



తెలంగాణ తెలంగాణ TELANGANA

S.No. 491 Date: 29-01-2021

Sold to: MAHENDAR

S/o. MALLESH

For Whom: VISTA HOMES

AF 402718

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

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 04th day of May 2022 at Secunderabad by and between:

1. Shri. Pankaj Shanghvi, Son of Shri. Chandrakanth Shanghvi aged 71 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.).

AND

M/s. Vista Homes, a registered Partnership firm having its office at 5-4-187/3 and 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Partners (1) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi, S/o. Late Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad and (2) Shri Bhavesh V. Mehta, S/o. Late Vasant U. Mehta, aged about 45 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad, hereinafter called the "Consenting Party" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

For VISTA HOMES For VISTA HOMES

Purvi. m. mehta

Partner

Partner

IN FAVOUR OF

Mrs. M. Swarnalatha, wife of Late D. Balraj Pillai, aged about 60 years, residing at Flat no. 105, Block-C, Vista Homes, Bharat nagar colony, Kusaiguda, 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.).

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 Consenting Party i. e., M/s. Vista Homes at the request of the Vendor and Buyer are joining in execution of this Agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Consenting Party shall not have any share in the sale consideration agreed herein.
- D. 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. 105 on the first floor in block no. 'F' admeasuring sft. of super built-up area (i.e., 768 sft. of built-up area + 182 sft. of common area, 654 sft of carpet area) together with proportionate undivided share of land to the extent of 57.71 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.
- E. 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.
- F. That the Vendor no.1 has gifted 24% undivided share in flat no. 105 on the first floor, in block no. 'F' 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 950 sft) of super built-up area along with undivided share of land to the extent of 13.85 sq. yds. (out of 57.71 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. 4382/2015 dated 23.11.2015 registered at S. R.O, Kapra, R.R. Dist.
- G. The Buyer is desirous of purchasing flat no. 105 on the first floor in block no. 'F' (Scheduled Flat) in the proposed residential complex known as 'VISTA HOMES' and has approached the Vendors.

FOR VISTA HOMES

FOR VISTA HOMES

Partner **Partner**

Purvi. m. mehta
F-105. agr-of sale.

m. Swarnalatha

- H. 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.
- I. 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. 50,47,500/- (Rupees Fifty Lakhs Forty Seven Thousand Five Hundred Only) and the Buyer has agreed to purchase the same.
- J. 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.

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:

- Deluxe Flat No. 105 on the first floor in block no. 'F' admeasuring 950 sft of super built up area.
 - An undivided share in the Schedule Land to the extent of 57.71 Sq. Yds.
 - 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. 50,47,500/- (Rupees Fifty Lakhs Forty Seven Thousand Five Hundred 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. 50,22,500/- 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	10,09,500/-
III	Within 7 days of completing brick work and internal plastering	18,06,500/-
IV	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint	18,06,500/-
V	On completion	2,00,000/-

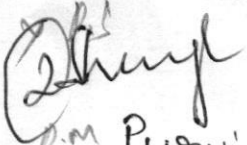
5. That the Vendors shall be entitled to claim simple interest calculated @ 1.5% per month on all delayed payments of installments from the Vendee. Under no circumstances the Vendee shall delay the payment of installments for more than 1 month from the due date.
6. That in case of delay in the payment 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:
- 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/-

[Signature]
[Signature]
 Purni. M. Mehla
 F-105. agr-of sale.

For VISTA HOMES
[Signature]
 Partner
 For VISTA HOMES
[Signature]
 Partner

m.s. Sub

- 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.
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.

 **For VISTA HOMES**  **For VISTA HOMES** 
P. M. Purvi M. M. Mehra M. S. S. S. S.
F-105: agr-of sale. Partner Partner

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. 105 on the first floor, in block no. 'F' admeasuring 950 sft. of super built-up area (i.e., 768 sft. of built-up area + 182 sft. of common area, 654 sft of carpet area) together with proportionate undivided share of land to the extent of 57.71 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	Open to sky & 6'-6" wide corridor

WITNESSES:

1.

2.

P.S.
D. Shand
P. M. M.
P. M. M. Mehta
VENDOR NO. 1

For VISTA HOMES

Partner

VENDOR NO. 2

For VISTA HOMES

Partner
CONSENTING PARTY

M. S. S. S.
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

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.M.
Purvi M. Mehta
VENDOR

For VISTA HOMES
Partner
CONSENTING PARTY
For VISTA HOMES
Partner

M. Sulekh
PURCHASER

Plan showing Flat No. 105 on the first floor in block no. 'F' of Vista Homes at Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District.

Vendors:	Mr. Pankaj Shanghvi Mrs. Purvi Mehta
Buyer:	Mrs. M. Swarnalatha
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:	Open to sky & 6'-6" wide corridor



Witness:

- 1.
- 2.

P. P. Shanghvi
Purvi M. Mehta
VENDOR NO.1

For VISTA HOMES
[Signature]
Partner

VENDOR NO.2
For VISTA HOMES
[Signature]
CONSENTING PARTY

M. Swarnalatha
BUYER