U31 8530 4401 7-2015

शास्त्राय ग्रेस न्याथिक

एक सो रूपये

va. 100



ONE HUNDRED RUPEES

यत्यप्रेय जयते

ATTET INDIA INDIA NON JUDICIAL

อียore तेलंगाना TELANGANA

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

Sold to: MAHENDAR

S/o: MALLESH

For Whom: VISTA HOMES

412374

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 19th 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

<u>AND</u>

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 Posty lowner

The expression Builder and Prody shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

FOI VISTA HOMES

Partner

For VISTA HOMES

Partner

DSWY

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 and 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 Signature/Ink Photo Address Thumb Impression PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 1 CL 504/A CHANDAN CO-OP H S DADABHAI CROSS ROADNO.3, WEST MUMBAI PANKA) SANGHVI::24/11/20 [1526-1-2015-4531] REP BY GPA PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY



26th day of November, 2015



4531/2015 & Doct No

1 of 9

Sheet



Joint SubRegis

WHEREAS:

- A. The 2 Postjunder 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 postjuas 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 2 postjenished flat as per the agreed specifications, will the funds 2 2nd Postje and a ccordingly construction of the semi-finished flat
- B. The Portions of getting the construction completed with respect to the Scheduled Flat by the Builder, with the funds of the 2nd Posts.
- C. 2nd Partias 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 2 Porty 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. Pasty 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. 20 Porty 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 Portshall be charged extra.
- 4. The Builder shall be liable to pay all such amounts for and on behalf of the pay 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.

FOT VISTA HOMES

Pertner

For VISTA HOMES

Partner

OCH-Y

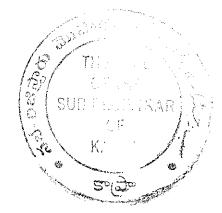
Description of Fee/Duty	In the Form of								
	Stamp Papers	Challan u/S 41of IS Act	Cash	Stamp Duty u/S 16 of IS act		Total			
Stamp Duty	100	5150	0	0	0	5250			
Transfer Duty	NA	0	0	0	0	0			
Reg. Fee	NA	5250	0	0	0	5250			
User Charges	NA	100	0	0	0	100			
Total	100	10500	0	0	0	10600			

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

26th day of November, 2015

Signature of Registering Officer
Kapra







Generated On: 24/11/2015 06:12:17 PM

- 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

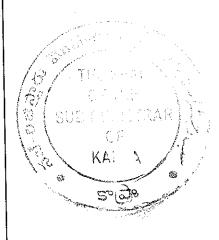
Partner

FOR VISTA HOMES

Partner

(1) Share

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



Generated On: 24/11/2015 06:12:17 PM



- The The
- 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. 9MM2

FOI VISTA HOMES

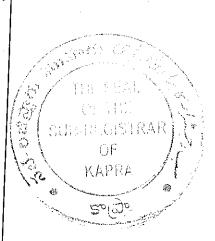
Partner

FOX VISTA HOMES

ParthUILDER

BUYER

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





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. MM

VISTA HOMES

Partner

C JW

Partner

BUILDER

3 N |X |E E

U CS No 4531/2015 & Doct No UL SUD STATE S







FLAT NO. 408 IN BLOCK NO. 'E' ON THE FOURTH FLOOR **REGISTRATION PLAN SHOWING** IN THE PROJECT KNOWN AS "VISTA HOMES" SITUATED AT IN SURVEY NOS. 193, 194 & 195 MANDAL, R.R. DIST. KEESARA KAPRA VILLAGE, M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS **BUILDER:** 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 EXCL: INCL: SCALE: REFERENCE: SQ. MTRS. SQ. YDS. OR 74.12 AREA: Total Built-up Area = 1220 sft, Out of U/S of Land = Ac. 5-25 Gts. Open to Sky BEO RM KITCHEN 10°C*x*12'0" 1071'x7'3' - 87ÎU Open to Sky UMON Open to Sky 701244 BEO RW M.BEO RM 10171x120° VISTA HOMES Partner Open to Sky & 6'-6" wide corridor HOMEX For VISTA Partner SIGNATURE OF THE BULDER SIGNATURE OF THE BUYER CHOL COIS Sheet 6 of 9 Joint SubBegistrans

Kapra

Walter Color Co





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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

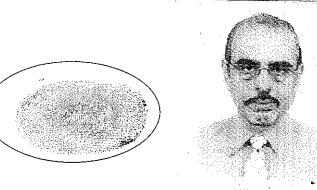












NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

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: / 2nd Perty:

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:

ista homes For

Partner

For VISTA HUMES

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

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

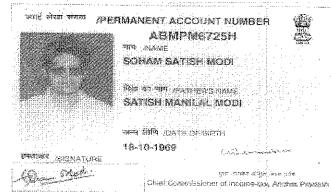


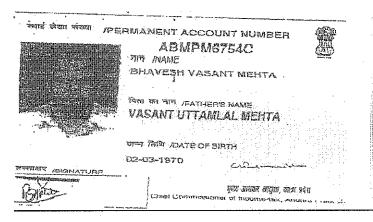


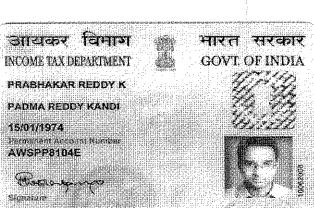


BUILDER:

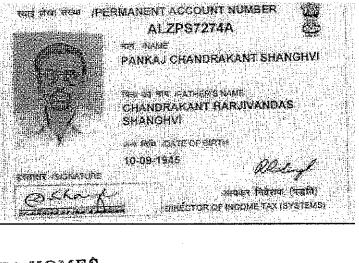








BUYER



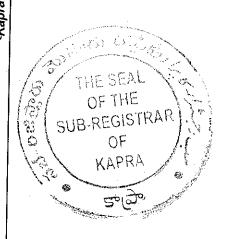
QSh of

Partner .

For VISTA HOMES

Partner

UNO 1000 Sheet 8 of 9 Joint SubRegistrar8







WITNESS:

SHEERY 管讯证 PITA MY ADIT INCOME TAX DEPARTMENT GOVT. OF INDIA C HAMESH

NARSING RAO CHANDRAGIRI

21/07/1979

Permanulit Account No.25

AKRPR 1896C

A

SHISAR विभाग भारत सरकार INCOMETAX DEPARTMENT GOVT. OF INDIA M. MAHENDAR MALLESH MANDA 20/07/1978 Personant Account Name or AGAP MO412C

MAR

CBK-1,CSNo 4531/2015 & Doct No July SubRegistrar®









తెలంగాణ तेलंगाना TELANGANA

S.No. <u>4618</u>

Date:09-10-2015

Sold to: PAVAN KUMAR

S/o. ANJANEYULU

For Whom: VISTA HOMES

0)8V

D 716800

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 19th 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 Porty

<u>AND</u>

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 Partylowner.

The expression Builder and Expression and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

For VISTA HOMBS

FOI VISTA HOMES

Partner

Oshan J

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 ______ and ____ on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta

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

Identified by With SI No Thuml

4532/2015 & Doct No

Photo

M.MAHENDER

R/O.28-77,YADAV BASTI NEREDMET HYD. and and

[186 took-exchanges/constructions



CH.RAMESH

R/O.1-3-176/D/2,KAVADIGUDA HYD-500080 A

26th day of November, 2015

Signature of Joint SubRegistrar8





· 4

The Seal of coint SubRegistral Office Kapra

Generated On: 24/11/2015 05:28:29 PM

WHEREAS:

- A 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 Partywas 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. Wilk the funds of the Second Party and accordingly construction of the Second Party and accordingly
- B. 2nd 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. 2nd 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 coexisting 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 Podya 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. 2nd 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 physhall be charged extra.
- 4. The Builder shall be liable to pay all such amounts for and on behalf of the Partyas 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.

FOI VISTA HOMES

Partner

For VISTA HOMES

Partner

DSharf

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as Description In the Form of of Fee/Duty Stamp Challan Stamp Duty | DD/BC/ **Papers** Cash u/S 41of iS Act u/S 16 of IS act Pay Order Total Stamp Duty 100 5150 0 0 **Transfer Duty** 5250 NA 0 0 0 0 Reg. Fee 0 NA 5250 0 0 **User Charges** 0 5250 NA 100 0 0 0 Total 100 100 10500 0 0

Rs. 5150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5250/- towards Challan/BC/Pay Order No ,634761 dated ,24-NOV-15.

Date

26th day of November,2015

Signature of Registering Officer
Kapra

15 50 50 11 50./ 10.0. 19335

Special 1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902

1902



We see ages



No 4532/2015 & Doct No

Generated On: 24/11/2015 05:28:29 PM



- 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.
 - 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

Portnet

Page 3 of 5

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





Generated On: 24/11/2015 05:28:29 PM



- 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:

1. MM

2

FOI WISTA HOMES

Partner

FOI VISTA HOMES

Part**ner** BUILDER

BUYER

BK-1, CS No 4532/2015 & Doct No ULA SOIST Sheet 4 of 9 Joint Sheef strar8
Kapra



The Seal of Oint SubRegistral Office Kapra

Generated On: 24/11/2015 05:28:29 PM

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. MM

2

FOI VISTA HOME'S

Partner

FOI VISTA HOMES

'Partner BUILDER

Clwg

BUYER

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







EGISTRATION F	LAN SHOWING	FLAT NO. 008 IN	BLOCK NO. 'H'O	N THE GROUND	FLOOR
	IN THE PROJEC	CT KNOWN AS "VIS	TA HOMES"		
N SURVEY NOS.	193, 194 & 195			SITUAT	ED AT
	KAPRA VILLAG	SE, K	EESARA	MANDA	L, R.R. DIST.
BUILDER:	M/S. VISTA HOI	MES, REPRESENT	ED BY ITS PARTN	NERS	
	1. SHRI. SOHAN	M MODI, SON OF S	HRI. SATISH MOI	DI	
	2. SHRI. BHAVES	SH V. MEHTA, SON	OF LATE VASAN	IT U. MEHTA	
BUYER:	SHRI. PANKAJ	SHANGHVI SON O	F SHRI CHANDRA	AKANTH SHANGH	· · · · · · · · · · · · · · · · · · ·
REFERENCE: REA: 74	SCALE 1.12 SQ. YDS.		INCL: SQ. MTRS.		EXCL:
Open to Sky	BEO RM TO TO THE PROPERTY OF T	SIT COT INTEXATO A LIMON A L	KITCHEN SOTS/33	Open to Sky	
	8F0 RM 1007x120"		M.8ED RM 1010xx201	For	VISTA HOME:

6'-6" wide corridor & Lift

WITNESSES:

1. Minn

SIGNATURE OF THE BUILDER

SIGNATURE OF THE BUYER

Partner

HOA /OOLS Sheet 6 of 9 Joint SquRegist







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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

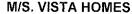
PASSPORT SIZE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





VENDOR: / Builder / First Party.



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

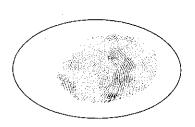
- 1. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD— 500 034.
- 2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY, P. G. ROAD SECUNDERABAD - 500 003.







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.







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. MM

2.

FOI WISTA HOMES

Partner

For VISTA HOMES

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

BK-1, CS No 4532/2015 & Doct No BK-1, CS No 4532/2015 & Doct No Month SubRegistrate April Kapra



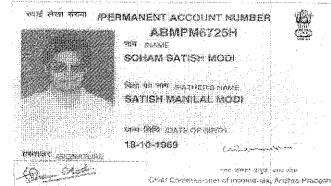


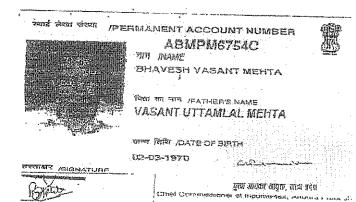
Generated On: 24/11/2015 05:28:29 PM

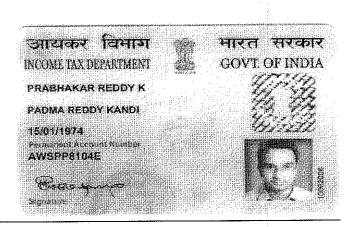


BUILDER:

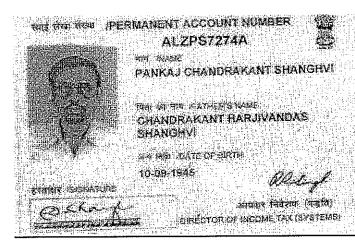








BUYER

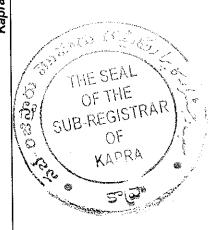


For VISTA HOMES

Partner

For VISTA HOMES
Pertner

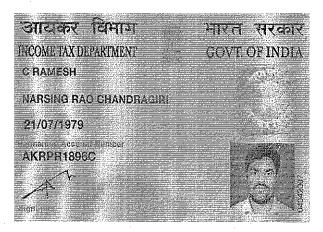
ULOS/2015 & Doct No M. SubBogietrar8



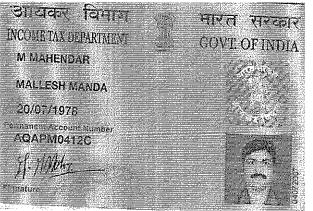




WITNESS:

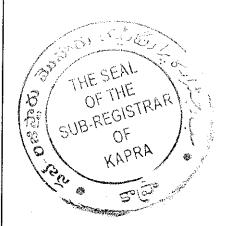






non

Sk-1, CS No 4532/2015 & Doct No Charles of 9 Joint Shirkegistrars Kapra







8:30:4403 8-2015

आरतीय गर न्यारिक

एक सो रुपये

5. 100



HS. TUU

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

මිහුරු तेलंगाना TELANGANA

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

Sold to: MAHENDAR

S/o: MALLESH

For Whom: VISTA HOMES

412373

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 19th 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 Posty

<u>AND</u>

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 Portylower

The expression Builder and A Fastyshall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

For VISTA HOMES

Partner

For **WISTA HOMES**

Partner

Dehand

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 of NOV, 2015 by Sri Bhavesh V.Mehta Execution admitted by (Details of all Executants/Claimants under Sec 32A). on the 26th day Address Signature/Ink Thumb Impression PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 1 CL 504/A CHANDAN CO-OP H S DADABHAI CROSS ROADNO.3, WEST MUMBAI PANKAJ SANGHVI: [1526-1-2015-4526 REP BY GPA PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 2 ΕX 5-4-187/3 & 4 II FLOOR SOHAM MANSION M.G. ROAD SECBAD REP BY GPA PRESENTING I [1526-1-2015-4526] Identified by Witness: SI No Thumb Impression Photo Name & Address Signature M.MAHENDER 4526/2015 & Doct No R/O.28-77, YADAV BASTI NEREDMET HYD. Sheet CH.RAMESH 2 R/0.1-3-176/D/2,KAVADIGUDA HYD-500080

Presentation Endorsement:



26th day of November,2015



The Seal of int SubRegistra FOffice Kapra SUBREGY

Joint SubRegistra

WHEREAS:

- A. 2 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 Portional 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 Poots and a coordingly construction of the Sub-Registrar, Flat was Constructed.
- B. 2nd Parlywas desirous of getting the construction completed with respect to the Scheduled Flat by the Builder, with the funds of the Second Party.
- C. Partyas 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. 2nd Porty 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 real shall be charged extra.
- 4. The Builder shall be liable to pay all such amounts for and on behalf of the 2 Pathas 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.

FAT VISTA HOMES

Partner

For VISTA HOMES

Partner

D-short

Kapra

526/2015 & Doct No

Endorsement: Stamp Duty, Tranfer 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 41of IS Act	Cash	Stamp Duty u/S 16 of IS act	1	Total	
Stamp Duty	100	5150	0	0	0	5250	
Transfer Duty	NA NA	0	0	0	0	0	
Reg. Fee	NA	5250	0	0	0	5250	
User Charges	NA	100	0	0	0	100	
Total	100	10500	0	0	0	10600	

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

26th day of November, 2015

Tio./ T.s. 19335

ure of Registering Officer

m 12 som som s

26 30



10.







- 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.

FOI VISTA HOMES

Partner

FOI VISTA HOMES

Partner

Oshart

Page 3 of 5

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







- 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. MMM

2.

Poi Vista homes

Partner

For VISTA HOMES

Partner

BŲILDER

BUYER

UND 3 12015. Sheet 4 of 9 Joint Sab Registrar8







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. MM

2.

VISTA HOMES

Partner

For VISTA HOMES

BUILDERne

BUYER

CHOS / 2015 . Sheet 5 of 9 Jour SubBegristrar8







REGISTRATION PL	AN SHOWING FLAT NO. 2	06 IN BLOCK NO. 'C' ON TH	IF SECOND FLOOR
	IN THE PROJECT KNOWN A		LOCOTO LOCAL
IN SURVEY NOS.	193, 194 & 195		SITUATED AT
	KAPRA VILLAGE,	KEESARA	MANDAL, R.R. DIST.
BUILDER:	M/S. VISTA HOMES, REPRES	SENTED BY ITS PARTNERS	
	1. SHRI. SOHAM MODI, SON	OF SHRI. SATISH MODI	
	2. SHRI. BHAVESH V. MEHTA	A, SON OF LATE VASANT U.	MEHTA
BUYER/20d Party:	SHRI. PANKAJ SHANGHVI SC	ON OF SHRI CHANDRAKAN	TH SHANGHVI
REFERENCE: AREA: 74.1	SCALE:	INCL: SQ. MTRS.	EXCL:
Total Built-up Area = Out of U/S of Land =	1220 sft, Ac. 5-25 Gts.		
	Open to Sky		N-W
pen to Sky		KTCHEN FOTXTS"	Open to Sky
		Maedam III	For VISTA HOMES
ITNESSES:	Open to Sky & 6'-6" wide co	orridor	For VISTA HOMES
11192			SIGNATURE OF THE BUILDER
The state of the s			SIGNATURE OF THE BUYER

Bk-1, CS No 4526/2015 & Doct No Japasub Registrar8







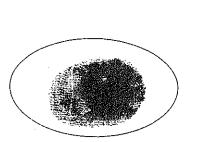
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

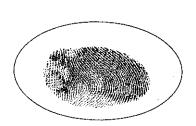
FINGER PRINT
IN BLACK
(LEFT THUMB)



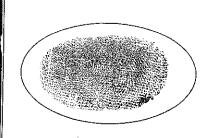














NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR/Builder/ first Porty:

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!外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. AM

2.

VISTA HOMES

Partner

For VISTA HOMES

() AND

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

UBK-1, CS No 4526/2015 & Doct No John Sub-Registrar8

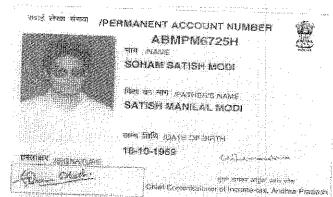


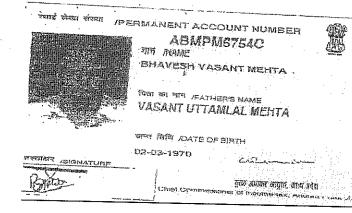


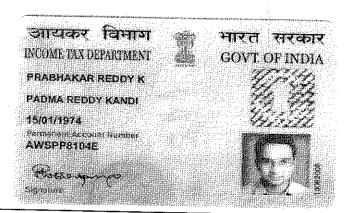


BUILDER:

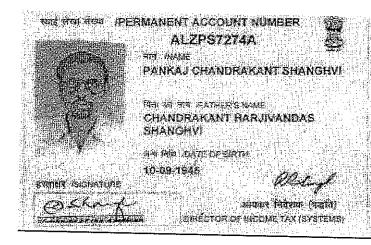








BUYER



For VISTA HOMES

Partner

FOI VISTA HOMES
Partner

Olly

CHOS COUS Sheet 8 of 9 Johr Sub Registrar8







WITNESS:

STREAM FOR THE A CHARDENT GOVI. OF INDIA C RAMESH

NARSING RAO CHANDRAGIRI
21/07/1979

Main of Account Metabor
AKRPR1896C

P

SICIPATION HITT TREES.

INCOMETAX DEPARTMENT GOVE OF INDIA

M. MAHENDAR

MALLESH MANDA

20/07/1978

Permittan Account Number

ACAPMO412C

J. Mar.

Stratus

ppp

CHOS ISNA 4526/2015 & Doct No Long SubRegistrar8







230:4404 J2015

भारतीय गेर न्यायिक

एक सो रुपये

5. 100



MS. TUU
ONE
HUNDRED RUPEES

यन्यधेव जयने

भारत INDIA INDIA NON JUDICIAL

తెల్లంగాణ तेलंगाना TELANGANA

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

Sold to: MAHENDAR

S/o: MALLESH

For Whom: VISTA HOMES

412372

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 19th 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's Forse Porcey.

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 shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

FOI VISTA HOMES

Partner

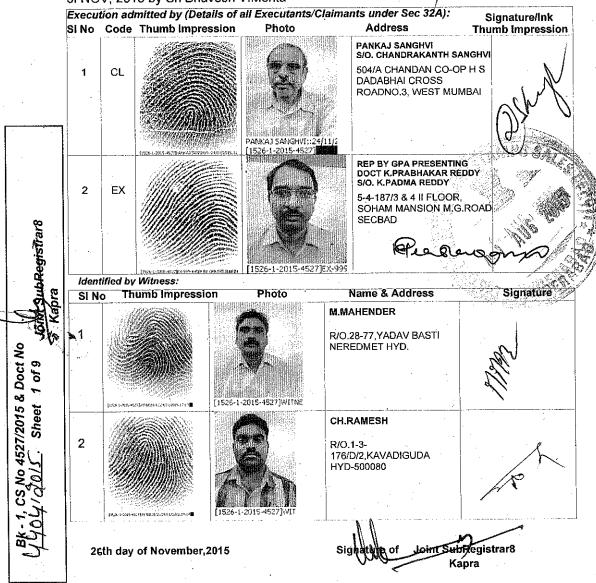
For VISIA HOMES

partner

Page 1 of 5

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 _______ and ______ on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta









WHEREAS:

- A. 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 Partywas 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 finds of Second Party and Second Party and Second Construction of the Semi-finished flat as per the agreed specifications, with the finds of Second Party and Second
- B. and Party was desirous of getting the construction completed with respect to the Scheduled Flat by the Builder, with the finds of the Be cond Party.
- C. 2nd 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 harmy 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 Perty 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 Party shall be charged extra.
- 4. The Builder shall be liable to pay all such amounts for and on behalf of the Porty 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

Fox VISTA NOMES

Partner

Direct

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		Total	
Stamp Duty	100	5150	0	0	0	5250	
Transfer Duty	NA	0	0	0	0		
Reg. Fee	NA	5250	0	0	0	5250	
User Charges	NA	100	0	0	. 0	100	
Total	100	10500	0	0	0	10600	

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.

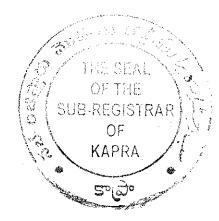
fature of Registering Officer

Kapra

Date

26th day of November, 2015

B SACON STORM STORM SACON SONS SONS



18 7 7





- and the
- 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.
- 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

FOI VISTA HOMES

Partney

056

CS No 4527/2015 & Doct No





The Seal of oint SubRegistr Office Kapra

Generated On: 24/11/2015 05:22:01 PM

- 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.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:

Partner

WSTA HOMES

WITNESSES:

For VISTA HOMES

Partner

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







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:

VISTA HOMES

WITNESS:

1) Floor

Partner

Partner

BUILDER

For VISTA

BUYEK

1 CS No 4527/2015 & Doct No







REGISTRATION PL	AN SHOWING FLAT NO. 007	N BLOCK NO. 'C' ON THE G	ROUND FLOOR
2	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, REPRESE	NTED BY ITS PARTNERS	
	1. SHRI. SOHAM MODI, SON OF	SHRI. SATISH MODI	
	2. SHRI. BHAVESH V. MEHTA, SO	ON OF LATE VASANT U. MEH	ITA
BUYER/ondparty:	SHRI. PANKAJ SHANGHVI SON	OF SHRI CHANDRAKANTH	SHANGHVI
REFERENCE: AREA: 74.	SCALE: 12 SQ. YDS. OR	INCL: SQ. MTRS.	EXCL:
Open	6'-6" wide corridor & Open	KTCHEN	For VISTA HOMES Partner
	Open to Sky	and b	TOI VASTA HOMES
	open to ony		AVE EN AVE EN AVE

WITNESSES:

1. MM

2.

SIGNATURE OF THE BUILDDER

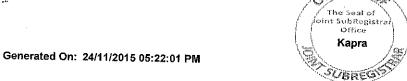
SIGNATURE OF THE BUYER

Joint SubRegistrar8 Kapra CS No 4527/2015 & Doct No



i) st





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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)



DACCDODE CIZE







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: / and 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:

Vista Homes FOI

Partner

FOI VISTA HOMES

SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

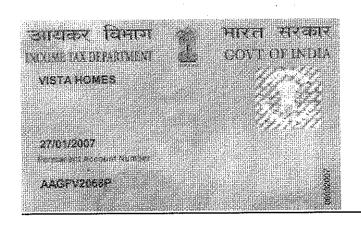
CHOY/QUIL Sheet 7 of 9 John Regis

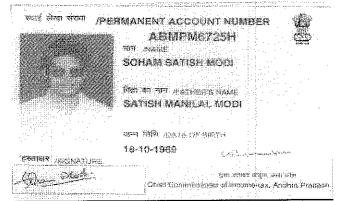


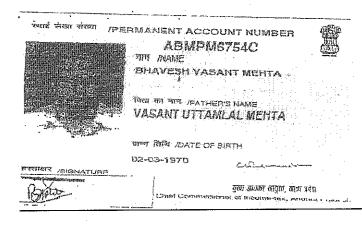




BUILDER:

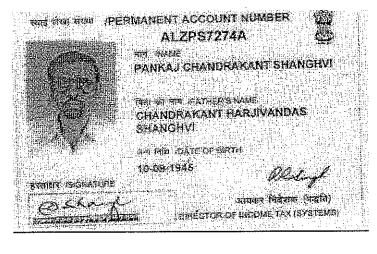








BUYER



Dehand

For VISTA HOMES

Partner

FOI VISTA HOMES

CBK-1, CS No 4527/2015 & Doct No CA COUNTY Sheet 8 of 9 Joint SubRegistrars Kapra







WITNESS:







nnm

1404 (2015 Sheet 9 of 9 Joint Sub Registra







9.30:440572015

शारतीय गेर न्याथिक

एक सो रूपये

v. 100



Rs. 100
ONE
HUNDRED RUPEES

स्रत्यमेव जयते

भारत INDIA I<u>NDIA NON JUDICIA</u>L

อีု့ပဂာအ तेलंगाना TELANGANA

S.No. 11002

Date:03-09-2015

Sold to: MAHENDAR

S/o: MALLESH

For Whom: VISTA HOMES

41237

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 19th 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 Perty

<u>AND</u>

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 Party shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

FOI VISTA HOMES

For VISTA HOMES

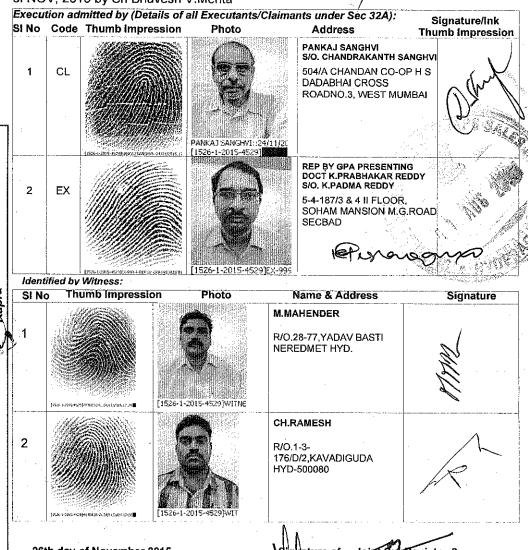
Partner

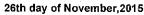
Ostand

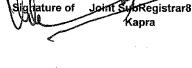
Page 1 of 5

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 ______ and ____ on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta











4529/2015 & Doct No

1 of

Sheet

Generated On: 26/11/2015 02:00:57 PM



WHEREAS:

- A. 2 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 2th Partiwas 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 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 constructed of the Seni finished flat was Constructed.

 B. 2nd 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. 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:

- 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. 20 Payty 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 shall be charged extra. the specifications at the request of the
- 4. The Builder shall be liable to pay all such amounts for and on behalf of the 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

ZILan

15. Sheet 2 of 9 Joint SubRegistrar8
Kapra

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument. Description In the Form of of Stamp Challan Fee/Duty Stamp Duty DD/BC/ Cash **Papers** u/S 41of IS Act Total u/S 16 of IS act Pay Order 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 Total 100 10500 0 0 0 10600

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.

gnature of Registering Offic

Kapra

Date

26th day of November, 2015





The Seal of Joint SubRegistran Office Kapra

Sec. 20. 3

- 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.

FOI VISTA HOMES

Partnet

For VISTA HOMES

Partner

@sharf

BK-1, CS No 4529/2015 & Doct No







- 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. MM

FOR VISTA HOMES

Partner

FOR VISZAHOMES

Partner DER

BUYER

UBK-1, CS No 4529/2015 & Doct No Wint SubRegistrar8





Generated On: 26/11/2015 02:00:57 PM



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:

Partner

VISTA HOMES

Partner BUILDER

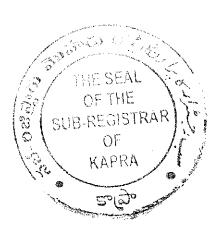
For VISTA HOMES

 $\cap il \sim$

BUYE

·

U COS No 4529/2015 & Doct No Description SubRegistrars







REGISTRATION PLAN SHOW!	NG FLAT NO. 002 IN	BLOCK NO. 'F' ON	N THE GROUND FLOOR
IN THE PR	OJECT KNOWN AS "VI	STA HOMES"	
IN SURVEY NOS. 193, 194 &	. 195		SITUATED AT
KAPRA VI	ILLAGE,	KEESARA	MANDAL, R.R. DIST.
BUILDER: M/S. VISTA	A HOMES, REPRESEN	TED BY ITS PARTN	IERS
1. SHRI. S	OHAM MODI, SON OF	SHRI. SATISH MOE	DI
2. SHRI. BH.	AVESH V. MEHTA, SON	N OF LATE VASANT	ΓU. MEHTA
BUYER: /2nd Party : SHRI. PAN	NKAJ SHANGHVI SON (OF SHRI CHANDRA	KANTH SHANGHVI
	GCALE: YDS. OR	INCL: SQ. MTRS.	EXCL:
Ope BED RM	en to Sky & 6'-6" wide co	rridor	N D
Doen to Sky		U, SED RM 10 1°x120°	Open to Sky For VISTA HOMES For VISTA HOMES
	·		Partner
WITNESSES:			SIGNATURE OF THE BUILDI
2. MMA			SIGNATURE OF THE BUY

·

VBK-1. CS No 4529/2015 & Doct No







MAR.

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

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. MM

OF WISTA HOMES

For VISTA HOMES

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

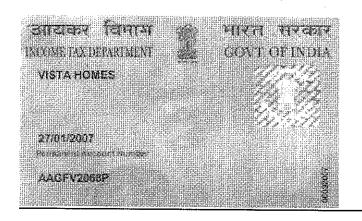
Bk-1, CS No 4529/2015 & Doct No



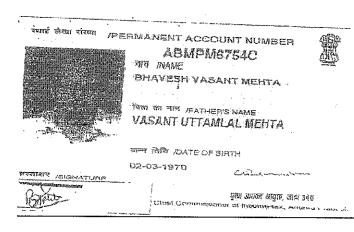


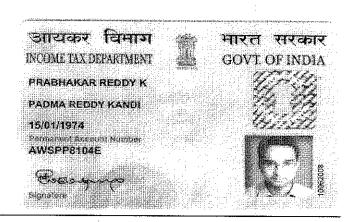


BUILDER:

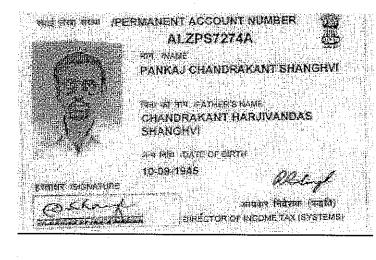








BUYER

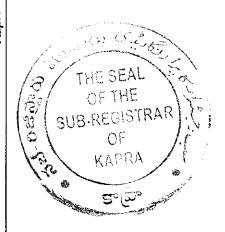


For VISTA HOMES

For VISTA HOMES

Pertoor

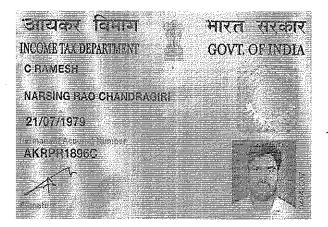
405 /2015 Sheet 8 of 9 Joint Sant Registral







WITNESS:



R



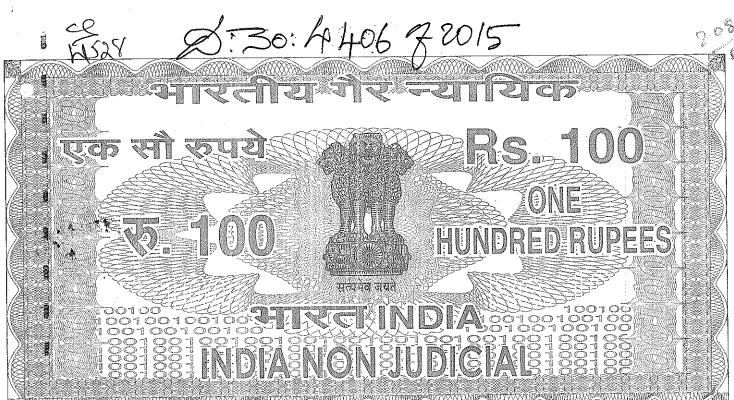
AMI

4 405 12015 Sheet 9 of 9 Joint Stables









తెలంగాణ तेलंगाना TELANGANA

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

Sold to: PAVAN KUMAR

S/og: ANJANEYULU

For Whom: VISTA HOMES

716798

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 19th 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,

<u>AND</u>

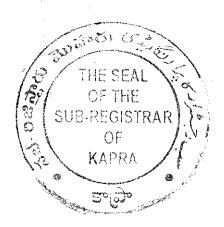
Shri. Pankaj Sanghvi, Son of Shri. Chandrakanth Sanghvi aged 69 years, Occupation: Business resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3, Vile -Parle (West), Mumbai - 56, hereinafter referred to as the Second Party 10 WNER

The expression Builder and Pastyshall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc. () (h-

Partner

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 and on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink SI No Code Thumb Impression Address Thumb Impression PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 504/A CHANDAN CO-OP H S CL DADABHAI CROSS ROADNO.3, WEST MUMBAI REP BY GPA PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 2 EΧ 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD Identified by Witness: Thumb Impression Photo Name & Address Signature **M.MAHENDER** 1 R/O.28-77, YADAV BASTI NEREDMET HYD. 4528/2015 & Doct No Sheet 1 of 9 CH.RAMESH 2 R/O.1-3-176/D/2,KAVADIGUDA HYD-500080

Presentation Endorsement:



26th day of November, 2015



The Seal of oint SubRegistral Office Kapra

Joint SubRegistrar8

WHEREAS:

- A. 2 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 Partywas 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 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 Pasty and accordingly construction of the semi-finished flat dingly construction of the semi-finished Flat was constructed.

 B. 2nd 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 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:

- a deluxe flat bearing no. 208 on the 1. The Builder shall complete the construction for 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. 2nd 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 shall be charged extra. the specifications at the request of the
- 4. The Builder shall be liable to pay all such amounts for and on behalf of the 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.

ISTA HOMES

Partner

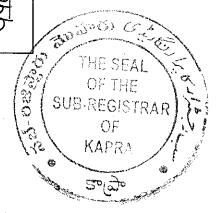
For VISTA HOMES

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument. Description In the Form of Stamp Challan Fee/Duty Stamp Duty DD/BC/ Cash Total u/S 41 of IS Act **Papers** u/S 16 of IS act Pay Order Stamp Duty 100 5150 0 0 5250 **Transfer Duty** NΑ 0 0 0 0 0 Reg. Fee NA 5250 0 0 0 5250 **User Charges** NA 100 0 0 0 100 Total 100 10500 0 0 10600 0

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



CS No 4528/2015 & Doct No

Sheet 2 of 9

Generated On: 24/11/2015 05:23:19 PM



e 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.

FOI VISTA HOMES

Partner

FOX VISTA HOMES

Partner

DSAM

Page 3 of 5



BK-1, CS No 4528/2015 & Doct No 11







- 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 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. NIN

FOI VISTA HOMES

Partner

For VISTA HOMES

Partner BUILDER

BUYER

(BK-1, CS No 4528/2015 & Doct No J







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. P

2. MMZ

For VISTA HOMES

Partner

Manual Control

FOI VISTA HOMES

Partner BUILDER

BUYER

UBK-1, CS No 4528/2015 & Doct No Hob COLS. Sheet 5 of 9 Joint SubBegistrar8







REGISTRATION PLA	N SHOWING FLAT NO. 208 IN	BLOCK NO. 'F' ON THE	SECOND FLOOR
0	IN THE PROJECT KNOWN AS "VI	STA HOMES"	
N SURVEY NOS.	193, 194 & 195		SITUATED AT
	KAPRA VILLAGE,	KEESARA	MANDAL, R.R. DIST.
BUILDER:	M/S. VISTA HOMES, REPRESEN	TED BY ITS PARTNERS	
	1. SHRI. SOHAM MODI, SON OF	SHRI. SATISH MODI	
	2. SHRI. BHAVESH V. MEHTA, SC	N OF LATE VASANT U. M	IEHTA
BUYER: /2nd Party:	SHRI. PANKAJ SHANGHVI SON	OF SHRI CHANDRAKANT	H SHANGHVI
REFERENCE: AREA: 74.1	SCALE:	INCL: SQ. MTRS.	EXCL:
Total Built-up Area = Out of U/S of Land =	= 1220 sft, = Ac. 5-25 Gts. Open to Sky		N-
	BED RM 100°x120° BED RM 100°x120° BED RM 100°x120° 6'-6" wide corridor & L	KITCHEN STRATE OF THE STRATE O	Open to Sky For VISTA HOMES Partner For VISTA HOMES
WITNESSES:			SIGNATURE OF THE BUILDE
1. P			SIGNATURE OF THE BUY

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



3°°4.

Generated On: 24/11/2015 05:23:19 PM



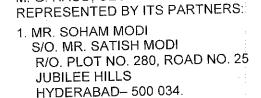
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





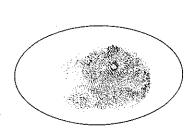


VENDOR: Builder / first Party:

HAVING ITS OFFICE AT 5-4-187/3 & 4

II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD

M/S. VISTA HOMES,





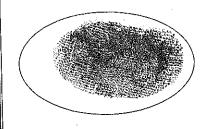
 SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY, P. G. ROAD SECUNDERABAD - 500 003.





GPA FOR PRESENTING DOCUMENTS: VIDE DOC. NO!外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: 12nd 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

MAR

A HOMES

Partner

FOI VISTA HOMES

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

Bk-1, CS No 4528/2015 & Doct No JUDE Sheet 7 of 9 Joint Sub-Registrars

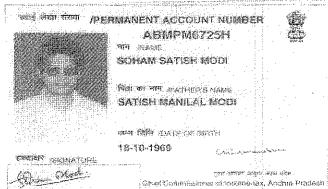


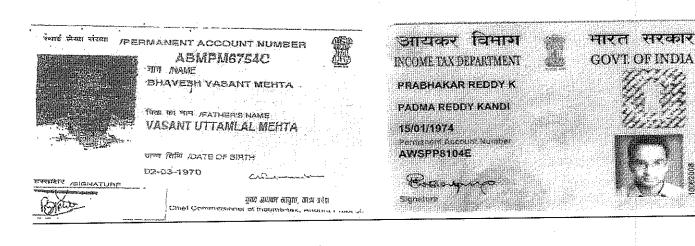


The Seat of Oint SubRegistral Office Kapra

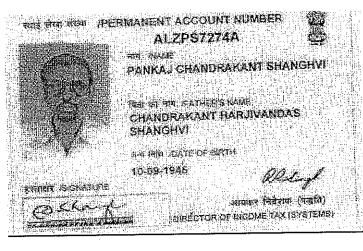
BUILDER:







BUYER



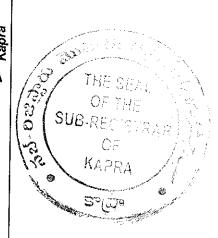
03/

For VISTA HOMES

Partner

For VISTA HOMES
Partner

BK-1, CS No 4528/2015 & Doct No W SubRegistrar8







75 G

WITNESS:

STEAR SHIP PROMETRY SOUTH OF INDIA

C RAMESH

NARSING RAO CHANDRAGIRI

21/07/1979

Printing Account Turneler

AKRPR 1896C



STEEDS (GHTS) US HIVE VIXABLE INCOMETAX DEPARTMENT GOVE OF INDIA MAHENDAR

MALLESH MANDA

20,07/1978

Seriest Acousin Number A QAP M0412C

Seriesture

MM

CHOS / SOIS Sheet 9 of 9 John Sabras Kapra









తెల္ဝက္ေ तेलंगाना TELANGANA

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

Sold to: PAVAN KUMAR

<u>S/o. ANJANEYULU</u>

For Whom: VISTA HOMES

D 716799

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 19th 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 Porty.

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 Porty IONNER

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

FOI VISTA HOMES

Partner

FOI VISTA HOMES

Partner

2 shout

Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5250/- paid between the hours of _ and on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink SI No Code Thumb Impression Address Thumb Impression PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 1 CL 504/A CHANDAN CO-OP H S DADABHAI CROSS ROADNO.3, WEST MUMBAI PANKAJ SANGHVI::24/11/20: [1526-1-2015-4530] REP BY GPA PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 2 ΕX 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SECBAD Identified by Witness: Thumb Impression SI No Photo Name & Address Signature M.MAHENDER R/O.28-77, YADAV BASTI No 4530/2015 & Doct No NEREDMET HYD. Sheet 1 of 9 CH.RAMESH 2 R/O.1-3-176/D/2,KAVADIGUDA HYD-500080 26th day of November, 2015 Joint-SubRegistrar8 Kapra THE SEAL OF THE SUB-REGISTR OF. KIPRA

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs &

Presentation Endorsement:





- A. 2 Porty 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 Partywas 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 enter into an Agreement for Construction for completion of construction of the semi-finished flat as per the agreed specifications. Wills the funds of the Second Porty and accordingly construction of the Semi-finished flat was constructed.

 B. 2nd Party was desirous of getting the construction completed with respect to the Scheduled Flat by the Builder, with the funds of the Second Porty.
- C. 2 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 Partya 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 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 2nd Parkshall be charged extra.
- 4. The Builder shall be liable to pay all such amounts for and on behalf of the 2 Partyas 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.

FOI VISTA HOMES

Partner

Foi Vista Homes

Partner

Description			In the For	Form of		
of Fee/Duty	Stamp Papers	Challan u/S 41of (S 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	
Reg. Fee	NA	5250	0	0	0	5250
User Charges	NA	100	0	0	0	100
Total	100	10500	0	0	0	10600

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.

ature of Registering Officer

Kapra

Date

26th day of November, 2015

To spisses 20 15 no./ 50.8. 19323 December 1526 December 1526 December 1526

THE SEAL CF THE SEAL CF THE SEAL SUB-REGISTRAR (F)

OF THE 3. REGISTRAR OF 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.
- 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.

FOI VISTA HOMES

Partner

FOI VISTA HOMES

Partner

DSTand

Dehmy

BK-1, CS No 4530/2015 & Doct No US / 2018. Sheet 3 of 9 Joint Sub-Registral





The Seal of Joint SubRegistran Office Kapra

Generated On: 24/11/2015 06:14:46 PM

- 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. MM

For VISTA HOMES

Partner

For VISTA HOMES

Parta ILDER

BUYER

Page 4 of 5

BK-1, CS No 4530/2015 & Doct No W SubRegistrar8





Generated On: 24/11/2015 06:14:46 PM



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. P

FOI VISTA HOMES

Partner

For VISTA HOMES

Partner BUILDER

BUYER

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







REGISTRATION PLAN SHOWIN	G FLAT NO, 402 IN BL	OCK NO. 'F' ON THE	FOURTH FLOOR
n THE PRO	DJECT KNOWN AS "VIST	A HOMES"	
IN SURVEY NOS. 193, 194 &	195	. 14	SITUATED AT
KAPRA VIL		ESARA	MANDAL, R.R. DIST.
BUILDER: M/S. VISTA	HOMES, REPRESENTED	BY ITS PARTNERS	
1. SHRI. SC	DHAM MODI, SON OF SH	RI. SATISH MODI	
2. SHRI. BHA	VESH V. MEHTA, SON O	F LATE VASANT U. N	ЛЕНТА
BUYER /2 nd Party: SHRI. PAN	KAJ SHANGHVI SON OF	SHRI CHANDRAKAN	TH SHANGHVI
(L.) L. (L. (V.) V.	CALE: /DS. OR	INCL: SQ. MTRS.	EXCL:
Total Built-up Area = 1220 sft, Out of U/S of Land = Ac. 5-25 Gt	S.		
	· ·		N-
Oper	n to Sky & 6'-6" wide corrid	or	.
Open to Sky	SIT SUIT	KITCHEN *91*x75* UTILITY 7'3'x4'5' TOUET #95'x4'5' M. BED RM 101"x12U"	Open to Sky For VISTA HOMES Pertner
	Open to Sky		For VISTA HOMES Partner
WITNESSES:			SIGNATURE OF THE BUILDE
1.			DSant
2.			SIGNATURE OF THE BUY

...

UV67 2015. Sheet 6 of 9 Joint Sub Registrar







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

VENDOR: Builder 12st 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! HBK-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:

FOI VISTA HOMES

Partner

For WISTA HOMES

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

Bk-1, CS No 4530/2015 & Doct No CH 1907 / 2015 Sheet 7 of 9 Jeint SubRegistrar8 Kapra

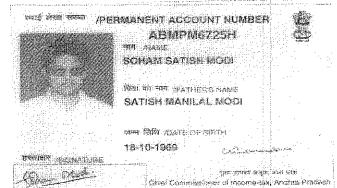


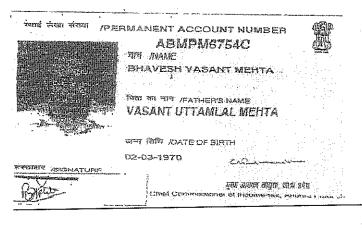


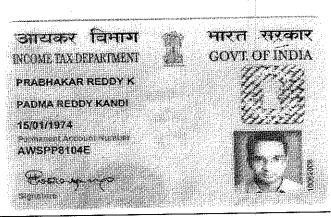


BUILDER:

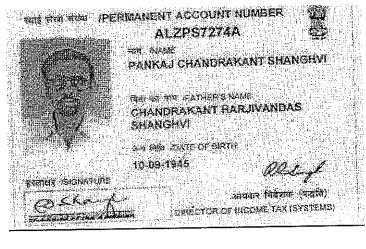








BUYER



CSIM

FOI VISTA HOMES

Partner

For VISTA HOMES

Partner

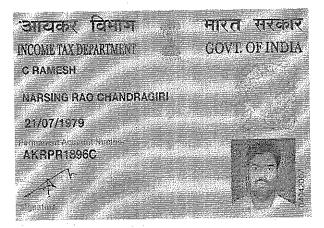
UH6 27 2015 Sheet 8 of 9 Joint Supregistrare Kapfa



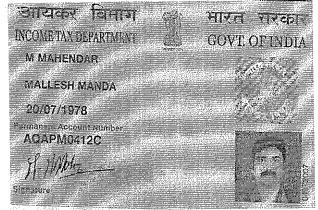




WITNESS:

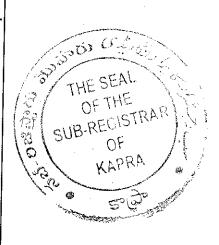


h



MM

1407 2015. Sheet 9 of 9 Joint Bath Registrars







D:30: 4408 22015

भारतीय गेर न्यायिक

एक सो रूपये

v. 100



HS. 100
ONE
HUNDRED RUPEES

मत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

ම့်ပဝကစ तेलंगाना TELANGANA

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.

412370

Mobile: 9849355156

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 19th 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 Perty.

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 lowner.

The expression Builder and a Partyshall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

Partner

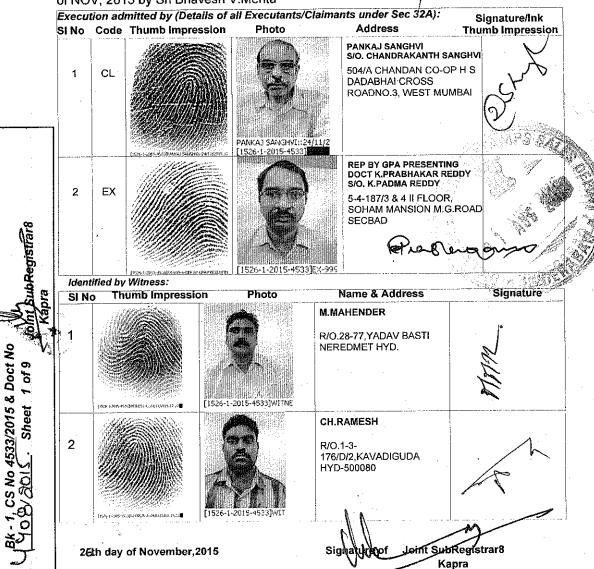
For VISTA HOMES

Partner

Page 1 of 5

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 ______ and _____ on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta









WHEREAS:

- A. 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 Parkywas 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 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 feet was constructed.
- B. The Buyer was desirous of getting the construction completed with respect to the Scheduled Flat by the Builder, will the funds of the second Party
- C. 2 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 coexisting 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. 2nd Posty 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 and 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 VISITA HOM

Partner

UDB / DOIS. Sheet 2 of 9 John Bub Registi

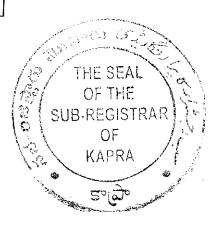
		espect of this Ins	er annent.			
Description of	In the Form of					
Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	Cash	Stamp Duty u/S 16 of IS act		Total
Stamp Duty	100	3985	0	0	0	408
Transfer Duty	NA	0	0	0	0	
Reg. Fee	NA	4085	0	 	0	408
Jser Charges	NA	100	0	0		10
Total	100	8170	0	0	0	827

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





The Seal of Joint SubRegistral Affice (Capra)

- 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.
 - 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.

FOI VISTA HOMES

Pariner

FOI VISTA HOMES

Partner

D. Sharf

UBK-1, CS No 4533/2015 & Doct No





The Seal of Joint SubRegistra Office
Kapra

- 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	ı
East By	6'-6" wide corridor	
West By	Open to Sky	J

WITNESSES:

1.

.

2. MM

FOT VISTA HOMES

Partner

For VISTA HOMES

PARHIDER

BUYER







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. NY177

FOI VISTA HOMES

Partner

Foi aista homes

Partner

BUILDER

BUYER

UNDE / DOLS. Sheet 5 of 9 Joint Sub Registra

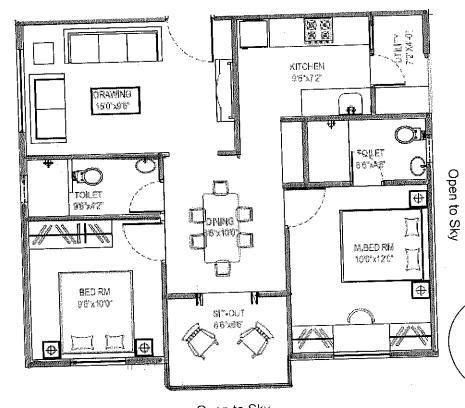






IN SURVEY NOS. 193, 194 & 195 KAPRA VILLAGE, KEESARA MANDAL, R.R. DIS BUILDER: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS 1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI 2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI	BUYER:	SHRI. PAN	IKAJ SHANGIV	INCL:	EXCL:
IN SURVEY NOS. 193, 194 & 195 KAPRA VILLAGE, KEESARA MANDAL, R.R. DIS BUILDER: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS 1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI					
N SURVEY NOS. 193, 194 & 195 KAPRA VILLAGE, KEESARA MANDAL, R.R. DIS BUILDER: M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS		2. SHRI. BH	AVESH V. MEH	ITA, SON OF LATE VASANT U.	МЕНТА
N SURVEY NOS. 193, 194 & 195 KAPRA VILLAGE, KEESARA MANDAL, R.R. DIS		1. SHRI. SC	OHAM MODI, S	ON OF SHRI. SATISH MODI	
N SURVEY NOS. 193, 194 & 195 KAPRA VILLAGE, KEESARA MANDAL, R.R. DIS	UILDER:	M/S. VISTA	HOMES, REP	RESENTED BY ITS PARTNERS	
N SURVEY NOS. 193, 194 & 195					
	SURVEY NOS.	193, 194 &	195		
IN THE PROJECT KNOWN AS "VISTA HOMES"	()	IN THE PRO	OJECT KNOWN	I AS "VISTA HOMES"	

6'-6" wide corridor



Open to Sky

For VISTA HOMES

Partner

For VISTA HOMES

Parknor

SIGNATURE OF THE BUILDER

SIGNATURE OF THE BUYER

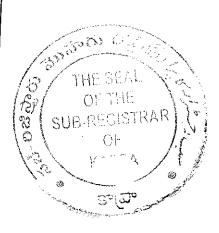
WITNESSES:

1.

Open to Sky

2. 7/1/m

UBK-1, CS No 4533/2015 & Doct No





Generated On: 24/11/2015 05:31:36 PM



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

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(개BK-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. MM

For VISTA HOMES
Partner

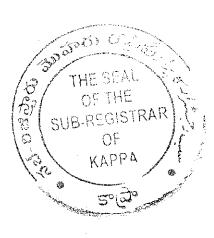
FOI VISTA HOMES

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

| Bk - 1, CS No 4533/2015 & Doct No | | 408 / 2015 . Sheet 7 of 9 30mt Subb

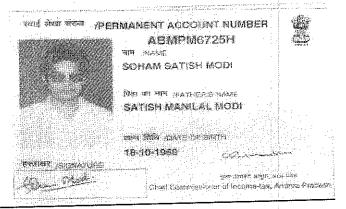


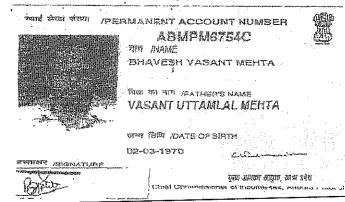


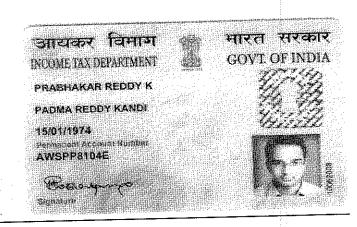
The Seal of office SubRigistral Office Kapra

BUILDER:

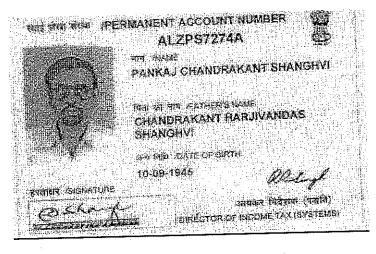








BUYER



(P.(h)

For VISTA HOMES

FOR VISTA HOMES

Partner

U BK-1, CS No 4533/2015 & Doct No US /2015. Sheet 8 of 9 Jeint Stib Registrar8 Kapra





Generated On: 24/11/2015 05:31:36 PM



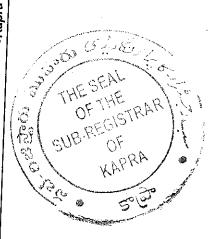
WITNESS:

SHEAR TOTHE FIRE ARABE
INCOMETAX DEPARTMENT GOVT. OF INDIA
C RAMESH
NARSING RAG CHANDRAGINI
21/07/1979
Page 11/07/1979
AKRPR1896C

R

MM

UBK-1, CS No 4533/2015 & Doct No Joint Supple gristrars









తెలంగాణ तेलंगाना TELANGANA

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

Sold to: PAVAN KUMAR

S/o. ANJANEYULU

For Whom: VISTA HOMES

(D)60 D 716801

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 19th 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

<u>AND</u>

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 I owner.

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

FOI VISTA HOMES

FOI VISTA HOMES

Partner

Detrained

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 _ on the 24th day of NOV, 2015 by Sri Bhavesh V.Mehta Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink SI No Code Thumb Impression Photo Address Thumb Impression PANKAJ SANGHVI S/O. CHANDRAKANTH SANGHVI 1 CL 504/A CHANDAN CO-OP H S DADABHAI CROSS ROADNO.3, WEST MUMBAI REP BY GPA PRESENTING DOCT K.PRABHAKAR REDDY S/O. K.PADMA REDDY 2 ΕX 5-4-187/3 & 4 II FLOOR SOHAM MANSION M.G.ROAD SECBAD Identified by Witness: SI No Thumb Impression Photo Name & Address Signature M.MAHENDER 1 R/O.28-77, YADAV BASTI 4534/2015 & Doct No NEREDMET HYD. 1 of 9 Sheet CH.RAMESH 2 R/O.1-3-176/D/2,KAVADIGUDA HYD-500080



26th day of November,2015

Presentation Endorsement:



The Seat of John SubRegistral Office Kapra

leint SubRegistrar8 Kapra

WHEREAS:

- A. 2rd 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 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 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 a constructed.
- B. 2 Party was desirous of getting the construction completed with respect to the Scheduled Flat by the Builder, will the funds of the Second Party.
- C. Porty 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 coexisting 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 Partya 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 Porty 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 Padyshall be charged extra.
- 4. The Builder shall be liable to pay all such amounts for and on behalf of the 2 Pertyas 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.

FOI VISTA HOMES

Partner

FOI VISTA HOMES

Pariner

Dikart

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument. Description In the Form of Stamp Challan Stamp Duty Fee/Duty DD/BC/ Cash Papers u/S 41of IS Act Total u/S 16 of IS act Pay Order Stamp Duty 100 3985 0 0 0 4085 Transfer Duty NA 0 0 0 0 0 Reg. Fee NA 4085 0 0 0 4085

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.

0

0

0

0

100

8170

Date

User Charges

Total

26th day of November,2015

NA

100

Signature of Registering Officer

0

0

100

8270

23 37,8833 20 15 30./ 8.8. 1833 3.206 3240 1050 3000 1526 1409 15 15 10 1033 3336





No 4534/2015 & Doct No OIS. Sheet 2 of 9

The Seal of Joint Subregistran Write Kapra

Generated On: 24/11/2015 05:31:58 PM

- 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.
 - 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.
 - 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.

FOT VISTA HOMES

Partner

FOI VISTA HOMES

Partner

Page 3 of 5

DERN

John Bub Registrar8 Kapra CS No 4534/2015 & Doct No





The Seal of Joint SubRegistra Office Kapra Generated On: 24/11/2015 05:31:58 PM

- 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:

300

For VISTA HOMES
Partner

FOR VISTA HOMES

Partner

BUILDER

BUYER (

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







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:

For\VISTA HOMES

Partner

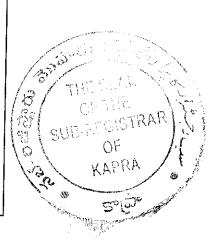
For VISTA HOMES

Partner

BUILDER

BUYE

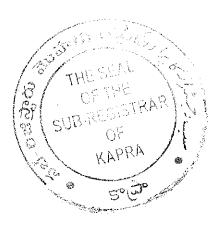
BK-1, CS No 4534/2015 & Doct No WOOD SUBREGISTRARS SUBREGISTRARS KAPIA







FLAT NO. 305 IN BLOCK NO. 'H' ON THE THIRD FLOOR REGISTRATION PLAN SHOWING IN THE PROJECT KNOWN AS "VISTA HOMES" SITUATED AT IN SURVEY NOS. 193, 194 & 195 MANDAL, R.R. DIST. KEESARA KAPRA VILLAGE, M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS **BUILDER:** 1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI 2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI **BUYER:** EXCL: INCL: SCALE: REFERENCE: SQ. MTRS. SQ. YDS. OR 57.71 AREA: Total Built-up Area = 950 sft, Out of U/S of Land = Ac. 5-25 Gts. Open to Sky 9'0"X8'6" KITCHEN BED RM 7'2"X7'2\\ 100°x1141 DINING Open to Sky โบสมเศษ 9'0"x11'Z' 78"X33" TOLET TOLE 0'8'x40 DRAWING 14 (Px100) MACCE,M For VISTA HOMES 12.6°X10'0 Partner FOI VISTA HOMES 6'-6" wide corridor Partner SIGNATURE OF THE BUILDER SIGNATURE OF THE BUYER U BK-1, CS No 4534/2015 & Doct No







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

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

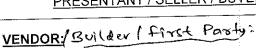


NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





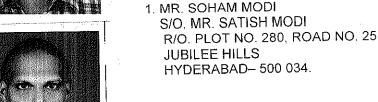




HAVING ITS OFFICE AT 5-4-187/3 & 4

II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS:

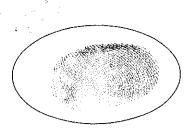
M/S. VISTA HOMES







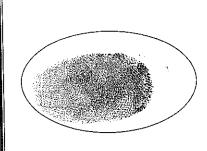
2. SHRI. BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY, P. G. ROAD SECUNDERABAD - 500 003.





GPA FOR PRESENTING DOCUMENTS: VIDE DOC. NO M/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:

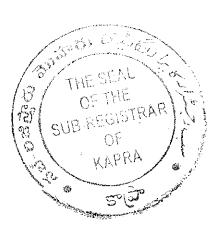
FOI VISTA HOMES Partner Foi Vista Homes

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

CBK-1, CS No 4534/2015 & Doct No USubRegistrar8

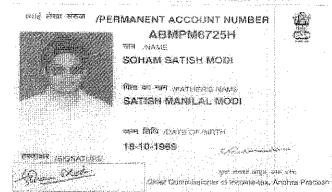






BUILDER:







/SIGNATURE

PERMANENT ACCOUNT NUMBER

ABMPM6754C

TIM INAME BHAVESH VASANT MEHTA

THE THE FATHER'S NAME VASANT UTTAMLAL MEHTA

जन्म सिमि /DATE OF SIRTH

D2-03-1970

स्थि अवना मधुण, काश्र प्रदेश

डावकर विमाग INCOME TAX DEPARTMENT PRABHAKAR REDDY K PADMA REDDY KANDI 15/01/1974 AWSPP8104E the Elo A



BUYER

THE HOT WHE PERMANENT ACCOUNT NUMBER

ALZPS7274A

HIM HEADIE PANKAJ CHANDRAKANT SHANGHVI

THE WITTER EXTLEP'S NAME CHANDRAKANT BARJIVANDAS SHANGHVI

HA MIN JUSTE OF BETH 10-09-1945

eventie isuspaneins

आयवार निर्देशक (भन्दति) SHEETOR OF INCOME TAX (SYSTEMS)

FOT VISTA HOMES

Partner

FOI VISTA HOMES

Partner

UND CONO 4534/2015 & Doct No CONO CON CONTROLL SUPREGISTRARS

Kapra







WITNESS:





आयकर विभाग	Lya (Anal)	भारत	परिद्या र
INCOME TAX DEPARTMENT	- 40	GOVI. (FINDIA
M MAHENDAR - 1997			
MALLESH MANDA	o el le da	, ,),	And the second s
20/07/1978			
AQAPM0412C			i Silon
71-110hz			
A III			1
	79400	10.00	

MM

CHOS No 4534/2015 & Doct No My CHOS I Sheet 9 of 9 Joint-Sub-Registrars Kapra







SON THE

\$ 2:30 A410 92015

भारतीय गेर न्यायिक

एक सो रुपये

v. 100



RS. 100
ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

తెల్లంగాణ तेलंगाना TELANGANA

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

412371

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 19th 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.

<u>AND</u>

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/Omner

The expression Builder and 2 Patty shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

FOR WISTA HOMES FOR

Partner

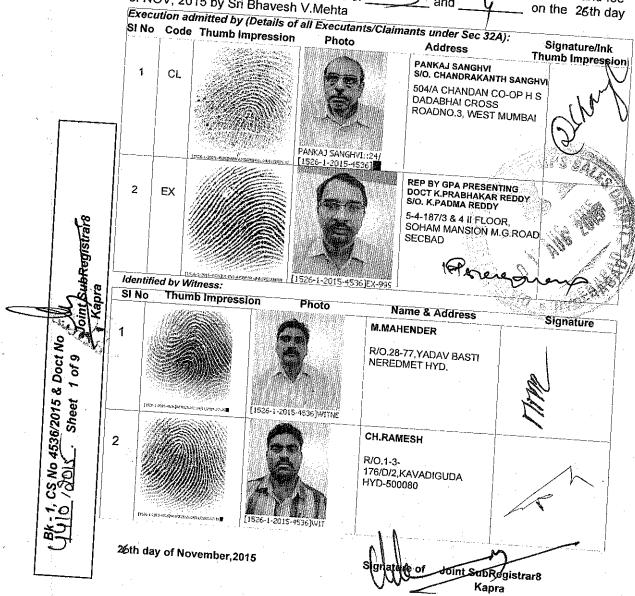
A HOMES

Partner

DSH

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 NOV, 2015 by Sri Bhavesh V.Mehta









WHEREAS:

- A. 2 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 2nd Partywas 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 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 a coord-ingly construction of the Semi function of the Second Party and a coord-B. The Buyer was desirous of getting the construction completed with respect to the Scheduled Flat
- by the Builder, wilk the funds of the second Party.
- C. 2 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 **UNDER THAT:**

- a deluxe flat bearing no. 006 on the The Builder shall complete the construction for 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. 2nd 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 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.

Pertner



Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument. Description In the Form of Fee/Duty Stamp Challan Stamp Duty DD/BC/ Cash Papers u/S 41of IS Act u/S 16 of IS act Pay Order Stamp Duty 100 3985 0 0 **Transfer Duty** NΑ 0 0 0 0 Reg. Fee

4085

User Charges NΑ 100 0 0 0 100 Total 100 8170 0 0 0 8270 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.

0

0

26th day of November, 2015

NA

mature of Registering Officer

0

Total

4085

4085

0

15 No. / m.s. 1833 .సెంబ**రుగా రిజిక్టడు చేయుంది సింగ్ నిమిక్షం** కృత్తిన్న వింజరు (§ auro



No 4536/2015 & Doct No Sheet 2 of 9

> it SubRegistra Office Kapra SUBREG!

Generated On: 24/11/2015 05:33:37 PM

- 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.

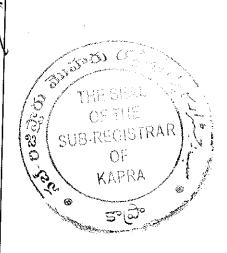
FOR VISTA HOMES

Partner

, For VISTA HOMES

Partner

UNIO /SOLS. Sheet 3 of 9 John SubRegis





The Seal of foint SubRegistral Office Kapra

- 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. 'I' 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. MM

For VISTA HOMES

Partner

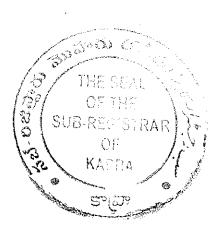
FOI VISTA HOMES

Partner BUILDER

BUYER !

Page 4 of 5

(BK-1, CS No 4536/2015 & Doct No







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.

1\ ~~

FOI VISTA HOMES

Partner

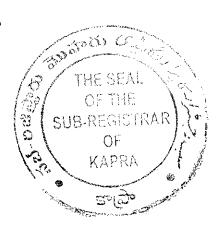
FOI VISTA HOMES

Partner
BUILDER

6/1600

BUYER

CHIO (S015. Sheet 5 of 9 Johnson



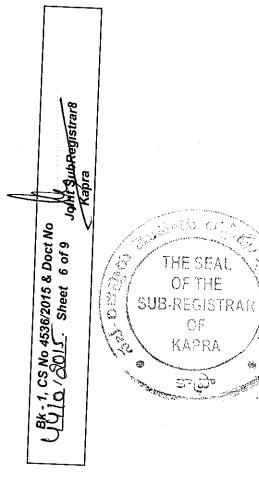




REGISTRATION PLAN SH	OWING FLAT NO. (006 IN BLOCK NO. 'I' ON TH	E GROUND FLOOR
(IN TH	IE PROJECT KNOWN	AS "VISTA HOMES"	
IN SURVEY NOS. 193,	194 & 195		SITUATED AT
KAP	RA VILLAGE,	KEESARA	MANDAL, R.R. DIST.
BUILDER: M/S.	VISTA HOMES, REPR	ESENTED BY ITS PARTNER	S
1. SF	HRI. SOHAM MODI, SO	N OF SHRI. SATISH MODI	
2. SHF	RI. BHÁVESH V. MEHTA	A, SON OF LATE VASANT U.	MEHTA
BUYER: SHR	I. PANKAJ SHANGHVI	SON OF SHRI CHANDRAKA	NTH SHANGHVI
REFERENCE: AREA: 57.71	SCALE: SQ. YDS. OR	INCL: SQ. MTRS.	EXCL:
Total Built-up Area = 950 Out of U/S of Land = Ac. 5	Open to S	Sky	N
Open to Sky Lariota Respective to the service of	DRAWING 1467×100	M, BEO RIS 126 X100	For VISTA HOMES Partner For VISTA HOMES Partner
WITNESSES:			SIGNATURE OF THE BUILDI
2. Mym			SIGNATURE OF THE BU

l.i. . . .

ί

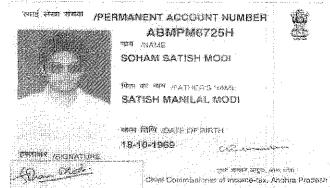


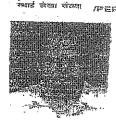


The seal of oint SubRegistral Office Kapra

BUILDER:







THEY ASIGNATURE

PERMANENT ACCOUNT NUMBER

ABMPM6754C

THE INAME BHAVESH VASANT MEHTA .

FATHER'S NAME VASANT UTTAMLAL MEHTA

VI-T (AM /DATE OF BIRTH

02-03-197n

मुख्य अध्यक्त सामुख्य, साध्य प्रशेश Crest Commissioner of Incomments, America,

आयकर विमाग INCOME TAX DEPARTMENT PRABHAKAR REDDY K PADMA REDDY KANDI 15/01/1974 Permisset Account Number AWSPP8104E



BUYER

NU (TR) TO PERMANENT ACCOUNT NUMBER

ALZPS7274A

and make PANKAJ CHANDHAKANT SHANGHVI

THE AT THE CATHERS WHE CHANDRAKANT SARJIVANDAS SHANGHV

HA WE TAKE OF SIRTH 10-09-1945

REMINITY ISSUITATIONS

आयागर निवेशक (प्रवर्ति) SISECTOR OF MICHAE TAX (SYSTEMS)

FOR VISTA HOMES

Partner

FOI VISTA HOMES

Partner

CBK-1, CS No 4536/2015 & Doct No Sub Registrars Sheet 7 of 9 Joint Sub Registrars Kapra







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

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. NOD/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. AMM

For VISTA HOMES
Partner

For VISTA HOMES

V Partner
SIGNATURE OF THE EXECUTANTS

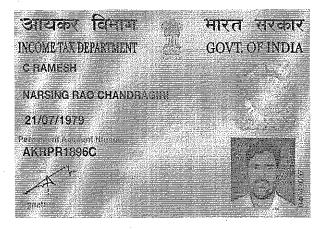
SIGNATURE OF THE BUYER

CLUIO / SOLC No 4536/2015 & Doct No Kapra Kapra

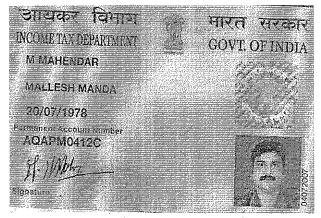
Generated On: 24/11/2015 05:33:37 PM



WITNESS:

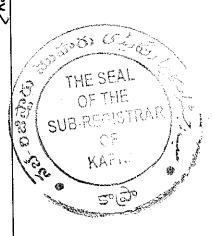


R



MM

UYIO / 2015. Sheet 9 of 9 Joint Subregistrar8









తెలంగాణ तेलंगाना TELANGANA

S.No. <u>4615</u>

Date:09-10-2015

to: PAVAN KUMAR

S/og: ANJANEYULU

For Whom: VISTA HOMES

716797

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 19th 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 / OWN FR

The expression Builder and a Party shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

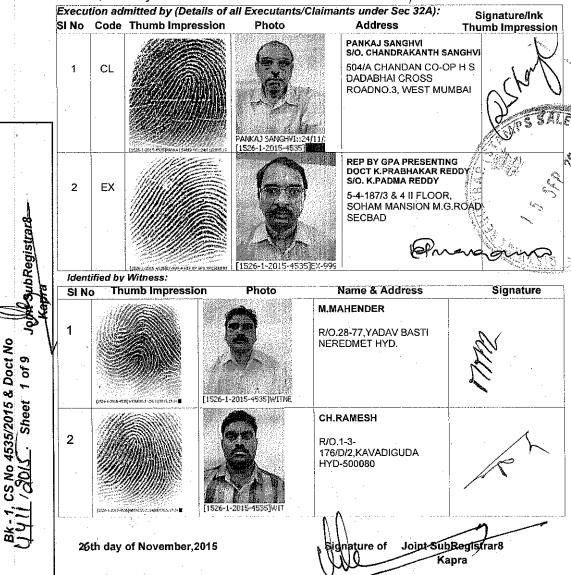
Partner

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 ______ and _____ on the 26th day of NOV, 2015 by Sri Bhavesh V.Mehta







The seal of oint SubRegistran Office

Kapra

Generated On: 24/11/2015 06:10:21 PM



A. 2nd 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 Pertywas 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 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 and Party and accordingly construction of the semi-finished Feet was constructed.

B. The 2 Party was desirous of getting the construction completed with respect to the Scheduled Flat

by the Builder, wins the funds of the Second Party.

C. 2nd Power 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 Pertya 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 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 24 Partyshall be charged extra.
- 4. The Builder shall be liable to pay all such amounts for and on behalf of the Partyas 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

FOI VISTA HOME'S

Partner

CS No 4535/2015 & Doct No

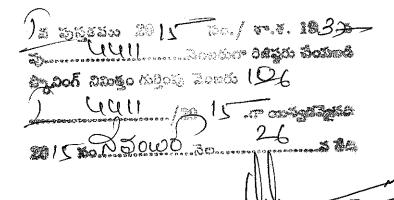
Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total	
Stamp Duty	100	3985	0	0	0	4085	
Transfer Duty	NA	0	0	0	0	0	
Reg. Fee	NA	4085	0	0	0	4085	
User Charges	NA	100	0	0	0	100	
Total	100	8170	0	0	0	8270	

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









- 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.

FOI VISTA HOMES

Partner

FOI VISTA HOMES

Partner

UNITY / Sols Sheet 3 of 9 Soint SubRegist







- 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:

FOI VISTA HOMES

WITNESSES:

1.

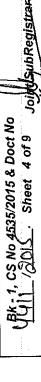
Partner

FOI A POME

BUILDER

BUYER

age 4 of 5







The Seal of Joint SubRegistran Office Kapra

Generated On: 24/11/2015 06:10:21 PM

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. MM

2.

For VISTA HOMES

Partner

FOI VISTA HOMES

Partner

BUILDER

BUYER

UNI 1, CS No 4535/2015 & Doct No





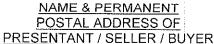


PMOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)





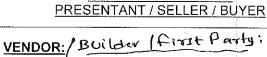












M/S. VISTA HOMES

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

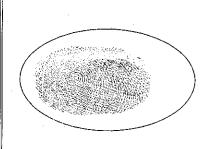
- 1. MR, SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS HYDERABAD-500 034.
- 2. SHRI, BHAVESH V. MEHTA, S/O. LATE VASANT U. MEHTA R/O. UTTAM TOWERS D. V. COLONY, P. G. ROAD SECUNDERABAD - 500 003.





GPA FOR PRESENTING DOCUMENTS: VIDE DOC. NO! 3/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:

vista homes For

Partner

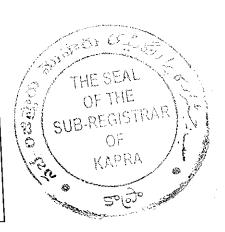
FOR VISTA HOMES

Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE OF THE BUYER

BK-1, CS No 4535/2015 & Doct No Me







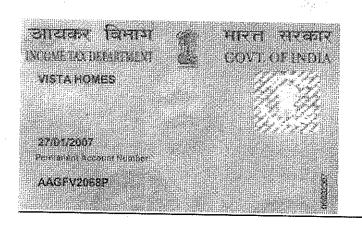
REGISTRATION PLAN SHOWING FLAT NO. 105 IN BLOCK NO. 'F' ON THE FIRST FLOOR IN THE PROJECT KNOWN AS "VISTA HOMES" IN SURVEY NOS. SITUATED AT 193, 194 & 195 MANDAL, R.R. DIST. KAPRA VILLAGE, **KEESARA BUILDER:** M/S. VISTA HOMES, REPRESENTED BY ITS PARTNERS 1. SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI 2. SHRI. BHAVESH V. MEHTA, SON OF LATE VASANT U. MEHTA BUYER: SHRI. PANKAJ SHANGHVI SON OF SHRI CHANDRAKANTH SHANGHVI REFERENCE: SCALE: INCL: EXCL: 57.71 SQ. YDS. OR SQ. MTRS. AREA: Total Built-up Area = 950 sft, Out of U/S of Land = Ac. 5-25 Gts. Open to Sky 9'0"X6'6" KITCHEN BED RM 7'2"X7'2\frac{1}{2} 1000 x114 Open to Sky Open to Sky DINING JUHÝY TOLET TOILET DRAWING M,BED RM VISTA HOMES 128"X100" Partner 6'-6" wide corridor for vista homes WITNESSES: Partner SIGNATURE OF THE BUILDER SIGNATURE OF THE BUYER UVII / 2015 Sheet 7 of 9 John SubRegiet

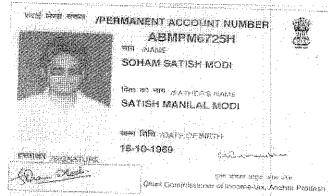


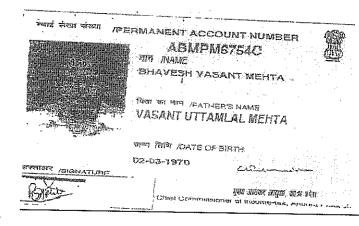


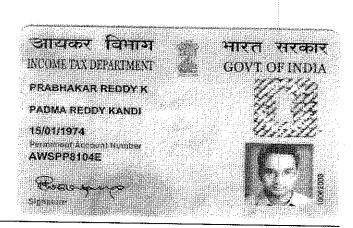


BUILDER:

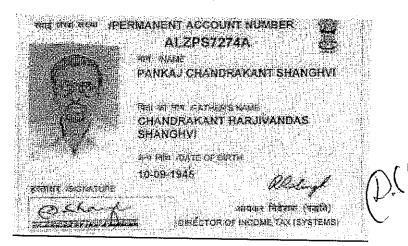








BUYER



For VISTA HOMES

For VISTA HOMES

UBK-1, CS No 4535/2015 & Doct No M. Short Short 8 of 9 Joint Short Registrars Kapra





Generated On: 24/11/2015 06:10:21 PM



WITNESS:

SNUARY विभाग HITA सरकार
INCOMETAX DEPARTMENT
C RAMESH
NARSING RAO CHANDRAGIRI
21/07/1979
Per ment of count formers
AKHPR1898C

h

SIF विकर विभाग मारत सरदार
NCOMETAX DEPARTMENT GOVT: OF INDIA
M MAHENDAR
MALLESH MANDA
20/07/1978
Priantil Account Number
AQAPM0412C

NPM

UGII / SOIS. Sheet 9 of 9 JoiH SUBREGISTIONS

