



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 12423 Dt: 09-07-2019

Sold to: RAMESH

S/o. Late NARSING RAO

For Whom: M/s. VEDIC CONSTRUCTIONS

K 935133

K. Satish Kumar
K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-025/2018
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 9th day of July 2019 at Secunderabad by and between:

M/s. Vedic Constructions, a registered partnership firm, having its office at 8-3-191-147-20, B-13, 1st Floor, Madhura Nagar, Yousufguda, Hyderabad - 500038 and represented by its Managing Partner, Mr. Sivarama Krishna Prasad Vemuri, S/o. V. Jagan Mohan Rao, aged about 48 years, Occupation: Business, R/o. Plot No. 29, Flat no. 101, Picket, Near AOC centre, Ishaq Colony, Secunderabad - 500 026 hereinafter referred to as the Vendor.

For VEDIC CONSTRUCTIONS

V.S.R.K. Prasad

Managing Partner

M. D. Reddy

M. D. Reddy
Office copy.



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 12425 Dt: 09-07-2019

Sold to: RAMESH

S/o. Late NARSING RAO

For Whom: M/s. VEDIC CONSTRUCTIONS

[Signature]

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In favour of

Mr.Marapalli Devendar Reddy, Son of Mr.Marapalli Raghava Reddy aged about 35 years residing at Flat No-307,Ace Ratha Pearl Aprt, Rocktown Colony, Road No-3,Opp Kidzee School,Mansoorabad,Hayathnagar-500068, hereinafter referred to as the Purchaser.

The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For VEDIC CONSTRUCTIONS

V.S.R.K. Prasad

Managing Partner

X
M. Dev Reddy

Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Purchaser shall be read and construed as 'She, Her, Herself or They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

- 1.1. Whereas M/s. Radha Realty Corporation (India) Pvt. Ltd., represented by its Director J. Rajashekara Reddy, N. Ravindranath Reddy, MR Mansion Pvt. Ltd., represented by its Director V. Praveen Kumar Reddy and Jitender Kumar Kedia were the original owners of a larger piece of land situated in Sy. No. 418, 425 & 470 of Manchireveula Village, Rajendernagar Mandal, R.R. District, Telangana having purchased the same by registered sale deeds from original owners and pattedars of the land.
- 1.2. M/s. Radha Realty Corporation (India) Pvt. Ltd., N. Ravindranath Reddy, MR Mansion Pvt. Ltd., and Jitender Kumar Kedia in turn sold small portions of land in the said survey numbers to Umakanth Katta, Vijaya Laxmi Katta, Ponnappalli Kamala.
- 1.3. M/s. Radha Realty Corporation (India) Pvt. Ltd., N. Ravindranath Reddy, MR Mansion Pvt. Ltd., Jitender Kumar Kedia, Umakanth Katta, Vijaya Laxmi Katta, Ponnappalli Kamala sold undivided share of land, each measuring 100 sq yds, out of a total land admeasuring 8,300 sq yds forming a part of Sy. No. 418, 425 & 470 of Manchireveula Village, Rajendernagar Mandal, R.R. District, Telangana to 74 individuals by way of 83 registered sale deeds.
- 1.4. Accordingly, Sowjanya Rami Reddy and 72 others became absolute owners of total land admeasuring 8,300 sq yds forming a part of Sy. No. 418, 425 & 470 of Manchireveula Village, Rajendernagar Mandal, R.R. District, Telangana, hereinafter the land is referred to as the Scheduled Land and more fully described in the schedule annexed hereunder. The 73 owners of the Scheduled Land are hereinafter referred to as the Owners.
- 1.5. The details of the registered sale deeds, all registered at the sub-registrar Gandipet, by which the Owners acquired the Scheduled Land are detailed in Annexure – I attached herein.
- 1.6. The details of the registered sale deeds, all registered at the sub-registrar Gandipet, by which the predecessors in title of the Owners acquired the a greater piece of land, of which the Scheduled Land forms a smaller part are detailed in Annexure – II attached herein.
- 1.7. The Vendor has agreed to take on development the Scheduled Land from the Owners, by constructing a Housing Project with 14 floors of flats, 2 basements for parking, along with certain common amenities and entered in to a Development Agreement cum General Power of Attorney bearing document no. 5629/2016, dated 11.08.2016 registered at SRO, Gandipet. On a later date some terms and conditions of the said development agreement were suitably corrected/modified by way of a registered supplementary agreement dated 07.04.2018 registered as document no. 4985/2018.
- 1.8. Several Owners were represented by their registered General Power of Attorney holders for execution of the said Development Agreement. Details of such GPAs is given in Annexure – III attached herein.
- 1.9. As per the terms of the said Development Agreement the vendor was obliged to construct the housing project on the Scheduled Land at its risk and cost. A total of 202 flats were proposed to be constructed, out of which 83 flats were allotted to the Owners and 119 flats were allotted to the Vendor. It was proposed that the Vendor will become absolute owner of the flats allotted to it and the Owners shall become absolute owners of the flats allotted to them. The

- 1.9. As per the terms of the said Development Agreement the vendor was obliged to construct the housing project on the Scheduled Land at its risk and cost. A total of 202 flats were proposed to be constructed, out of which 83 flats were allotted to the Owners and 119 flats were allotted to the Vendor. It was proposed that the Vendor will become absolute owner of the flats allotted to it and the Owners shall become absolute owners of the flats allotted to them. The division of flats falling to the share of the Vendor and the flats falling to the share of the Owners are detailed in Scheduled – B and Schedule – C of the said registered Development Agreement/Supplementary Agreement. By way of the said agreements the Vendor is absolutely entitled to sell its share of flats to intending purchasers.
- 1.10. The flat along with parking space, undivided share of land and common amenities for joint enjoyment, details of which are given in Annexure – A, fall to the share of the Vendor and the Vendor is absolutely entitled to sell the said flat to any intending purchaser without further reference to the Owners.
- 1.11. The Vendor has registered the Housing Project under the Provisions of the RERA Act with the Telangana Real Estate Regulatory Authority at Hyderabad on 22.03.2019 under registration no. P02400000523.

2. DETAILS OF PERMITS:

- 2.1 The Vendor / Owners have obtained permission from HMDA vide permit no. 000746/ZOA/R1/U6/HMDA/26042017, dated 09-09-2018 for developing the Scheduled Land into a residential complex consisting of 202 flats with two basements, 14 upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.

3. PROPOSED DEVELOPMENT:

- 3.1. The Vendor proposes to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:
- 3.1.1. 3 blocks of flats labeled as A, B & C are proposed to be constructed.
- 3.1.2. Each block consists of 14 floors.
- 3.1.3. Parking is proposed to be provided on two basements floors common to all the blocks.
- 3.1.4. Total of 202 flats are proposed to be constructed.
- 3.1.5. Blocks may be constructed in phases and possession shall be handed over for blocks that have been completed.
- 3.1.6. Clubhouse consisting of 6 floors admeasuring about 12,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscaped gardens, children's park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
- 3.1.7. Each flat shall have a separately metered electric power connection.
- 3.1.8. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
- 3.1.9. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant and / or municipal water connection.
- 3.1.10. The proposed flats will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, blocks, clubhouse, common amenities, etc., as it deems fit and proper.
- 3.1.11. Purchaser shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
- 3.1.12. The Vendor shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided

- 3.2. The proposed project of development on the entire Scheduled Land is styled as 'Amigo United Avenues' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Amigo United Avenues shall always be called as such and shall not be changed.
4. SCHEME OF SALE / PURCHASE :
- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.
- 4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share of the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure – A and is hereinafter referred to as the Scheduled Flat.
- 4.3 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.
- 4.4 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.
- 4.5 That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.
- 4.6 Only on payment of the entire sale consideration along with other charges like GST, stamp duty, registration charges, corpus fund, maintenance charges, etc., the Vendor shall execute a sale deed /conveyance deed in favour of the Purchaser and or its nominees. The Purchaser shall be entitled to claim possession of the Scheduled Flat only upon payment of entire sale consideration along with all other charges to the Vendor.
- 4.7 At the request of the Purchaser the Vendor may give license to the Purchaser to enter the flat being purchased by him for the purposes of installation of furniture and fixtures or for purposes like housewarming, before the Purchaser has paid the entire sale consideration and other charges to the Vendor. The Purchaser shall not be entitled to claim possession of the Scheduled Flat till such time all dues are cleared and such a license given by the Vendor to enter the Scheduled Flat cannot be construed as handing over of possession by the Vendor to the Purchaser. Any claim to possession made by the Purchaser before clearing all the dues shall be deemed to be trespassing and the Vendor shall have a right to take legal action (both civil and criminal) for recovery of possession till such time all dues are paid.

For VEDIC CONSTRUCTIONS

V.S.R.K. Prasad

Managing Partner

M. D. Reddy

ANNEXURE - C

Specifications of Scheduled Flat:

Structure	:	RCC
Walls	:	6"/9" solid cement blocks
External painting	:	Exterior emulsion
Internal painting	:	Smooth finish
Flooring	:	800mm x 800mm vitrified tiles
Door frames	:	Wood (non-teak)
Main door	:	Laminated / polished panel door
Other doors	:	Painted panel doors
Electrical	:	Copper wiring with modular switches
Windows	:	3 Track UPVC Sliding doors with plain glass & mosquito mesh
Bathrooms	:	Branded ceramic tiles – 300mm x 450 mm dado upto door height
Plumbing	:	CPVC & PVC pipes
Sanitary	:	Cera / Hindware or equivalent brand
CP fittings	:	Branded quarter turn ceramic disc type.
Kitchen platform	:	Granite slab with 2 ft dado and SS sink

Note:

1. Changes to external appearance and color shall not be permitted.
2. Fixing of grills to the main door or balconies shall not be permitted.
3. Change of doors or door frames shall not be permitted.
4. Changes in walls, door positions or other structural changes shall not be permitted.
5. Only select alterations shall be permitted at extra cost.
6. RCC lofts and shelves shall not be provided.
7. The additions and alterations that may be permitted within the Scheduled Flat shall be at the sole discretion of the Vendor and the Purchaser shall not raise any objections on this count.
8. Specifications / plans subject to change without prior notice.

For VEDIC CONSTRUCTIONS

V.S. Ravi Prasad
Managing Partner

VENDOR

M. Dev Reddy

PURCHASER

