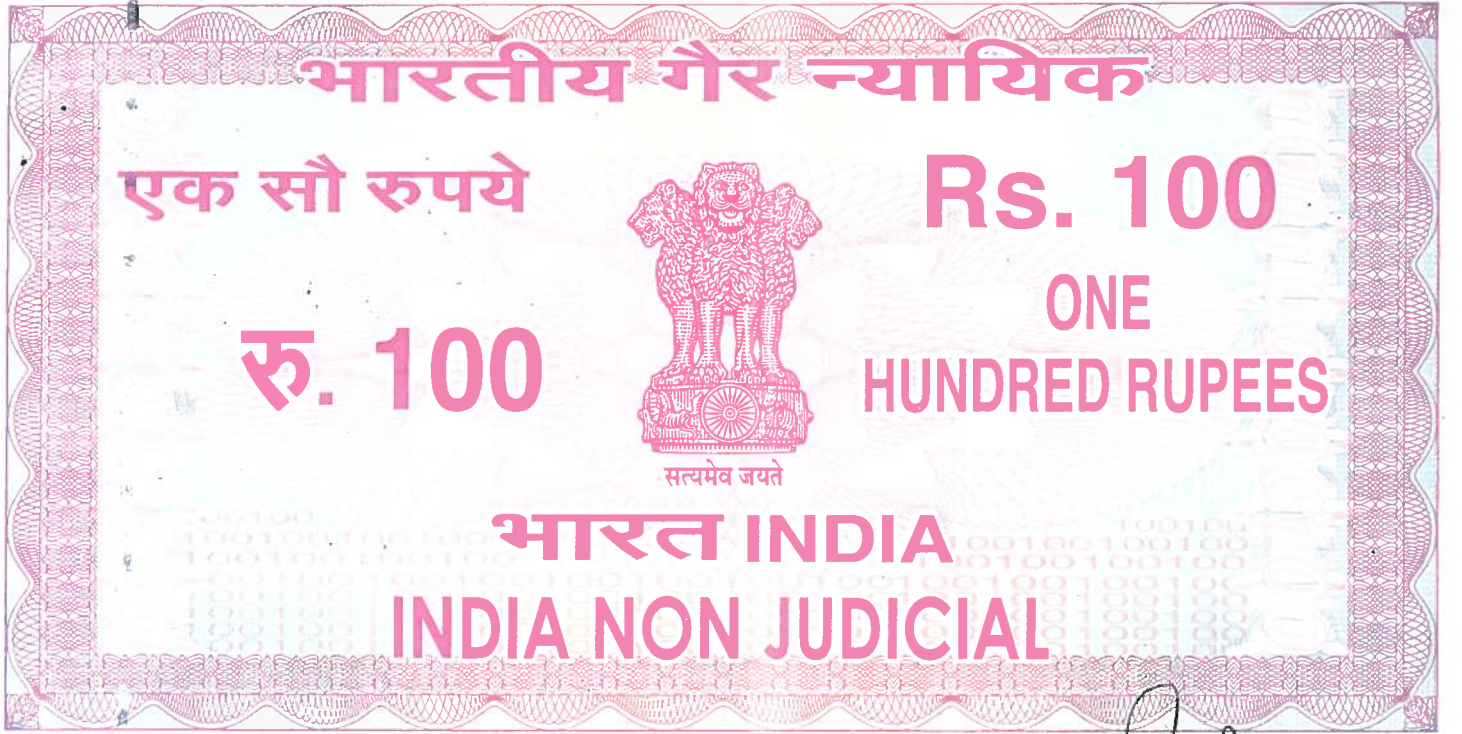




తెలంగాణ తెలంగాణ TELANGANA

S.No. 8074 Date: 27-07-2015

Sold to: N.KIRAN KUMAR REDDY

S/o: N.MADHUSUDHAN REDDY

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 27<sup>th</sup> day of July 2015 at Secunderabad by and between:

Shri. Nareddy Kiran Kumar, Son of N. Madhusudhan Reddy, aged about 35 years, Occupation: Business, R/o. Plot No. 275, Venkateshwara Nagar, Meerpet, Moulali, Hyderabad-500076, hereinafter called the "Vendor" (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

1. Mr. K. Siva Kumar son of Mr. K. Krishnan aged about 45 years and
2. Mrs. R. Indumathi, wife of Mr. K. Siva Kumar aged about 39 years, residing at Flat No. A-405, Vista Homes, Sy. no. 193-195, Kushaiguda, 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.).

R. Indumathi.

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 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. 209 on the second floor in block no. 'H' admeasuring 1220 sq. ft. of super built-up area (i.e., 976 sq. ft. of built-up area & 244 sq. ft. 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 sq. ft. 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. 1545/2013 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.
- E. The Buyer is desirous of purchasing flat no. 209 on the second floor in block no. 'H' (Scheduled Flat) in the proposed residential complex known as 'VISTA HOMES' and has approached the Vendor.
- F. The Buyer has inspected all the title documents of the Vendor 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 Vendor.
- G. The Vendor 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. 30,87,500/- (Rupees Thirty Lakhs Eighty Seven Thousand and Five Thousand Only) and the Buyer has agreed to purchase the same.
- H. 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.



2 R. Indumathi.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Vendor 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. 209 on the second floor in block no. 'H' 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. 30,87,500/- (Rupees Thirty Lakhs Eighty Seven Thousand and Five Hundred only).
  3. That the Buyer has paid an amount of Rs. 25,000/- (Rupees Twenty Five Thousand Only) to the Vendor, the receipt of which is admitted and acknowledged by the Vendor.
  4. The Buyer agrees to pay the balance sale consideration amount of Rs. 30,62,500/- to the Vendor as per details given below:

| Installment | Due date for payment                                                    | Amount      |
|-------------|-------------------------------------------------------------------------|-------------|
| I           | 14.07.2015                                                              | 2,00,000/-  |
| II          | 30.07.2015                                                              | 4,63,125/-  |
| III         | Within 7 days of completing slab                                        | 10,96,688/- |
| IV          | Within 7 days of completing brickwork and internal plastering           | 6,58,012    |
| V           | On completion of flooring, bathroom tiles, first coat of painting etc., | 4,44,675/-  |
| V           | On completion                                                           | 2,00,000/-  |

5. That the Vendor 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 Vendor shall at his discretion be entitled to cancel this agreement and the Vendor 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 Vendor 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 Vendor shall at his discretion be entitled to cancel this agreement 'suo-moto', unilaterally without any recourse to the Vendee and the Vendor need not give any prior notice or intimation to the Vendee of such action of cancellation of the Agreement.



2 R. Indurathi -



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1. Field

R. Ramesh

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. 209 on the second floor, in block no. 'H' 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 & Staircase |

WITNESSES:

1.

2.

H

  
VENDOR

  
  
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 2 + 2, centre table, 1 side table, TV unit
- Dinning: 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

1.

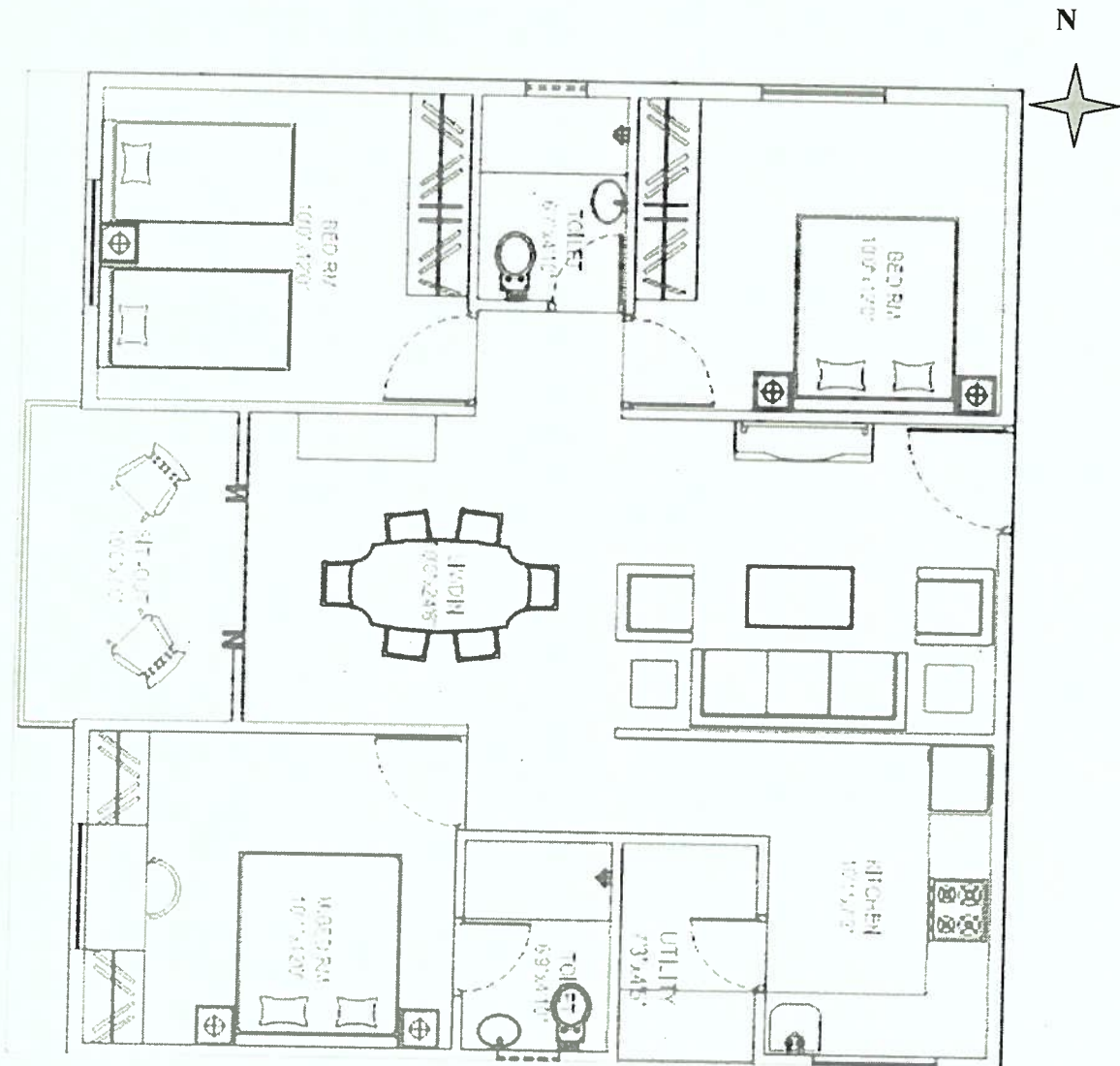
2. R. Indurath

Plan showing Flat No. 209 on the second floor in block no. 'H' of Vista Homes at Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District.

Vendor: Shri. Nareddy Kiran Kumar  
Buyer: 1. Mr. K. Siva kumar  
2. Mrs. R. Indumathi  
Flat area: 950 sft.  
Undivided share of land: 57.71 sq.yds

**Boundaries :**

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



Witness:

1.

2.

VENDOR

1. *[Signature]*

2. *[Signature]*

BUYER