



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP 192613

S.L.NO 9493 Date 20-08-2013 Rs. 100/-

Sold to RAMESH, S/O NASING RAO R/O SEC-BAD

For Whom VISTA HOMES, SEC - BAD

ALLE. BABITHA

L.NO: 23-15-018/2007,

R.L.NO. 23-15-007/2013

H.NO 6-45/1, Employees Colony

BIBINAGAR

DIST : NALGONDA-508 126

CELL : 9666993866

Tripartite Agreement

This agreement is executed on this the 11th day of September 2013 between Mr. B. Sambasiva Rao, son of Mr. B. Chitti Babu aged about 49 years, residing at Flat no 3FA, Swagruha Towers, Brindavan Colony, Dr.A.S. Rao Nagar, Hyderabad - 500062 hereinafter referred to as the 'Borrower (s)', which term shall unless repugnant to the context shall mean and include his / her heirs, representatives, successors, executors, attorneys, administrators and assigns, of the party at the 'First Part'.

AND

1. M/s. Vista Homes, a registered Partnership firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad -500 003., represented by its Partners (1) Shri Bhavesh V Mehta, S/o. Late Vasant U. Mehta, aged about 42 years, Occupation: Business, resident of Uttam Towers, D. V. Colony, Secunderabad -500003, and (2) M/s. Summit Housing Pvt. Ltd., represented by authorised signatory, Shri Soham Modi S/o. Shri Satish Modi, aged about 43 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad 500 003.

2. Shri Nareddy Kiran Kumar, S/o. Shri Madhusudhan Reddy, aged about 42 years, Occupation: Business, resident of Plot No. 275 Venkateswara Colony, Meerpet, Moulalai, Hyderabad - 500 003., represented by Agreement of Sale cum General Power of Attorney Holders M/s. Vista Homes, registered Partnership Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad -500003., hereinafter referred to as the 'Vendor'

For VISTA HOMES

For VISTA HOMES

Partner

Partner

which term shall unless repugnant to the context shall mean and include its representatives, successors, administrators and assigns, of the party at the 'Second Part'.

AND

SYNDICATE BANK, a body corporate, constituted under the SYNDICATE BANK Act 1970, having amongst others one of its Branch Office at Syndicate Bank, Nagaram branch, hereinafter referred as the 'SYNDICATE BANK', which term shall unless repugnant to the context shall mean and include its representatives, successors, administrators and assigns, of the party at the 'Third Part'.

Whereas, the 'Builder' is the absolute owner and in peaceful possession of the residential property bearing no. I-306 in **Vista Homes** situated at Sy. Nos. 193, 194 and 195, situated at Kapra Village, Keesara Mandal, R.R. District and whereas GHMC has sanctioned building plan vide GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012 to construct a residential apartment on the said property.

Whereas 'Builder' has taken up construction of residential apartment known as VISTA HOMES on the said property.

Whereas, the Party at the Second Part shall complete the construction of the flats latest by December 2015 and is booking the sale of the unit / apartment. The proposed buyer has to make the payment of the sale consideration by 30th of July 2014 and on the payment of the entire sale consideration, the Party at the Second Part shall hand over the possession of the flat to the said proposed buyer.

Whereas, the Party at the First Part has booked a flat bearing No. I-306, measuring super area 950 sq. ft., (hereinafter referred to as the said flat) in the building which the Party at the Second Part shall construct on the above said plot and the Party at the First Part has to pay the entire consideration amount by 30th of July 2014.

Whereas, the Party at the First Part has approached the Party at the Third Part for availing a loan of Rs.20,00,000/- (Rupees Twenty Lakhs only) to finance the purchase of the said flat. Besides other securities, the Party at the First Part has agreed to create the charge over the said flat along with the proportionate undivided share in the land in favour of the Party at the Third Part. In the absence of proper Conveyance Deed / Sale Deed in its favour, the Party at the First Part is not in a position to create a valid mortgage over the said flat and proportionate share of land in favour of the Party at the Third Part.

Whereas, the Party at the First Part and the Party at the Second Part have requested the SYNDICATE BANK to disburse the said loan to the Borrower, notwithstanding the fact that the Conveyance Deed / Sale Deed is not executed in favour of the Party at the First Part at this stage, and in consideration of the SYNDICATE BANK sanctioning the loan to the Borrower(s), the Borrower(s) and the Builder have executed this Agreement on the following terms and conditions.

Now therefore it is hereby agreed by and between the parties that:

1. That the SYNDICATE BANK has and shall have the first and paramount lien over the money already paid by the Borrower(s) to the Builder and or whatever amount the Borrower(s) shall pay to the Builder in future for the due repayment of the loan which the SYNDICATE BANK shall grant to the Borrower. The charge in favour of SYNDICATE BANK shall be first and paramount over the charge which the Builder may have over the said flat.

For VISTA HOMES

For VISTA HOMES

Partner

2. That the Builder agrees that it has no objection to the Borrower(s) mortgaging the said flat with proportionate share in land to the SYNDICATE BANK as security for the said loan agreed to be advanced by the SYNDICATE BANK for the purpose of purchase / construction of the said flat. In the event of default in the repayment of loan and / or the Borrower(s) committing any other default which makes the Borrower(s) liable for the repayment of the entire amount outstanding in the said loan as per the terms of the Loan Agreement executed between the Borrower(s) and the SYNDICATE BANK, the Builder shall, at the call of SYNDICATE BANK, be under obligation to cancel the booking and pay all the amounts received by the Builder from the Borrower(s) or on behalf of the Borrower(s) to the SYNDICATE BANK.
3. That if for any reason there is any increase / escalation in the cost of the said flat, the increase shall be paid and borne by the Borrower(s) without any reference to the SYNDICATE BANK and until such payment is made, the SYNDICATE BANK shall have the right to suspend further disbursement of the said loan.
4. That in the event of the Builder cancelling the said booking for any default committed by the Borrower(s) or the project is shelved by the Builder or for any other reason whatsoever, the Builder shall pay the entire amount received from Borrower(s) to the SYNDICATE BANK.
5. That in the event of failure of the Builder to complete the project, the Builder shall pay the entire money so received by it from the Borrower(s) to the SYNDICATE BANK.
6. That the Builder shall note in its records the charge and lien of SYNDICATE BANK over the said flat. The Builder shall not transfer the said flat to any other person without the prior written consent of the SYNDICATE BANK.
7. That on the receipt of the entire consideration amount, the Builder shall execute a proper Conveyance Deed / Sale Deed / Lease Deed in favour of the Borrower. The Builder undertakes to deliver the same along with original registration fee receipt directly to the SYNDICATE BANK and not to the Borrower(s). Before the execution of the Sale Deed / Conveyance Deed / Lease Deed, the builder shall inform the SYNDICATE BANK about the same on the completion of the project.
8. That the builder agrees that the loan amount may be credited to the loan account no 00422320004983 with HDFC Bank Ltd, S.D. Road Branch (Name of the Bank & Branch), from where the builder have availed financing facility for the project.
9. That the Borrower(s) shall also keep informed the SYNDICATE BANK about the developments in the project. The Borrower shall notify the SYNDICATE BANK the date of taking over the possession of the said flat. In case the Borrower(s) comes into possession of the Lease Deed / Conveyance Deed / Sale Deed, he / she shall immediately deliver the same to the SYNDICATE BANK.
10. That the Borrower(s) assures that he / she will not avail finance from any other Bank or Financial Institution in respect of the property or further mortgage / charge the said flat to be allotted to him / her in any manner whatsoever.
11. That the Borrower(s) shall pay all charges, duties, taxes in respect of the said flat imposed or payable to the Builder and or to Corporation or any other Government Department / Authority in respect of the said flat and the SYNDICATE BANK shall not be liable or responsible in any manner whatsoever or howsoever for the same.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

12. That the Borrower(s) agrees and acknowledges to keep the SYNDICATE BANK indemnified against any loss or damage incurred by it in the event of failure of the Borrower(s) to honour or to meet any of its obligations under this Agreement in connection with the sanctioning of the loan in respect of the said flat.

13. That during the currency of the loan, the Borrower(s) shall not transfer the said flat to any other person, without the prior written consent of the SYNDICATE BANK. The Builder shall not issue the duplicate allotment letter / possession letter to the Borrower(s) without the prior written consent of the SYNDICATE BANK.

14. It is understood that the term 'loan' mentioned herein shall include interest, penal interest and all other sums payable by the borrower(s) to the SYNDICATE BANK.

15. That in the event of any default by the Borrower(s), the SYNDICATE BANK may at its discretion enforce the security by the sale and the Builder shall accept the Purchaser of the said flat in place of the Borrower(s), after the Purchaser complies with the necessary requirements of the Builder in this respect.

16. That the Builder assures the SYNDICATE BANK that the construction shall be completed as per schedule and as per the sanctioned plans and on completion of construction, the title of the flat with proportionate undivided share in the land shall be conveyed in the name of the Borrower(s).

17. That it is further made clear and understood by all the parties that the non-completion of the project or the happening of any event shall not affect the obligations of the Borrower(s) to repay the loan availed from the SYNDICATE BANK.

18. That the said flat is free from all encumbrances, charges, liens, attachments, trusts, prior agreements, whatsoever or howsoever. The party at first part and second part will not do any act or deed which will affect the security of the flats / or charge created in favour of SYNDICATE BANK in any manner whatsoever.

19. That there is no order of attachment by the Income Tax Authorities or any other authority under any law for the time being in force nor any notice of acquisition or requisition has been received in respect of the said property.

20. That this Agreement shall not affect in any manner whatsoever the duties and obligations of the Borrower(s) and the terms and conditions agreed to by the Borrower(s) in the Loan Agreement and other documents executed in favour of SYNDICATE BANK shall remain binding upon the Borrower(s).

21. That in case of acquisition, forfeiture / resumption of the said property, the SYNDICATE BANK shall be entitled to get the compensation settled in respect of the said flat and to appear and act before the Collector / Revenue Officer / Estate Officer or any other concerned authorities, to sign any form, to give any statement, affidavit, application on Borrower's behalf, to receive the compensation in its own name and on the Borrower's behalf, to file appeal in any court for the enhancement of the compensation amount, to get the compensation amount enhanced and to receive the same.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

In witness whereof the parties hereto have signed this Agreement on the day, month and year first herein above written.

Signed and delivered by the:

Named Borrower (s)

Mr. B. Sambasiva Rao

S/o: Mr. B. Chittibabu

R/o: Flat no 3FA, Swagruha Towers,
Brindavan Colony, Dr.A.S. Rao Nagar,
Hyderabad - 500062

Signature of Borrower (s)

Authorized signatory of Builder.

For VISTA HOMES

For VISTA HOMES

Signature

Partner



Partner

For Syndicate Bank,
Nagaram Branch

Authorised Signatory
Signature

Witness:

Name & Address

1. Shri / Smt / Ms

Signature

2. Shri / Smt / Ms

Signature