

For CITIZEN CREDIT
CO-OP BANK LTD

[Signature]
Authorised Signatory

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No.G - 1, Ground Floor, Block D - 1,
Boshan Homes,
Mapusa, Goa - 483 507
D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



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INDIA

STAMP DUTY
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GOA
NON JUDICIAL

Rs. ≈ 0542000 ≈ 14.10.2016

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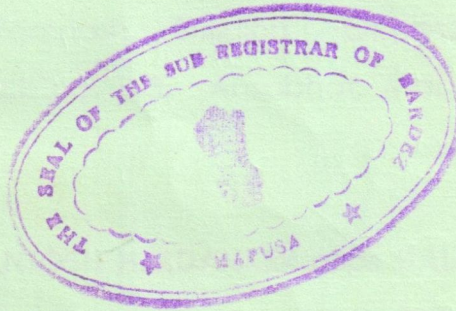
GOA

Zero*Five*Four*TwoZero*Zero*Zero***

2324 4922436

Name of Purchaser M/s R. SQUARE.

4423/2016



AGREEMENT FOR DEVELOPMENT AND SALE

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R.P. Kar

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This **AGREEMENT FOR DEVELOPEMENT AND SALE** is made on this 14th day of October 2016 at Mapusa, Bardez - Goa.

BETWEEN

1. **SMT. CHHAYA alias CHAYA KESHAV SHIRODKAR**, Wife of late Keshav Shirodkar, 73 Years of age, widow, housewife, Indian National, having Pan Card Bearing No. **AGSPS9525L**;
2. **SMT. KRUTIKA KEDAR SHIRODKAR**, Wife of late Kedar Shirodkar, 40 Years of age, widow, housewife, Indian National, having Pan Card Bearing No. **DXLPS7517D**, both Resident of Ramnath Building, Opposite Electricity Department, Block no. B-3, Ansabhat, Mapusa, Bardez - Goa;
3. **MRS. PALLAVI SANTOSH HALDANKER alias HALDANKAR**, Wife of Santosh Haldankar, aged 44 years, married, housewife, Indian National, having PAN Card Bearing No. **ADLPH7604R**, and her husband;
4. **MR. SANTOSH P. HALDANKAR**, Son of Late Prabhakar Haldankar, aged 53 years, married, service, Indian National, having PAN Card Bearing No. **ADLPH7605Q**, both resident of H.No.9, Ramnath Building, Ansabhat, Mapusa, Bardez -Goa; hereinafter referred to as the "**VENDORS/ OWNERS**" (which expression unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, and assigns) **OF THE FIRST PART.**

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Chhaya K. Shirodkar *Haldankar*
Shirodkar

AND

M/S. R SQUARE, a partnership firm, duly registered under the partnership act, having its registered office at Hill Crown Apartments, Flat No. G, Ground Floor, Altinho, Mapusa, Bardez – Goa duly represented herein by its Partners;
1) MR. RAHUL SAINATH PATKAR, Son of Sainath Patkar, aged 30 years, married, business, Indian National, having PAN card Bearing No. **AYKPP0106C**, Resident of flat No. G, Ground Floor, Hill Crown Apartments, Altinho, Mapusa, Bardez – Goa; and
2) MR. RAHUL KUDNEKAR, Son of Rajendra Kudnekar, 28 years of age, married, business, Indian National, having Pan card bearing No. **CHQPK0857E**, Resident of H. No. A/505, Mesta Bhat, Mercedes, Tiswadi – Goa; hereinafter referred to as the **"PURCHASERS/DEVELOPERS/BUILDERS"** (which expression shall unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, and assigns) **OF THE SECOND PART.**

All the parties to this **AGREEMENT FOR DEVELOPMENT AND SALE** are Indian National.

WHEREAS the Vendor no.3 in the present Agreement is represented by her duly constituted Attorney her mother **SMT. CHHAYA alias CHAYA KESHAV SHIRODKAR** [i.e. Vendor No.1, vide Power of attorney dated 1st October 2015, duly executed before the Notary Public Adv. Kavita P. Karekar of Bardez - Goa, under registration No. 782/2015 dated 01/10/2015.

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Chhaya K. Shirodkar

Shirodkar

Shirodkar

R&Patkar

WHEREAS the Vendor no.4 in the present Agreement is represented by his duly constituted Attorney, **SMT. CHHAYA alias CHAYA KESHAV SHIRODKAR** [i.e. Vendor No.1, vide Power of attorney dated 21st September 2015, duly executed before the Notary Public Adv. Kavita P. Karekar of Bardez - Goa, under registration No. 768/2015 dated 21/09/2015.

AND WHEREAS there exist a landed property known as "**MOREACHI REUM**" or "**MODQUEACHI REUM**", consisting of three parts or strips, **admeasuring 1732 sq.mts**, situated in the ward Gaunsavaddo, within the limits of the Mapusa Municipal Council, Taluka & Sub District of Bardez, District of North Goa, State of Goa, which is to be described in the Land Registration office under no.456 at folio 508 of Book B -3 (old), presently surveyed under survey no.1, Sub Division no. 23 of P. T. Sheet No. 132 of city survey Mapusa. The above property for the sake of brevity is hereinafter referred to as the **SAID PROPERTY** and more fully and particularly described in **SCHEDULE I** herein under.

WHEREAS the said vendors have represented to the developers as follows.

WHEREAS the SAID PROPERTY was purchased by vendor No.1 from Mrs. Josefina Artimizia De Souza E Lobo and others vide sale deed, dated 8th January 2004, registered before sub registrar of Bardez under Registration No. 30, at pages 298 to 307, book no. 1, vol No. 1081, dated 9/1/2004.

WHEREAS Vendor No. 1 was married to one Mr. Keshav Shirodkar under the regime of communion of assets

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R. Shirodkar

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WHEREAS the said Mr. Keshav Shirodkar expired intestate without any will or bequeath on, 21/05/2012, leaving behind the vendor No. 1 (**SMT. CHHAYA alias CHAYA KESHAV SHIRODKAR**) as his moiety holder and the following children's:

- 1) One son Kedar Keshav Shirodkar married to **SMT. KRUTIKA KEDAR SHIRODKAR** (vendor No.2.) That Kedar Keshav Shirodkar expired, leaving behind his widow and sole minor son master Siddhesh Shirodkar, without leaving behind any will or disposition of his last wish.
- 2) one daughter **MRS. PALLAVI SANTOSH HALDANKER alias HALDANKAR** (vendor No.3) married to **MR. SANTOSH P. HALDANKAR** (Vendor No.4)

AND WHEREAS in view of the above the VENDORS are absolute owners in possession of the above SAID property.

AND WHEREAS the owners /vendors further do hereby declare that:

On the demise of the said Mr. Keshav Shirodkar alias Queshva Shirodkar, no inventory proceedings have been held nor has there been any succession deed and this fact has been explicitly explained to the partners of the partnership firm M/S. R SQUARE namely 1) MR. RAHUL SAINATH PATKAR and 2) MR. RAHUL KUDNEKAR.

AND WHEREAS, the aforesaid partners expressly stated that they are aware of the fact narrated herein above and being fully aware of the same they have agreed to the covenants of this agreement so also the partnership firm has been expressly

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explained that there has been no inventory or succession deed on the demise of the said Mr. Keshav Shirodkar and that the said Siddhesh Shirodkar being a minor is not competent to execute the present agreement.

AND WHEREAS the partners of the aforesaid firm acknowledge to have full knowledge of what has been stated herein above as regards succession:

- (a) That their title to the **SAID PROPERTY** described in schedule-I hereto is valid, legal, clear, marketable, unencumbered and subsisting subject to **(Supra)**.
- (b) That the **SAID PROPERTY** described in schedule-I hereto is absolutely free from encumbrances, lien, charges and that there are no dues payable to the Government or any other authorities and/or any statutory body/bodies.
- (c) That there are no difficulties legal and otherwise for the sale, free from encumbrances, of the **SAID PROPERTY** described in schedule-I hereto or any part thereof.
- (d) That no attachment or notice from the central or state government or any local body or authority under any Municipal Act or any other Act or any scheme or legislative Enactment, Government ordinance, order or Notification including any Notice/Proceedings for acquisition or requisition has/ had been received by or upon the vendors and that **SAID PROPERTY** described in schedule-I hereto or any part thereof is not subject to any attachment or certificate or other recovery proceedings under the Income-Tax Act or any statutory law or Regulation.

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- (e) That except this understanding/agreement, the owners have not entered into and shall not enter into any arrangement/understanding/agreement pertaining to **SAID PROPERTY** described in schedule-I and/or effecting the title of the owners to the **SAID PROPERTY** described in schedule-I hereto or any part thereof.
- (f) The owners undertakes to indemnify the purchasers in respect of any claims of any parties over the **SAID PROPERTY** described in schedule-I.
- (g) That they have no objection, if the purchaser/Developers publishes their intention to purchase the **SAID PROPERTY** described in schedule-I in any newspaper for information of public.

AND WHEREAS the Owners/Vendors disclosed that the SAID PROPERTY is having marketable title and they are willing to sell and develop the same and the **"PURCHASERS/DEVELOPERS** are desirous in developing and purchasing the same for total consideration of **Rs. 1,86,75,200/- (Rupees One Crore Eighty Six Lakh Seventy Five Thousand Two Hundred Only)** being the market value of the same

AND WHEREAS the OWNERS/VENDORS now do not desire to retain the SAID PROPERTY.

AND WHEREAS the Owners/Vendors have now offered to develop and sell the SAID PROPERTY to the Purchasers/Developers and at the offer of the Owners/Vendors and on the assurance of their absolute, clear and marketable title (subject to what has been stated in the forgoing paras) the

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Purchasers does hereby agree to develop and purchase SAID PROPERTY for the purpose of development and construction of a Residential/Commercial Project in the SAID PROPERTY.

AND WHEREAS the Purchasers/developers considering the aforesaid representations made by the owners and believing them to be true have offered to purchase the SAID PROPERTY and the owners have agreed to sell to the purchasers/developers the SAID PROPERTY subject to the purchasers/developers paying the price/consideration of the SAID PROPERTY by way of constructing and allotting to the owners/vendors

- A) One bungalow having built up area of 300 square to be constructed in part of the said property, admeasuring 500 square meters.
- B) 4 (four) double Bedroom Apartments (2 BHK) having a built up area of 100 sq.mts each (along with 4 parking slots).
- C) 1 (one) single Bedroom Apartment having built up area of 60 square meters (along with 1 parking slot) of the built up area (net saleable area) of the building that shall be constructed on the SAID PROPERTY.

AND WHEREAS for the purpose of showing precisely as to which of the premises shall be constructed and allotted to the owners, a plan showing the specific premises is required to be prepared, which shall be done within one month from the date of signing the present agreement.

AND WHEREAS pending preparation of such plan showing precisely and exactly the premises to be allotted to the owners, the parties hereto have decided to enter into this Agreement of sale and development to record the broad understanding they have agreed to, which are as follows:

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The owners/vendors shall sell to the purchasers/developers and the purchasers shall purchase from the owners the **SAID PROPERTY** described in schedule- I written herein under along with the all structures, trees, fences, ways, water courses, compounds and all other structures if any standing thereon along with all its easementary rights for a total consideration payable fully in kind by allotting the owners:

- a) One bungalow having built up area of 300 square meters to be constructed in part of the said property admeasuring 500 square meters.
- b) 4 (four) double Bedroom Apartments (2 BHK) having a built up area of 100 sq.mts each(along with parking slots).
- c) 1 (one) single Bedroom Apartment having built up area of 60 square meters (along with 1 parking slot) of the built up area (net saleable area) of the building that shall be constructed on the SAID PROPERTY of the built up area (net saleable area) of the building that shall be constructed on the SAID PROPERTY.

Such area is hereinafter referred to as **"THE OWNER PREMISES"** and the remaining premises is hereinafter referred to as **"THE PURCHASER PREMISES"**.

1. The DEVELOPERS/PURCHASERS shall for and on behalf of the Owners/vendors and in the name of the Owners be entitled to submit to the Mapusa Municipal Council and all other concerned authorities plans for getting the **SAID PROPERTY** developed. The DEVELOPERS shall also at all times be entitled to alter and modify the building plans as they may desire and as permitted in accordance with the rules. The DEVELOPERS shall at their cost be entitled to appoint Architects, Contractors, Engineers, Supervisors, Laboures etc for development of the **SAID PROPERTY**.

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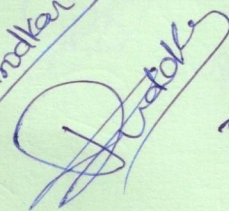
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2. In case in the course of approval of the plans by the Municipality the plan so submitted has to be revised for any reason, then in such case the location and the area of the owner premises shall remain unaltered.
3. Subject to the above terms, the owners shall sell to the purchasers the **SAID PROPERTY** to undertake the construction of building on the **SAID PROPERTY** on terms and conditions as agreed herein.
4. The Purchasers shall undertake construction of building on the **SAID PROPERTY** as per the plan as may be approved and as per the specifications as may be agreed between the parties detailed in the Schedule II hereunder. Any other item of work in addition to that specified in the Schedule II hereunder shall be carried out by the Purchasers/ Developers for the Owners/Vendors at the prior written request of and at the cost of the Owners/Vendors as per the prevailing market value of such work item.
5. The Purchasers shall undertake construction of the bungalow on the **SAID PROPERTY** as per the plan as may be approved and as per the specifications as may be agreed between the parties detailed in the Schedule III hereunder. Any other item of work in addition to that specified in the Schedule III hereunder shall be carried out by the Purchasers/ Developers for the Owners/Vendors at the prior written request of and at the cost of the Owners/Vendors as per the prevailing market value of such work item.
6. The Purchasers have agreed to complete the construction of the owners premises in the following manner:

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The bungalow shall be constructed within a period of 15 months and the other apartments within a period of 24 months from the date final approval of plans and from obtaining the necessary building license in respect of the **SAID PROPERTY**, provided that, the Purchasers/Developers shall not be restrained by any Judicial/quasi- judicial Authority for construction at site and/or the Purchasers/ Developers are not physically restrained by any unto and to the incidence and/or alteration at site in such a case the period shall stand automatically extended up to 6 months.

7. The DEVELOPERS shall complete the construction of the built-up areas to be constructed for the ownership of the OWNERS, and tender the delivery or possession thereof to the OWNERS within a period stipulated hereinabove from the date of receipt of Construction License from the local authority along with the occupation certificate from the Mapusa Municipality , Power Supply with independent meter to each residential premises of the owners and common water supply, subject to the condition that In case the purchasers are unable to complete the construction of the owners premises and deliver possession thereof as stipulated in clause(6)hereinabove due to any act of God, civil commotion, war, non availability of building materials like cement and steel etc or water supply or electric power or as a result of any notice, rule, order or notification of the court, municipality, and/ or Government and /or any other public or competent authority or for any reason beyond the control of the purchasers , the purchasers shall not incur any liability and shall be entitled to a reasonable extension of 6 months for constructing the owners premises.

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8. The PURCHASER shall take possession of the premises i.e. Apartment within eight days of the Developers giving written notice to the PURCHASER intimating that the said premises is ready for use and occupation.
9. The owners shall execute in favour of the DEVELOPERS a power of attorney to undertake such works as are intended hereunder or as may be necessary and ancillary thereto and such power of attorney shall be coextensive with this agreement with power to sell their respective share.
10. The Owners shall within a period of seven days from the date of the execution of this Agreement, hand over to the DEVELOPERS Advocate all copies of title deeds relating to the **SAID PROPERTY**.
11. The purchasers shall be entitled and solely responsible for carrying out the approved construction strictly as per the approved plan. The owners further agree to sign and execute all necessary papers, deeds, documents, and plans that may be required by the DEVELOPERS from time to time for carrying out the effective development of the **SAID PROPERTY** and construction of building thereon.
12. All the rights, privileges pertaining to permissions, licenses, approvals, if any, are obtained by/issued to the owners pertaining to **SAID PROPERTY** from any authority, Department, Body council shall stand assigned in favour of the purchasers .

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13. It is understood that the owners shall not be liable to pay any further price / consideration / cost to the purchasers nor the purchasers shall be liable to pay any price / cost / consideration to the owners towards the **SAID PROPERTY** except as is referred hereinabove which is to be paid in kind.

14. The owners have not entered into any agreement with or in favour of any person/s and have not executed with or in favour of any person/s any deed of sale or Agreement in respect of the **SAID PROPERTY** described in Schedule- I hereto or part thereof and the owner shall not execute with or in favour of any person/s any sale deed or agreement in respect of the **SAID PROPERTY** described in Schedule-I hereto during subsistence of this understanding. The owners further declare that their title to the **SAID PROPERTY** is valid, clean, and clear and there are no encumbrances against the same and that in case any defects are detected the purchasers shall be free to withdraw from the present commitment and/or seek extension for performance of the agreement/terms as contained herein.

15. It is the intention of the parties hereto that on entering into this understanding the purchasers shall prepare the plans of the proposed building on the **SAID PROPERTY** for the purpose of submitting to the Mapusa Municipality for its approval, within two (2) month from the date of this understanding and after preparation of such plans the owners and the purchasers mutually shall mark/locate on such plan the owners premises.

16. It is further the intention of parties hereto that after approval of such plan and after such marking of owners premises the owners shall sell to the purchasers the **SAID PROPERTY** by executing a conveyance at the cost and expenses of the

Chhaya K. Shirodkar

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Purchasers and simultaneous on execution of such sale the Purchasers and the owners shall enter into agreements for sale/grant of the owners premises after completion of construction except the premises allotted to the developers thereof in consideration having already received the price of such premises by way of set off as contained the above agreement.

Such agreements shall be entered with the owners collectively and/or individually in favour of each owners and the expenses towards such agreements shall be borne by the purchasers.

17. The DEVELOPERS shall be irrevocably entitled to all the remaining built up area, and in respect of such built-up area, the DEVELOPERS shall be free to deal with the same and in this regard the DEVELOPERS shall be entitled to enter into firm commitments or agreements with its prospective purchasers/ customers to dispose off any of the premises contained in the said built-up area to any person/s of the choice of the DEVELOPERS save and except the premises allotted to for the owners for such consideration as may be fixed by the DEVELOPERS at their own discretion and appropriate the consideration if received from such customers. The DEVELOPERS shall also be entitled to retain for themselves any one or more premises out of such built-up area, for its own use.

18. That the owners shall execute one deed of sale in respect of all their rights in the **SAID PROPERTY** described in schedule-I. The sale deed as above shall, if so desired by the purchasers, be executed in favour of any nominee/s including individual, co-operative society / company/ trust/legal entity specifically indicated by the purchasers.

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In case the sale is executed in favour of any such individual, co-operative society / company/ trust/legal entity then in such case such purchasers shall step in the shoes of the purchasers herein and shall be liable to perform all the obligations contained herein and to be performed by the purchasers.

19. The DEVELOPERS are likely to constitute or cause to be constituted a Co-operative Housing Society or ordinary Society or other entity, for the management of the buildings to be constructed in the **SAID PROPERTY** , for maintenance of said buildings in which case the OWNERS shall fully co-operate with the DEVELOPERS and other persons acquiring various premises of the share of the DEVELOPERS, to form and get registered such Society or entity, including participation in various resolutions, application forms, affidavits, undertakings, etc. The OWNERS by themselves and/or through their nominees shall also be liable to bear proportionate share of all expenditure relating to such Society or entity, including registration fees, professional fees, etc. and shall also contribute the maintenance charges/ corpus/ society charges etc as may be fixed by such Society or entity at the time of taking over the possession of their built up areas/ residential premises. The OWNERS by themselves and/or through their nominees shall also be liable to become members of the Society or entity by making proportionate contribution in buying the shares of the said Society or entity.

20. In the event of any deposits paid by the Purchasers/Developers in the name of the Owners/Vendors to any Government, Semi-Government, Mapusa Municipal Council or electricity authorities, the same shall be refundable to the Purchasers/Developers alone.

Chhaya K. Shirodkar

Chhaya K. Shirodkar
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Rajesh K. Shirodkar

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21. The Owners/Vendors shall pay the taxes/fees/cess in respect of the SAID PROPERTY up to the period of the obtaining approvals and construction License.

22. The Vendors/Owners hereby agree and undertake to save harmless, indemnify and keep indemnified the PURCHASERS from and against all losses, charges, costs or expenses suffered or incurred by the PURCHASERS, by reason of:

- i) There being any defect in title of the Vendors to "SAID PROPERTY " conveyed hereunder;
- ii) or there being any liens, charges, encumbrances on the "SAID PROPERTY " or portion conveyed hereunder;
- iii) And/or there being any litigation with any person or persons as regards the title in the said portion conveyed hereunder.

23. The OWNERS shall be liable to get enrolled, on payment of admission fees and share price, all the persons to whom the OWNERS may transfer or agree to transfer any premises of the entitlement of the OWNERS at the time of execution of any document in that regard.

24. The OWNERS by themselves and/or through their nominees shall also be liable to pay to the DEVELOPERS the charges of first house-tax to be paid at the time of obtaining the Occupancy Certificate to the local authority as well as the Security Deposit and connection charges regarding the electrical connections and common water connections and also Infrastructure tax as applicable and any other taxes and levies imposed by the concerned authorities to the premises to be constructed for the OWNERS.

Chhaya K. Shirodkar

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R. P. K. K. K.

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25. The Owners shall at the request and demand of the DEVELOPERS make and execute a proper Deed of Conveyance and all other necessary documents and papers to complete the title agreed to be given in respect of the **SAID PROPERTY** and such Conveyance shall be in favour of the DEVELOPERS or their nominee or nominees including a Co-operative Housing Society, Limited Company or condominium. The DEVELOPERS shall be entitled to all monuments of title relating to the **SAID PROPERTY** which will be handed over to the ultimate Purchasers.

26. The entire development work shall be carried out by the DEVELOPERS at their own risk, costs and expenses. They shall bear and pay the Bills of the suppliers of building materials, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the constructions work as also all other costs, charges and expenses that may be incurred in regard to the development work. The DEVELOPERS shall also save harmless and indemnify and keep indemnified the Owners against any claim that may be made by any one against the Owners on account of the DEVELOPERS carrying out the said development work.

27. The DEVELOPERS will be entitled to modify the approved buildings plans as they deem fit provided the modifications are within or as per the provisions of approved scheme laid down by the Competent Authority. The DEVELOPERS shall pay all the fees of the Architects, and R.C.C. DEVELOPERS appointed by them for the development of this project. It is agreed that while appointing Architect and R.C.C.

Chhaya K. Shiradkar

Shiradkar

Shiradkar

R. Shiradkar

...18/-

DEVELOPERS the Developers shall procure in favour of the Owners writing that they shall not hold the Owners liable for their fees or otherwise.

28. It is specifically agreed that the Owners/ Vendors shall, whenever, requested by the Purchasers/Developers, sign the necessary plans for the development to be submitted to the concerned authorities and also sign the building plans to enable the Purchasers to submit the same to the Mapusa Municipal Council/NGPDA for approval and to obtain the necessary Order/licenses for the aforesaid purposes.

29. The DEVELOPERS shall in the course of erection and completion of the said buildings do all lawful acts and things required by and perform the works in conformity in all respects with the provisions of the statues applicable thereto.

30. The DEVELOPERS shall not at any time cause or permit any public or private nuisance in or upon the **SAID PROPERTY** or do anything which shall cause unnecessary annoyance, inconveniences suffering hardship or disturbance to the Owners or to the occupants of the neighboring **PROPERTY**.

31. The parties hereto may at any time hereafter mutually agree to any further terms and/or vary the terms herein contained including the consideration and such final terms shall be contained in the conveyance that shall be executed as understood in clause (16) above and the terms as contained in such conveyance shall supersede the present memorandum.

Chhaya K. Shirodkar

Chhaya K. Shirodkar

Chhaya K. Shirodkar

R.P. Patil

...19/-

32. The vendors shall obtain the NOC / consent / permission from any authority if required for the purpose of registering the deed of sale of **SAID PROPERTY**.

33. In case the existing Floor Area Ratio pertaining to the said Property is increased/decreased in future, such increase/decrease shall ensure to the benefit of the DEVELOPERS alone.

34. This Agreement shall be specifically performed by all the parties. The DEVELOPERS shall be entitled transfer its development rights to any third person after informing the OWENRS to which the owners shall have no objection of whatsoever nature provided their part of the consideration is totally paid to them.

35. The developers shall be entitled to transfer their rights in the name of any company or in the favor of any third person as they wish, in such circumstances the liability of the person/ company towards the owners shall remain the same.

36. Each party to the contract shall be entitled to get specific performance of their part performed from the party who is liable to perform that particular part.

37. That the vendors hereby agree that they will execute a succession deed or carry out a inventor of Late Mr. Keshav Shirodkar and Kedar Shirodkar and provide a certified copy of the same to the purchasers as early as possible.

Chhaya K. Shirodkar
K Shirodkar
R Shirodkar

...20/-

38. The vendors undertake that, as soon as master **Siddhesh Shirodkar** attains majority they will secure his presence and he will sign a deed of confirmation, confirming the contents of the present agreement without any further demands.

39. All expenses towards the stamp duty, registration charges or any other expenses shall be borne by the purchasers and / or his nominee as the case may be.

40. Time shall be the essence of this contract subject to the above covenants and narration.

41. That said property falls within the jurisdiction of ward no.20 of Mapusa constituency for the purpose of valuation the same is valued as under:

- a) Plot is admeasuring 1,732 sq.mts (1,732 @ 3,600/-) since the area is above 1000 and below 4000, 10% less than the base value = Rs.62,35,200/-.
- b) Bungalow is admeasuring 300 sq.mts (300 @ 20,000/-) = Rs.60,00,000/-.
- c) Apartments (4 - double bedroom) are admeasuring 100 sq.mts each (400 @ 14,000/-) = Rs.56,00,000/-.
- d) Apartments (1 - Single bedroom) is admeasuring 60 sq.mts (60 @ 14,000/-) = Rs.8,40,000/-.

Hence the Total valuation comes to **Rs. 1,86,75,200/- (Rupees One Crore Eighty Six Lakh Seventy Five Thousand Two Hundred Only)** and stamp duty of **Rs. 5,41,580/-**, which is rounded up to **Rs. 5,42,000/-** is affixed herewith.

Chhaya K. Shirodkar

Siddhesh Shirodkar
Siddhesh Shirodkar

R&P Talwar

...21/-

SCHEDULE I**(Description of the Said Property)**

All that landed property known as "MOREACHI REUM" or "MODQUEACHI REUM", consisting of three parts or strips, admeasuring 1732 sq.mts, situated in the ward Gaunsavaddo, within the limits of the Mapusa Municipal Council, Taluka & Sub District of Bardez, District of North Goa, State of Goa, which is to be described in the Land Registration office under no.456 at folio 508 of Book B -3 (old), presently surveyed under survey no.1, Sub Division no. 23 of P. T. Sheet No. 132 of city survey Mapusa and bounded as under:

East: by survey no.1, Sub Division no. 24 and 25 of P. T. Sheet No. 132 of city survey Mapusa.

West: survey no.1, Sub Division no. 22 of P. T. Sheet No. 132 of city survey Mapusa.

North: by road.

South: by survey no.4, Sub Division no. 2, 3 and 4 of P. T. Sheet No. 150 of city survey Mapusa.

IN WITNESS WHEREOF this AGREEMENT FOR DEVELOPMENT & SALE is signed by both the parties in presence of two witnesses.

Chhaya K. Shirodkar

Shirodkar

Shirodkar

R.P. Khor

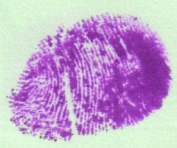
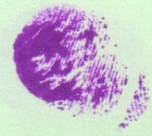


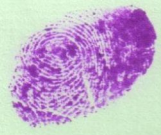
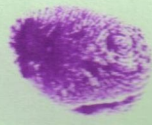
SMT. CHHAYA alias CHAYA KESHAV SHIRODKAR
FOR SELF & POA HOLDER FOR VENDOR NO.3 & 4
"VENDOR NO. 1"

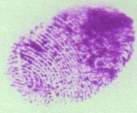
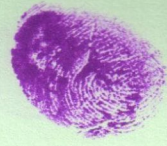
L. H. F. Prints

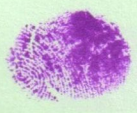

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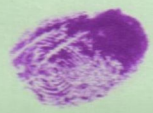
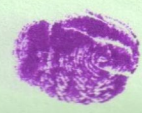


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(3)  _____ (3)  _____

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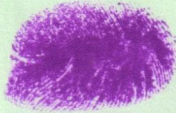
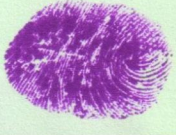
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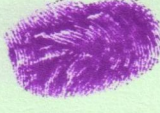
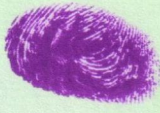


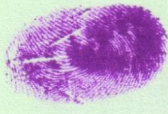
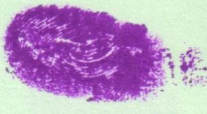
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"VENDOR NO. 2"

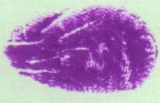
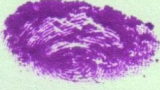
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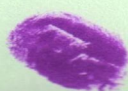
R. H. F Prints

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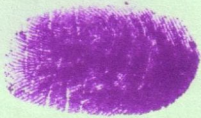
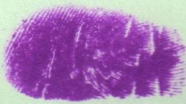
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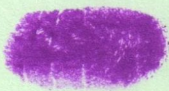
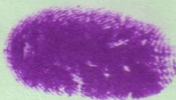


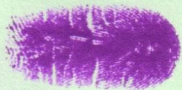

M/S. R SQUARE
REPRESENTED BY ITS PARTNER
MR. RAHUL SAINATH PATKAR
PURCHASER/DEVELOPER/BUILDER NO.1

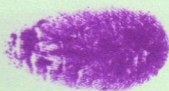
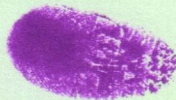
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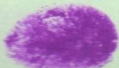
R. H. F. Prints

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M/S. R SQUARE

REPRESENTED BY ITS PARTNER

MR. RAHUL KUDNEKAR

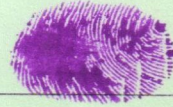
PURCHASER/DEVELOPER/BUILDER NO.2

L. H. F. Prints

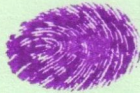
R. H. F Prints



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(1) _____



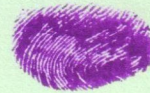
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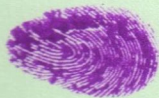
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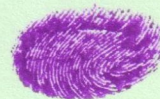
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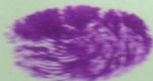
(3) _____



(4) _____



(4) _____



WITNESSES:-

(1) ~~Deulkar~~ (Adv. V.G. Deulkar)

(2) ~~C. Tavares~~ (Christabel Tavares)



Deulkar

SCHEDULE - II

Structures/ specification for apartments

structure	:	RCC structure as per approved design of competent authority. External wall of 200/230 MM thick brick/ laterite stone/ concrete masonry & partition walls of brick masonry
flooring	:	Vitrified flooring in room
kitchen	:	Granite slab platform with stainless steel sink. Ceramic tile dado upto 2 feet height above counter. Provision for exhaust fan in kitchen. Provision for suitable number of electrical points for kitchen appliances
Wall finish	:	Wall ready with acrylic emulsion paint for internal walls. Plaster with sand - tax matt or equivalent paint for external walls
Doors & windows	:	Main door of teak wood. Bedroom door of FRP. Aluminium powder coated windows.
electrical	:	Concealed high quality wiring with premium using FR multistand wires modular switches .The wires of anchor or polycab company shall be used. All circuit brakers, MCB or ELCB shall be of Le Grand make. Air conditioning sall be provided to all the bedrooms which shall be of Diakin or OGeneral brand. Miniature circuit breakers with earth fault protection for safety from overload and short circuit. DB for all apartments. And Television and telephone points in living rooms and bedrooms. Provision for inverter
toilets	:	Floor & wall tiles in colored ceramic with tile sanitary ware. The floor tiles shall be non skid ceramic tiles. Toilet doors shall be of frp. Exhaust fans of havells or almonard make shall be installed in all bathrooms. Exhaust fans in all toilets



Chhaya K. Shirodkar

(Signature)
Shirodkar

RSP/28/-

Bathroom fitting	:	Fittings of jaguar. EWC with flushing tank, wash basin etc. of Jaguar, Exhaust fans in all bathrooms
Water supply	:	The water shall be stored in an underground storage water sump which shall be pumped to an overhead tank

BUILDING AMENITIES

Lift with backup generator

Video door phone

Security

Granite frames

Exhaust fans

Ac's (General on Daikin)

Wiring (Finolex)

FRP door's for Bathrooms

Solar for Bungalow

Inverter

Chhaya K. Shirodkar

Chhaya K. Shirodkar

Chhaya K. Shirodkar

Chhaya K. Shirodkar

SCHEDULE - III

Structures/ specification for Bungalow

structure	:	RCC structure as per approved design of competent authority. External wall of 200/230 MM thick brick/ laterite stone/ concrete masonry & partition walls of brick masonry
Flooring	:	Living, dining, bedroom, balconies, kitchen – katni marble flooring. Staircase and landings of granite. Parking area of interlocking paver tiles
Kitchen	:	Granite slab platform with stainless steel sink. Ceramic tile dado upto 2 feet height above counter. Provision for exhaust fan in kitchen. Provision for suitable number of electrical points for kitchen appliances. Kitchen cabinets
Wall finish	:	Internal walls with plastic emulsion paint. External wall of premium acrylic weather resistant paint.
Doors & windows	:	Main door, French door, bedroom doors and windows of teak wood.
electrical	:	Concealed high quality wiring with premium using FR multistand wires modular switches. Miniature circuit breakers with earth fault protection for safety from overload and short circuit. DB for all apartments. Television and telephone points in living rooms and bedrooms. Provision for inverter
Toilets	:	Floor & wall tiles in coloured ceramic with tile sanitary ware. The floor tiles shall be non skid ceramic tiles. FRP doors.
Bathroom fitting	:	Fittings of jaguar. EWC with flushing tank, wash basin etc. of Jaguar
Water supply	:	The water shall be stored in an underground storage water sump which shall be pumped to an overhead tank

Chhaya K. Shirodkar

[Signature]

[Signature]

[Signature]

...30/-

AMENITIES FOR BUNGALOW

Solar heater for bungalow only
Video door phone
Granite frames
Exhaust fans
Ac's (General on Daikin)
Wiring (Finolex)
FRP door's for Bathrooms
Solar for Bungalow
Inverter

Chhaya K. Shiradkar

Shiradkar

Shiradkar

Shiradkar



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 14-10-2016 03:33:16 PM

Document Serial Number : 4423



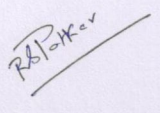
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Sr. No	Description	Rs. Ps
1	Registration Fee	187060.00
2	Processing Fees	580.00
	Total :	187640.00

Stamp Duty Required: 180821.00

Stamp Duty Paid: 542000.00



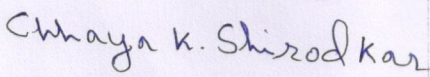
Rahul Sainath Patkar presenter

Name	Photo	Thumb Impression	Signature
Rahul Sainath Patkar, S/o Sainath Patkar , married, Indian, age 30 Years, Business, r/o Flat No G. ground floor, Hill crown Apts, Altinho Mapusa Bardez Goa. Partner of M/s R. Square a partnership firm, having office at Hill Crown Apts. Flat No G ground floor, Altinho Mapusa Bardez Goa.			



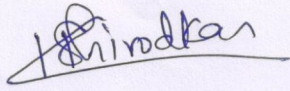
Endorsements

Executant



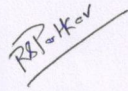
1 . Chhaya @ Chaya Keshav Shirodkar, W/o Late Keshav Shirodkar, widow, Indian, age 73 Years, House- wife, r/o Ramnath Bldg, Opp. Electricity Dept. block No B-3, Ansabhat, Mapusa bardez Goa. For Self & as POA holder for Vendor no 3 & 4 dated 1.10.2015, executed before Adv Notary Kavita P Karekar at Bardez vide reg no 782/2015 & Dated 21.09.2015, executed before Adv Notary Kavita P Karekar at Bardez, vide reg no 768/2015.

Photo	Thumb Impression	Signature
		



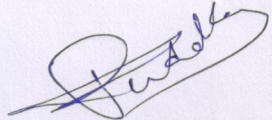
2 . Krutika Kedar Shirodkar, W/o Late Kedar Shirodkar, widow, Indian, age 40 Years, House-Wife, r/o Ramnath Bldg, Opp. Electricity Dept. block No B-3, Ansabhat, Mapusa bardez Goa.

Photo	Thumb Impression	Signature
		

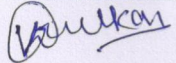
3 . Rahul Sainath Patkar, S/o Sainath Patkar, Married, Indian, age 30 Years, Business, r/o Flat No G. ground floor, Hill crown Apts, Altinho Mapusa Bardez Goa. Partner of M/s R. Square a partnership firm, having office at Hill Crown Apts. Flat No G, ground floor, Altinho Mapusa Bardez Goa.

Photo	Thumb Impression	Signature
		

4 . Rahul Kudnekar, s/o Rajendra Kudnekar, UnMarried, Indian, age 25 Years, Business, r/o H.No. A/505 Mesta Bhat, Mercedes ilhas Goa Pan No. CHQPK0857E Partner of M/s R Square a partnership Firm Office at Hill Crown Apartments Flat No G Ground Floor Altinho Mapusa Bardez Goa, For self and POA for Owners Vide POA dated 25.10.2013 executed before Notary Public Adv. D.S Petkar under Reg. No. 27472/2013

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Vimal G Deulkar , D/o Ganesh Deulkar, UnMarried, Indian, age 24 Years, Advocate, r/o H.no 70, Antil Peth, Bicholim Goa	


Sub-Registrar
REGISTRAR

Scanned By:-

Signature:-

4423

Book-1 Document
Registration Number BRZ-BK1-04390-2016
CD Number BRZD783 on
Date 20-10-2016

Sub-Registrar (Bardez)

REGISTRAR
BARDEZ

Scanned By:- *Saldanand*

Signature:- *mpanaka*

Designed and Developed by C-DAC, ACTS, Pune

