

### **DRAFT SALE DEED**

This **SALE DEED** is made and executed on this the \_\_\_\_ day of \_\_\_\_\_, 2022, at the office of Sub-Registrar, **Uppal**, Mandal: **Uppal**, District: Medchal-Malkajgiri, Telangana State.

By:

The Telangana Rajiv Swagruha Corporation Ltd., a company registered under Indian company Act, it's Office situated at premises H.No.3-6-184, First Floor, TSHCL building, Urdu Gally, Himayath Nagar, Hyderabad-500 029, duly represented by Naib Tahsildar, Mandal:\_\_\_\_\_, District: Medchal-Malkajgiri, Telangana viz **Sri.**\_\_\_\_\_ **S/o**\_\_\_\_\_

**Aged** \_\_\_\_\_ **about**\_\_\_\_\_ **years,**

**R/o**\_\_\_\_\_

\_\_\_\_\_**AADHAAR NO.** \_\_\_\_\_

**MOBILE NO.** \_\_\_\_\_ (In terms of powers conferred upon him by

the District Collector, **Medchal-Malkajgiri** District vide Proc No. E2/695/2022, Dt. 19.07.2022 read with the power and authority conferred by the Housing (VC) Department, Government of Telangana, vide Letter No. 111/VC.A2/2022-2, Dt. 19.02.2022.

Herein after referred to as the "**VENDOR**" which term shall mean and include its officers-in-succession, officers, and it's representatives etc.

IN FAVOUR OF

"Sri/Smt. \_\_\_\_\_ S/o, W/o \_\_\_\_\_  
Aged about \_\_\_\_\_ years, Occupation: \_\_\_\_\_ R/o  
H.No. \_\_\_\_\_"  
Aadhaar No. \_\_\_\_\_, Mobile No. \_\_\_\_\_

Herein after referred to as the "**VENDEE**" which term shall mean and include his/her successors-in-interest, legal heirs, and legal representatives etc.,

1. WHEREAS the **VENDOR** is the Corporation of Government of Telangana, incorporated under Indian companies Act, for the purpose of providing houses/flats to the various sections of the Society and in pursuant to its aims and objects, the then Government of Andhra Pradesh has alienated the land admeasuring Ac.29-14 Guntas in Sy.No.42 situated at Village: **Bandlaguda**, Mandal: **Uppal**, District: Medchal Malkajgiri in favour of VENDOR / The Telangana Rajiv Swagruha Corporation Limited, Hyderabad, vide G.O.Ms.No.**1514 Revenue (ASN.V)** Department, **Dt:16.12.2008** and advance possession was delivered by the Revenue Authorities of the then Ranga Reddy District on 21.09.2007 under cover of Panchanama to the VENDOR. The VENDOR grounded a housing project and constructed residential apartments / flats in the name and style of "**Sahabhavana Township**" under the Rajiv Swagruha Scheme.

2. WHEREAS the **VENDOR** intending to sell the Flats covered under the name and style of "**Sahabhavana Township**" situated at Village: **Bandlaguda**, Mandal: **Uppal**, District: Medchal-Malkajgiri, under Rajiv Swagruha Scheme in favour of prospective purchasers.
3. WHEREAS the in pursuance of above said orders, the Hyderabad Metropolitan Development Authority (HMDA) being a Nodal agency for sale of said flats in the name and style of "Sahabhavana Township" situated at Village: **Bandlaguda**, Mandal: **Uppal**, District: Medchal-Malkajgiri, Telangana, comprising of total (**2246**) flats which is approved by the Greater Hyderabad Municipal Corporation (GHMC) with building permission No. G2/6208/2010/HO/GHMC/162, Dated. 14.02.2018 and on behalf of the **VENDOR** herein, the HMDA has issued notifications Dt. 11.05.2022 & 25.05.2022 in respect of allotment of (**2238**) flats through lottery system to the prospective purchasers.
4. WHEREAS the during lottery conducted by the Hyderabad Metropolitan Development Authority (HMDA) on 28-06-2022 & 29-06-2022, the **VENDEE** herein emerged as the successful applicant for allotment of **flat No. \_\_\_\_\_**, admeasuring **\_\_\_\_\_Sq. ft , \_\_\_\_\_ BHK, on Floor No. \_\_\_\_\_, Tower No. \_\_\_\_\_** in the name and style of "**Sahabhavana Township**" situated at Village: **BANDLAGUDA**, Mandal: **Uppal**, District: **MEDCHAL-MALKAJIGIRI, Telangana**, for a total sale consideration of **Rs. \_\_\_\_\_/- (Rupees\_\_\_\_\_only)**.
5. WHEREAS the confirmation letter issued by the **VENDOR**, through a Lr. No. \_\_\_\_\_, dt.\_\_\_\_\_ to the **VENDEE**.
6. WHEREAS the Flat No. \_\_\_\_\_, Admeasuring \_\_\_\_\_ Sq.ft, consisting of \_\_\_\_\_ Bed Rooms, on Floor No. \_\_\_\_\_, Block No. \_\_\_\_\_, Tower No. \_\_\_\_\_with fixtures and fittings in the name and style of "**Sahabhavana Township**" situated at Village: Bandlaguda, Mandal: Uppal, District: Medchal-Malkajgiri together with Undivided share of land admeasuring \_\_\_\_\_ Sq. Yds out of

land admeasuring \_\_\_\_\_ Sq.Yds together with Car Parking Slot No. \_\_\_\_\_, is allotted to **VENDEE** herein after referred to as the "Schedule of Property" and fully delineated in the plan in "Red" color annexed herewith.

7. Whereas the **VENDEE** herein has paid the total sale consideration of **Rs. \_\_\_\_\_/-(Rupees \_\_\_\_\_ only)** through HMDA to the Government of Telangana treasury through:
- i. Transaction ID \_\_\_\_\_ Dt. \_\_\_\_\_ Amount Rs. \_\_\_\_\_/-
  - ii. Transaction ID \_\_\_\_\_ Dt. \_\_\_\_\_ Amount Rs. \_\_\_\_\_/-
  - iii. Transaction ID \_\_\_\_\_ Dt. \_\_\_\_\_ Amount Rs. \_\_\_\_\_/-

The **VENDOR** do hereby admit and acknowledge the receipt of said total sale consideration from **VENDEE** through HMDA.

NOW THEREFORE THIS SALE DEED WITNESSESS AS FOLLOWS:

1. That the **VENDOR** shall sell and **VENDEE** shall purchase the Schedule of Property bearing Flat No. \_\_\_\_\_ Admeasuring \_\_\_\_\_ Sft, on the \_\_\_\_\_ Floor, Tower/ Block No. \_\_\_\_\_ under name and style "**Sahabhavana** Township" situated at Village: **Bandlaguda**, Mandal: **Uppal**, District: Medchal-Malkajgiri, for a total sale consideration of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_only).
2. The **VENDOR** do hereby admit and acknowledge the receipt of above total sale from the **VENDEE** through HMDA.
3. The **VENDOR** do hereby convey, transfer and sell the "Schedule of Property" with all the rights, title, ownership, possession, interest and easements etc., unto the **VENDEE** absolutely and forever.
4. That the **VENDOR** has this day delivered the actual physical possession of the schedule or property to the **VENDEE** and put the **VENDEE** into actual physical possession of the same, and hence forth the **VENDEE** shall be entitled to enjoy the title, ownership and

possession and enjoyment of the schedule property as full and absolute owner without any hindrance. The **VENDEE's** possession is lawful and based on the title so conveyed by this Sale Deed.

5. The **VENDEE** shall have all rights of easements in enjoyment of the Schedule of Property without any interruption.
6. That the **VENDOR** do hereby undertakes to do all that may be required for mutation in favour of the **VENDEE** and do all such lawful acts, deeds and things whatsoever and further more perfectly conveying in according to true intention and meaning of this Deed, and **VENDEE** shall bear all the required charges.
7. That the **VENDOR** has assured the **VENDEE** that **VENDOR** is entitles to sell the schedule of Property to the **VENDEE** and there is no legal impediment to sell the said property in favour of the **VENDEE**.
8. The vendor do hereby declare that **VENDOR** is the absolute owner, possessor and enjoyment of the Schedule of Property and having every legal right to convey the "Schedule of Property" in favour of the **VENDEE**.
9. That the Schedule of Property is free from all the encumbrances, charges or any kind of claims, whatsoever.
10. The **VENDEE** shall use the open land, Road, Drive ways, approaches and all other amenities / facilities provided on the land, along with other flat owners.
11. It is agreed that, the **VENDEE** and other flat owners in the said Block, shall use the staircase, lift, common parking area and open terrace to their respective flats. The Flat owners shall not erect any structures either permanent or temporarily over the terrace in any manner. The **VENDEE** cannot claim any right exclusively use of the appurtenant land of the Schedule of Property.
12. The **VENDEE** shall keep the schedule premises, as well as all partitions walls, drains, pipes and appliances, thereto in good condition.
13. The **VENDEE** shall not use the premises or permit the same to be used for any other purpose, other than the residential use nor for

any other purpose which may be likely to cause any annoyance to the neighboring flat owners.

14. In the event of **VENDEE** being deprived to the whole or any part of the schedule property owing to defect title, the **VENDOR** hereby undertakes to indemnify the loss or damages.
15. The **VENDEE** shall pay the property taxes, any duty/cess herein after claimed by any competent authority.

THE VENDOR HEREBY CONVENANTS WITH THE VENDEE AS FOLLOWS:

- A. The VENDEE shall join the Association/Society of the Flat Owners that may be formed in terms of the provisions of AP Apartments (Promotion of Construction and Ownership) Act, 1987 or a Company that may be incorporated under Section 25 of Companies Act, for the purpose of maintenance of Township as the case may be.
- B. The VENDEE shall be bound by the rules, regulations and bye-laws of the Association/society or Memorandum of Company & Articles of Association of Company under Section 25 of Companies Act, as the case may be; if however the bye laws are amended the VENDEE will have to accept any amendment that may come to force.
- C. The VENDEE shall be bound to associate himself with the Association/society/Company in all matters of development of Township.
- D. The VENDEE shall pay Corpus Fund and Caution Deposit as may be fixed by the VENDOR, for ensuring the proper maintenance of the Township.

### SCHEDULE OF PROPERTY

A Flat No. \_\_\_\_\_, with a plinth area of \_\_\_\_\_ Sq.Ft. \_\_\_\_ BHK  
Tower No. \_\_\_\_\_ together with car parking slot no. \_\_\_\_\_ in the  
name and style of "Sahabhavana Township" situated at Village:  
**Bandlaguda**, Mandal: **Uppal**, District: Medchal Malkajgiri, Telangana in  
Survey No.42 bounded by

#### BOUNDARIES

NORTH : \_\_\_\_\_

SOUTH: \_\_\_\_\_

EAST : \_\_\_\_\_

WEST : \_\_\_\_\_

Together with undivided land share measuring \_\_\_\_\_ Sq.Yds, out of  
total land of \_\_\_\_\_ Sq.Yds., covered under Tower No. \_\_\_\_\_ along  
with the following fittings and fixtures as shown in the annexure.

IN WITNESS WHEREOF the **VENDOR**/ the Rajiv Swagruha  
Corporation Limited represented by its authorized officer and **VENDEE**  
signed this sale deed on the day and year referred above.

**VENDOR**

**VENDEE**

WITNESS:

1.

2.