

(017)

(25)



गोवा GOA

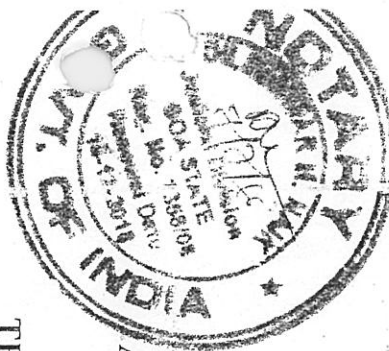
Serial No.: 8952 Place of Vending Vasco Date of Sale: 07 JUL 2016

652054



Signature of Stamp Vendor

Signature of Purchaser



ADDENDUM TO MEMORANDUM OF UNDERSTANDING

THIS ADDENDUM TO MEMORANDUM OF UNDERSTANDING

is made at Vasco-Da-Gama, Goa on this the 07th day of July 2016

BETWEEN

M/S **CHANDRA REAL ESTATE DEVELOPERS**, a partnership firm having its registered office at Alcon Holiday Village, Candolim, Vardez, Goa, represented by its partner Mr. Gopal Nihchaldas Pariani, s/o of late Mr. Nihchaldas Pariani, age 43 yrs, married, Business, r/o Flat Bo. E-03, Ground Floor Carmo Lobo Apartment, Near Dona Alcina, Candolim, Bardez, Goa, holder of PAN Card No. AAFFC5052P, hereinafter referred to as the **OWNER** (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators, successors and assigns) of the **ONE PART**

AND

CONSTRUCTIONS, represented herein by **MR. SHASHIDHARAN SHILALAI**, aged 63 years, businessman, r/o Ambadi House, 196/1/3, Near M.S. College, Vidyamagar Colony, Zuarinagar, Mormugao, Goa, holder of PAN card bearing no. ACMP4654R, hereinafter called the **"DEVELOPER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, representatives, nominees, administrators and assigns) of the **OTHER PART**

All the above parties are Indian Nationals.

WHEREAS vide Memorandum of Understanding dated 1/10/2015, the Owner herein had agreed to allow the Developer to carry on and complete the construction work started by the Owner on the Plot No.2 admeasuring an area of 3091 sq mtrs being the part and parcel of the property known as 'AMBEQUE' or additions of 'AMBEQUE' Situated at Ambequevaddo, Verna, Salcete, Goa, Sub District of Salcete, South Goa District, South Goa, Goa presently surveyed under survey no. 235/6-C partly described in the Land Registration office of Salcete under no 16624, 20347 and 27022(New), and found enrolled in the Taluka Revenue office under No. 1170,1172, 1173 and

1180 described in the schedule herein under written for a total consideration of Rs.3,00,00,000/- (Rupees Three Crore only).

AND WHEREAS out of the said agreed consideration of Rs.3,00,00,000/- (Rupees Three Crore only) the Developer has paid to the Owner an amount of Rs.1,40,50,000/- (Rupees One Crore Forty Lakh Fifty Thousand Only) through various installments.

AND WHEREAS the Developer could not pay the entire consideration amount till 31/05/2016 as agreed in the Memorandum of Understanding dated 1/10/2015 due to financial constraint and fall of business market, hence the Developer requested for extension of time by three months with the Owner to pay the balance amount of Rs.1,59,50,000/- (Rupees One Crore Fifty Nine Lakh Fifty Thousand Only) to which the Owner had agreed.

AND WHEREAS the Owner after understanding the difficulties of the Developer has further granted a period of three months i.e upto 30/08/2016 to the Developer to make the balance payment of Rs.1,59,50,000/- (Rupees One Crore Fifty Nine Lakh Fifty Thousand Only) along with interest @12% per annum on the balance payment for the extended period.

AND WHEREAS the Owner has returned today the post dated cheques given by the Developer towards the payment of the amount as mentioned in the Memorandum of Understanding dated 1/10/2015.

NOW THEREFORE THIS ADDENDUM WITNESSES AS FOLLOWS:

1. That the Developer has today handed over to the Owner fresh post dated cheques towards the balance consideration amount to be paid to the Owner.



2. That balance consideration of Rs.1,59,50,000/- (Rupees One Crore Fifty Nine Lakh Fifty Thousand Only) payable to the Owner by the Developer shall be paid strictly as per schedule mentioned below:-



a) ~~Rs.53,16,667/-~~ (Rupees Forty Five Lakh Only) by post dated cheque bearing no. 000340 dated 15/07/2016 drawn on Bank of India, Verna Branch. (subject to realization)

b) Rs.53,16,667/- (Rupees Forty Five Lakh Only) by post dated cheque bearing no. 000341 dated 05/08/2016 drawn on Bank of India, Verna Branch. (subject to realization)

c) Rs.53,16,667/- (Rupees Forty Five Lakh Only) by post dated cheque bearing no. 000342 dated 30/08/2016 drawn on Bank of India, Verna Branch. (subject to realization)



The Developer also agree to pay the interest @ 12% per annum on the balance consideration amount for the extended period to the Owner.

4. The Owner and the Developer agree that all other terms and conditions of Memorandum of Understanding dated 01/10/2015 shall continue to bind the parties.

SCHEDULE-I

Separate, independent plots (Two) well demarcated at loco identified as "Plot 1" and "Plot no 2"admeasuring an area of 415 sq. mtrs and 3091 sq mtrs respectively being the part and parcel of the property known as 'AMBEQUE' or additions of 'AMBEQUE' Situated at Ambequevaddo, Verna, Salcete, Goa, Sub District of Salcete, South Goa District, South Goa, Goa presently surveyed under survey no. 235, sub division 8 not described in the Land registration Office of Salcete, but found enrolled in the Taluka Revenue office under no. 1188 (plot no. 1)and 6-C partly described in the Land Registration office of Salcete under no 16624,20347 and27022(New), and found enrolled in the





Taluka Revenue office under No. 1170,1172, 1173 and 1180 (plot no. 2) respectively and is bounded as under;

Plot No. 1:

On the North: Partly by the property bearing Survey no. 235/7, 235/6 and 235/6-C;

On the South: By the Public Road.

On the East: By 6 mtrs wide reserved access road for the property 235/6-C, and

On the West: By 3 mtrs wide reserved access road.

Plot No. 2
On the North: By the property bearing Survey no. 235/5;

On the South: By the property bearing Survey no. 235/8 (Part), 6 meters wide road of the said property and partly by the Property bearing Survey no. 235/6.

On the East: By the property bearing Survey no. 235/6-A, 235/6 and partly by the property bearing Survey no. 235/5;

On the West: By the property bearing Survey no. 235/5 (Part), and partly by the property bearing Survey no. 235/7, 235/6;

IN WITNESS WHEREOF the parties hereto have herewith set and subscribed their respective hands on the day, month and year first hereinabove written.

Signed and Delivered by the }
within named OWNER }

M/S CHANDRA REAL ESTATE DEVELOPERS }

Represented by its Partner & POA }

MR. GOPAL NIHCHALDAS PARIANI



Signed and Delivered by the }

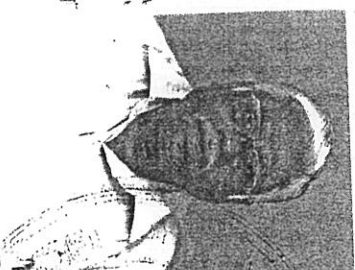
within named DEVELOPER }

S.J. CONSTRUCTIONS }

Proprietor }

MRS SHASHIDHARAN S. PILLAI }







CERTIFIED TO BE TRUE COPY

WITNESSES:





ADV. DILESHWAR M. NAIR
NOTARY

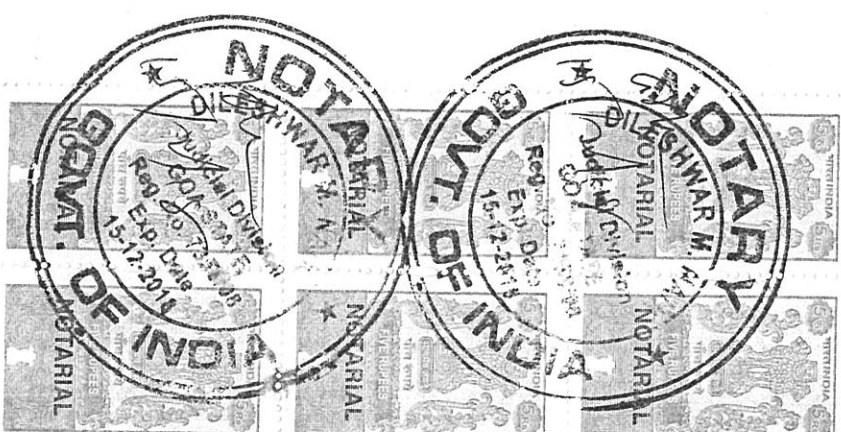
(Govt. of India)

H. No. 61/C, Police Hsg. Society,
Castlemada, Nagoa, Varca, Salcete, Goa

Dated 18/12/16

Reg No 216/18

2.



EXECUTED BEFORE ME
BY  WHICH I ATTEST

ADV. DILESHWAR M. NAIR
NOTARY

(Govt. of India)

Melquiedes Bldg., 3rd Floor,
Vasco-da-Gama, Goa.

Reg. No. 712/16

Dated 07/07/2016

