



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

No. 712 Date 22/7/13

Pay to G. Narsing Rao

W/O: Late Prabhakara Rao

or whom self

Sainikpuri

AE 796501

Chaitanya
Smt. T. CHAITANYA
 Licensed Stamp Vendor
 Lc.No. 15-30-054/2012
 Nagaram (V), Keesara (M), R.R. Dist.
 Cell: 9032965076

AGREEMENT FOR SALE

This agreement for sale is made and executed on this the 22nd day of July, 2013 at Secunderabad between:

SMT. K.SARASWATHY, W/O. K. PRADYOT KUMAR, aged about 36 years, Occupation: House Wife, R/o: Plot.No.58, Manik Sai Enclave, Kapra, ECIL, Ranga Reddy Dist-500062.

{Hereinafter referred to as the "VENDOR", which expression unless repugnant to the subject and context shall mean and include all his Legal Heirs, Attorneys, Assignees etc.,}

AND

M/s. **HOME-LINE INFRA**, having its office at Plot.No.869, Defence Colony, Sainikpuri, Secunderabad, represented by its Partners 1. **SRI. B.ANAND KUMAR**, S/O. B. N. RAMULU, aged about 45 years, Occupation: Business, R/o: Plot.No.869, Defence Colony, Sainikpuri, Secunderabad., and 2. **SRI K. SRINIVASA REDDY**, S/O. K. VENKATA REDDY, aged about 51 years, Occupation: Business, R/o: Flat.No.103, Crest Residency, Naya Kranthi Nagar, A.S.Rao Nagar, Hyderabad-500062.

{Hereinafter referred to as the "DEVELOPERS" which expression shall mean and include all its Partners, Financers, Successors in interest, Attorneys and assignees etc.,}

IN FAVOUR OF

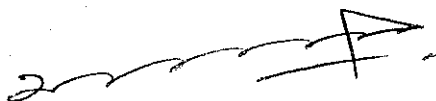
Sri. **G. NARSING RAO**, S/o. **Late G. PRABHAKAR RAO**, Aged 59 years, Occ: Business,
R/o.Plot.No.42, Sree Chakra Enclave, Sainikpuri, Secunderabad-500094.

{Hereinafter referred to as the "VENDEE", which expression unless repugnant to the subject and context shall mean and include all his Legal Heirs, Attorneys etc.,}

WHEREAS, the **VENDOR** is the sole, and absolute owner and peaceful possessor of the Open land, in Survey No.602 (part) and 605 (part), admeasuring an area 1602.27 Sq.Yards or equivalent to 1339.50 Sq.Mts., Situated at KAPRA VILLAGE, under GHMC, Kapra Circle, Keesara Mandal, Ranga Reddy District, having purchased from KOTTURI SREERAM MURTHY, S/O. LATE. K. LINGAMAIAH , represented by his GPA holder vide Document .No.319/2006, Book IV, Dated 06-11-2006, SRI . K. PRADYOT KUMAR, S/O. SRI. K. VITTAL RAO, by virtue of Registered Sale Deed vide document No.3294/2012, of Book-I, Dt:28/09/2012, Registered at S.R.O. KUSHAIGUDA, Ranga Reddy District. , which is more fully described at the foot of this indenture and hereinafter referred to as the "**SCHEDULE -A PROPERTY**."

WHEREAS, the **VENDOR** has been in possession and enjoyment of the Schedule -A Property since the date of his purchase and has executed a **DEVELOPMENT AGREEMENT CUM-GENERAL POWER OF ATTORNEY** in favour of the **DEVELOPER** vide Regd. Sale Deed No.8725 of 2013, dated 13th May 2013 registered at DRO, RANGAREDDY (EAST), R.R.Dist. to deal with the **Schedule -A** Property, to develop the same by constructing Multi Storied Residential complex and to enter with Agreement/s of sale for sale of the same with any third party, to receive and acknowledge the advance and earnest amounts/the total sale consideration amount/s, and that he would execute and Register a sale Deed in favor of such third parties as and when requested and also to deal with financial institutes/banks regarding housing finance and housing loans .

The above Developer M/s **HOME-LINE INFRA** represented by its Managing Partners **SRI B.ANAND KUMAR** and **SRI K.SRINIVASA REDDY** to do all the construction activities regarding to the above schedule property and also to deal with financial institutes/banks regarding Housing Finance and receive the payments from such finance institutes/banks directly in favour of the developer.



WHEREAS, the **VENDOR** obtained due approval from the GHMC, TOWN PLANNING SECTION, HYDERABAD (Hereinafter referred to as the GHMC) vide **PERMIT NUMBER. 24140/HO/EZ/Cir-1/2013**, File No. 12971/22/02/2013/HO, dated 27-05-2013., to construct Cellar+ Stilt + Five Upper Floors.

AND WHEREAS, as per **DEVELOPMENT AGREEMENT CUM-GENERAL POWER OF ATTORNEY** the **DEVELOPER** has offered to sell **FLAT.NO.103.**, being constructed in the Schedule - A Property admeasuring **1710.00** Sft. of Built- up Area, which is more fully described at the foot of this indenture and hereinafter referred to as the "**SCHEDULE-B PROPERTY**" in such manner and with such specifications as is detailed and attached herewith as **Annexure-1**, for a total sale consideration of Rs **42,75,750/- (Rupees Forty two lakhs Seventy Five thousand Seven hundred Fifty Only)** together with undivided share of Land admeasuring **72.00** Sq. Yds and equivalent to 60.74 sq. Mts, out of 1602.27 sq. Yds. Including common areas and Car Parking and with amenities within **Eighteen months(18)** from the date of these presents.

WHEREAS, in pursuance of the same the **VENDEE** has on this day paid a sum of **Rs. 13,00,000/- (Rupees Thirteen Lakhs Only)** to the **DEVELOPER**, by way of cash the receipt of which sum the **DEVELOPER** hereby admits and acknowledges towards advance and earnest amount, and in pursuance thereto:

NOW THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. That the **VENDOR** is the sole, absolute and exclusive Owner of the Schedule -A Property and that the Schedule -A Property is free from all or any Line/s, Charge/s, Mortgage/s, Litigation and in general is free from all or any encumbrance, save and except the Develop Agreement Cum General Power of Attorney executed by her in favor of the **DEVELOPER**.
2. That the balance Sale consideration amount of **Rs.29, 75,750/- (Rupees Twenty Nine lakhs Seventy Five thousand seven hundred fifty Only)** shall be paid by the **VENDEE** to the **DEVELOPER** in the following manner:
 - **Rs. 10, 00,000/- (Rupees Ten lakhs only)** completion of the floor Roof Slab.
 - **Rs. 8,00,000/- (Rupees Eight lakhs only)** after completion of floor Brickwork
 - **Rs. 5,00,000/- (Rupees Fiive lakhs only)** after completion of Plastering .
 - **Rs. 5,00,000/- (Rupees Fiive lakhs only)** on completion of flooring.
 - **Rs. 1,75,750/- (Rupees One lakh Seventy five thousand Seven hundred fifty only)** upon ^{in hand} before hand ^{over} handing of Flat.
3. That the **VENDOR/DEVELOPER** shall extend any cooperation that may be required for the **VENDEE** to obtain Housing finance. However securing Housing Finance is at the sole risk of the **VENDEE**.
4. That the **DEVELOPER** shall apply and secure at his own cost and risk all such Approvals, Sanctions, Permits, Water and Sewage Connections, Power Connections etc., for the proposed Building.
5. That the **VENDOR/DEVELOPER** shall execute a register Sale Deed in favor of the

6. The expenses in connection with the preparation of the sale Deed and the cost of stamp duty and registration charges shall be borne by the **VENDEE**.
7. The **VENDOR/DEVELOPER** undertakes to get a regular convenience deed executed in favor of the **VENDEE** on receipt of the balance consideration. However, with the mutual consent, the parties may get the sale deed executed even before the completion of the construction or even without receiving the total balance sale consideration for the purchase of obtaining of Housing Finance. In all such events, the total consideration mentioned in this agreement alone shall be binding and effective between the parties as the consideration mentioned in sale deeds subsequent agreements which are parties as the consideration mentioned in sale deeds subsequent agreements which are executed for the purpose of obtaining Housing Loan shall not be used against each other by the parties. Similarly the **VENDOR/DEVELOPER** shall have a first charge and lien in respect of unpaid sale consideration and the **VENDOR/DEVELOPER** can hold the Schedule -A Property till the sale consideration payable by the **VENDEE** is paid to them.
8. The **VENDOR/DEVELOPER** undertakes to get regular sale deed in favor of the **VENDEE**. The **VENDEE** shall bear cost of stamp duty and registration charges for execution of such sale deed.
9. If the **VENDEE** fails to pay the cost of construction by the schedule times, he shall pay interest at the rate of **1.5%** per month for the delayed period. Delivery of possession of the flat is subject to payment of the entire cost price only.
10. If the **DEVELOPER** fails to complete construction of the proposed flat and deliver possession to the Vendee, within the time stipulated at no fault of the Vendee, the Builder shall pay a sum of **Rs. 10000/-** (Rupees Ten thousand only) per month, towards rental value of the schedule flat for the delayed period. However the period of delay if any out of the contingencies like non-availability of construction material like Steel, Cement and other materials, strikes, natural calamities, prevention's, obstructions, prohibition by any judicial or statutory authorities, by reasons of any civil commotion, war etc., or due to any act of nature is exempted.
11. The **VENDOR/DEVELOPER** hereby undertakes to indemnify and reimburse the **VENDEE** against the losses or damages that the **VENDEE** may sustain by reason of any defect in the title of the **DEVELOPER**.
12. The **VENDOR/DEVELOPER** undertakes to pay and discharge all taxes liabilities and other out going over the schedule property till the date of this agreement and the Vendee shall bear the taxes act thereafter.
13. The **VENDOR/DEVELOPER** undertakes to handover the copies of title deeds and ^{documents} ~~documents~~ pertaining to the property to the **VENDEE**. As the **VENDEE** is purchasing only a share in the property, he shall not be entitled to demand the original title deed from the **VENDOR/DEVELOPER**. However, if all the Vendee's of the total property from into any society or welfare association such society shall be entitled to receive the original titled deeds.
14. The **VENDOR/DEVELOPER** undertakes to handover physical vacant possession of the Schedule -B Property in a habitable condition within 18 (Eighteen) Months from the date of this agreement subject to prompt payment of consideration.
15. If the **VENDEE** commits any breach of this agreement or by this actions or willful

liberty to cancel this agreement and enter into a fresh agreement with 3rd parties in respect of schedule Property.

16. The **VENDOR/DEVELOPER** hereby commits to ensure that the said Schedule -B Property shall be leak proof, ~~at~~ any part and at any point of time and in case if any leakages / seepages are found that the same will be got rectified/repared at the cost of **VENDOR/DEVELOPER only.**

SCHEDULE-A PROPERTY

All that the Open land, in Survey No.602 (part) and 605 (part), admeasuring an area 1602.27 Sq.Yards or equivalent to 1339.50 Sq.Mts., Situated at KAPRA VILLAGE, under GHMC, Kapra Circle, Keesara Mandal, Ranga Reddy District, (Covered under block No.03) and bounded by:

NORTH BY : GHMC PARK OF O.U.T.COLONY AND 33-10 WIDE ROAD
SOUTH BY : GHMC PARK OF HMT BEARING COLONY AND SRI SITARAMACHANDRA SWAMY TEMPLE
EAST BY : SRI SITARAMACHANDRA SWAMY TEMPLE
WEST BY : GHMC PARK OF HMT BEARING COLONY

SCHEDULE - B PROPERTY

All that semi finished Flat in **FIRST Floor**, admeasuring **1710.00** Sq.ft of Built -up area together with undivided share of land admeasuring **72.00 Sq. Yds** and equivalent to **60.74 sq Mtrs**, including Common area and Car Parking, in Survey No.602 (part) and 605 (part), admeasuring an area 1602.27 Sq.Yards or equivalent to 1339.50 Sq.Mts., Situated at KAPRA VILLAGE, under GHMC, Kapra Circle, Keesara Mandal, Ranga Reddy District, (Covered under block No.03) and bounded by:

NORTH : **OPEN TO SKY**
SOUTH : **OPEN TO SKY**
EAST : **OPEN TO SKY & CORRIDOR**
WEST : **OPEN TO SKY**

IN WITNESS WHEREOF BOTH THE PARTIES HAVE SET THEIR HANDS THIS INDENTURE ON THE DAY, MONTH AND YEAR FIRST AFOREMENTIONED IN THE PRESENCE OF THE FOLLOWING:

WITNESSES:

1.


VENDOR/ DEVELOPER

2.


VENDEE

Annexure -1

SPECIFICATIONS

R.C.C. Framed Structure

Earthquake resistant foundation with R.C.C. M20 grade concrete.

Superstructure

Brick Masonry with good quality Red Clay/ Cement solid concrete bricks in cement mortar.

Plastering

- Internal: Double Coat Cement Plaster (Cement Putty) finish.
- External: Double Coat Sand-faced Cement Plastering.

Doors

Main Door

- Frame: Best Teak wood Frame.
- Shutters: Best Teakwood Door Shutter

Internal Doors

- Frames: Teakwood Frames
- Shutters : Moulded & Panelled Door Shutters.

Bathroom Doors

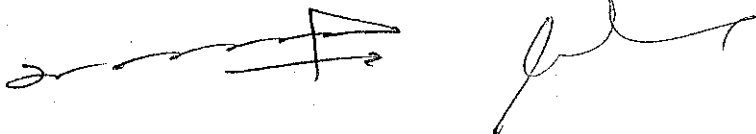
- PVC Panel / Moulded & Panelled Door Shutters.

Windows

- Window frames & shutters in Aluminum Powder Coated with glass panels and provision for mosquito proofing.

Painting

- External: Texture paint with a combination of ACE / WEATHER SHIELD MAX Paint in specified areas as wherever required.
- Internal: 2 coats of Acrylic Emulsion paint of ICI make or equivalent smooth finish with 1 coat of primer over 2 coats of BIRLA/ LATICREATE Wallcare Putty.



Flooring

- Bedrooms, living rooms, drawing rooms, dining rooms, TV lounge, and Kitchen: Vitrified Tiles of 24" x 24 " with 3" skirting of ISI make.
- Bathrooms, utility: Ceramic Non-slippery Acid-resistant Tile Flooring of ISI make.
- Covered Balconies & Opened Portico: Ceramic Tiles of ISI make or equivalent.

Cladding & Dadoing

- Kitchen: Glazed Ceramic Tile Dado upto 2'0" height above kitchen counter of ISI make or equivalent.
- Bathrooms: Glazed Ceramic Tile Dado of ISI or equivalent upto 7'0" (Door) height.
- Utilities/Wash: Glazed Ceramic Tile Dado upto 3'0" height of ISI make or equivalent

Kitchen

- Granite platform with Stainless Steel Sink of ISI. Provision of exhaust fan and chimney.

Utilities / Wash

- Provision for washing machine & wet area for washing utilities.

Plumbing & Sanitary Fixtures

- UPVC Pipes for water supply and PVC pipes for drainage.
- Floor Mounted EWC (European Model) with flush tank of CERA / Hindware or equivalent.
- All CP Fittings are of Hindware make or equivalent.

Electrical

- Concealed Copper Wiring in PVC Conduits.
- Power outlets for air-conditioners in all bedrooms & drawing.
- Power plug for chimney, refrigerator, mixer grinder in kitchen.
- 3 Phase supply for each unit and individual meter boards.
- Miniature Circuit Breakers (MCBs). All electrical modular switches & sockets of Italia or equivalent make.

LIFT

6 passenger Lift of ISI make

GENERATOR

Generator Back-up for Lift & common lighting.

