

## SALE DEED

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

**Parties:**

**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.

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 27 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

2. 1. Mr/ Mrs, ....., aged.....years, R/o.....

Hereinafter referred to as the “Purchasers” 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, Qutbullapur 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:

S.No.	Name of the Owner	Total Extent Ac. – Gts.	S. No.	Extent Ac. – Gts.	Sale Deed Document No.
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 dated 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 Proceeding 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 construction of the houses is in progress and the Land Owners and Developers have been offering to sell the plots along with the semi-constructed houses to the prospective purchasers in respect of their shares as mentioned in the Development Agreement.
7. Whereas the Purchaser is desirous of owning a house in the layout and purchased a semi-finished constructed house on the said plot admeasuring .....Sq.yds which is more fully described in the Schedule given herein below and hereinafter called as the Schedule Property. The Schedule Property has fallen to the share of the Developer.

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

1. That, in consideration of receipt of Rs. ..../- (Rupees ..... only) by the Developer herein, as the total sale consideration from the purchaser and the receipt of which is admitted and acknowledged by the Developer and Land Owners as payment to the Vendors.
  2. That the Land is absolute property of the Land Owners purchased under the various sale deeds as mentioned above. The Vendors do hereby grant, convey, sell, transfer, assign the Schedule Property and assure the Purchaser, that the said property is free from all encumbrances, charges, cess or attachment of whatsoever nature.
  3. That the Vendors covenant that they have delivered the semi-finished peaceful possession of the Schedule Property to the Purchaser and that the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the Schedule Property without any claim or demand whatsoever from the Vendors or any person claiming through or under them.
  4. That the Vendors also 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 Deed.
  6. That the Vendors hereby declare that the sale of Schedule Property is for the purpose of causing construction and completion of the said house, 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 shall hold the said plot and the house 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 house shall be constructed and completed through the Developer only.
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8. That the said Schedule Property shall be held by the Purchaser subject to the following rules and regulations:.
- a. The Purchaser shall become the member of the Co-operative Society set up for the benefit of the owners and occupants of the houses and 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.
  - b. The Purchaser shall not interfere with / obstruct any drainage, sewerage, water pipeline or any other common facility / area of whatever nature being present in the plot of the Purchaser.
  - c. The Purchaser shall not object / obstruct the execution of any of the aforesaid works and shall at all times allow free access for the execution and maintenance of such works.
  - d. The Purchaser shall not undertake any activity in the Schedule Property which shall amount to inconvenience or disturbance to other residents in the layout or carry on any illegal or unlawful activity in the Schedule Property.
  - e. The Purchaser shall pay all taxes, levies or charges that may be payable to the municipal authorities or local bodies in respect of the schedule property from the date of delivery of its possession to the Purchaser.

**SCHEDULE OF THE PROPERTY**

All that Semi-finished constructed house with a built up area of ..... Sft constructed on the Plot No. .... admeasuring an extent of ..... Sq. Yards situated in the lay out "Hill County" in Survey Nos. 192/P to 198/P, 201/P and 282/P, of Bachupally Village, Qutubullapur Mandal, Ranga Reddy Dist., shown and delineated in the plan annexed hereto and bounded by:

NORTH	:
SOUTH	:
EAST	:
WEST	:

IN WITNESS WHEREOF the Vendors have signed and executed this Deed of Sale on the day, month and the year first mentioned above.

**VENDORS:**

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

**WITNESSES:**

1.

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

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

2.

**Mr.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., MEDCHAL.

**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 SEMI-CONSTRUCTED HOUSE ON THE PLOT NO..... IN HILL COUNTY situated in S. Nos. 192/p to 198/p, 201/p and 282/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: .....**

**AREA: .....Sq. Yards. OR ..... Sq. Mtrs.**

**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)**



