

CS  
4531

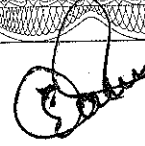
D. No. 30 of 401 of 2015

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SCANNED

తెలంగాణ తేలంగానా TELANGANA

 412374

S.No. 11001 Date: 03-09-2015

Sold to: MAHENDAR

S/o: MALLESH

For Whom: VISTA HOMES

**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 FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 19<sup>th</sup> day of November 2015 at S. R. O., Kapra, Ranga Reddy District 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, Son of Late Vasant U. Mehta aged about 45 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, Secunderabad - 500 003 and Shri. Soham Modi, Son of Shri. Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 034, hereinafter referred to as the 'Builder' / First Party

**AND**

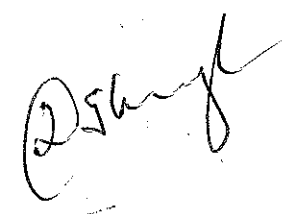


Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile -Parle (West), Mumbai - 56, hereinafter referred to as the Second Party / OWNER

The expression Builder and 2<sup>nd</sup> Party shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner





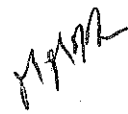



**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5250/- paid between the hours of 3 and 4 on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PANKAJ SANGHVI::24/11/20 [1526-1-2015-4531]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROADNO.3, WEST MUMBAI	
2	EX		 [1526-1-2015-4531]EX-995	REP BY GPA PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

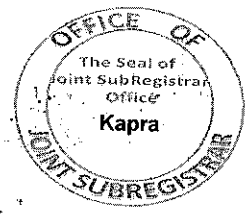
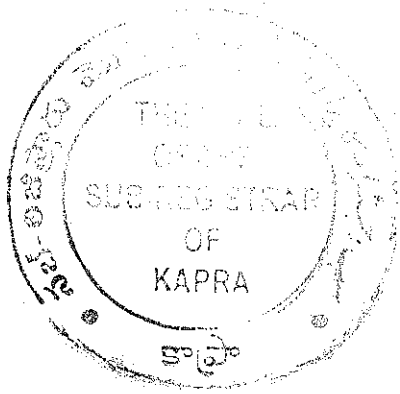
**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2015-4531]WITNE	M.MAHENDER R/O.28-77,YADAV BASTI NEREDMET HYD.	
2		 [1526-1-2015-4531]WIT	CH.RAMESH R/O.1-3- 176/D/2,KAVADIGUDA HYD-500080	

26th day of November, 2015

Signature of Joint SubRegistrar  
Kapra

Bk - 1, CS No 4531/2015 & Doct No 4401/2015. Sheet 1 of 9  
Joint SubRegistrar Kapra



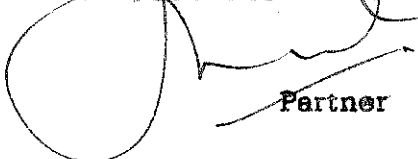
**WHEREAS:**

- A. The <sup>nd</sup> 2<sup>nd</sup> Party under a Sale Deed dated 25.03.2013 has purchased 1029.75 sq. yds, of undivided share of land in Sy. Nos. 193, 194 & 195, situated at Kapra Village, Keesara Mandal, R. R. District. On a portion of the said land the <sup>nd</sup> 2<sup>nd</sup> Party was desirous of constructing semi-finished, deluxe flat bearing no.408 on the fourth floor in block no. 'E', admeasuring 1220 sft, of super built up area on 74.12 sq. yds., of undivided share of land, being the proportional share in land, in residential complex styled as 'Vista Homes' forming a part of Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District (hereinafter after referred to as the Scheduled Flat). This Sale Deed is registered as document no. 1540/2013 in the office of the Sub-Registrar, Kapra, Hyderabad. This Sale Deed was executed subject to the condition that the <sup>nd</sup> 2<sup>nd</sup> Party shall enter into an Agreement for Construction for completion of construction of the semi-finished flat as per the agreed specifications, with the funds of <sup>nd</sup> 2<sup>nd</sup> Party and accordingly construction of the semi-finished flat was completed.
- B. The <sup>nd</sup> 2<sup>nd</sup> Party was desirous of getting the <sup>remaining</sup> construction completed with respect to the Scheduled Flat by the Builder, with the funds of the <sup>nd</sup> 2<sup>nd</sup> Party.
- C. <sup>nd</sup> 2<sup>nd</sup> Party as stated above had already purchased the semi-finished flat bearing flat no. 408 on the fourth floor, in block no. 'E' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties had on an earlier date have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Flat and are now desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

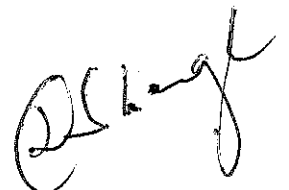
1. The Builder shall complete the construction for the <sup>nd</sup> 2<sup>nd</sup> Party a deluxe flat bearing no. 408 on the fourth floor, in block no. 'E', admeasuring 1220 sft. of super built up area and undivided share of land to the extent of 74.12 sq. yds, a reserved parking space for single car in the basement admeasuring 100 sft., as per the plans annexed hereto and the specifications given in Schedule 'B' hereunder for an amount of Rs. 10,49,200/- (Rupees Ten Lakhs Forty Nine Thousand Two Hundred only).
2. <sup>nd</sup> 2<sup>nd</sup> Party shall pay/has paid to the Builder the above said amount of Rs. 10,49,200/- (Rupees Ten Lakhs Forty Nine Thousand Two Hundred only) on terms agreed between the parties on an earlier date.
3. <sup>nd</sup> 2<sup>nd</sup> Party shall construct/has constructed the Flat in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the <sup>nd</sup> 2<sup>nd</sup> Party shall be charged extra.
4. The Builder shall be liable to pay all such amounts for and on behalf of the <sup>nd</sup> 2<sup>nd</sup> Party as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For VISTA HOMES

  
Partner

For VISTA HOMES

  
Partner



**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	5150	0	0	0	5250
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	5250	0	0	0	5250
User Charges	NA	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>10500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10600</b>

Rs. 5150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5250/- towards Registration Fees on the chargeable value of Rs. 1049200/- was paid by the party through Challan/BC/Pay Order No ,634757 dated ,24-NOV-15.

Date

24th day of November, 2015

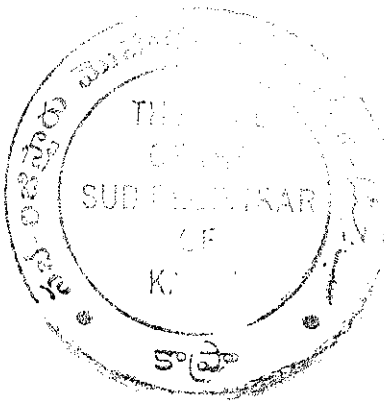
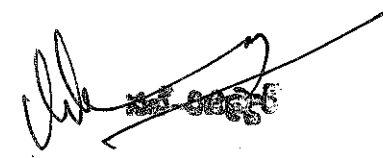
Signature of Registering Officer  
Kapra



BK-1, CS No 4531/2015 & Doct No 4401/2015. Sheet 2 of 9

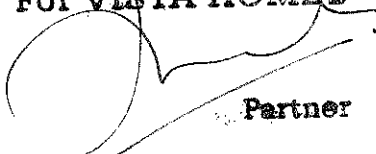
Joint SubRegistrar  
Kapra

పేపర్లు 100 సం. / చ.స. 10826  
 పు. 4401 నింజూరి రెవెన్యూ చేయబడి  
 క్యానిన్ నిమిత్తం గుర్తింపు పొందిన 1526  
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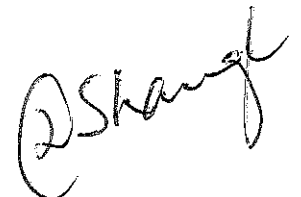

5. The Builder shall complete the construction of the Flat and handover possession of the same on such a date as agreed between the parties provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Flat within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
6. The Builder upon completion of construction of the Flat shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Flat provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
7. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Flat.
8. The Builder shall deliver the possession of the completed Flat to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
9. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder 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.
10. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not 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 Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
11. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Flat under this agreement, or the sale deed.
12. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

For VISTA HOMES

  
Partner

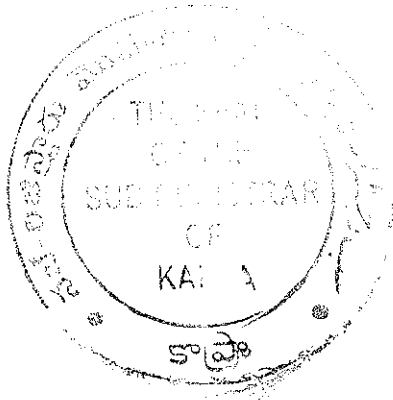
For VISTA HOMES

  
Partner



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4401/2015. Sheet 3 of 9

Joint Sub Registrar  
Kapra



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13. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Flat to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
14. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form 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.
15. 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.
16. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
17. 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 FLAT

All that portion forming a deluxe apartment bearing flat no.408 on the fourth floor, in block no. 'E' 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 a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential flat 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

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.

2.

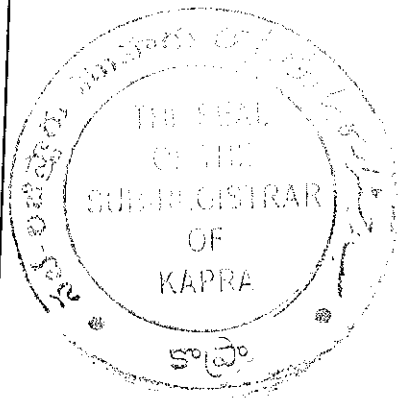
**FOR VISTA HOMES**  
  
**Partner**

**FOR VISTA HOMES**  
  
**Partner**  
**BUILDER**

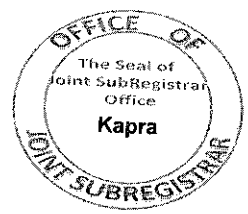
**BUYER**

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Joint SubRegistrar  
Kapra



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SCHEDULE 'B'

SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION:

- 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 Buyer and installed by the Builder.*
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door
- Other doors: Painted panel doors and hardware - *To be supplied by Buyer and installed by the Builder*
- Electrical: Copper wiring with modular switches - *To be supplied by Buyer and installed by the Builder.*
- Windows: Powder coated aluminum sliding windows with grills
- Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height - *To be supplied by Buyer and installed by the Builder.*
- Plumbing: UPVC / GI & PVC pipes
- Sanitary: Cera / Parryware or equivalent brand - *To be supplied by Buyer and installed by the Builder.*
- CP fittings: Branded quarter turn ceramic disc type - *To be supplied by Buyer and installed by the Builder.*
- Kitchen platform: Granite slab with 2 ft dado and SS sink

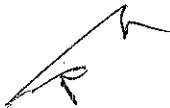
Note:

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

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

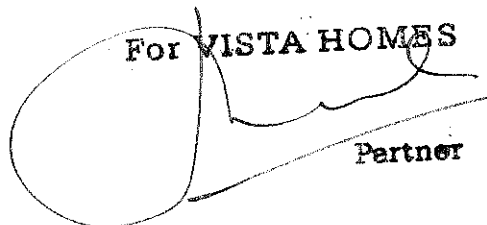
WITNESS:

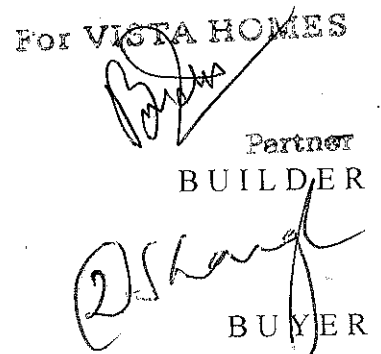
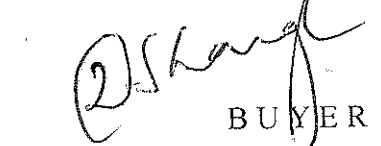
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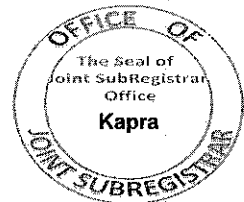
FOR VISTA HOMES  
  
Partner

FOR VISTA HOMES  
  
Partner  
BUILDER  
  
BUYER

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4401/2015 Sheet 5 of 9  
Joint SubRegistrar  
Kapra



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**REGISTRATION PLAN SHOWING**

FLAT NO. 408 IN BLOCK NO. 'E' ON THE FOURTH FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.**

193, 194 & 195

**SITUATED AT**

KAPRA VILLAGE,

KEESARA

**MANDAL, R.R. DIST.**

**BUILDER:**

M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

**BUYER:** / 2<sup>nd</sup> Party:

SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

**REFERENCE:**  
**AREA:**

74.12

**SCALE:**  
**SQ. YDS. OR**

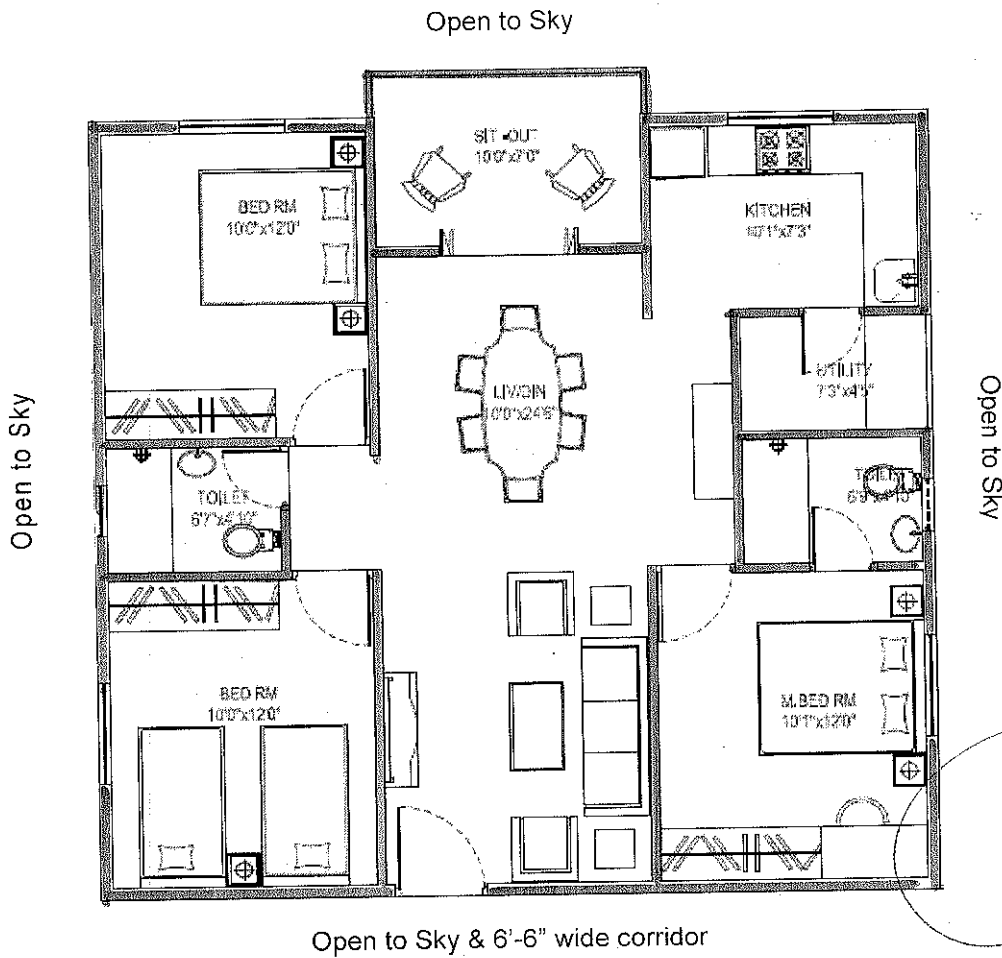
**INCL:**  
**SQ. MTRS.**



**EXCL:**



Total Built-up Area = 1220 sft,  
Out of U/S of Land = Ac. 5-25 Gts.



**FOR VISTA HOMES**

**Partner**

**FOR VISTA HOMES**

**Partner**

**SIGNATURE OF THE BULDER**

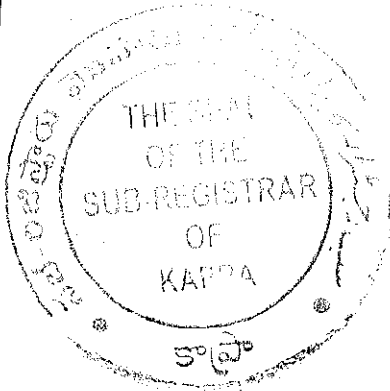
**SIGNATURE OF THE BUYER**

**WITNESSES:**

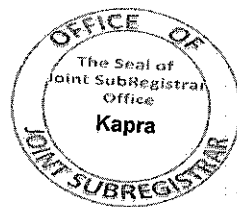
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4401/2015 Sheet 6 of 9



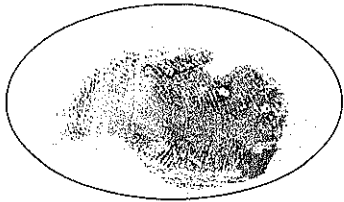


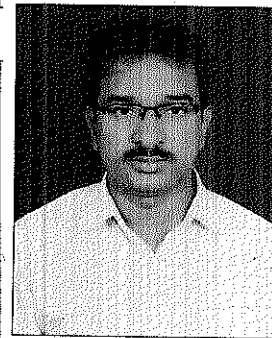
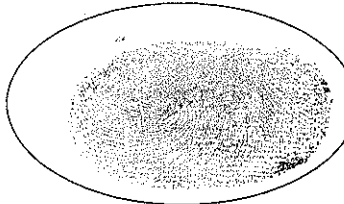
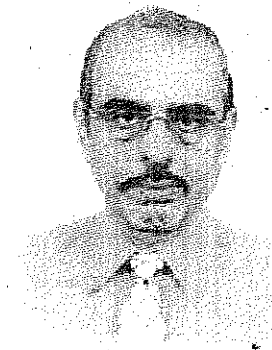
Joint SubRegistrar  
Kapura



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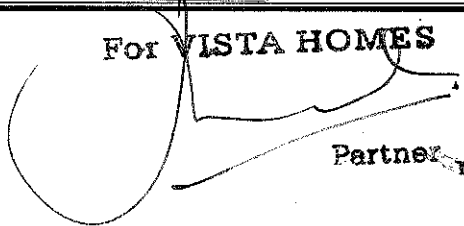
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR: / Builder / First Party:</b></p> <p><b>M/S. VISTA HOMES,</b>                      HAVING ITS OFFICE AT 5-4-187/3 &amp; 4                      II FLOOR, SOHAM MANSION                      M. G. RAOD, SECUNDERABAD                      REPRESENTED BY ITS PARTNERS:</p> <p>1. MR. SOHAM MODI                      S/O. MR. SATISH MODI                      R/O. PLOT NO. 280, ROAD NO. 25                      JUBILEE HILLS                      HYDERABAD- 500 034.</p> <p>2. SHRI. BHAVESH V. MEHTA,                      S/O. LATE VASANT U. MEHTA                      R/O. UTTAM TOWERS                      D. V. COLONY, P. G. ROAD                      SECUNDERABAD - 500 003.</p> <p><b><u>GPA FOR PRESENTING DOCUMENTS:</u></b>  <b><u>VIDE DOC. NO. /BK-IV/ 2015, Dt. 18.11.2015:</u></b></p> <p>MR. K. PRABHAKAR REDDY                      S/O. MR. K. PADMA REDDY                      (O). 5-4-187/3 &amp; 4, II FLOOR                      SOHAM MANSION, M.G. ROAD                      SECUNDERABAD -500 003.</p> <p><b><u>BUYER: / 2<sup>nd</sup> Party:</u></b></p> <p>SHRI. PANKAJ C. SHANGHVI                      S/O. SHRI CHANDRAKANTH SHANGHVI                      R/. 504/A, CHANDAN CO-OP HOUSING SOCIETY                      DADABHAI CROSS ROAD NO.3                      VILE -PARLE (WEST)                      MUMBAI - 56.</p>
			
			
			

**SIGNATURE OF WITNESSES:**

1. 
2. 

**For VISTA HOMES**

  
Partner

**For VISTA HOMES**

  
Partner

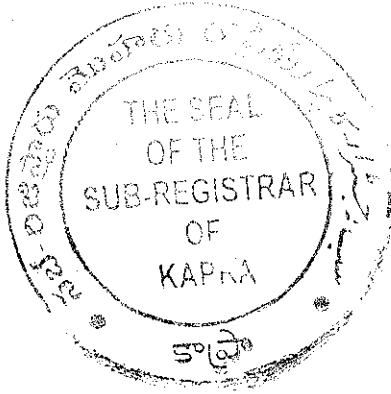
SIGNATURE OF THE EXECUTANTS

  
SIGNATURE OF THE BUYER

Bk - 1, CS No 4531/2015 & Doct No

4401/2015 Sheet 7 of 9

Joint Sub Registrar  
Kapra



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**BUILDER:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT. OF INDIA

27701/2007  
Permanent Account Number

AAGFV2038P

100021605

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम /NAME  
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH  
18-10-1969

हस्ताक्षर /SIGNATURE

100021605

Chief Commissioner of Income-Tax, Andhra Pradesh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABMPM6754C

नाम /NAME  
BHAVESH VASANT MEHTA

पिता का नाम /FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH  
02-03-1970

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, कोयंबटूर  
Chief Commissioner of Income-Tax, Aurangabad

आयकर विभाग  
INCOME TAX DEPARTMENT  
PRASHAKAR REDDY K  
PADMA REDDY KANDI

भारत सरकार  
GOVT. OF INDIA

15/01/1974  
Permanent Account Number  
AWSPP8104E

हस्ताक्षर /SIGNATURE

100021605

**BUYER**

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ALZPS7274A

नाम /NAME  
PANKAJ CHANDRAKANT SHANGHVI

पिता का नाम /FATHER'S NAME  
CHANDRAKANT HARJIVANDAS SHANGHVI

जन्म तिथि /DATE OF BIRTH  
10-09-1945

हस्ताक्षर /SIGNATURE

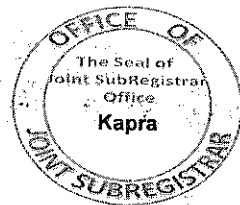
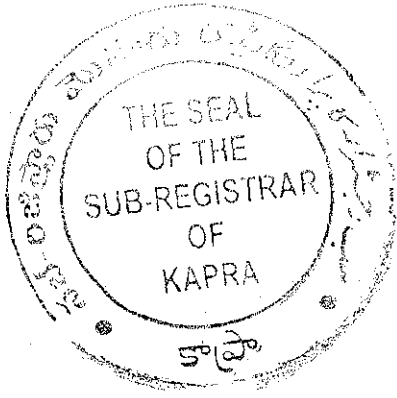
अध्यक्ष, निवेशक (सिस्टम)  
DIRECTOR OF INCOME TAX (SYSTEMS)

*P. Shingvi*

FOR VISTA HOMES  
*[Signature]*  
Partner

FOR VISTA HOMES  
*[Signature]*  
Partner

Bk-1, CS No 4531/2015 & Doct No  
 4401/2015. Sheet 8 of 9  
 Joint Sub Registrar  
 Kapra







WITNESS:

आयकर विभाग  
INCOME TAX DEPARTMENT  
C RAMESH  
NARSING RAO CHANDRAGIRI  
21/07/1979  
Permanent Account Number  
AKRPR1896C

भारत सरकार  
GOVT. OF INDIA





04071979

*[Handwritten signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT  
M MAHENDAR  
MALLESH MANDA  
20/07/1978  
Permanent Account Number  
AQAPM0412C

भारत सरकार  
GOVT. OF INDIA



04071978

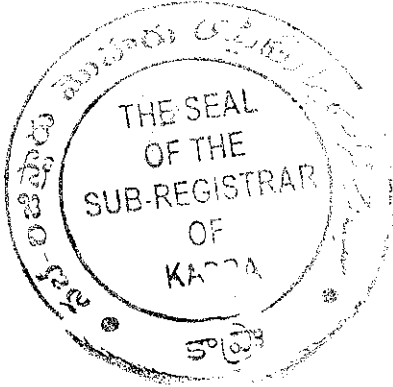
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BK-1, CS No 4531/2015 & Doct No

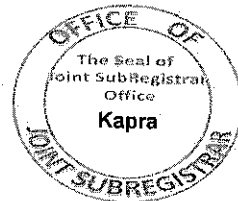
4401/2015. Sheet 9 of 9

Joint SubRegistrar

Kapra



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WJ32

D: 30: H.402 of 2015

11 008

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

*T. Lalitha* D 716800

S.No. 4618 Date: 09-10-2015

**T. LALITHA**  
LICENSED STAMP VENDOR  
LIC.No.16-09-074/2012,  
Plot No.32, H.No.3-48-266,  
Kakaguda, Karkhana,  
Canmtt. Sec'bad. Ph:7842562342

Sold to: PAVAN KUMAR

S/o. ANJANEYULU

For Whom: VISTA HOMES

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 19<sup>th</sup> day of November 2015 at S. R. O., Kapra, Ranga Reddy District 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, Son of Late Vasant U. Mehta aged about 45 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, Secunderabad – 500 003 and Shri. Soham Modi, Son of Shri. Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the 'Builder' / First Party.

**AND**

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile –Parle (West), Mumbai – 56, hereinafter referred to as the Second Party/owner

The expression Builder and 2<sup>nd</sup> Party shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

**FOR VISTA HOMES**

*[Signature]*  
Partner

**FOR VISTA HOMES**


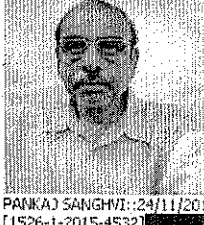
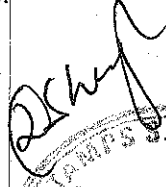



*[Signature]*  
Partner

*[Signature]*







**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5250/- paid between the hours of 3 and 4 on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PANKAJ SANGHVI::24/11/2015 [1526-1-2015-4532]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROADNO.3, WEST MUMBAI	
2	EX		 [1526-1-2015-4532]EX-995	REP BY GPA PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

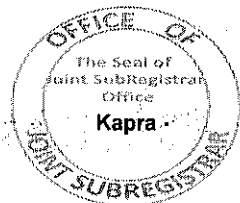
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2015-4532]WITNE	M.MAHENDER R/O.28-77.YADAV BASTI NEREDMET HYD.	
2		 [1526-1-2015-4532]WIT	CH.RAMESH R/O.1-3- 176/D/2,KAVADIGUDA HYD-500080	

26th day of November, 2015

Signature of Joint SubRegistrar8 Kapra

Bk-1, CS No 4532/2015 & Doct No 4408/2015. Sheet 1 of 9 Joint SubRegistrar8 Kapra



**WHEREAS:**

- A. 2<sup>nd</sup> Party under a Sale Deed dated 25.03.2013 has purchased 1029.75 sq. yds, of undivided share of land in Sy. Nos. 193, 194 & 195, situated at Kapra Village, Keesara Mandal, R. R. District. On a portion of the said land the 2<sup>nd</sup> Party was desirous of constructing semi-finished, deluxe flat bearing no. 008 on the ground floor in block no. 'H', admeasuring 1220 sft, of super built up area on 74.12 sq. yds., of undivided share of land, being the proportional share in land, in residential complex styled as 'Vista Homes' forming a part of Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District (hereinafter after referred to as the Scheduled Flat). This Sale Deed is registered as document no.1540/2013 in the office of the Sub-Registrar, Kapra, Hyderabad. This Sale Deed was executed subject to the condition that the ... shall enter into an Agreement for Construction for completion of construction of the semi-finished flat as per the agreed specifications, *with the funds of the Second Party and accordingly construction of the semi finished flat was constructed.*
- B. 2<sup>nd</sup> Party was desirous of getting the <sup>remaining</sup> construction completed with respect to the Scheduled Flat by the Builder, *with the funds of the Second Party.*
- C. 2<sup>nd</sup> Party as stated above had already purchased the semi-finished flat bearing flat no. 008 on the ground floor, in block no. 'H' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties had on an earlier date have reached certain understandings, terms and conditions etc.. for the completion of construction of the Scheduled Flat and are now desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

1. The Builder shall complete the construction for the 2<sup>nd</sup> Party a deluxe flat bearing no.008 on the ground floor, in block no. 'H', admeasuring 1220 sft. of super built up area and undivided share of land to the extent of 74.12 sq. yds, a reserved parking space for single car in the basement admeasuring 100 sft., as per the plans annexed hereto and the specifications given in Schedule 'B' hereunder for an amount of Rs. 10,49,200/- (Rupees Ten Lakhs Forty Nine Thousand Two Hundred only).
2. 2<sup>nd</sup> Party shall pay/has paid to the Builder the above said amount of Rs. 10,49,200/- (Rupees Ten Lakhs Forty Nine Thousand Two Hundred only) on terms agreed between the parties on an earlier date.
3. The Builder shall construct/has constructed the Flat in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the 2<sup>nd</sup> Party shall be charged extra.
4. The Builder shall be liable to pay all such amounts for and on behalf of the 2<sup>nd</sup> Party as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	5150	0	0	0	5250
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	5250	0	0	0	5250
User Charges	NA	100	0	0	0	100
<b>Total</b>	100	10500	0	0	0	<b>10600</b>

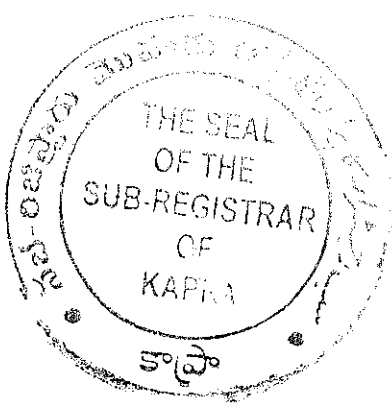
Rs. 5150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5250/- towards Registration Fees on the chargeable value of Rs. 1049200/- was paid by the party through Challan/BC/Pay Order No ,634761 dated ,24-NOV-15.

Date  
26th day of November, 2015

Signature of Registering Officer  
Kapra

BK-1, CS No 4532/2015 & Doct No 4402/2015. Sheet 2 of 9  
 Joint Sub Registrar  
 Kapra

పుస్తకము నంబర్ 4402 / 2015 నం. / కా.క. 15325  
 పుస్తకము నంబర్ 4402 / 2015 నం. / కా.క. 15325  
 పుస్తకము నంబర్ 4402 / 2015 నం. / కా.క. 15325  
 పుస్తకము నంబర్ 4402 / 2015 నం. / కా.క. 15325



Signature of Registering Officer  
Kapra



5. The Builder shall complete the construction of the Flat and handover possession of the same on such a date as agreed between the parties provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Flat within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
6. The Builder upon completion of construction of the Flat shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Flat provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
7. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Flat.
8. The Builder shall deliver the possession of the completed Flat to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
9. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder 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.
10. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not 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 Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
11. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Flat under this agreement, or the sale deed.
12. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

**For VISTA HOMES**

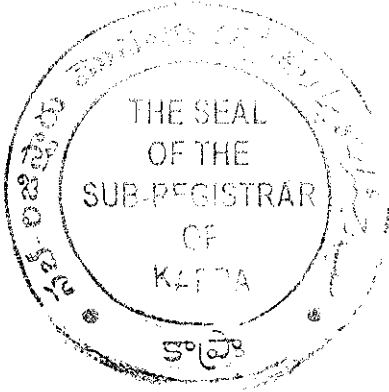
**Partner**

**For VISTA HOMES**

**Partner**

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442/2015 Sheet 3 of 9

Joint SubRegistrar  
Kapra



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13. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Flat to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
14. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form 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.
15. 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.
16. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
17. 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 FLAT

All that portion forming a deluxe apartment bearing flat no. 008 on the ground 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 a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential apartment 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:


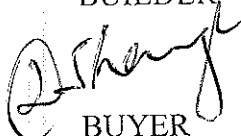
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor & Lift

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

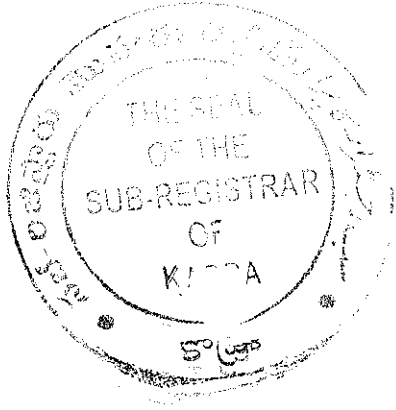
WITNESSES:

- 
- 

**For VISTA HOMES**  
  
 Partner

**For VISTA HOMES**  
  
 Partner  
**BUILDER**  
  
 BUYER

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4502/2015. Sheet 4 of 9  
Joint SubRegistrar  
Kapra



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SCHEDULE 'B'

SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION:

- 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 Buyer and installed by the Builder.*
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door
- Other doors: Painted panel doors and hardware - *To be supplied by Buyer and installed by the Builder*
- Electrical: Copper wiring with modular switches - *To be supplied by Buyer and installed by the Builder.*
- Windows: Powder coated aluminum sliding windows with grills
- Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height - *To be supplied by Buyer and installed by the Builder.*
- Plumbing: UPVC / GI & PVC pipes
- Sanitary: Cera / Parryware or equivalent brand - *To be supplied by Buyer and installed by the Builder.*
- CP fittings: Branded quarter turn ceramic disc type - *To be supplied by Buyer and installed by the Builder.*
- 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

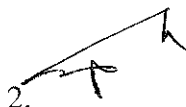
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.



2.



For VISTA HOMES



Partner

For VISTA HOMES

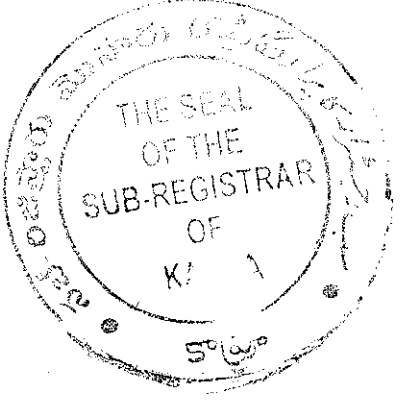


Partner  
BUILDER



BUYER

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4402/das. Sheet 5 of 9  
Joint Sub Registrar  
Kapra



**REGISTRATION PLAN SHOWING**

FLAT NO. 008 IN BLOCK NO. 'H' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.** 193, 194 & 195

**SITUATED AT**

KAPRA VILLAGE, KEESARA

**MANDAL, R.R. DIST.**

**BUILDER:** M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

**BUYER:** SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

**REFERENCE:**  
**AREA:** 74.12

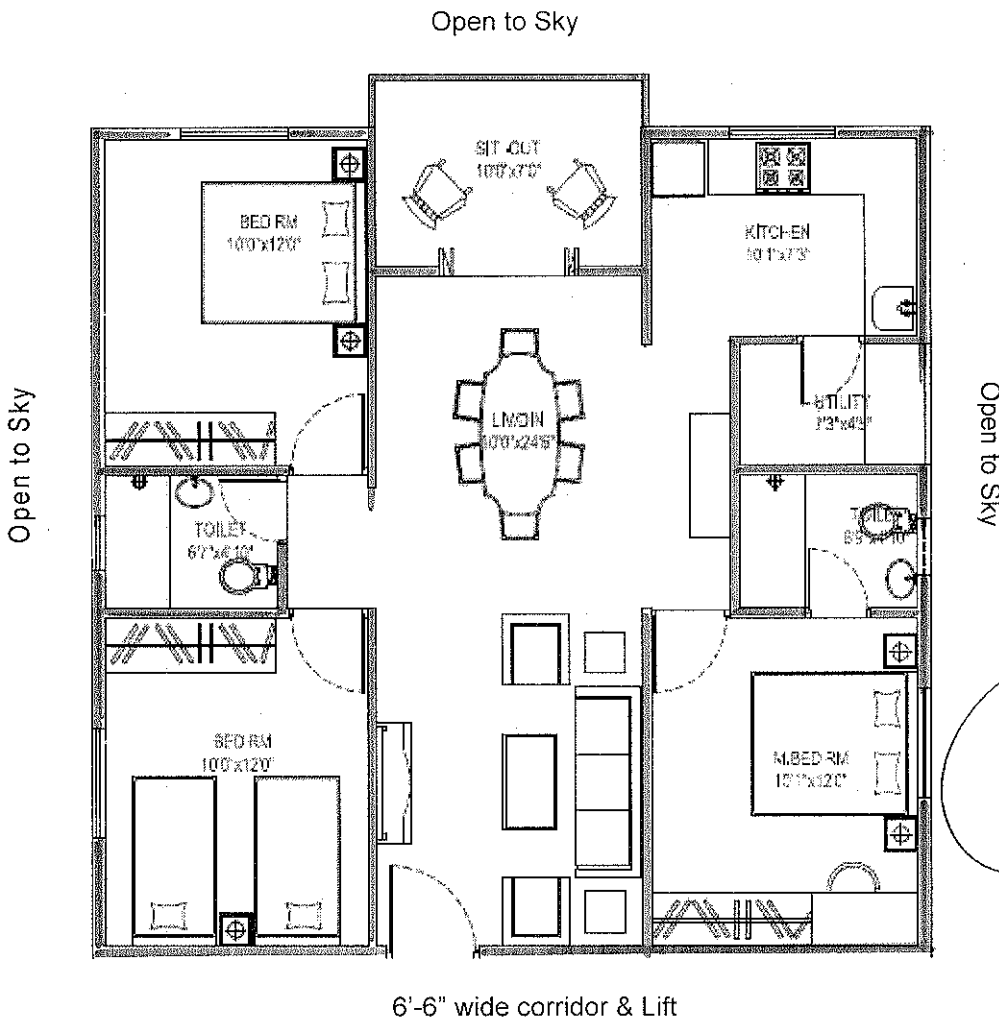
**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**



**EXCL:**

Total Built-up Area = 1220 sft,  
Out of U/S of Land = Ac. 5-25 Gts.



For VISTA HOMES

Partner

For VISTA HOMES

Partner

**WITNESSES:**

- 1.
- 2.

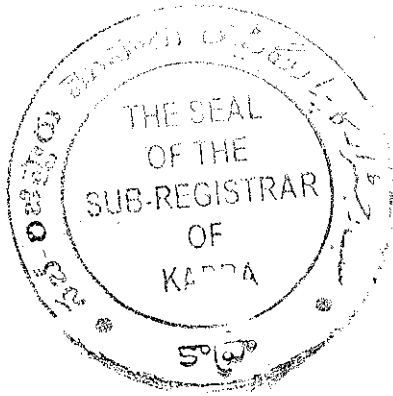
SIGNATURE OF THE BUILDER

SIGNATURE OF THE BUYER

BK - 1, CS No 4532/2015 & Doct No

4402/dols. Sheet 6 of 9

Joint SubRegistrar  
Kapra



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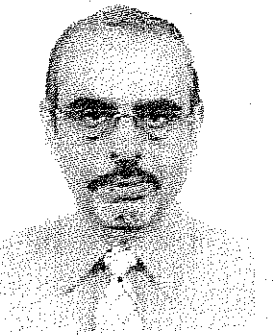
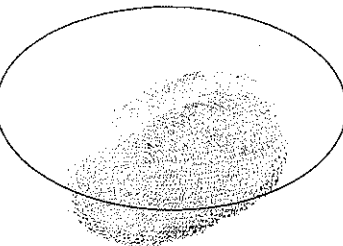
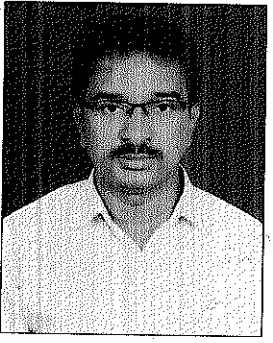
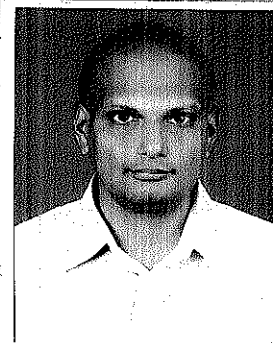
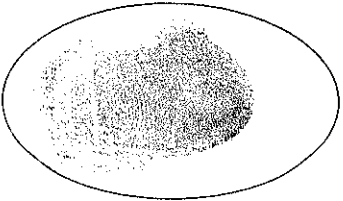
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

PASSPORT SIZE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



**VENDOR: / Builder / First Party.**

**M/S. VISTA HOMES,**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. RAOD, SECUNDERABAD  
REPRESENTED BY ITS PARTNERS:

1. MR. SOHAM MODI  
S/O. MR. SATISH MODI  
R/O. PLOT NO. 280, ROAD NO. 25  
JUBILEE HILLS  
HYDERABAD- 500 034.
2. SHRI. BHAVESH V. MEHTA,  
S/O. LATE VASANT U. MEHTA  
R/O. UTTAM TOWERS  
D. V. COLONY, P. G. ROAD  
SECUNDERABAD - 500 003.

**GPA FOR PRESENTING DOCUMENTS:**  
**VIDE DOC. NO/74BK-IV/ 2015, Dt. 18.11.2015:**

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4, II FLOOR  
SOHAM MANSION, M.G. ROAD  
SECUNDERABAD -500 003.

**BUYER:**

SHRI. PANKAJ C. SHANGHVI  
S/O. SHRI CHANDRAKANTH SHANGHVI  
R/. 504/A, CHANDAN CO-OP HOUSING SOCIETY  
DADABHAI CROSS ROAD NO.3  
VILE -PARLE (WEST)  
MUMBAI - 56.

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

**For VISTA HOMES**

Partner

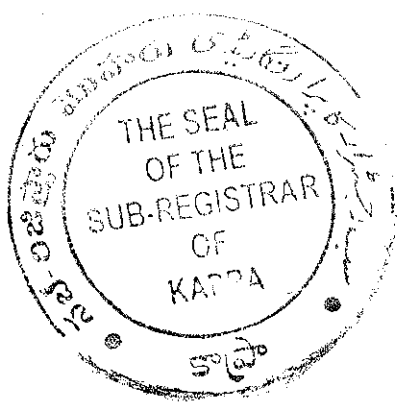
**For VISTA HOMES**

Partner

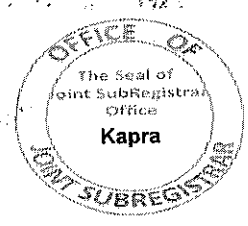
SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

BK-1, CS No 4532/2015 & Doct No  
402/2015 Sheet 7 of 9 Joint SubRegistrar-  
Kapra



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**BUILDER:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT OF INDIA

27/01/2007  
Permanent Account Number  
AAGFV2058P

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी (विकास)  
Chief Commissioner of Income-tax, Ardhya Pradesh

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6754C

नाम / NAME  
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH  
02-03-1970

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी (विकास)  
Chief Commissioner of Income-tax, Ardhya Pradesh

आयकर विभाग  
INCOME TAX DEPARTMENT

प्रभाकर रेड्डी क  
PRABHAKAR REDDY K

पद्मा रेड्डी कान्डी  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSPP8104E

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी (विकास)  
Chief Commissioner of Income-tax, Ardhya Pradesh

**BUYER**

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ALZPS7274A

नाम / NAME  
PANKAJ CHANDRAKANT SHANGHVI

पिता का नाम / FATHER'S NAME  
CHANDRAKANT HARJIVANDAS SHANGHVI

जन्म तिथि / DATE OF BIRTH  
10-09-1945

हस्ताक्षर / SIGNATURE

आयकर विभाग (सिस्टम)  
DIRECTOR OF INCOME TAX (SYSTEMS)

For VISTA HOMES

*[Signature]*  
Partner

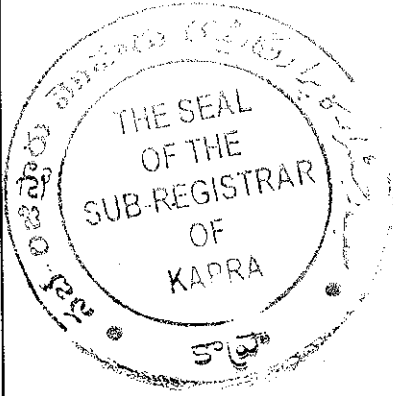
For VISTA HOMES

*[Signature]*  
Partner

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4402/2015. Sheet 8 of 9

Joint Sub Registrar  
Kapra





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WITNESS:

आयकर विभाग  
INCOME TAX DEPARTMENT  
C RAMESH  
NARSING RAO CHANDRAGIRI  
21/07/1979  
Permanent Account Number  
AKRPR1896C

भारत सरकार  
GOVT. OF INDIA




04072007

*[Handwritten signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT  
M MAHENDAR  
MALLESH MANDA  
20/07/1978  
Permanent Account Number  
AQAPM0412C

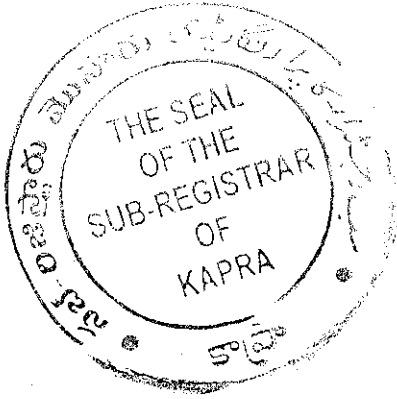
भारत सरकार  
GOVT. OF INDIA



04072007

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Bk-1, CS No 4532/2015 & Doct No  
4402/2015. Sheet 9 of 9  
Joint SubRegistrar  
Kapra



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SCANNED



తెలంగాణ తెలంగాణ TELANGANA

412373

S.No. 11000 Date:03-09-2015

**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

Sold to: MAHENDAR

S/o: MALLESH

For Whom: VISTA HOMES

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 19<sup>th</sup> day of November 2015 at S. R. O., Kapra, Ranga Reddy District 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, Son of Late Vasant U. Mehta aged about 45 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, Secunderabad – 500 003 and Shri. Soham Modi, Son of Shri. Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the 'Builder' / First Party

**AND**

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile –Parle (West), Mumbai – 56, hereinafter referred to as the Second Party/owner

The expression Builder and 2<sup>nd</sup> Party shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

*(Signature)*

**For VISTA HOMES**  
*(Signature)*  
 Partner

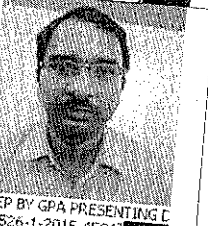
**For VISTA HOMES**  
*(Signature)*  
 Partner

*(Signature)*


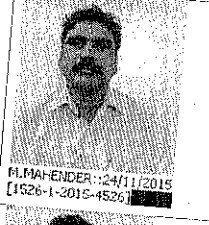

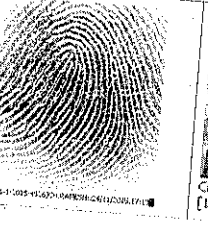
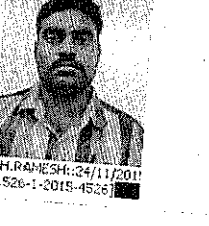

**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5250/- paid between the hours of 3 and 4 on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

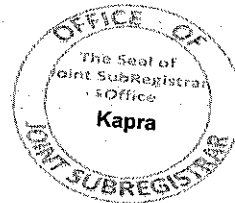
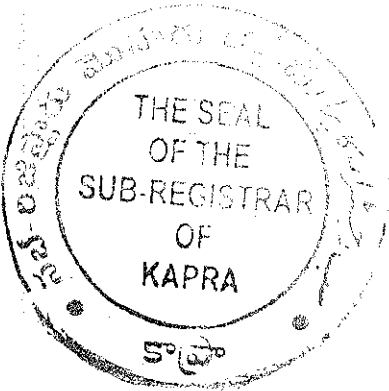
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROADNO.3, WEST MUMBAI	
2	EX			REP BY GPA PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			M.MAHENDER R/O.28-77,YADAV BASTI NEREDMET HYD.	
2			CH.RAMESH R/O.1-3- 176/D/2,KAVADIGUDA HYD-500080	

26th day of November, 2015

Signature of [Signature] Joint SubRegistrar  
Kapra



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Joint SubRegistrar8 Kapra

**WHEREAS:**

- A. 2<sup>nd</sup> Party under a Sale Deed dated 25.03.2013 has purchased 1029.75 sq. yds, of undivided share of land in Sy. Nos. 193, 194 & 195, situated at Kapra Village, Keesara Mandal, R. R. District. On a portion of the said land the 2<sup>nd</sup> Party was desirous of constructing semi-finished, deluxe flat bearing no. 206 on the second floor in block no. 'C', admeasuring 1220 sft, of super built up area on 74.12 sq. yds., of undivided share of land, being the proportional share in land, in residential complex styled as 'Vista Homes' forming a part of Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District (hereinafter after referred to as the Scheduled Flat). This Sale Deed is registered as document no. 1540/2013 in the office of the Sub-Registrar, Kapra, Hyderabad. This Sale Deed was executed subject to the condition that the shall enter into an Agreement for Construction for completion of construction of the semi-finished flat as per the agreed specifications, with the funds of Second Party and accordingly construction of the semi finished flat was constructed
- B. 2<sup>nd</sup> Party was desirous of getting the <sup>remaining</sup> construction completed with respect to the Scheduled Flat by the Builder, with the funds of the Second Party.
- C. 2<sup>nd</sup> Party as stated above had already purchased the semi-finished flat bearing flat no. 206 on the second floor, in block no. 'C' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties had on an earlier date have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Flat and are now desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

1. The Builder shall complete the construction for the a deluxe flat bearing no.206 on the second floor, in block no. 'C', admeasuring 1220 sft. of super built up area and undivided share of land to the extent of 74.12 sq. yds, a reserved parking space for single car in the basement admeasuring 100 sft., as per the plans annexed hereto and the specifications given in Schedule 'B' hereunder for an amount of Rs. 10,49,200/- (Rupees Ten Lakhs Forty Nine Thousand Two Hundred only).
2. 2<sup>nd</sup> Party shall pay/has paid to the Builder the above said amount of Rs. 10,49,200/- (Rupees Ten Lakhs Forty Nine Thousand Two Hundred only) on terms agreed between the parties on an earlier date.
3. The Builder shall construct/has constructed the Flat in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the 2<sup>nd</sup> Party shall be charged extra.
4. The Builder shall be liable to pay all such amounts for and on behalf of the 2<sup>nd</sup> Party as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	5150	0	0	0	5250
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	5250	0	0	0	5250
User Charges	NA	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>10500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10600</b>

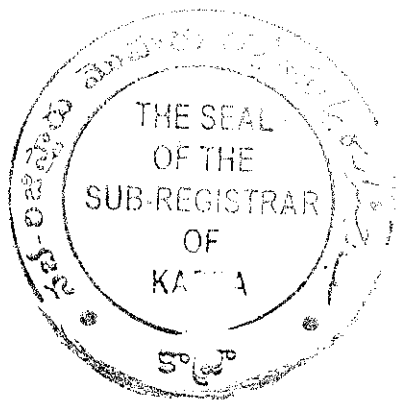
Rs. 5150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5250/- towards Registration Fees on the chargeable value of Rs. 1049200/- was paid by the party through Challan/BC/Pay Order No ,634759 dated ,24-NOV-15.

Date Signature of Registering Officer  
 26th day of November, 2015 Kapra

Bk-1, CS No 4526/2015 & Doct No 4403/2015. Sheet 2 of 9 Joint Sub Registrar Kapra

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 4403 ಸಂಖ್ಯೆಯಲ್ಲಿ ದಾಖಲಾದ  
 ಡ್ರಾ ಮಾಡಿ ನಿಮ್ಮ ಸಂಖ್ಯೆ ನಂ. 106  
 4403 / 2015 ನಂ. 26  
 2015 ನಂ. 26 ನಂ. 26

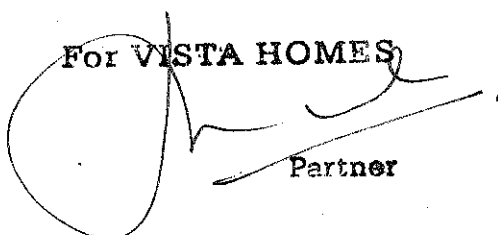
*(Signature)*  
 26-11-2015





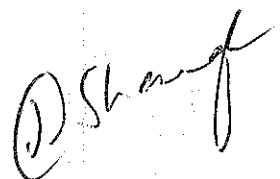
5. The Builder shall complete the construction of the Flat and handover possession of the same on such a date as agreed between the parties provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Flat within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
6. The Builder upon completion of construction of the Flat shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Flat provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
7. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Flat.
8. The Builder shall deliver the possession of the completed Flat to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
9. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder 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.
10. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not 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 Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
11. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Flat under this agreement, or the sale deed.
12. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

For VISTA HOMES

  
Partner

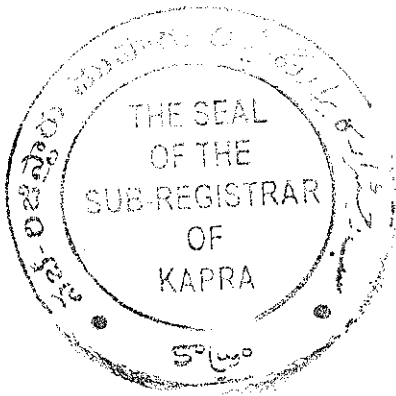
For VISTA HOMES

  
Partner



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4403/2015 Sheet 3 of 9

Joint Sub Registrar  
Kapra



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13. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Flat to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
14. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form 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.
15. 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.
16. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
17. 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 FLAT

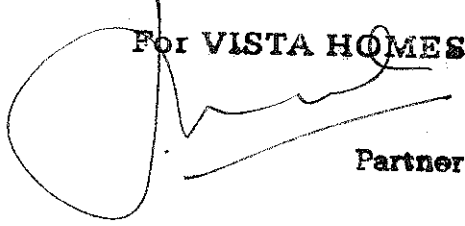
All that portion forming a deluxe apartment bearing flat no.206 on the second floor, in block no. 'C' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential flat 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:

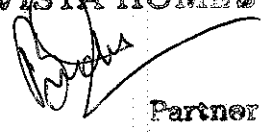
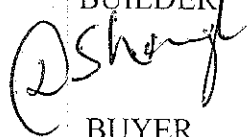
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	Open to Sky & 6'-6" wide corridor

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 

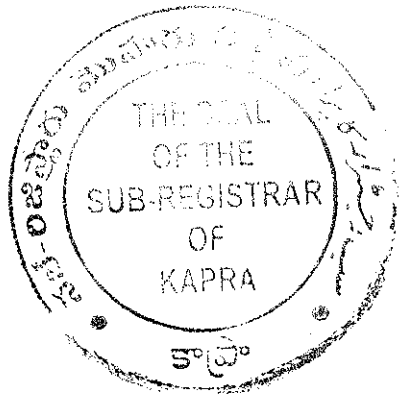
**For VISTA HOMES**  
  
**Partner**

**For VISTA HOMES**  
  
**Partner**  
**BUILDER**  
  
**BUYER**

Bk-1 CS No 4526/2015 & Doct No  
4403/2015

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Joint Sub Registrar  
Kapra



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SCHEDULE 'B'

SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION:

- 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 Buyer and installed by the Builder.*
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door
- Other doors: Painted panel doors and hardware - *To be supplied by Buyer and installed by the Builder*
- Electrical: Copper wiring with modular switches - *To be supplied by Buyer and installed by the Builder.*
- Windows: Powder coated aluminum sliding windows with grills
- Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height - *To be supplied by Buyer and installed by the Builder.*
- Plumbing: UPVC / GI & PVC pipes
- Sanitary: Cera / Parryware or equivalent brand - *To be supplied by Buyer and installed by the Builder.*
- CP fittings: Branded quarter turn ceramic disc type - *To be supplied by Buyer and installed by the Builder.*
- Kitchen platform: Granite slab with 2 ft dado and SS sink


Note:

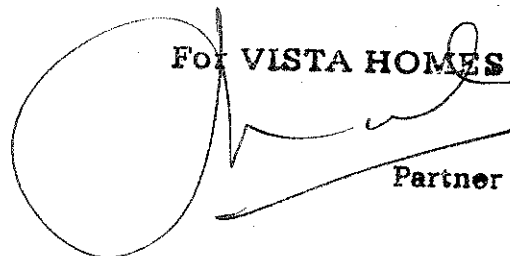
1. Choice of 2 colours for interior painting shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or 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

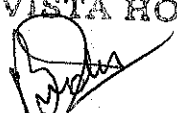

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

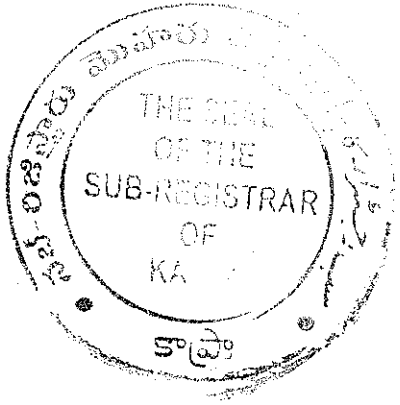
1. 

2. 

  
For VISTA HOMES  
Partner

For VISTA HOMES  
  
Partner  
BUILDER  
  
BUYER

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4403/2015. Sheet 5 of 9  
Joint SubRegistrar  
Kapra



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**REGISTRATION PLAN SHOWING**

FLAT NO. 206 IN BLOCK NO. 'C' ON THE SECOND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.**

193, 194 & 195

**SITUATED AT**

KAPRA VILLAGE, KEESARA

**MANDAL, R.R. DIST.**

**BUILDER:**

M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

**BUYER/2<sup>nd</sup> Party:**

SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

**REFERENCE:**

AREA: 74.12

**SCALE:**

SQ. YDS. OR

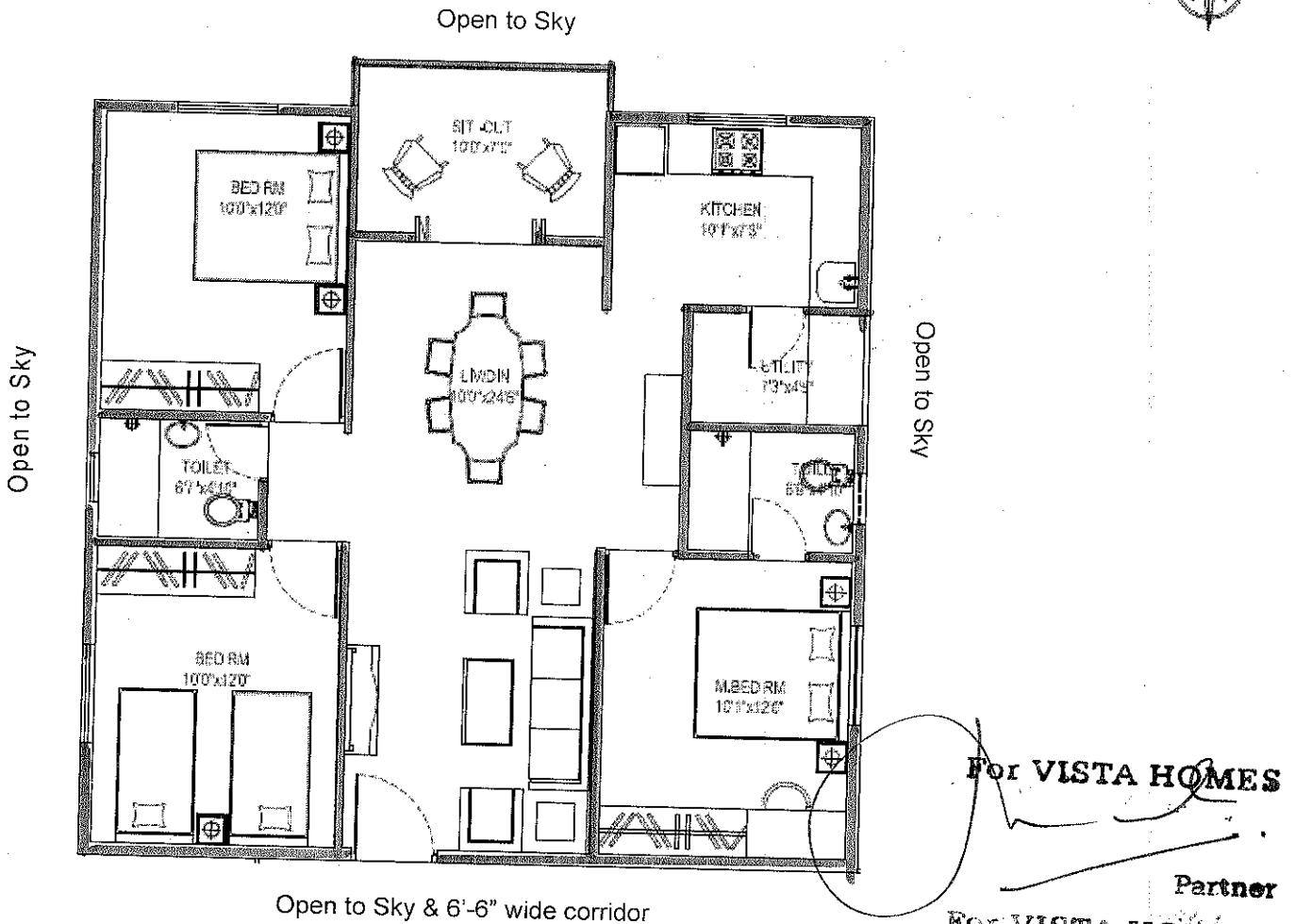
**INCL:**  
SQ. MTRS.



**EXCL:**



Total Built-up Area = 1220 sft,  
Out of U/S of Land = Ac. 5-25 Gts.



For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE BUILDER

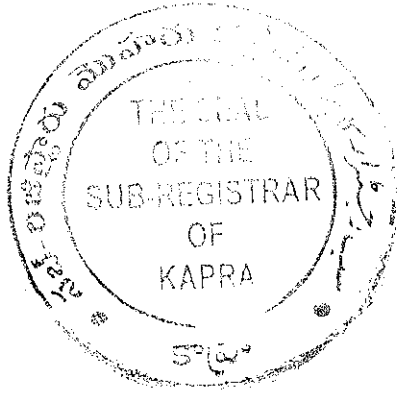
SIGNATURE OF THE BUYER

**WITNESSES:**

- 1.
- 2.

BK-1, CS No 4526/2015 & Doct No  
403/2015. Sheet 6 of 9

Joint SubRegistrar  
Kapra



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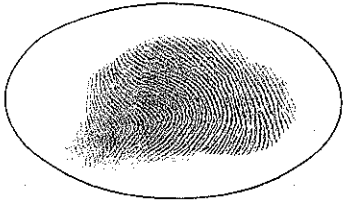
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

PASSPORT SIZE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER

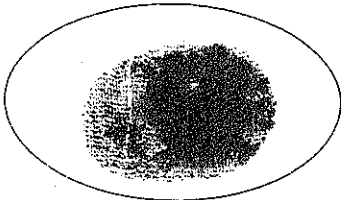


VENDOR/Builder/first Party:

**M/S. VISTA HOMES,**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. RAOD, SECUNDERABAD  
REPRESENTED BY ITS PARTNERS:

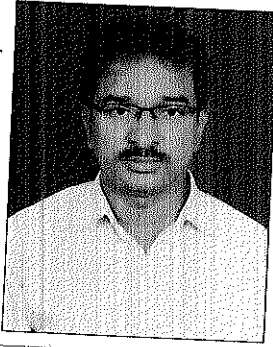
1. MR. SOHAM MODI  
S/O. MR. SATISH MODI  
R/O. PLOT NO. 280, ROAD NO. 25  
JUBILEE HILLS  
HYDERABAD- 500 034.

2. SHRI. BHAVESH V. MEHTA,  
S/O. LATE VASANT U. MEHTA  
R/O. UTTAM TOWERS  
D. V. COLONY, P. G. ROAD  
SECUNDERABAD - 500 003.



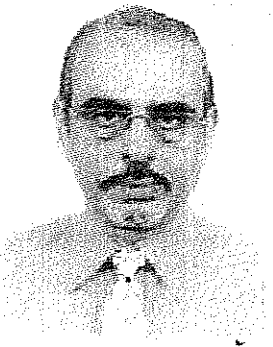
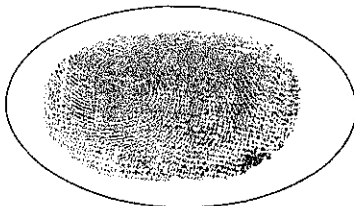
GPA FOR PRESENTING DOCUMENTS:  
VIDE DOC. NO. 17/BK-IV/ 2015, Dt. 18.11.2015:

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4, II FLOOR  
SOHAM MANSION, M.G. ROAD  
SECUNDERABAD -500 003.



BUYER/2<sup>nd</sup> Party:

SHRI. PANKAJ C. SHANGHVI  
S/O. SHRI CHANDRAKANTH SHANGHVI  
R/ 504/A, CHANDAN CO-OP HOUSING SOCIETY  
DADABHAI CROSS ROAD NO.3  
VILE -PARLE (WEST)  
MUMBAI - 56.



SIGNATURE OF WITNESSES:

1.

2.

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner

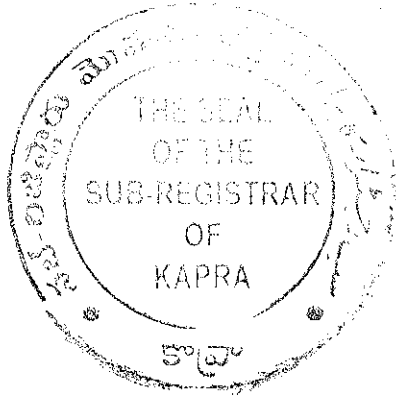
SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

BK-1, CS No 4526/2015 & Doct No

4402/2015. Sheet 7 of 9

Joint SubRegistrar  
Kapra



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**BUILDER:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT OF INDIA

27/01/2007  
Permanent Account Number  
AAGFV2083P

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1989

हस्ताक्षर / SIGNATURE  
*Soham Modi*

मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6754C

नाम / NAME  
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH  
02-03-1970

हस्ताक्षर / SIGNATURE  
*Bhavesh Mehta*

मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSPF8104E

हस्ताक्षर / SIGNATURE  
*Prabhakar Reddy*

मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

**BUYER**

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ALZPS7274A

नाम / NAME  
PANKAJ CHANDRAKANT SHANGHVI

पिता का नाम / FATHER'S NAME  
CHANDRAKANT HARJIVANDAS SHANGHVI

जन्म तिथि / DATE OF BIRTH  
10-09-1946

हस्ताक्षर / SIGNATURE  
*Pankaj Shanghvi*

अध्यक्ष निदेशक (निर्देश)  
DIRECTOR OF INCOME TAX (SYSTEMS)

For VISTA HOMES  
*[Signature]*  
Partner

For VISTA HOMES  
*[Signature]*  
Partner

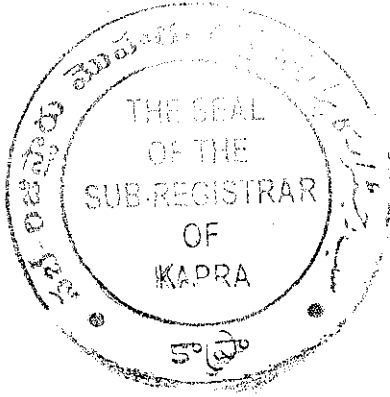
*[Signature]*

Bk - 1, CS No 4526/2015 & Doct No

443 6015

Sheet 8 of 9

Joint Sub Registrar  
Kapra




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WITNESS:

आयकर विभाग  
INCOME TAX DEPARTMENT  
C RAMESH  
NARSING RAO CHANDRAGIRI  
21/07/1979  
Permanent Account Number  
AKRPR1896C

भारत सरकार  
GOVT. OF INDIA




0-0-2007

*[Handwritten signature]*

*[Handwritten mark]*

आयकर विभाग  
INCOME TAX DEPARTMENT  
M MAHENDAR  
MALLES MANDA  
20/07/1978  
Permanent Account Number  
AQAPM0412C

भारत सरकार  
GOVT. OF INDIA



0-0-2007

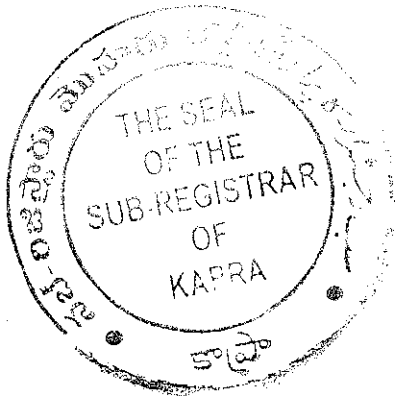
*[Handwritten signature]*

*[Handwritten signature]*

BK-1 CS No 4526/2015 & Doct No

7403/2015. Sheet 9 of 9

Joint SubRegistrar  
Kapra



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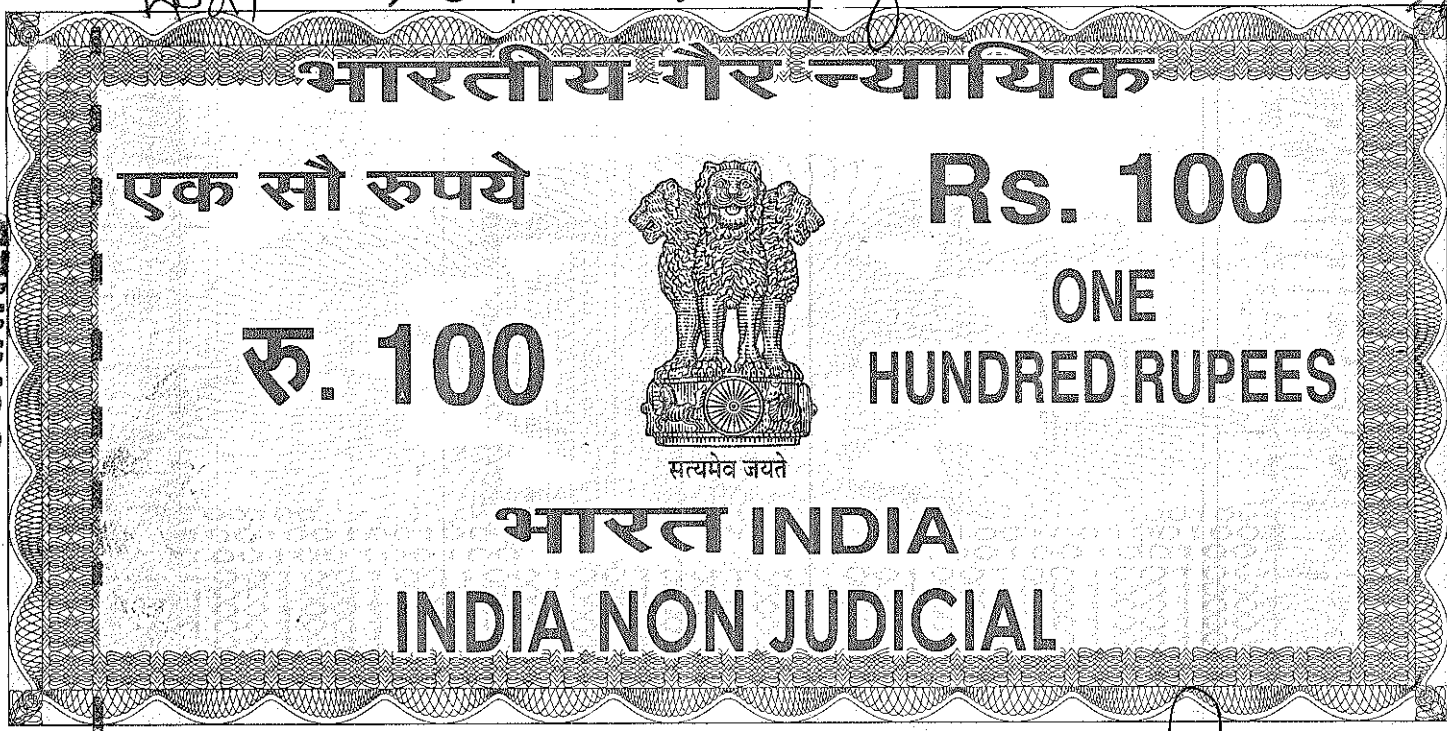


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SCANNED



తెలంగాణ తెలంగాణ TELANGANA

412372

S.No. 10999 Date: 03-09-2015

Sold to: MAHENDAR

S/o: MALLESH

For Whom: VISTA HOMES

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 FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 19<sup>th</sup> day of November 2015 at S. R. O., Kapra, Ranga Reddy District 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, Son of Late Vasant U. Mehta aged about 45 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, Secunderabad - 500 003 and Shri. Soham Modi, Son of Shri. Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 034, hereinafter referred to as the 'Builder' / *FIRST PARTY*.

**AND**

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile -Parle (West), Mumbai - 56, hereinafter referred to as the *Second Party / OWNER*


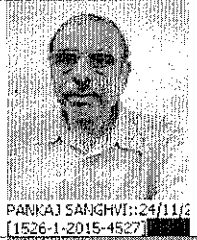
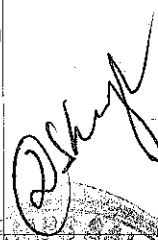

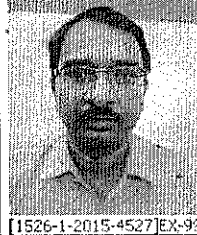
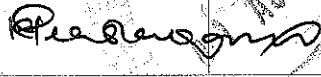
The expression Builder and 2<sup>nd</sup> party shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

For VISTA HOMES  
  
Partner


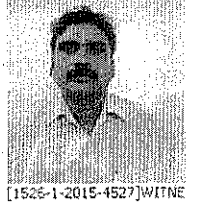




For VISTA HOMES  
  
Partner

**Presentation Endorsement:**

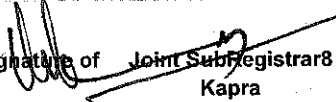
Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5250/- paid between the hours of 3 and 4 on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PANKAJ SANGHVI:24/11/15 [1526-1-2015-4527]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROADNO.3, WEST MUMBAI	
2	EX		 [1526-1-2015-4527]EX-995	REP BY GPA PRESENTING DOCT.K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

**Identified by Witness:**

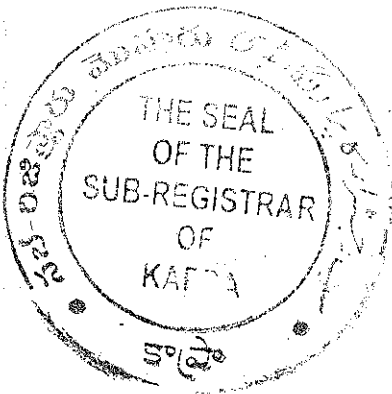
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2015-4527]WITNE	M.MAHENDER R/O.28-77,YADAV BASTI NEREDMET HYD.	
2		 [1526-1-2015-4527]WIT	CH.RAMESH R/O.1-3- 176/D/2,KAVADIGUDA HYD-500080	

26th day of November, 2015

Signature of  Joint SubRegistrar8  
Kapra

BK-1, CS No 4527/2015 & Doct No  
4404/2015. Sheet 1 of 9

Joint SubRegistrar8  
Kapra





**WHEREAS:**

- A. 2<sup>nd</sup> Party under a Sale Deed dated 25.03.2013 has purchased 1029.75 sq. yds, of undivided share of land in Sy. Nos. 193, 194 & 195, situated at Kapra Village, Keesara Mandal, R. R. District. On a portion of the said land the 2<sup>nd</sup> Party was desirous of constructing semi-finished, deluxe flat bearing no.007 on the ground floor in block no. 'C', admeasuring 1220 sft, of super built up area on 74.12 sq. yds., of undivided share of land, being the proportional share in land, in residential complex styled as 'Vista Homes' forming a part of Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District (hereinafter after referred to as the Scheduled Flat). This Sale Deed is registered as document no. 1540/2013 in the office of the Sub-Registrar, Kapra, Hyderabad. This Sale Deed was executed subject to the condition that the shall enter into an Agreement for Construction for completion of construction of the semi-finished flat as per the agreed specifications, with the funds of second Party and accordingly construction of the semi-finished flat was constructed.
- B. 2<sup>nd</sup> Party was desirous of getting the <sup>remaining</sup> construction completed with respect to the Scheduled Flat by the Builder, with the funds of the Second Party.
- C. 2<sup>nd</sup> Party as stated above had already purchased the semi-finished flat bearing flat no. 007 on the ground floor, in block no. 'C' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties had on an earlier date have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Flat and are now desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

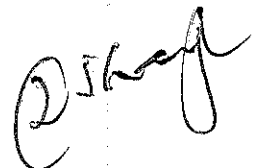
1. The Builder shall complete the construction for the 2<sup>nd</sup> Party a deluxe flat bearing no.007 on the ground floor, in block no. 'C', admeasuring 1220 sft. of super built up area and undivided share of land to the extent of 74.12 sq. yds, a reserved parking space for single car in the basement admeasuring 100 sft., as per the plans annexed hereto and the specifications given in Schedule 'B' hereunder for an amount of Rs. 10,49,200/- (Rupees Ten Lakhs Forty Nine Thousand Two Hundred only).
2. 2<sup>nd</sup> Party shall pay/has paid to the Builder the above said amount of Rs. 10,49,200/- (Rupees Ten Lakhs Forty Nine Thousand Two Hundred only) on terms agreed between the parties on an earlier date.
3. The Builder shall construct/has constructed the Flat in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the 2<sup>nd</sup> Party shall be charged extra.
4. The Builder shall be liable to pay all such amounts for and on behalf of the 2<sup>nd</sup> Party as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For VISTA HOMES

  
Partner

For VISTA HOMES

  
Partner



**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	5150	0	0	0	5250
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	5250	0	0	0	5250
User Charges	NA	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>10500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10600</b>

Rs. 5150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5250/- towards Registration Fees on the chargeable value of Rs. 1049200/- was paid by the party through Challan/BC/Pay Order No ,634756 dated ,24-NOV-15.

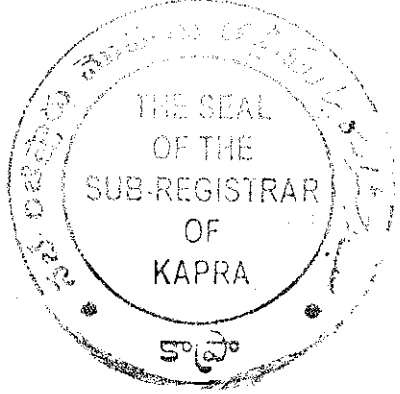
Date  
26th day of November,2015

*[Signature]*  
Signature of Registering Officer  
Kapra

BK-1, CS No 4527/2015 & Doct No 4404/2015  
 Joint Sub Registrar  
 Kapra  
 Sheet 2 of 9

ది 24 నవంబరు 2015 నా. / అ.న. 10325  
 4404 నెంబరు పేపరుల ద్వారా  
 కేవలం నిమిత్తం నిర్వహించిన రూపాయి 5250  
 4404 / 10325 నా అధికారమున  
 15 నా నంబరు 26 వ తేదీ

*[Signature]*



5. The Builder shall complete the construction of the Flat and handover possession of the same on such a date as agreed between the parties provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Flat within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
6. The Builder upon completion of construction of the Flat shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Flat provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
7. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Flat.
8. The Builder shall deliver the possession of the completed Flat to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
9. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder 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.
10. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not 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 Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole..
11. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Flat under this agreement, or the sale deed.
12. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

For VISTA HOMES

Partner

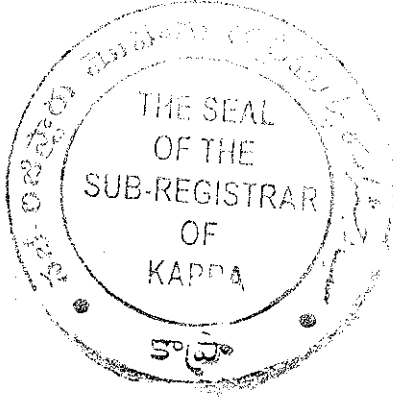
For VISTA HOMES

Partner

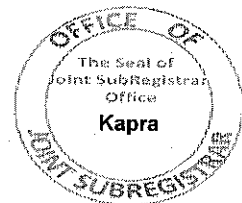
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Bk-1, CS No 4527/2015 & Doct No  
4404/2015. Sheet 3 of 9

Joint SubRegistrar  
Kappa



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13. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Flat to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
14. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form 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.
15. 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.
16. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
17. 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.

*[Handwritten signature]*

*[Handwritten signature]*

SCHEDULE 'A'  
SCHEDULE OF FLAT

All that portion forming a deluxe apartment bearing flat no.007 on the ground 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 a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential flat 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 & 6'-6" wide corridor
West By	Open to Sky

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

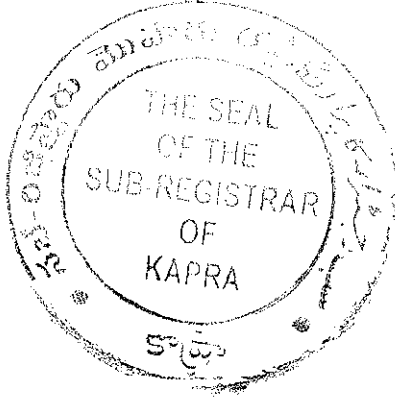
- 1.
- 2.

*[Handwritten witness signatures]*

**FOR VISTA HOMES**  
*[Handwritten signature]*  
Partner

**FOR VISTA HOMES**  
*[Handwritten signature]*  
Partner  
BUILDER  
*[Handwritten signature]*  
BUYER

Bk - 1, CS No 4527/2015 & Doct No  
4404/2015. Sheet 4 of 9  
Joint SubRegistrar  
Kapra



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SCHEDULE 'B'

SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION:


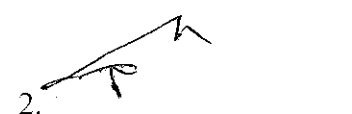
- Structure: RCC
- Walls: 4”/6” solid cement blocks
- External painting: Exterior emulsion
- Internal painting: Smooth finish with OBD
- Flooring: 24” vitrified tiles – *To be supplied by Buyer and installed by the Builder.*
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door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

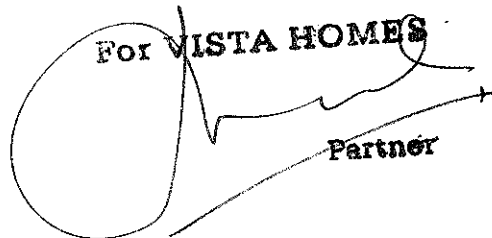
Note:



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

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.   
2. 

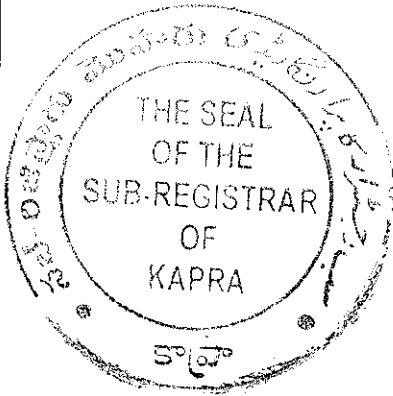
For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner  
BUILDER  
  
BUYER

Bk-1, CS No 4527/2015 & Doct No

4404/2015. Sheet 5 of 9

Joint Sub Registrar  
Kapra



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**REGISTRATION PLAN SHOWING**

FLAT NO. 007 IN BLOCK NO. 'C' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.** 193, 194 & 195

**SITUATED AT**

KAPRA VILLAGE, KEESARA

**MANDAL, R.R. DIST.**

**BUILDER:** M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

**BUYER/2nd Party:** SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

**REFERENCE:**  
**AREA:** 74.12

**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**

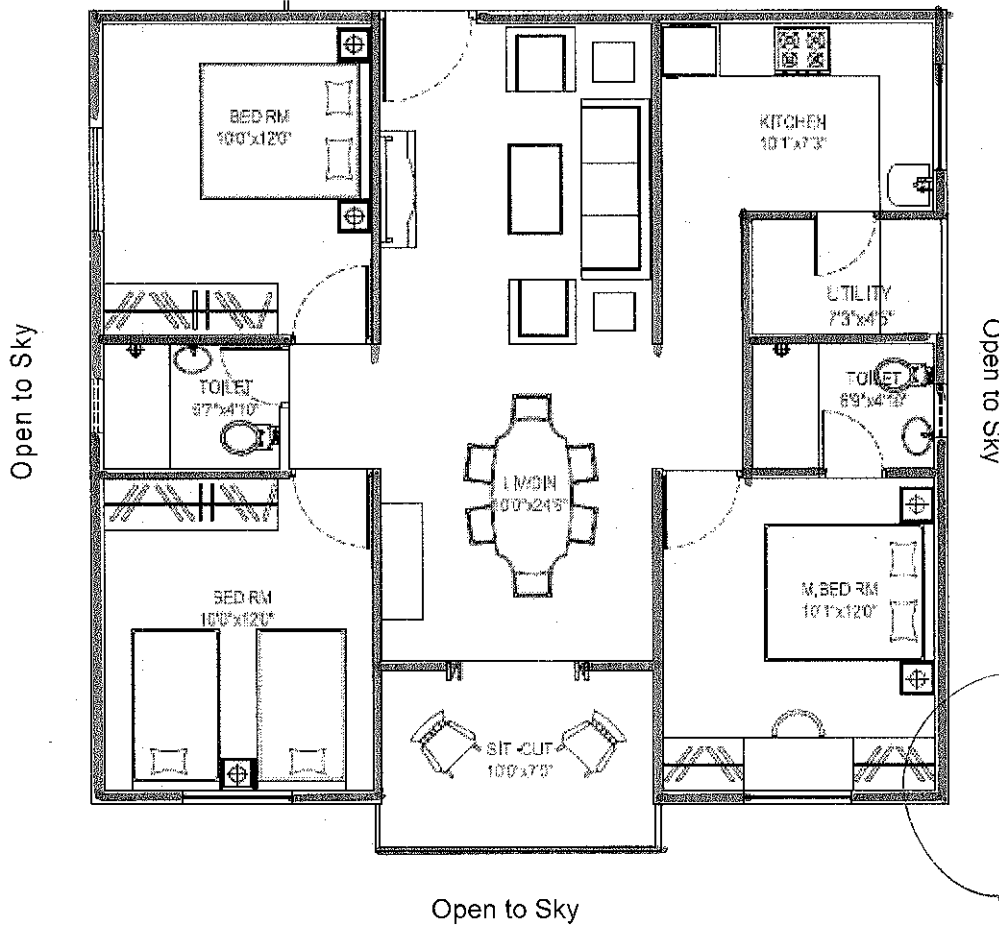


**EXCL:**

Total Built-up Area = 1220 sft,  
Out of U/S of Land = Ac. 5-25 Gts.



6'-6" wide corridor & Open to Sky



For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE BUILDER

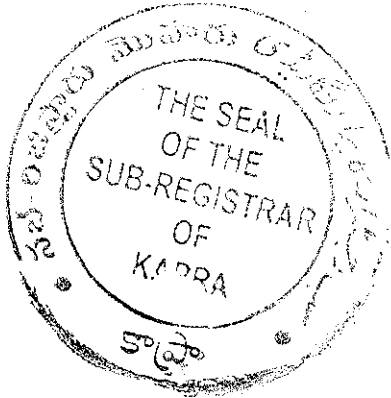
SIGNATURE OF THE BUYER

**WITNESSES:**

- 
-

Bk-1, CS No 4527/2015 & Doct No  
4404/2015. Sheet 6 of 9

Joint SubRegistrar  
Kapra



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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

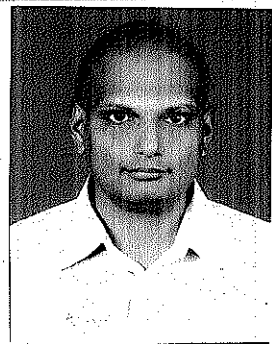
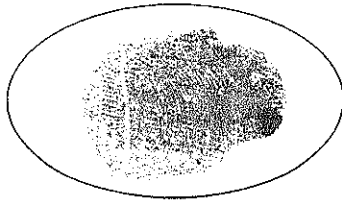
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
---------	--	---------------	--



VENDOR/Builder/first Party:

**M/S. VISTA HOMES,**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. RAOD, SECUNDERABAD  
REPRESENTED BY ITS PARTNERS:

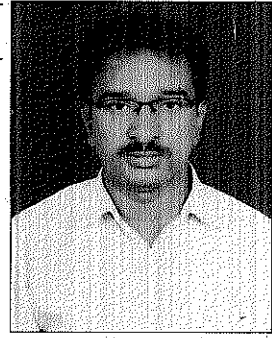
1. MR. SOHAM MODI  
S/O. MR. SATISH MODI  
R/O. PLOT NO. 280, ROAD NO. 25  
JUBILEE HILLS  
HYDERABAD- 500 034.



2. SHRI. BHAVESH V. MEHTA,  
S/O. LATE VASANT U. MEHTA  
R/O. UTTAM TOWERS  
D. V. COLONY, P. G. ROAD  
SECUNDERABAD - 500 003.

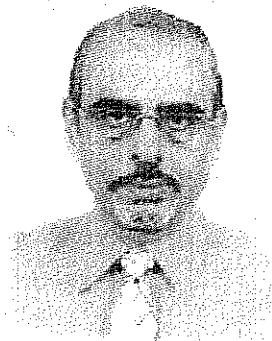
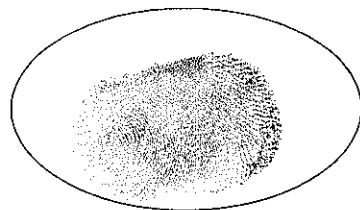
**GPA FOR PRESENTING DOCUMENTS:**  
**VIDE DOC. NO. 2/BK-IV/ 2015, Dt. 18.11.2015:**

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4, II FLOOR  
SOHAM MANSION, M.G. ROAD  
SECUNDERABAD -500 003.



BUYER: 2nd Party:

SHRI. PANKAJ C. SHANGHVI  
S/O. SHRI CHANDRAKANTH SHANGHVI  
R/. 504/A, CHANDAN CO-OP HOUSING SOCIETY  
DADABHAI CROSS ROAD NO.3  
VILE -PARLE (WEST)  
MUMBAI - 56.



**SIGNATURE OF WITNESSES:**

1.

2.

For VISTA HOMES

Partner

For VISTA HOMES

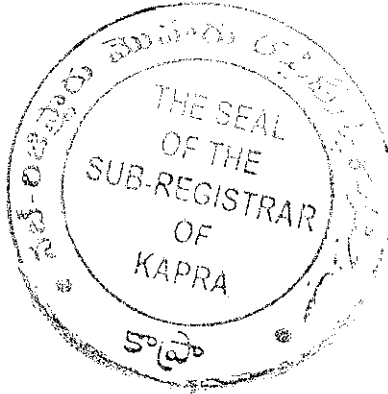
Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

Bk - 1, CS No 4527/2015 & Doct No  
4404/2015. Sheet 7 of 9

Joint SubRegistrar  
Kapra



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**BUILDER:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT OF INDIA

27/01/2007  
Permanent Account Number  
AAGPV2068P

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
19-10-1960

हस्ताक्षर / SIGNATURE  
[Signature]

मुख्य आयकर अधिकारी, अणुविभाग, अणुविभाग  
Chief Commissioner of Income-tax, Anubhag, Anubhag

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6754C

नाम / NAME  
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH  
02-03-1970

हस्ताक्षर / SIGNATURE  
[Signature]

मुख्य आयकर अधिकारी, अणुविभाग, अणुविभाग  
Chief Commissioner of Income-tax, Anubhag, Anubhag

आयकर विभाग  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY K  
PADMA REDDY KANDI

भारत सरकार  
GOVT OF INDIA

15/01/1974  
Permanent Account Number  
AWSPP8104E

हस्ताक्षर / SIGNATURE  
[Signature]

मुख्य आयकर अधिकारी, अणुविभाग, अणुविभाग  
Chief Commissioner of Income-tax, Anubhag, Anubhag

**BUYER**

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ALZPS7274A

नाम / NAME  
PANKAJ CHANDRAKANT SHANGHVI

पिता का नाम / FATHER'S NAME  
CHANDRAKANT HARJIVANDAS SHANGHVI

जन्म तिथि / DATE OF BIRTH  
10-09-1945

हस्ताक्षर / SIGNATURE  
[Signature]

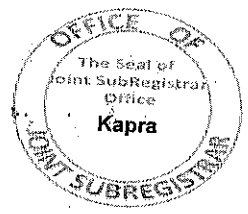
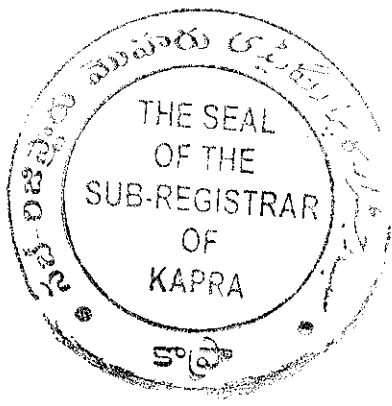
अध्यक्ष, निदेशक (प्रणाली)  
DIRECTOR OF INCOME TAX (SYSTEMS)

[Handwritten Signature]

For VISTA HOMES  
[Signature]  
Partner

For VISTA HOMES  
[Signature]  
Partner

Bk-1, CS No 4527/2015 & Doct No  
 4404/2015. Sheet 8 of 9  
 Joint SubRegistrar  
 Kapra



WITNESS:

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

G RAMESH  
NARSING RAO CHANDRAGIRI  
21/07/1979  
Permanent Account Number  
AKRPR1896C

*[Handwritten signature]*  
Signature

*[Handwritten mark]*




04-7200

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

M MAHENDAR  
MALLESU MANDA  
20/07/1978  
Permanent Account Number  
AQAPM0412C

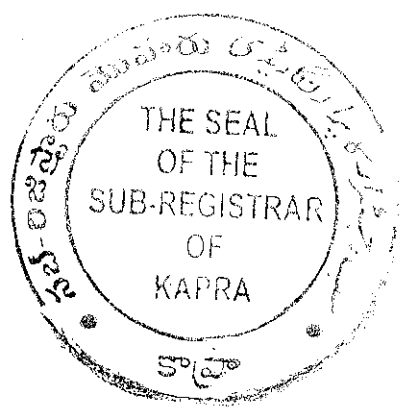
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Signature



04-7200

*[Handwritten signature]*

Bk-1; CS No 4527/2015 & Doct No  
4404 2015. Sheet 9 of 9  
Joint SubRegistrar  
Kapra



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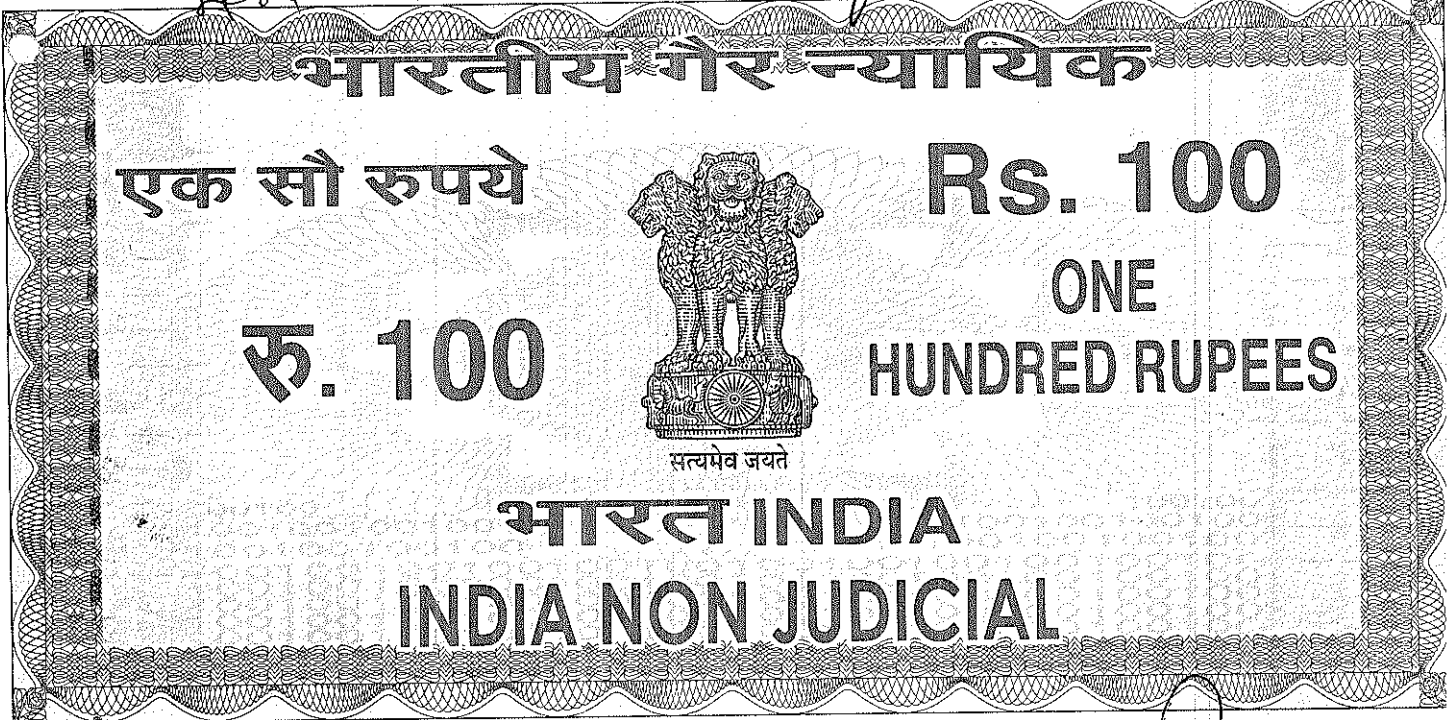


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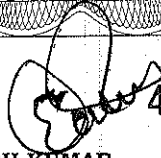
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002

SCANNED



తెలంగాణ తేలంగానా TELANGANA

 412375

S.No. 11002 Date:03-09-2015

**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

Sold to: MAHENDAR

S/o: MALLESH


For Whom: VISTA HOMES

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 19<sup>th</sup> day of November 2015 at S. R. O., Kapra, Ranga Reddy District 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, Son of Late Vasant U. Mehta aged about 45 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, Secunderabad - 500 003 and Shri. Soham Modi, Son of Shri. Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 034, hereinafter referred to as the 'Builder'/First Party.

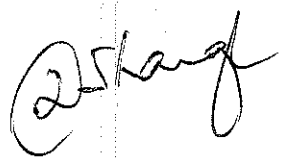
**AND**

 Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile -Parle (West), Mumbai - 56, hereinafter referred to as the SECOND PARTY/OWNER

The expression Builder and 2<sup>nd</sup> Party shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

For VISTA HOMES  
  
Partner


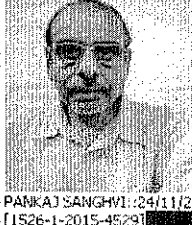



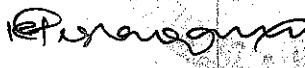
For VISTA HOMES  
  
Partner





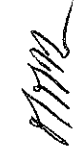



**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5250/- paid between the hours of 3 and 6 on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PANKAJ SANGHVI:24111121 [1526-1-2015-4529]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROADNO.3, WEST MUMBAI	
2	EX		 [1526-1-2015-4529]EX-995	REP BY GPA PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

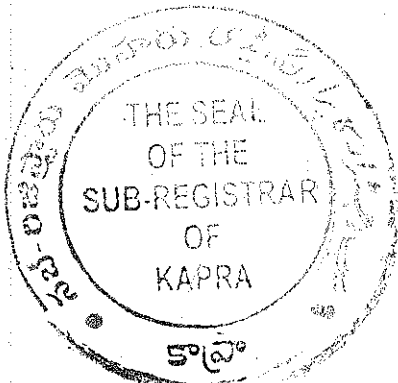
**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2015-4529]WITNE	M.MAHENDER R/O.28-77,YADAV BASTI NEREDMET HYD.	
2		 [1526-1-2015-4529]WIT	CH.RAMESH R/O.1-3- 176/D/2,KAVADIGUDA HYD-500080	

26th day of November,2015

Signature of Joint SubRegistrar  
Kapra

Bk - 1, CS No 4529/2015 & Doct No 4405/2015. Sheet 1 of 9  
Joint SubRegistrar  
Kapra



**WHEREAS:**

- A. 2<sup>nd</sup> Party under a Sale Deed dated 25.03.2013 has purchased 1029.75 sq. yds, of undivided share of land in Sy. Nos. 193, 194 & 195, situated at Kapra Village, Keesara Mandal, R. R. District. On a portion of the said land the 2<sup>nd</sup> Party was desirous of constructing semi-finished, deluxe flat bearing no. 002 on the ground floor in block no. 'F', admeasuring 1220 sft, of super built up area on 74.12 sq. yds., of undivided share of land, being the proportional share in land, in residential complex styled as 'Vista Homes' forming a part of Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District (hereinafter after referred to as the Scheduled Flat). This Sale Deed is registered as document no. 1540/2013 in the office of the Sub-Registrar, Kapra, Hyderabad. This Sale Deed was executed subject to the condition that the shall enter into an Agreement for Construction for completion of construction of the semi-finished flat as per the agreed specifications, with the funds of the Second Party and accordingly construction of the semi finished flat was constructed.
- B. 2<sup>nd</sup> Party was desirous of getting the construction <sup>of remaining</sup> completed with respect to the Scheduled Flat by the Builder, with the funds of the Second Party.
- C. The Buyer as stated above had already purchased the semi-finished flat bearing flat no. 002 on the ground floor, in block no. 'F' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties had on an earlier date have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Flat and are now desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

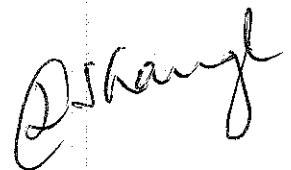
1. The Builder shall complete the construction for the a deluxe flat bearing no. 002 on the ground floor, in block no. 'F', admeasuring 1220 sft. of super built up area and undivided share of land to the extent of 74.12 sq. yds, a reserved parking space for single car in the basement admeasuring 100 sft., as per the plans annexed hereto and the specifications given in Schedule 'B' hereunder for an amount of Rs. 10,49,200/- (Rupees Ten Lakhs Forty Nine Thousand Two Hundred only).
2. 2<sup>nd</sup> Party shall pay/has paid to the Builder the above said amount of Rs. 10,49,200/- (Rupees Ten Lakhs Forty Nine Thousand Two Hundred only) on terms agreed between the parties on an earlier date.
3. The Builder shall construct/has constructed the Flat in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the shall be charged extra.
4. The Builder shall be liable to pay all such amounts for and on behalf of the as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For VISTA HOMES

  
Partner

For VISTA HOMES

  
Partner



**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	5150	0	0	0	5250
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	5250	0	0	0	5250
User Charges	NA	100	0	0	0	100
<b>Total</b>	100	10500	0	0	0	<b>10600</b>

Rs. 5150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5250/- towards Registration Fees on the chargeable value of Rs. 1049200/- was paid by the party through Challan/BC/Pay Order No ,634762 dated ,24-NOV-15.

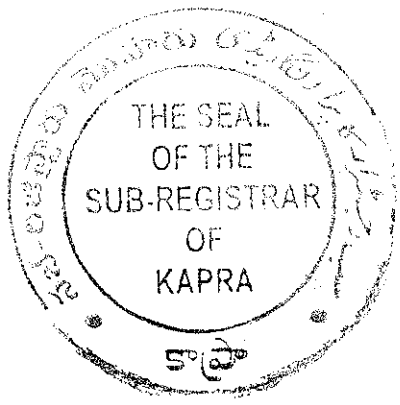
Date  
26th day of November, 2015

*[Signature]*  
Signature of Registering Officer  
Kapra

Bk - 1, CS No 4529/2015 & Doct No 4405/2015. Sheet 2 of 9  
 Joint Sub Registrar Kapra

డి. కృష్ణకమల 2015 నం./ ర.స. 1032  
 4405 నం. రెవెన్యూ రిజిస్ట్రారు కేసునది  
 కృష్ణాంక నిబంధన నిర్వహణ నెంబరు 1526  
 4405 నం. 15 నం. డి.ఎస్.ఆర్. కేసు  
 2015 నం. 26 వ తేదీ

*[Signature]*  
నం. 1032

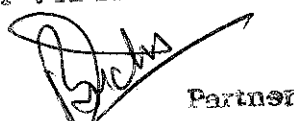


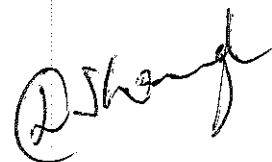
5. The Builder shall complete the construction of the Flat and handover possession of the same on such a date as agreed between the parties provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Flat within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
6. The Builder upon completion of construction of the Flat shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Flat provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
7. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Flat.
8. The Builder shall deliver the possession of the completed Flat to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
9. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder 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.
10. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not 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 Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
11. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Flat under this agreement, or the sale deed.
12. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

For VISTA HOMES

  
Partner

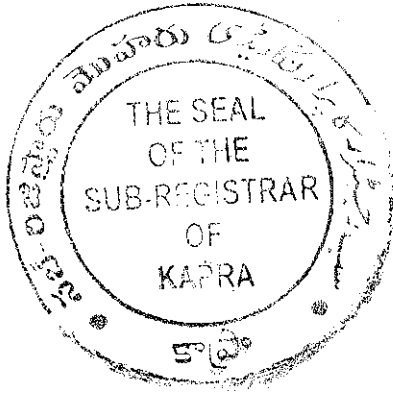
For VISTA HOMES

  
Partner



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Joint SubRegistrar  
Kapra



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13. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Flat to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.

14. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form 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.

15. 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.

16. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.

17. 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 FLAT

All that portion forming a deluxe apartment bearing flat no.002 on the ground floor, in block no. 'F' 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 a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential flat 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 & 6'-6" wide corridor
West By	Open to Sky

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.

2.

*[Handwritten signatures of witnesses]*

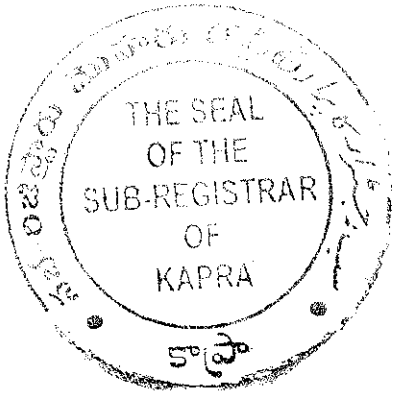
**FOR VISTA HOMES**  
*[Handwritten signature]*  
**Partner**

**FOR VISTA HOMES**

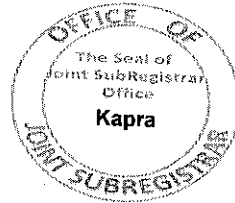
*[Handwritten signature]*  
**Partner**  
**BUILDER**

*[Handwritten signature]*  
**BUYER**

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Kapra



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SCHEDULE 'B'

SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION:

- 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 Buyer and installed by the Builder.*
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door
- Other doors: Painted panel doors and hardware - *To be supplied by Buyer and installed by the Builder*
- Electrical: Copper wiring with modular switches - *To be supplied by Buyer and installed by the Builder.*
- Windows: Powder coated aluminum sliding windows with grills
- Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height - *To be supplied by Buyer and installed by the Builder.*
- Plumbing: UPVC / GI & PVC pipes
- Sanitary: Cera / Parryware or equivalent brand - *To be supplied by Buyer and installed by the Builder.*
- CP fittings: Branded quarter turn ceramic disc type - *To be supplied by Buyer and installed by the Builder.*
- Kitchen platform: Granite slab with 2 ft dado and SS sink

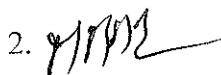
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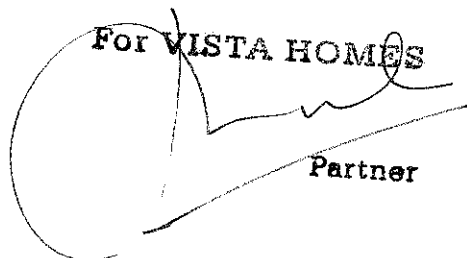
1. Choice of 2 colours for interior painting shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or 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

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

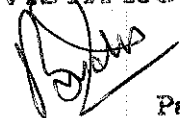
WITNESS:

1. 

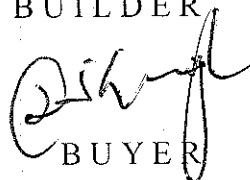
2. 

  
For VISTA HOMES  
Partner

For VISTA HOMES

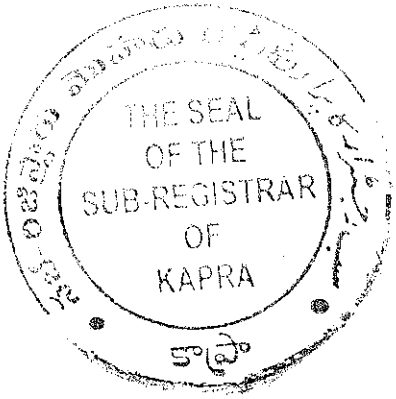


Partner  
BUILDER

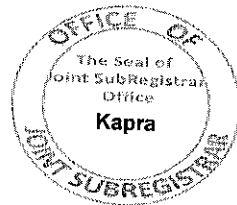
  
BUYER

10

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Joint SubRegistrar  
Kapra



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**REGISTRATION PLAN SHOWING**

FLAT NO. 002 IN BLOCK NO. 'F' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.** 193, 194 & 195

**SITUATED AT**

KAPRA VILLAGE, KEESARA

**MANDAL, R.R. DIST.**

**BUILDER:** M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

**BUYER:** <sup>1st</sup> Party: SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

**REFERENCE:**  
**AREA:** 74.12

**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**



**EXCL:**

Total Built-up Area = 1220 sft,  
Out of U/S of Land = Ac. 5-25 Gts.



Open to Sky & 6'-6" wide corridor



**WITNESSES:**

- 1.
- 2.

For VISTA HOMES

Partner

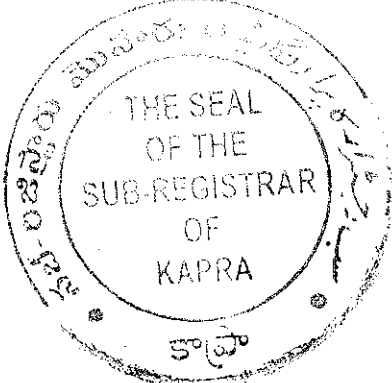
For VISTA HOMES

Partner

SIGNATURE OF THE BUILDER

SIGNATURE OF THE BUYER

BK-1, CS No 4529/2015 & Doct No  
405/2015. Sheet 6 of 9  
Joint SubRegistrar  
Kapra

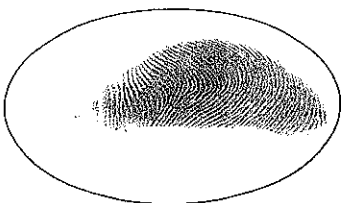


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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

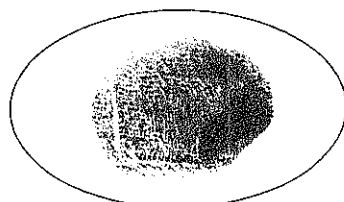
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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**VENDOR/Builder/First Party:**

**M/S. VISTA HOMES,**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. RAOD, SECUNDERABAD  
REPRESENTED BY ITS PARTNERS:

1. MR. SOHAM MODI  
S/O. MR. SATISH MODI  
R/O. PLOT NO. 280, ROAD NO. 25  
JUBILEE HILLS  
HYDERABAD- 500 034.
  
2. SHRI. BHAVESH V. MEHTA,  
S/O. LATE VASANT U. MEHTA  
R/O. UTTAM TOWERS  
D. V. COLONY, P. G. ROAD  
SECUNDERABAD - 500 003.



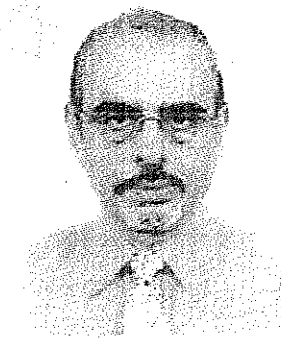
**GPA FOR PRESENTING DOCUMENTS:**  
**VIDE DOC. NO/ BK-IV/ 2015, Dt. 18.11.2015:**

MR. K. PRABHAKAR REDDY  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4, II FLOOR  
SOHAM MANSION, M.G. ROAD  
SECUNDERABAD -500 003.



**BUYER:**

SHRI. PANKAJ C. SHANGHVI  
S/O. SHRI CHANDRAKANTH SHANGHVI  
R/ 504/A, CHANDAN CO-OP HOUSING SOCIETY  
DADABHAI CROSS ROAD NO.3  
VILE -PARLE (WEST)  
MUMBAI - 56.



**SIGNATURE OF WITNESSES:**

- 1.
- 2.

**For VISTA HOMES**  
  
Partner

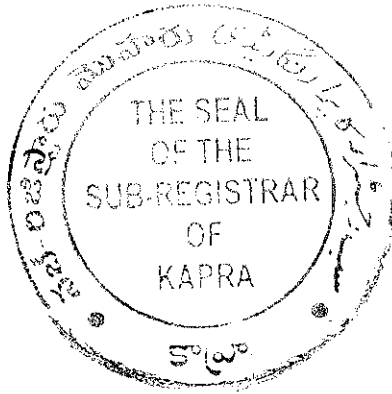
**For VISTA HOMES**  
  
Partner  
SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

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4405/2015. Sheet 7 of 9

Joint SubRegistrar  
Kapra



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**BUILDER:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT OF INDIA

27/01/2007  
PERMANENT ACCOUNT NUMBER  
AACFV2068P

10053007

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम /NAME  
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH  
18-10-1969

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, अमरावती  
Chief Commissioner of Income Tax, Amravati

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABMPM6754C

नाम /NAME  
BHAVESH VASANT MEHTA

पिता का नाम /FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH  
02-03-1970

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, अमरावती  
Chief Commissioner of Income Tax, Amravati

आयकर विभाग  
INCOME TAX DEPARTMENT  
FRABHAKAR REDDY K  
PADMA REDDY KANDI

भारत सरकार  
GOVT OF INDIA

15/01/1974  
PERMANENT ACCOUNT NUMBER  
AWSPP8104E

हस्ताक्षर /SIGNATURE

10053008

**BUYER**

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ALZPS7274A

नाम /NAME  
PANKAJ CHANDRAKANT SHANGHVI

पिता का नाम /FATHER'S NAME  
CHANDRAKANT HARJIVANDAS SHANGHVI

जन्म तिथि /DATE OF BIRTH  
10-09-1945

हस्ताक्षर /SIGNATURE

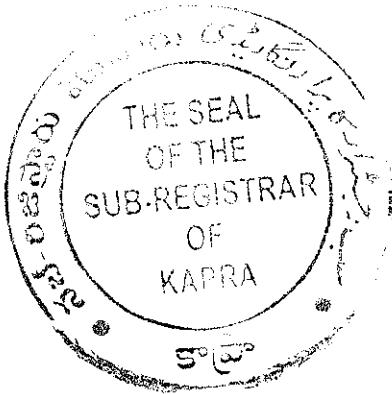
अध्यापक निदेशक (प्रणाली)  
DIRECTOR OF INCOME TAX (SYSTEMS)

*Handwritten signature of Pankaj Chandrakant Shanghvi*

For VISTA HOMES  
*Handwritten signature*  
Partner

For VISTA HOMES  
*Handwritten signature*  
Partner

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4405/2015 Sheet 8 of 9  
Joint Sub Registrar  
Kapra





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WITNESS:

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
C RAMESH	
NARSING RAO CHANDRASIRI	
21/07/1979	
Permanent Account Number AKRPH1896C	
 Signature	

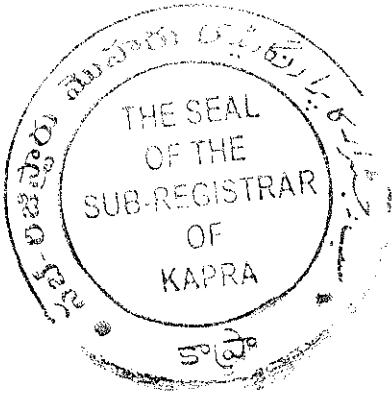
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आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
M MAHENDAR	
MALLESH MANDA	
20/07/1978	
Permanent Account Number AQAPM0412C	
 Signature	

*Handwritten mark*

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Joint SubRegistrar  
Kapra



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SCANNED



తెలంగాణ తెలంగాణ TELANGANA

*[Signature]* D 716798

S.No. **4616** Date: **09-10-2015**

**T. LALITHA**  
LICENSED STAMP VENDOR  
LIC.No.16-09-074/2012,  
Plot No.32, H.No.3-48-266,  
Kakaguda, Karkhana,  
Canmtt. Sec'bad. Ph:7842562342

Sold to: PAVAN KUMAR  
S/o: ANJANEYULU  
For Whom: VISTA HOMES

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 19<sup>th</sup> day of November 2015 at S. R. O., Kapra, Ranga Reddy District 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, Son of Late Vasant U. Mehta aged about 45 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, Secunderabad – 500 003 and Shri. Soham Modi, Son of Shri. Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the 'Builder'/First Party.

**AND**

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile –Parle (West), Mumbai – 56, hereinafter referred to as the **Second Party / OWNER**

The expression Builder and 2<sup>nd</sup> Party shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

*[Signature]*

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



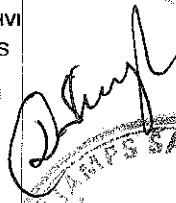


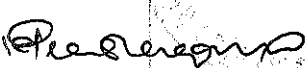
**For VISTA HOMES**  
*[Signature]*  
Partner

*[Signature]*

**Presentation Endorsement:**


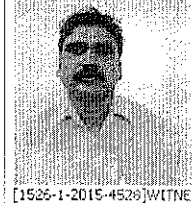
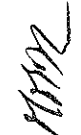


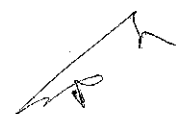
Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5250/- paid between the hours of 3 and 4 on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PANKAJ SANGHVI:24/11/2015 [1526-1-2015-4526]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROADNO.3, WEST MUMBAI	
2	EX		 [1526-1-2015-4528]EX-995	REP BY GPA PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	



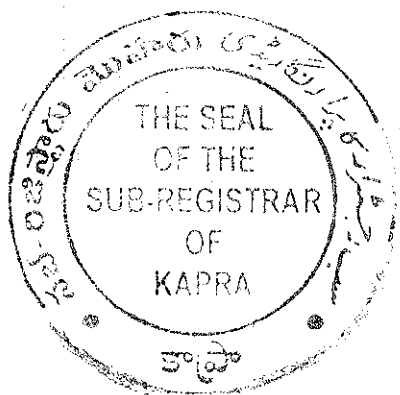
**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2015-4526]WITNE	M.MAHENDER R/O.28-77,YADAV BASTI NEREDMET HYD.	
2		 [1526-1-2015-4526]WIT	CH.RAMESH R/O.1-3- 176/D/2,KAVADIGUDA HYD-500080	

26th day of November, 2015

Signature of Joint SubRegistrar  
Kapra

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Joint SubRegistrar  
Kapra



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**WHEREAS:**

- A. 2<sup>nd</sup> Party under a Sale Deed dated 25.03.2013 has purchased 1029.75 sq. yds, of undivided share of land in Sy. Nos. 193, 194 & 195, situated at Kapra Village, Keesara Mandal, R. R. District. On a portion of the said land the 2<sup>nd</sup> Party was desirous of constructing semi-finished, deluxe flat bearing no. 208 on the second floor in block no. 'F', admeasuring 1220 sft, of super built up area on 74.12 sq. yds., of undivided share of land, being the proportional share in land, in residential complex styled as 'Vista Homes' forming a part of Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District (hereinafter after referred to as the Scheduled Flat). This Sale Deed is registered as document no. 1540/2013 in the office of the Sub-Registrar, Kapra, Hyderabad. This Sale Deed was executed subject to the condition that the shall enter into an Agreement for Construction for completion of construction of the semi-finished flat as per the agreed specifications, with the funds of the Second Party and accordingly construction of the semi finished Flat was constructed.
- B. 2<sup>nd</sup> party was desirous of getting the <sup>remaining</sup> construction completed with respect to the Scheduled Flat by the Builder, with the funds of the Second Party.
- C. 2<sup>nd</sup> Party as stated above had already purchased the semi-finished flat bearing flat no. 208 on the second floor, in block no. 'F' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties had on an earlier date have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Flat and are now desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

1. The Builder shall complete the construction for the a deluxe flat bearing no. 208 on the second floor, in block no. 'F', admeasuring 1220 sft. of super built up area and undivided share of land to the extent of 74.12 sq. yds, a reserved parking space for single car in the basement admeasuring 100 sft., as per the plans annexed hereto and the specifications given in Schedule 'B' hereunder for an amount of Rs. 10,49,200/- (Rupees Ten Lakhs Forty Nine Thousand Two Hundred only).
2. 2<sup>nd</sup> Party shall pay/has paid to the Builder the above said amount of Rs. 10,49,200/- (Rupees Ten Lakhs Forty Nine Thousand Two Hundred only) on terms agreed between the parties on an earlier date.
3. The Builder shall construct/has constructed the Flat in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the shall be charged extra.
4. The Builder shall be liable to pay all such amounts for and on behalf of the as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	5150	0	0	0	5250
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	5250	0	0	0	5250
User Charges	NA	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>10500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10600</b>

Rs. 5150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5250/- towards Registration Fees on the chargeable value of Rs. 1049200/- was paid by the party through Challan/BC/Pay Order No ,634758 dated ,24-NOV-15.

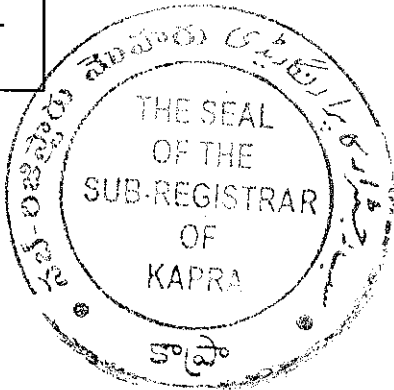
Date  
26th day of November, 2015

Signature of Registering Officer  
Kapra

Bk-1, CS No 4528/2015 & Doct No 4406/2015 Sheet 2 of 9

Joint Sub Registrar  
Kapra

15 ఫాక్టరీలు 2015 సం. / చా.క. 10325  
 4406 పాపాచారి రెవెన్యూ డివిజన్  
 శ్యామ్ లక్ష్మణం గుర్తింపు నెంబరు 1026  
 4406 / 2015 .గా దాఖలు చేయబడినది  
 2015 సం. నవంబరు 26 న చేసి



Signature of the Registering Officer



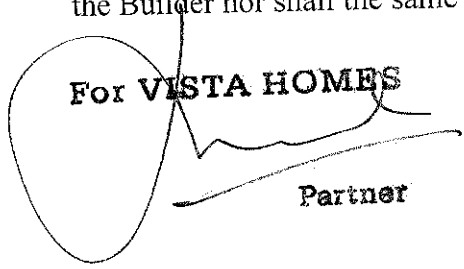
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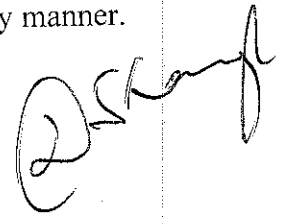
5. The Builder shall complete the construction of the Flat and handover possession of the same on such a date as agreed between the parties provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Flat within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
6. The Builder upon completion of construction of the Flat shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Flat provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
7. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Flat.
8. The Builder shall deliver the possession of the completed Flat to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
9. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder 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.
10. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not 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 Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
11. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Flat under this agreement, or the sale deed.
12. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

*Amr*

*Project*

**For VISTA HOMES**  
  
**Partner**

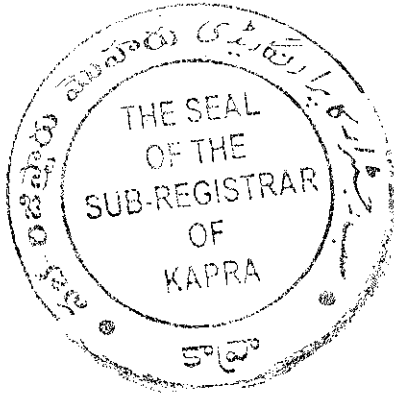
**For VISTA HOMES**  
  
**Partner**



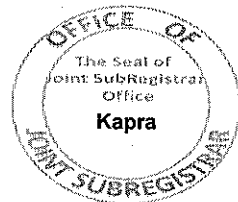
Bk-1 CS No 4528/2015 & Doct No

೪೫೨೮/೨೦೧೫. Sheet 3 of 9

Joint SubRegistrar  
Kapra



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13. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Flat to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
14. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form 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.
15. 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.
16. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
17. 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 FLAT

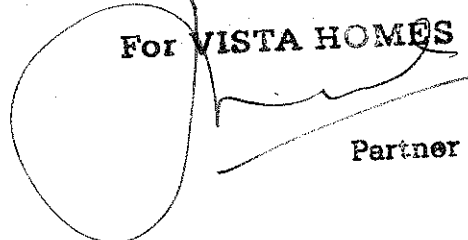
All that portion forming a deluxe apartment bearing flat no.208 on the second floor, in block no. 'F' admeasuring 1220 sft. of super built-up area (i.e., 976 sft. of built-up area & 244 sft. of common area) together with proportionate undivided share of land to the extent of 74.12 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential flat 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 & Lift

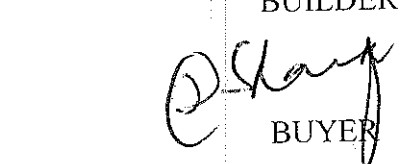
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 

**For VISTA HOMES**  
  
 Partner

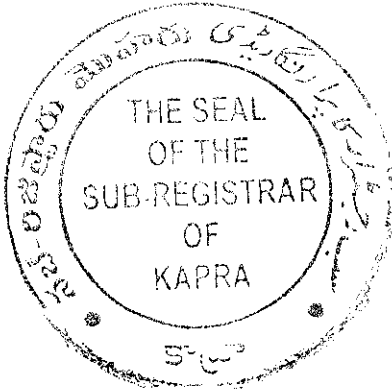
**For VISTA HOMES**  
  
 Partner  
**BUILDER**

  
**BUYER**

Bk-1, CS No 4528/2015 & Doct No

406/2015. Sheet 4 of 9

Joint SubRegistrar  
Kapra



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SCHEDULE 'B'

SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION:

- 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 Buyer and installed by the Builder.*
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door
- Other doors: Painted panel doors and hardware - *To be supplied by Buyer and installed by the Builder*
- Electrical: Copper wiring with modular switches - *To be supplied by Buyer and installed by the Builder.*
- Windows: Powder coated aluminum sliding windows with grills
- Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height - *To be supplied by Buyer and installed by the Builder.*
- Plumbing: UPVC / GI & PVC pipes
- Sanitary: Cera / Parryware or equivalent brand - *To be supplied by Buyer and installed by the Builder.*
- CP fittings: Branded quarter turn ceramic disc type - *To be supplied by Buyer and installed by the Builder.*
- 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

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

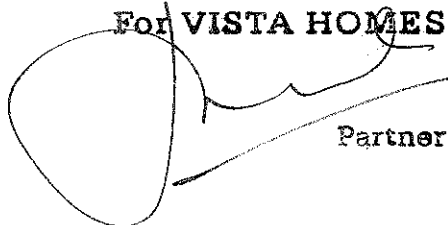
1.



2.

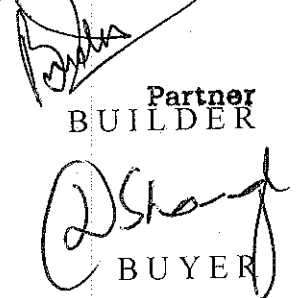


For **VISTA HOMES**




Partner

For **VISTA HOMES**

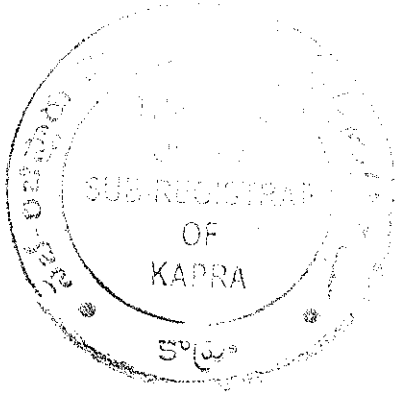


Partner  
BUILDER



BUYER

Rk-1, CS No 4528/2015 & Doct No  
4406/2015. Sheet 5 of 9  
Joint SubRegistrar  
Kapra



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**REGISTRATION PLAN SHOWING**

FLAT NO. 208 IN BLOCK NO. 'F' ON THE SECOND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.** 193, 194 & 195

**SITUATED AT**

KAPRA VILLAGE, KEESARA

**MANDAL, R.R. DIST.**

**BUILDER:** M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

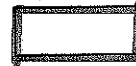
2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

**BUYER:** <sup>1<sup>st</sup> Party</sup> SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

**REFERENCE:**  
**AREA:** 74.12

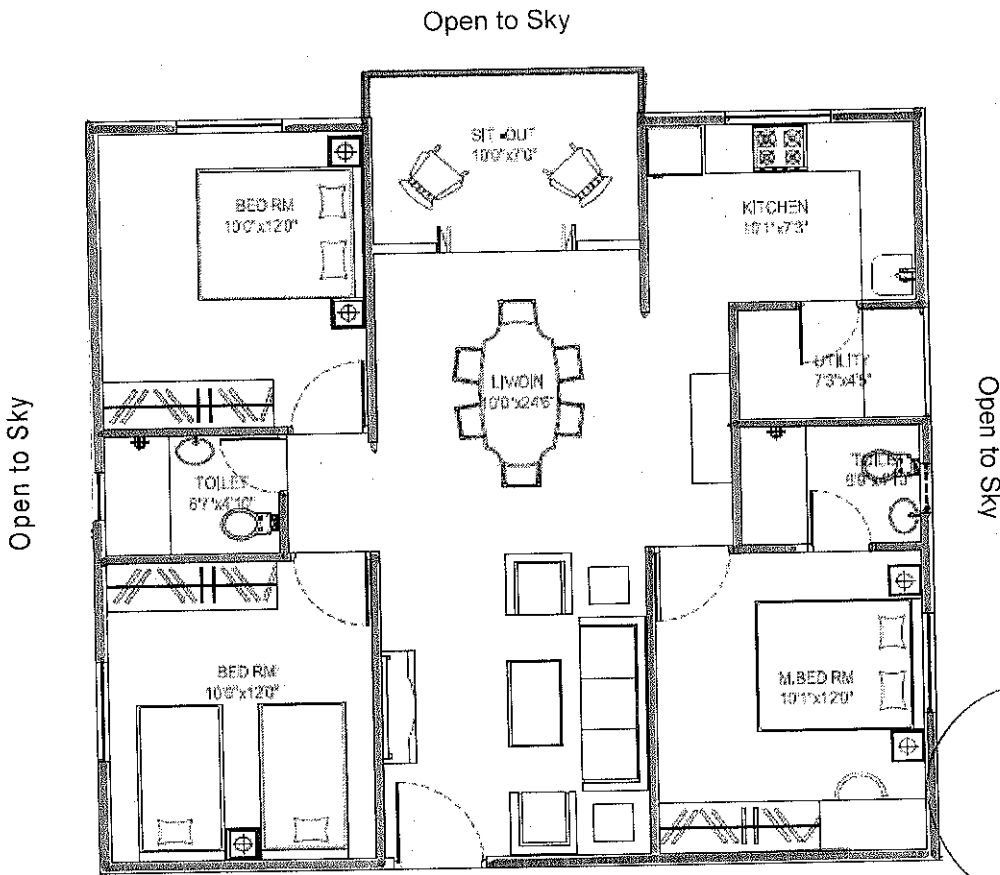
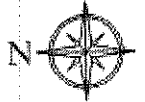
**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.



**EXCL:**

Total Built-up Area = 1220 sft,  
Out of U/S of Land = Ac. 5-25 Gts.



6'-6" wide corridor & Lift

For VISTA HOMES

Partner

For VISTA HOMES

Partner

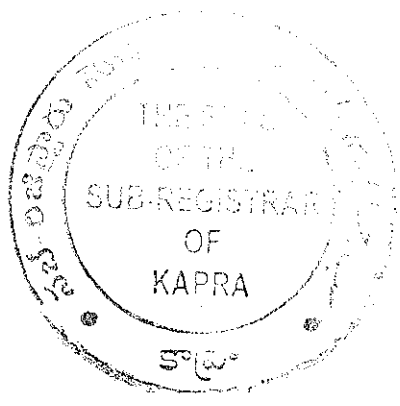
SIGNATURE OF THE BUILDER

SIGNATURE OF THE BUYER

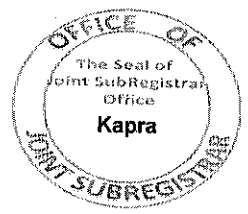
**WITNESSES:**

- 
-

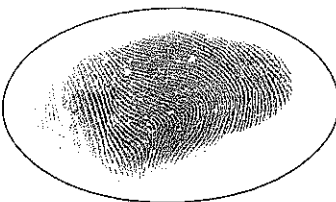

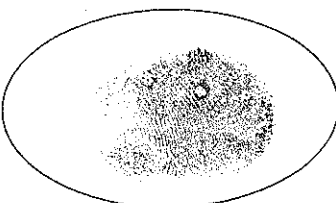

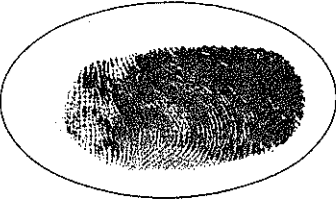
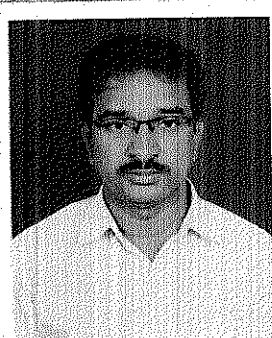
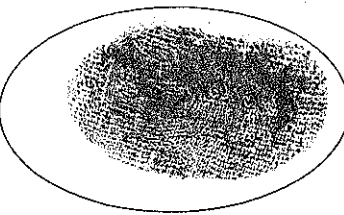
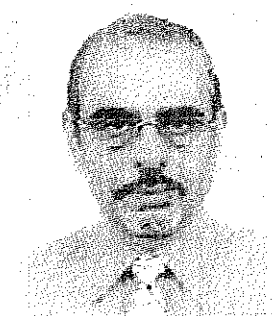
Bk-1, CS No 4528/2015 & Doct No  
4506/2015. Sheet 6 of 9  
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Kapra




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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR: / Builder / First Party :</b></p> <p><b>M/S. VISTA HOMES,</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS:</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD- 500 034.</p> <p>2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY, P. G. ROAD SECUNDERABAD - 500 003.</p> <p><b>GPA FOR PRESENTING DOCUMENTS:</b> <b>VIDE DOC. NO. 12/BK-IV/ 2015, Dt. 18.11.2015:</b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION, M.G. ROAD SECUNDERABAD -500 003.</p> <p style="text-align: center;">✓</p> <p><b>BUYER: / 2nd Party :</b></p> <p>SHRI. PANKAJ C. SHANGHVI S/O. SHRI CHANDRANKANTH SHANGHVI R/ 504/A, CHANDAN CO-OP HOUSING SOCIETY DADABHAI CROSS ROAD NO.3 VILE -PARLE (WEST) MUMBAI - 56.</p>
			
			
			

**SIGNATURE OF WITNESSES:**

1. 

2. 


**VISTA HOMES**

  
Partner

**For VISTA HOMES**

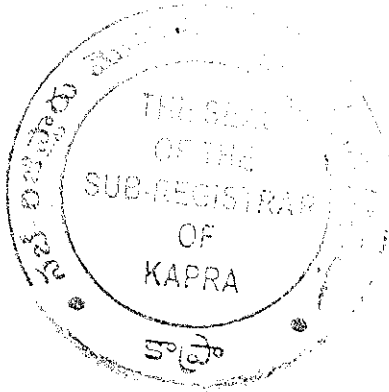
  
Partner

SIGNATURE OF THE EXECUTANTS

  
SIGNATURE OF THE BUYER

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4406/2015 Sheet 7 of 9

Joint SubRegistrar  
Kapra



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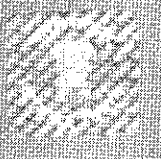



**BUILDER:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT OF INDIA

27/01/2007  
Permanent Account Number  
AAGFV2058P



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABMPM6725H



नाम /NAME  
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH  
18-10-1969

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, अंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABMPM6754C

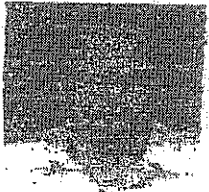

नाम /NAME  
BHAVESH VASANT MEHTA

पिता का नाम /FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH  
02-03-1970

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, अंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh




आयकर विभाग  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY K  
PADMA REDDY KANDI  
15/01/1974  
Permanent Account Number  
AWSP8104E

भारत सरकार  
GOVT OF INDIA

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, अंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh



**BUYER**

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ALZPS7274A



नाम /NAME  
PANKAJ CHANDRAKANT SHANGHVI

पिता का नाम /FATHER'S NAME  
CHANDRAKANT HARJIVANDAS SHANGHVI

जन्म तिथि /DATE OF BIRTH  
10-09-1946

हस्ताक्षर /SIGNATURE

आयकर निदेशक (सिस्टम)  
DIRECTOR OF INCOME TAX (SYSTEMS)



For VISTA HOMES

  
Partner

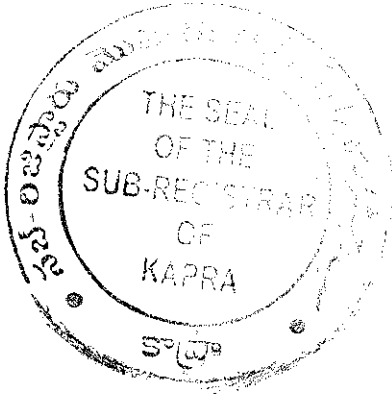
For VISTA HOMES

  
Partner

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Kapra



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WITNESS:



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

C RAMESH  
NARSING RAO CHANDRAGIRI

21/07/1979

Permanent Account Number  
AKHPR1896C



04043007

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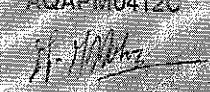
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

M MAHENDAR  
MALLESH MANDA

20/07/1978

Permanent Account Number  
AQAPM0412C

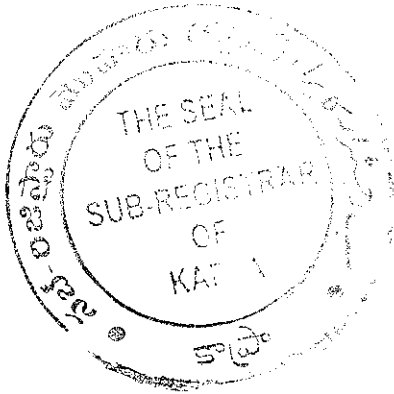


04043007

*[Handwritten signature]*

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9406/2015. Sheet 9 of 9

Joint SubRegistrar  
Kapra



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SCANNED



తెలంగాణ తెలంగాణ TELANGANA

D 716799

S.No. **4617** Date: **09-10-2015**

**T. LALITHA**  
 LICENSED STAMP VENDOR  
 LIC.No.16-09-074/2012,  
 Plot No.32, H.No.3-48-266,  
 Kakaguda, Karkhana,  
 Canmtt. Sec'bad. Ph:7842562342

Sold to: PAVAN KUMAR  
 S/o. ANJANEYULU  
 For Whom: VISTA HOMES

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 19<sup>th</sup> day of November 2015 at S. R. O., Kapra, Ranga Reddy District 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, Son of Late Vasant U. Mehta aged about 45 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, Secunderabad – 500 003 and Shri. Soham Modi, Son of Shri. Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the 'Builder' / First Party.

**AND**

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile –Parle (West), Mumbai – 56, hereinafter referred to as the **Second Party / OWNER**

The expression Builder and 2<sup>nd</sup> Party shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.


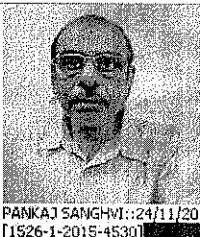
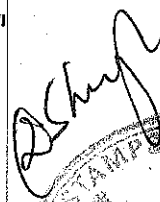


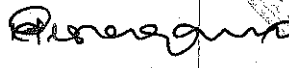
**For VISTA HOMES**  
  
 Partner

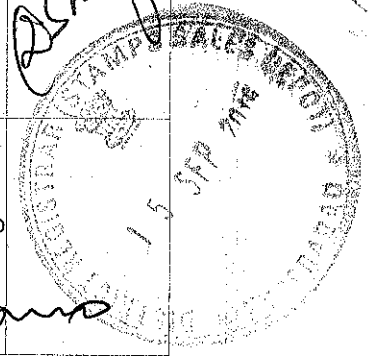
**For VISTA HOMES**  
  
 Partner

**Presentation Endorsement:**



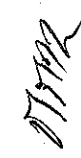

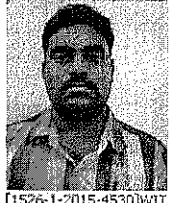
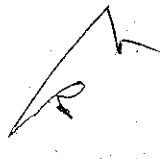
Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5250/- paid between the hours of 3 and 4 on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PANKAJ SANGHVI::24/11/2015 [1526-1-2015-4530]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROADNO.3, WEST MUMBAI	
2	EX		 [1526-1-2015-4530]EX-995	REP BY GPA PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	



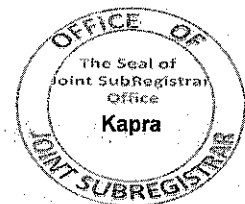
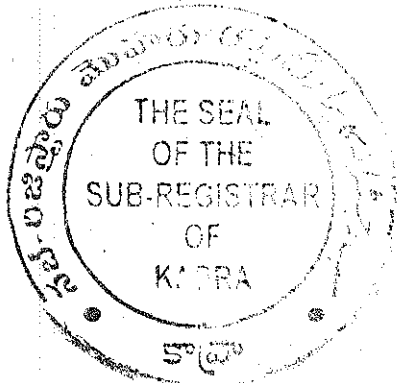
**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2015-4530]WITNE	M.MAHENDER R/O.28-77,YADAV BASTI NEREDMET HYD.	
2		 [1526-1-2015-4530]WIT	CH.RAMESH R/O.1-3- 176/D/2,KAVADIGUDA HYD-500080	

26th day of November, 2015

Signature of Joint SubRegistrar8  
Kapra

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**WHEREAS:**

- A. 2<sup>nd</sup> Party under a Sale Deed dated 25.03.2013 has purchased 1029.75 sq. yds, of undivided share of land in Sy. Nos. 193, 194 & 195, situated at Kapra Village, Keesara Mandal, R. R. District. On a portion of the said land the 2<sup>nd</sup> Party was desirous of constructing semi-finished, deluxe flat bearing no. 402 on the fourth floor in block no. 'F', admeasuring 1220 sft, of super built up area on 74.12 sq. yds., of undivided share of land, being the proportional share in land, in residential complex styled as 'Vista Homes' forming a part of Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District (hereinafter after referred to as the Scheduled Flat). This Sale Deed is registered as document no. 1540/2013 in the office of the Sub-Registrar, Kapra, Hyderabad. This Sale Deed was executed subject to the condition that the shall enter into an Agreement for Construction for completion of construction of the semi-finished flat as per the agreed specifications, with the funds of the Second Party and accordingly construction of the semi-finished flat was constructed.
- B. 2<sup>nd</sup> Party was desirous of getting the construction completed with respect to the Scheduled Flat by the Builder, with the funds of the Second Party.
- C. 2<sup>nd</sup> Party as stated above had already purchased the semi-finished flat bearing flat no. 402 on the fourth floor, in block no. 'F' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties had on an earlier date have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Flat and are now desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

1. The Builder shall complete the construction for the 2<sup>nd</sup> Party a deluxe flat bearing no. 402 on the fourth floor, in block no. 'F', admeasuring 1220 sft. of super built up area and undivided share of land to the extent of 74.12 sq. yds, a reserved parking space for single car in the basement admeasuring 100 sft., as per the plans annexed hereto and the specifications given in Schedule 'B' hereunder for an amount of Rs. 10,49,200/- (Rupees Ten Lakhs Forty Nine Thousand Two Hundred only).
2. 2<sup>nd</sup> Party shall pay/has paid to the Builder the above said amount of Rs. 10,49,200/- (Rupees Ten Lakhs Forty Nine Thousand Two Hundred only) on terms agreed between the parties on an earlier date.
3. The Builder shall construct/has constructed the Flat in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the 2<sup>nd</sup> Party shall be charged extra.
4. The Builder shall be liable to pay all such amounts for and on behalf of the 2<sup>nd</sup> Party as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

FOR VISTA HOMES

Partner

FOR VISTA HOMES

Partner

**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	5150	0	0	0	5250
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	5250	0	0	0	5250
User Charges	NA	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>10500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10600</b>

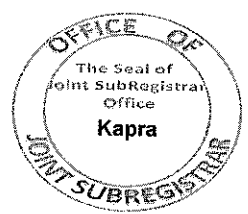
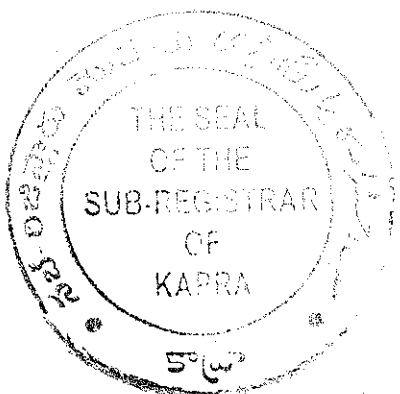
Rs. 5150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5250/- towards Registration Fees on the chargeable value of Rs. 1049200/- was paid by the party through Challan/BC/Pay Order No ,634760 dated ,24-NOV-15.

Date: 26th day of November, 2015  
 Signature of Registering Officer: Kapra

BK - 1, CS No 4530/2015 & Doct No 4407/2015. Sheet 2 of 9  
 Joint SubRegistrar Kapra

పేపు నంబరు 2015 నం./ కా.క. 19325  
 పే. 4407. వెంటనూ రిజిస్టరు చేయవలసి  
 క్యాలింక్ వినియోగం సుక్ష్మం వెంటనూ 1526  
 పే. 4407 / 2015 నం. వెంటనూ  
 2015 నం. 26 వ తేదీ

  
 నం. 26





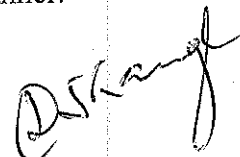
5. The Builder shall complete the construction of the Flat and handover possession of the same on such a date as agreed between the parties provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Flat within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
6. The Builder upon completion of construction of the Flat shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Flat provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
7. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Flat.
8. The Builder shall deliver the possession of the completed Flat to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
9. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder 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.
10. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not 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 Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
11. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Flat under this agreement, or the sale deed.
12. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

**For VISTA HOMES**

  
Partner

**For VISTA HOMES**

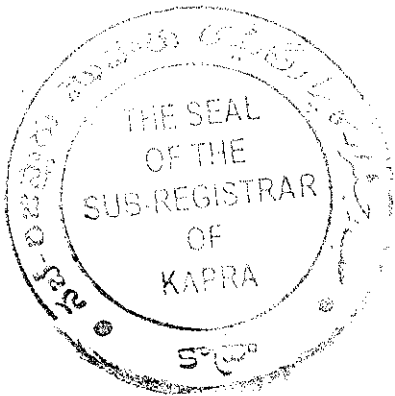
  
Partner



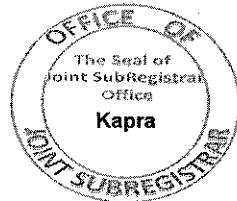
Bk-1, CS No 4530/2015 & Doct No

4407/2015 Sheet 3 of 9

Joint SubRegistrar  
Kapra



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13. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Flat to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
14. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form 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.
15. 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.
16. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
17. 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 FLAT

All that portion forming a deluxe apartment bearing flat no.402 on the fourth floor, in block no. 'F' 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 a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential flat 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 & 6'-6" wide corridor
West By	Open to Sky

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.

2.

**For VISTA HOMES**

Partner

**For VISTA HOMES**

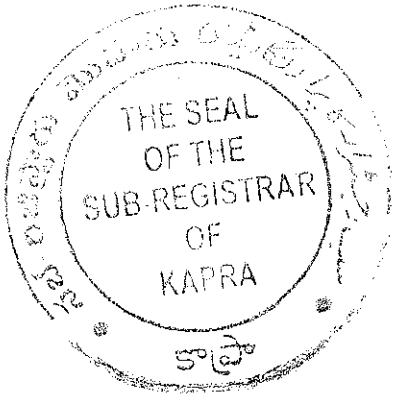
Partner  
BUILDER

BUYER

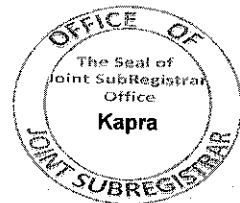
BK-1, CS No 4530/2015 & Doct No

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Joint SubRegistrar  
Kapra



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SCHEDULE 'B'

SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION:

- 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 Buyer and installed by the Builder.*
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door
- Other doors: Painted panel doors and hardware - *To be supplied by Buyer and installed by the Builder*
- Electrical: Copper wiring with modular switches - *To be supplied by Buyer and installed by the Builder.*
- Windows: Powder coated aluminum sliding windows with grills
- Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height - *To be supplied by Buyer and installed by the Builder.*
- Plumbing: UPVC / GI & PVC pipes
- Sanitary: Cera / Parryware or equivalent brand - *To be supplied by Buyer and installed by the Builder.*
- CP fittings: Branded quarter turn ceramic disc type - *To be supplied by Buyer and installed by the Builder.*
- 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

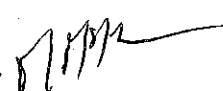
IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.



2.



For VISTA HOMES

Partner

For VISTA HOMES

Partner  
BUILDER

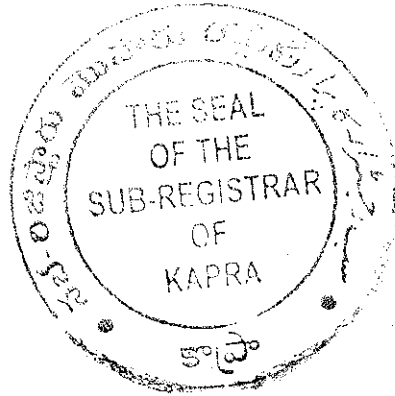
BUYER

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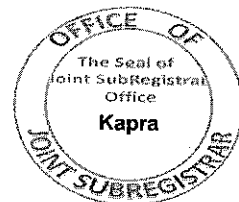
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Joint SubRegistrar

Kapra



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**REGISTRATION PLAN SHOWING**

FLAT NO. 402 IN BLOCK NO. 'F' ON THE FOURTH FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.** 193, 194 & 195

**SITUATED AT**

KAPRA VILLAGE, KEESARA

**MANDAL, R.R. DIST.**

**BUILDER:** M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

**BUYER/<sup>2<sup>nd</sup></sup> Party:** SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

**REFERENCE:**  
**AREA:** 74.12

**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**



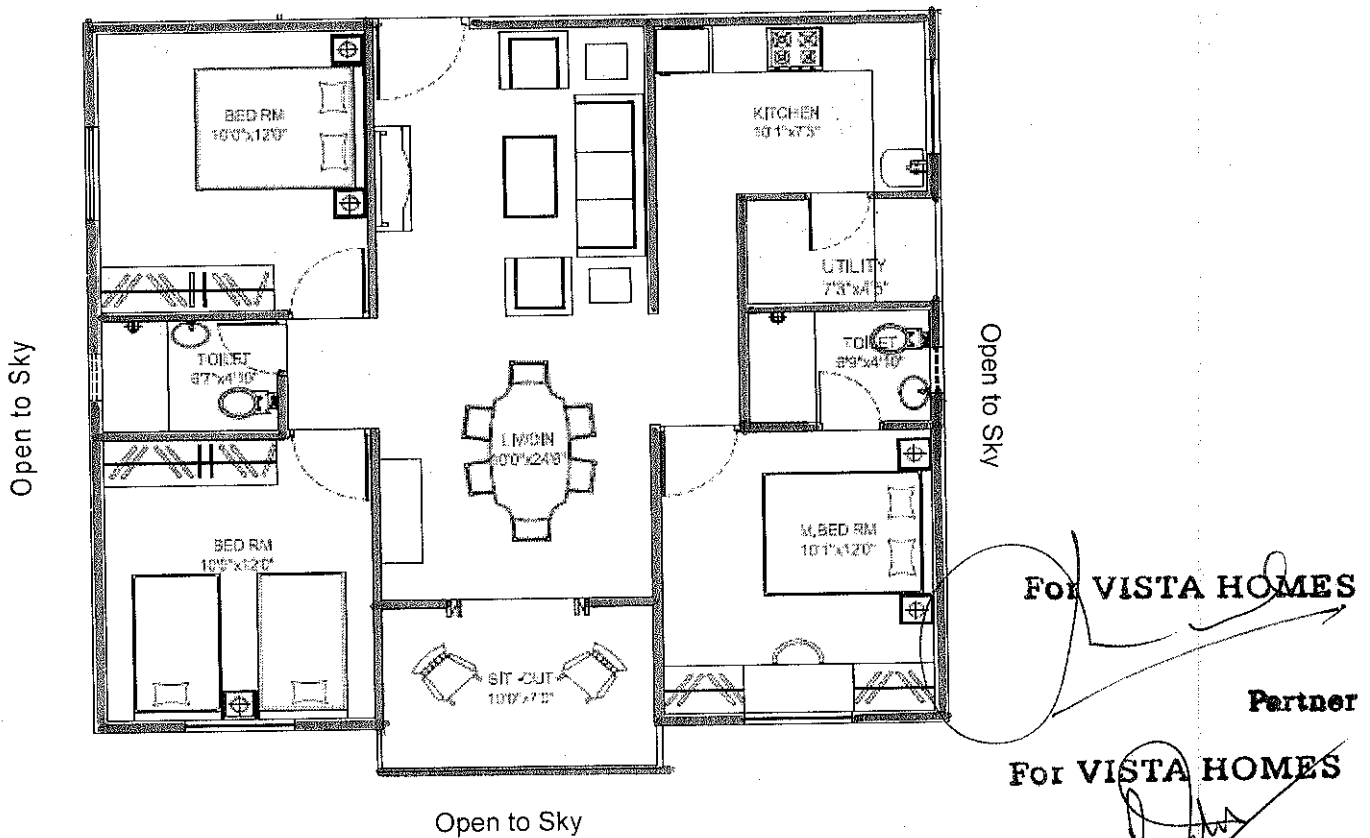
**EXCL:**



Total Built-up Area = 1220 sft,  
Out of U/S of Land = Ac. 5-25 Gts.



Open to Sky & 6'-6" wide corridor



**WITNESSES:**

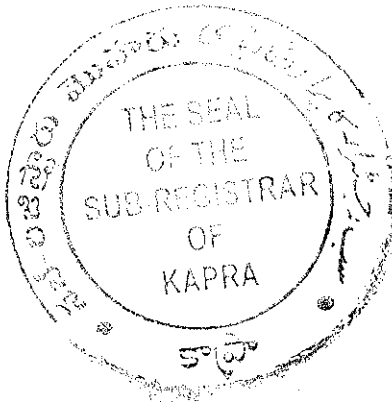
- 1.
- 2.

SIGNATURE OF THE BUILDER

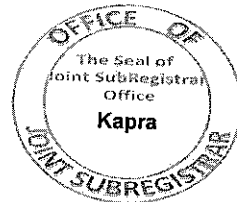
SIGNATURE OF THE BUYER

Bk - 1, CS No 4530/2015 & Doct No  
4467/2015. Sheet 6 of 9

Joint Sub Registrar  
Kapra



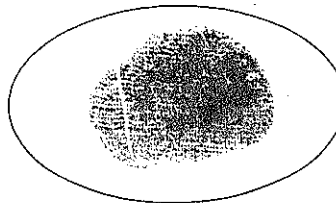


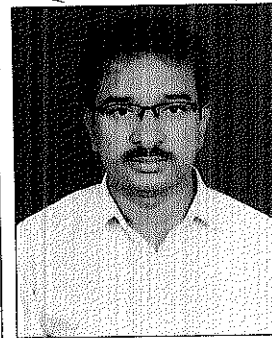
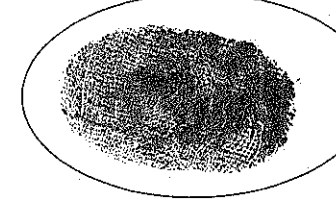
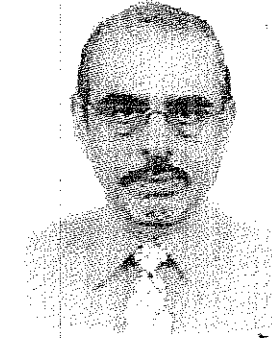


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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR: / Builder / 1<sup>st</sup> Party:</b></p> <p><b>M/S. VISTA HOMES,</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS:</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD- 500 034.</p> <p>2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY, P. G. ROAD SECUNDERABAD - 500 003.</p> <p><b>GPA FOR PRESENTING DOCUMENTS:</b> <b>VIDE DOC. NO/2/BK-IV/ 2015, Dt. 18.11.2015:</b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION, M.G. ROAD SECUNDERABAD -500 003.</p> <p><b>BUYER: / 2<sup>nd</sup> Party:</b></p> <p>SHRI. PANKAJ C. SHANGHVI S/O. SHRI CHANDRAKANTH SHANGHVI R/. 504/A, CHANDAN CO-OP HOUSING SOCIETY DADABHAI CROSS ROAD NO.3 VILE -PARLE (WEST) MUMBAI - 56.</p>
			
			
			

**SIGNATURE OF WITNESSES:**

1. 
2. 

**For VISTA HOMES**


  
Partner

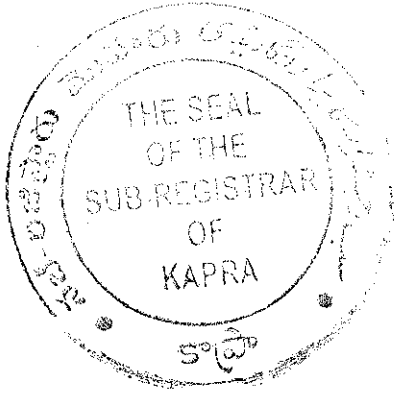
**For VISTA HOMES**

  
Partner

SIGNATURE OF THE EXECUTANTS

  
SIGNATURE OF THE BUYER

  
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4407/2015 Sheet 7 of 9  
Joint Sub Registrar  
Kapra



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**BUILDER:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT. OF INDIA

27/01/2007  
Permanent Account Number

AAGFY2068P

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1988

हस्ताक्षर / SIGNATURE  
*Soham Modi*

मुख्य आयकर अधिकारी (प्रणाली)  
Chief Commissioner of Income-tax (Systems)

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM8754C

नाम / NAME  
BHAVESH YASANT MEHTA

पिता का नाम / FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH  
02-03-1970

हस्ताक्षर / SIGNATURE  
*Bhavesh Mehta*

मुख्य आयकर अधिकारी (प्रणाली)  
Chief Commissioner of Income-tax (Systems)

आयकर विभाग  
INCOME TAX DEPARTMENT

प्रभाकर रेड्डी क  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSPP8104E

हस्ताक्षर / SIGNATURE  
*Prabha Kar Reddy K*

मुख्य आयकर अधिकारी (प्रणाली)  
Chief Commissioner of Income-tax (Systems)

**BUYER**

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ALZPS7274A

नाम / NAME  
PANKAJ CHANDRAKANT SHANGHVI

पिता का नाम / FATHER'S NAME  
CHANDRAKANT HARJIVANDAS SHANGHVI

जन्म तिथि / DATE OF BIRTH  
10-09-1946

हस्ताक्षर / SIGNATURE  
*Pankaj Shanghvi*

अध्यापक निदेशक (प्रणाली)  
DIRECTOR OF INCOME TAX (SYSTEMS)

*C. Singh*

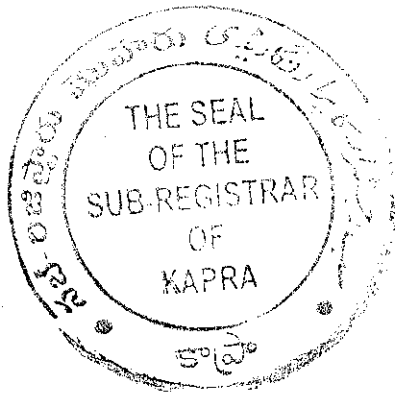
For VISTA HOMES  
*[Signature]*  
Partner

For VISTA HOMES  
*[Signature]*  
Partner

Bk - 1, CS No 4530/2015 & Doct No

44072015 Sheet 8 of 9

Joint Sub Registrar -  
Kapra



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WITNESS:


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

C RAMESH  
NARSING RAO CHANDRAGIRI  
21/07/1979  
Permanent Account Number  
AKRPR1896C

*[Handwritten Signature]*  
Signature

*[Handwritten Signature]*



04042007

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

M MAHENDAR  
MALLESH MANDA  
20/07/1978  
Permanent Account Number  
AQAPM0412C

*[Handwritten Signature]*  
Signature

*[Handwritten Signature]*

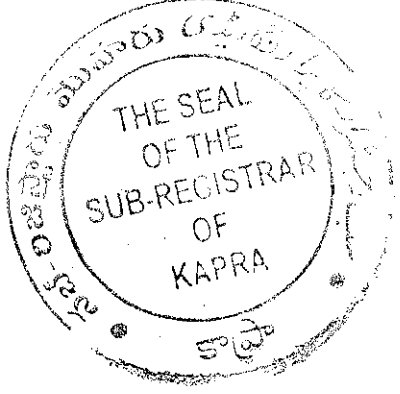


04042007



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Joint SubRegistrar  
Kapra

CBK - 1, CS No 4530/2015 & Doct No  
4407/2015 Sheet 9 of 9



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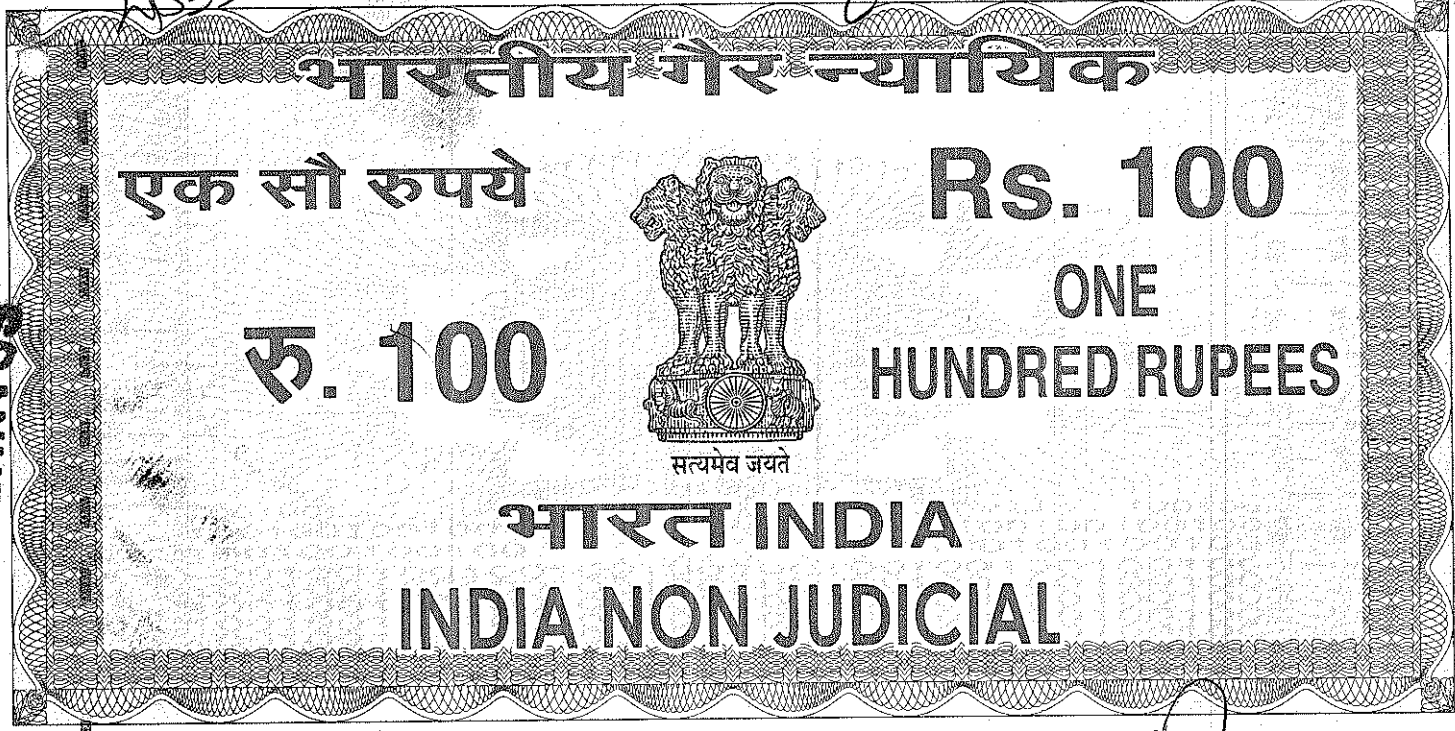


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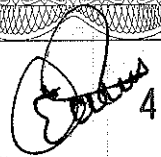
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107/4

SCANNED



తెలంగాణ తెలంగాణా TELANGANA

 412370

S.No. 10997 Date: 03-09-2015

Sold to: MAHENDAR

S/o: MALLESH

For Whom: VISTA HOMES

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 FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 19<sup>th</sup> day of November 2015 at S. R. O., Kapra, Ranga Reddy District 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, Son of Late Vasant U. Mehta aged about 45 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, Secunderabad - 500 003 and Shri. Soham Modi, Son of Shri. Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500 034, hereinafter referred to as the 'Builder' / First Party.

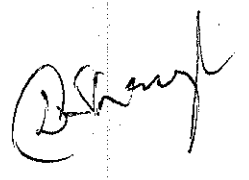
**AND**

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile - Parle (West), Mumbai - 56, hereinafter referred to as the SECOND PARTY / OWNER

The expression Builder and 2<sup>nd</sup> Party shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

  
Partner



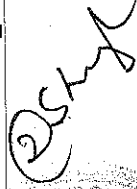


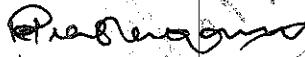
For VISTA HOMES  
  
Partner





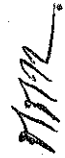

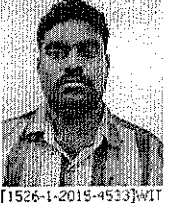
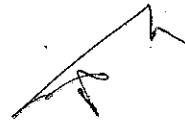
**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 4085/- paid between the hours of 3 and 4 on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PANKAJ SANGHVI:24/11/2 [1526-1-2015-4533]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROADNO.3, WEST MUMBAI	
2	EX		 [1526-1-2015-4533]EX-995	REP BY GPA PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

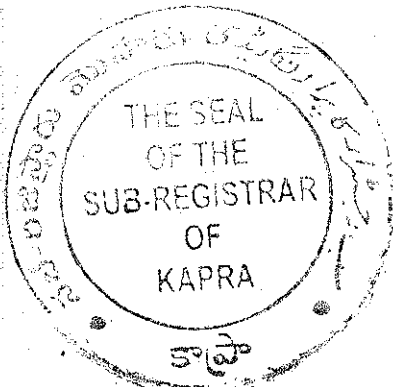
**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2015-4533]WITNE	M.MAHENDER R/O.28-77,YADAV BASTI NEREDMET HYD.	
2		 [1526-1-2015-4533]WIT	CH.RAMESH R/O.1-3- 176/D/2,KAVADIGUDA HYD-500080	

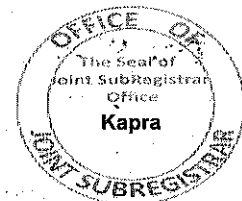
26th day of November, 2015

Signature of Joint SubRegistrar8  
Kapra

Bk-1, CS No 4533/2015 & Doct No 4408/2015. Sheet 1 of 9  
Joint SubRegistrar8  
Kapra



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**WHEREAS:**

- A. 2<sup>nd</sup> Party under a Sale Deed dated 25.03.2013 has purchased 1029.75 sq. yds, of undivided share of land in Sy. Nos. 193, 194 & 195, situated at Kapra Village, Keesara Mandal, R. R. District. On a portion of the said land the 2<sup>nd</sup> Party was desirous of constructing semi-finished, deluxe flat bearing no. 107 on the first floor in block no. 'B', admeasuring 950 sft, of super built up area on 57.71 sq. yds., of undivided share of land, being the proportional share in land, in residential complex styled as 'Vista Homes' forming a part of Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District (hereinafter after referred to as the Scheduled Flat). This Sale Deed is registered as document no. 1540/2013 in the office of the Sub-Registrar, Kapra, Hyderabad. This Sale Deed was executed subject to the condition that the [ ] shall enter into an Agreement for Construction for completion of construction of the semi-finished flat as per the agreed specifications, with the funds of the Second Party and accordingly construction of the semi-finished flat was constructed.
- B. The Buyer was desirous of getting the construction completed with respect to the Scheduled Flat by the Builder, with the funds of the second Party.
- C. 2<sup>nd</sup> Party as stated above had already purchased the semi-finished flat bearing flat no. 107 on the first floor, in block no. 'B' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties had on an earlier date have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Flat and are now desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

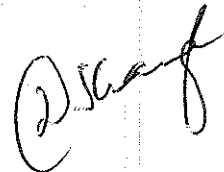
1. The Builder shall complete the construction for the [ ] a deluxe flat bearing no.107 on the first floor, in block no. 'B', admeasuring 950 sft. of super built up area and undivided share of land to the extent of 57.71 sq. yds, a reserved parking space for single car in the basement admeasuring 100 sft., as per the plans annexed hereto and the specifications given in Schedule 'B' hereunder for an amount of Rs. 8,17,000/- (Rupees Eight Lakhs Seventeen Thousand only).
2. 2<sup>nd</sup> Party shall pay/has paid to the Builder the above said amount of Rs. 8,17,000/- (Rupees Eight Lakhs Seventeen Thousand only) on terms agreed between the parties on an earlier date.
3. The Builder shall construct/has constructed the Flat in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the [ ] shall be charged extra.
4. The Builder shall be liable to pay all such amounts for and on behalf of the [ ] as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For VISTA HOMES

  
Partner

For VISTA HOMES

  
Partner



**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	3985	0	0	0	4085
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	4085	0	0	0	4085
User Charges	NA	100	0	0	0	100
<b>Total</b>	100	8170	0	0	0	<b>8270</b>

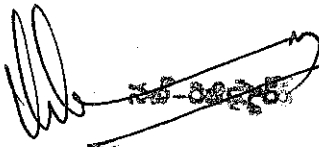
Rs. 3985/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4085/- towards Registration Fees on the chargeable value of Rs. 817000/- was paid by the party through Challan/BC/Pay Order No ,634755 dated ,24-NOV-15.

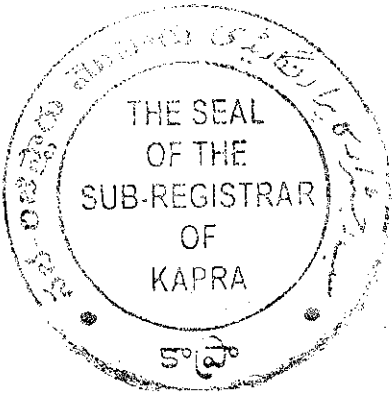
Date  
26th day of November, 2015

Signature of Registering Officer  
Kapra

BK-1, CS No 4533/2015 & Doct No 4408/2015. Sheet 2 of 9  
 Joint Sub Registrar  
 Kapra

పుస్తకము 2015 నం./ 4.4. 1039  
 4408 నెంబరు తిప్పడ వేయవలసి  
 తొలిసారి నిబంధన గుర్తింపు వేయవలసి  
 4408 / 2015 నంబరు  
 2015 నం.నవంబరు 26 వ తేదీ

  
 నం. 634755



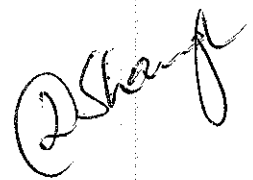
5. The Builder shall complete the construction of the Flat and handover possession of the same on such a date as agreed between the parties provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Flat within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
6. The Builder upon completion of construction of the Flat shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Flat provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
7. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Flat.
8. The Builder shall deliver the possession of the completed Flat to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
9. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder 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.
10. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not 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 Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
11. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Flat under this agreement, or the sale deed.
12. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

**For VISTA HOMES**

  
Partner

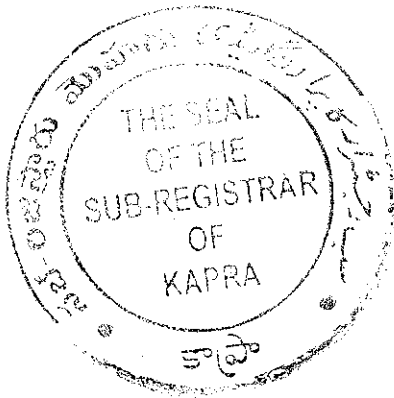
**For VISTA HOMES**

  
Partner



Bk-1, CS No 4533/2015 & Doct No  
4408/2015. Sheet 3 of 9

Joint Sub Registrar  
Kapra



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13. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Flat to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.

14. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form 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.

15. 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.

16. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.

17. 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 FLAT

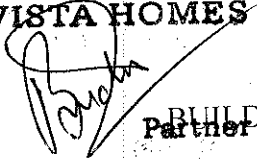

All that portion forming a deluxe apartment bearing flat no.107 on the first floor, in block no. 'B' admeasuring 950 sft. of super built-up area (i.e., 760 sft. of built-up area & 190 sft. of common area) together with proportionate undivided share of land to the extent of 57.71 sq. yds. and a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential flat 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

WITNESSES:

- 
- 

For VISTA HOMES  
  
 Partner

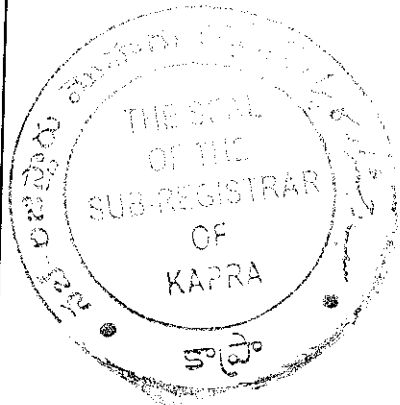
For VISTA HOMES  
  
 BUILDER  
 Partner  
  
 BUYER

*Q. Chandy*

*Q. Chandy*

Bk. 1, CS No 4533/2015 & Doct No  
408/2015. Sheet 4 of 9

Joint SubRegistrar  
Kapra



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SCHEDULE 'B'

SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION:

- 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 Buyer and installed by the Builder.*
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door
- Other doors: Painted panel doors and hardware - *To be supplied by Buyer and installed by the Builder*
- Electrical: Copper wiring with modular switches - *To be supplied by Buyer and installed by the Builder.*
- Windows: Powder coated aluminum sliding windows with grills
- Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height - *To be supplied by Buyer and installed by the Builder.*
- Plumbing: UPVC / GI & PVC pipes
- Sanitary: Cera / Parryware or equivalent brand - *To be supplied by Buyer and installed by the Builder.*
- CP fittings: Branded quarter turn ceramic disc type - *To be supplied by Buyer and installed by the Builder.*
- Kitchen platform: Granite slab with 2 ft dado and SS sink

*[Handwritten signature]*

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

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

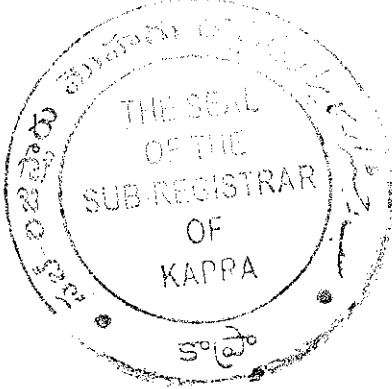
1. *[Handwritten signature]*

2. *[Handwritten signature]*

FOR VISTA HOMES  
*[Handwritten signature]*  
Partner

FOR VISTA HOMES  
*[Handwritten signature]*  
Partner  
BUILDER  
*[Handwritten signature]*  
BUYER

BK-1, CS No 4533/2015 & Doct No  
4408/2015 Sheet 5 of 9  
Joint SubRegistrar  
Kappa



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**REGISTRATION PLAN SHOWING**

FLAT NO. 107 IN BLOCK NO. 'B' ON THE FIRST FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.**

193, 194 & 195

**SITUATED AT**

KAPRA VILLAGE,

KEESARA

**MANDAL, R.R. DIST.**

**BUILDER:**

M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

**BUYER:**

SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

REFERENCE:  
AREA:

57.71

SCALE:  
SQ. YDS. OR

INCL:  
SQ. MTRS.



EXCL:



Total Built-up Area = 950 sft,  
Out of U/S of Land = Ac. 5-25 Gts.



6'-6" wide corridor



For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE BUILDER

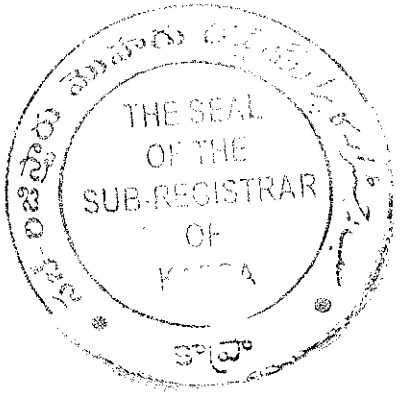
SIGNATURE OF THE BUYER

**WITNESSES:**

- 1.
- 2.

Bk-1, CS No 4533/2015 & Doct No  
408/2015. Sheet 6 of 9

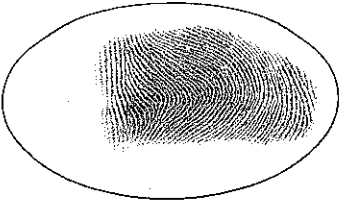

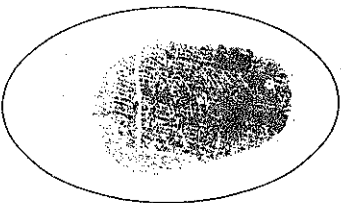

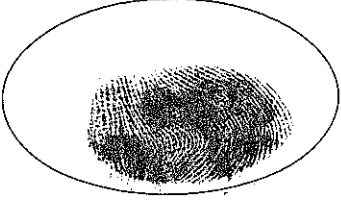
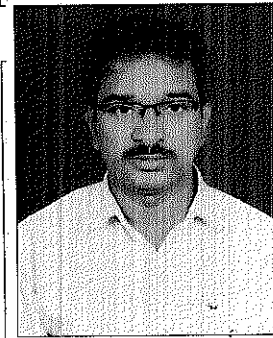
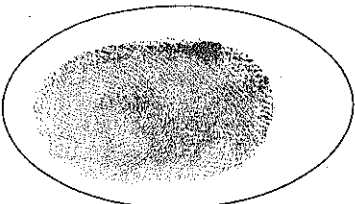

Joint SubRegistrar  
Kapra



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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b><u>VENDOR: / Builder / First Party:</u></b></p> <p><b>M/S. VISTA HOMES,</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS:</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD- 500 034.</p> <p>2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY, P. G. ROAD SECUNDERABAD - 500 003.</p> <p><b><u>GPA FOR PRESENTING DOCUMENTS:</u></b> <b><u>VIDE DOC. NO. 27/BK-IV/ 2015, Dt. 18.11.2015:</u></b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION, M.G. ROAD SECUNDERABAD -500 003.</p>
			
			
			


**SIGNATURE OF WITNESSES:**

1. 
2. 

**FOR VISTA HOMES**  
  
**Partner**

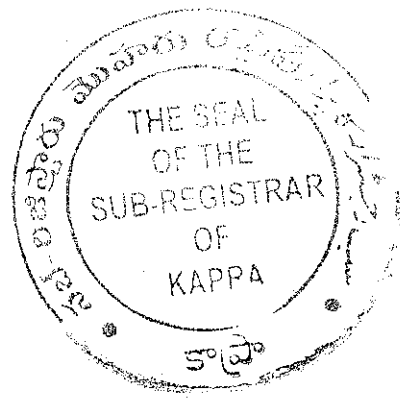
**FOR VISTA HOMES**  
  
**Partner**

SIGNATURE OF THE EXECUTANTS

  
SIGNATURE OF THE BUYER

Bk-1, CS No 4533/2015 & Doct No  
4408/2015 Sheet 7 of 9

Joint SubRegistrar  
Kappa



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**BUILDER:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT OF INDIA

27/01/2007  
Permanent Account Number  
AAGFV2068P

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE  
*Soham Modi*

मुख्य आयकर अधिकारी, आय वसुंधा  
Chief Commissioner of Income-tax, Ayaz Vasundhara

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6754C

नाम / NAME  
BHAVESH VASANT MEHTA

पिता का नाम / FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH  
02-03-1970

हस्ताक्षर / SIGNATURE  
*Bhavesh Mehta*

मुख्य आयकर अधिकारी, आय वसुंधा  
Chief Commissioner of Income-tax, Ayaz Vasundhara

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSPP8104E

हस्ताक्षर / SIGNATURE  
*Prabhakar Reddy*

**BUYER**

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ALZPS7274A

नाम / NAME  
PANKAJ CHANDRAKANT SHANGHVI

पिता का नाम / FATHER'S NAME  
CHANDRAKANT HARJIVANDAS SHANGHVI

जन्म तिथि / DATE OF BIRTH  
10-09-1945

हस्ताक्षर / SIGNATURE  
*P. Shingf*

आयकर निदेशक (प्रणाली)  
DIRECTOR OF INCOME TAX (SYSTEMS)

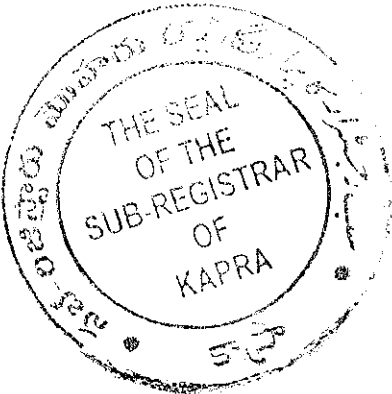
*P. Shingf*

For VISTA HOMES  
*[Signature]*  
Partner

For VISTA HOMES  
*[Signature]*  
Partner

Bk-1, CS No 4533/2015 & Doct No  
4408/2015. Sheet 8 of 9

*Jemy SubRegistrar*  
Kapra





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WITNESS:

आयकर विभाग  
INCOME TAX DEPARTMENT  
C RAMESH  
NARSING RAO CHANDBAGIRI  
21/07/1979  
Permanent Account Number  
AKRPR1896C

भारत सरकार  
GOVT. OF INDIA

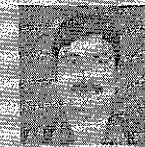



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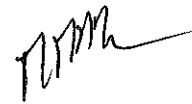


आयकर विभाग  
INCOME TAX DEPARTMENT  
M MAHENDAR  
MALLESH MANDA  
20/07/1978  
Permanent Account Number  
ACAPM0412C

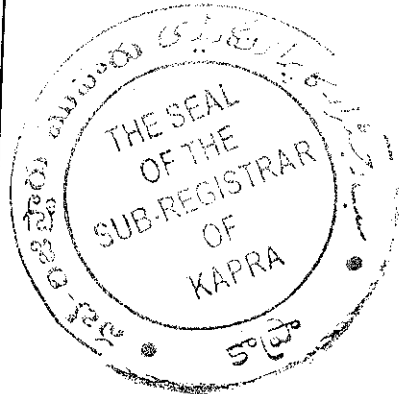
भारत सरकार  
GOVT. OF INDIA



0404007



AK-1, CS No 4533/2015 & Doct No  
4408/2015. Sheet 9 of 9  
Joint Sub Registrar  
Kapra



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D: 30 4 409 of 2015

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11-305

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

*DJS* D 716801

S.No. 4619 Date: 09-10-2015

**T. LALITHA**  
LICENSED STAMP VENDOR  
LIC.No.16-09-074/2012,  
Plot No.32, H.No.3-48-266,  
Kakaguda, Karkhana,  
Canmtt. Sec'bad. Ph:7842562342

Sold to: PAVAN KUMAR

S/o. ANJANEYULU

For Whom: VISTA HOMES

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 19<sup>th</sup> day of November 2015 at S. R. O., Kapra, Ranga Reddy District 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, Son of Late Vasant U. Mehta aged about 45 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, Secunderabad – 500 003 and Shri. Soham Modi, Son of Shri. Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the 'Builder' / First Party.

**AND**

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile –Parle (West), Mumbai – 56, hereinafter referred to as the Second Party / OWNER

The expression Builder and 2<sup>nd</sup> Party shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc:

**FOR VISTA HOMES**  
*[Signature]*  
Partner



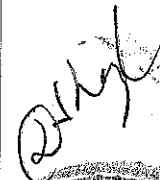

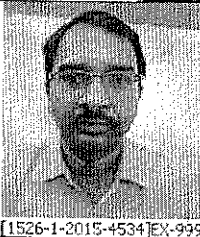
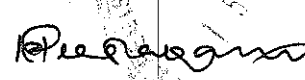
**FOR VISTA HOMES**  
*[Signature]*  
Partner

*[Signature]*


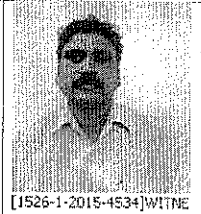
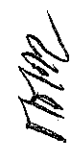


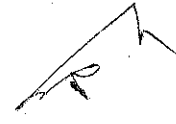
**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 4085/- paid between the hours of 3 and 4 on the 24th day of NOV, 2015 by Sri Bhavesh V.Mehta

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PANKAJ SANGHVI: 24/11/2015 [1526-1-2015-4534]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROADNO.3, WEST MUMBAI	
2	EX		 [1526-1-2015-4534]EX-995	REP BY GPA PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2015-4534]WITNE	M.MAHENDER R/O.28-77,YADAV BASTI NEREDMET HYD.	
2		 [1526-1-2015-4534]WIT	CH.RAMESH R/O.1-3- 176/D/2,KAVADIGUDA HYD-500080	

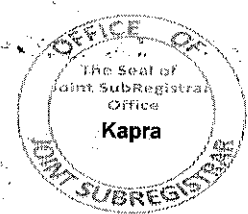
24th day of November, 2015

Signature of Joint SubRegistrar8  
Kapra

Bk - 1, CS No 4534/2015 & Doct No 409/2015 Sheet 1 of 9 Joint SubRegistrar8 Kapra



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**WHEREAS:**

- A. 2<sup>nd</sup> Party under a Sale Deed dated 25.03.2013 has purchased 1029.75 sq. yds, of undivided share of land in Sy. Nos. 193, 194 & 195, situated at Kapra Village, Keesara Mandal, R. R. District. On a portion of the said land the 2<sup>nd</sup> Party was desirous of constructing semi-finished, deluxe flat bearing no. 305 on the third floor in block no. 'H', admeasuring 950 sft, of super built up area on 57.71 sq. yds., of undivided share of land, being the proportional share in land, in residential complex styled as 'Vista Homes' forming a part of Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District (hereinafter after referred to as the Scheduled Flat). This Sale Deed is registered as document no. 1540/2013 in the office of the Sub-Registrar, Kapra, Hyderabad. This Sale Deed was executed subject to the condition that the 2<sup>nd</sup> Party shall enter into an Agreement for Construction for completion of construction of the semi-finished flat as per the agreed specifications, with the funds of the Second Party and accordingly construction of the semi finished flat was constructed.
- B. 2<sup>nd</sup> Party was desirous of getting the <sup>remaining</sup> construction completed with respect to the Scheduled Flat by the Builder, with the funds of the Second Party.
- C. 2<sup>nd</sup> Party as stated above had already purchased the semi-finished flat bearing flat no. 305 on the third floor, in block no. 'H' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties had on an earlier date have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Flat and are now desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

1. The Builder shall complete the construction for the 2<sup>nd</sup> Party a deluxe flat bearing no. 305 on the third floor, in block no. 'H', admeasuring 950 sft. of super built up area and undivided share of land to the extent of 57.71 sq. yds, and a reserved parking space for single car in the basement admeasuring 100 sft., as per the plans annexed hereto and the specifications given in Schedule 'B' hereunder for an amount of Rs. 8,17,000/- (Rupees Eight Lakhs Seventeen Thousand only).
2. 2<sup>nd</sup> Party shall pay/has paid to the Builder the above said amount of Rs. 8,17,000/- (Rupees Eight Lakhs Seventeen Thousand only) on terms agreed between the parties on an earlier date.
3. The Builder shall construct/has constructed the Flat in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the 2<sup>nd</sup> Party shall be charged extra.
4. The Builder shall be liable to pay all such amounts for and on behalf of the 2<sup>nd</sup> Party as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For VISTA HOMES  
Partner

For VISTA HOMES  
Partner

2 Shankh

**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	3985	0	0	0	4085
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	4085	0	0	0	4085
User Charges	NA	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>8170</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8270</b>

Rs. 3985/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4085/- towards Registration Fees on the chargeable value of Rs. 817000/- was paid by the party through Challan/BC/Pay Order No ,634754 dated ,24-NOV-15.

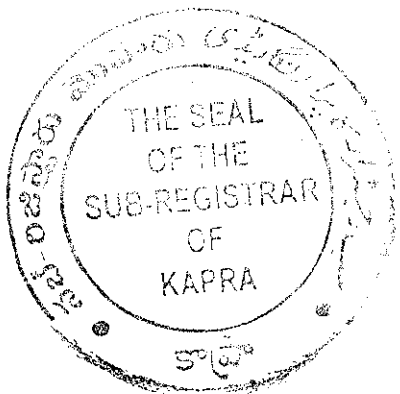
Date  
26th day of November, 2015

Signature of Registering Officer  
Kapra

Bk-1 CS No 4534/2015 & Doct No 4409/2015. Sheet 2 of 9  
 Joint SubRegistrar Kapra

పుస్తకము 2015 నం./ టి.ఎ. 10325  
 చ. 4409 వారికి రిజిస్టరు చేయబడి  
 ట్యాపింగ్ విమోక్షం గుర్తింపు పొంది 1526  
 4409 / 2015 నా యన్వేషించి  
 2015 నవంబరు 26 న తీసి

Signature of Sub-Registrar



5. The Builder shall complete the construction of the Flat and handover possession of the same on such a date as agreed between the parties provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Flat within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
6. The Builder upon completion of construction of the Flat shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Flat provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
7. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Flat.
8. The Builder shall deliver the possession of the completed Flat to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
9. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder 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.
10. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not 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 Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
11. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Flat under this agreement, or the sale deed.
12. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

*Asank*

*Asank*

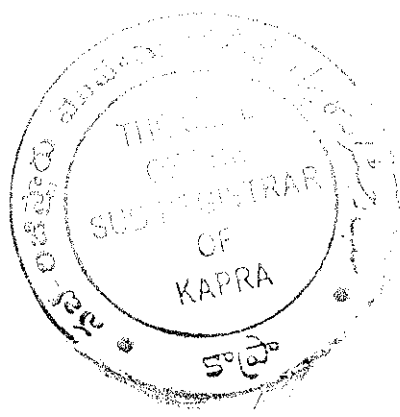
**FOR VISTA HOMES**  
  
Partner

**FOR VISTA HOMES**  
  
Partner

*Asank*

BK - 1, CS No 4534/2015 & Doct No  
4407/2015. Sheet 3 of 9

Joint SubRegistrar  
Kapra



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13. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Flat to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.

14. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form 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.

15. 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.

16. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.

17. 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 FLAT


All that portion forming a deluxe apartment bearing flat no. 305 on the third floor, in block no. 'H' 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 a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential flat 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

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

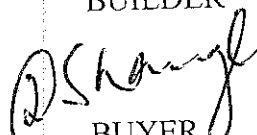
WITNESSES:

1. 
2. 

For **VISTA HOMES**  
  
 Partner

For **VISTA HOMES**

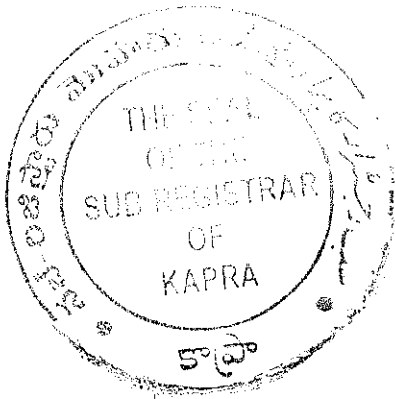
Partner  
 BUILDER

  
 BUYER

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Joint SubRegistrar  
Kapra



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SCHEDULE 'B'

SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION:

- 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 Buyer and installed by the Builder.*
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door
- Other doors: Painted panel doors and hardware - *To be supplied by Buyer and installed by the Builder*
- Electrical: Copper wiring with modular switches - *To be supplied by Buyer and installed by the Builder.*
- Windows: Powder coated aluminum sliding windows with grills
- Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height - *To be supplied by Buyer and installed by the Builder.*
- Plumbing: UPVC / GI & PVC pipes
- Sanitary: Cera / Parryware or equivalent brand - *To be supplied by Buyer and installed by the Builder.*
- CP fittings: Branded quarter turn ceramic disc type - *To be supplied by Buyer and installed by the Builder.*
- Kitchen platform: Granite slab with 2 ft dado and SS sink

Note:

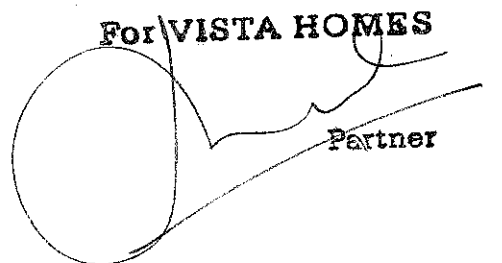
1. Choice of 2 colours for interior painting shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or 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



IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

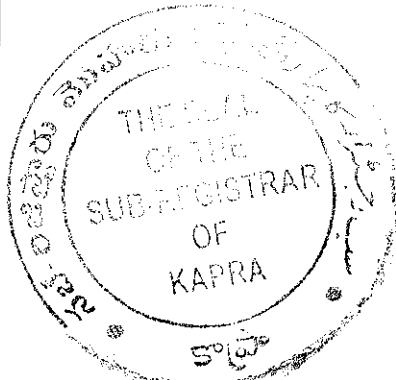
2. 

For VISTA HOMES  
  
Partner

For VISTA HOMES  
  
Partner  
BUILDER  
  
BUYER

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Kapra



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**REGISTRATION PLAN SHOWING**

FLAT NO. 305 IN BLOCK NO. 'H' ON THE THIRD FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.**

193, 194 & 195

**SITUATED AT**

KAPRA VILLAGE,

KEESARA

**MANDAL, R.R. DIST.**

**BUILDER:**

M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

**BUYER:**

SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

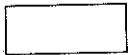
REFERENCE:  
AREA: 57.71

SCALE:  
SQ. YDS. OR

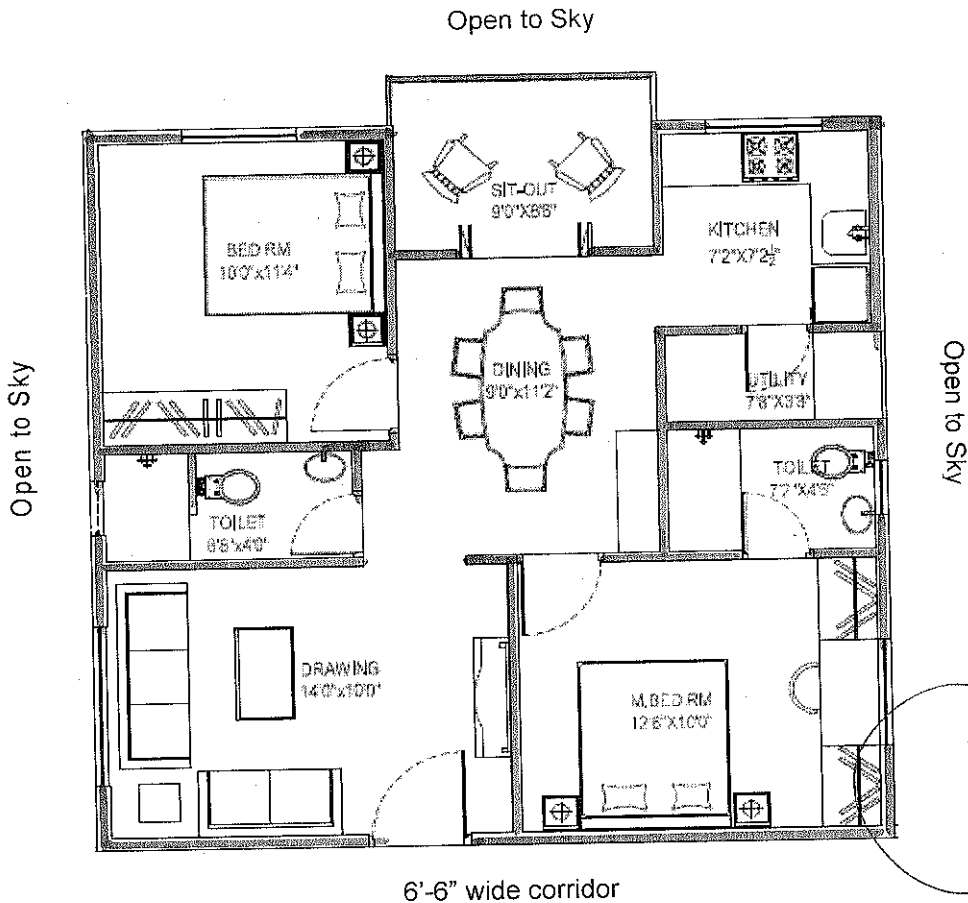
INCL:  
SQ. MTRS.



EXCL:



Total Built-up Area = 950 sft,  
Out of U/S of Land = Ac. 5-25 Gts.



For VISTA HOMES

Partner  
For VISTA HOMES

Partner  
SIGNATURE OF THE BUILDER

SIGNATURE OF THE BUYER

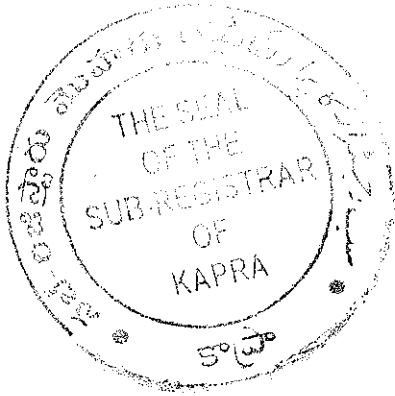
**WITNESSES:**

- 1.
- 2.

Bk-1, CS No 4534/2015 & Doct No

4409/2015. Sheet 6 of 9



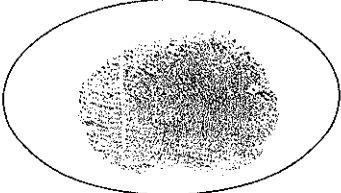


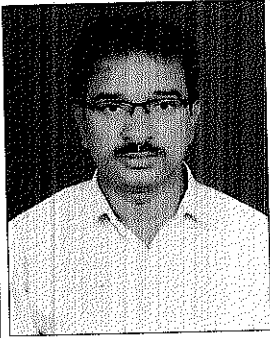
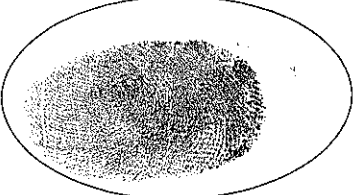
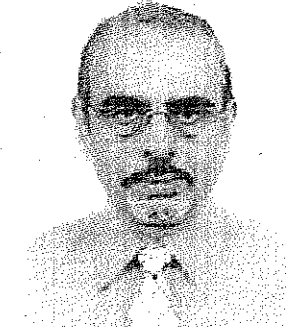
Joint Sub Registrar  
Kapra



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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR: / Builder / First Party:</b></p> <p><b>M/S. VISTA HOMES,</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS:</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD- 500 034.</p> <p>2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY, P. G. ROAD SECUNDERABAD - 500 003.</p> <p><b>GPA FOR PRESENTING DOCUMENTS:</b> <u>VIDE DOC. NO. 77/BK-IV/ 2015, Dt. 18.11.2015:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION, M.G. ROAD SECUNDERABAD -500 003.</p> <p><b>BUYER:</b></p> <p>SHRI. PANKAJ C. SHANGHVI S/O. SHRI CHANDRAKANTH SHANGHVI R/. 504/A, CHANDAN CO-OP HOUSING SOCIETY DADABHAI CROSS ROAD NO.3 VILE -PARLE (WEST) MUMBAI - 56.</p>
			
			
			

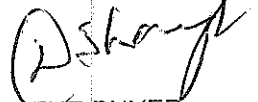
**SIGNATURE OF WITNESSES:**

1. 
2. 

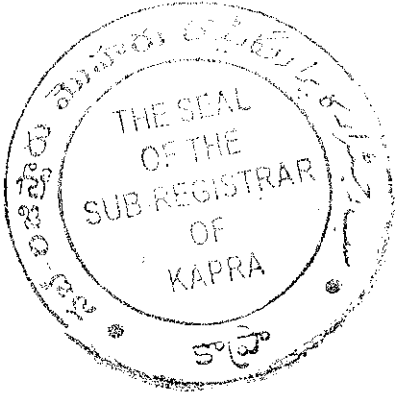
**For VISTA HOMES**  
  
Partner

**For VISTA HOMES**  
  
Partner

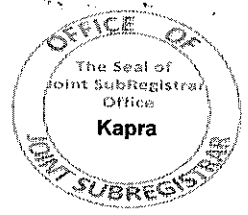
SIGNATURE OF THE EXECUTANTS

  
SIGNATURE OF THE BUYER

Bk-1, CS No 4534/2015 & Doct No  
409/2015 Sheet 7 of 9  
Joint SubRegistrar  
Kapra



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**BUILDER:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT OF INDIA

27/01/2007  
Permanent Account Number

AAGFV2088P

100202008

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम /NAME  
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH  
18-10-1969

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, अहमदाबाद  
Chief Commissioner of Income-tax, Ahmedabad

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABMPM6754C

नाम /NAME  
BHAVESH VASANT MEHTA

पिता का नाम /FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH  
02-03-1970

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, अहमदाबाद  
Chief Commissioner of Income-tax, Ahmedabad

आयकर विभाग  
INCOME TAX DEPARTMENT  
PRASHAKAR REDDY K  
PADMA REDDY KANDI  
15/01/1974  
Permanent Account Number  
AWSP8104E

भारत सरकार  
GOVT OF INDIA

हस्ताक्षर /SIGNATURE

100202008

**BUYER**

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ALZPS7274A

नाम /NAME  
PANKAJ CHANDRAKANT SHANGHVI

पिता का नाम /FATHER'S NAME  
CHANDRAKANT HARJIVANDAS SHANGHVI

जन्म तिथि /DATE OF BIRTH  
10-09-1945

हस्ताक्षर /SIGNATURE

आयकर निदेशक (प्रणाली)  
DIRECTOR OF INCOME TAX (SYSTEMS)

*Handwritten signature*

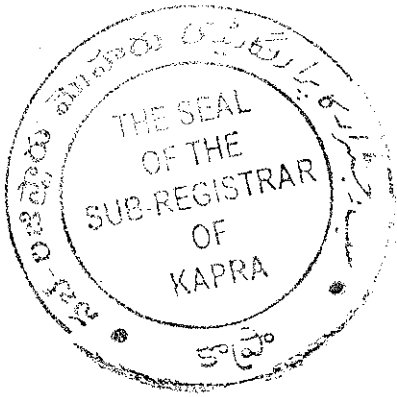
For VISTA HOMES  
*Handwritten signature*  
Partner

For VISTA HOMES  
*Handwritten signature*  
Partner

Bk-1, CS No 4534/2015 & Doct No

4409 2015. Sheet 8 of 9

Joint SubRegistrar  
Kapra



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WITNESS:

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

C RAMESH  
NARSING RAO CHANDRAGIRI

21/07/1979

Permanent Account Number  
AKRPR1896C

Signature



04/07/2007

*AK*

*PK*

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

M MAHENDAR  
MALLESH MANDA

20/07/1978

Permanent Account Number  
AQAPM0412C

Signature



04/07/2007

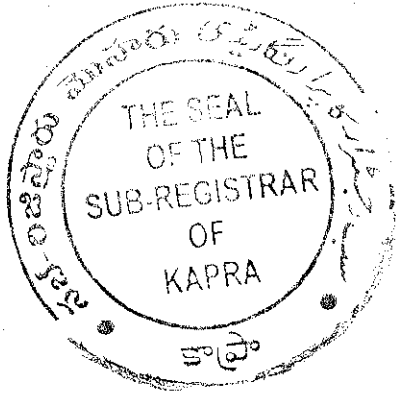
*MMA*

BK - 1, CS No 4534/2015 & Doct No

4409/2015. Sheet 9 of 9

Joint Sub Registrar

Kapra



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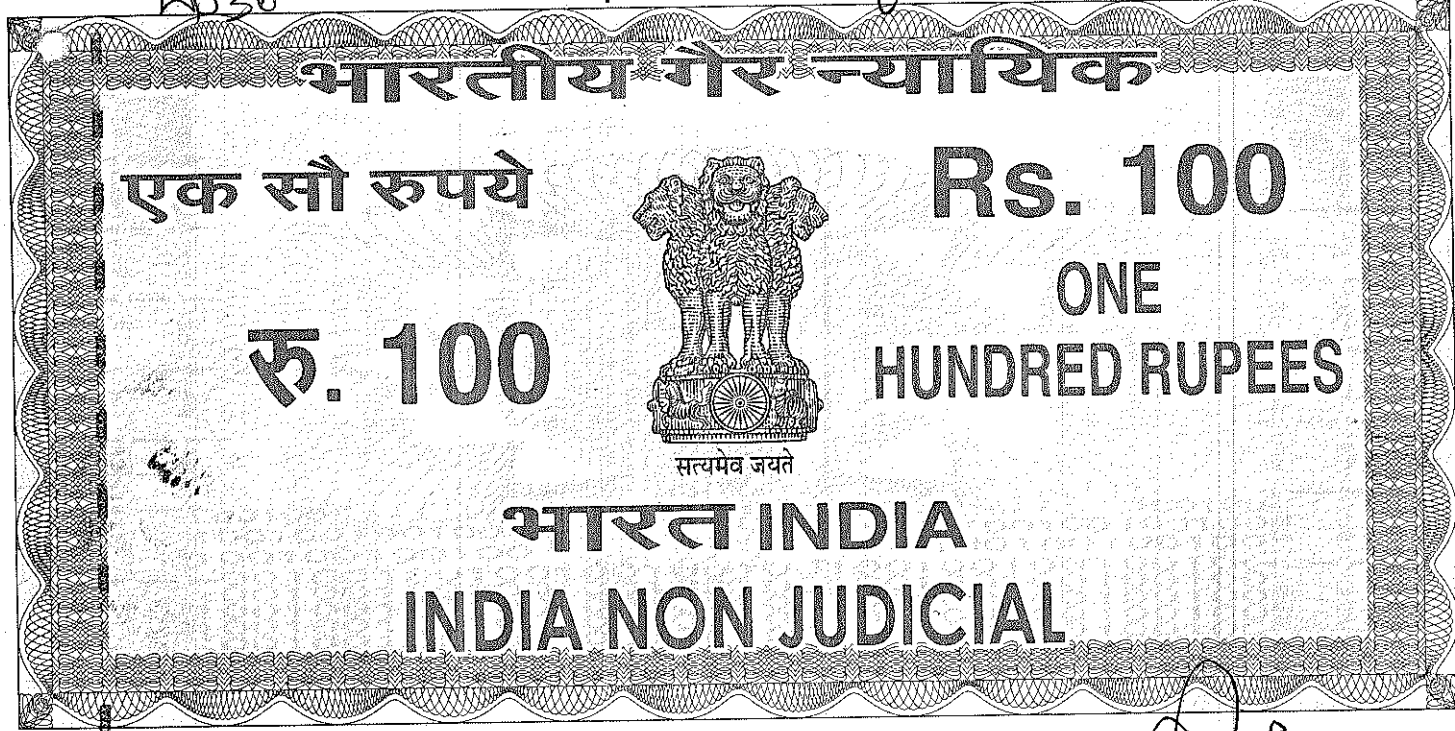


2  
4536

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1.006

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

412371

S.No. 10998 Date:03-09-2015

Sold to: MAHENDAR

S/o: MALLESH

For Whom: VISTA HOMES

**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 FOR CONSTRUCTION**

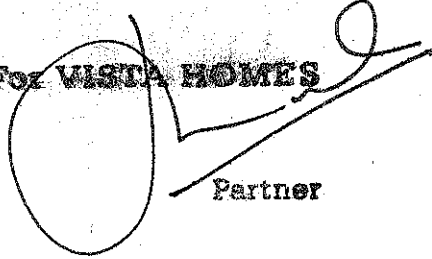

This Agreement for Construction is made and executed on this the 19<sup>th</sup> day of November 2015 at S. R. O., Kapra, Ranga Reddy District by and between:

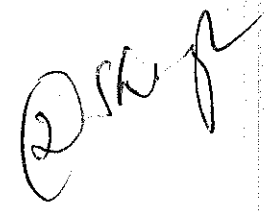
M/s. **VISTA HOMES**, a registered partnership firm having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its authorized representatives Shri. Bhavesh V. Mehta, Son of Late Vasant U. Mehta aged about 45 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, Secunderabad – 500 003 and Shri. Soham Modi, Son of Shri. Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the 'Builder'/First Party.

**AND**

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile –Parle (West), Mumbai – 56, hereinafter referred to as the **SECOND PARTY/OWNER**

The expression Builder and 2<sup>nd</sup> Party shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

For VISTA HOMES  Partner  
 For VISTA HOMES  Partner




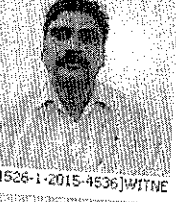

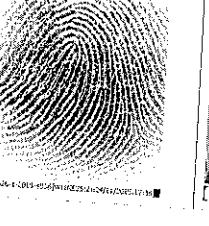

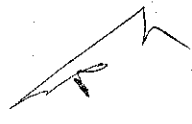
**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 4085/- paid between the hours of 3 and 4 on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

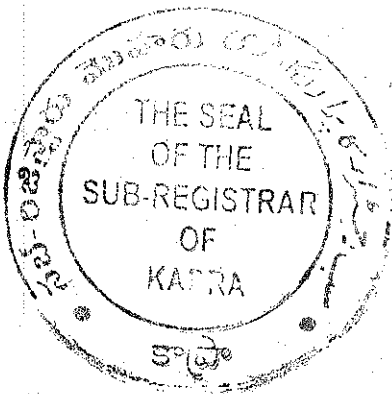
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PANKAJ SANGHVI:24/ [1526-1-2015-4536]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROADNO.3, WEST MUMBAI	
2	EX		 [1526-1-2015-4536]EX-995	REP BY GPA PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2015-4536]WITNE	M.MAHENDER R/O.28-77,YADAV BASTI NEREDMET HYD.	
2		 [1526-1-2015-4536]WIT	CH.RAMESH R/O.1-3- 176/D/2,KAVADIGUDA HYD-500080	

26th day of November, 2015

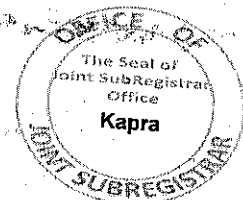
Signature of Joint SubRegistrar  
Kapra



Bk-1, CS No 4536/2015 & Doct No 4410/2015. Sheet 1 of 9  
Joint SubRegistrar Kapra



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**WHEREAS:**

- A. 2<sup>nd</sup> Party under a Sale Deed dated 25.03.2013 has purchased 1029.75 sq. yds, of undivided share of land in Sy. Nos. 193, 194 & 195, situated at Kapra Village, Keesara Mandal, R. R. District. On a portion of the said land the 2<sup>nd</sup> Party was desirous of constructing semi-finished, deluxe flat bearing no. 006 on the ground floor in block no. 'I', admeasuring 950 sft, of super built up area on 57.71 sq. yds., of undivided share of land, being the proportional share in land, in residential complex styled as 'Vista Homes' forming a part of Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District (hereinafter after referred to as the Scheduled Flat). This Sale Deed is registered as document no.1540/2013 in the office of the Sub-Registrar, Kapra, Hyderabad. This Sale Deed was executed subject to the condition that the shall enter into an Agreement for Construction for completion of construction of the semi-finished flat as per the agreed specifications, with the funds of the Second Party and accordingly construction of the semi-finished flat was constructed.
- B. The Buyer was desirous of getting the <sup>remaining</sup> construction completed with respect to the Scheduled Flat by the Builder, with the funds of the Second Party.
- C. 2<sup>nd</sup> Party as stated above had already purchased the semi-finished flat bearing flat no. 006 on the ground floor, in block no. 'I' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties had on an earlier date have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Flat and are now desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

1. The Builder shall complete the construction for the a deluxe flat bearing no. 006 on the ground floor, in block no. 'I', admeasuring 950 sft. of super built up area and undivided share of land to the extent of 57.71 sq. yds, a reserved parking space for single car in the basement admeasuring 100 sft., as per the plans annexed hereto and the specifications given in Schedule 'B' hereunder for an amount of Rs. 8,17,000/- (Rupees Eight Lakhs Seventeen Thousand only).
2. 2<sup>nd</sup> Party shall pay/has paid to the Builder the above said amount of Rs. 8,17,000/- (Rupees Eight Lakhs Seventeen Thousand only) on terms agreed between the parties on an earlier date.
3. The Builder shall construct/has constructed the Flat in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the shall be charged extra.
4. The Builder shall be liable to pay all such amounts for and on behalf of the as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For VISTA HOMES

Partner

For VISTA HOMES

Partner

**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	3985	0	0	0	4085
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	4085	0	0	0	4085
User Charges	NA	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>8170</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8270</b>

Rs. 3985/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4085/- towards Registration Fees on the chargeable value of Rs. 817000/- was paid by the party through Challan/BC/Pay Order No ,634753 dated ,24-NOV-15.

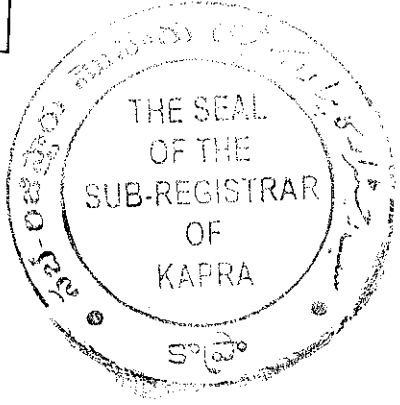
Date  
26th day of November, 2015

*[Signature]*  
Signature of Registering Officer  
Kapra

Bk-1, CS No 4536/2015 & Doct No 4410/2015. Sheet 2 of 9  
 Joint SubRegistrar Kapra


రెజిస్ట్రేషన్ నంబర్ 15 నం./ కె.కె. 1032  
 ప్లట్ నంబర్ 4410  
 వినియోగ నిబంధన కుర్చీలపై వెంటరు 1526  
 ప్లట్ నంబర్ 4410  
 రెజిస్ట్రేషన్ నంబర్ 15 నం. న.వం. 26

*[Signature]*



5. The Builder shall complete the construction of the Flat and handover possession of the same on such a date as agreed between the parties provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Flat within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
6. The Builder upon completion of construction of the Flat shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Flat provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
7. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Flat.
8. The Builder shall deliver the possession of the completed Flat to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
9. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder 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.
10. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not 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 Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
11. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Flat under this agreement, or the sale deed.
12. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

**FOR VISTA HOMES**

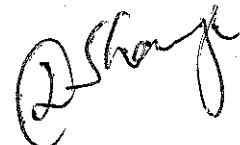


Partner

**FOR VISTA HOMES**



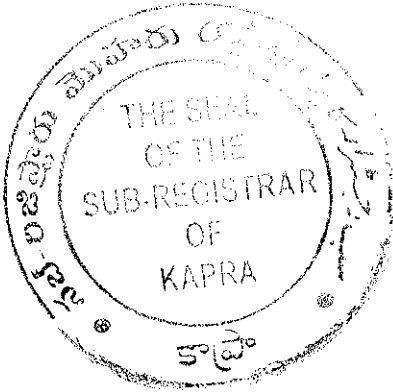
Partner



Bk-1, CS No 4536/2015 & Doct No

4410/2015 Sheet 3 of 9

Joint SubRegistrar &  
Kapra



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13. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Flat to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
14. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form 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.
15. 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.
16. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
17. 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 FLAT

All that portion forming a deluxe apartment bearing flat no. 006 on the ground floor, in block no. '1' 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 a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential flat 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

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

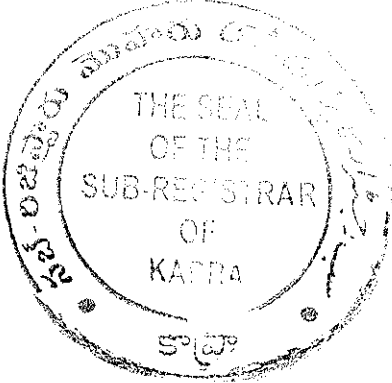
WITNESSES:

1. 
2. 

**FOR VISTA HOMES**  
  
 Partner

**FOR VISTA HOMES**  
  
 Partner  
**BUILDER**  
  
**BUYER**

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2410/2015. Sheet 4 of 9  
Joint SubRegistrar  
Kapra



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SCHEDULE 'B'

SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION:

- 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 Buyer and installed by the Builder.*
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door
- Other doors: Painted panel doors and hardware - *To be supplied by Buyer and installed by the Builder*
- Electrical: Copper wiring with modular switches - *To be supplied by Buyer and installed by the Builder.*
- Windows: Powder coated aluminum sliding windows with grills
- Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height - *To be supplied by Buyer and installed by the Builder.*
- Plumbing: UPVC / GI & PVC pipes
- Sanitary: Cera / Parryware or equivalent brand - *To be supplied by Buyer and installed by the Builder.*
- CP fittings: Branded quarter turn ceramic disc type - *To be supplied by Buyer and installed by the Builder.*
- 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

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

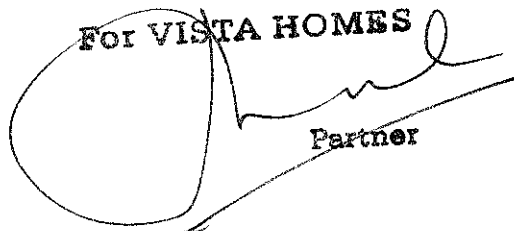
1.



2.




FOR VISTA HOMES



Partner

FOR VISTA HOMES



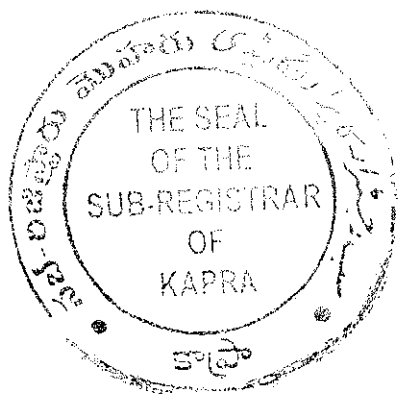
Partner  
BUILDER



BUYER

BK-1, CS No 4536/2015 & Doct No  
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Joint SubRegistrar  
Kapra



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**REGISTRATION PLAN SHOWING**

FLAT NO. 006 IN BLOCK NO. 'I' ON THE GROUND FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.**

193, 194 & 195

**SITUATED AT**

KAPRA VILLAGE,

KEESARA

**MANDAL, R.R. DIST.**

**BUILDER:**

M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

**BUYER:**

SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

REFERENCE:  
AREA: 57.71

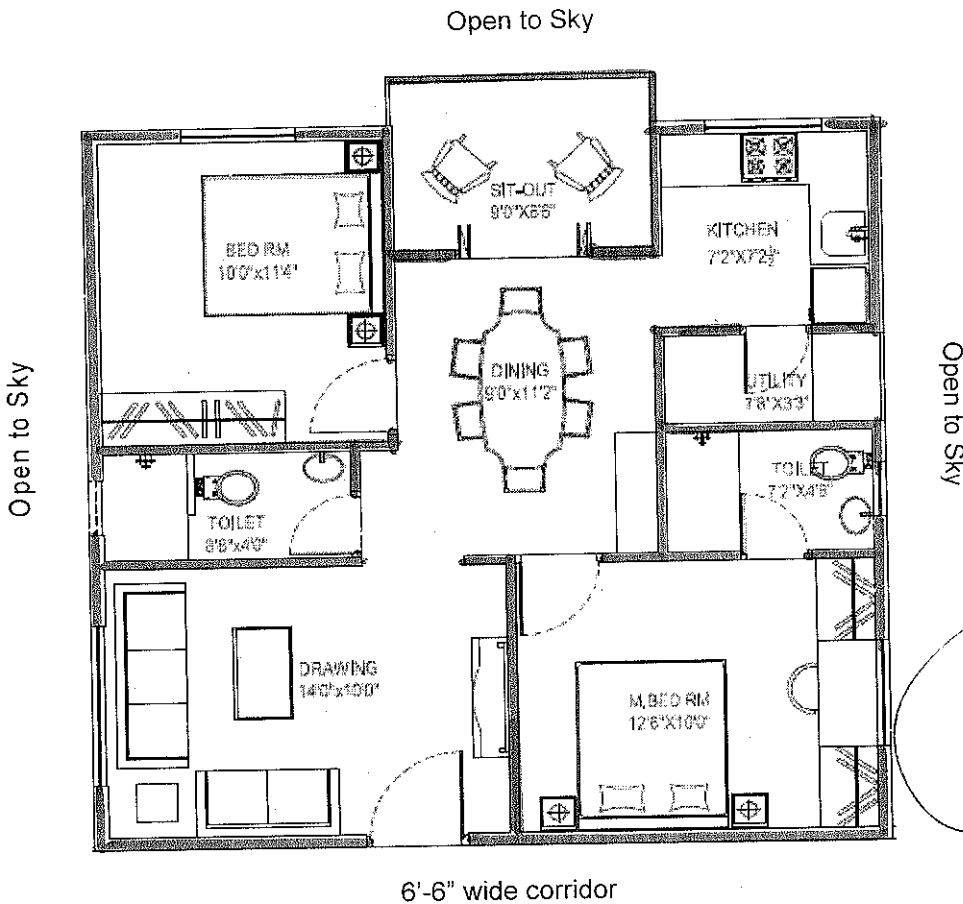
SCALE:  
SQ. YDS. OR

INCL:  
SQ. MTRS.



EXCL:

Total Built-up Area = 950 sft,  
Out of U/S of Land = Ac. 5-25 Gts.



For VISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE BUILDER

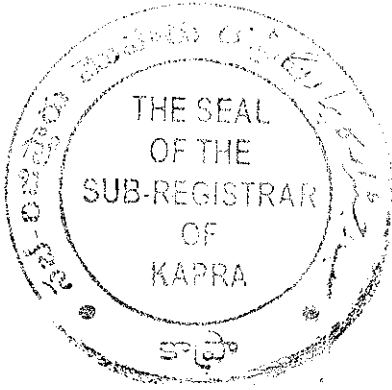
SIGNATURE OF THE BUYER

**WITNESSES:**

- 
-

Bk-1, CS No 4536/2015 & Doct No  
4419/2015 Sheet 6 of 9

Joint SubRegistrar  
Kapra



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**BUILDER:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT. OF INDIA

27/01/2007  
Permanent Account Number  
AAGFV2068P

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम /NAME  
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH  
18-10-1968

हस्ताक्षर /SIGNATURE  
[Signature]

मुख्य आयकर अधिकारी, कोयंबूर  
Chief Commissioner of Income Tax, Coimbatore

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABMPM6754C

नाम /NAME  
BHAVESH VASANT MEHTA

पिता का नाम /FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि /DATE OF BIRTH  
02-03-1970

हस्ताक्षर /SIGNATURE  
[Signature]

मुख्य आयकर अधिकारी, कोयंबूर  
Chief Commissioner of Income Tax, Coimbatore

आयकर विभाग  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY K  
PADMA REDDY KANDI

भारत सरकार  
GOVT. OF INDIA

15/01/1974  
Permanent Account Number  
AWSP8104E

हस्ताक्षर /SIGNATURE  
[Signature]

मुख्य आयकर अधिकारी, कोयंबूर  
Chief Commissioner of Income Tax, Coimbatore

**BUYER**

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ALZPS7274A

नाम /NAME  
PANKAJ CHANDRAKANT SHANGHVI

पिता का नाम /FATHER'S NAME  
CHANDRAKANT HARJIVANDAS SHANGHVI

जन्म तिथि /DATE OF BIRTH  
10-09-1945

हस्ताक्षर /SIGNATURE  
[Signature]

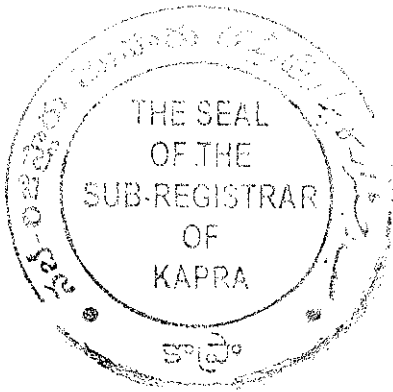
आयकर निदेशक (सिस्टम)  
DIRECTOR OF INCOME TAX (SYSTEMS)

*[Handwritten Signature]*

For VISTA HOMES  
Partner  
*[Handwritten Signature]*

For VISTA HOMES  
Partner  
*[Handwritten Signature]*

BK-1, CS No 4536/2015 & Doct No  
110/2015. Sheet 7 of 9  
Joint SubRegistrar  
Kapra


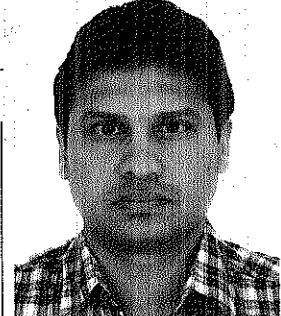
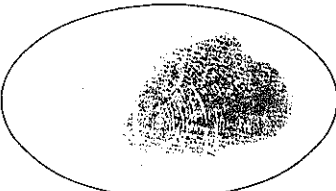


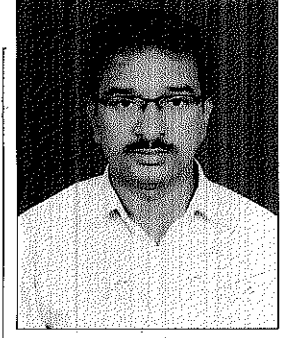

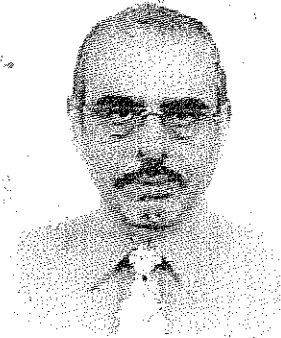


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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR: / Builder / First Party :</b></p> <p><b>M/S. VISTA HOMES,</b>            HAVING ITS OFFICE AT 5-4-187/3 &amp; 4            II FLOOR, SOHAM MANSION            M. G. RAOD, SECUNDERABAD            REPRESENTED BY ITS PARTNERS:</p> <p>1. MR. SOHAM MODI            S/O. MR. SATISH MODI            R/O. PLOT NO. 280, ROAD NO. 25            JUBILEE HILLS            HYDERABAD- 500 034.</p> <p>2. SHRI. BHAVESH V. MEHTA,            S/O. LATE VASANT U. MEHTA            R/O. UTTAM TOWERS            D. V. COLONY, P. G. ROAD            SECUNDERABAD - 500 003.</p> <p><b><u>GPA FOR PRESENTING DOCUMENTS:</u></b>  <b><u>VIDE DOC. NO. BK-IV/ 2015, Dt. 18.11.2015:</u></b></p> <p>MR. K. PRABHAKAR REDDY            S/O. MR. K. PADMA REDDY            (O). 5-4-187/3 &amp; 4, II FLOOR            SOHAM MANSION, M.G. ROAD            SECUNDERABAD -500 003.</p> <p><b><u>BUYER:</u></b></p> <p>SHRI. PANKAJ C. SHANGHVI            S/O. SHRI CHANDRAKANTH SHANGHVI            R/ 504/A, CHANDAN CO-OP HOUSING SOCIETY            DADABHAI CROSS ROAD NO.3            VILE -PARLE (WEST)            MUMBAI - 56.</p>
			
			
			

**SIGNATURE OF WITNESSES:**

1. 

2. 

**For VISTA HOMES**



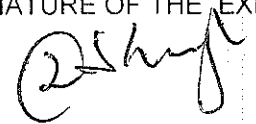
Partner

**For VISTA HOMES**



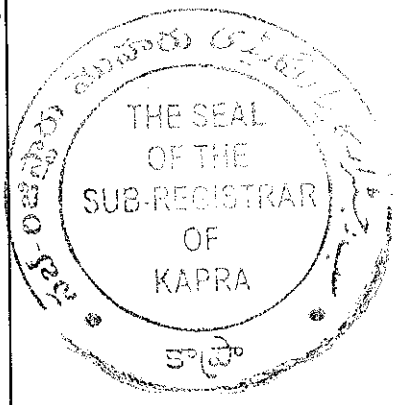
Partner

SIGNATURE OF THE EXECUTANTS



SIGNATURE OF THE BUYER

Bk-1, CS No 4536/2015 & Doct No  
4410/2015. Sheet 8 of 9  
Joint SubRegistrar  
Kapra



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WITNESS:

आयकर विभाग  
INCOME TAX DEPARTMENT  
C RAMESH  
NARSING RAO CHANDRAGIRI  
21/07/1979  
Permanent Account Number  
AKHPR1896C

भारत सरकार  
GOVT. OF INDIA




04072607

*[Handwritten mark]*

आयकर विभाग  
INCOME TAX DEPARTMENT  
M MAHENDAR  
MALLES MANDA  
20/07/1978  
Permanent Account Number  
AQAPM0412C

भारत सरकार  
GOVT. OF INDIA



04072607

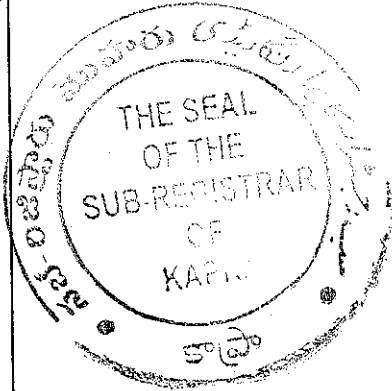
*[Handwritten signature]*

Bk-1, CS No 4536/2015 & Doct No

4410 / 2015. Sheet 9 of 9

Joint SubRegistrar

Kapra



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2/10/15

D. No: 4411 / 2015

15 105

SCANNED



తెలంగాణ తేలంగానా TELANGANA

*T. Lalitha* D 716797

S.No. **4615** Date: **09-10-2015**

Sold to: **PAVAN KUMAR**

S/o: **ANJANEYULU**

For Whom: **VISTA HOMES**

**T. LALITHA**  
LICENSED STAMP VENDOR  
LIC.No.16-09-074/2012,  
Plot No.32, H.No.3-48-266,  
Kakaguda, Karkhana,  
Canmtt. Sec'bad. Ph:7842562342

**AGREEMENT FOR CONSTRUCTION**

This Agreement for Construction is made and executed on this the 19<sup>th</sup> day of November 2015 at S. R. O., Kapra, Ranga Reddy District 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, Son of Late Vasant U. Mehta aged about 45 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, Secunderabad – 500 003 and Shri. Soham Modi, Son of Shri. Satish Modi, aged about 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034, hereinafter referred to as the 'Builder' / First Party.

**AND**

Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile –Parle (West), Mumbai – 56, hereinafter referred to as the **Second Party / OWNER**

The expression Builder and 2<sup>nd</sup> Party shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

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







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

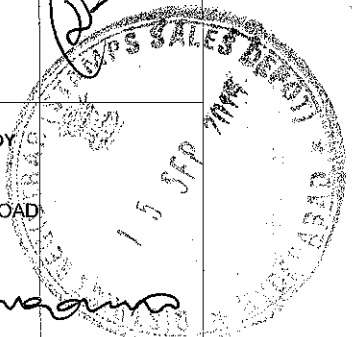
*[Signature]*

**Presentation Endorsement:**







Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 4085/- paid between the hours of 3 and 4 on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PANKAJ SANGHVI:124/11/15 [1526-1-2015-4535]	PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S DADABHAI CROSS ROADNO.3, WEST MUMBAI	
2	EX		 [1526-1-2015-4535]EX-696	REP BY GPA PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD	



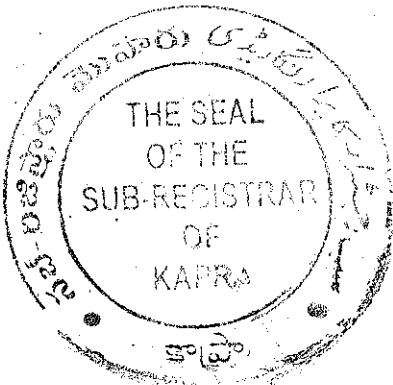
**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2015-4535]WITNE	M.MAHENDER R/O.28-77,YADAV BASTI NEREDMET HYD.	
2		 [1526-1-2015-4535]WIT	CH.RAMESH R/O.1-3- 176/D/2,KAVADIGUDA HYD-500080	

26th day of November, 2015

Signature of Joint Sub Registrar  
Kapra

Bk-1, CS No 4535/2015 & Doct No 4411/2015. Sheet 1 of 9  
Joint Sub Registrar  
Kapra



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**WHEREAS:**

- A. 2<sup>nd</sup> Party under a Sale Deed dated 25.03.2013 has purchased 1029.75 sq. yds, of undivided share of land in Sy. Nos. 193, 194 & 195, situated at Kapra Village, Keesara Mandal, R. R. District. On a portion of the said land the 2<sup>nd</sup> Party was desirous of constructing semi-finished, deluxe flat bearing no. 105 on the first floor in block no. 'F', admeasuring 950 sft, of super built up area on 57.71 sq. yds., of undivided share of land, being the proportional share in land, in residential complex styled as 'Vista Homes' forming a part of Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District (hereinafter after referred to as the Scheduled Flat). This Sale Deed is registered as document no. 1540/2013 in the office of the Sub-Registrar, Kapra, Hyderabad. This Sale Deed was executed subject to the condition that the shall enter into an Agreement for Construction for completion of construction of the semi-finished flat as per the agreed specifications, with the funds of the owner/2<sup>nd</sup> Party and accordingly construction of the semi finished Flat was constructed.
- B. The 2<sup>nd</sup> Party was desirous of getting the <sup>remaining</sup> construction completed with respect to the Scheduled Flat by the Builder, with the funds of the Second Party.
- C. 2<sup>nd</sup> Party as stated above had already purchased the semi-finished flat bearing flat no. 105 on the first floor, in block no. 'F' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties had on an earlier date have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Flat and are now desirous of recording the same into writing.

**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

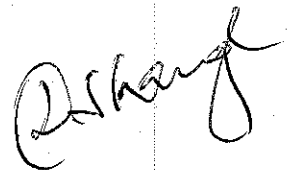
1. The Builder shall complete the construction for the 2<sup>nd</sup> Party a deluxe flat bearing no. 105 on the first floor, in block no. 'F', admeasuring 950 sft. of super built up area and undivided share of land to the extent of 57.71 sq. yds, and a reserved parking space for single car in the basement admeasuring 100 sft., as per the plans annexed hereto and the specifications given in Schedule 'B' hereunder for an amount of Rs. 8,17,000/- (Rupees Eight Lakhs Seventeen Thousand only).
2. 2<sup>nd</sup> Party shall pay/has paid to the Builder the above said amount of Rs. 8,17,000/- (Rupees Eight Lakhs Seventeen Thousand only) on terms agreed between the parties on an earlier date.
3. The Builder shall construct/has constructed the Flat in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the 2<sup>nd</sup> Party shall be charged extra.
4. The Builder shall be liable to pay all such amounts for and on behalf of the 2<sup>nd</sup> Party as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For VISTA HOMES

  
Partner

For VISTA HOMES

  
Partner



**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	3985	0	0	0	4085
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	4085	0	0	0	4085
User Charges	NA	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>8170</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8270</b>

Rs. 3985/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4085/- towards Registration Fees on the chargeable value of Rs. 817000/- was paid by the party through Challan/BC/Pay Order No ,634752 dated ,24-NOV-15.

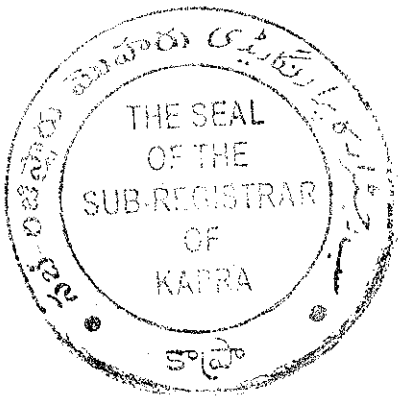
Date  
26th day of November,2015

Signature of Registering Officer  
Kapra

Bk-1, CS No 4535/2015 & Doct No 441/2015. Sheet 2 of 9  
 Joint Sub Registrar Kapra

ದೇವಪುರವು 2015 ನಂ/ ಕಾ.ಕ. 1837  
 ಉಲ್ಲೇಖಿಸಿದಂತೆ ವಿವರಿಸಿದಂತೆ  
 ಸ್ವೀಕೃತಿ ನಿಜವಾಗಿಯೂ ಇರುವುದು 106  
 2015 ನಂ.ನವಂ 26

Signature of Registering Officer  
 Kapra





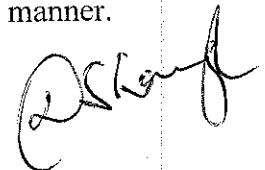
5. The Builder shall complete the construction of the Flat and handover possession of the same on such a date as agreed between the parties provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Flat within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
6. The Builder upon completion of construction of the Flat shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Flat provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
7. The Buyer upon receipt of the completion intimation from the Builder as provided above shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Flat.
8. The Builder shall deliver the possession of the completed Flat to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
9. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder 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.
10. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not 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 Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
11. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Flat under this agreement, or the sale deed.
12. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

FOR VISTA HOMES

  
Partner

FOR VISTA HOMES

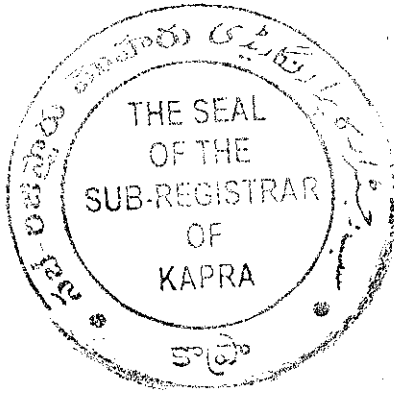
  
Partner



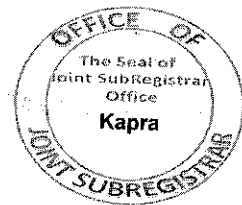
Bk-1, CS No 4535/2015 & Doct No

೪೫೩೫/೨೦೧೫. Sheet 3 of 9

Joint SubRegistrar  
Kapra



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13. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Flat to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
14. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form 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.
15. 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.
16. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
17. 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 FLAT

All that portion forming a deluxe apartment bearing flat no.105 on the first floor, in block no. 'F' 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 a reserved parking space for single car in the basement admeasuring about 100 sft. in the residential flat 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:


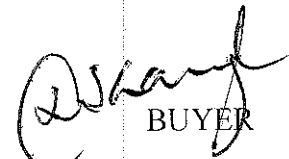
North By	Open to sky
South By	Open to sky
East By	Open to sky
West By	6'-6" wide corridor

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

- 
- 

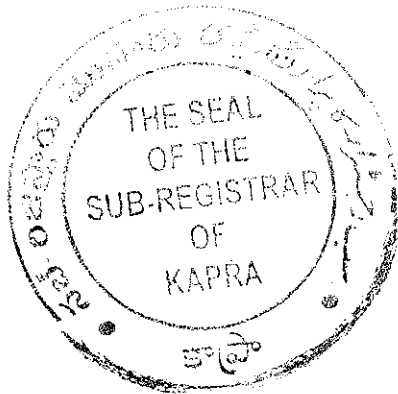
**For VISTA HOMES**  
  
**Partner**

**For VISTA HOMES**  
  
**Partner**  
**BUILDER**  
  
**BUYER**

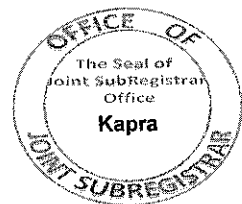
Bk-1, CS No 4535/2015 & Doct No

೪೫೩೫/೨೦೧೫. Sheet 4 of 9

Joint Sub Registrar  
Kapra



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SCHEDULE 'B'

SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION:

- 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 Buyer and installed by the Builder.*
- Door frames: Wood (non-teak)
- Main door: Laminated / polished panel door
- Other doors: Painted panel doors and hardware - *To be supplied by Buyer and installed by the Builder*
- Electrical: Copper wiring with modular switches - *To be supplied by Buyer and installed by the Builder.*
- Windows: Powder coated aluminum sliding windows with grills
- Bathrooms: Branded designer ceramic tiles – 4 / 7 ft height - *To be supplied by Buyer and installed by the Builder.*
- Plumbing: UPVC / GI & PVC pipes
- Sanitary: Cera / Parryware or equivalent brand - *To be supplied by Buyer and installed by the Builder.*
- CP fittings: Branded quarter turn ceramic disc type - *To be supplied by Buyer and installed by the Builder.*
- 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

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

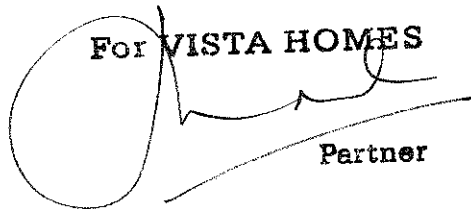
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2.

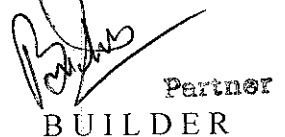


For VISTA HOMES



Partner

For VISTA HOMES



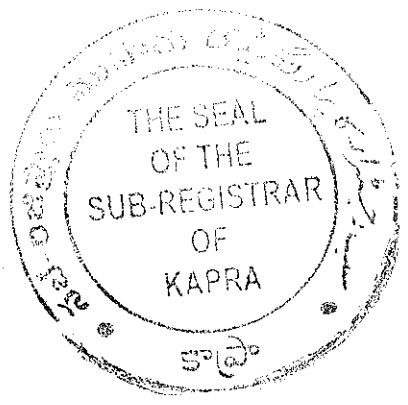
Partner  
BUILDER



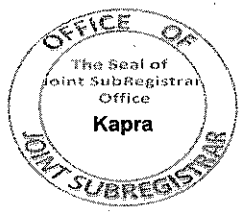
BUYER

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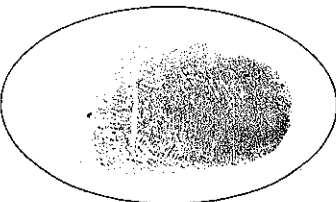
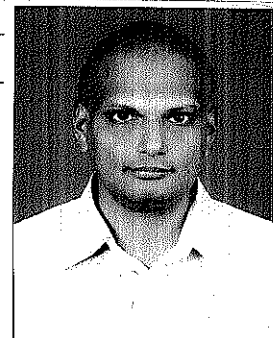
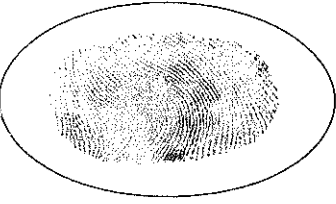
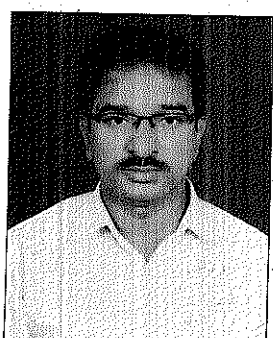
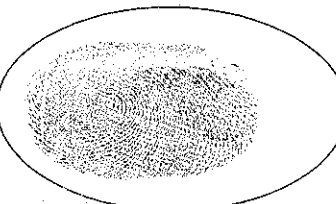

Joint Sub Registrar  
Kapra



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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>VENDOR: / Builder (First Party):</b></p> <p><b>M/S. VISTA HOMES,</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS:</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD- 500 034.</p> <p>2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY, P. G. ROAD SECUNDERABAD - 500 003.</p> <p><b>GPA FOR PRESENTING DOCUMENTS:</b> <b>VIDE DOC. NO/ BK-IV/ 2015, Dt. 18.11.2015:</b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, II FLOOR SOHAM MANSION, M.G. ROAD SECUNDERABAD -500 003.</p> <p><b>BUYER:</b></p> <p>SHRI. PANKAJ C. SHANGHVI S/O. SHRI CHANDRAKANTH SHANGHVI R/. 504/A, CHANDAN CO-OP HOUSING SOCIETY DADABHAI CROSS ROAD NO.3 VILE -PARLE (WEST) MUMBAI - 56.</p>
			
			
			

**SIGNATURE OF WITNESSES:**

1. 
2. 

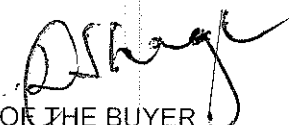
**For VISTA HOMES**

  
Partner

**For VISTA HOMES**

  
Partner

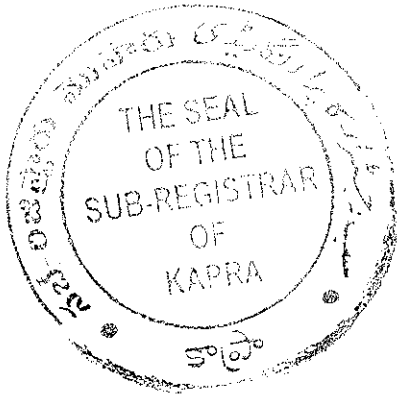
SIGNATURE OF THE EXECUTANTS

  
SIGNATURE OF THE BUYER

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**REGISTRATION PLAN SHOWING**

FLAT NO. 105 IN BLOCK NO. 'F' ON THE FIRST FLOOR

IN THE PROJECT KNOWN AS "VISTA HOMES"

**IN SURVEY NOS.** 193, 194 & 195

**SITUATED AT**

KAPRA VILLAGE, KEESARA

**MANDAL, R.R. DIST.**

**BUILDER:** M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS

1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA

**BUYER:** SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI

**REFERENCE:**  
**AREA:** 57.71

**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**

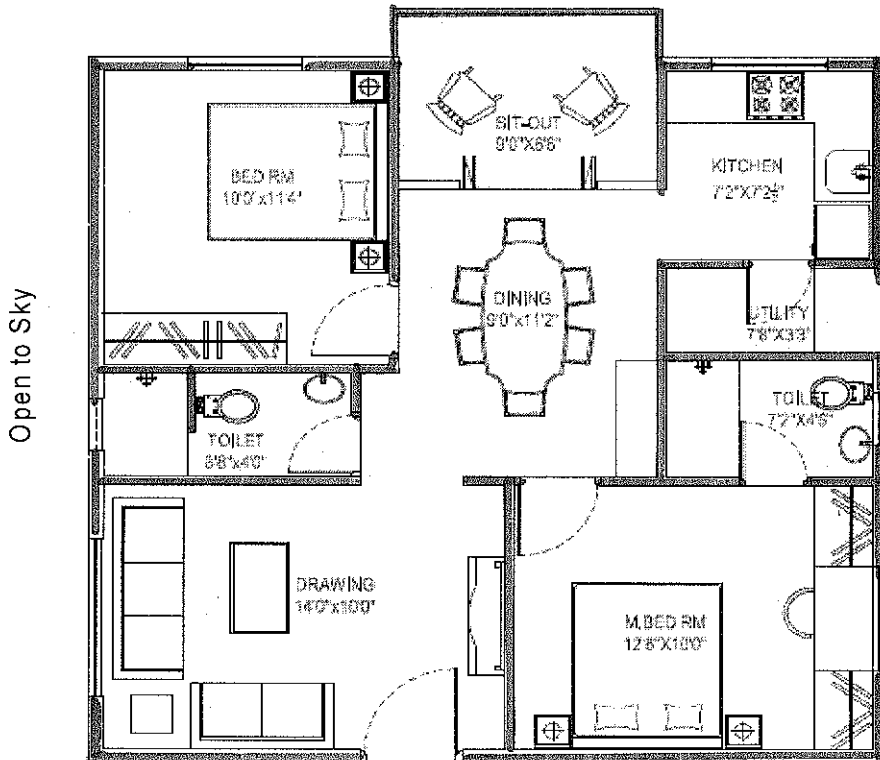


**EXCL.:**

Total Built-up Area = 950 sft,  
Out of U/S of Land = Ac. 5-25 Gts.



Open to Sky



6'-6" wide corridor

**WITNESSES:**

- 1.
- 2.

**FOR VISTA HOMES**  
  
Partner

**FOR VISTA HOMES**

**SIGNATURE OF THE BUILDER**

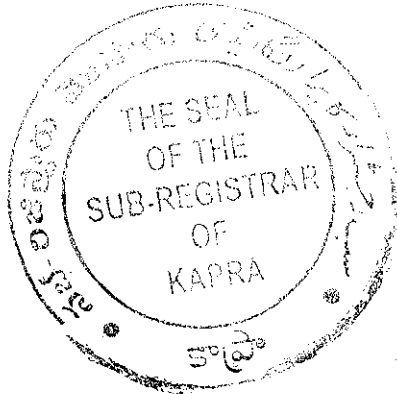
**SIGNATURE OF THE BUYER**

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**BUILDER:**

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISTA HOMES

भारत सरकार  
GOVT OF INDIA

27/01/2007  
Permanent Account Number  
AAGFY2068P

CHIEF COMMISSIONER

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम / NAME  
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH  
18-10-1969

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, अन्तर्गत प्रदेश  
Chief Commissioner of Income-Tax, Andhra Pradesh

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPM6754C

नाम / NAME  
BHAVESH YASANT MEHTA

पिता का नाम / FATHER'S NAME  
VASANT UTTAMLAL MEHTA

जन्म तिथि / DATE OF BIRTH  
02-03-1970

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, अन्तर्गत प्रदेश  
Chief Commissioner of Income-Tax, Andhra Pradesh

आयकर विभाग  
INCOME TAX DEPARTMENT  
PRABHAKAR REDDY K  
PADMA REDDY KANDI

भारत सरकार  
GOVT OF INDIA

15/01/1974  
Permanent Account Number  
AWSP8104E

हस्ताक्षर / SIGNATURE

**BUYER**

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ALZPS7274A

नाम / NAME  
PANKAJ CHANDRAKANT SHANGHVI

पिता का नाम / FATHER'S NAME  
CHANDRAKANT HARJIVANDAS SHANGHVI

जन्म तिथि / DATE OF BIRTH  
10-09-1945

हस्ताक्षर / SIGNATURE

अध्यापक निदेशक (प्रणाली)  
DIRECTOR OF INCOME TAX (SYSTEMS)

*P. Chugh*

For VISTA HOMES  
*[Signature]*  
Partner

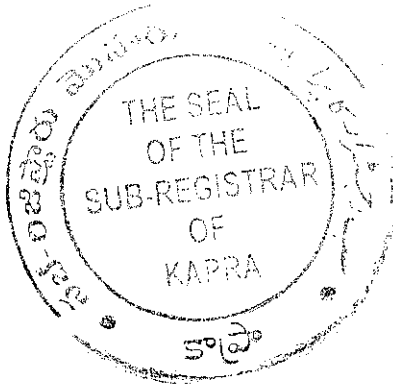
For VISTA HOMES  
*[Signature]*  
Partner

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441/2015. Sheet 8 of 9

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WITNESS:

आयकर विभाग  
INCOME TAX DEPARTMENT  
C RAMESH  
NARSING RAO CHANDRAGIRI  
21/07/1979  
Permanent Account Number  
AKRPR1896C

भारत सरकार  
GOVT. OF INDIA

04/04/2007





*Handwritten signature*

आयकर विभाग  
INCOME TAX DEPARTMENT  
M MAHENDAR  
MALLES MANDA  
20/07/1978  
Permanent Account Number  
AQAPM0412C

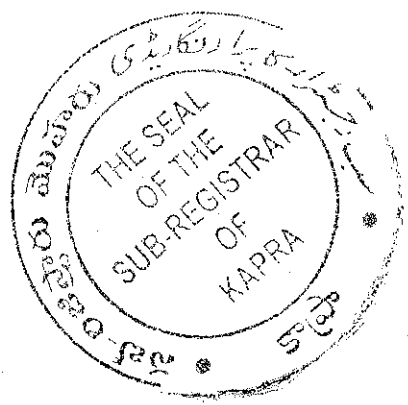
भारत सरकार  
GOVT. OF INDIA

04/04/2007



*Handwritten signature*

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