

## SALE DEED

**This SALE DEED is made and executed on this ----- day of -----2007 at Hyderabad by:**

- 1. a) M/s. Swarnamukhi Green Fields Pvt. Ltd.,** a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at H.No. 2-13/31, S.S. Nagar, Opp: Hyder Nagar, Hyderabad – 500 072.
  - b) M/s. Himagiri Bio-Tech Pvt. Ltd.,** a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at H.No. B-55, Flat No. 202, Sai Vaishnavi Vihar, Vengalrao Nagar , S R Nagar Post, Hyderabad – 500 038.
  - c) M/s. Sindhu Greenlands Pvt. Ltd.,** a Company incorporated under the provisions of the Indian Companies Act,1956, and having its Registered Office at Flat No. 102, Dhanunjaya Nest, Rajiv Nagar, Yousufguda Hyderabad – 500 045.
  - d) M/s. Goman Agro Farms Pvt. Ltd.,** a Company incorporated under the provisions of the Indian Companies Act,1956, and having its Registered Office at Plot No. 392, HMT Hills, 2<sup>nd</sup> Venture, Opp: JNTU College, Kukatpally, Hyderabad – 500 072.
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- e) **M/s. Himagiri Green Fields Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act,1956, and having its Registered Office at Flat No. 102, Dhanunjaya Nest, Rajiv Nagar, Yousufguda, Hyderabad – 500 045.
- f) **M/s. Nagavali Greenlands Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act,1956, and having its Registered Office at Flat No. 102, Dhanunjaya Nest, Rajiv Nagar, Yousufguda, Hyderabad – 500 045.
- g) **M/s. Swarnagiri Green Fields Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at H.No. 2-13/31, S.S. Nagar, Opp: Hyder Nagar, Hyderabad – 500 072.
- h) **M/s. Konar Greenlands Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act,1956, and having its Registered Office at H.No. 2-13/31, S.S. Nagar, Opp: Hyder Nagar, Hyderabad – 500 072.
- i) **M/s. Medravati Agro Farms Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at H.No. B-79, Madhura Nagar, Hyderabad – 500 038.
- j) **M/s. Yamuna Agro Farms Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act,1956, and having its Registered Office at B-79, Madhura Nagar, Hyderabad – 500 038.
- k) **M/s. Wardha Green Fields Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at H.No. 2-13/31, S.S. Nagar, Opp: Hyder Nagar, Hyderabad – 500 072.
- l) **M/s. Vindhya Greenlands Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act,1956, and having its Registered Office at B-79, Madhura Nagar, Hyderabad – 500 038.
- m) **M/s. Vamsadhara Agro Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act,1956, and having its Registered Office at B-79, Madhura Nagar, Hyderabad – 500 038.
- n) **M/s. Uttarashada Bio-Tech Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at H.No. 2-13/31, S.S. Nagar, Opp: Hyder Nagar, Hyderabad – 500 072.

(Parties at 1 (a) to (n) are hereinafter collectively referred to as the “**LAND OWNERS**”, which term shall mean and include all their respective successors, representatives, administrators, assignees etc.).

All the above companies are Land Owners being represented by their Nominee Sri. D. Gopala Krishnam Raju, S/o Late Sri. D. Satyanarayana Raju aged 57 years, Resident of House No. H-17, Flat No. 203, Tulasi Apartments, Madhura Nagar, Hyderabad – 500 038.

- 2. **Maytas Hill County Private Limited** a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at 6-3-1186/5/A, IIIrd Floor, Amogh Plaza, Begumpet, Hyderabad -500 016, represented by its Nominee Sri.M.Theja Pratap Raju, S/o.Mr.M.Hari Prasad Raju, aged 28 years, R/o. Flat No.302, Sneha Siri Sampada Apartments, B.K.Guda, S.R.Nagar, Hyderabad – 500 038 vide Development Agreement- Cum- General Power of Attorney dt. 30-12-2005, registered as Document No. 102/2006 in the S.R.O., Medchal and vide Board Resolution dt.10-11-2006 as the case may be is the **Developer** of the Property.

Hereinafter referred to as the “**Vendors**” which term shall mean and include all their legal heirs, successors, representatives, administrators, assignees etc

... **Of the First Part.**

**IN FAVOUR OF**

**3. Mr. ...., S/o....., aged ..... Years, R/o.....,**

Hereinafter referred to as the **“Purchaser”** which term shall mean and include all his/her legal heirs, successors, representatives, administrators, assignees etc.

.... **Of the Second Part.**

**Recitals**

1. Whereas the Land Owners are the absolute owners and possessors of various extents of land in Survey Nos. 192/P to 198/P, 201/P and 282/P, situated at Bachupally village, Qutubullahpur Mandal, Ranga Reddy District, which aggregates to a total extent of Acres 98.16 Guntas. The details of the lands held by the above said Land Owners are as follows:

| <b>S.No.</b> | <b>Name of the Owner</b>                 | <b>Total Extent Ac. – Gts.</b> | <b>S. No.</b> | <b>Extent Ac. – Gts.</b> | <b>Sale Deed Document No.</b> |
|--------------|--|--------------------------------|---------------|--------------------------|-------------------------------|
| 1.           | M/s. Swarnamukhi Green Fields Pvt. Ltd., | 6-25                           | 192/p         | 4-00                     | 3919/02                       |
|              |  |                                |               | 2-25                     | 3920/02                       |
| 2.           | M/s. Himagiri Bio-Tech Pvt. Ltd.,        | 7-04                           | 193/p         | 4-04                     | 3922/02                       |
|              |  |                                |               | 2-00                     | 3923/02                       |
|              |  |                                | 192/p         | 1-00                     | 3921/02                       |
| 3.           | M/s. Sindhu Greenlands Pvt. Ltd.,        | 7-00                           | 193/p         | 2-00                     | 3924/02                       |
|              |  |                                |               | 5-00                     | 3925/02                       |
| 4.           | M/s. Goman Agro Farms Pvt. Ltd.,         | 7-00                           | 194/p         | 5-00                     | 3926/02                       |
|              |  |                                |               | 2-00                     | 3927/02                       |
| 5.           | M/s. Himagiri Green Fields Pvt. Ltd.,    | 7-00                           | 194/p         | 3-00                     | 3928/02                       |
|              |  |                                |               | 4-00                     | 3929/02                       |
| 6.           | M/s. Nagavali Greenlands Pvt. Ltd.,      | 6-24                           | 194/p         | 1-00                     | 3930/02                       |
|              |  |                                | 196/p         | 3-24                     | 3931/02                       |
|              |  |                                |               | 2-00                     | 3932/02                       |
| 7.           | M/s. Swarnagiri Green Fields Pvt. Ltd.,  | 7-05                           | 201/p         | 2-00                     | 4138/02                       |
|              |  |                                | 194/p         | 5-05                     | 4139/02                       |
| 8.           | M/s. Konar Greenlands Pvt. Ltd.,         | 7-00                           | 196/p         | 3-00                     | 4129/02                       |
|              |  |                                | 195/p         | 4-00                     | 4130/02                       |
| 9.           | M/s. Medravati Agro Farms Pvt. Ltd.,     | 6-34                           | 195/p         | 1-00                     | 4131/02                       |
|              |  |                                | 196/p         | 1-00                     | 4133/02                       |
|              |  |                                | 195/p         | 4-34                     | 4135/02                       |
| 10.          | M/s. Yamuna Agro Farms Pvt. Ltd.,        | 7-00                           | 197/p         | 4-00                     | 4134/02                       |
|              |  |                                | 196/p         | 3-00                     | 4132/02                       |
| 11.          | M/s. Wardha Green Fields Pvt. Ltd.,      | 7-03                           | 197/p         | 3-03                     | 4140/02                       |
|              |  |                                |               | 4-00                     | 4147/02                       |
| 12.          | M/s. Vindhya Greenlands Pvt. Ltd.,       | 7-20                           | 198/p         | 5-00                     | 4223/02                       |
|              |  |                                |               | 2-00                     | 4141/02                       |
|              |  |                                |               | 0-20                     | 8625/02                       |

|     |                                      |        |       |      |         |
|-----|--------------------------------------|--------|-------|------|---------|
| 13. | M/s. Vamsadhara Agro Pvt. Ltd.,      | 7-20   | 198/p | 1-00 | 4144/02 |
|     |                                      |        |       | 3-00 | 4142/02 |
|     |                                      |        |       | 0-20 | 8626/02 |
|     |                                      |        |       | 3-00 | 4143/02 |
| 14. | M/s. Uttarashada Bio-Tech Pvt. Ltd., | 7-01   | 198/p | 2-37 | 4145/02 |
|     |                                      |        | 282/p | 4-04 | 4146/02 |
|     | Total                                | 98 -16 |       |      |         |

2. Whereas the Land Owners were desirous of developing an extent of Acres 85.36 Guntas of land out of the aforesaid Acres 98.16 Guntas of land and the Developer is interested in the development of the above land by dividing the same into plots as per the layout, constructing independent houses and multistoried buildings consisting of residential flats etc., and in selling them to the prospective purchasers.
  3. Whereas the Land Owners had executed a Development Agreement-Cum-General Power of Attorney dt. 30<sup>th</sup> December, 2005, in favour of the Developer which is registered as Document No. 102/2006, in the office of the Sub- Registrar, Medchal, the Developer has started development of the property as per the terms and conditions of the said Agreement.
  4. Whereas the District Collector R.R.District has issued NOC vide Proceedings No.E5/1596/2002 dated 06-04-2002.
  5. Whereas the Developer has obtained layout permission from Hyderabad Urban Development Authority (HUDA), under the Letter No. 5876/MP2/plg/H/2005 dt. 21-03-2006 and in terms of the layout permission, divided the land into plots, common areas, roads etc., and had commenced the construction of independent houses/apartments over the plots in the said layout, a township known as “**HILL COUNTY**”. The said approval has been obtained in the name of the Land Owners.
  6. Whereas the Developer has obtained the HUDA approval for the construction of the scheduled apartments at Hill County under the Letter No.5871/P4/Plg./HUDA/2007, dt 29-08-2007, for the construction of Cellar+Sub-cellar+13 Upper Floors in Sy.No.s192 to 198, 201 and 202 situated at Bachupally(V), Qutubullahpur Mandal, R.R.District .
  7. Whereas the construction of the Apartment 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 Development Agreement.
  8. Whereas the Purchaser is desirous of owning an Apartment along with the undivided share of land along with car parking bearing Apartment No....., in Apartment Block Name: ....., Type ....., Floor No. ...., Built-up area of ..... sft, Garden Deck area of ..... sft with .....car parking, in “**MAYTAS HILL COUNTY**” and has approached the Developer.
  9. The Apartment which the purchaser intends to buy is more fully described in Schedule I which is more fully described in Schedule-I-B given herein below in “**HILL COUNTY**” (hereinafter called as the Schedule Property) and has approached the Developer. The Schedule Property has fallen to the share of the Developer.
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**Recitals:**

**Now this Deed of Sale witnesseth as follows:**

1. That, in pursuance of the above offer and in acceptance of consideration, the Purchaser has paid the sum of Rs. ....../- (Rupees ..... only) to the Vendors herein, as the total sale consideration of semi finished Scheduled Apartment, proportionate undivided share of land and the reserved parking space, as mentioned in the Scheduled annexed to this Sale Deed, and the receipt of which is admitted and acknowledged by the Developer and the Land Owners as payment to the Vendors.
  2. That the Scheduled Apartment along with the full extent of land of Ac 98.16 Guntas referred in the recitals are the absolute property of the Land Owners purchased under the various sale deeds as mentioned above. The Vendors, pursuant to the rights granted to it by the Land Owners under the Land Development Agreement-Cum-General Power of Attorney dt. 30<sup>th</sup> December, 2005 do hereby grant, convey, sell, transfer, assign the Scheduled Apartment and assure the Purchaser, that the Scheduled Apartment is free from all encumbrances, charges, cess or attachment of whatsoever nature.
  3. That the Vendors covenant that they have delivered the vacant peaceful possession of the semi-finished Scheduled Apartment to the Purchaser and that the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the Scheduled Apartment without any claim or demand whatsoever from the Vendors or any person claiming through or under them.
  4. That the Vendors covenant that the Schedule Property is not vacant land coming within the purview of the Urban Land (Ceiling and Regulations) Act, 1976 and is exempted from the provisions of the said Act.
  5. That the Vendors shall indemnify the Purchaser against all encumbrances, charges, equities whatsoever on the Schedule Property and the Vendors on the request of the Purchaser shall do or cause to be done or execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Schedule property and further part thereof according to the true intent and meaning of the Sale Deed.
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6. That the Vendors hereby declare that the sale of the undivided share of land along with the Apartment is for the purpose of causing construction and completion of the said Apartment, the purchaser shall appoint the Developer as the exclusive contractor for the consideration and on the terms and conditions to be agreed upon in a separate agreement (hereinafter called the Construction Agreement).
7. The Purchaser is aware that the Vendors have obtained necessary statutory and other approvals for the Apartment Complex, as part of its overall approval for the Maytas Hill County Township. The Purchaser further acknowledges that he 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 16.38 Guntas or to demolish or modify any existing structure (other than a decision by the Society of the Maytas Hill County 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 ageing 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 Vendors at all times.
8. That the terrace and 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 Vendors and the Purchaser shall not have any right, title or claim thereon. The Vendors shall have absolute rights to deal with the same in any manner they deem fit without any objection whatsoever from the Purchaser.
9. The Purchaser shall hold the said apartment to be constructed thereon subject to such rules, regulations, bye-laws and restrictions as may be provided for in the construction agreement to be entered into between the Purchaser and the Developer. The said apartment shall be constructed and completed through the Developer only.

10. That the said Apartment shall be held by the Purchaser subject to the following rules and regulations.
- a. The purchaser shall become the member of the Society set up for the benefit of the Society set up for the benefit of the owners and occupants of the apartments in the layout known as “HILL COUNTY” and abide by the rules and regulations, bye laws of the society / maintenance agency as may be framed from time to time, which is the administrator and supervisor of common services and properties of common enjoyment and shall pay such amounts as may be decided to the society every month for the proper maintenance of the common services. If the purchaser fails to pay the said charges, the society shall be entitled to disconnect and stop providing all or any of services to the schedule apartment.
  - b. The Purchaser shall not interfere with / obstruct drainage, sewerage, water supply, electricity, lifts, corridors, passages, staircases, roads and gardens or any other common facility. The Purchaser shall not object the execution of any of the aforesaid works in respect of the common areas and common facilities and shall at all times allow free access for the execution and maintenance of such works.
  - c. The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Schedule Apartment is constructed or over the common areas or over the common facilities and shall not undertake any activity which shall amount to inconvenience or disturbance to other residents or carry on any illegal or unlawful activity in the Schedule Apartment.
  - d. The Purchaser shall pay all taxes, levies or charges that may be payable to the municipal / local / statutory bodies in respect of the schedule apartment from the date of delivery of its possession to the Purchaser.
  - e. The Purchaser shall keep and maintain the scheduled apartment in a decent and civilized manner and shall maintain the living standards of the apartments, occupiers at a high level. The Purchaser shall not use the apartment for illegal or immoral purposes, shall not cause any disturbance or difficulty to the occupiers of other apartments and shall not change the external appearance of the building.

**Schedule 1 – Property**

**(A) Schedule of Property:**

All that piece of land admeasuring to an extent of Acres 16.38 Guntas forming part of Sy No. 194/P for Acres 0.33 Guntas, Sy. No.196/P for Acres 11.19 Guntas and Sy. No.197/P for Acres 4.26 Guntas earmarked for the construction of Apartment Complex, out of the total extent of Acres 85.36 situated in the lay out known as Hill County, Bachupally Village, Qutubullapur Mandal, Ranga Reddy Dist., bounded by:

NORTH : INDEPENDENT HOUSES  
EAST : PRIVATE PROPERTY  
SOUTH : 24 M WIDE ROAD  
WEST : PROPOSED CLUB HOUSE / INDEPENDENT HOUSES

**(B) Schedule of Apartment:**

All that Semi-finished Flat portion forming part of residential apartment known as “Hill County” along with Undivided share of land with;

|                                 |                       |
|---------------------------------|-----------------------|
| Apartment Block Name            |                       |
| Type                            |                       |
| Floor number                    |                       |
| Apartment number                |                       |
| Built up area in square feet    |                       |
| Garden deck area in square feet |                       |
| Number of Car parkings          | 120 sft approximately |
| Undivided Share of Land         |                       |

Being built in the Apartment Complex, in an extent of Acres 16.38 Guntas forming part of Sy No. 194/P for Acres 0.33 Guntas, Sy. No.196/P for Acres 11.19 Guntas and Sy. No.197/P for Acres 4.26 Guntas earmarked for the construction of the Apartment Complex, situated in the lay out known as Hill County, Bachupally Village, Qutubullapur Mandal, Ranga Reddy Dist. bounded by:

NORTH :  
EAST :  
WEST :  
SOUTH :

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That the Vendors hereby declare the value of the said property as **Rs. ....../- (Rupees ..... only)** and the stamp duty of is paid under Rule 3 of the A.P.P.U.V.I Rules, 1975.

**IN WITNESS WHEREOF** the Vendors have signed and executed this Sale Deed on the day, month and year above mentioned in presence of the following witnesses:

**WITNESSES:**

**1.**

**1. For and on behalf of Land Owners**

**2.**

**Mr.D.GOPALAKRISHNAM RAJU  
(AUTHORISED SIGNAORY)  
(LAND OWNERS)**

**2. For Maytas Hill County Pvt Ltd.,**

**M.THEJA PRATAP RAJU  
(AUTHORISED SIGNATORY)  
(DEVELOPER)**

THIS DOCUMENT HAS BEEN EXECUTED ON:

N.J. STAMP WORTH : Rs. 100/- AND THE

D.S.D. : Rs. \_\_\_\_\_

R. F. : Rs. \_\_\_\_\_

U/C. : Rs. \_\_\_\_\_

TOTAL : Rs. \_\_\_\_\_

HAS BEEN PAID THROUGH D.D. NO. ....DT. ....DRAWN ON

.....IN FAVOUR OF S.R.O., QUTUBULLAPUR.

AN AMOUNT OF RS. \_\_\_\_\_/- HAS BEEN PAID THROUGH  
D.D.NO. \_\_\_\_\_,DT. \_\_\_\_\_ DRAWNON \_\_\_\_\_,  
TOWARDS VAT, IN FAVOUR OF CTO, BASHEERBAGH CIRCLE, HYDERABAD. TIN  
NO.28690270478.

**VENDOR(S):**

1. For and on behalf of Land Owners

**Mr D. GOPALA KRISHNAM RAJU  
(AUTHORISED SIGNATORY)  
(LAND OWNERS)**

2. For Maytas Hill County Pvt Ltd.,

**Mr.M.THEJA PRATAP RAJU  
(AUTHORISED SIGNATORY)  
(DEVELOPER)**

**REGISTRATION PLAN OF APARTMENT BLOCK NAME: ....., TYPE: ....., FLOOR NO. .... APARTMENT NO. .... IN HILL COUNTY situated in S.Nos. 194/P, 196/P and 197/P of Bachupally Village, Qutubullapur Mandal, Ranga Reddy Dist.,**

**VENDOR(S):1) M/s. Swarnamukhi Green Fields Pvt. Ltd., & Others, represented by their Nominee Sri. D. Gopala Krishnam Raju, S/o Late Sri. D. Satyanarayana Raju.**

**2) Maytas Hill County Private Limited, represented by its Nominee Sri.M.Theja Pratap Raju, S/o.Mr.M.Hari Prasad Raju.**

**VENDEE: Mr. ...., S/o.**

**AREA: \_**

- i) Undivided Share of Land: ..... Sq. Yards. OR \_\_\_\_\_ Sq. Mtrs.
- ii) Total Built-up Area : ..... Sq. Feet
- iii) Car Parking Area: Approximately ..... Sft.

**INCLUDED:**

**EXCLUDED:**

**WITNESSES:**

1. \_\_\_\_\_

2. \_\_\_\_\_

**VENDOR(S):**

1. For and on behalf of Land Owners

**Mr D. GOPALA KRISHNAM RAJU  
(AUTHORISED SIGNATORY)  
(LAND OWNERS)**

2. For Maytas Hill County Pvt Ltd.,

**Mr.M.THEJA PRATAP RAJU  
(AUTHORISED SIGNATORY)  
(DEVELOPER)**