AGREEMENT **FOR SALE OF LAND**

This Agreement for Sale is made at _____ on this _____ **day** of _____ **2023** between Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC), a company registered under the Indian Companies Act, 1956 and having its registered office at Parishrama Bhavan, 4th Floor, 5-9-58/B,B, Fateh Maidan Road, Basheerbagh, Hyderabad 500004 and Corporate Office at APIIC Towers, Plot No.1,IT Parks, Mangalagiri, Guntur District – 522 503, Andhra Pradesh, India hereinafter referred to as "**PARTY OF THE FIRST PARTY**" represented by _____ aged about ____ years, the **Zonal Manager**, _____ Zone, APIIC, which expression, unless repugnant to the context or meaning thereof, will include its successors and assigns.

AND

i) For Proprietary concern

Mr. _____ (Aadhar _____) son of / wife of _____ aged about ____ years and Resident of _____ carrying the business as proprietor under the name and the style of M/s. _____ at ____ here-in-after referred to as "**PARTY OF THE SECOND PARTY**"

ii) For Partnership concern

M/s. _____ (PAN ____) a partnership concern as per partnership dated _____ registered under partnership Act with the Registrar of Firms vide No._____ carrying the business under co-partnership with the following partners.

a. Sri _____ (Aadhar ____) son of / wife of _____ aged about _____ years R/o._____.
b. Sri _____ (Aadhar ____) son of / wife of _____ aged about _____ years R/o._____.

iii) For Limited Liability Partnership concern

M/s. _____ LLP (CIN_____) (PAN _____) a Limited Liability Partnership incorporated under the Limited Liability Partnerships Act 2012 and having its registered office at hereinafter referred to as the "**PARTY OF THE SECOND PARTY**" represented by its Designated Partner Mr. _____ (Aadhar _____) son of / wife of _____ aged about _____

years resident of _____, Authorized signatory, as per the Resolution passed by the Meeting of Partners dated ____ (which expression unless repugnant to the context or meaning thereof, shall include its successors and assigns).

iv) For Public / Private Limited Companies

M/s. _____ (CIN _____) (PAN _____) a company incorporated under the Companies Act 2013, and having its registered office at _____, here in after referred to as the "**PARTY OF THE SECOND PARTY**" represented by its _____ **(DIN_____) (Aadhar No: _____)** son of / wife of _____, aged about _____ **years** resident of _____, Authorized signatory as per the Resolution passed by the Board of Directors dated _____ (which expression unless repugnant to the context or meaning thereof, shall include its successors and assigns).

WHEREAS Andhra Pradesh Industrial Infrastructure Corporation Ltd. (APIIC) was incorporated on 26th September, 1973 and is a wholly owned undertaking of Government of Andhra Pradesh, formed with the objective of providing industrial infrastructure through the development of Industrial areas / Industrial Parks. The Corporation also functions as a Nodal Agency for Government Sponsored schemes like development of Growth Centers, Export Promotion Industrial Parks, Integrated Infrastructure Development Centers.

The PARTY OF THE SECOND PART is an entrepreneur who with an intention to start a new manufacturing / processing / service unit or facility has made an application to APIIC for allotment of piece of industrial plot / Land for the said purpose. The PARTY OF THE SECOND PART has also submitted a Detailed Project Report (DPR) / Project Report along with Application. After due evaluation of the said DPR / Project Report and relying on the promise of the PARTY OF THE SECOND PART to implement the project as per the DPR and in accordance with the terms and conditions stipulated, the FIRST PARTY has agreed to allot the subject plot or land to the PARTY OF THE SECOND PART subject to the terms and conditions specified.

WHEREAS, upon the application of the PARTY OF THE SECOND PART, the PARTY OF THE FIRST PART has allotted the industrial **Plot bearing No. ____** admeasuring _____ **Sq. Mtrs (or) _____ Sq. Yards (or)**

Ac._____ situated at Industrial Park / Industrial Development Park / Mega Industrial Park _____**,** on Sale Basis / Sale Deed Model on 'as is where is basis', which plot is more fully described in the Schedule here in under, as per Provisional Allotment order Lr. No. _____ Dt. _____ **and** Final Allotment Order Lr. No. _____ Dt._____ of the Zonal Manager, APIIC, _____ on the terms and conditions stipulated in the allotment letters and this agreement.

The PARTY OF THE SECOND PART shall pay an amount equal to **Rs._____ /- @ Rs._____ /- per square meter totaling to Rs. _____/- (Rupees in words)** towards land cost described here in under.

WHEREAS the vacant possession of the above mentioned Scheduled industrial Plot / land will be handed over to the PARTY OF THE SECOND PART separately.

And WHEREAS it has been agreed by and between the PARTY OF THE FIRST PART and the PARTY OF THE SECOND PART here to, that the stamp duty and registration charges, if any, for registration of this document shall be borne and paid by the PARTY OF THE SECOND PART. The GST as applicable shall be borne and paid by the PARTY OF THE SECOND PART.

NOW THIS AGREEMENT FOR SALE OF LAND WITNESSETH AS FOLLOWS:

1. That the PARTY OF THE SECOND PART has paid the **_____%** (either 100%, 75%, 50%, 25% (25% only for SC / ST entrepreneurs)) against the land cost of **Rs. _____/-** for the plot / land, as advance land cost, (Rupees **in words)** for the allotment of land on Sale Basis and on the terms and conditions herein stipulated.

a. The balance land cost i.e., 25% or 50% totaling to Rs. _____ shall be paid by the PARTY OF THE SECOND PART to the PARTY OF THE FIRST PART over a period of 4 / 6 years at the rate of __% / __% (*percentage of balance amount to be paid will be fixed depending on No. of years as per option exercised by the allottee for payment of balance land cost*) of allotment cost from the Date of Commercial Production (DCP) or the stipulated time line for implementation of the project whichever is earlier.

b. Where the PARTY OF THE SECOND PART comes under SC / ST category, the balance land cost i.e., 75% of allotment price totaling to Rs. _____ shall be paid by the PARTY OF THE SECOND PART to the PARTY OF THE FIRST PART in 8 equal annual installments along with 8% interest per annum from the Date of Commercial Production (DCP) or the stipulated time line for implementation of the project whichever is earlier.

c. The parties to this Agreement expressly agreed that the date and time is the essence of this Agreement.

d. It is agreed and understood that the PARTY OF THE SECOND PART shall be bound to pay the interest as stated above and the PARTY OF THE FIRST PART shall be entitled to collect/ recover the same from the PARTY OF THE SECOND PART on the entire dues i.e balance land cost until the amount is totally cleared. The PARTY OF THE FIRST PART shall be entitled to recover the dues from the PARTY OF THE SECOND PART in accordance with law.

2. That the PARTY OF THE SECOND PART should also pay to the PARTY OF THE FIRST PART Annual Maintenance Charges @ Rs.1/- per Sq. Mtr. per Annum which will be collected after implementation of the project. Wherever the property tax revenue is not sufficient for meeting the regular civic amenities, in such IPs in addition to property tax maintenance charges to be collected @ Rs. 1/- per Sq. Mtr per Annum. This amount is to be paid at the commencement of each succeeding year not later than 31st March of such

3. It is agreed and understood that the Scheduled land / plot has been allotted to the PARTY OF THE SECOND PART by the PARTY OF THE FIRST PART for setting up of unit of "**_____"** and the same falls in Micro / Small / Medium Enterprises, Large Projects / Mega Projects of the APIIC Allotment Regulations / 2023 / AP Industrial policy 2023-27. The PARTY OF THE SECOND PART shall implement the project as per the DPR / Project Report and commence commercial production within **2 / 3 / _____ years** from the date of handing over possession of the Scheduled Plot / Land. On implementation of the unit and commencement of commercial production, the PARTY OF THE SECOND PART should submit date of commencement of production (DCP) certificate issued by the concerned General Manager, DIC, _____, as per Clause No**.** _____ of APIIC Allotment Regulations 2023.

4. That this “Agreement for Sale of Land” is being given to the PARTY OF THE SECOND PART for implementation of the Industrial project as per approved DPR / Project Report. The project implementation period mentioned above shall be adhered to strictly and scrupulously, however in the event of delay in completion of the project by the PARTY OF THE SECOND PART, the period of implementation may be extended, where the PARTY OF THE SECOND PART has complied the conditions as specified in Clause _____ of the APIIC Allotment Regulations 2023, for such extension of time.

5. SUPER ADDED CONDITION: The PARTY OF THE SECOND PART do hereby agreed that If within the period mentioned above at Clause _____ or in accordance with the extended time under Clause _____, from the date of taking possession of the plot / land the project is not implemented the allotment made, shall stand automatically cancelled and the Agreement for sale of land herein shall cease to exist and the Corporation shall retain the absolute right to resume possession of the subject plot / land without any further notice.

6. The PARTY OF THE SECOND PART should furnish quarterly progress report on implementation of the subject project in terms of timelines furnished by the PARTY OF THE SECOND PART in the DPR, until the project is implemented and submit a completion report confirming the implementation is completed within the time stipulated. The PARTY OF THE SECOND PART may approach for Deed of Sale immediately with required documents such as DCP certificate showing the implementation date etc. after complying with the above stipulations. Sale Deed will be considered only after the project is implemented and completed in all respects as per DPR within in the prescribed time and the PARTY OF THE SECOND PART shall not be entitled to seek the Sale Deed prior to such completion in full.

7. In case of Large and Mega projects, the Sale Deed will be issued on Implementation of the entire project ie., all phases. However, on the request of the PARTY OF THE SECOND PART the Corporation may consider to execute the Sale Deed in phased manner on implementation of the project as promised in submission of of the respective phase.

8. Provided in case of allotment of land made as Land Acquisition for others / as undeveloped land, Sale Deed shall be executed only implementation of the project as per DPR and subject to settlement of claims filed by Pattadars in courts for enhancement of compensation under Land Acquisition Act and after complying with conditions like payment of entire land cost along with other dues,

R&R issues if any. These cases arise, where the Corporation acquires and allots the land for large projects / developers and / or on the directions of the government.

9. Appropriate stamp duty & registration fee for the execution and registration of the necessary DEED as per Clause ____ above, on that date shall be borne by the PARTY OF THE SECOND PART and the PARTY OF THE SECOND PART shall also pay the applicable GST for the purpose.

10. The allotment on Sale Basis / Sale Deed Model of the industrial plot shall at no point create any ownership rights in favor of the PARTY OF THE SECOND PART and the ownership of the land shall remain with the PARTY OF THE FIRST PART except for considering the Sale Deed in accordance with the terms and conditions prescribed herein.

11. The schedule land / plot shall not be transferred or conveyed to any other entity / person(s) or otherwise dealt or disposed / sub-divided before or during the implementation of the Project, without prior written approval of the PARTY OF THE FIRST PART, on payment of such process fees and on such terms and conditions as may be specified by the PARTY OF THE FIRST PART. The decision of the PARTY OF THE FIRST PART is final and binding on the PARTY OF THE SECOND PARTY.

12. If the PARTY OF THE SECOND PART commits breach of any conditions, this allotment of land on Sale Basis / Sale Deed Model shall stand cancelled and the Agreement for Sale of Land shall be terminated without any notice there upon and in such an event the PARTY OF THE SECOND PART shall be treated as an encroacher and trespasser and shall also be liable for civil and criminal actions *in accordance with the situation and as per law and the costs and incidental there upon shall be collected from the PARTY OF THE SECOND PART.*

13. The PARTY OF THE FIRST PART has a right to cancel the allotment of plot/ land/shed, whenever, it is found that the land is not utilized by the PARTY OF THE SECOND PART for the purpose for which it was allotted or where the PARTY OF THE SECOND PART fails to implement the project within the stipulated time. Consequent

upon such cancellation, PARTY OF THE FIRST PART *shall retain its absolute right, for which the PARTY OF THE SECOND PART also agrees for re-allotment of the* subject land to any needy entrepreneur.

14. The PARTY OF THE SECOND PART shall not directly or indirectly transfer, assign, sell, encumber*, sub -lease* or part with his/its interest in its business in schedule plot / land either in part or in whole in any manner whatsoever, or subject it to, under let or part with the possession of the schedule land and buildings without obtaining prior written approval from the PARTY OF THE FIRST PART at any time during the AGREEMENT period.

15. *The PARTY OF THE SECOND PART do hereby expressly undertake / agree to abide* the Allotment Regulations 2023 and also abide to any other terms & conditions as communicated by the PARTY OF THE FIRST PART from time to time. In case any question arises on any interpretation on the Allotment Regulations 2023 and aforesaid Policy, the decision of the PARTY OF THE FIRST PART shall be final and binding on the PARTY OF THE SECOND PART.

16. The PARTY OF THE *SECOND PART* agrees and assures that it will not seek for Sale Deed, until project is implemented as assured through the DPR / online application and more specifically in Clause ___ above. The PARTY OF THE *SECOND PART* expressly agrees, that the PARTY OF THE FIRST PART shall have the sole authority to decide the eligibility of the PARTY OF THE *SECOND PART* for Sale Deed and it may satisfy itself by verification or by obtaining necessary documents from the PARTY OF THE *SECOND PART*. It is incumbent upon the PARTY OF THE *SECOND PART* to take steps for completing the Sale Deed and for registration of the required document (s), strictly within one month of such intimation of the eligibility, by the PARTY OF THE FIRST PART to the PARTY OF THE *SECOND PART.*

17. a) The PARTY OF THE *SECOND PART*, may mortgage the schedule property, only after obtaining **No Objection Certificate (NOC)** from APIIC to avail loan only for construction of factory building *and for* establishment of plant and machinery for the purpose of the project implementation from reputed financial institutions / scheduled banks. *Provided the PARTY OF THE SECOND PART also do here by expressly agrees that,* in case PARTY OF THE *SECOND PART* defaults in payment to financial institutions and such financial institution intends for recovery of its dues, APIIC reserves the right to determine the allotment, after giving notice /

may permit transfer of allotment in favour of the auction purchaser recommended by the financial institution(s), on payment of the balance dues along with any interest accrued and any outstanding dues to the PARTY OF THE FIRST PART in full under this Agreement for transfer of allotment. In such case, the auction purchaser shall be entitled to get the allotment from such date of completion of purchase of allotment under such auction. The plot will be available for its intended use only i.e industrial purposes and the new Allottee can setup and run his unit after seeking all necessary approvals.

b) Financial institutions include all banks and financial institutions approved by Govt. of India.

c) That the PARTY OF THE *SECOND PART* undertakes to inform the PARTY OF THE FIRST PART the details of finance(s) raised from time to time (quarterly) till the loan(s) is/are repaid to the financial agencies.

d) That the financial agency which finances to the PARTY OF THE *SECOND PART* on the Security of the property, shall provide the loan only for the project implementation and also inform the PARTY OF THE FIRST PART, the details of finance(s) from time to time at least quarterly, till the loan(s) is/are repaid by the PARTY OF THE *SECOND PART* and also comply the terms & conditions of NOC, issued by the PARTY OF THE FIRST PART on the request of the PARTY OF THE *SECOND PART* and the concerned Financing Institution.

e) If the PARTY OF THE *SECOND PART* fails to comply with any of the terms and conditions of the allotment order or of this Agreement of Sale of Land, the NOC issued by the PARTY OF THE FIRST PART in favors of the PARTY OF THE *SECOND PART* for mortgaging the allotment of plot / land with the Financial Institutions / Banks shall stand cancelled and a copy of the notice to that effect shall be communicated to the Financial Institutions.

18. The PARTY OF THE *SECOND PART agrees and* undertakes to pay the PARTY OF THE FIRST PART proportionate to the property allotted to the PARTY OF THE *SECOND PART* any further amount in case the PARTY OF THE FIRST PART is finally obliged to pay any higher sum towards development charges and / or enhanced compensation towards the cost of acquisition of the land / enhancement in cost of the land as result of orders of the Hon’ble Court orders.

19. The PARTY OF THE *SECOND PART* shall pay the charges for various servicing and common facilities and also for up-keep and maintenance of roads, water supply, drainage, sewage disposal, street lighting and alike.

20. The PARTY OF THE *SECOND PART* shall pay charges / taxes for supply of water, electricity and other services to the administration or some other agency as the case may be and as determined later within stipulated time, failure in respect of which would entitle the services being disconnected.

21. The PARTY OF THE *SECOND PART* shall bear, pay and discharge all existing and future amounts, duties, imposing and outgoing of whatsoever taxes imposed or charged upon the premises or upon the occupier in respect thereof from the date.

22. The PARTY OF THE *SECOND PART* shall always maintain the characteristics and homogeneity of the Industrial Park (if the land/plot is part of Industrial Park/Industrial Estate) and should not be altered with or tampered.

23. The PARTY OF THE *SECOND PART* shall keep the PARTY OF THE FIRST PART indemnified against any and all claims for damages which may be caused to any adjoining buildings or other premises as a consequence of the erection of the buildings and industrial installations by the PARTY OF THE *SECOND PART*.

24. The PARTY OF THE *SECOND PART* shall insure all the fixed assets in the plot and renew the insurance periodically.

25. During the period of ALLOTMENT, the PARTY OF THE *SECOND PART* at its expense will keep the buildings, premises and other structures built on the Scheduled Property clean, free from defect and in good condition.

26. The PARTY OF THE *SECOND PART* shall not dump debris or any waste harmful or harmless materials within Industrial Park.

27. That it is agreed and undertaken by the PARTY OF THE *SECOND PART* as under.

a. That the PARTY OF THE *SECOND PART* shall use the Scheduled land / plot only for setting up of an industry for "_____" as per the DPR / Project report within the stipulated period as specified in

sub-clause (c) below and for no other purpose. The PARTY OF THE *SECOND PART* agrees that it shall not construct or build any structure or building other than the factory building (s) without the prior permission in writing from the PARTY OF THE FIRST PART.

b. The PARTY OF THE *SECOND PART* expressly agrees and undertakes that the Scheduled Property shall be utilized exclusively for the purpose set-forth in the allotment proposal and as per the DPR and shall not be utilized for any other purpose. Further no change shall be made without the written approval of the PARTY OF THE FIRST PART. *Any such deviation of utilization of the land / plot allotted without the prior approval of the PARTY OF THE FIRST PART will be deemed to be violation / breach of the covenants of this Agreement.*
c. The PARTY OF THE *SECOND PART* shall within **6 / 9 months** of being put in possession of the said plot / land commence construction of factory buildings duly securing necessary required clearances and approvals from the competent authorities, like building plan approvals, fling application with AP TRANSCO, other permissions / clearances etc. The PARTY OF THE *SECOND PART* shall go in to commercial production duly erecting machinery and obtaining regular power supply connection within 24 (Twenty – Four) months for lands allotment up to 1 acre and within 36 (Thirty – Six) months where allotted land is above 1 acre, of being put in possession of the schedule plot / land.
d. That as and when the schedule property i.e plot / land / shed is no longer required by the PARTY OF THE *SECOND PART* for the aforesaid purpose for which it is allotted, the PARTY OF THE *SECOND PART* shall forthwith relinquish and restore the land in favour of the PARTY OF THE FIRST PART so as to enable to allot to a needy entrepreneurs.
e. It is agreed and undertake that in the event of cancellation of allotment and resumption of the schedule property for violation of the terms and conditions of allotment and / or the Agreement of Sale of Land, the land cost will be forfeited for the units, as per the Clause No. 21 & 23 of APIIC Allotment Regulations 2023.
f. It is agreed and undertake that in the event of allottee submit representation for cancellation of allotment and refund the allotment price paid the land cost will be forfeited for the units, as per the Clause No. 23 of APIIC Allotment Regulations 2023.
g. No interest will be paid to the P*ARTY OF THE SECOND PART* on the eligible refundable amounts, and penalties, surcharges etc., are not refundable. If there are any buildings on the Scheduled land other than shed/land, the PARTY OF THE FIRST PART may at its option either refund the cost as assessed by it after the assessed cost is collected from the incoming party or otherwise direct the PARTY OF THE *SECOND PART* to remove the buildings at their / its own cost within such time as may be allowed by the PARTY OF THE FIRST PART.
h. To keep the buildings and all additions there to and boundary walls thereof and the drains, soil and other pipes and sanitary and water

apparatus thereof in good condition.

i. Not to make or permit any alterations or additions to the approved building including digging any open wells / sinking a bore well or excavating sub-soil for any other purpose without obtaining the previous consent in writing of the PARTY OF THE FIRST PART or cause any injury to the walls and fittings thereof.
j. Not to permit any LEASE by auction upon the premises or suffer the premises to be used in such a way as to cause nuisance or annoyance or inconvenience to the occupiers of the said area.
k. To permit the PARTY OF THE FIRST PART or their agents or officers with or without workmen at all reasonable times to enter upon the premises to inspect the conditions thereof upon notice given by the FIRST PARTY to effect repairs in accordance with such notice at the cost of the PARTY OF THE *SECOND PART*.
l. Not to transfer or change the ownership / constitution of the business relating to the unit without obtaining specific permission in writing from the PARTY OF THE FIRST PART.
m. To allow the PARTY OF THE FIRST PART to recover the amounts in any way recoverable by it from the PARTY OF THE *SECOND PART* as per law in force at *that point of* time.
n. That the PARTY OF THE FIRST PART is competent to enforce the compliance with all the rules, APIIC Allotment Regulations and the provisions of any other Act in force in respect of the working of the buildings as factory shed established and the PARTY OF THE *SECOND PART* shall be responsible for complying at their costs with all instructions issued from time to time in this regard.
o. That the PARTY OF THE *SECOND PART* or any persons engaged by them will have reasonable access to all common services and common facilities, if provided in the Industrial area and the PARTY OF THE *SECOND PART* shall make good any loss due to misuse or damage caused to the properties of the PARTY OF THE FIRST PART and such common services and facilities (if provided in the industrial park/estate) by persons engaged directly or indirectly in running the unit as may be decided by the PARTY OF THE FIRST PART.
p. That if the PARTY OF THE *SECOND PART* commits breach of any of the covenants herein contained, the allotment stands cancelled and this AGREEMENT shall stand determined without any notice thereupon and the PARTY OF THE *SECOND PART* will be treated as an encroacher and a trespasser, who will have no right whatsoever in the Schedule Property under these presents and it shall be lawful for the PARTY OF THE FIRST PART to re-enter upon the said land and resume possession thereof and also of the buildings standing thereon, in such an event the transfer made in favour of the PARTY OF THE *SECOND PART* under these presents shall become void and all rights of the PARTY OF THE *SECOND PART* in the Schedule Property under this AGREEMENT and any building thereon shall at once cease and determined and the PARTY OF THE *SECOND PART do hereby irrevocably authorize* the PARTY OF THE FIRST PART to execute and register / present for

registration all or any such documents as may be essential *for confirmation of such cancellation / determination of the allotment* by the PARTY OF THE FIRST PART *without the requirement of the* presence of the PARTY OF THE *SECOND PART* for such execution /registration of cancellation deed.

q. The PARTY OF THE FIRST PART which is a Local Authority in respect of the Notified Industrial Areas has been collecting property tax, advertisement tax, granting building permits, permissions for installation of plant and machinery etc.,. And that the PARTY OF THE *SECOND PART* hereby undertakes to be a member of the service society formed by the rate payers of the Notified Industrial Areas which acts as a Nodal Agency for proper and better maintenance of the Notified Industrial Areas by the PARTY OF THE FIRST PART.

r. Wherever applicable implementation of the project subject to in terms of Andhra Pradesh Pollution Control Board (APPCB) norms, and wherever the Common Effluent Treatment Plant (CETP) established by the approved Third Party or the PARTY OF THE FIRST PART and for the facility being utilized the PARTY OF THE *SECOND PART*, the PARTY OF THE *SECOND PART* shall pay the user charges / maintenance charges as fixed and communicated by the PARTY OF THE FIRST PART from time to time.

s. The PARTY OF THE SECOND PART has to establish their own Effluent Treatment Plant (ETP) in their premises to treat the effluent of their units and the discharge standards strictly as per the guidelines of APPCB, in case the CETP is not established by PARTY OF THE FIRST PART. Guard pond with five compartments for 5 days storage capacity shall be constructed by the PARTY OF THE SECOND PART so as to test the treated waste water before utilizing the same for flushing, washing, gardening etc. Quality of treated effluent reaching the guard pond shall be continuously monitored and in case the treatment is not adequate there shall be arrangement to recycle the effluent from the guard pond through the CETP. In case the CETP is established at Park level by PARTY OF THE FIRST PART / co-developer-treatment has to be done by the PARTY OF THE SECOND PART himself to meet the inlet standards of CETP.

t. The PARTY OF THE SECOND PART has to make their own arrangements to manage / treat the domestic sewage by constructing septic tank or sewage treatment plant (STP) in their premises as per norms, the quantity of sewage, in case no sewage disposal system is provided by PARTY OF THE FIRST PART at Park level. No waste water shall be discharged outside the premises.

u. That the PARTY OF THE *SECOND PART* shall abide by any other terms and conditions as may be imposed in course of time by the PARTY OF THE FIRST PART.

28. All the cost and expenses and incidental to the preparation, execution and registration of this Agreement for Sale of Land shall be paid by the PARTY OF THE *SECOND PART*.

29. In all the matters of doubts concerning and in respect of this indenture the decision of the PARTY OF THE FIRST PART shall be final and binding on the PARTY OF THE *SECOND PART* and any default by the PARTY OF THE *SECOND PART* thereof shall be deemed to be breach of the terms of this indenture.

30. This Agreement for Sale of Land shall be subject to the applicable laws of India and the courts in the place where the Corporate Office of the PARTY OF THE FIRST PART is located at the time of filing the case, shall have exclusive Jurisdiction. All the correspondence shall be made in the name of Vice Chairman and Managing Director with a copy legal wing, Head Office and the Zonal Manager concerned of the PARTY OF THE FIRST PART.

31. The signatories to this Agreement for Sale of Land personally covenant that they are duly authorized to execute this Agreement for Sale of Land on behalf of the respective party whom they represent.

IN WITNESS WHEREOF the seal of PARTY OF THE FIRST PART and PARTY OF THE SECOND PART, both hereunto be affixed respectively and indenture executed for and on behalf of PARTY OF THE FIRST PART represented by the **Zonal Manager: _____**of Andhra Pradesh Industrial Infrastructure Corporation Limited and PARTY OF THE SECOND PART represented by its **M/s. _____**above written hereunto set the hand on the day and year first.

SCHEDULE ABOVE REFERRED TO

District: Mandal:

Village:
Panchayat:

Plot No. _____ measuring _____ **Sq.Meters (or) _____Sq. Yards (or) Acs._____** situated at Industrial Park, _____in **Survey No. _____** of _____Village, _____Mandal, _____District (site plan of the land / plot allotted is hereto attached) is bounded by

NORTH :
SOUTH :
EAST :
WEST :

Witnesses:

1)

2) For and on behalf of PARTY OF THE FIRST PART

Stamp/Seal.

Witnesses:

1)

2) For and on behalf of PARTY OF THE SECOND PART

Stamp/Seal.