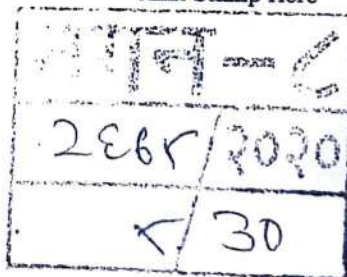


002279 dated 11/07/2019 drawn on Tirupati Urban Co-operative Bank Ltd.

The vendor does hereby acknowledge to have received the above said consideration amount of **Rs. 6,00,000/- (Six Lakh Only)** and no separate receipt therefore is issued.

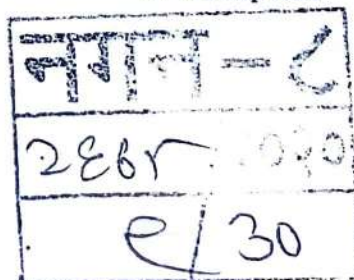
3. THAT, the developer agreed to provide amenities and specifications for the apartment as given in Annexures A & B separately attached with this deed.
4. THAT, THE VENDOR hereby assure unto the DEVELOPER /BUILDER that the said property is free from encumbrances, and the VENDOR are having clean, clear and marketable title to the said property, and have right to transfer/sell and to entrust the development right in the same in favour of the DEVELOPER / BUILDER. The VENDOR further assures that the property is free from all kinds of encumbrances, taxes, dues etc. The VENDOR assure that, they have paid all kinds of Governmental taxes, dues, etc. and further, undertake that, in the event of any arrears of any Tax, Dues or Charges, the VENDOR shall be liable to clear the same and keep the DEVELOPER / BUILDER harmless in all respects.
5. THAT, THE VENDOR hereby assure unto the DEVELOPER /BUILDER that they have absolute right to sell the said property and that the said property is not subject-matter of any acquisition or requisition and that no proceedings or litigation is pending in the courts of law or before any other authority.
6. THAT the developer/party No. 2 shall keep the owner/party No. 1 free from all complications arising out of disputes, claims, legal litigations and oral commitment, which may be between the developer and its prospective purchasers.

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7. THAT, The VENDOR do hereby undertake to indemnify the DEVELOPER / BUILDER or their nominee(s) for any loss, if caused to them by the defective title or authority of the VENDOR.
8. THAT, the VENDOR has handed over the actual and vacant possession of the said property for development of the said property/land as described in the schedule appearing hereunder.
9. THAT, the VENDOR will not have any objection to submit/revise the plan for the proposed construction as per the requirements of the builders on their name and to execute the necessary documents required to get the building plans sanctioned from the local authorities.
10. THAT, the OWNER agrees to extend all cooperation and execute such other writings as may be considered necessary in favour of the builder, provided, however, that all costs, charges, stamp duty and registration etc. involved shall be borne by the builder.
11. THAT, the builder shall have full right and liberties to develop the said property according to sanctioned/working plans subject to modifications and variations as may be subsequently approved by the N.M.C or any concerned authority and deal with transfer by way of sale of apartments of the proposed building to any prospective buyers for price as the builder may fix or agree upon in their mutual decision.
12. THAT, the builder shall have full authority to advertise for the sale of apartments in the proposed scheme, to display board on site, to enter into agreements of sale with prospective buyers, to receive money from the intending purchasers for the exclusive benefit of builder and the builder shall have absolute rights and full authority to receive all money from the buyers and to retain and use the same for the benefit of the builder. The OWNER shall not question the accountability thereof in any manner whatsoever and shall also not be entitled to share any part of the

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same. The builder is fully authorized to do all acts for successful completion of the said Scheme.

13. THAT, the OWNER agree to transfer share and interest in the said property/land as the undivided share and interest to the prospective buyers of the apartments/ and/ or to the builder and shall execute such sale deeds or any other documents as required by the builder but the Stamp Duty, registration charges and legal fees etc, shall be paid by the prospective apartments buyers and/or Builder.
14. THAT, the OWNER assures the Builder that they have good valid and marketable title in respect of the said property/land and that the same is absolutely free from all the encumbrances, burdens, liens charges, claims and disputes etc; whatsoever and that they have the present transferable right and interest in the said property and indemnifies against all losses of builder if the title of the said property found defective. OWNER further agrees that the builder shall be entitled to call for any objections from persons concerned or claiming to be concerned in the said property by issuing Public Notice in the Newspapers or any other ways or manner as the builder may deem fit and on receiving such objections, the builder shall be entitled to call upon the OWNER to give replies, explanations with references to the same, duly supported by documentary proofs and in the event of them appearing to be existing burdens, charges, claims, encumbrances or demands etc., whatsoever, the OWNER agrees to clear the same and transfer the said property to the builder and/or prospective buyers free from all charges, lies, claims, disputes, encumbrances, burdens etc.
15. THAT, the developer has to carry out the construction work with due care and vigilance as per working plan and complete the construction work within stipulated time in strict conformity with the working plan. The construction shall complete within 24 months from the date of

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