



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Denomination 100 BA 581520

Purchased By:
K. PRABHAKAR REDDY
S.O. K. REDDY
R.O. HYD.

For Whom
M/S. VISTA HOMES
R/O. S. LOZAD.


Sub Registrar
Ex. Officio Stamp Vendor
SRO: Uppal

AGREEMENT OF SALE

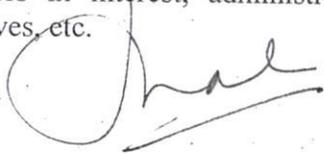
This Agreement of Sale is made and executed on this the 23rd day of March 2013 at Secunderabad by and between:

M/s. VISTA HOMES, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its authorized representatives Shri. Bhavesh V. Mehta, S/o. Late Shri. Vasant U. Mehta aged about 42 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, Secunderabad – 500 003 and 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 – 500 034, hereinafter referred to as the 'Vendor'

In favour of

Shri. K. Srinivas Reddy Son of K. Venkat Reddy, aged about 50 years, Occupation: Business, R/o. Flat No. 103, Crest Residency, Naya Kranthi Nagar, A. S. Rao Nagar, ECIL, Hyderabad - 500062, hereinafter referred to as the 'Vendee'

The term Vendor and Vendee shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.





WHEREAS:

- A. The Vendors are the absolute owners, possessors and in peaceful enjoyment of the land forming 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 admeasuring about Ac. 5-25 Gts 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. The total land admeasuring 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., is hereinafter referred to as the Scheduled Land and is more particularly described in Schedule A given under.

- C. The Vendors purchased the Scheduled Land for a consideration from its previous owners, possessors and pattedars namely:

- Smt. Singireddy Chilakamma, W/o. Late Shri. Sathi Reddy
- Shri. Singireddy Dhanpal Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Madhusudhan Reddy, S/o. Late Shri. Sathi Reddy
- Shri. Singireddy Anji Reddy, S/o. Late Sathi Reddy
- Shri. Singireddy Srinivas Reddy, S/o. Late Sathi Reddy
- M/s. Sana Estates Limited, represented by Sana Yadi Reddy, S/o. Sri Gopaiah.
- Smt. Sana Bhagya Laxmi, W/o. Shri. Sana Yadi Reddy.
- Shri. Shiva Srinivas, S/o. late. S. Ramulu.
- Shri. P. Ramsunder Reddy, S/o Shri. P. Lakshminarsimha.
- Shri. Pathi Venkat Reddy, S/o. Shri. Veera Reddy.
- Shri. Nareddy Kiran Kumar, S/o. Shri. Madhusudhan Reddy

- D. The Vendors have obtained permission from GHMC in file no. 24386/11/04/2012, permit no. 17811/HO/EZ/Cir-1/2012 dated 11.12.2012 for developing the Scheduled Land into a residential complex of 403 flats consisting of basement, ground and four upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.

- E. By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.

- F. The Vendor proposes to develop the Scheduled Land by constructing about 403 flats of similar elevation, colour, scheme, etc. along with certain amenities for the common enjoyment like a club house, CC roads, street lighting, landscaped gardens, etc. The proposed flats will be constructed strictly as per the design proposed by the Vendor and the Vendee shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.

- G. The proposed project of development on the entire Scheduled Land is styled as 'Vista Homes'.
- H. The Vendee has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Land and Flat no. A-404 and also about the capacity, competence and ability of the Vendor to construct the flat thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Vista Homes. The Vendee upon such inspection is satisfied as to the title and competency of the Vendor.
- I. The Vendee is desirous of purchasing flat/apartment no. 404 on the fourth floor, in block no. 'A' and car parking space as a package in the proposed residential complex known as Vista Homes and has approached the Vendor.
- J. The Vendee has made a provisional booking vide booking form no. 2064 dated 20.03.2013 for the above referred flat and has paid a booking amount of Rs. 25,000/- to the Vendor.
- K. The parties hereto after discussions and negotiations have agreed to certain terms and conditions of sale and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. That the Vendor agrees to sell for a consideration and the Vendee agrees to purchase a Deluxe flat together with proportionate undivided share in land and a parking space, as a package, as detailed here below in the residential complex named as Vista Homes, being constructed on the Scheduled Land (such a flat hereinafter is referred to as Scheduled Flat) which is more fully described in Schedule 'B' annexed to this agreement. The construction of the Scheduled Flat will be as per the specifications given in Schedule 'C'.

Schedule of Flat

- a) Deluxe flat No. 404 on the fourth floor, in block no. 'A' admeasuring 950 sft. of super built up area.
- b) An undivided share in the Schedule Land to the extent of 57.71 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. 9,49,739/- (Rupees Nine Lakhs Forty Nine Thousand Seven Hundred and Thirty Nine only).
3. That the Vendee in pursuance of this agreement has paid the following amounts towards sale consideration to the Vendor which is hereby admitted and acknowledged by the Vendor.

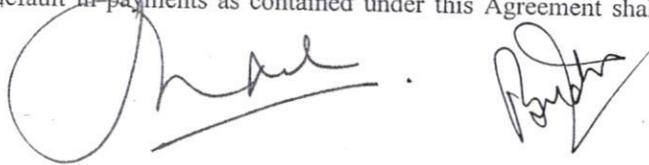
Date	Mode of Payment	Amount
20.03.2013	—	Rs. 25,000/-

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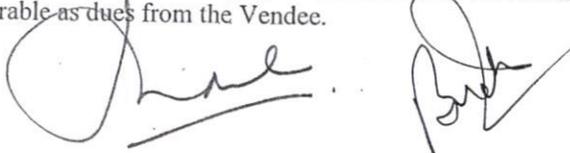
4. That the Vendee in pursuance of this agreement shall pay the balance consideration of Rs. 9,24,740/- to the Vendor as under. The Vendor shall intimate the Vendee the stage of construction for payment of the installments given below in writing to their last known address or by email (as specified in the booking form). The Vendee shall not raise any objections for non-receipt of such an intimation and delay the payment of installments on that count.

Installment	Due date for payment	Amount
I	Within 15 days from date of booking	1,50,000/-
II	Within 45 days from date of booking	1,43,685/-
III	Within 7 days of completing slab	1,43,685/-
IV	Within 7 days of completing brick work and internal plastering	1,43,685/-
V	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint	1,43,685/-
VI	On completion	2,00,000/-

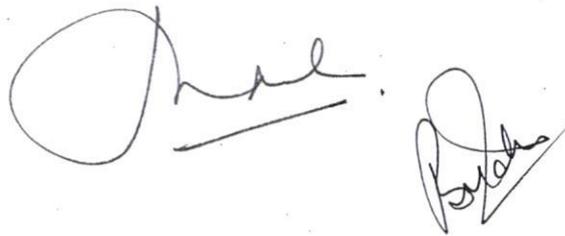
5. That the Vendee shall pay the installments as mentioned above regularly in favour of the Vendor either by demand draft / pay-order / cheque / cash and obtain receipt for the same and the Vendee shall pay such installments on or before the due dates.
6. In case the Scheduled Flat is completed before the scheduled date of completion / delivery mentioned below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned above. The Vendee shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Flat, notwithstanding the installments and due dates mentioned above.
7. 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.
8. That the Vendee at his discretion and cost may avail housing loan from bank / financial institutions. The Vendee shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Vendor shall under no circumstances be held responsible for non-sanction of the loan to the Vendee for whatsoever reason. The payment of installments to the Vendor by the Vendee shall not be linked with housing loan availed / to be availed by the Vendee.
9. That for the purposes of creating a charge in favour of the bank / financial institutions on the flat being constructed so as to enable the Vendee to avail housing loan, the Vendor will execute a sale deed in favour of the Vendee for the proportionate undivided share of land. In the event of execution of sale deed before the flat is fully completed, the Vendee shall be required to enter into a separate agreement of construction with the Vendor for completing the unfinished flat and the Vendee shall not raise any objection for execution of such an agreement.
10. That in the event the Vendee is arranging/has arranged finance under housing finance scheme/or any other scheme for the purchase of Schedule flat and payment of sale consideration under this Agreement, it shall be the sole responsibility of the Vendee for timely payments from such financier to the Vendor. Any default in payment by such financier to the Vendor shall be deemed to be the default by the Vendee and the consequence as regards default in payments as contained under this Agreement shall become operative.



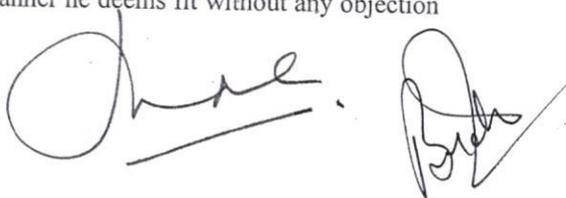
11. That any time given to the Vendee for fulfillment of his obligations hereunder by the Vendor or the nominee of the Vendor shall not be considered to be a waiver of any term or condition of this agreement nor shall it give any rights to the Vendee other than the time so granted. Such granting of the time etc., shall not prejudice the rights of the Vendor in any manner whatsoever.
12. 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:
- 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/-
 - In case of request for cancellation in writing within 30 days of this agreement, the cancellation charges shall be Rs. 50,000/-.
 - In all other cases of cancellation either of booking or agreement, the cancellation charges shall be 15% of the agreed total sale consideration.
13. 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.
14. The Vendor shall be entitled to re-allot / sell the said Scheduled Flat thus cancelled in favour of any other person. No notice from the Vendor 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 Vendor and the defaulting Vendee shall have no say in or to object to the same.
15. That the Vendee has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Vendee shall not hereafter, raise any objection on this count. That the Vendor covenants with the Vendee that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc. and they along with the Owners confirm that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Vendee only to the extent and limited to any claims made by any party in respect to the ownership and title of the Schedule Flat.
16. Except under the circumstances mentioned in Clause 9 above viz., the Vendee is availing a housing loan, the Vendor will execute and register sale deed and /or agreement of construction in favour of the Vendee only after the receipt of the total sale consideration given herein along with other charges payable by the Vendee to the Vendor.
17. The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Vendee only and such costs do not form part of the agreed sale consideration. The Vendee shall pay stamp duty and/or registration charges as required for execution of this agreement, sale deed, agreement for construction, etc. within a period of 90 days from this agreement. In case the Vendee fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Vendee and shall be recoverable as dues from the Vendee.



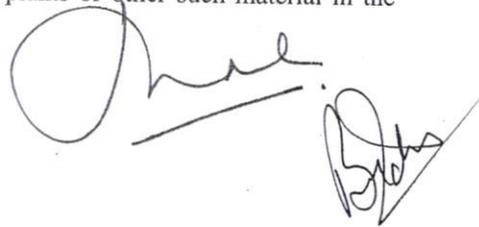
18. It is hereby agreed and understood explicitly between the parties hereto the Vendee shall be solely responsible for payment of any sales tax, VAT, service tax or any other similar levy that is leviable or may become leviable with respect to the sale or construction of the Scheduled Flat, payment of sale consideration under this agreement, or the sale deed and/or the agreement of construction.
19. That the possession of the Scheduled Flat shall be delivered by the Vendor to the Vendee only upon registration of the Sale Deed. The Vendee immediately thereafter shall handover the Scheduled Flat back to the Vendor for the purposes of carrying out construction of the flat thereon and for providing other amenities which are part and parcel of the Vista Homes. The Vendor shall re-deliver the possession of the completed flat to the Vendee only upon payment of entire sale consideration and other dues by the Vendee to the Vendor.
20. The Vendor agrees to deliver the Scheduled Flat completed in all respects on or before August 2015 with a further grace period of 3 months. In case of delay beyond the date of delivery and after a further grace period of 3 months the Vendee shall be entitled to compensation for delay in completion at the rate of Rs. 12/- per sft per month, being the average expected rent for the Scheduled Flat. The Vendee shall be entitled to such a compensation for delay in completion, if and only if, the Vendee has paid the entire sale consideration to the Vendor. The Vendee agrees to limit their claims for delay in completion to the said amount.
21. That in event of any delay in the completion of the construction of the Scheduled Flat and delivery of possession of the said flat by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., the Vendor shall not be held responsible. The Vendee shall not have right to claim any compensation, interest, loss or damage, etc. or shall not insist for the refund of any amount till the final work is completed.
22. That upon completion of construction of the Scheduled Flat the Vendor shall intimate to the Vendee the same at his last known address and the Vendee shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Vendor shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Vendee shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association.
23. That from the intimation as to possession or completion of the Scheduled Flat or date of receipt of possession of the flat, whichever is earlier the Vendee shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Scheduled Flat including municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc.

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24. The Vendor at his discretion may withhold the final finishing works like last coat of paint, floor polish, installation of CP and sanitary ware, etc. till such time the Vendee confirms his readiness to take possession of the Schedule Flat. However, for the purposes of determining the date of completion such final works which may not be completed shall not be considered. Further, it is agreed that the final finishing works shall be withheld to ensure that the completed flat is handed over to the Vendee in a brand new condition.
25. That the Vendee shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with the flat before it is fully constructed and possession delivered unless he/she/they have made full payments including other charges such as for electricity, water and other connections etc., under and strictly according to this agreement
26. That it is specifically understood and agreed by the Vendee that the Sale Deed executed in favour of the Vendee and the Agreement for Construction entered into between the parties hereto in pursuance of this agreement are interdependent, mutually co-existing and / or inseparable. The Vendee therefore shall not be entitled to alienate in any manner the Scheduled Flat registered in his favour and / or enter into an Agreement for Construction in respect of the flat with any other third parties. However, the Vendee with the prior consent in writing of the Vendor shall be entitled to offer the Scheduled Flat as a security for obtaining housing loan for the purposes of purchase and construction of the proposed flat.
27. That the name of the project which is styled by the Vendor as Vista Homes shall always be called as such and shall not be changed.
28. That the Vendee shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 to 15 years i.e. upto the ending of year 2025 and all the flats in the project of Vista Homes shall have a similar elevation, color scheme, etc. for which the Vendee shall not raise any objections / objections.
29. That the Vendor shall construct the flat on the Schedule Land c. in the proposed building according to the plans and designs made out and according to the specifications mentioned in Schedule C hereto with such modifications and alterations as may be required or are deemed necessary by the Vendor under the circumstances from time to time. The cost of any additions and alterations made over and above the specifications at the request of the Vendee shall be paid by the Vendee.
30. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Vendee.
31. That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Vendee shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Vendee.



32. That the Vendee agrees that under no circumstances including that of any disputes or misunderstandings, the Vendee shall seek or cause the stoppage or stay of construction or related activity in the Vista Homes project or cause any inconvenience or obstructions whatsoever. However, the claim of the Vendee against the Vendor shall be restricted to a monetary claim, which shall not exceed 10% of the sale consideration as damages in case of any breach or violation of obligations by the Vendor. This understanding is specifically reached amongst the parties for the overall interest of the other purchasers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
33. That the Vendee shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Vista Homes project and in respect to the Scheduled Flat and also the adjoining flats/blocks.
34. That the draft of the Sale Deed, Agreement for Construction to be executed and registered, in pursuance of this agreement has been examined and is duly approved by the Vendee.
35. That the Vendee shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Vendee make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Vista Homes.
36. That the Vendee shall become a member of the association / society which shall be formed to look after the maintenance of the Vista Homes and shall abide by its rules. Until the society / association is formed the Vendee shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor. If the Vendee ever fails to pay maintenance charges for his/her house, the association / Vendor shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. The Vendee shall pay a sum of Rs. 15,000/- for one and two bedroom flats and Rs. 20,000/- for three bedroom flats by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed flat.
37. That the Vendee or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Vendee shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Vista Homes. To achieve this objective the Vendee, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Vista Homes (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use.

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38. That the Vendee shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the same by a number of persons.
39. That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and agreement of construction, as amended from time to time, shall be deemed to be the part of this agreement unless otherwise specifically waived and /or differently agreed upon in writing.
40. That the Vendee shall impose all the conditions laid down in the agreement upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.
41. That the Vendor shall cause this Agreement of sale to be registered in favour of the Vendee as and when the Vendee intimates in writing to the Vendor his/her/their preparedness with the amount payable towards stamp duty, registration charges and other expenses related to the registration of this Agreement.
42. That in case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
43. Wherever the Vendee is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Vendee shall be read and construed as 'She, Her, Herself. These expressions shall also be modified and read suitably wherever the Vendee is a Firm, Joint Stock Company or any Corporate Body.
44. 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.



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 APARTMENT

All that portion forming a Deluxe flat bearing no. 404 on the fourth floor, in block no. 'A' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common 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	6' wide corridor
West By	Open to Sky

WITNESSES:

- 1.
- 2.


VENDOR
VENDEE

SCHEDULE 'C'

Specifications

- Structure: RCC
- Walls: 4"/6" solid cement blocks
- External painting: Exterior emulsion
- Internal painting: Smooth finish with OBD
- Flooring: 24" vitrified tiles – *To be supplied by Vendee and installed by the Vendor.*
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door
- Other doors: Painted panel doors and hardware – *To be supplied by Vendee and installed by the Vendor.*
- Electrical: Copper wiring with modular switches – *To be supplied by Vendee and installed by the Vendor.*
- Windows: Powder coated aluminum sliding windows with grills
- Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height – *To be supplied by Vendee and installed by the Vendor.*
- Plumbing: UPVC / GI & PVC pipes
- Sanitary: Cera / Parryware or equivalent brand – *To be supplied by Vendee and installed by the Vendor.*
- CP fittings: Branded quarter turn ceramic disc type – *To be supplied by Vendee and installed by the Vendor.*
- Kitchen platform: Granite slab with 2 ft dado and SS sink

Note:

1. Choice of 2 colours for interior painting 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. Specifications / plans subject to change without prior notice

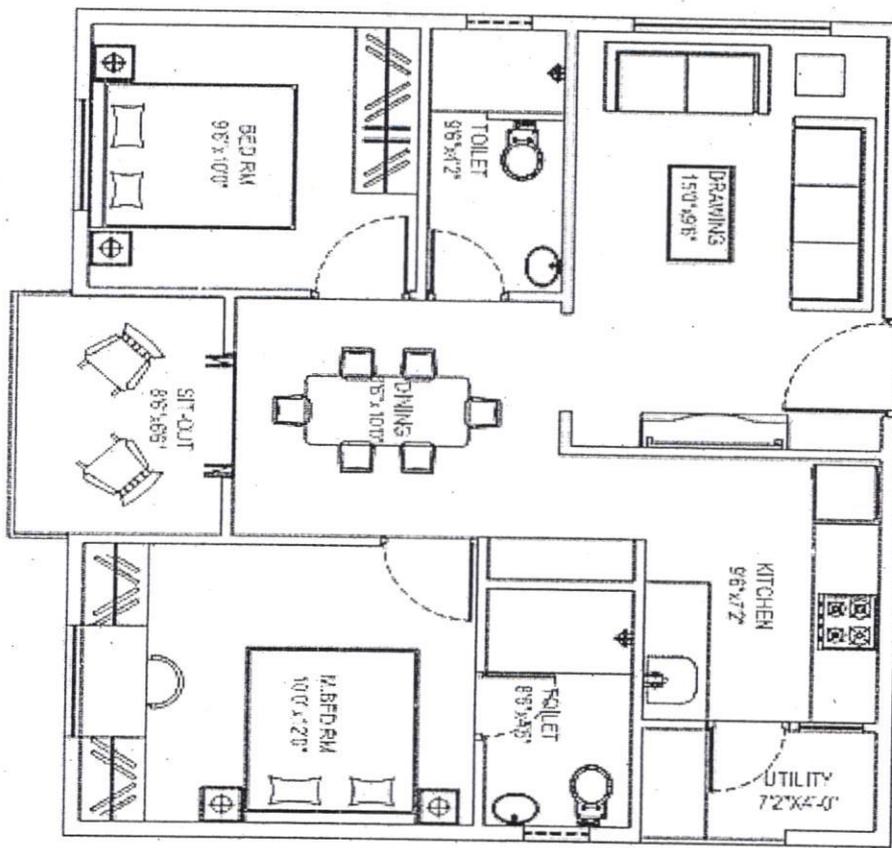


Plan showing Flat No. 404 on the fourth floor in block no. 'A' of Vista Homes at Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District.

Vendor: M/s. Vista Homes
Buyer: K. Srinivas Reddy
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: 6' wide corridor
West by: Open to Sky

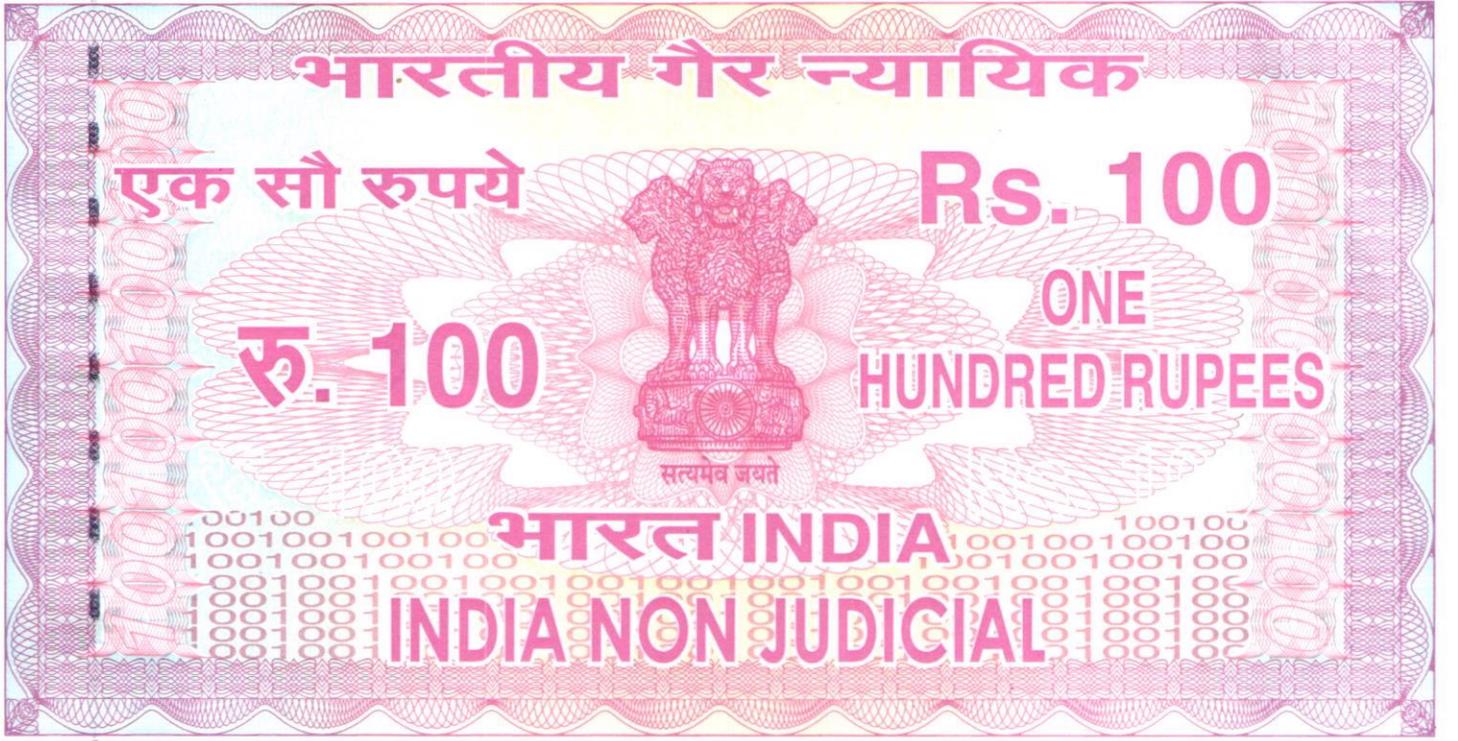


WITNESSES:

- 1.
- 2.

VENDOR

VENDEE



తెలంగాణ తెలంగాణ TELANGANA

BV 030105

Tran Id: 251212124102866814
Date: 12 DEC 2025, 12:43 PM
Purchased By:
K. PUSHPALATHA
W/o LATE K. SRINIVAS REDDY
R/o HYD
For Whom
** SELF **

S. Anjamma
S. ANJAMMA
LICENSED STAMP VENDOR
Lic. No. 9/94/ R
Ren.No. 16-07-03/2024
H.NO.3-5-948/11, GANDHI
KUTEER, NARAYANAGUDA,
HYDERABAD-29
Ph 9398802862

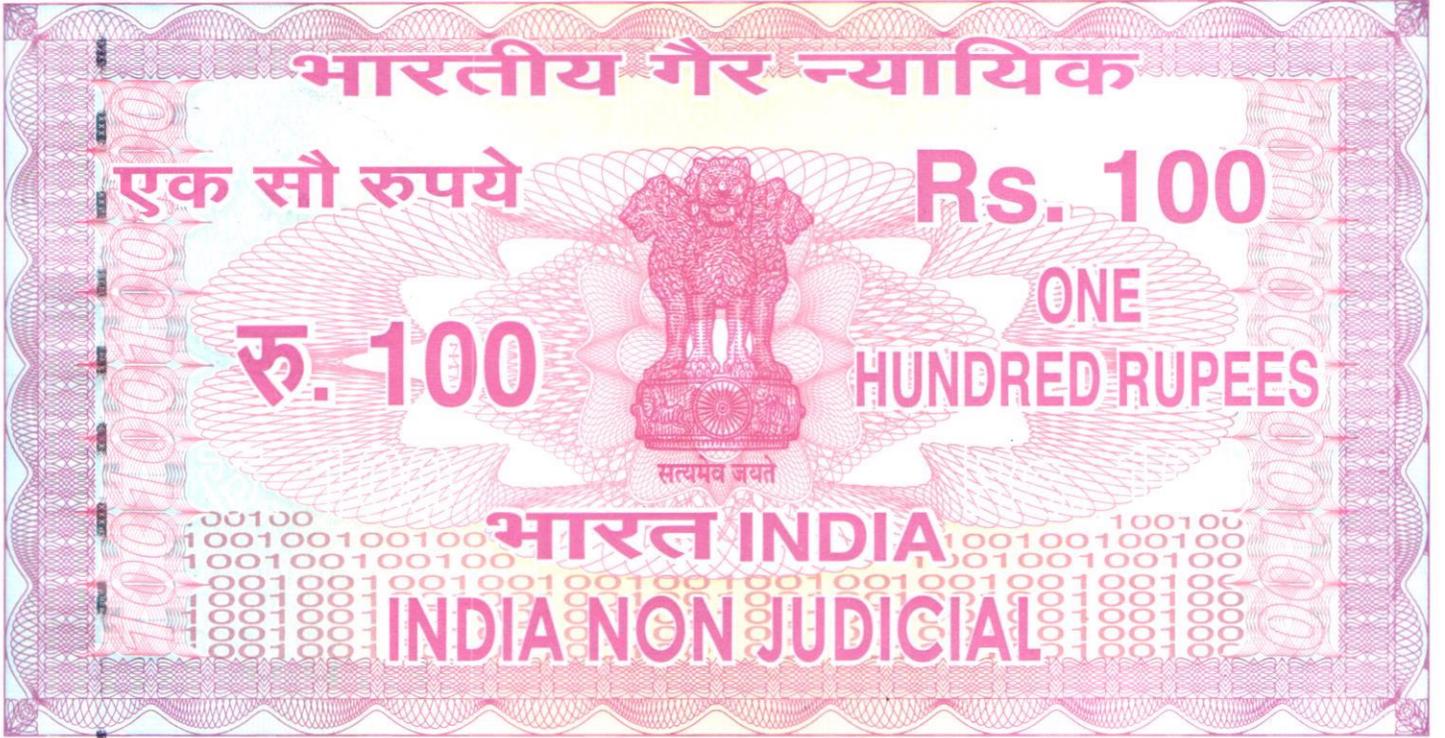
AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 12th day of December 2025 at Secunderabad by and between:

1. Ms. K. Mounika, Daughter of Late K. Srinivas Reddy aged about 31 years, residing at Flat no 403, Orchid Block, Green Meadows, Opp: BSNL Opp: BSNL Office, Auto Nagar, Vanasthalipuram Hyderabad-500070, hereinafter referred to as the Vendor no 1.
2. Ms. K. Harika, Daughter of Late K. Srinivas Reddy aged about 31 years, residing at Flat no 403, Orchid Block, Green Meadows, Opp: BSNL Opp: BSNL Office, Auto Nagar, Vanasthalipuram Hyderabad-500070, hereinafter referred to as the Vendor no 2.
3. Mrs. K Pushpalatha, wife of Late K Srinivas Reddy, aged about 54 years residing at Flat no 403, Orchid Block, Green Meadows, Opp: BSNL Office, Auto Nagar, Vanasthalipuram Hyderabad-500070, hereinafter referred to as the Vendor no 3 and GPA holder for Vendor no 1 and Vendor no 2 vide document no 588/2023, registered at SRO, Kapra. hereinafter called the "Vendor"

K Pushpalatha

Harika & Mounika



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IN FAVOUR OF

Mr. Abhishek Kumar Tiwari, son of Mr. Birendra Tiwari, aged about 31 years residing at Qtr no D5/14, DAE Housing colony, ECIL Post, Hyderabad- 500062, hereinafter referred to as the Purchasers.

The term Vendor and Purchaser where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee, etc.

1. The Vendor herein is the absolute owner and possessor of deluxe flat no. 404 on the fourth floor in block no. A, admeasuring 950 sft. of super built up area together with proportionate undivided share of land to the extent of 57.71 sq. yds. and a reserved parking space for a car on the stilt floor, admeasuring about 100 sft, in residential apartment named as Vista Homes, situated at Survey Nos. 193, 194 & 195, Kapra village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Property and more fully described in the schedule given herein.

K. Pushpalatha

Abhishek K. Tiwari

2. The Vendor's Husband Mr. K Srinivas Reddy purchased the Scheduled Property from its previous owner, M/s. Vista Homes, by way of registered sale deed bearing document no. 1539/2013 dated 25.03.2013, registered at the office of the Sub-Registrar, Kapra, Medchal Malkajgiri Dist. Late Mr. K Srinivas Reddy passed away in July 2015. Late Mr. K Srinivas Reddy was survived by his 3 legal heirs namely Ms. K. Mounika(daughter), Ms. K. Harika(daughter) & Mrs. K. Pushpalatha(wife), the Vendor herein. The Govt. of Telangana, Medical and Health Department vide memo no.50045-D-4016, dated 01-08-2015 and family member certificate dated 24-11-2015 confirmed the only Legal heirs of Late K. Srinivas Reddy. By virtue of the above referred documents, recitals and records, Ms. K Mounika, Ms. K Harika & and Mrs. K Pushpalatha herein are became the absolute owners of the Scheduled Property.
3. The first and second vendors have provided a GPA vide document no 588/2023, registered at SRO Kapra, Sub Registrar Office, in favour of the Third vendor Mrs. K Pushpalatha, the Vendor. And as such the Vendor herein have absolute rights to sell the Scheduled Property to any intending purchaser .
4. The Vendor herein has agreed to sell and the Purchaser has agreed to purchase the Scheduled Property for a total consideration of Rs. 36,50,000/- (Rupees Thirty Six Lakhs Fifty Thousand Only) and on the terms and conditions given hereunder.
5. That the Vendors have agreed to sell to the Purchaser the Schedule Property for a total consideration of Rs.Rs. 36,50,000/- (Rupees Thirty Six Lakhs Fifty Thousand Only Lakhs Only).
6. That in pursuance of the agreement of sale the Purchaser paid an amount of Rs.2,25,000/- (Rupees Two Lakhs Twenty Five Thousand Only) as advance to the Vendor as per details given below.

Sl. No	cheque no	cheque date	Bank	Amount
1	996363	16.10.2025	State Bank of India	2,25,000/-

7. That the Vendor and Purchaser have mutually agreed that the balance consideration amount shall be paid within 60 (sixty) days of this agreement.
8. The Purchaser has verified the title and extent of the Scheduled Property and is fully satisfied with it. The Purchaser shall not raise any objections on this count hereafter.
9. The Vendor has agreed to sell the Scheduled Property to the Purchaser on an as is where is basis.
10. It is agreed by the Vendor and the Purchaser that time is the essence of the contract. Any default in the balance payment by the Purchaser to the Vendor shall ipso-facto result in cancellation of this agreement of sale. Upon such cancellation any amounts paid by the Purchaser to the Vendor shall stand forfeited and the Purchaser shall not have any right, title, claim of whatsoever nature against the Vendor or the Scheduled Property.

K. Pushpalatha

Ashish K. Bhalerao

11. The Vendor declares that:
 - a. The Vendor is the absolute owner of the Scheduled Property.
 - b. There are no other claimants to the Scheduled Property.
 - c. No other party has any claim to any easement rights in the Scheduled Property.
 - d. The recitals mentioned in this deed are true to the best of the Vendor knowledge.
 - e. There are no proceedings or suits pending in any court of law, revenue department, statutory authorities, tribunals, etc., in relation to the Scheduled Property.
 - f. The Vendor agrees to sign and execute all such documents that may be required to effectively transfer / mutate / convey the Scheduled Property to the Purchaser.
12. That the Vendor shall execute and register sale deeds or other deeds either in favour of the Purchaser or in favour of its nominees on receipt of the total agreed sale consideration. It is hereby agreed that the Purchaser shall be entitled for registration of sale deeds in its favour or in favour of its nominees only on receipt of the entire sale consideration. The expenses of stamp duty and registration charges related to execution of sale deed or other deeds and all other incidental expenses shall be borne by the Purchaser in full.
13. The Purchaser shall not be entitled to claim possession of the Scheduled Property till the entire consideration is paid to the Vendor. The Vendor agrees to handover physical possession of the Scheduled Property to the Purchaser only on receipt of the entire sale consideration.
14. The parties hereto agree to perform all such acts and deeds that are required to fully effectuate this agreement entered into herein.
15. The Vendor and the Purchaser hereby undertake to register this agreement of sale as and when called upon by either party to do so. The expenses of stamp duty and registration charges of this agreement and all other incidental expenses shall be borne by the Purchaser in full.

→ K. Pushpalatha

→ Ashish K. Huseeri

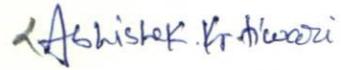
SCHEDULE OF THE PROPERTY

All that portion forming a Deluxe flat bearing no. 404 on the fourth floor, in block "A" admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area + 190 sft. of common area, 852 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	6'- 6"wide corridor
West By	Open to sky

IN WITNESS WHEREOF the Vendor and Purchaser have affixed their signatures on this Agreement of Sale on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

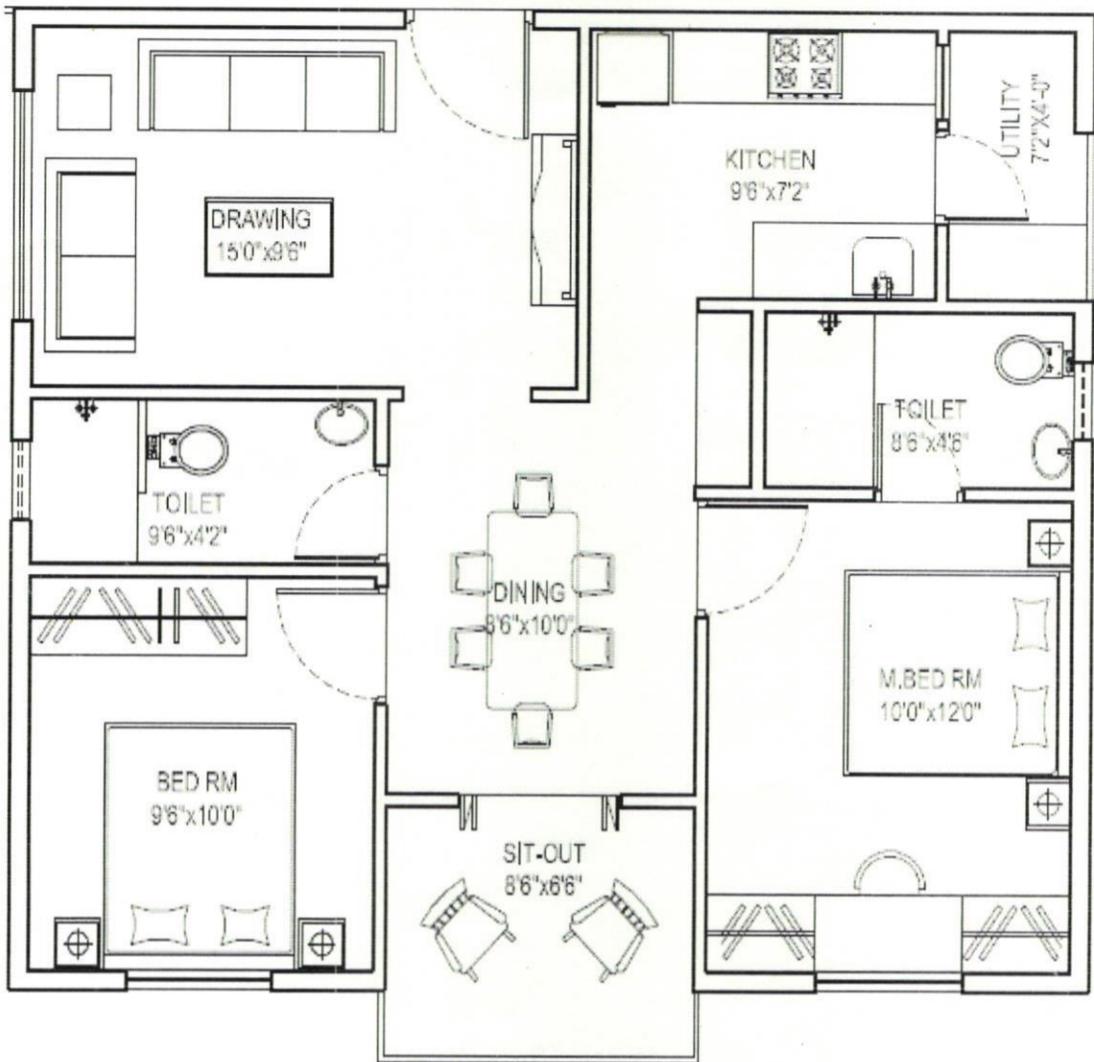

Vendor


Purchaser

Witness no1:
Name:
Address:

Witness no. 2:
Name:
Address:

Plan of the Scheduled Property:



K. Pushpalatha
Vendor:

Abhishek Bantwari
Purchaser: