

(Rs. One Lakh Forty two thousand one hundred
CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802
D-5/STP(V)/C.R./35/33/2011-RD
भारत 14529
184280
NON JUDICIAL **गोवा** only)
SEP 02 2020
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R~~s~~.0142100/- PB7122
INDIA STAMP DUTY GOA

Name of Purchaser: KAMLA PRASAD YADAV

FOR CITIZEN CREDIT
CO-OP. BANK LTD.

AUTHORISED SIGNATORY



AGREEMENT FOR SALE CUM DEVELOPEMENT

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THIS AGREEMENT FOR SALE CUM DEVELOPMENT is
executed at Vasco-da-Gama, Goa on this 3rd day of September
2020.

BETWEEN

The RAMODAYA CO-OPERATIVE HOUSING SOCIETY
LIMITED a co-operative Housing Society having its office
at H.no 220, Near MPT Ground, Patrong Baina Vasco Da
Gama Goa 403802 duly registered under Registration no
HSG-(A)/South Goa/90 dated 27/9/1990 having pan card no
[REDACTED] represented herein by all its following office
bearer in terms of resolution of the society dated 24/6/2018



1. Shri Nivruthi V Wagmode son of Mr Vithoba
Wagmode, 74 years of age, Retired married, Indian National
, having Pan card no [REDACTED], Aadhaar card no [REDACTED]
[REDACTED] resident of H.no 220 Patrong Near MPT Ground
Vasco Da Gama Goa as its Chairman.

2. Shri Dilip G Naik son of Ganesh Naik, 54 years of age
, service, Married Indian National having Pan card no
[REDACTED], Aadhaar card no [REDACTED] resident of
Bldg no 180 1/3, A type Qtrs, MPT Colony, Sada Mormugao
as its secretary

3. Shri Pandurang Korgaonkar son of Kashinath
Korgaonkar, 70 years of age, Retired, married Indian National
, having Pan card no [REDACTED], Aadhaar card no [REDACTED]
[REDACTED] resident of H.no 226, Near Khapreshwar
Temple, Balabai Vasco Da Gama Goa as its Treasurer
hereinafter referred to as "THE LANDOWNERS" (which
expression shall unless repugnant to the context or meaning
thereof be deemed to include his

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respective heirs, successors, legal representatives, administrators, executors & assigns) of the First Part;

AND

M/S. VENTURE BUILDING DREAMS, represented by its proprietor Shri Kamla Prasad Yadav son of Shri Jagannath Yadav, 40 years of age, married, Businessman, having Pan card no [REDACTED], Aadhaar card no [REDACTED], Indian National, residing at H.no 145/8, Fatima Colony, Alto Dabolim, Dabolim Goa hereinafter referred to as "PROMOTER/DEVELOPER" [which expression unless repugnant to the context hereto shall mean and include the agents, heirs, assigns, administrators, legal representatives of the respective parties] of the SECOND PART.

AND

Shri Vasant Vishnu Naik as Sole proprietor of M/s Vrunda Builders son of late Vishnu Naik, 47 years of age, Businessman, married, Indian National, having Pan card no [REDACTED], Aadhaar card no [REDACTED], Indian National, residing at H.no 22/2, 'Vaishnavi' Near Teoluz Garden, 6th lane, Behind Cottage Hospital, Chicalim Goa hereinafter referred to as "CONFIRMING PARTY" [which expression unless repugnant to the context hereto shall mean and include the agents, heirs, assigns, administrators, legal representatives of the respective parties] of the THIRD PART.

AND

Mrs Vaishnavi Vasant Naik wife of Shri Vasant Vishnu Naik and daughter of late Rohidas Naik, 37 years of age, Housewife, married, Indian National, having Pan card no [REDACTED], Aadhaar card no [REDACTED], Indian National, residing at H.no 22/2, 'Vaishnavi' Near Teoluz Garden, 6th lane, Behind Cottage Hospital, Chicalim Goa hereinafter referred to as "CONSENTING PARTY" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, successors, legal representatives, administrators, executors & assigns) of the FOURTH PART.

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WHEREAS the LANDOWNERS are represented by their Irrevocable Power of attorney the Confirming party which is dated 21/6/2019 registered before the Sub Registrar of Mormugao under no MOR-POA Registered -20-2019 dated 24/6/2019 .

AND WHEREAS Consenting party is represented by her husband confirming party vide Power of attorney dated 25/2/2010 executed before Advocate and Notary Ulhas Shetye ,having office at Vasco Da Gama Goa registered under no 860/2010.

AND WHEREAS there exist a property known as "ZORICHEM CULAGOR" OR "RAMACHI PATOLI" situated at Vaddem, Vasco Da Gama within the limits of Mormugao Municipal Council ,Taluka and Sub District of Mormugao ,South Goa not described in the Land Registration office of Salcete enrolled in the Taluka Revenue office bearing Matriz no 13 and has two separate part one surveyed under Chalta no 35 of P.T.Sheet no 145 of Vasco city admeasuring an area of 1606 sq mts and the other independently under Chalta no 36 of P.T.Sheet no 145 of Vasco city admeasuring 3164 sq mts totally admeasuring an area 4770 sq mts.



Chalta no 35 of P.T Sheet no 145 of Vasco City and bounded as follows

On the North : Chalta no 1 of P.T.Sheet no 144 of Vasco city and Chalta no 36 of P.T.Sheet no 145 of Vasco city

On the South Chalta no 34 of P.T.Sheet no 145 of Vasco City

On the East : By the top of Hill(cum de eiteriro)

On the West :By Rivulet "Reueiro"

Chalta no 36 of P.T.Sheet 145 of Vasco City bounded of follows

On the North : Chalta no 39 of P.T.Sheet no 145 of Vasco city

On the South: Chalta no 1 of P.T.Sheet no 144 of Vasco City and Chalta no 35 of PT Sheet no 145 of Vasco City

On the East : By the top of Hill(cum de eiteriro)

On the West :By Rivulet "Reueiro"

and hereinafter referred to as the "Said property " and better described in Schedule I hereunder.

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AND WHEREAS originally said property was owned by one Fr Sinforiano constancio Caetano Dias who had no living ascendants or descendants who died leaving a will dated 4/1/1926 in which he appointed as his testamentary heirs Ms Maria Virginia Cecilia de Piedade Dias ,Ms Maria Amanda Amelia Dias and Jose Aleixo do Carmo Dias which will contained a Fidei commissary clause to the effect the Ms Maria Virginia Cecilia de Piedade Dias and Ms Maria Amanda Amelia Dias would preserve the Said property for the Third heir Jose Aleixo do Carmo Dias during their life time or till they got married .

AND WHEREAS Ms Maria Virginia Cecilia de Piedade Dias got married and thereupon ceased to be the testamentary heiress of the said testator as per the condition of the will.

AND WHEREAS Jose Aleixo do Carmo Dias died bachelor on 10/12/1973 without any ascendants or descendants and as a result the entire property of the testator devolve on Ms Maria Amanada Amelia Dias .

AND WHEREAS Maria Amanda Amelia Dias died on 8/2/1980 without any ascendants or descendants but leaving a will where under she appointed one Mr Francisco Xavier da Silva Moniz as her universal heir and thus the said property came to be inherited by the said Mr Francisco Xavier da Silva Moniz.

AND WHEREAS the said property was eventually surveyed in the name of Mr Francisco Xavier da Silva Moniz who sold the portion thereof area of 1606 sq mts surveyed under Chalta no 35 of P.T.Sheet no 145 to Mr Hanumant Pednekar , Mrs Savita Pednekar,Gajanan G Honawarkar,Amarnath Surlikar ,Mr Deepak Surlikar,Mr Ashok Surlikar and Mohan Kambli by virtue of Deed of sale dated 16/10/1989 duly registered in the office of Sub Registrar of Mormugao on 17/11/1989 under no 450 at pages 450 at pages 234 to 252.

AND WHEREAS by Virtue of Deed of sale dated 24/10/1989 duly registered before the sub registrar of Mormugao dated 15/11/1989 under no 446 at pages 195 to 214 of Book no I Volume no 38 Mr



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Francisco Xavier da Silva Moniz sold another portion of said property admeasuring 3164 sq mts surveyed under Chalta no 36 of PT Sheet no 145 to Baburao Naik ,Mr Damodar Shettigar,Mr Sitaram Naik,Mr Ganesh Zantye,Mrs Sital Ramesh Rane,Mr. Deelip Y Shet,Mr Subhash Gaonkar , Mr Pradeep J Naik,Mr Laxmikant R Chodankar,Mr Nivruthi V .Wagmode,Mr Keshav Y Bhoi,Mr Pandurang Korgaonkar,Mr Dilip G Naik and Mr Prakash Tanavade

AND WHEREAS Later on Mr Laximant R Chodankar sold his undivided share in the same portion bearing Chalta no 36 of P.T.Sheet no 145 to Mr Ajay Avadhoot Tanawade vide Deed of sale dated 14/3/1995 duly registered before the sub registrar of Mormugao under no 135 at pages 341 to 354 of Book no I dated 23/3/1995.

AND WHEREAS all the above mentioned three Deeds of sale then jointly sold both the said portions namely the one under Chalta no 35 P.T Sheet no 145 as well one under Chalta no 36 P.T Sheet no 145 to Ramodaya Co -op Housing society Ltd vide Conveyance Deed dated 17/10/2011 duly registered before the sub registrar of Mormugao under no 1487 at pages 66 to 95 of Book no I, volume 1329.

AND WHEREAS Ramodaya Co -op Housing society Ltd has acquired clear and marketable title to the said property comprising of two separate Chalta number admeasuring 4770 sq mts wherein the Landowner has allowed the said confirming party to develop the said property and sell the premises in the said building to be constructed by the Promoter /Developer on the project land and to enter into agreements with the prospective buyer of the premises in the said project and to receive the sale consideration in respect thereof save and except those premises agreed to be constructed for and allotted to the Landowner and the Landowner has executed an Agreement for sale and Development dated 21/6/2019 and has also executed Irrevocable Power of Attorney dated 21/6/2019 registered before the Sub Registrar of Mormugao under no MOR-POA Registered -20-2019 dated 24/6/2019 in favour of Confirming party. And thereafter Rectification to Agreement dated 21/6/2019

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was executed between the Landowners and Confirming party in order to correct the mistake occurred in respect of survey number in the Agreement for sale and Development dated 21/6/2019 registered before the Sub Registrar of Mormugao under no MOR-1-108 -2019 dated 17/1/2020.

AND WHEREAS in order to develop the said property the LANDOWNERS has obtained permissions from various authorities with respect to the project to be set up on the land bearing Chalta no 36 of P.T.Sheet no 145.



- a. Development permission from Mormugao Planning and Development Authority under order no MPDA/I-R-224/2017-18/1355 dated 16/3/2018.
- b. Construction Licence from Mormugao Municipal Council Vasco Da Gama under no 10/2018 dated 7/6/2018.
- c. Sanad from the office of Collector South Goa District Margao under no COL/SG/CONV/91/2016/4168 dated 2/4/2018 for 1606 sq mts.
- d. Sanad from office of Collector South Goa District Margao under no COL/SG/CONV/92/2016/4167 dated 2/4/2018 for 2834 sq mts
- e. Fire NOC from Directorate of Fire and Emergency service dated DFES/EP/C/3/18-19/108 dated 21/6/2018
- f. Forest NOC from Tree officer cum Dy Conservation of Forests under no 3/3/27/2018-19/SGF/379 dated 22/6/2018.
- g. Health NOC from Uran Health center under no UHCV/NOC/18/19/133 ated 20/4/2018
- h. Sewerage NOC from Assistant Engineer Sub Division Public Work Department Baina Vasco Da Gama under no AFII/WDXXI/F43//21/18-19 dated 19/4/2018.
- i. Electricity NOC from office of the Sub Division Engineer Electricity Department, AE/VSG/O&M/SD-I(U)/TECH-33/222/18-19 DATED 19/4/2018.

However no permission or Licence have been obtained till date with respect to Land bearing Chalta no 35 of P.T.Sheet no 145.

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AND WHEREAS accordingly the CONFIRMING PARTY was suppose to carry construction of the said project identified as "VRUNDA VALLEY" having society in the name of "The Ramodaya Co-op Housing Society Limited" comprising of A&B buildings having stilts /shops and upper floor till seven floors on the land bearing Chalta no 36 of P.T Sheet no 145 of Vasco City ,Mormugao Taluka Goa.

AND WHEREAS the DEVELOPER has constructed A building of the said project identified as "VRUNDA VALLEY" in all respect and the B building remained to be constructed .

AND WHEREAS the LANDOWNERS and CONFIRMING PARTY desire to develop the B building situated in the portion of the property forming part of property bearing Chalta no 36 of P.T.Sheet no 145 and the DEVELOPER has approached the OWNERS representing that they are in the business of real estate development and has offered his services for carrying out the said development in respect of B Building .

AND WHEREAS on the basis of the above representation the LANDOWNERS have agreed to develop the same by constructing a B building on the portion of the property forming part of the property bearing Chalta no 36 of P.T.Sheet no 145 described in Schedule I location of building B is shown on the plan annexed hereto for consideration mentioned below.

AND WHEREAS the terms and conditions of sale have been mutually discussed and agreed upon by the parties to this agreement and desire to reduce the same in writing for future guidance.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The DEVELOPER has agreed to develop the portion of the property forming part of the property bearing Chalta no 36 of P.T.Sheet no 145 described in Schedule I , by constructing thereon multistoried B building location of which is shown on the plan annexed hereto.



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2. In consideration whereof the DEVELOPER has paid to CONFIRMING PARTY an amount of Rs 35,00,000/- (Rupees Thirty Five Lakhs Only) through RTGS vide cheque bearing no 443319 dated 18/3/2020 drawn on Punjab and National Bank, Vasco branch and has agreed to provide 4 flats FF2, FF3, FF4 and FF5 on the first floor of B building as per the revised plan to CONFIRMING PARTY which flats are described in schedule II along with stilt parking slot, the consideration has been paid to confirming party with the consent of Landowners, The Landowners and the Confirming party hereby grant exclusive right to the DEVELOPER to undertake development and construction in the portion of the property forming part of the property bearing Chalta no 36 of P.T. Sheet no 145 and accordingly the DEVELOPER is put in possession of the property for construction and Development of portion of the said property.



THUS THE OWNERS, CONFIRMING PARTY AND THE DEVELOPER HEREBY COVENANT AS FOLLOWS:

1. The DEVELOPER shall commence and complete the developmental works and construction of a multi-storied Residential building cum commercial building (B building) in the portion of the property bearing Chalta no 36 of P.T. Sheet no 145 forming part of said property belonging to the OWNERS, at DEVELOPER own costs.
2. The DEVELOPER is expected to complete the construction of the said building B on or before 24 months excluding any delay on account due to "force majeure" and Court/Government orders attributable directly to the

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OWNERS and other delays like non-availability of building material or circumstances beyond control.

3. The Plans, drawings and other specification of the B buildings to be constructed in the portion of said property , shall be as per design and specification provided by the LANDOWNERS and CONFIRMING PARTY . However the DEVELOPER is free to prepare new plan of B building as per DEVELOPER requirements or else to Modify/Revise the Plan as per their requirement for which the LANDOWNERS and CONFIRMING PARTY shall have no objection of whatsoever nature.



4. The DEVELOPER shall be entitled to engage at his cost architect,contractor ,engineers, supervisors,laborers,workmen as required for the development work in the portion of the said property described in Schedule I in terms of this agreement .The Developer shall at his own cost and expenses shall prepare the plans and obtain approvals and shall mobilize work force or cause the mobilization of the work force as necessary to carry out the development work on the Schedule I property in terms of agreement.The Developer shall bear all cost of construction materials and alone shall be liable for the payment of wages , salaries etc to all those employed by him in connection with the said Development works

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5. The LANDOWNERS and the CONFIRMING PARTY shall sign all papers and documents as may be necessary to obtain Licences,permissions ,certificates,mutations etc for the development of the portion of the property bearing Chalta no 36 of P.T.Sheet no 145 forming the part of said property
6. The LANDOWNERS hereby deliver today vacant and peaceful and exclusive possession of the portion of said property to the DEVELOPER location of which is shown on plan annexed hereto and the DEVELOPER may at any time enter upon and start the construction of the building at his own costs and from today the portion of said property shall be in exclusive possession of the DEVELOPER and the LANDOWNERS and CONFIRMING PARTY shall not in any way interfere with the possession of the DEVELOPER nor they shall in any manner obstruct or hinder the construction of the building or any part thereof. It is further agreed by and between the parties hereto that the LANDOWNERS and CONFIRMING PARTY shall extend all necessary and required co-operations to the DEVELOPER.
7. The LANDOWNERS and CONFIRMING PARTY hereby give their no objection to the intending purchasers for the purpose of obtaining loans from banks and other financial institutions for purchasing the flats and commercial premises and the DEVELOPER and his prospective customers are hereby permitted to mortgage/charge create lien over their



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shops / flats / parking / premises along with the corresponding proportionate undivided share in the portion of the said property , provided that the LANDOWNERS and CONFIRMING PARTY in no manner whatsoever shall be liable.



8. The DEVELOPER shall be free to sell any or all the Flat, Shop ,open terrace Parking space etc. to be constructed in the portion of said property , except the said 4 flats bearing no FF2,FF3 ,FF4 and FF5 on the first floor of building to any person/s or party and accordingly the LANDOWNERS and Confirming party hereby authorize, empower and shall have no objection whatsoever, for the DEVELOPER to enter into agreement/s for sale with any person or persons of their own choice for the sale or disposal of the said premises or any parts thereof and/or constructed units thereon and the LANDOWNERS and CONFIRMING PARTY undertake and agree to join to such agreements or conveyance deed with the prospective purchaser/s of the DEVELOPER for the sale, transfer and / or assign the aforesaid units constructed in the Portion of said property or any parts thereof, upon the request from the DEVELOPER in this regard.

9. The LANDOWNERS shall not have any claim against DEVELOPER of whatsoever nature and shall not object to any development that shall be carried out by the

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DEVELOPER as the LANDOWNERS are been already settled by the Confirming party and if any claim is raised by LANDOWNERS then the same shall be settled by the Confirming party alone and Developer shall not be responsible in any manner for such claim.

10. The DEVELOPER, his nominee/s and assign/s shall have no right, claim or demand of whatsoever nature to or against the LANDOWNERS and CONFIRMING PARTY as soon as the LANDOWNERS and CONFIRMING PARTY convey all their rights, titles and interest in respect of the portion of said property in favour of the DEVELOPER, his nominee or assignee. Likewise the CONFIRMING PARTY and LANDOWNERS shall have no right, title, claim, demand or interest of whatsoever nature in to or against all flats, shops and other premises to be constructed in the said building by the DEVELOPER or any parts thereof provided that the DEVELOPER transfers 4 flats as agreed above in the name of CONFIRMING PARTY.

11. The building specifications and fittings to be provided by the DEVELOPER to the 4 flat described in Schedule II are set out in Schedule III hereunder written. However, if the CONFIRMING PARTY, due to his own personal choice, requires any changes in certain specifications then DEVELOPER shall carry out such work at the cost of CONFIRMING PARTY.



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12. It is submitted that the LANDOWNERS and CONFIRMING PARTY shall furnish to the DEVELOPER and/or its assignee/s or nominee/s all the requisites and/or documents of title concerning the said property.
13. It shall be responsibility of the CONFIRMING PARTY to renew the Conversion Sanad and pay the necessary fees to the competent authority in respect of the property bearing Chalta no 36 of P.T. Sheet no 145 within a period of 2 month from the day of signing of this agreement .
14. It shall be responsibility of the DEVELOPER to get all the permissions in respect of the Building B renewed alongwith Completion ,Occupancy and shall pay all other taxes in respect of Building B.
15. It is agreed between the parties that the Sewage Line and STP facility shall in common for both building A and B and the cost proportionate to area of Building B shall be borne by the DEVELOPER and the remaining cost shall be borne by CONFIRMING PARTY.
16. It is agreed between the parties that in case Electricity transformer is required for building A and B in order to obtain electricity connection than the cost towards such transformer shall be shared depending on load required for



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each building between the confirming party and the Developer.

17. In case one of the party (i.e Developer or Confirming party) fails to co-operate in order to arrange Sewage Line , STP facility and electricity connection in common for both building A and B then the other party shall be free to arrange the Sewage Line ,STP facility and electricity connection independently for their respective building.

18. Both the side of building A & B rainwater drainage shall be maintained till main Nallah the cost towards construction of drainage in the portion of building B till main Nallah shall be borne by the Developer.

19. It is agreed that by the Developer that 3.50mts from edge of Block A building retaining wall shall be constructed by Developer (height approx 4 mts from the ground level)

20. It is agreed by the LANDOWNERS and CONFIRMING PARTY that Additional Floor Area Ratio shall be utilized by the DEVELOPER in respect of Building A and B and accordingly the Revised plan shall be prepared by DEVELOPER of which the approval shall be obtained from the competent authority by the LANDOWNER and CONFIRMING PARTY.

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21. The LANDOWNERS and CONFIRMING PARTY shall sign or execute any papers or documents and do all other things and matters as may be required by the DEVELOPER for the sale and/or conveyance of the said units constructed in the portion of said property and for any other legal purpose that may be required from time to time.

22. On satisfactory completion the DEVELOPER shall hand over possession of the 4 flats on the first floor of building as described in Schedule II hereunder.

23. The LANDOWNERS hereby covenant, confirm and have represented to the DEVELOPER with regard to the portion of said property, that

- a) The LANDOWNERS' title to the portion of said property is clear, unencumbered, marketable and subsisting.
- b) The LANDOWNERS and CONFIRMING PARTY have not agreed to sell, transfer, assign, the portion of said property to any other person except the DEVELOPER herein and there is no litigation or legal proceedings pending before any court or authorities in respect of said property.



- c) The portion of said property is not subject to any notice or any notification or proceedings and there are no Mundkars and or any other persons claiming any right, title or interest of whatsoever nature in respect of the said property.

24. The obligations under this agreement shall be enforceable as an action for specific performance of rights, and in no other manner. Time is the essence of the contract and in the event the Developers fails to hand over the 4 flats to the LANDOWNERS then time shall be reasonably extended by the LANDOWNERS . It is further agreed by and between the parties that only the obligations under this agreement shall be specifically enforced.

25. At the desire of the Owners, all disputes of this agreement shall be subject to the jurisdiction of the Vasco court only.

26. The Advocate of The DEVELOPER shall prepare and draw all the Deeds and Documents to be executed in pursuance of this Agreement.

27. Any delay or indulgence by the DEVELOPER in forcing the terms of this Agreement or any for bearing or giving of time to the OWNERS shall not be treated as waiver on the part of the DEVELOPER for any breach or non-compliance of the terms and conditions of the Agreement by the LANDOWNERS nor

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shall, it in any manner prejudice the rights of the DEVELOPER.

28. Any delay or indulgence by the Owners and confirming party in forcing the terms of this Agreement or any for bearing or giving of time to the developer shall not be treated as waiver on the part of the Owner and Confirming Party for any breach or non-compliance of the terms and conditions of the Agreement by the Developer nor shall, it in any manner prejudice the rights of the Owner.

29. The Possession of the portion of the property under Chalta no 36 of P.T. Sheet no 145 where building B is to be constructed which is described in schedule I is handed over to the Developer by the LANDOWNERS and CONFIRMING PARTY on the day of signing of this agreement.

30. The Consenting party is the wife of the Confirming party and have consented for the execution of this Agreement.

31. For the purpose of the stamp duty the 4 flats bearing no FF2, FF3, FF4 and FF5 in building B and portion of the property bearing Chalta no 36 of P.T. Sheet no 145 is valued at Rs 49,00,000/- and accordingly the stamp duty is paid herewith.



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SCHEDULE I

ALL THAT PROPERTY "ZORICHEM CULAGOR" OR "RAMACHI PATOLI" situated at Vaddem, Vasco Da Gama within the limits of Mormugao Municipal Council, Taluka and Sub District of Mormugao, South Goa not described in the Land Registration office of Salcete enrolled in the Taluka Revenue office bearing Matriz no 13 and has two separate part one surveyed under Chalta no 35 of P.T. Sheet no 145 of Vasco city admeasuring an area of 1606 sq mts and the other independently under Chalta no 36 of P.T. Sheet no 145 of Vasco city admeasuring 3164 sq mts totally admeasuring an area 4770 sq mts

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On the East : By the top of Hill (cum de eiteriro)

On the West : By Rivulet "Reueiro"



SCHEDULE II

ALL THAT 4 flats bearing no FF2, FF3, FF4 and FF5 as detailed below to be constructed in the new building complex B along with stilt parking slot

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Sr. no	Flat no	Floor	Carpet area	Balcony	Super built up area in sq mts
1.	FF2	First	35.32	15.25	75.54
2.	FF3	First	34.98	15.35	76.02
3.	FF4	First	34.05	8.40	64.81
4	FF5	First	34.04	8.40	64.81



SCHEDULE III

SPECIFICATIONS OF THE FLAT FF2,FF3,FF4 AND FF5

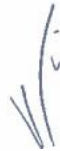
1. structure : The proposed building is areinforced cement concrete framed structure with laterite stone/burnt bricks wall for super structure or sub structure.
2. Walls: The external walls will be of 23 cms thick laterite masonry ,Internal walls will be of 11.5 cms thick brick masonry.
3. Plaster :External surface of the building will be plastered with two coats of cement mortar and furnished with cement paint.Internal walls will be finished with neeru and painted with plastic emulsion.
4. Flooring :All flooring will be standard ceramic tiles with matching skirting
5. Balcony : will be provided with glass &pilling and Brick Masonary .
6. Toilet :Western type or Indian type will provided in the toilet as per choice of the Purchaser.All sanitary ware will be provided in lights colours.

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7. Doors :All the Internal doors frames will be of matti wood including balconies.Main door with be of teak wood .All internal doors shall be flush doors finished with oil paint.Door for bathroom and w.c will be of P.V.C type fitted on aluminium frame.
8. Windows:Windows will be of aluminium power coated .
9. Electrical: All wiring will be concealed .Each bedroom and kitchen will be provided with two light points,one fan point and 5 amp plug point.Living room will have two light points,two fans point and two 5 amp plug point .One light point will be provided in the passage ,Main passage,balcony,bathroom,toilets and W.C 15 amp socket will be provided in bathroom,Bedrooms and in kitchen,T.Vsocket will be provided in the living room and master bedroom.One bell point will be provided .All the fitting shall be Roma or equivalent quality.
- 10.Kitchen: Granite platform will be provided with size of 2.40 mts with stainless steel sink will be provided.
- 11.Drainage : underground septic tank shall be provided as per the requirements of the concern statutory authority.
- 12.Water supply : tap connection shall be provided and also underground sump and overhead tank will service the entire building . All the fitting shall be Hindware or equivalent quality.

IN WITNESS WHEREOF the parties hereto have set and subscribe there respective hands on the day and year first here in above mentioned.



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SIGNED, SEALED & DELIVERED
By the within named Confirming Party
Shri Vasant Vishnu Naik
for self and Power of attorney for
Landowners & Consenting party



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SIGNED, SEALED & DELIVERED
By the within named Purchaser
Shri Kamla Prasad Yadav



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R.H.F.I s

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: 24 :

WITNESSES

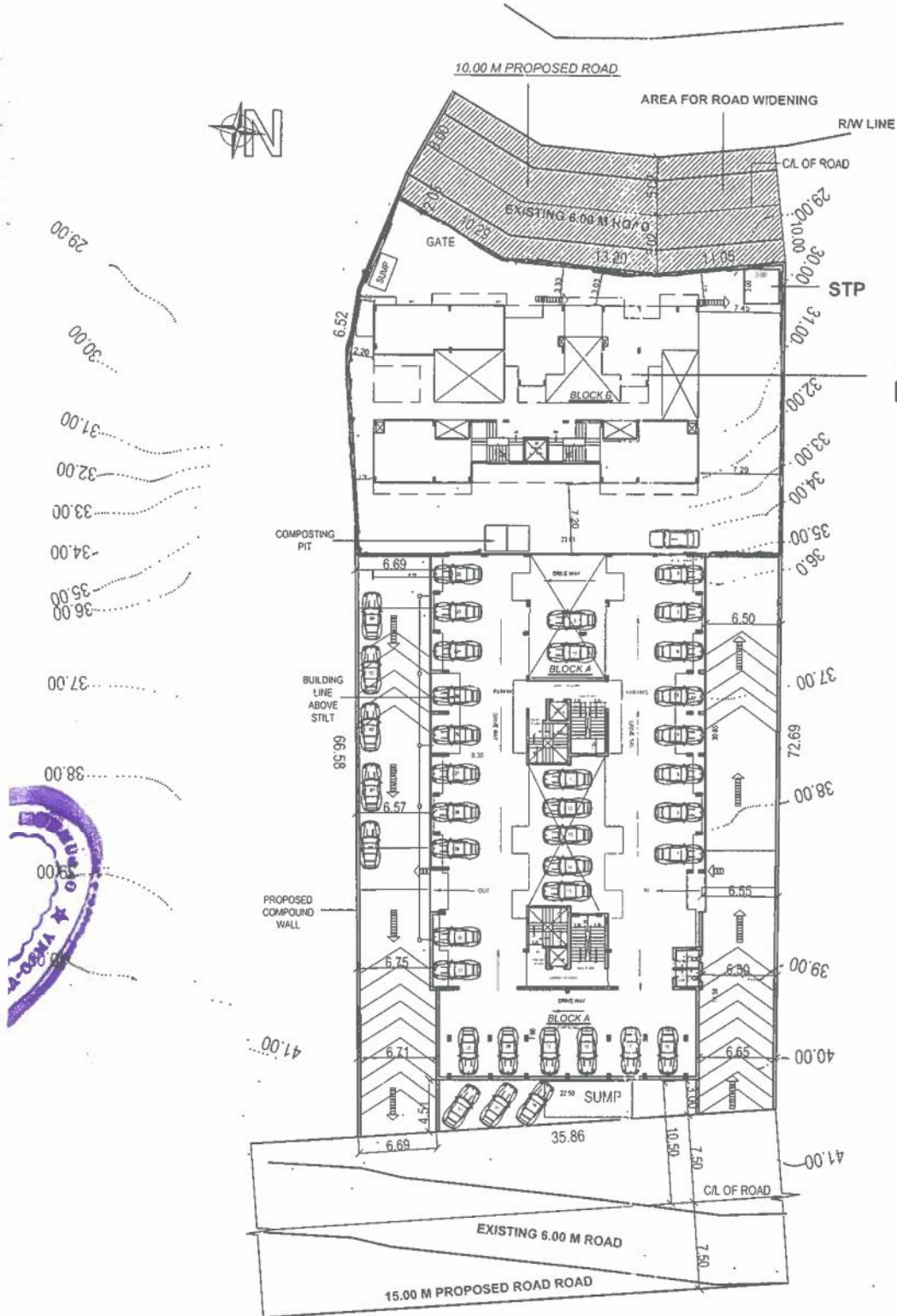
1. Mr. Rajesh V Bondiradkar Rajesh

2. Ms. Sonali Uttam Gaonkar Gaonkar



Rajesh

Sonali



RAMODAYA
RESIDENCY
(BLOCK 'B')

SITE PLAN

SCALE = 1:500



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of the Inspector of Surveys and Land Records
VASCO-GOIA

PLAN

SHOWING THE LAND BEARING CHALTA No. 36(PART) OF P.T. SHEET NO. 145
SITUATED AT VASCO CITY OF MORMUGAO TALUKA APPLIED BY RAMODAYA CO-OP HSG SOCIETY
BAINA, VASCO-DA-GAMA FOR CONVERSION OF LAND FROM AGRICULTURAL PURPOSE
INTO NON - AGRICULTURAL PURPOSE VIDE ORDER No. COL/CONV/92/20163633 DATED 10/04/2017
FROM O/o COLLECTOR, SOUTH GOA DISTRICT, MARGAO, GOA.

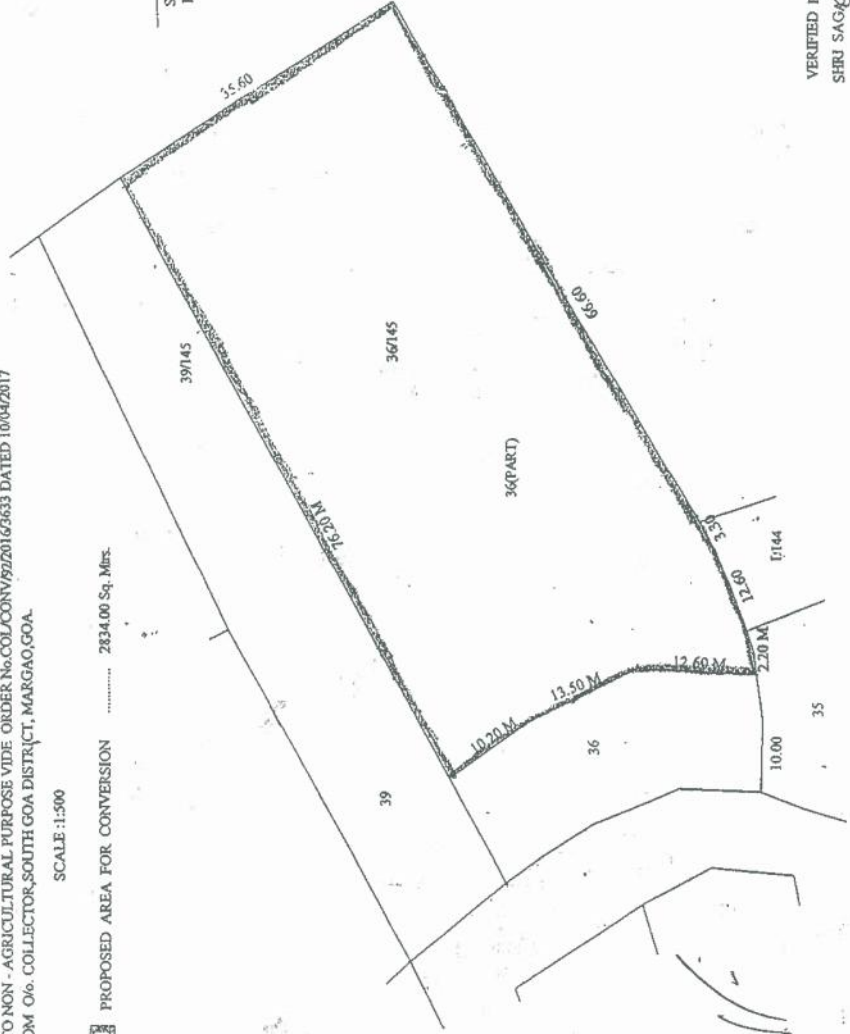
SCALE: 1:500

PROPOSED AREA FOR CONVERSION 2834.00 Sq. Mtrs.



PREPARED BY: *Rudy Albuquerque*
SHRI RUDY ALBUQUERQUE (P. S.)

VERIFIED BY: *Shri Sagar J. Navelkar*
SHRI SAGAR J. NAVELKAR (H. S.)





Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Mormugoa

Print Date & Time : - 04-Sep-2020 11:09:56 am

Document Serial Number :- 2020-MOR-929

Presented at 10:09:46 am on 04-Sep-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	142100
2	Registration Fee	98000
3	Processing Fee	560
Total		240660

Stamp Duty Required :142100

Stamp Duty Paid : 142100

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KAMLA PRASAD YADAV ,S/o - D/o JAGANNATH YADAV Age: 38, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.no.145 8, Alto Dabolim, Dabolim, Goa, Address2 PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VASANT VISHNU NAIK ,S/o - D/o Late VISHNU NAIK Age: 48, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.no.22 2, Vaishnavi, Nr Cottage Hospital, Chicalim,Goa, Address2 - , PAN No.: [REDACTED]			
2	KAMLA PRASAD YADAV ,S/o - D/o JAGANNATH YADAV Age: 38, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.no.145 8, Alto Dabolim, Dabolim, Goa, Address2 PAN No.: [REDACTED]			
3	VASANT VISHNU NAIK ,S/o - D/o VISHNU NAIK Age: 48, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H.No.22 2, Vaishnavi, Chicalim, Goa, Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Vasant V Naik ,S/o - D/o Vishnu Naik Age: 47, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H No 22 2,, Vaishnavi, Nr Cottage Hospital Chicalim, Address2 - , PAN No.: [REDACTED]			

Witness:

I/We individually/Collectively recognize the Confirming Party, Owner, Developer, Consenting party, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAJESH VISHWANATH BANDIVADEKAR, 32 , ,9765311144 , ,Service , Marital status : Married 403802 Vasco Da Gama, Mormugao, SouthGoa, Goa			
2	GIRISH ATMARAM BORKAR, 44 ,1975-12-18 ,9765311144 , ,Business , Marital status : Married 403802 Vasco Da Gama, Mormugao, SouthGoa, Goa			


Sub Registrar
OF - REGISTRAR
MORMUGAO



Document Serial No:-2020-MOR-929

Book :- 1 Document

Registration Number :- **MOR-1-911-2020**

Date : 04-Sep-2020



Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Mormugoa)

**SUB-REGISTRAR
MORMUGAO**

