



తెలంగాణ తెలంగాణ TELANGANA

*[Signature]* G 744715

S.No. 3607 Date: 03-02-2017

Sold to: PANKAJ SANGHVI

S/o. CHANDRAKANTH SANGHVI

For Whom: SELF.

K.SATISH KUMAR  
LICENSED STAMP VENDOR  
LIC No.16-05-059/2012,  
R.No.16-05-029/2015  
Plot No.227, Opp.Back Gate  
of City Civil Court,  
West Marredpally, Sec'bad.  
Mobile: 9849355156

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 04<sup>th</sup> day of February 2017 at Secunderabad by and between:

1. Shri. Pankaj Shanghvi, Son of Shri. Chandrakanth Shanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile -Parle (West), Mumbai - 400 056.
2. Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta aged about 37 years, residing at H. No 21, Babu Bagh Colony, First Floor, Minister Road, Secunderabad - 500 003,

Hereinafter jointly referred to as the Vendors and severally as Vendor No. 1 and Vendor No. 2 respectively. (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

IN FAVOUR OF

Mr. Vivek Shanbhag, son of Mr. G. S. K. Narasimha Rao aged about 31 years

residing at Plot no 23, H.no: 1-6-13/1, Anupuram, ECIL(Post), Radhika Theatre Lane, Hyderabad-500062, represented by their General Power of Attorney holder, Mr. G. S. K. Narasimha Rao son of Late Shri. G. S. Krishna Rao, residing at Plot no 23, H.no: 1-6-13/1, Anupuram, ECIL(Post), Radhika Theatre Lane, Hyderabad-500062., hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

*Purvi. M. Mehta*

*[Signature]*  
Purvi. M. Mehta

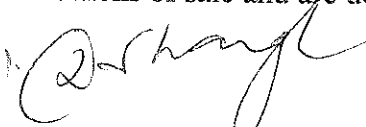
1. *[Signature]*  
2. *[Signature]*

WHEREAS:

- A. Originally, land admeasuring Ac. 5-25 Gts., in Survey Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District (hereafter referred to as the Schedule Land) belonged to a partnership firm M/s. Vista Homes having purchased the same by virtue of various registered sale deeds and Agreement of Sale cum General Power of Attorney as given hereunder.

S.No.	Deed Doc. No.	Dated	Extent of Land
1.	1426/2007	19.02.2007	Ac. 3-01 gts.
2.	3000/2007	21.04.2007	Ac.1-10 gts.
3.	4325/2007	16.06.2007	Ac.0-12 gts.
4.	(AGPA) 1842/09	30.07.2009	Ac.1-02 gts.

- B. M/s. Vista Homes is developing the Scheduled Land into residential flats in a group housing scheme name and styled as 'VISTA HOMES' and obtained necessary technical approval from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012.
- C. The Vendor no.1 has entered into an agreement of sale dated 23.03.2013 with M/s. Vista Homes (hereinafter referred to as the Builder) for purchase of Deluxe flat no. C-206 on the second floor in block no. 'C' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and reserved parking space for single car admeasuring about 100 sft. in the residential complex named as Vista Homes, situated at Survey Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Schedule Flat and is more fully described at the foot of the document.
- D. As per the terms of the agreement of sale, the Builder has executed a registered sale deed dated 25.03.2013, bearing document no.1540/2013 registered at the office of the Sub-Registrar, Kapra, and agreement of construction dated 25.03.2013 for sale of the Scheduled Flat in favour of the Vendor no.1.
- E. That the Vendor no.1 has gifted 24% undivided share in flat no. 206 on the second floor, in block no. 'C' in the project known as Vista Homes situated at Sy. Nos. 193, 194 and 195, Kapra Village, Keesara Mandal, R.R. District., admeasuring 293 sft.(out of 1220 sft) of super built-up area along with undivided share of land to the extent of 17.79 sq. yds. (out of 74.12 sq. yds) and 24% in the reserved parking space for single car in the basement admeasuring 24 sft. (out of 100 sft. ), to his daughter Smt. Purvi M. Mehta, Wife of Shri. Mehul V. Mehta, Vendor no.2, herein., vide registered gift deed bearing no. 4391/2015 dated 23.11.2015 registered at S. R.O, Kapra, R.R. Dist.
- F. The Buyer is desirous of purchasing flat no. 206 on the second floor in block no. 'C' (Scheduled Flat) in the proposed residential complex known as 'VISTA HOMES' and has approached the Vendors.
- G. The Buyer has inspected all the title documents of the Vendors in respect of the Scheduled Flat as is satisfied with the capacity, competence and ability of M/s. Vista Homes to deliver the Schedule Flat completed in all respects. The Buyer after inspecting the title documents and approval for construction is satisfied with the title of the Vendors.
- H. The Vendors has agreed to sell the Scheduled Flat together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 33,75,000/- (Rupees Thirty Three Lakhs Seventy Five Thousand Only) and the Buyer has agreed to purchase the same.
- I. The parties hereto after discussions and negotiations have agreed to certain terms and conditions of sale and are desirous of reducing the same into writing.

  
Purvi m. mehta

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

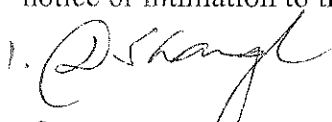
1. That the Vendors agrees to sell for a consideration and the Buyer agrees to purchase a Deluxe Flat together with proportionate undivided share in land and parking space, as a package, as detailed here below in the residential complex named as Vista Homes, which is more fully described in Schedule 'B' annexed.



Schedule of Flat:

- a) Deluxe Flat No. 206 on the second floor in block no. 'C' admeasuring 1220 sft of super built up area.
  - b) An undivided share in the Schedule Land to the extent of 74.12 Sq. Yds.
  - c) A reserved parking space for single car in the basement, admeasuring about 100 sft.
2. That the total sale consideration for the above shall be Rs. 33,75,000/- (Rupees Thirty Three Lakhs Seventy Five Thousand only).
  3. That the Buyer has paid an amount of Rs. 25,000/- ( Rupees Twenty Five Thousand Only) to the Vendors, the receipt of which is admitted and acknowledged by the Vendors.
  4. The Buyer agrees to pay the balance sale consideration amount of Rs. 33,50,000/- to the Vendors as per details given below:

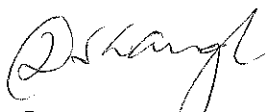
Installment	Due date for payment	Amount
I	Within 15 days from date of booking	2,00,000/-
II	Within 45 days from date of booking	5,06,250/-
III	Within 7 days of completing slab	12,21,875/-
IV	Within 7 days of completing brick work and internal plastering	7,33,125/-
V	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint	4,88,750/-
VI	On completion	2,00,000/-

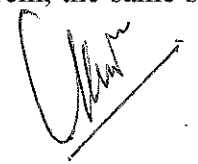

5. That the Vendors shall be entitled to claim simple interest calculated @ 1.5% per month on all delayed payments of installments from the Vendee. Under no circumstances the Vendee shall delay the payment of installments for more than 1 month from the due date.
6. That in case of delay in the payment of installments for more than 1 month from the due date, the Vendors shall at his discretion be entitled to cancel this agreement and the Vendors shall be entitled to forfeit the following amounts towards cancellation charges as under:
  - a) In case of failure of the Vendee to obtain housing loan within 15 days of this agreement, the cancellation charges will be nil provided necessary intimation to this effect is given to the Vendors in writing along with necessary proof of non-sanction of the loan. In case of such non intimation, the cancellation charges shall be Rs. 25,000/-
  - b) In case of request for cancellation in writing within 30 days of this agreement, the cancellation charges shall be Rs. 50,000/-.
  - c) In all other cases of cancellation either of booking or agreement, the cancellation charges shall be 15% of the agreed total sale consideration.
7. That in case of delay in the payment of installments for more than 1 month from the due date, the Vendors shall at his discretion be entitled to cancel this agreement 'suo-moto', unilaterally without any recourse to the Vendee and the Vendors need not give any prior notice or intimation to the Vendee of such action of cancellation of the Agreement.

1.   
Purni M. Mehta

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8. The Vendors shall be entitled to re-allot / sell the said Scheduled Flat thus cancelled in favour of any other person. No notice from the Vendors shall be necessary to the defaulting Vendee to take action as stated herein, and such action shall be at the sole prerogative and discretion of the Vendors and the defaulting Vendee shall have no say in or to object to the same.
9. The relevant terms and conditions mentioned in the agreement of sale, sale deed and agreement of construction executed between the Builder and the Vendors shall remain in force and shall be applicable to the successor-in-interest i.e., the Buyer herein. Specifically, all clauses related to restriction of usage, additions and alterations, external appearance, corpus fund, membership & rules of the Association, housing loan, taxes, possession, completion of construction & final works, maintenance charges, terrace rights, rights of further construction, construction activity, structural changes, good upkeep, arbitration, etc., shall be applicable to the Buyer.
10. The construction of the Scheduled Flat shall be as per the specifications given in 'Schedule C'.
11. That on payment of the full consideration amount as mentioned above the Vendors shall deliver the possession of the Schedule Flat to the Buyer with all amenities and facilities as agreed to between the parties and the Buyer shall enter into possession of the Schedule Flat and enjoy the same with all the rights and privileges of an owner.
12. That the Buyer has examined the title deeds, plans, permissions and other documents and is fully satisfied with regard to the title and the permit for construction of the Vendors/Builder and the authority of Vendors to transfer the rights hereunder and the Buyer shall not hereafter, raise any objection on this account.
13. The Vendors covenants with the Buyer that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens, and court attachments.
14. That the residential complex shall always be called 'VISTA HOMES' and the name thereof shall not be changed.
15. That any disputes or differences between the parties hereto shall be subject to Hyderabad/Secunderabad Jurisdiction only.
16. That the stamp duty, registration charges and other expenses related to the execution and registration of this agreement of sale and other deeds, or conveyances and agreements shall be borne by the Buyer only.
17. It is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales tax, VAT, service tax or any other similar levy that is leviable or may become leviable with respect to the sale or construction of the Scheduled Flat, payment of sale consideration under this agreement, or the sale deed and/or the agreement of construction.
18. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

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Purni M. Mehta

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Plan showing Flat No. 206 on the second floor in block no. 'C' of Vista Homes at Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District.

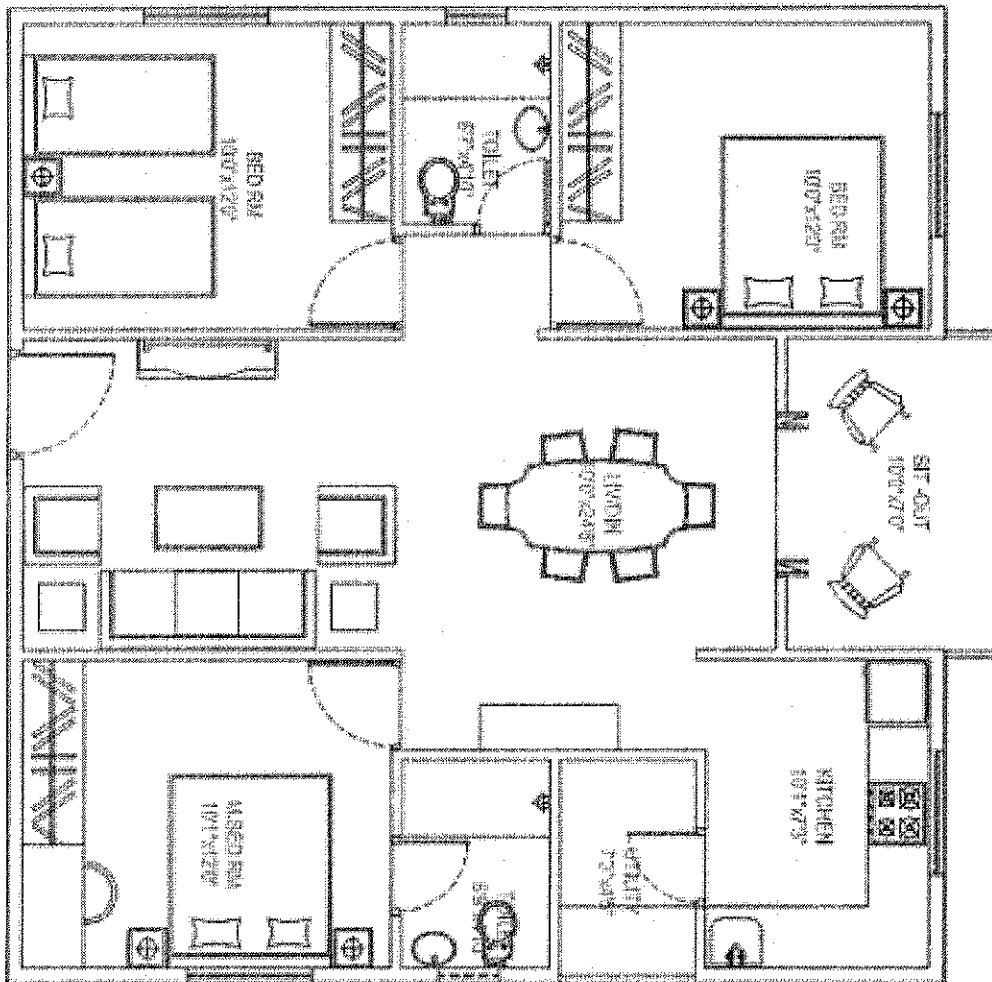
Vendors: Mr. Pankhaj Shanghvi  
Mrs. Purvi Mehta  
Buyer: 1. Mr. Vivek Shanbhag

Flat area: 1220 sft.  
Undivided share of land: 74.12 sq.yds

*Purvi. m. mehta*

**Boundaries :**

North by: Open to sky  
South by: Open to sky  
East by: Open to sky  
West by: 6'-6" wide corridor



Witness:

1. *[Signature]*  
2.

1. *[Signature]*  
VENDOR NO.1  
*Purvi. m. mehta*  
VENDOR NO.2  
1. *[Signature]*  
2. *[Signature]*  
BUYER

SCHEDULE 'A'

SCHEDULE OF LAND

All that portion of the land area to the extent of Ac. 5-25 Gts., in survey nos. 193 (Ac.2-21 Gts.) 194 (Ac. 1-02 Gts.) & 195 (Ac. 2-02 Gts.) of Kapra Village, Keesara Mandal, Ranga Reddy District and bounded by:

North By	Sy. No. 199
South By	Sy. No. 199
East By	Sy. No. 199 & 40 ft. wide approach road
West By	Sy. No. 199

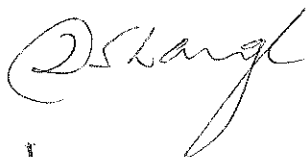
SCHEDULE 'B'

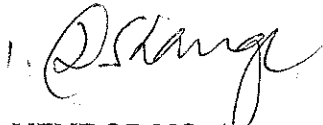
SCHEDULE OF FLAT

All that portion forming a Deluxe flat bearing no. 206 on the second floor, in block no. 'C' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and reserved parking space for single car in the basement admeasuring about 100 sft. in the residential complex named as Vista Homes, forming part of Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R.R. District marked in red in the plan enclosed and bounded as under:



North By	Open to sky
South By	Open to sky
East By	Open to sky
West By	6'-6" wide corridor

WITNESSES:

1. 
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1.   
VENDOR NO. 1  
Purvi. m. mehta

VENDOR NO. 2

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2.   
BUYER

## SCHEDULE C

### Specifications

#### **Semi-deluxe flat:**

- Structure: RCC
- Walls: 4"/6" solid cement blocks
- External painting: Exterior emulsion
- Internal painting: Smooth finish with OBD
- Flooring: 12" ceramic tiles
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door
- Other doors: Painted flush doors
- Electrical: Copper wiring with modular switches
- Windows: Powder coated aluminum sliding windows with grills
- Bathrooms: Standard ceramic tiles – 4 / 7 ft height
- Plumbing: UPVC / GI & PVC pipes
- Sanitary: Cera / Parryware or equivalent brand
- CP fittings: Branded quarter turn ceramic disc type.
- Kitchen platform: Granite slab with 2 ft dado and SS sink

#### **Deluxe flat (same as semi-deluxe flat with following alterations):**

- Flooring: 24" vitrified tiles
- Other doors: Painted panel doors
- Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height
- Kitchen: Modular kitchen of specified design

#### **Luxury flat (same as deluxe flat with following additions):**

##### Fully furnished flat with:

- Drawing: Sofa set 2 + 1 + 1 or 3 + 2, centre table, 1 side table, TV unit
- Dining: 6 seater dining table with chairs in solid wood, buffet cabinet
- Master bedroom: Queen size bed with two night stands in solid wood, 6'x7' wardrobe, dressing table
- Other bedrooms: Queen size bed with two night stands or a pair of single beds with 1 night stand in solid wood, 4'x7' wardrobe.
- Soft furnishings:
  - Highlighted or textured wall paint on 1 wall in each room
  - Light fittings and fans for all rooms
  - Mirrors in bathrooms
  - Curtains in all rooms
  - Mattress, pillows and bedspread for all beds.
  - Decorative lamps, wall hangings, cushions, planters, rugs for all rooms as per design requirement.

##### Note:

1. Choice of 2 colours for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Builder and subject to change from time to time without prior notice.
9. Specifications / plans subject to change without prior notice

*P. D. Thangal*  
*Purvi. M. Mehta*

*[Signature]*  
*[Signature]*