the Allottee(s)/Purchaser(s) understands and agrees that the Glasses fixed to the windows shall consist of few scratches on it due to handling and fixing, which shall not be depicted/portrayed and are rendered to be as defective glasses. However, depending on the seriousness of the defects the **Promoter/Developer** shall initiate necessary steps to rectify such issues to the satisfaction of the Allottee(s)/Purchaser(s).

48. It is agreed by the parties to this agreement that the Promoter/Developer reserves the right to frame society Byelaws consisting of Rules and Regulations for Owners/Residents and select the Members as part of Managing Committee / Adhoc Committee for formation of Society under the Telangana Mutually Aided



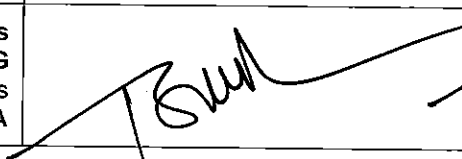
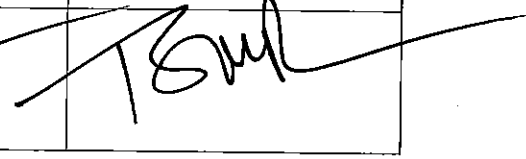
Cooperative Societies Act, 1995, or The Societies Act, 2001, or any other applicable laws. The Allottee(s) hereby submits his/her/their no objection and irrevocably agrees with the Promoter/Developer to frame Byelaws consisting of Rules and Regulations for Owners/Residents and select promoters/committee members at the sole discretion of the Promoter/Developer. Thereafter the Promoter/Developer shall notify and conduct elections for the Executive Committee within 60-90 days or 60% Occupancy in the Project whichever is later; and after which the management and the affairs of the society shall be handed over to the elected body. The Promoter Shall handover / Transfer as per the rules applicable, the amenities blocks consisting of Amenities-1 & Amenities-2 with an area of 8062.22 Sq mts, Constructed as approved by GHMC to the Association of Allottees in accordance with section 11(4)(a) & (f) of the Act, 2016.

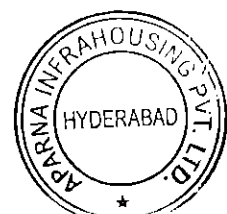
IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Hyderabad in the presence of attesting witness, signing as such on the day first above written,

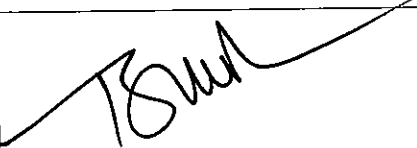
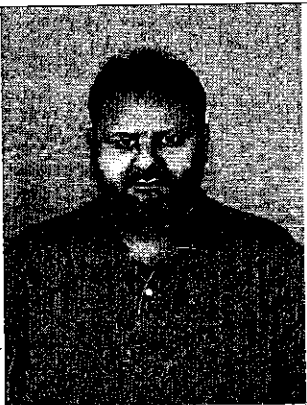
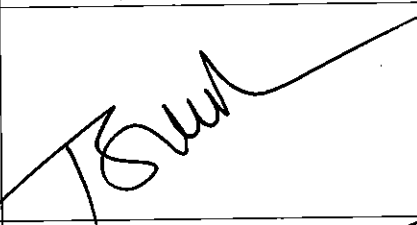
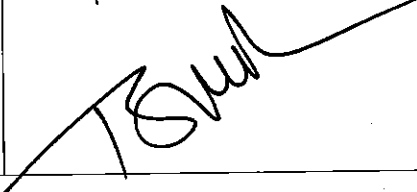
SIGNED AND DELIVERED BY THE WITHIN NAMED
Allottee(s)/Purchaser(s): (including joint buyers)

S. No	Name Of the Allottee(s)/Purchaser(s)	Signature of the Allottee(s)/Purchaser(s)	Photos of the Allottee(s)/Purchaser(s)
1			
2			

At Hyderabad on _____ in the presence of:
SIGNED AND DELIVERED BY THE WITHIN NAMED

Name of the Person	Signature of the Authorized Signatory	Photos of the Authorized Signatory
Vendors No. 1 to 5 represented by its DAGPA Holder APARNA INFRAHOUSING PRIVATE LIMITED a Represented by its Authorized Signatory Sri. B.V.S.R. KRISHNA		



S/o. Late Sri B.V. Subrahmanyam (AADHAR No. 8768 7464 6901)		
Confirming Party represented by his DAGPA Holder APARNA INFRAHOUSING PRIVATE LIMITED a Represented by its Authorized Signatory Sri. B.V.S.R. KRISHNA S/o. Late Sri B.V. Subrahmanyam (AADHAR No. 8768 7464 6901)		
The Promoter/Developer, APARNA INFRAHOUSING PRIVATE LIMITED Represented by its Authorized Signatory Sri. B.V.S.R. KRISHNA S/o. Late Sri B.V. Subrahmanyam (AADHAR No. 8768 7464 6901)		

WITNESSES:

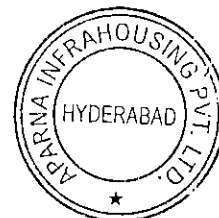
SL. NO.	NAME	AGE	ADDRESS	OCCUPATION	SIGNATURE
1			Mr. _____ APARNA INFRAHOUSING PRIVATE LIMITED 802, Astral Heights, 6-3-352/2 &3, Road No.1, Banjarahills, Hyderabad -34	Private Service	
2			Mr. _____ APARNA INFRAHOUSING PRIVATE LIMITED 802, Astral Heights, 6-3-352/2 &3, Road No.1, Banjarahills, Hyderabad -34	Private Service	

**DESCRIPTION OF SCHEDULE-A ("PROJECT LAND")
(SCHEDULE - A PROPERTY)**

All that land admeasuring to an extent of Ac. 20-2.287 Gts equivalent to 81,168.57 Sq. Mtrs equivalent to 97,076.80 Sq. Yards after excluding the Area demarcated for Organized Space Area of Ac. 02-9.168 Gts equivalent to 9,021.33 Sq. Mtrs equivalent to 10,789.42 Sq. Yards out of Total Land area admeasuring AC.22-11.5Gnts equivalent to 90,189.9Sq. Mtrs equivalent to 1,07,866.22 Sq. Yards situated in Survey Nos. 124/18 of Gopanpally Village, Serilingamapally Mandal, Ranga Reddy District, in the Project named as "APARNA MOONSTONE comprising of Residential Blocks – A, B, C, D, E, F, G & H and Amenities in Block-1 & Block-2 as per the sanctioned plan approved by Greater Hyderabad Municipal Corporation (GHMC) granted the Permission for the construction vide Building Permit No.4038/GHMC/SLP/2024-BP dated 20.12.2024 in the File/Application No.000526/GHMC/0240/SLP1/2024-BP and bounded by :

North	Land of Owners in Sy No.124 (P) & Aparna Amber Villas Project;
South	Wipro Campus in Survey No.124/1(P);
East	Vattinagulapalli Village Boundary & Wipro Campus;
West	Land of Wipro in Survey No.124/1(P), Land of Owners in Survey No.124/18(P) & 30 Mts Wide Road

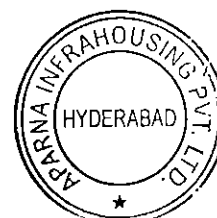
**SCHEDULE-B (Description of the Apartment)
(SCHEDULE - B PROPERTY)**



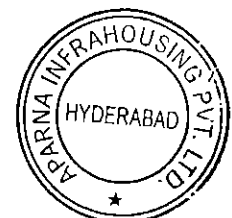
East	
West	
North	
South	

DESCRIPTION OF WORK	INSTALMENT AMOUNT	GST	TOTAL INSTALMENT (INCL. GST)
A - TOTAL			
B - Payable within 15 days of intimation of Provisional Handing over			
C - GRAND TOTAL (A + B)			

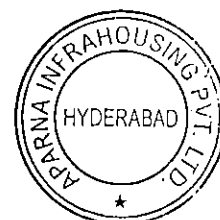
PROJECT SPECIFICATIONS



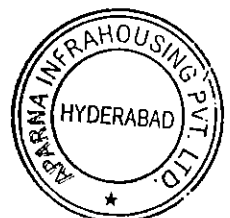
Sl. No	Description	Specification
1	STRUCTURE	
	RCC Framed Structure	R.C.C. Shear Wall Framed Structure to withstand Wind & Seismic Loads with Floor-to-Floor height 3.15M. Concrete Blocks for Non-Structural Members (Wherever needed)
2	PAINTING	
	External	Textured finish and Two Coats of Exterior Emulsion Paint of Reputed Make.
	Internal	Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed make over a Coat of Primer.
3	DOORS, WINDOWS & RAILINGS	
	Main Door	Manufactured Teak Veneered Door Frame & Shutter finished with Good quality Melamine Polish with Hardware of Reputed Make.
	Internal Doors	Manufactured Hard Wood Door Frame & Laminate Flush Shutter with Hardware of Reputed Make.
	Utility Door	UPVC Door Frame of Reputed Profile Sections with Combination of Tinted Float Glass with Aluminum Louvers & S S mesh at bottom.
	French Doors	UPVC Door Frame of Reputed Profile Sections, with Tinted/Clear Toughened / HS Glass Paneled Shutters and Hardware of Reputed Make with provision for Mosquito Mesh. (Mesh & Fixing shall be at extra cost)
	Windows	UPVC Window of Reputed Profile Sections with Tinted/Clear Toughened / HS Glass with Suitable Finishes as per Design with Mosquito mesh for all sliding windows only. (No Mosquito mesh for Openable windows)
	Grills for Windows	Aesthetically designed mild steel (MS) window grills with enamel paint finish for all windows (Shall be provided at Extra Cost)
	Balcony Railings	Aesthetically Designed Glass Railing in all floors.
4	FLOORING	
	Drawing, Living, Dining, Pooja.	800 x 1200 mm size Double Charged Vitrified Tiles of reputed make.
	All Bedrooms & Kitchen	800 x 1200 mm size Double Charged Vitrified Tiles of reputed make.
	Entrance Lounge	Granite/Marble flooring with Designer false ceiling.
	Bathrooms	PGVT/GVT Vitrified Tiles of Reputed Make.
	Corridors	Double Charged Vitrified Tile of Reputed Make.
	All Balconies	Rustic GVT Vitrified Tile of Reputed Make and Granite sill at bottom of the railing.
	Utility	Rustic GVT Vitrified Tile of Reputed Make and Granite coping for Ledge.
	Staircase	Tandoor Stone.
5	TILE CLADDING	



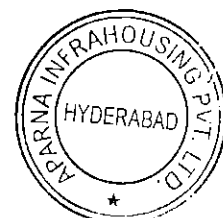
	Dadoing in Kitchen	Glazed Vitrified Tiles dado up to 2'-0" height above Kitchen Platform of Reputed Make. (Shall be provided at Extra Cost)
	Bathrooms	Glazed PGVT/ GVT Vitrified Tile Dado up to 8'-0" height of Reputed Make.
	Utility	Glazed GVT Vitrified Tiles Dado up to 3' Height of Reputed Make.
6	KITCHEN	
	Counter	Granite Platform with Stainless Steel Sink. (Shall be provided at Extra Cost)
	Water Provision	Separate Municipal Water and treated bore well water provision. (Only softening, Not RO)
	Other Accessories	Provision for fixing Water Purifier, Exhaust Fan or Chimney.
7	UTILITY	
	Dishwasher/Washing Machine	Provision for Washing Machine and Dishwasher.
8	CP & SANITARY FIXTURES	
	Bathrooms	Wash Basin with Granite Countertop /Under counter.
		EWC with Concealed Cistern of Reputed Make
		Single Lever Fixtures with shower of reputed make.
		All C.P. Fittings are of reputed make.
		PVC false ceiling in all bathrooms.
9	MAID ROOM	
	Flooring	Vitrified tile flooring
	TV Point	Plug points for TV maid room
	Intercom	Intercom facility to maid room
	Gas Supply	Supply of gas from centralized gas bank to maid room with gas meter
	Sink Provision	Provision for sink
10	MAID TOILETS	
	Flooring	Flooring with Anti-Skid, acid resistant vitrified tiles
	Dado	Dado with Ceramic tiles up to door height
	sanitary & CP Fittings	Sanitary and CP fittings of reputed make.
11	ELECTRICAL FIXTURES	
	Internal Electrical Fixtures	Geysers in all Bathrooms (Except Powder Room)



		Exhaust Fans in all bathrooms
		Copper piping for Air Conditioning Units for all Flats
		Power outlets for Air Conditioners in all Bedrooms & Drawing/ living room.
		3-Phase Supply for each unit with individual meter boards
		Miniature Circuit breakers (MCB) for each distribution board of reputed make.
		Concealed Copper Wiring of Reputed Make.
		Modular Switches of Reputed Make.
	Kitchen/Utility Area	Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine and dish washer in Utility Area.
12	TELECOMMUNICATIONS, CABLE TV & INTERNET	
	Telephone Points	Telephone points in the Drawing Room.
	Intercom facility	Intercom facility in drawing Room connecting Security
	Cable TV	Provision for Cable Connection in Drawing / Living & Bedrooms.
	Internet	Internet connection Provision in Drawing / Living & Bedrooms.
13	ELEVATORS / LIFTS	
	Passenger Lifts	Five High speed automatic passenger Lifts with rescue device with V3F for energy efficiency of reputed make for each tower with CCTVs inside the lifts.
		Aesthetically designed flooring with Granite / Marble.
		Marble Cladding
	Fire / Service lifts	Two High speed automatic Passenger cum Service Lift per Block with rescue device with V3F for energy efficiency of reputed make for each tower with CCTVs inside the lifts.
		Flooring with Granite
		Granite Cladding
14	WSP & STP	
		Domestic Water made available through an exclusive Water Softening Plant (Not RO Plant)
		A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.
		Rainwater Harvesting at regular intervals provided for recharging ground water levels as per the norms.
		Water meters for each unit for domestic & municipal water each.
15	CAR PARKING	



	3BHK	2 Car Parks for each Apartment
	3 BHK + STUDY + Maid Room 4 BHK + Maid Room	3 Car Parks for each Apartment
p		Car Parking shall be in Cellar 1, 2 & 3 levels
16	CHARGING POINTS FOR ELECTRIC CARS	
		One Car Charging point for Electric Cars shall be provided for each flat as per vendor's specifications (subject to Govt Guidelines)
17	CAR WASHING FACILITY	
		A car washing facility shall be provided as per the vendor's specifications.
18	PARKING MANAGEMENT	
		Entire parking is well designed to suit the number of Car Parks provided. Parking signage's and equipment at required places to ease the traffic Flow.
19	FACILITIES FOR DIFFERENTLY ABLED	
		Access ramps at all Block Entrances shall be provided for Differently Abled.
20	POWER BACK UP	
		100% DG Set backup with acoustic enclosure & A.M.F
21	SECURITY / BMS	
		Sophisticated round-the-clock security / Surveillance System.
		Surveillance cameras at the main security, in open areas as per design and entrance of each block to monitor and also provided CCTVs inside the lifts.
		A panic button and intercom is provided in the lifts connected to the security room.
		Solar power fencing all-round the compound wall.
22	CENTRALIZED BILLING	
		Billing shall be done for Consumption of Electricity, Water & LPG with prepaid meters system.
23	FIRE & SAFETY	
		Fire hydrant and fire sprinkler system in all floors and basements as per NBC Norms.
		Fire alarm and Public Address system on all floors and parking areas (basements) as per NBC Norms.
		The control panel will be kept at main security.
	CCTV LOCATIONS	In all entrance & exit points of blocks & clubhouse at podium, basements, terraces in lifts and security entrance & exit gates only.
24	LPG	



	LPG GAS	Supply of gas from centralized Gas bank to all individual flats.
25	SOLAR POWER	
		50 KW Solar Power shall be provided and shall be connected to Common Area Grid for Optimization of Common Area Power Consumption
26	SOLAR HOT WATER	
		Solar Hot Water shall be provided for all Bedroom Toilets on the 44th Floor (Last Floor Only)
27	CLUB HOUSE & AMENITIES	
		Multipurpose Hall - 02 Nos
		Pre function / Holding Area - 02 Nos
		Creche
		Library
		Temperature Pool
		Kids Pool
		Gym
		Exercise Deck
		Spa
		Aerobics
		Yoga & Meditation
		Preview Theatre
		Admin/ Utility Office
		Guest Rooms -6 Nos
		Suite Rooms -02 Nos
28	SPORTS BLOCK	
		Super Market
		Bank
		Tiffin Centre
		Clinic
		Badminton Court -04 Nos

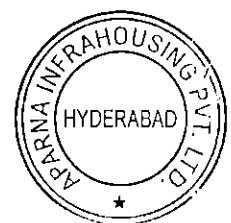
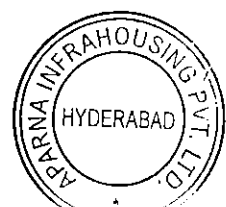
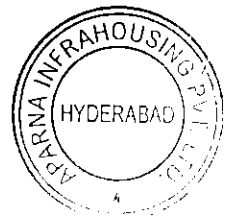


		Table Tennis -02 Nos
		Board Games
		Swimming Pool
		Kids Pool
		Rain Shower
		Billiards -02 Nos
29	LANDSCAPE AMENITIES	
		Tennis Court -02 Nos
		Full Basketball court
		Half Basketball Court
		Volleyball Court -02 Nos
		Pickle ball Court -02 Nos
		Box Cricket
		Cricket Practice Pitch -02 Nos
		Throw ball Court
		Skating Rink
		Mini Golf
		Cycle Track
		Toddlers Cycling
		Kids Club Pavilion
		Kids Play Area
		Sand Pit
		Forest Adventure Play
		Amphitheatre
		Flea Market
		School Bus Bay
		Arrival Court



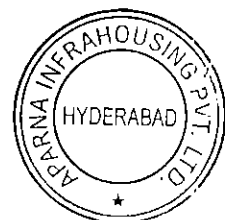
		Seating Pavilion
		Reflexology Path
		Fitness Pad
		Community Lawn
		Community Dining Area
		Pet Park
		Seating Plaza
		Forest Zone
		Water Cascade
		Elevated Deck
		Pathway
30	TOWER WISE DEDICATED AMENITIES AT GROUND FLOOR	
		Hobby Space
		Reading Nook
		Board Game Zone
		Cycle Dock
		Baby sitting Room
		Yoga & Meditation
		Hobby / Tuition Room
		Reading / Co-Working Space
		Shop / Kiosk



Schedule-E

Rules and Regulations for Owners/Residents

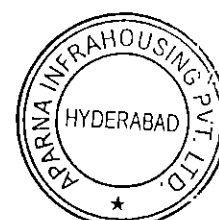
1. All Owners / Residents shall regularly pay monthly maintenance charges to be stipulated by the Society from time to time and also other amounts as per these Rules.
2. Irrespective of non-occupation of the Apartment or if it is vacant for any period, the monthly maintenance charges levied by the Society shall be paid by the Resident.
3. Irrespective of whether an Owner or Resident uses the Club House, GYM, Swimming Pool and other amenities or not, the maintenance charges are payable by him. If the resident uses the above amenities, then he must also pay "user charges".
4. The monthly maintenance charges shall be collected by the Society based on the area of the Residential Apartment as per the Sale Deed.
5. The tariff/rates payable by Residents/users for Electricity, DG Power, Cooking Gas, Water and other user charges for Club House facilities shall be fixed, notified and collected by Society from time to time. The respective meters for Electricity, DG Power, Water and Cooking Gas are owned by the Owners and it is their responsibility for the repairs and replacement costs. If any meter (Water, Gas and Electricity) of the respective apartment is found faulty, billing will be done based on the average consumption of last three months prior to such faulty metering. If a majority of meters are found faulty (generic defect) beyond reasonable repair, the Society may decide to go for replacement of the meters at Owner's cost to prevent revenue losses to the Society.
6. In case of breach of any of the conditions as above or the resolutions of the Society or non-payment of maintenance charges, electricity charges, water charges or other amounts liable to be paid to the Society, the President/Secretary shall serve a 24 hours' notice on such erring Member / Resident, calling upon him/her to rectify and if the breach/default continues beyond 24 hours, the President/Secretary shall be entitled to disconnect water, electricity or such other service and refer the case to the society for further action within 48 hours thereof. Society, after hearing such an erring Member / Resident, take such decision as it deems fit, and the decision shall be final. Society may also impose such fines, not exceeding Rs.5,000/- (Rupees Five thousand only), which may be enhanced from time to time by Resolutions of the General Body, or the actual amount of loss or damage caused by such resident, whichever is higher. All Owners and tenants agree that this deterrent action like disconnection of water, power etc. by the Society is an absolute necessity in the larger interest of the community to prevent any owner / owners from defaulting on payment of maintenance and other charges. It should be noted that default of maintenance charges by owners may result in default of payment by Society for hundred percent essential services which are further elaborated herein below:
 - a. **Electricity:** All Residents acknowledge there is only a single connection of electricity supply to the entire **APARNA MOON STONE**, having internal sub-meters fixed that belong to the Owners. Any default of payment by an Owner/Resident against the supply of electricity even for a single Residential Apartment would lead to a shortfall in payment of the electricity bill which in turn would lead to the disconnection of the main electricity connection in **APARNA MOON STONE** by the authorities as it is a single connection.
 - b. **Water:** Owing to the size and scale of **APARNA MOON STONE**, a continuous water supply is possible only when there is an uninterrupted electrical supply for all such water pumps and equipment essential for water supply in **APARNA MOON STONE**. All the residents acknowledge that due to the single connection of the electricity supply, the default of payment towards electricity would directly affect the water supply for the whole of **APARNA MOON STONE**. All the residents hereby acknowledge, agree and find this clause reasonable as non-payment of electricity dues directly affects the continuous water supply in **APARNA MOON STONE**.
 - c. Similarly, the default of payment of the electricity dues, the consequences of which would also be applicable for all the assets and equipment of the Society including but not limited to backup power, fire safety, lifts and the like, thereby adversely affecting the living conditions and quality of life throughout the community in **APARNA MOON STONE** as a whole, including the promptly paying Residents for no fault of theirs.
 - d. In light of the above, all the residents agree for this deterrent action against a defaulting owner/tenant by disconnecting essential supplies is not only fair and reasonable but in fact vital and imperative for continuity of essential services in **APARNA MOON STONE**.
7. All residents deem it essential and acknowledge that the maintenance charges from Residents are the only source for running all maintenance services and there is no other external funding or subsidy by any government or non-government agencies in any form.



8. Residents are encouraged to use fire resistant furniture/materials in the flats to decrease fire load there by contributing to the prevention of fire accidents. Portable first aid firefighting equipment like fireballs also may be placed in flats by Residents as an extra precaution.
9. Any meddling of the sprinkler isolation valve by Residents will be considered as a serious violation and levied with penalty as may be decided by the Society/Service Provider.
10. Residents are to ensure inspection of the fire sprinklers installed inside their flats once every 5 years by a competent vendor at Member's Cost.
11. Using any amenities including the Swimming Pool & Gym is at owner's risk. Society/maintenance team will not be liable for any accident/damage.
12. Encroachment of emergency evacuation routes (corridors and staircases etc.) by any means (bicycles, flowerpots and shoe racks larger than the dimensions specified in these Rules, etc.) by the Residents will be considered as a serious violation and will be levied with penalty as may be decided by the Society/Service Provider.
13. Residents are to ensure not to accumulate or stockpile inflammable/flammable material inside their flats to prevent fire accidents.

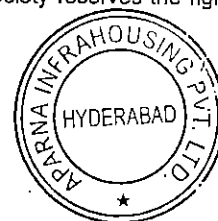
Table indicating essentiality of the services in APARNA MOON STONE is shown below.

S. No.	Service	Priority	Whether Essential	Points for Consideration	Collateral / Financial Losses due to Poor Maintenance
1	Power Distribution & Supply / Backup Power	Very High	100%	Without power there will be no water supply to Residents and no lifts in case of medical emergencies.	Very High
2	Water Supply (Hydro-pneumatic Pumps & PRVs)	Very High	100%	Power and water being available if pumps are non-functional water can't be supplied.	Very High
3	Lifts/Elevators	Very High	100%	Life cannot be imagined without the lifts being functional 24*7*365 days. Movement of people becomes impossible without the lifts even for a few minutes especially in case of emergencies.	Very High
4	Fire Safety & Fire Fighting Equipment (Fire Extinguishers, Booster Pumps, Hydrants, Sprinklers, Public Address & Fire Alarm Systems)	Very High	100%	The very objective of Safe Living/Fire Safety Systems is defeated if the Fire Pumps and other Fire Fighting and Alarm Systems are non-functional and not kept in 'AUTO' mode 24*7*365 days.	Very High. Negligence may lead to prosecution
5	Piped Gas Distribution Pigtails, Adaptors, PRS I & PRS II	High	Essential but not 100%		High



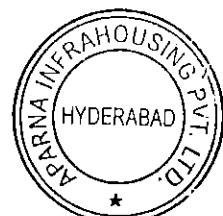
6	Sewage Treatment Plant Air Blowers, Feed Pumps, Filters, Hydro-pneumatic System, AHU, Centrifuge	High	Essential but not 100%	Operating and treating the raw sewage is truly serving the purpose in terms of conserving water by recycling the treated water for flushing and irrigation purposes and protecting the environment by letting out the excess water only after treatment.	High
7	Water Softening Plant	Low	Not Essential	The hardness of Metro Water is within the limits and needs to soften only Bore-well water.	High
8	Storm Water Drainage System (Surface Drain Dewatering System) (Dewatering Pumps in Auto Operation)	High	Essential but not 100%	Choking of storm water drains might cause heavy flooding in the basements/utility areas during incessant rain and needs to be properly maintained.	Moderate to High
9	Physical Security	High	Essential but not 100%	Security measures are limited to safeguard common spaces and are not intended for individual protection or to safeguard personal belongings.	Moderate
10	Security (CCTV)	High	Essential but not 100%	Incidents may go unnoticed if the remote surveillance system fails or if cameras installed haven't covered the incident.	High
11	Security (Solar Power Fencing / Boom Barriers)	Moderate	Essential but not 100%		N/A
12	Housekeeping	Low	Not Essential		Low
13	Horticulture & Landscaping	Moderate	Not Essential		Moderate

14. No Resident shall dispose / throw / dump the garbage or refuse in the Common Areas and Amenities or ducts or in any open place. The garbage shall be properly packed and disposed of in the manner stipulated by the Society.
15. No Resident shall throw or allow any combustible material or other hazardous material in any common area and not store inside the residence. Since the reticulated gas supply system is installed for the safety and convenience of the community as a whole, usage of individual cylinders inside the flat shall not be permitted unless decided by the Society otherwise on exceptional grounds.
16. No Resident shall throw any material into the pipelines/ducts. In case of any drainage or other problem, he/she shall only requisition the services of the plumber nominated by the Society.
17. No Resident shall let out the water used for cleaning or washing into the Common Areas and Amenities or parking areas. The cars/vehicles shall be washed with water, only at the earmarked places and not in parking slot(s) or elsewhere.
18. Every Resident shall keep his Residential Apartment as well as the Common Areas and Amenities clean and hygienic.
19. Interior workers are not allowed to stay back inside the flat during the said timings. The interior works should be completed within four months (90+30 days grace period) from the date of commencement of the interior works under written intimation to PMS/Society Office along with a copy of Apartment Handing over Letter. If unduly delayed beyond three months, the owner is liable to pay Rs.1,000/- per every additional day subject to approval of such delay/s by the Developer or its appointed Maintenance Agency or Society, as may be deemed fit. The extra cost of debris disposal during the additional days shall be borne by the Owner concerned. Society reserves the right to



restrict the additional days of work to avoid inconvenience to neighbors / other residents. Society's decision in this regard will be final and binding.

20. Footwear shall not be allowed to be scattered in the corridors. They should be properly placed in shoe rack size of which shall not exceed: 15 inches depth, 36 inches height and 30 cubic ft. in total volume. This is to protect the general ambience in the common corridors. The shoe rack shall be placed without causing any safety hazard to children and obstruction to Residents.
21. Resident shall not place / hang flowerpots / plants / shrubs or dry cloths / mops on their balcony / sit out / utility / railings /on and in common corridors. In the event of any damage, injury, death arising due to fall of such objects or any other materials the concerned Resident shall be held solely responsible.
22. No Resident shall do or suffer anything to be done in his Residential Apartment which may cause nuisance, annoyance or inconvenience to any of the Resident or carry-on practices, which may be repugnant to the safety, general decency, peace or morals of the Residents of the Premises. The President/Secretary and the Society shall be competent either suo-moto or on complaint to take steps to stop all such practices mentioned above.
23. No Advertisements or Posters of any kind shall be pasted in the Elevators or in or on the Apartments except as authorized by the Society.
24. Every Resident shall be required to cooperate with the maintenance staff to take readings of meters installed inside their Residential Apartment.
25. Every Resident shall use the Common Areas and Amenities for the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other Residents/occupants.
26. The Owners shall reimburse the Society for any expenditure incurred for repairing or replacing any amenity or facility damaged within the common area through any fault of his/her and/or for damages caused by his/her tenant and the same will be recovered as if the same is a debt recoverable by the Society. The quantum of amount decided by the Society in this regard shall be final and conclusive.
27. No Resident / Owner shall paint / modify the exterior walls or doors of his / her flat or carry out interior decorations on the exterior walls in Common Areas and Amenities. AC outdoor units shall be fixed in allotted/prescribed space only. Society has right to remove the same and charge them to restore to previous condition and impose any penalty as deemed appropriate in order to maintain uniformity and protect ambience.
28. Residents shall not be permitted to draw/hang loose wires/cables outside their Residents or erect dish antennas on external walls or protruding out of their balconies to protect ambience, beauty and safety of the buildings.
29. Common corridors shall be kept free of any materials including bicycles, tricycles and kids play items.
30. Every Resident shall be required to co-operate for carrying out the required repairs/maintenance works inside the Residential Apartment to attend to the problems where two Residents whose Residential Apartment are causing leakages, seepages affecting neighbors down below or above Residential Apartment or Common Areas and Amenities adjoining or in proximity with such Resident Units. In such a case, involving two Residents the expenses incurred shall be borne equally by the Residents and Society i.e. one third each.
31. All the repairs and any additional installations for supply of water, power, disposal of sewerage, telephones, Air conditioners, sanitary installations doors, windows, lamps and all other accessories belonging to the Residential Apartment shall be at the expense of the Owner concerned.
32. Every Owner / Resident is expected to carry out promptly all maintenance and such repair works within his/her own Residential Apartment which if omitted would affect the Residential Apartment belonging to other Owners in their entirety or in part and shall expressly be liable for any damage that may be caused to the Residential Apartment belonging to other Owners or to the common amenities because of his/her failure to do so.
33. Society shall not be responsible in any way for any of the warranties or obligations or commitments which are to be executed by the Promoter or Developer. In case of any issue, the Owner shall address the issue with the Promoter or Developer directly.
34. The Residential Apartment are meant and approved for Residential use only and no Owner or tenant shall use the Residential Apartment for any other use. It is further clarified that any commercial, social or cultural activity includes but not limited to crèches, beauty parlors, offices, service apartments, paying guest accommodation, guest houses, commercial cooking / catering, tuition classes, dance classes, yoga classes and the like is strictly prohibited.

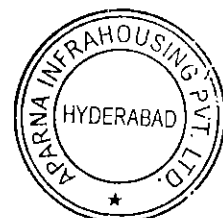


35. Every Residential Apartment shall be a single and indivisible unit.
36. In the event of any emergency like fire, flooding of water, death or suicide etc., in a Residential Apartment locked either from inside or outside, the Society may decide to break open the lock/door pursuant to which the concerned personnel instructed by the Block Representative or the Society shall break-open the lock/door of such Residential Apartment to control the situation in the general interest/safety of the community.
37. No Residential Apartment Owner shall alienate or transfer his Residential Apartment without clearing dues and obtaining no dues certificate from the Society.
38. A Member wishing to rent or lease his Apartment must incorporate "Pet Rules" as mandated through these rules regardless of whether the prospective tenant has pets or not. If the prospective tenant has pets, then the Member must explain all Pet Rules as stated in these rules and only if the prospective tenant agrees to adhere to the Pet Rules, the Member must enter into lease agreement. The Apartment shall not be let if the prospective tenant has more than two dogs as pets.
39. It is the responsibility of the Owner to ensure that their tenants follow all rules of the Society while residing here. Should any tenant create nuisance/issues in the Apartment, the Owner is responsible to resolve the matter to the satisfaction of the Society. The Owner shall co-operate with the Society in such situations. Furthermore, the Society is empowered to take appropriate action against Owners whose tenants create nuisance/issues including imposition of fines.
40. If a tenant does not comply with the Rules of the Society and continues to cause nuisance, misbehaves, indulges in quarrels, engages in indecent behavior etc., in the Apartment, the Owner must take immediate steps to terminate the Lease agreement in the interest and safety of the Community.
41. Any dues/liabilities including maintenance charges on the Residents shall be transferred to the new buyer in the event of the sale of the Residential Apartment. Similarly, any default of payments by tenants/licensees/Residents the Owner shall be responsible /liable for payment of such dues to the Society.
42. All Residents who want to shift out of the community are required to obtain "No Objection & No Dues" Certificate and shall obtain an out pass three days in advance from the Society. Vehicles will not be allowed to enter/exit without in/out pass issued by the Society and vehicles shifting articles shall not be allowed between 6.00 PM and 6.00 AM or at any other time to be notified by the Society.
43. Timings on usage of children's play area shall be determined by the Society and strictly followed by all Residents.
44. Parents are fully responsible for the safety of their children when the children are in Play area or outside in the Community. It is their duty to ensure that their children do not cause damage to the Society's assets in the Play area and common areas.
45. Parents must advise and ensure that their children do not leave bicycles and other play material on internal roads as it causes inconvenience to other Residents and impedes free movement of people and vehicles. Tracing & tracking of missing bicycles is not the responsibility of Society.
46. Bicycles are not permitted in landscaped garden areas. It is the responsibility of parents to advise their children accordingly and ensure that the landscape garden is not damaged.
47. In the event of any damage caused to Society's assets, the Society reserves the right to recover the cost of replacement/repair of such assets from the parents whose child/children caused the damage.
48. Every Resident shall ensure that the pets owned / kept by them are registered with the Society.
49. The Resident shall also ensure that the pets are adequately vaccinated, healthy and clean such vaccination certificates are also filed with the Society office.
50. Pet animals should be kept on tight leashes while moving in the Common Areas and Amenities.
51. The cost of treatment for any injury caused by pets / pet bites to any individual shall be borne by the owners/custodian of the pet animal.
52. In case of any dispute regarding pets, guidelines issued by the Animal welfare board of India should be referred to.
53. Pet owners/custodians must ensure that their pets do not dirty the Common Areas and Amenities, inside and outside the Residential Apartment with their excrement. Pets must be taken to an isolated area and trained to attend nature calls there. Pet Owners/custodians must ensure that their pets do not defecate in the internal roads that Community

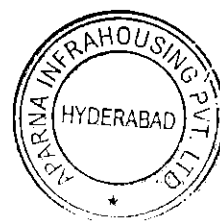


Residents use for walking. It is the responsibility of the pet Owner/custodian to pick up "poop" of their pets when their pets defecate.

54. Pet owners/custodians may discuss with the Society to manage the pet excrement or having designated areas for the same.
55. Pet owners/custodians must not object to the use of alternate lifts if there is more than one working lift, which is conveniently accessible.
56. It shall be the responsibility of the pet owner/custodian to ensure that their pet is not a source of nuisance to others. Pet owners/custodian and Owners whose Tenants have pets shall also be responsible and answerable to the Society and the Society for any nuisance, issues caused by the actions.
57. Abandoning or giving up a pet is an abetted violation of law and is strictly prohibited.
58. Only Residents and their guests are permitted to use the Club House and the amenities provided therein. A register shall be maintained to record the visits by Residents to the Club House. When entering Club House, Residents must record their entry in the Club House Register. If a Resident is bringing in guests, then he must enter how many guests are accompanying him.
59. All Residents are required to use the facilities and amenities carefully and not to cause damage to any of the equipment, infrastructure in the Club House, GYM, Swimming Pool and other amenities.
60. Residents bringing in guests to the Club House, GYM and Swimming Pool shall be responsible for their Guests and must ensure Club House rules are followed diligently and do not cause disturbance to other users.
61. The Residents must accompany their guests to the Club House. However, if he is unable to do so, he must inform Club House staff in writing, giving the names of his guests who shall be using the Club House.
62. Residents cannot request or demand the use of the Resources for any type of extracurricular classes to be conducted in the Club House.
63. The repair charges on account of any damage caused to the infrastructure in the Club House or other amenities by a Residents or their Guests shall be borne by the Residents.
64. Society is empowered to decide on the use of the Resources in Club House on a case-by-case basis.
65. The Society shall fix the timings of the Club House.
66. Parents must always accompany their children to the Club House and must personally supervise the activities of their children. Parents are responsible for their children.
67. Pets are not allowed on the Club House premises under any circumstances whatsoever.
68. Any notice/communication to the Resident/Residents shall be put up on the notice boards of the block concerned and/or Apna Complex / any other portal and such notice/communication is deemed to have been notified / communicated.
69. Every Resident and Owner shall comply with the covenants, rules, conditions and restrictions placed by the Society and General Body from time to time. Failure to comply with any of these rules shall be ground for action by the Society to seek relief or recover damages and to also initiate appropriate action as deemed fit from/against the defaulting Resident and Owner.
70. The relevant rules and any SOPs issued by Society from time to time with respect to the proper use of Common Areas and Amenities shall be binding not only on Owners and Residents and their family Residents but also on the respective employees, guests and visitors.
71. Residents shall exercise extreme care about making noises in the use of musical instruments, radios, TVs and amplifiers that may disturb others.
72. When the Elevators are operated without an attendant and power failures are not un-common, parents and Guardians residing in or visiting the building are strongly advised not to allow their children below the age of 12 years to use the Elevators without an adult escort.



73. No Owner or Resident shall requisition the services of housekeeping, or other staff engaged in maintenance of Common Areas and Amenities during duty hours. The Society or the Service Provider is not obliged to spare any of the maintenance staff for attending to any work within the Residential Apartment.
74. If any Owner or Resident is engaging the services of the staff of service provider within his/her Residential Apartment, it is purely a personal matter between him/her and the worker and neither the Society nor the Service Provider is accountable or responsible in any manner. This is applicable for all domestic help engaged by residents or owners.
75. Society will govern the use of lawns, recreation facilities, children's play areas and other common amenities. All Owners or Residents and their guests must abide by the rules when using the amenities provided by the Society.
76. No Owner or Resident shall, under any circumstances, threaten, abuse, reprimand, assault or in any way take up with the staff employed by the Society (Security personnel, Gardeners, Housekeeping staff, etc.), but may report any misbehavior, or neglect of duty by them to the Society. The Society will take this up with the service provider and to also give feedback to the Resident about the outcome.
77. It is the responsibility and duty of Residents to attend Meetings whenever called. Decisions taken in a meeting and resolved by the majority of those present in the meeting as per these rules shall be accepted and abided by all Residents of the Society.
78. Community living provides benefits and at the same time demands certain responsibilities from everyone. Every Owner or Resident must, therefore, willingly and voluntarily conform to the rules and operating guidelines of the Society and abide by the principle "live and let live" so that everyone can live peacefully and enjoy their stay in the Community.
79. Drunk and driving, underage driving, driving without license, learning driving, over speeding beyond the specified limits etc., is strictly prohibited.
80. Residents are not to alter or modify the original design of the Common Area Aesthetics (Main doors, flooring, walls, ceiling, staircase, ducts, lobbies etc.) as provided by the Developer. Any violations in this regard will be levied with heavy penalties as may be decided by the Society/Service Provider.
81. Residents are to avoid disposing of sanitary napkins/food waste/plastic and any solid objects that results in the blockage of soil/silage pipelines. Residents are solely responsible for the losses for any damage caused by flooding/reverse flow inside the flats occurring for the above reasons.
82. Residents are solely responsible to bear the losses for any damage caused by not keeping the plumbing/gas isolation valves closed during vacation/prolonged absence of occupancy and further subsequent unforeseen leakages/flooding.
83. For the security of the community all the Residents are required to furnish details of all the Residents (including non-family Residents), vehicles and pets in the prescribed format to the Society or its authorized agency, at the time of occupation, carry the ID cards if issued by the Society/its agency at all times to identify the bona fides of the Residents by the security and compulsorily display the vehicle sticker on the front wind shield (in case of four wheelers) and front panel (in case of two wheelers) for easy identification at the entry gate and at the parking places. In case of move-in & move-out, be it with or without household goods (in case of fully furnished flats) Residents/Tenants are to disclose complete information about their movement (inward or outward) well in advance either by email or in writing to Society/Security Office.
84. All Residents/Owners shall impose these rules on their transferees, tenants/licenses, guests and agents etc. Otherwise, such Residents shall be personally liable for all acts and omissions of his/her transferee, tenant/licensee, guests and agents etc.
85. Society / security agency shall not be responsible for any loss/theft/damage happening inside apartments.
86. The Society will provide Residents with vehicle stickers and ID cards. Entry of vehicles into **APARNA MOON STONE** without stickers will not be permitted. Stickers are to be returned / handed over to Society/Security Office at the time of move-out / sale of flat / sale of vehicle / damage to windshield (in case of four wheelers) and front panel (in case of two wheelers).
87. Non-Resident Owners shall not be entitled to obtain vehicle stickers and use of any amenity inside the community in the event of letting out their flat to tenants.



88. Domestic help/Drivers and other employees should furnish personal details and two passport size photographs to the manager for issuing passes at the request of the Owner or Resident and the Owner or Resident should inform the office of the Society immediately if such employee ceases to work with the Owner or Resident. Any nondisclosure in this regard will not be the responsibility of Security.
89. Lift usage charges will be levied for the movement of material during major refurbishment works as may be decided by the Society /Service Provider after obtaining prior permission.
90. The Owner shall be solely responsible for any risk of loss or damage to their vehicle(s) and shall take all efforts to ensure the safe keeping of their vehicle(s). Parking of vehicles is at Owners risk.
91. Every member shall use only the parking slot(s) allotted to the respective Residential Apartment by the Promoter.
92. The parking space available for visitors is very limited. Hence visitors parking should be restricted to number of hours stipulated by Society, for any visitor to park his / her vehicle. Vehicles parked beyond the stipulated hours shall be clamped and penalized. Once the visitor parking is full, no other visitor's cars are allowed inside the complex.
93. Blocking fire driveways by parking vehicles is a criminal offence and should not be allowed under any circumstances.
94. The parking space is strictly meant for vehicles only. No other material shall be permitted to be kept in the parking space even if it is lying vacant. Any material / good / articles other than vehicles will be removed and disposed of by the Society without any notice. The Owner shall have no claim over such disposed of material.
95. Residents should not park their vehicles in visitor's parking, in other vacant parking slot(s) and in "No Parking" zones. Residents shall be responsible for unauthorized parking by their visitors inside the community.
96. The number of vehicles of any Resident, more than the number of allotted parking lots will not be allowed to be parked inside the premises. However, Residents can take written consent from vacant parking Owners and park such additional vehicles. The written consent should be submitted in the Society office.
97. Unauthorized parked vehicles shall be clamped and imposed penalty as fixed by Society.
98. Idle run of the car and / or play loud music while in the parking lot is strictly prohibited to avoid noise and air pollution.
99. After completion of construction and hand over all the Residential Apartment to the Owners as per the scheme, the terrace shall be handed over to the Society and Society can restrict access of terrace to the Residents for safety and other reasons.

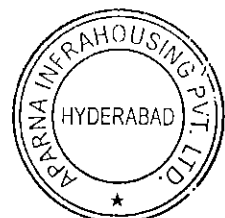
Unless or otherwise specifically mentioned in the sale deed these rules in Schedule E of this AOS will continue to be binding on all owners/residents' post facto the execution of Sale Deed.

ANNEXURE – (Schedule-F)

Guidelines for Interior Works and Dos & Don'ts (Draft only, subject to change)

Objective:

1. The objective of the Guidelines is to implement the Rules and Regulations for Owners/Residents, specifications and the terms & conditions mentioned in AOS that are committed to and agreed upon in writing by all the buyers (while compromising on certain personal preferences) with utmost belief and trust that all other buyers will also strictly follow the same in totality without any deviations so as to ensure the philosophy of a gated community with fundamentals like peace & tranquility, harmony, uniform ambience, safe, secure, orderly and quality living for all the residents.
2. Allowing the violations by one will set a precedent, thereby opening the flood gates for others to commit the violations leading to lawlessness and chaos and throwing a big challenge for the Managing committee to govern and for society to undo the violations later.



3. The promoter or its agent, being a temporary custodian of the community, with no vested interest and no commercial gains at all, has no option but to strictly implement the agreed guidelines. Instead, it spends more money on manpower deployed to control the violations.
4. Hence these guidelines, having been contractually agreed upon, cannot be revisited and subjected to any logical interpretations and arguments. If any violation is to be made, the consent of all other buyers is to be obtained so as not to breach the trust as mentioned above.

A. Timings/Holidays/Duration of Interiors:

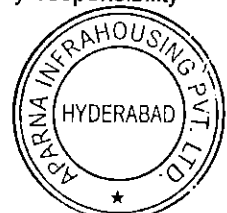
1. Interior Works are permitted only during the daytime between 08:00 hrs to 19:00 hrs.
2. No work of any kind is permitted on Sundays, National and Public Holidays or any other days that may be notified by the government authorities and as may be decided by APMS/MC subject to Society's requirement under advance intimation to the Owner(s), decision of which shall be binding upon the Apartment Owner(s) for compliance.
3. Workers are neither allowed to remain on premises nor reside in the Apartments after 19:00 hrs.
4. Owners are to plan their interior work schedule with regards to the date of their housewarming/move-in to avoid any extensions beyond the timings/days mentioned at points 1, 2, 3 above. No special permission in this regard will be entertained. Neither APMS nor MC is responsible for any inconvenience or delays.
5. All Owner(s) who are opting to execute the interior works shall complete such works within 90 consecutive days from the date of commencement of interiors including Sundays/Holidays as mentioned herein under written intimation to APMS/Society Office along with a copy of Apartment handing over letter.

B. Debris Disposal:

6. Instruct your interior workers not to dump any debris on balconies as it can catch fire.
7. Interior debris, especially combustible material such as saw dust, wooden chippings, cardboard etc. to be disposed of on daily basis and dumped in the designated location without spilling into common areas (driveways, corridors, parking lots, lifts, staircases etc.) to prevent fire hazards.
8. Utmost care is to be taken while conveying the debris for disposal through the common areas. Ensure that protective sheets are used to cover the corridor & lift lobby during debris disposal. A penalty of Rs.20000/- or more will be imposed if there are any scratches or damage to the flooring or walls found in the common area.
9. Instruct your interior worker/maids not to dispose the food wastage / wet garbage into debris dumping yard.

C. Use of Lifts:

10. Prior intimation is to be given to APMS/Society for accessing service lifts before moving interior materials to the Apartment.
11. Passenger lifts will not be allowed to be used to ferry Interior Workers or material. All materials to be conveyed through the Service Lift only. Interior vendor to contact APMS office in case the Service Lift is not available.
12. Goods are permitted only in Service lifts. Weight should not exceed the designed carrying capacity of the lift. If any damage occurs due to the overloading of the lift or improper handling of material while using the lift it will be the responsibility of the Apartment Owner(s) to compensate for the damage caused.
13. The owner(s) is to note that the lifts are highly sensitive and expensive equipment and are generally not designed to handle debris, similar waste if not conveyed properly. Therefore, extreme care is to be taken while using the lifts for disposing of debris or such other waste generated during interior works which may result in untimely/ frequent breakdowns severely impacting their availability. APMS/Society reserves the right to 'STOP USE' of the Service lifts by such reckless workers/contractors engaged by the Owner(s) and Passenger lifts will not be allowed in lieu of such an outage of the Service lifts. Neither Aparna/APMS nor the Society shall bear any responsibility



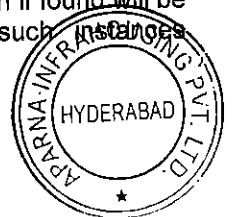
whatsoever of any direct or collateral damages/losses caused to the individual Owner(s) or other Owner(s)/occupants of the building on such occasions of stoppage or breakdown of the lifts. The individual Owner(s) (if proven) or all Apartment Owner(s) in whose Apartments, interiors are in progress in the building at that point in time shall be collectively held accountable to equally share the expenses incurred for making good (repair and restoration) of the lifts on all such events due to improper or/and reckless use of the lifts while conveying the interior debris or such other waste.

D. Supervision/Discipline:

14. The owner(s) are to consider appointing a reasonably qualified/experienced supervisor or a person responsible and capable enough to oversee the interior works. The name and contact number of such person (Owner(s)'s SPOC) must be intimated to APMS/Society at the start of interiors.
15. The Owner(s) is to bear absolute responsibility for the conduct, behavior of the labor engaged by them for Interior Works. Any omissions & commissions by the workers against the Society's Rules & Regulations in force will be penalized as may be decided by APMS/MC.
16. Owner(s) is to specifically instruct the interior worker not to spit, urinate, defecate, litter, dump or dispose of any debris/garbage inside the premises and not to choke drains and pipelines inside the apartments. Owners should take care to assign one toilet within their Apartments (preferably common toilet) in the absence of public toilets for the workers to use, to avoid such uncivilized acts within the community. The interior vendor / contractors are to be sensitized by the Owner(s) that such acts of public nuisance are subject to the imposition of penalties by APMS/MC/Society befitting any violation of the guidelines as mentioned herein.
17. The cost of any damage or loss to the common area property caused by the actions of the labor engaged by the Owner(s) for interior works will be recovered from the caution deposit amount. The decision of the Management will be final for assessing the amount to be recovered.
18. Owner(s) shall ensure that the interior designer/contractor and his/her workmen engaged are not to indulge in any un-lawful activities of any nature and shall refrain them from going to neighboring Apartments; and shall be responsible for their behavior, acts, omissions and commissions done by the workmen engaged.

E. Security/Safety/Pollution:

19. We do not recommend any change to the original design of the Fire Sprinklers provided by the developer. However, if the modification is necessary, Owners are to ensure that the Fire Sprinklers are not concealed above the false ceiling/inside the cupboards/any kind of furnishings. Clearance to be obtained from APMS Fire Safety Team for any modification of the sprinkler system inside the Apartment.
20. APMS/Society will not be responsible for any loss due to fire, theft or damage caused inside the Apartment/apartment building while doing Interior Works.
21. The Main door of the apartments should always be kept closed while doing the interior works to minimize noise and flight of dust into the open air, corridors and the neighboring Apartments.
22. Do not keep any material like granite, grills, plywood etc. in common areas. APMS/Society bears no responsibility for the loss of any material.
23. Work permits to be obtained from APMS/Society office for hot/hazardous works in any location of the Apartment be it inside or outside, especially in the balcony's/windows/ open to sky areas. Owner(s) is solely responsible for any collateral damage caused in the neighboring Apartments and common areas due to such acts of neglect and irresponsibility by the interior vendor/contractor engaged by them.
24. Marble/Granite cutting and any other outdoor work to be done at designated location only with prior intimation to APMS/Society office.
25. Heavy equipment such as core cutting & drilling machines etc., is strictly prohibited to be carried through the Main Gate for any type of work inside the Apartments/community. Owners(s) are advised not to ferry prohibited equipment and workers in their personal vehicles which if found will be viewed seriously and heavily penalized for such deliberate violations. On such instances



- APMS/Society reserve the right to stop work immediately to ensure compliance by the errant Owner(s) and bears no responsibility whatsoever of any consequential damages, delays or losses caused due to the work interruption.
26. Vehicle Parking is always at Owner(s)' Risk. Parking of all owners' vehicles is in the basements only. No vehicle is allowed to be parked in the podium driveway areas. Speed Limits and Traffic signage are to be strictly followed.
 27. Potted plants, hanging flowerpots or any pendant decorative items are not allowed to be fixed either in the corridors, balcony railings, walls or ceiling due to imminent safety and fall hazards that could cause grievous injury or result in fatality.

F. Mechanical, Electrical & Plumbing (MEP) Related:

28. Workers working inside the apartment should be instructed by the Owner(s) not to tamper or meddle with electrical wiring, connections or fixtures and fire safety sprinklers. They should be instructed not to change the load distribution inside the apartments i.e. not to exceed the sanctioned connected load of the Apartment as approved by the CEIG which if violated may lead to penal action/disconnection by the Electricity Department for example of the sanctioned connected load of the Apartment is say 8kW then it should not be enhanced to more than 8kW. Even if done the existing infra designed to cater to the load at 8kW will not support excess loads and may lead to crippling failures of the power distribution system inconveniencing other occupants unnecessarily. In such case neither APMS/Society nor the Aparna Management will be responsible for any loss/damage to Owner(s) property on account of this, either during Interior Works or later. Prior clearance is to be taken from APMS Office before and also after completion of the electrical works.
29. All additional wiring done as part of the interior design is to be properly color-coded matching the original scheme and rating as provided by the developer to ensure all circuits, power sockets and appliances are earthed and connected to neutral. APMS/Society will not be responsible for any tripping /failure and short circuits resulting in damage of appliances and internal wiring.
30. No drilling and hacking near the power points, electrical wiring, piped gas, water and sanitary piping systems are permitted.
31. Gas pipeline should not be concealed within the floor or wall and any interior works.
32. AC outdoor units should be installed only in the space allotted and nowhere else. Any such violation if not rectified upon notification will be corrected by APMS/Society and the expenses incurred thereof will be recovered from the Apartment Owner(s).
33. No extra light fixtures of any type are allowed to be fixed in the corridors.
34. APMS/Society will not attend to any complaints whatsoever arising out of electrical /plumbing modifications carried out by the Apartment Owner(s).
35. Collect all relevant drawings of AC, Civil, Plumbing, and Electrical from CRM at the time of the Apartment handover itself.

G. Additions/Modifications/Alterations:

36. Allottee/Owner has agreed to the specifications including flooring and cladding and signed in acceptance of the same. Hence, any changes to the elevation, alteration to external walls, main doors, balconies etc., of the apartment are strictly not permitted. Any renovation/customization works shall be limited to the inside of the Apartment only. Even inside the Apartments structural changes to shear walls, internal walls (including extensive stone/marble/tile cladding, etc.), floors (including replacement of tiles, laying/pasting new/custom tiles/micro topping upon the original/existing flooring, etc., or any other type of modification to the original flooring laid by the builder), tampering or modification of the ceiling and water proofing shall neither be attempted nor permitted.
37. Fixing of Dish antennas protruding out of the balconies or on the façade walls is not permitted. Similarly, laying cables externally/hanging of loose cables/wires is also not permitted. This is to protect the ambience of the building.
38. Do not alter balcony color, walls, grill design and color on exteriors of the building.



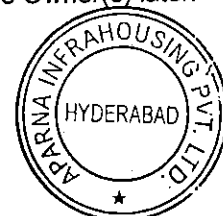
39. No owner shall paint/modify the exterior walls, doors or carry out any sort of beautification works on the exterior walls in the common areas and install safety grills, uPVC frames, bird net, chicken mesh or mosquito mesh and the like at sit-out balcony and kitchen balcony, etc. All such addons, alterations or modifications will be considered as violations and will be subject to penalties as may be fixed and levied by the Developer/Society/Service Provider. APMS/Society reserves the right to remove such appendages/add-on fixtures and expenses incurred for removal and restoration works shall be recovered from the Apartment Owner(s)/s besides penalty imposed for violation of the Rules and Regulations for Owners/Residents mentioned herein.
40. No modification/beautification of the Main Entrance Door and elevation is allowed.
41. No protruding grills are allowed. No enclosures allowed for sit out/kitchen utility balconies. Specified design only is allowed as per the sample provided by the developer at the Ground Floor.

H. Prior information/ Permissions:

42. Consent letter to be taken from APMS/Society by Owner(s) and Interior vendor before commencement of interior works by submitting necessary documents like Handover letter, ID proofs of Interior workers.
43. Owner(s) are to obtain either a proper endorsement on a request letter listing out the intended modifications or an email confirmation from an authorized person of the builder / APMS or Society Office to carry out any kind of customization that involves major structural changes inside the Apartment e.g. replacement of tiles, breaking of (sheer) walls, and electrical works like rewiring works, fixing extra power sockets for kitchen and home appliances, toilet modifications such as replacing of tiles, redoing of plumbing lines, repositioning of CP/Sanitary fittings (commode, faucet points etc.) traps, redoing of waterproofing, closure of windows. Quoting of oral permissions obtained from Sales or CC Teams at the time of intervention by APMS Officials will not be considered as valid and such interventions to stop work until restored to the original designed detail as provided by the developer. Neither Aparna/APMS nor Society bears responsibility for any damages/losses/disturbances of any kind caused due to seepage or leakages by the interior works carried out in the neighboring Apartments above or below and affecting the common areas.
44. Owner(s) to obtain prior permission from APMS/Society Office (MC) before modifying the original layout of plumbing pipelines, CP-Sanitary fittings and electrical circuits, switches and sockets. APMS/Society is not responsible for any damage by interior workers.

I. General:

45. Footwear shall not be allowed to be scattered in the corridors. They should be properly placed in shoe racks, which should not exceed: 15 inches depth 36 inches in height and not exceeding a total volume of 21 cubic feet. This is to protect the general ambience in the common corridors. The shoe rack shall be placed and furnished in a manner such as not to cause any safety hazard to children.
46. APMS/Society always reserves the right to enter the Apartment for inspection during the tenure of the interior works to observe and intervene against any violations. On such instances APMS/Society reserves the right to stop work immediately to ensure compliance and bears no responsibility of any consequential losses whatsoever due to the work interruption.
47. Neither APMS nor Society bears responsibility for any collateral damages/losses/disturbances of any kind caused due to interior works carried out in the neighboring Apartments beyond and in spite of the stipulated timings provided in the guidelines herein.
48. Hanging of 'Ash Gourd' (*Budida GummadiKaya*) to ward off evil sight in the corridor ceiling is not permitted; instead, it may be affixed on the wall above the main entrance door to the Apartment.
49. Animals of any type such as cattle are not allowed to be brought into the premises at the time of housewarming ceremony.
50. Refund of caution deposit is subject to violations or damage caused during interiors.
51. It is assumed that the Owner(s) has thoroughly inspected the Apartment at the time of handover to his/her/their utmost satisfaction prior to commencement of interior works. APMS/ Developer/ Society bear no responsibility to any claims of damages, missing inventory by the Owner(s) later.



52. No Aparna employee is directly or indirectly involved in contracts / broking for interior work with contractors. Please do not approach our employees under any circumstances.
53. It is the responsibility of the Owner and/or the Service Provider of the Interior works to provide and meet insurance requirements to all the workers while carrying out the interior works in the apartments.
54. It is the responsibility of the owner and/or the Service Provider of the Interior Works to ensure that their workers is appraised of, not to visit other apartments or any other parts of the project. It is agreed that if any such worker found to be moving around the places other than in the apartments allowed to work, such worker/s will not be allowed to enter the premises again and cancel his gate pass to enter into the project.
55. Do FOLLOW all recommended precautions in the event of a pandemic.
56. Instruct interior vendors not to fix or paste any posters or branding material or distributing visiting cards or any kind of promotional activities of their business anywhere inside the Aparna Moonstone premises. Violators will be penalized with fines as may be decided by APMS/Society.
57. Interior workers must always carry their ID Cards while inside the project and must use the relevant Personal Protective Equipment (PPE) to ensure their safety.
58. Any change in the existing interior vendor/ contractor must be informed to APMS/Society prior to commencement of work by the newly appointed vendor.
59. APMS/Society is not responsible for missing/loss of any interior material like granite/marble/plywood/tools etc., from inside the apartment/ common areas. Please make sure that you move the material within the permitted hours and secure it inside your apartment.
60. Owners are to ensure that the interior works are carried out in a peaceful and harmonious manner without causing any inconvenience to the neighbors. Any complaints/grievances/disputes between the Owners, Owner vs Interior Vendor, and between the vendors are to be resolved by the parties themselves. Neither APMS nor Society will entertain any such complaints or be party to such disputes and bear no responsibility to mediate or resolve.
61. No worker shall argue nor quarrel with any staff of APMS, Construction or any other Personnel including the Security Personnel, when they visit the apartment for inspection or any other purposes.
62. All/any issues shall be taken up immediately with the APMS personnel concerned only.

Note: The above Guidelines will be strictly applicable post-handover of the flat. The guidelines will also remain in effect post occupancy by the Owners/Residents/Tenants wherein any modifications carried out by the Owner will be considered as violations and the Owner shall be notified by **APMS/Society** to rectify the same within a stipulated period failing which necessary penal action/ proceedings will be initiated as per the Byelaws consisting of Rules and Regulations for Owners/Residents and the Terms & Conditions of the **AOS** and the remedial provisions herein to ensure compliance of the same.

Declaration:

I have read and understood and hereby declare, confirm and agree that I/We shall adhere strictly to the guidelines suggested above and ensure that all our workers strictly follow the **COVID** Norms as per the directives given by the Government or the **APMS** or by Society from time to time.

Signature: _____

Apartment Number: _____

Apartment Owner(s) Name(s): _____ Date: _____

