



Agreement of sale

(This document is a tentative draft of Agreement of Sale. This may undergo changes)

The Agreement for Sale (the Agreement) is made and executed on thisday of, 2006 at Hyderabad by and between:

“LAND OWNERS”,

... of the First Part.

“DEVELOPER”

. . . .of the Second Part.

AND

3.

a. _____
 S/ W/o. _____, aged about _____ years,
 R/o. _____
 _____ and;

b. _____
 S/ W/o. _____, aged about _____ years,
 R/o. _____
 _____.

. . . .of the Third Part.

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.,

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. 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.
2. Whereas the Land Owners have executed a Development Agreement-Cum-General Power of Attorney dated 30th December, 2005, which has been registered as document No. 102/2006, in the office of the Sub-Registrar, Medchal, in favor of the Developer for the development of an extent of Acres 85.36 Guntas of land out of the total extent of Acres 98.16 Guntas, for constructing independent houses and multistoried buildings consisting of residential apartments along with



certain common utilities and facilities forming part of the Hill County 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 30th December 2005 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. 5876/MP2/plg/H/2005 dt. 21-03-2006, for making a layout and developing the land by dividing the same into plots and constructing independent houses, apartments and other structures thereon. 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 independent houses, apartments and other structures over the plots in the said layout which is named as "HILL COUNTY". 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 30th December 2005.
4. Whereas an extent of Acres 16.95 covered under sy. Nos. 197/P for Acres 4.66, sy. Nos. 196/P for Acres 11.47 and sy. No. 194/P for Acres 0.82 had been earmarked out of the total Acres 85.36 guntas for the construction of Apartment Complex (hereinafter referred to as the "**Scheduled Land**") in the layout 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 No..... in..... floor, in..... block in "HILL COUNTY" and has approached the Developer. The Apartment which the Purchaser intends to buy is more fully described in Schedule-1(B).
6. Whereas in view of the interim directions of the Hon'ble High Court of Andhra Pradesh in W.P. N.23635 of 2005 in suo-moto PIL (PIL is not against Maytas Hill County Private Limited or the property in question), the approval for plans from floor five to twelve is expected only after necessary directions from the Hon'ble High Court of AP and this is likely to have a impact on the likely date of completion of the said floors.
7. 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 for Sale witnesseth as follows:

1. Definitions
 - a. **Apartment Complex** shall mean an area of Ac. 16.95 covered under survey number on which the Developer shall construct eleven tower, each of thirteen floors 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 Hill County.
 - f. **Hill County** is the name of the township being developed and constructed in an extent of Acres

85.36 Guntas under the HUDA approved Letter No. 5876/MP2/plg/H/2005 dt. 21-03-2006, consisting of independent houses and apartments, club house, open areas and parks, amenities etc. and may include further developments in and around the Maytas Hill County township at a later date.

- g. Completion Of Construction** means complete construction of the Property and ready for handover of the Property to the Purchaser(s) in Maytas Hill County.
- 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 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 fulfillment 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 favor 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 wherever 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 canceling 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 installment of 10 days and a delay of say 20 days of delay in the second installment 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, levies and any other incidental expenses shall be paid by the Purchaser as and when they are required to be paid either 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 APCPDCL 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 II 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.

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 Hill County prior to the execution and registration of the Sale Deed.
- b. The Corpus fund shall be held by the Developer until December 31st 2010 and will be transferred to the Society. The interest accrued shall be utilized for defraying the cost of maintenance of common areas in Hill County till 2010.
- c. The Corpus Fund and the interest accrued thereafter shall be utilized in accordance with the by-laws 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 favor 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 31st December 2010 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 31st December 2010 shall be final and binding on all the owners despite the formation of any society till 31st December 2010.

- 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 MAYTAS HILL COUNTY, the Club, 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 the Maytas Hill County Club 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 December 2010 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 Maytas Hill County or the land of any of the other owners or occupants of Maytas Hill County.
 - 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 Maytas Hill County 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 Ac 16.96 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 pulldown 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 First Part will be constructing in all thirteen 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 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 by 31st August, 2008 (in 24 months from the date of this Agreement) subject to the availability of steel or other construction material and any other causes beyond the control of the Developer.
- b. Provided that the Developer shall have a further grace period of three (3) months.
- c. 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 of the First Part.
- d. 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.
- e. 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.
- f. Where construction of Apartment is not yet complete on execution of this Agreement for 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 Maytas Hill County 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 Maytas Hill County upon execution of the Sale Deed

by the Land Owners and the Developers. For the purposes of clarity, the Purchasers 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 Maytas Hill County.
 - 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 whatsoever, 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 Land Owner 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 thirty days of the cancellation and if the payment is made after the thirtieth day, the Developer and the Land Owners shall pay an interest of ten percent per annum beyond the thirtieth day upto 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 or 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. 50/- per square feet. 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 Maytas Hill

County. 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 fulfill 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 percent of the price is paid in full along with interest if any for delay and other applicable charges under this Agreement.

11. 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.

12. Formation Of Society

- a. The Purchaser agrees to become a Member of the Society created on behalf of the residents of Maytas Hill County to look after the maintenance and welfare of the Township of Maytas Hill County 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 Maytas Hill County 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 Maytas Hill County.

13. Notices

- a. All notices, requests or instructions to be given hereunder 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

Maytas Hill County Pvt. Ltd.

Hill County, Bachupally, Miyapur,

Hyderabad – 500 072.

Ph: 40009111.

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 a confirmation in this regard, and
 - iv. In case of personal delivery, at the time of delivery.

14. 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 Vice 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 Hyderabad and the language shall be English. All the proceedings are subject to the exclusive jurisdiction of the courts at Hyderabad only.

15. 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 hereinabove mentioned.

WITNESS:

1. LAND OWNERS

2. (DEVELOPER)

3. Mr. _____
(PURCHASER)

Schedule-1 – Property

(A) Schedule of Land:

All that piece of undivided share of land admeasuring Acres 16.95, forming part of Survey Nos. 197/P for Acres 4.66, sy. Nos. 196/P for Acres 11.47 and sy. No. 194/P for Acres 0.82 earmarked out of the total Acres 85.36 guntas for the construction of Apartment Complex situated in the lay out known as Hill County, Bachupally Village, Qutubullapur Mandal, Ranga Reddy Dist., bounded by:

NORTH:

EAST :

SOUTH:

WEST :

(B) Schedule of Apartment:

All that portion forming part of

Apartment Block Name:

Floor Number:

Apartment Number:

Builtup Area in Square Feet

Common Area in Square Feet

Garden Deck Area in Square Feet

Number of car parkings with the identified number if possible:

Situated in the lay out known as Maytas Hill County forming part of Survey Nos 197/P for Acres 4.66, sy. Nos. 196/P for Acres 11.47 and sy. No. 194/P for Acres 0.82 earmarked out of the total Acres 85.36 guntas for the construction of Apartment Complex situated in the lay out known as Maytas Hill County, Bachupally Village, Qutubullapur Mandal, Ranga Reddy Dist. bounded by:

NORTH:

EAST :

SOUTH:

WEST :

WITNESS:

1. LAND OWNERS

2. (DEVELOPER)

3. Mr. _____
(PURCHASER)



Schedule-2 – Price

Rs.

Basic Consideration
Garden Deck Price
Additional Parking
Total Consideration

Total Consideration : Rs. _____/- (Rupees _____
_____Only)
(excluding payments mentioned in Clause 3(d) and 3(e) & Clause 5(a))

Payment Plan

Note: the amounts indicated above are exclusive of the taxes and levies and the notice of demand shall quantify the same and the same shall become payable by the Purchaser on the due dates or such other dates indicated in the notice issued by the Developer.

This will have to change if the date of the Agreement is later than day one if we have to keep the date of delivery as 31st August 2008 in all cases.

WITNESS:

1. LAND OWNERS

2. (DEVELOPER)

3. Mr. _____
(PURCHASER)

Schedule-3 – Corpus Fund

Interest-free corpus fund of Rs. 50/sft (Rupees fifty per square feet) of built up area plus common area plus the garden deck area as specified in Schedule 2 shall be paid prior to the execution and Registration of Sale Deed.

WITNESS:

1. LAND OWNERS

2. (DEVELOPER)

3. Mr. _____
(PURCHASER)

Schedule-4 – Property Specifications

WITNESS:

1. LAND OWNERS

2. (DEVELOPER)

3. Mr. _____
(PURCHASER)

Schedule-5 – Deviation

Deviations if any: Nil.

WITNESS:

1. LAND OWNERS

2. (DEVELOPER)

3. Mr. _____
(PURCHASER)



Schedule-6 – Floor Plan

WITNESS:

1. LAND OWNERS

2. (DEVELOPER)

3. Mr. _____
(PURCHASER)

FORM OF ADHERENCE DEED

I/ We,(Name / Age / Residence / Address to be filled in) the new purchasers / transferees of the Apartment bearing no..... in block inFloor 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, notwithstanding 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



Sale deed

(This document is a tentative draft of the Sale Deed. This may undergo changes)

This SALE DEED is made and executed on thisth day of, 200- at Hyderabad by:

Parties:

1. Land Owners
2. Maytas Hill County Private Limited **here in after referred to as Developer** . . . of the First Part.

IN FAVOUR OF

3. Purchaser of the Second Part.

The Land Owners, the Vendors and the Purchaser(s) are collectively called the Parties or the Party(s) as the context in which the term is used implies.

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:

2. Whereas the Land Owners are 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 apartments etc., and in selling them to the prospective purchasers.
3. Whereas the Land Owners have executed a Development Agreement-Cum-General Power of Attorney dt. 30th December, 2005, in favour of the Developer which is registered as document no. 102/2006, in the office of the Sub-Registrar, Medchal, and the Developer has started development of the land as per the terms and conditions of the Development Agreement.
4. **Whereas the Vendor 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 known as "MAYTAS HILL COUNTY" township. The said approval has been obtained in the name of the Land Owners.**
5. Whereas an extent of Ac. 16.95 had been earmarked for the construction of Apartment Complex in the layout, out of the total Ac. 85.36 Guntas and has obtained necessary approval from Hyderabad Urban Development Authority (HUDA) under the Permit No, dt. for the construction ofnumber of Apartments in each floor,number of floors in each tower,number of towers in each block in accordance with the permission, in allnumber blocks in Maytas Hill County.



6. Whereas the Vendors have been offering to sell the semi finished / finished apartments to the prospective purchasers.
7. Whereas the Purchaser is desirous of purchasing a semi finished / finished (to use the appropriate term) apartment no..... in..... floor, in tower no. in block.....with a built up area of sft., and common area of sft., together with an undivided share of land to an extent of sq. yds., and a reserved parking space of sft. in Maytas Hill County, and has approached the Vendors. The apartment which the Purchaser intends to buy is hereinafter referred to as the Scheduled Apartment and is more fully described in Schedule and in the plan annexed to this sale deed. The Parties hereto have agreed to reduce the terms of sale into writing.

Now this Deed of Sale witnesseth as follows:

1. That, in consideration of receipt of Rs. xxxxxxxx/- (Rupees xxxxxxxxxxxxxxxxxxxxxx only) by the Vendor herein, as the total sale consideration of semi finished / finished Scheduled Apartment, proportionate undivided share of land and the reserved parking space, as mentioned in the Schedule annexed to this Sale Deed, from the Purchaser and the receipt of which is admitted and acknowledged by the Vendor and the Land Owners.
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 granted to it by the Land Owners under the Land Development Agreement-Cum-General Power of Attorney dt. 30th 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 Scheduled Apartment to the Purchaser and that the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the Schedule Apartment without any claim or demand whatsoever from the Vendors or any person claiming through or under them.
4. That the Land Owners and the Vendors covenant that the Schedule Property is not vacant land coming within the purview of the Urban Land (Ceiling and Regulations) Act, 1976.
5. That the Land Owners and the Vendors shall indemnify the Purchaser against all encumbrances, charges, equities whatsoever on the Schedule Property and the Land Owners 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.
6. That the Vendors hereby declare that the sale of 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. This clause to be used only if semi finished is sold and not when fully constructed apartment is sold).
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 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 Ac. 16.95 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 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 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 owners and occupants of the apartments in the layout known as "MAYTAS HILL COUNTY Phase I " 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.
 - f. In the event the Purchaser sells the Property to any third party for any reason, the Purchaser shall ensure that the terms of this Agreement are honored by such third party by signing an "Adherence Deed" in the form attached to this Agreement.

SCHEDULE OF THE PROPERTY

(A) Schedule of Land:

All that piece of undivided share of land admeasuring an extent of Sq. Yards out of the total area of Ac. 16.95, forming part of Survey Nos. situated in the lay out known as Maytas Hill County, Bachupally Village, Qutubullapur Mandal, Ranga Reddy Dist., bounded by:

NORTH:

EAST :

SOUTH:

WEST :

(B) Schedule of Apartment:

All that portion forming part of

Apartment Block Name:

Floor Number:

Apartment Number:

Builtup Area in Square Feet

Common Area in Square Feet

Garden Deck Area in Square Feet

Number of car parkings with the identified number if possible:

Situated in the lay out known as Maytas Hill County forming part of Survey Nos. of Bachupally Village, Qutubullapur Mandal, Ranga Reddy Dist., bounded by:

NORTH:

EAST :

SOUTH:

WEST :

WITNESS:

1. LAND OWNERS

2. (DEVELOPER)



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 of Sale, agree, unconditionally and unequivocally to abide by all the terms and conditions of this Agreement of Sale, notwithstanding the fact that I/we are not the original purchasers of this Apartment and further agree that in the event this is sold by us, it shall be our sole responsibility to ensure that all the conditions of this Agreement of Sale is adhered to my / our successor and so on (by transfer, will or any other mode) and no transfer will ever be made by me / us without the Adherence Deed being signed by successor.

Signed on this day of

By the Transferor:

By the Transferee:



Agreement for construction

(This document is a tentative draft of Agreement for Construction. This may undergo changes)

(To be executed only if semi finished apartment is registered by executing sale deed)

This Agreement for Construction (hereinafter referred to as the Agreement) is made and executed on thisth day of, 2006 at Hyderabad by and between:

Parties:

1. Maytas Hill County Private Limited hereinafter referred to as Developer
Hereinafter referred to as the “First Party” or “Developer” which term shall mean and include its successors, representatives, administrators, executors and assignee etc.

A N D

2. Purchaser
Hereinafter referred to as the “Second Party “which term shall mean and include all his/her legal heirs, successors, representatives, administrators and assignee etc.

Recitals:

1. Whereas the First Party is the Developer and is authorized by the land owners to develop the land admeasuring an extent of Ac. 85.36 Guntas out of the total extent of Ac. 98.16 Guntas by a Development Agreement Cum General Power of Attorney (DA cum PA) dated 30-12-2005, registered as document No. 102/2006 in the office of Sub-Registrar, Medchal.
2. Whereas the First Party in terms of the DA cum PA started the process of development of the property and obtained layout permission from Hyderabad Urban Development Authority (HUDA), under the Letter No. 5876/MP2/plg/H/2005 dt. 21-03-2006 for the development of a township known as “MAYTAS HILL COUNTY” consisting of independent houses and multistoried residential apartments together with facilities like Club Apartment, Parks, Open spaces, Gym, Health Clubs, Play Grounds, Shopping Centres etc.,
3. Whereas an extent of Ac. 16.95 covered under sy. Nos. had been earmarked for the construction of Apartments in the lay out and has obtained necessary approval from Hyderabad Urban Development Authority (HUDA) under the Permit No., dt.for the construction ofnumber of Apartments in each floor,number of floors in each tower, in accordance with the permission, in allnumber blocks in Maytas Hill County.
4. Whereas the First Party has in terms of the layout permission divided the land into plots, common areas, roads etc., and has commenced the construction of apartments and offering to sell the semi finished apartment to the prospective purchasers as per the terms of the said Agreement.
5. Whereas the Second Party is desirous of purchasing an apartment No. in.... floor, intower, in “MAYTAS HILL COUNTY” Phase I and has approached the Developer. The Apartment which the Purchaser intends to buy is more fully described in Schedule-1.
6. Whereas this Agreement is entered into between the Parties to construct and complete the apartment by the First Party. Accordingly, the First Party has agreed to construct and complete the apartment as per the specifications enclosed in this Agreement on payment of the consideration specified in Schedule-2 towards the cost of construction and for providing said amenities on the following terms and conditions.

This Agreement witnesseth as follows:

1. Definitions

- a. Apartment Complex shall mean an area of Ac. 16.95 on which the Developer shall construct eleven tower, each of thirteen floors.
- b. **PROPERTY means all that Apartment, together with proportionate undivided share of land, and designated parking space as described in Schedule 1.**
- c. **CONSIDERATION means the total consideration as defined in Schedule-2.**

2. Payment Terms

- a. The Second Party has paid the amount mentioned in Schedule 2, Clause (a) towards construction costs.
- b. The Second Party agrees that all the expenses relating to stamp duty, registration fees, Value Added Tax, Service Tax and all other applicable taxes, levies due to changes in legislation and any other incidental expenses in addition, will be borne by the Second Party as and when required to be paid.

3. Construction

- a. Having received the consideration specified in Schedule -2(a), the First Party agrees to complete the construction of the apartment in a timely manner by 31st August, 2008 subject to the availability of steel or other construction material and any other causes beyond the control of the First Party.
- b. The First Party shall have a further grace period of 3 months.
- c. The First Party shall be entitled to further periods if the construction is delayed due to flooding due to rain, war, earthquake, fire, stay of construction by any court or authority or any other emergencies including riots and any terrorist activities etc.
- d. In the event of any further delay beyond the time stipulated in Clause 3(a), 3(b) and 3(c), the First Party shall pay the Second Party an amount of Rs 5/- per sft of contracted built-up area for every month of delay or part there of up to a maximum of 8 months.
- e. If 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 3 (f), the First Party will compensate the Second Party by paying double the price of the reduced area.
- f. That, in the event of the Second Party requiring any deviation from the said plans and specifications given in Schedule-3, the First Party shall be entitled to reject the said changes. However, in the event of such changes being accepted by the First Party, the same shall be executed in a proper workmanship like manner in all respects according to such altered plans, specifications for such additional consideration and such extended period of time as may be agreed upon by the Parties and reduced to writing as supplementary agreement to this Agreement.

4. Declarations

- a. The First Party declares that –
 - i. The First Party shall complete the construction of the apartment by executing all the works set out in Schedule-3 of this Agreement and intimate the same to the Second Party to take possession within the prescribed time.
 - ii. The quality of materials used in the construction shall be in accordance with the specifications in the Schedule-3.
 - iii. The workmanship in the construction shall be of good quality.
 - iv. The First Party shall hand over the possession of the finished Apartment to the Second Party after completion of the works and on the receipt of the total agreed consideration towards the cost of construction and amenities as agreed under Clause 2 and Clause 3 (f).

- b. The Second Party declares that –
- i. The Second Party irrevocably appoints the First Party to complete construction of the Apartment and gives complete access to the First Party to do the same. It is fully understood by the Second Party that any construction in Maytas Hill County shall be solely done / organized by the First Party and the Second Party has agreed to the same.
 - ii. The Second Party has handed over the possession of the semi finished apartment to the First Party on the date of this agreement.
 - iii. This Agreement has been executed on a principal to principal basis and the First Party shall be entitled to execute the works set out in Schedule-3, in the manner and method which, the First Party at its discretion shall decide and the Second Party shall not supervise or interfere with the execution of the works.
 - iv. The First Party shall be entitled to execute the construction of the Apartment by itself or sub-contract all or any part of the construction of the apartment and the Second Party shall not object for any such works being awarded to such sub-contractors. The First Party shall also be entitled to assign its rights under this Agreement to any such contractors.
 - v. The Second Party shall pay interest on the delayed payments, if any, at the rate of 24% per annum, and the First Party is entitled to retain possession of the Schedule Property till the entire dues of the First Party are cleared by the Second Party.
 - vi. Any time granted by the First Party for payment to the Second Party shall not be treated or deemed to be a waiver of the right of the First Party to recover its dues or such rights as may accrue to the First Party due to the default of the Second Party.
 - vii. The Second Party is fully aware that the First Party will be constructing in all thirteen 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.
 - viii. The Second Party 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 Maytas Hill County 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 Ac. 16.95 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 Second Party 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.
 - ix. In addition to the consideration to be paid under this Agreement, the Second Party shall also pay to the First Party an amount of Rs. 50 per square feet of the built up area towards contribution for the Corpus Contribution, prior to the execution of this Agreement.
 - x. The Second Party agrees to become the member of the Society to be formed of the owners of the Maytas Hill County Phase I, and further agrees to contribute the subscriptions for meeting the common costs for maintenance of the Maytas Hill County Phase I. The Second Party agrees to abide by the Society By-laws at all times. The Second Party is also aware that not becoming a member or not paying the subscriptions will dis-entitle the Second Party from using any of the common facilities

available to the owners of the Maytas Hill County Phase I, and the developer / society may take necessary action to ensure payment on dues including cutting access to water and electricity.

5. Termination and Transfer

a. Termination:

- i. The First Party shall be entitled to terminate the Agreement in the event of default in any of the payments by the Second Party or in breach of any other terms and conditions of this Agreement.
- ii. Where the Agreement is terminated due to the default of the Second Party, the First Party is entitled to recover the remaining dues by initiating appropriate proceedings and to retain the possession of the Apartment till the entire dues along with the accrued interest to the First Party are paid in full. The Second Party shall not have any other right, title, interest or claim of any nature whatsoever, including damages liquidated damages etc., against the First Party.

Notwithstanding the above, the First Party may at its discretion sell the Property to any third party and it shall be incumbent upon the Second Party to convey the ownership by executing all the necessary documentation to effect this sale.

- iii. Upon such transfer, the First Party shall adjust any monies due to it from out of the sale proceeds, and shall thereafter handover the balance if any to the Second Party or its Banker who has disbursed the same. Also, in the event of any shortfall in the amount realized from the third party, the First Party shall recover the deficit from the Second Party and the Second Party shall pay the same within fourteen working days from the date of receipt of the demand from the First Party.
- iv. In the event of the First Party declaring that it is unable to complete the work for any reason whatsoever, the First Party shall on its own get a reputed construction company and complete the Project at the same cost as is agreed in this Agreement. The Second Party shall not have any other right, title, interest or claim of any nature whatsoever, including damages liquidated damages etc., against the First Party other than what is expressly agreed in this Agreement.

b. Transfer:

In the event of the Second Party transferring the apartment property, the First Party shall be entitled to retain possession of the apartment till the entire dues of the First Party along with the accrued interest have been paid and any transfer or sale of the apartment is subject to this condition and the written consent of the First Party.

In the event the Second Party sells the Property to any third party for any reason, the Second Party shall ensure that the terms of this Agreement are honored by such third party by signing an "Adherence Deed" in the form attached to this Agreement.

6. Inspection of Site

- a. The Second Party may visit the site only during times and to places within the site specified by the First Party. However, it is advised not to visit the site while construction activity is ongoing.
- b. The First Party cannot be held responsible for any accidents which, may occur during such visits to the site.

7. 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 Vice Chairman of the First Party. 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 and shall be governed by the laws in A.P. subject to the authorized arbitration clauses. The venue of the Arbitration proceedings shall be Hyderabad and the language shall be English. All the proceedings are subject to the exclusive jurisdiction of the courts at Hyderabad alone.

8. 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 provisions or 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 First Party and Second Party have signed this Agreement and executed on the day, month and year first hereinabove mentioned.

1.

Witnesses:

1.

(Developer)

(FIRST PARTY)

2.

(SECOND PARTY)

Mr. _____

(PURCHASERS)

Schedule-1 – Property

(A) Schedule of Land:

All that piece of undivided share of land admeasuring an extent of Sq. Yards out of the total area of Ac. 16.95, forming part of Survey Nos. situated in the layout known as Maytas Hill County, Bachupally Village, Qutubullapur Mandal, Ranga Reddy Dist., bounded by:

NORTH:

EAST :

SOUTH:

WEST :



(B) Schedule of Apartment:

All that portion forming part of

Apartment Block Name:

Floor Number:

Apartment Number:

Builtup Area in Square Feet

Common Area in Square Feet

Garden Deck Area in Square Feet

Number of car parkings with the identified number if possible:

Situated in the lay out known as Maytas Hill County forming part of Survey Nos.of
Bachupally Village, Qutubullapur Mandal, Ranga Reddy Dist., bounded by:

NORTH:

EAST :

SOUTH:

WEST :

Witnesses:

1. 1. (LAND OWNERS)
2. 2. (DEVELOPER)
3. (PURCHASER)

Schedule-2 – Consideration

Total Construction Cos: Rs. / (Rupees LakhsThousand
..... Hundred and only)

*(Excluding Stamp Duty, Regn. Fees, taxes, Deviation price and Corpus Fund etc.,)

a) Amount paid: Rs. /-(Rupees LakhsThousandHundred
and only).

Witnesses:

1. 1. (FIRST PARTY)
2. 2. (SECOND PARTY)



Schedule-3 – Property Specifications

Witnesses:

- 1. 1. (FIRST PARTY)
- 2. 2. (SECOND PARTY)

Schedule-4 – Floor Plan

1. For Maytas Hill County Pvt Ltd

Witnesses:

- 1. 1. (FIRST PARTY)
- 2. 2. (SECOND PARTY)

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 of Sale, agree, unconditionally and unequivocally to abide by all the terms and conditions of this Agreement of Sale, notwithstanding the fact that I/we are not the original purchasers of this Apartment and further agree that in the event this is sold by us, it shall be our sole responsibility to ensure that all the conditions of this Agreement of Sale is adhered to my / our successor and so on (by transfer, will or any other mode) and no transfer will ever be made by me / us without the Adherence Deed being signed by successor.

Signed on this day of

By the Transferor:

By the Transferee:

