

AGREEMENT OF SALE

The Agreement of Sale is made and executed on this day of, 2010 at Hyderabad by and between:

- 1., a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at.....

(Party is referred to as the "LAND OWNERS", which term shall mean and include all their respective successors, representatives, administrators, assignees etc.).

The Land Owners being represented by their GPA Holder and Developer **M/s. Vasathi Housing and Infra Private Limited**, a company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at....., represented by its nominee Sri....., R/o. vide Development Agreement-Cum- General Power of Attorney dt....., registered as document No....., and vide Board Resolution dated

... of the First Part.

- 2. **Vasathi Housing & Infra Private Limited** a company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at, represented by its Nominee Sri....., R/o. vide Development Agreement-Cum- General Power of Attorney dt....., registered as document No. in the S.R.O., and vide Board Resolution dated, as the case may be.

(hereinafter referred to as the "Developer" which term shall mean and include its, successors, representatives, administrators, assignees etc.)

... of the Second Part.

AND

- 3. 1) **Mr(s)**. S/o, D/o, W/o.,aged aboutyears R/o. (address).....

- 2) **Mr(s)**. S/o, D/o, W/o., aged aboutyears R/o. (address)

..... duly represented by their GPA holder **Mr(s)**..... S/o, D/o, W/o., aged aboutyears R/o. (address)

Hereinafter referred to as the "Purchaser" or "Purchasers" as the case may be, which term shall mean and include all his/her legal heirs, successors, representatives, administrators, assignees etc.,

..... of the Third Part.

The Land Owners, the Developer and the Purchaser(s) are individually referred to as "Party" and collectively referred to as the "Parties".

Recitals

1. Whereas the Land Owners are the absolute owners and possessors of various extents of land in survey No. And....., situated at which aggregates to a total extent of Acres and.....Guntas.
2. Whereas the Land Owners have executed a Development Agreement-Cum- General Power of Attorney dated, which has been registered as document no., in the office of the SRO....., in favour of the Developer for the development of an extent of Acres of land out of the total extent of Acres....., for constructing multi-storied buildings consisting of residential apartments along with certain common utilities and facilities forming part of the township by which the Developer is authorized to sign and execute Agreement of Sale in favour of the Purchaser(s).
3. Whereas pursuant to the Development Agreement-Cum- General Power of Attorney dated executed by the Land Owners in favour of the Developer the Developer has obtained layout permission from Hyderabad Urban Development Authority (HUDA), under the Letter No.dt., for making a layout and developing the land by dividing the same into apartments and other structures there on. The said approval has been obtained in the name of the Land Owners. The Developer has, in terms of the layout permission, divided the land into plots, common areas, roads etc., and has commenced construction of apartments and other structures over the plots in the said layout which is named as "VASATHI NAVYA". The above construction is in progress and the Land Owners and Developers have been offering to sell the apartments to the prospective purchasers in respect of their shares as mentioned in the terms and conditions of the Development Agreement-Cum- General Power of Attorney dated.....
4. Whereas an extent of Acres..... forming part of Sy No.....for Acres had been earmarked for the construction of Apartment Complex (hereinafter referred to as the "Scheduled Land") in the lay out and the Developer states that the Apartment Complex that will be built will be in accordance with applicable rules.
5. Whereas the Purchaser is desirous of purchasing an apartment in "VASATHI NAVYA" and has approached the Developer. The Apartment which the Purchaser intends to buy is more fully described in Schedule-1(B).
6. Whereas the Parties of the First Part Second Part and Third Part desire to reduce the terms and conditions of the Agreement for Sale into writing.

This deed of Agreement of Sale witnesseth as follows:

1. Definitions

- a. **APARTMENT COMPLEX** shall mean an area of Acres.....Guntas covered under survey number..... on which the Developer shall construct tower, each offloors plus stilt plus Basement.
- b. **SCHEDULED APARTMENT** means all that apartment, together with proportionate undivided share of land, designated parking space, as described

in Schedule 1(B).

- c. **TOTAL PRICE** means the total sale consideration fixed and agreed upon as payable by the Purchaser to the Land owners / the Developers as specified in Schedule-2.
- d. **CORPUS FUND** is an interest-free deposit maintained by the Developer on behalf of the Society. The amount to be contributed by the Purchaser as specified in Schedule-3.
- e. **SOCIETY** means the association of all the owners of the Apartment Complex at Vasathi Navya.
- f. **VASATHI NAVYA** is the name of the township being developed and constructed in an extent of Acres..... under the HUDA approved Letter No. dt., consisting of apartments, club house, open areas and parks, amenities etc..
- g. **COMPLETION OF CONSTRUCTION** means complete construction of the Property and ready for handover of the Property to the Purchaser(s) in Vasathi Navya.
- h. **DEVIATION** means any modification in the specification or design of the Scheduled Apartment specified in Schedule-4 which is requested by the Purchaser and agreed to by the Developer.
- i. **SALE DEED** means the Deed that shall convey the title to the Property to the Purchaser when duly registered with the competent authority.

2. Agreement for Sale of Scheduled Apartment

- a. The Developer and the Land Owners have agreed to sell and the Purchaser has agreed to purchase the Scheduled Apartment as mentioned in Schedule 1 (B) subject to Completion of Construction, together with proportionate undivided share of land and designated parking space(s) (if purchased by the Purchaser as more specifically described in Schedule 1B, for a Total Price as specified in Schedule-2 of this Agreement and subject to the satisfaction of the terms and conditions of this Agreement.
- b. On receipt of the entire Total Price, Corpus fund and Deviation costs, if any and upon fulfilment of all the other terms and conditions of this Agreement by the Purchaser(s), the Developer and the Land Owners shall execute proper deed of conveyance in favour of the Purchaser(s) or his/her nominees or assignees to pass and convey an absolute title to the Purchaser and handover possession of the Scheduled Apartment.
- c. For fulfilling clause 2 (b) the Developer and the Land Owner where ever necessary shall introduce and join persons as confirming or assuring parties.
- d. The Purchaser shall take the possession of the property within 30 days from the date of notice served by the Developer to take possession of the Property on Completion of Construction, prior to which the Purchaser shall have paid the entire Total Price. The Completion of Construction will be certified by the Developer and the decision of the Developer shall be final in this regard. The Land Owner and the Developer will not be responsible for any losses or damages thereafter.

3. Payment terms

- a. The Purchaser agrees to pay the amount of Total Price as mentioned in Schedule 2, under the Payment Schedule as clearly specified therein. Out of the payments received, the cost of undivided share of land shall be adjusted first and only thereafter the cost of construction shall be adjusted.
- b. If the Purchaser fails to pay any of the amount in time, he may at the sole discretion of the Developer, be given a grace period of 1 (one) month during which an interest

of 24% P.A. will be charged on the amounts over-due for payment. If the default is continued beyond the grace period, the Developer has the sole option of cancelling the allotment as per this Agreement. For the purposes of clarity, the grace period of one month is cumulative and not exclusive for each due date of payment. For example a delay in the first instalment of 10 days and a delay of say 20 days of delay in the second instalment shall be viewed as if the Purchaser has exhausted the grace period that may be made available under this Agreement by the Developer and shall not be entitled for any further grace period from the Developer, unless specifically agreed to in writing by the Developer. The Developer may give the grace period once or more than once at its sole discretion and the decision of the Developer shall be final and binding on the Purchaser.

- c. Wherever any extension of time or any other waiver is granted by the Developer, it shall not be construed as waiver of any rights under this Agreement. The Developer shall be entitled to enforce any of the terms and conditions of the Agreement irrespective of any extension of time or waiver granted earlier.
- d. The Purchaser shall bear all the expenses relating to the stamp duty, registration fees, VAT, Service taxes in addition to the amount stated at Schedule 2 (2c), levies and any other incidental expenses shall be paid by the Purchaser as and when they are required to be paid under law. These do not form part of the Total Price. Apart from it any additional costs/deposits levied from time to time by the HMWSSB and APCDCL or any other authority shall be payable by the Purchaser.
- e. In addition to the Total Price and the Deviation Price the Purchaser shall also bear the cost of any increase in development charges as levied by the authorities from time to time.
- f. The Parties hereto, if applicable, shall apply within 15 days from the date of this Agreement in Form No.37 (I) to the Appropriate Authority under the Income Tax Act 1961 to obtain No Objection from them, for sale of Schedule-1 Property in favour of the Purchaser.
- g. Subject to Clause f supra, in the event of the Appropriate Authority exercising their right of pre-emptive purchase of Schedule 'B' property, the Land Owners and the Developer shall return all the amounts paid by the Purchaser, under this Agreement as per Schedule 2 without interest. The liability of Land Owners and the Developer to refund the said amount shall cease if the Purchaser has received the compensation from the Appropriate Authorities.
- h. All payments by cheques local or pay orders or demand drafts or wire transfers, to the credit of **"VASATHI HOUSING AND INFRA PRIVATE LIMITED., SBI BANK A/C.NO."**

4. Deviation Price

- a. The Developer is entitled to accept or reject any deviation sought by the Purchaser in any of the specifications mentioned in Schedule-4, at their sole discretion.
- b. The acceptance of any deviation by the Developer shall be after the additional costs of such deviation is estimated by the Developer and is accepted by the Purchaser along with the schedule for payment of the Deviation Price.
- c. All works related to deviations as accepted by the Developer shall be carried out only by the Developer.

5. Corpus Fund

- a. The interest-free Corpus fund shall be paid by the Purchaser as specified in Schedule-3 towards the maintenance of Vasathi Navya prior to the execution and registration of the Sale Deed.

- b. The Corpus fund shall be held by the Developer until.....and will be transferred to the Society. The interest accrued shall be utilized for defraying the cost of maintenance of common areas in Vasathi Navya till.....
- c. The Corpus Fund and the interest accrued thereafter shall be utilized in accordance with the bylaws of the society.

6. Declarations

- a. The Land Owner and the Developer —
 - i. Declare that the Land Owners are the absolute owners of the Property having clear right, title and interest over the land.
 - ii. Are competent and entitled to alienate the same in favour of the Purchaser.
 - iii. Confirm that there are no encumbrances, litigations or disputes over the Schedule Land.
 - iv. That the Scheduled Apartment shall be constructed in accordance with the specifications mentioned in Schedule 4 of this Agreement, and the floor plan annexed to this Agreement as in Schedule-6.
 - v. Shall make available once upon request of the Society, copies of all the link documents and title documents with regard to the Property.
 - vi. Shall obtain applicable permissions, from the concerned statutory authorities of the Government prior to the Completion of the Construction.
 - vii. Shall maintain the township till.....without any additional charges payable by the Purchaser towards the maintenance of the common areas of the township, with the assistance of the Society, if necessary and as required by the Developer. The decision of the Developer in any matters relating to maintenance till..... shall be final and binding on all the owners despite the formation of any society till.....
 - viii. The construction will be in accordance with the plan annexed to this Agreement. However, the Developer retains the right to vary the plan as required, due to change in type-design or if it is required due to general change in design or special conditions of the site. The Purchaser will not have any right to change / modify the plan / design under any circumstances.
 - ix. The Land Owners and the Developers shall complete the construction within the stipulated time mentioned in this Agreement unless suffered by reasons of “force majeure” and any event of force majeure shall be notified by the Land Owners and the Developers to the Purchasers.
- b. The Purchaser declares that –
 - i. The Purchaser shall become a member of the Society and pay the corpus amount as specified in Schedule-3 of this Agreement on the date of execution of the Sale Deed.
 - ii. The Purchaser shall abide by the by-laws and other regulations set up by the Society and pay all dues to Society in time. He/She further grants the Society, the right to enforce the collection of society dues by withholding utilities including water and electricity for non-payment of dues or any other measure to ensure proper and timely payment by owners.
 - iii. The Purchaser shall abide by the rules and regulations of VASATHI NAVYA, the Society, Apartments and the Occupiers handbook signed along with this agreement of sale.

- iv. The Purchaser has read and understood all the by-laws, regulations of the Society and the rules and regulations of Vasathi Navya and the Occupiers handbook and has fully understood the clauses and confirms that He/She shall fully abide by the terms and conditions at all times.
- v. The Purchaser would not raise any objection or set up a contesting claim in relation to any FSI remaining unutilized, if any in relation to the Property and is fully aware and acknowledges the right of the Developer to increase the number of floors to the fullest extent permissible under applicable laws.
- vi. The Purchaser shall not cause any nuisance or disturbance or obstruction to any of the other owners or occupants in the layout. In the event of any conflict, the Purchaser confirms that He/She shall abide by the decision of the Developer till or the Society as the case may be.
- vii. The Purchaser shall not occupy or encroach any of the common areas or open spaces in Vasathi Navya or the land of any of the other owners or occupants of Vasathi Navya.
- viii. The Purchaser (if NRI) shall abide by the prevailing Foreign exchange laws, notifications, guidelines, RBI regulations etc., for the purchase of Property in India.
- ix. The Purchaser is aware that the First Party has obtained necessary statutory and other approvals for the Apartment Complex, as part of its overall approval for the Vasathi Navya township. The Second Party further acknowledges that it is aware that the approval for the Apartments Complex is in conformity with the prevailing regulations and therefore expressly agrees not to construct any additional structure(s) within the Acres or to demolish or modify any existing structure (other than a decision by the Society of the Vasathi Navya Township as per its rules and regulations, of which the Purchaser is or will become a member, to pull down and reconstruct the entire Apartment Complex or any block thereof due to aging for such structure) now or at any time in the future, whether temporary or permanent, whether or not such structure will be legal at the point of time at which it would be constructed and further agrees to preserve the architecture of the Apartment Complex as originally conceived and implemented by the Developer at all times.
- x. The Purchaser is fully aware that the developer will be constructing in all five floors in each block. The work in respect of other blocks may be carried on for further period beyond the completion and handover of the Property of the Second Party. The Second Party expressly states that it shall not complain / obstruct / object or otherwise stall or in any other manner or action lead to slow down or stopping of the construction of the unfinished portion of the Apartment Complex.
- xi. The Purchaser shall ensure that all obligations that apply to the Purchaser(s) shall equally apply to a tenant who leases the Apartment.
- xii. The Purchaser will in no manner alter the elevation of the Apartment Complex including the premises by putting up any structures, grills or any other means or change in any manner the exterior of the Apartment Complex and shall not put up any structure over the lawn or parking spaces or any other common area.
- xiii. In the event of the Purchaser availing a housing loan from any source to finance the purchase of the dwelling unit covered under this Agreement, under no circumstance shall the Land Owners and the Developers shall be

responsible for any terms and conditions that the Purchaser and the lender to the purchaser may have agreed.

- xiv. The Purchaser acknowledges that terraces of the Apartment Complex shall always remain exclusively under the control of the Land Owners and the Developers.

7. Construction

- a. The Developer and Land Owner assures to complete the construction of the Scheduled Apartment byor 24 months from the date of execution of this Agreement whichever is later, as corrected to any time overrun consequent upon actions arising out of recital 6 and subject to the availability of steel or other construction material and/or any other causes beyond the control of the Developer. Provided that the Developer shall have a further grace period of three (3) months.
- b. The Developer shall be entitled to further periods if the construction is delayed due to natural calamities like floods, war, earthquake, fire or stay of construction by any court or authority or any other emergencies including riots and any terrorist activities, which are beyond the normal control of the First Part.
- c. In the event of any further delay beyond the time stipulated in Clause 7(a),7(b) and 7(c), the Developer and the Land Owner shall pay the Purchaser an amount of Rs 5/- per sft of contracted built-up area for every month of delay up to a maximum of 8 months. This amount shall be adjusted out of the amount still due and receivable from the Purchaser(s) or if the Purchaser(s) has paid the amount in full and there are no further amounts payable to the Developer, the same shall be paid to the Purchaser on the 5th of each following calendar month.
- d. Where there is reduction of more than 2% of the actual built up area against the built up area specified in Schedule- 1(B) due to variation of the design which is not covered under Clause 4, the Developer and the Land Owner will compensate the Purchaser by paying double the price of the reduced area.
- e. Where construction of Apartment is not yet complete on execution of this Agreement of Sale, it is the responsibility of the Developer to complete construction of the Apartment. It is fully understood by the Purchaser that any construction in Vasathi Navya shall be solely arranged by the Developer and the Purchaser has agreed to the same.

8. Purchaser Rights

The Purchaser shall have the right to enjoy and use, along with the other Purchasers including the Developer and Land Owners, any roadways, approaches and entry passages, water, drainage and sewerage mains and other common areas and facilities provided by the Developer and Land Owner as per the approved and sanctioned plan of Vasathi Navya upon execution of the Sale Deed by the Land Owners and the Developers. For the purposes of clarity, the Purchaser's hereby confirms and declares that he shall have no right, title and interest over the Scheduled Apartment until he/she has paid all amounts due under the Agreement and after the registration of the Sale Deed.

9. Termination

- a. The Developer and the Land Owners can terminate this Agreement on the following grounds:
 - i. The Purchaser defaults in adhering to the Payment Schedule contained in Schedule 2 of this Agreement or defaults to pay the interest and the principal within the grace period.

- ii. The Purchaser is declared to be insane or insolvent.
 - iii. The Purchaser has been convicted or is found to be unsuitable, within the absolute discretion of the Developer, to be a resident of Vasathi Navya.
 - iv. The Purchaser defaults in payment of the Corpus Fund or violates any of the terms and conditions of this Agreement.
 - v. The Purchaser defaults in payment of any of the amounts payable under this Agreement, the Agreement shall stand cancelled.
- b. The Purchaser can terminate this Agreement upon the Developer failing to construct the property within the period stipulated in this Agreement and the given grace period and the additional 8 months penalty period as provided in clause 7(a), 7(b) and 7(c). The Purchaser shall have no right, at any time what so ever, to obstruct or hinder the progress of the construction activity. The Purchaser further agrees that if the Developer gives prior to the expiry of the grace period of eight months, a revised schedule of construction completion or assures that the construction shall be completed by a new contractor of repute or a combination of both, the Purchaser shall accept the same, provided the Total Consideration is not increased.
 - c. Termination shall be by a written notice delivered to the opposite party in the manner set out in this agreement.
 - d. Upon termination of this Agreement by the Developer and the Land Owners, the Developer and the Land Owners shall be entitled to alienate the Scheduled Apartment to any third party without any further notice to the Purchaser, and adjust the sale proceeds against the unpaid price and if there is a deficit out of implementation of Clause 9 (d) the Developer and the Landowner will be entitled to recover the said deficit as compensation from the Purchaser.
 - e. If the termination of this Agreement is by the Purchaser due to the Developers default, the Developer and the Land Owners shall payback the amounts received from the Purchaser within Ninety days of the cancellation and if the payment is made after the Ninetieth day, the Developer and the Land Owners shall pay an interest of ten per cent per annum beyond the Ninetieth day up to the date of actual payment.

10. Transfer

- a. The Purchaser shall not transfer or assign, part with any interest or right under this Agreement prior to execution of Sale Deed without the prior permission in writing from the Developer and Land Owner.
- b. Any transfer of Agreement made by the Purchaser in contravention to clause 10 (a) above will be null and void and shall not be binding on the Developer and the Land Owner in any manner whatsoever. If the Purchaser wants to transfer this Agreement, he/ she shall have to intimate the same in writing to the Developer and Land Owner prior to such transfer and has to pay a transfer fee of Rs.100/- per square feet. The Transfer Fee will not apply in the case of one Transfer to any blood relations. Further, he has to give full details of the prospective purchaser in the prescribed format and shall also ensure that the prospective purchaser signs all the necessary documents given by the Developer / Society and abides by the rules and regulations of Vasathi Navya. The request for the transfer will be entertained by the Developers and the Land Owners only if all dues under this Agreement are paid in full as on the date of request for such transfer and the Developer being satisfied in its sole discretion in relation to the financial ability of the prospective transferee to fulfil its obligations under this Agreement and such third party by signing an "Adherence Deed" in the form attached to this Agreement.

- c. No request for transfer will be entertained unless the first twenty per cent of the price is paid in full along with interest if any for delay and other applicable charges under this Agreement.

11. Cancellation

- a. If the purchaser has cancelled a unit for any reason post signing the agreement of sale a cancellation charge equivalent to 10 % of unit cost will be levied and the balance amount already paid will be returned within 6 months from date of cancellation.

12. Inspection of Site

- a. The Purchaser may visit the site only during times notified by the developer. It is advised not to visit the site while construction activity is going on.
- b. The Developer and Land Owner shall not be held responsible for accidents, if any during such visits to the site.
- c. The visits will be limited to areas defined by the Developer.

13. Formation Of Society

- a. The Purchaser agrees to become a Member of the Society created on behalf of the residents of Vasathi Navya to look after the maintenance and welfare of the Township of Vasathi Navya on the date of execution of the Sale Deed.
- b. The Purchaser also declares that he has read the rules and regulations of the Society and agrees to abide by them including timely payment of Society dues.
- c. The Purchaser grants the right to the Vasathi Navya Society to deny access to utilities like water electricity etc. or for any other action to be taken by the Developer / Society in case of non-compliance of the Purchaser with the Society rules.
- d. The Purchaser acknowledges the existence of two other societies and shall work in tandem with them for the upkeep of the Vasathi Navya.

14. Notices

- a. All notices, requests or instructions to be given here under by any party to the other shall be in writing, in English language and delivered personally, or sent by registered mail postage prepaid, or courier, or facsimile (followed by a confirmation by mail), addressed to the concerned party at the address set forth below or any other address subsequently notified to the other parties.

The addresses of the parties for the purpose of serving all notices, are as follows:

Land Owners:

Developers:

Customer Support Department

.....
.....

Purchasers:

.....
.....
.....

- b. For the purposes of Section 9, a notice shall be deemed to be effective

- i. In the case of a registered mail, seven days after posting,
- ii. In the case of courier, two days after dispatch by the Party,
- iii. In the case of a facsimile, 24 hours after transmission and receipt of confirmation in this regard, and
- iv. In case of personal delivery, at the time of delivery.

15. Arbitration

- a. In the event of any dispute between the Parties in connection with the validity, interpretation, implementation or breach of any provision of this Agreement or any other disputes including the question of whether there is proper termination of the Agreement shall be resolved through arbitration by appointing a sole arbitrator by the Chairman of the Developer. The Decision of the Arbitrator shall be final and binding on both the Parties.
- b. The arbitration proceedings shall be in accordance with the provisions laid down in the Arbitration and Conciliation Act, 1996. The venue of the arbitration proceedings shall be at Hyderabad and the language shall be English. All the proceedings are subject to the exclusive jurisdiction of the courts at Hyderabad only.

16. Severability

If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid, prohibited or unenforceable to any extent for any reason including by reason of any law or regulation or government policy, this Agreement shall be considered divisible as to the extent of such provision only. The remainder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision, which is valid and enforceable and most nearly reflects the original intent of the unenforceable provision.

IN WITNESS WHEREOF the Land Owners, Developer and Purchaser have signed this Agreement and executed on the day, month and year first here in above mentioned.

1. For Vasathi Housing & Infra Pvt. Ltd,

WITNESSES:

**3.
(PURCHASER(S))/
(GPA HOLDER OF PURCHASER(s))**

WITNESSES:

Schedule 1 – Property

(A) Schedule of Land:

All that piece of undivided share of land admeasuringSq. yards in an extent of Acres forming part of Sy No..... earmarked for the construction of Apartment Complex, out of the total extent of Acres..... situated in the lay out known as Vasathi Navya,, RR Dist., A.P., and bounded by:

NORTH :
EAST :
SOUTH :
WEST :

(B) Schedule of Apartment:

All that portion forming part of residential apartment with;

Apartment Block Name
Type
Floor number
Apartment number
Built up area in square feet
Number of Car parking/s
Common Area

All that piece of undivided share of land admeasuringSq. yards in an extent of Acres forming part of Sy No..... earmarked for the construction of Apartment Complex, out of the total extent of Acres..... situated in the lay out known as Vasathi Navya,, RR Dist., A.P., and bounded by:

NORTH :
EAST :
SOUTH :
WEST :

1. For Vasathi Housing & Infra Pvt. Ltd,

WITNESSES:

**3.
(PURCHASER(S))/
(GPA HOLDER OF PURCHASER(s))
WITNESSES:**

Schedule 2 – Price

S.No.	Particulars	
2a	Unit Cost (INR)*	
2b	Parking Cost	100000
2c	Corpus Fund @Rs 50/sft	
2d	Water & Electricity Charge @ Rs 70 /sft	
2e	One Year Advance Maintenance	

Total Consideration:
Rs.....(Rupee.....only)

*(excluding payments mentioned in Clause 3(d) and 3(e) & Clause 5(a))

**Installment	Due Date on or before	Amount payable
Booking Advance On booking 10%		Rs.
On Agreement of Sale (Within 30 Days of Booking) 10%		Rs.....
1. On Completion of First Floor Slab 10%		Rs.....
2. On Completion of Third Floor Slab 15%		Rs.....
3. On Completion of Fifth Floor Slab 15%		Rs.....
4. On Completion of Brick Work 15%		Rs.....
5. On Completion of Plastering 10%		Rs.....
6. On Completion of Flooring 10%		Rs.....
7. On Handover 5%		Rs.....
TOTAL		Rs.....

Payments received as on date: Rs./- (Rupees Lakhs
..... thousand Hundred and
.....only) vide Cheque / D.D. / Wire No.
.....

**The applicable statutory and other levies will be communicated to the Purchaser separately in the notice calling for payment of each of the above installments.

1. For Vasathi Housing & Infra Pvt. Ltd,

WITNESSES:

3.
(PURCHASER(S))/
(GPA HOLDER OF PURCHASER(s))
WITNESSES:

Schedule-3 – Corpus Fund

Interest-free corpus fund of Rs.50000 (Rupees fifty thousand) i.e. @ Rs. 50 /sft of built up area shall be paid prior to the execution and Registration of Sale Deed.

1. For Vasathi Housing & Infra Pvt. Ltd,

WITNESSES:

**2.
(PURCHASER(S))/
(GPA HOLDER OF PURCHASER(s))**

WITNESSES:

DRAFT

Schedule-4 – Property Specifications

SPECIFICATIONS

Structure	: Earthquake Resistant as per Zone II Specifications, RCC Framed Structure.
Super Structure	: Table Moulded High Quality Clay Bricks or Cement Mortar Bricks
Doors	: Main Door of MT Teak Frame and Panelled Shutter, other Doors with good quality Teakwood Frames and Flush Doors.
Windows	: Powdered Coated /Anodised Frames with Glass & Grills
Internal Plastering	: Smooth Two Coats Cement Mortar Mix
External Plastering	: Water Proof Plastering in Cement Mortar Mix
Flooring	: Vitrified Tiles of 2'x2' Size reputed Brand
Kitchen	: Polished Granite Platform top with SS sink and tile Dadoing up to 2' Height
Toilets	: 6'6" Glazed Ceramic Tiles of reputed brand with Fancy designs and Good Quality fittings of Hindware or Equivalent Brands.
Internal Paintings	: Luppum Putty with Smooth finish and Acrylic Paints for Bedrooms and living Room only and Other portions with good quality paints.
External Paintings	: Snowcem Apex Paint of Reputed Brand
Electrical	: Concealed Multistrand copper wiring with fire resistant (Fine cab or Equivalent) 3 Phase Meters Distribution box with MCB (MDS/Indokopp or Equivalent) Modular Switches of Standard make Power plugs for Geysers, washing machines, Mixers, Refrigerators (Anchor /Maru) Concealed telephone Lines with TV Cables at appropriate Location.
Parking	: Cellar and Stilt Car Parking for Two Blocks and Stilt Parking for Three Blocks.
Lift	: Passenger Lift of Standard Make
Generator	: Adequate Capacity (Reputed Brand)
Sweet Water	: Manjeera Water Connections

1. For Vasathi Housing & Infra Pvt. Ltd,

WITNESSES:

**2.
(PURCHASER(S))/
(GPA HOLDER OF PURCHASER(s))**

WITNESSES:

Schedule-5 – Deviation

Deviations if any: Nil.

1. For Vasathi Housing & Infra Pvt. Ltd,

WITNESSES:

**2.
(PURCHASER(S))/
(GPA HOLDER OF PURCHASER(s))**

WITNESSES:

Schedule-6 – Floor Plan

DRAFT

1. For Vasathi Housing & Infra Pvt. Ltd,

WITNESSES:

**2.
(PURCHASER(S))/
(GPA HOLDER OF PURCHASER(s))**

WITNESSES:

FORM OF ADHERENCE DEED

I/ We,..... (name / age / residence / address to be filled in) the new purchasers / transferees of the Apartment bearing no. ...in tower in Floor of approximately along with Parking covered under this Agreement for Sale, agree, unconditionally and unequivocally agree to abide by all the terms and conditions of this Agreement for Sale, not withstanding the fact that I/we are not the original purchasers of this Scheduled Apartment With effect on and from the date hereof we will be bound by all terms and conditions of the Agreement For Sale dated _____ as if we had been party thereto as a Purchaser and shall be under the same obligations towards the Developer and the Landowner as it would have been under if it has been an original party hereto.

Signed on this day of

By the Transferor:

By the Transferee:

Accepted and Agreed

Developer

Land Owners