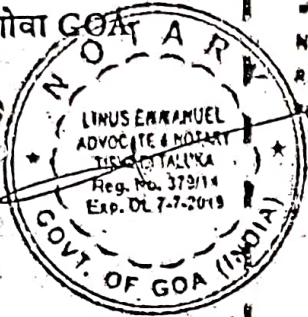


1850/2017



गोवा GOA



DATE 020817 SER. NO. 22356 VALUE ₹1000/415841
 NAME OF PURCHASER [Signature]
 RESIDENT OF [Signature]
 PLACE OF VENDOR PANAJI. PURPOSE [Signature]

SIG. PURCHASER

SIG. VENDOR

Ms. Palla S. Kanna
 Reg. No. 40-574/2010
 DL 22-01-2017

AGREEMENT OF DEVELOPMENT

For SS Infraa Ventures LLP

[Signature]

[Signature]
 Designated Partner



THIS AGREEMENT OF DEVELOPMENT is, made at Panaji, Goa, on this 18th Day of August, 2017;

BETWEEN

M/S. ASHRAY REAL ESTATE DEVELOPERS, a Partnership Firm, registered under the Indian Partnership Act 1932, with its registered office at Office No. 2, 2nd floor, Landscape Shire, Caranzalem, Panaji - Goa, having PAN Card No. [REDACTED], represented in this act by its Partners:

1. Mr. GIRISH RAGHA, s/o Mr. Laxman Ragha, 47 years of age, holding PAN Card bearing No. [REDACTED] and Aadhar Card No. [REDACTED] and;
2. Mrs. ASHWINI RAGHA, w/o Mr. Girish Ragha, 43 years of age, holding PAN Card bearing No. [REDACTED] and Aadhar Card No. [REDACTED] and represented herein through her attorney Mr. GIRISH RAGHA, duly constituted vide power of attorney dated 30th July, 2008, executed before the Notary Mrs. Meera Medhekar, under registration No. 4525 on 08-08-2008;

Both residents of Kaivalya, 17/407/C3, 2nd floor, near Models Status, Dona - Paula, Goa and hereinafter referred to as the 'FIRST PARTY' (which expression shall, unless repugnant to the context and meaning, mean and include its nominee/s, legal representatives, administrators and assigns) of the FIRST PART.

AND

For SS Infraa Ventures LLP

A handwritten signature in black ink, appearing to be "J. J. J.", written over a horizontal line.

A handwritten signature in black ink, appearing to be "J. J. J.", written over a horizontal line.

Designated Partner



SS INFRAA VENTURES LLP, registered under the Limited Liability Partnership Act, 2008 under No. AAK-1500, holding PAN Card bearing No. [REDACTED] and its registered office address at M1, H. No. 2-1-251, Godama Mansion, Nallakunta, Hyderabad, TG, 500044 and represented herein through its Designated Partners:

1. Mr. VENKATESHWAR REDDY PANYALA, 43 years of age, s/o Mr. P. Narayan Reddy, businessman, Indian National, holding PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] and resident of H. No: 2-1-251, Flat No.305, Lahari Apartments, Vegetable Market, Musheerabad, Nallakunta, Hyderabad, 500044;
2. Mr. KALESHWAR VASGI, 44 years of age, S/o Late Mr. V. Rajeshwar, businessan, Indian National, holding PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] and resident of villa no 321, Splendid Aparna Palm Meadows, Kompalle, Ranga Reddy, Telangana-500014;

Represented herein by Mr. Venkateshwar Reddy Panyala duly constituted vide resolution dated 16/8/2017 passed in the meeting of the Board on 16/8/2017 hereinafter referred to as the 'SECOND PARTY' (which expression shall, unless repugnant to the context and meaning, we mean and include its nominee/s, legal representatives, administrators, and assigns) of the SECOND PART.

AND

1. Mr. SHIVSHANKAR ANANT MAYEKAR, 45 years of age, s/o Mr. late Anant Mayekar, businessman, For SS Infraa ventures LLP

Designated Partner



married, and Aadhar Card No. [REDACTED] and his wife;

2. Mrs. VANITA SHIVSHANKAR MAYEKAR, 44 years of age, d/o late Mr. Rajaram Prabhu, service, and Aadhar Card No. [REDACTED], represented herein through her attorney: Mr. SHIVSHANKAR ANANT MAYEKAR, the VENDOR No. 1, duly constituted vide power of attorney dated 6/2/2015, registered under No. 100/2015 before the Notary Adv. Kavita P. Karekar;

both Indian Nationals and residents of H. No. 1191, Gaw Vaddi, Anjuna, Bardez, Goa, hereinafter referred to as the 'CONFIRMING PARTIES' (which expression shall, unless repugnant to the context or meaning, mean and include their heirs, successors, legal representatives, administrators and assigns) of the THIRD PART.

WHEREAS there exists an immovable property known as 'VALL', alias 'LANCO' alias 'LANCO/LALEO ENCIMA DE GOL DE GANGEUEREM' alias 'SANTA VUDICHI VERICA', admeasuring 14,836 Sq.mtrs, bearing survey no. 159/1-A of the Village Panchayat of Assagao, situated at Assagao, Bardez, Goa, described in Schedule I hereunder written, delineated in red in the plan annexed hereto and hereinafter referred to as the 'SAID PROPERTY' for brevity's sake.

AND WHEREAS the SAID PROPERTY was purchased by the CONFIRMING PARTIES vide Deed of Sale dated 13-12-2012, registered under No. BK1-05387-

for SS Inraa Ventures LLP

[Signature]
[Signature]
Designated Partner

14-12-2012
OF GOA (INDIA)

2012, CD No. BRZD412 on 14-12-2012 in the Office of the Sub-Registrar of Bardez at Mapusa.

AND WHEREAS the CONFIRMING PARTIES in order to develop the SAID PROPERTY entered into an Agreement of Development dated 06-02-2015 with the FIRST PARTY herein, hereinafter referred to as the 'SAID AGREEMENT', whereby the CONFIRMING PARTIES granted the FIRST PARTY right to develop the SAID PROPERTY, hereinafter referred to as the 'SAID DEVELOPMENT'.

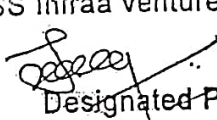
AND WHEREAS the SECOND PARTY is desirous of carrying out the SAID DEVELOPMENT at its exclusive cost and the SECOND PARTY having taking inspection of the SAID PROPERTY has agreed to the same.

AND WHEREAS the SECOND PARTY shall carry out the SAID DEVELOPMENT at its exclusive cost in lieu of the FIRST PART allotting to the SECOND PARTY 55% of built up area in residential block and the FIRST PARTY shall retain 9% of the built up area in residential block and the CONFIRMING PARTIES shall be allotted 36% of built up area of the SAID DEVELOPMENT firstly in the commercial block and any balance built up area, if any, to be allotted shall be allotted in the residential block.

AND WHEREAS the Parties hereto have agreed to execute these presents on the following terms and conditions.

for SS Intraa ventures LLP




Designated Partner

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. IN CONSIDERATION of the aforesaid agreement and in pursuance of the FIRST PARTY allotting to the SECOND PARTY 55% of built up area, the SECOND PARTY shall carry out the SAID DEVELOPMENT.
2. The SECOND PARTY shall deposit a sum of Rs. 3,00,00,000/- (Rupees Three crores only) as initial deposit for the SAID DEVELOPMENT, which shall be paid as under:
 - a. Rs. 50,00,000/- (Rupees fifty lakhs only) vide cheque bearing No. 079001 dated 18/08/2017 drawn on Bank of India, Sultan Bazar Branch, Hyderabad in favour of Mr. Shivshankar Mayekar.
 - b. Rs. 50,00,000/- (Rupees fifty lakhs only) vide cheque bearing No. 079002 dated 18/08/2017 drawn on Bank of India, Sultan Bazar Branch, Hyderabad in favour of Ashray Real Estate Developers.
 - c. Rs. 50,00,000/- (Rupees fifty lakhs only) vide cheque bearing No. 079003 dated 26/08/2017 drawn on Bank of India, Sultan Bazar Branch, Hyderabad in favour of Ashray Real Estate Developers.
 - d. Rs. 50,00,000/- (Rupees fifty lakhs only) vide cheque bearing No. 079004 dated 26/08/2017 drawn on Bank of India, Sultan Bazar Branch, Hyderabad in favour Mrs. Vanita Mayekar

for SS Intraa ventures L.L



Designated Partner



(the receipt whereof the FIRST PARTY and the CONFIRMING PARTIES do hereby admit and acknowledge)

e. Rs. 1,00,00,000/- (Rupees One Crore only) to be paid within 8 months of signing these presents in equal proportions to the FIRST PARTY and CONFIRMING PARTIES.

3. It is agreed by the FIRST PARTY and the SECOND PARTIES hereto that the aforesaid deposit of Rs. 3,00,00,000/- (Rupees three crores only) shall be refunded to the SECOND PARTY in terms of clause (4). The SECOND PARTY shall be entitled to first sell its 15 apartments in the SAID PROJECT and on sale of the 15 apartments of the SECOND PARTY; the SECOND PARTY shall sell the apartments of the SECOND PART and FIRST PART alternatively.

4. The FIRST PARTY and the CONFIRMING PARTIES shall refund their share of the aforesaid deposit of Rs. 3,00,00,000/- (Rupees three crores only) without any interest thereon in three equal installments, as under:

- a. Rs. 50,00,000/- (Rupees fifty lakhs only) each within three months from the date of commencement of the SAID DEVELOPMENT.
- b. Rs. 50,00,000/- (Rupees fifty lakhs only) each within six months from the date of commencement of the SAID DEVELOPMENT.
- c. Rs. 50,00,000/- (Rupees fifty lakhs only) each within nine months from the date of commencement of the SAID DEVELOPMENT.

for SS Intraa Ventures LLP

Designated Partner

GOA (INL)

5. It is agreed by the parties hereto that the built up area of the SAID DEVELOPMENT shall be appropriated as under:

a. **FIRST PARTY-** 9% (to be allotted solely in the residential blocks)

(The aforesaid residential blocks are delineated in blue in the plans annexed hereto)

b. **SECOND PARTY-** 55% (to be allotted Solely in the residential blocks)

c. **CONFIRMING PARTIES -** 36% (which shall constitute the commercial block and any balance built up area shall be allotted in the residential block which is delineated in red in the plans annexed hereto). The possession of the entire 36% built up area shall be given to the CONFIRMING PARTIES on completion of the construction thereof as and when ready in stages.

6. It is agreed by the Parties hereto that the apartments constituting the built up area to be allotted to the respective Parties shall be delineated and demarcated in the architectural plans approved by the Village Panchayat which shall be duly signed by the Parties hereto and shall form part of an addendum to this Agreement.

7. The **SECOND PARTY** shall complete the SAID DEVELOPMENT at its exclusive cost within a period of 30 months from the date of execution of these presents subject to an extension of 6

for SS Intraa ventures LLP



Designated Partner



months. The SECOND PARTY shall carry out the construction strictly in terms of the approved plans with good quality materials. The specifications of the structure shall be in terms of Schedule II. The SECOND PARTY shall be solely responsible for the workmen and personnel at the construction site of the SAID DEVELOPMENT and shall be responsible and liable for any accident that may occur at the site.

8. In the event the FIRST PARTY and CONFIRMING PARTY desires any change in or addition to the specifications for its apartments in terms of Schedule II, the same may be incorporated/ executed by the SECOND PARTY at such additional costs of the materials, plus labour and 15% towards profit and overheads, however such changes/additions, if any, shall be intimated in writing before the commencement of the specified works.
9. It is agreed and understood by the SECOND PARTY that the SECOND PARTY shall be entitled to only the consideration payable hereunder and shall not be vested with any right or interest in the SAID PROPERTY nor claim to be in possession of the SAID PROPERTY until the occupancy is obtained. For any prospective purchasers of the apartments all the parties hereto will sign the Agreements of Sale and Sale Deeds. Also the CONFIRMING PARTY will allot proportionate share of the land to the SECOND PARTY for any unsold apartments on Occupancy.

of SS Iniraa Ventures LLP

Designated Partner



10. It is agreed by and between the Parties that it shall be the responsibility of the SECOND PARTY to obtain, at its exclusive cost, the necessary permissions, approvals and licenses, required for the SAID DEVELOPMENT under the relevant laws, acts, rules and regulations from the Village Panchayat, North Goa Planning and Development Authority, Town and Country Planning Department and/or any other statutory body and/or authority and only thereafter that SECOND PARTY shall commence the construction of the SAID DEVELOPMENT strictly according to the terms and approvals granted by the concerned authorities. The CONFIRMING PARTY shall get the PWD Water pipeline and high tension electric line that passes through the SAID PROPERTY shifted at its cost.

11. The FIRST PARTY does agree with the SECOND PARTY that on execution of these presents the SECOND PARTY and its employees/personnel shall be entitled to enter upon the SAID PROPERTY and survey, demarcate the land, excavate, fill and commence and execute construction works thereon and do all that is required for the structure of the SAID DEVELOPMENT.

12. The SECOND PARTY shall bear all charges and expenses towards construction of the SAID DEVELOPMENT, development fees and such other necessary charges and expenses required to be borne for the construction on and development of the SAID PROPERTY.

of SS iniaa ventures LLP

  
Designated Partner



13. It is agreed by the Parties that there shall be a monthly meeting at the site to review the progress of construction and quality of workmanship. It is agreed between the Parties that in the event the SECOND PARTY ceases the construction of the SAID DEVELOPMENT then the FIRST PARTY shall undertake a review of the construction of the SAID DEVELOPMENT and the efforts till then made to construct the same. On such review, if the FIRST PARTY is of the opinion that the pace of the construction of the SAID DEVELOPMENT is unsatisfactory, then the FIRST PARTY shall call upon the SECOND PARTY by a notice of not less than 2 (two) months to redress and rectify the shortcomings. On expiry of such notice period if the construction of the SAID DEVELOPMENT has not commenced then the FIRST PARTY or the CONFIRMING PARTY shall be entitled to terminate this Agreement, and in such event, the amount, after deducting 20% spent by the SECOND PARTY for the construction shall be reimbursed to the SECOND PARTY by the FIRST PARTY on completion of the SAID DEVELOPMENT by the FIRST PARTY.

14. The SECOND PARTY will open a bank account specifically as per the RERA Act, for the SAID DEVELOPMENT and any monies received by sale of the apartments/units allotted the SECOND PARTY will be used only for the SAID DEVELOPMENT and the representative of the FIRST PARTY will review the same from time to time.

For SS Intraa Ventures LLP

  
Designated Partner



15. The SECOND PARTY shall be solely liable in case of any wrong act, theft, crime or any other incident arising in the SAID DEVELOPMENT and SAID PROPERTY.
16. In the case of any disputes and differences between the parties hereto, the same shall be referred to arbitration as per the provisions of the Arbitration and Conciliation Act, 1996 and in case of disputes only the Courts in Goa shall have the jurisdiction.
17. In the event of any increase in the F.A.R, the built-up areas to be allotted to all the Parties shall correspondingly increase.
18. This Agreement comprises the entire agreement between the Parties and shall supersede any earlier oral or written agreement or any other writing in the matter. Any amendment to this Agreement shall be in writing and signed by the Parties hereto.
19. The SECOND PARTY shall lay down standard norms for the staff/ employees/workers/personnel of the SECOND PARTY working in the SAID PROPERTY and ensure that they are covered under insurance schemes including proper safety measures are being adopted.
20. All notices to be served on the Parties shall be deemed to be duly served if sent by registered post to the address mentioned below:-

or SS Intraa ventures LLP

Designated Partner

ADDRESS OF THE FIRST PARTY:

M/S. ASHRAY REAL ESTATE DEVELOPERS,

Represented through its Partner:

Mr. GIRISH RAGHA

Office No. 2,

2nd floor, Landscape Shire,

Caranzalem, Panaji – Goa

Email: ashraygoa@gmail.com

Phone Numbers:

i. Girish Ragha: [REDACTED]

ADDRESS OF THE SECOND PARTY:

SS INFRAA VENTURES LLP,

Represented herein through its Designated
Partner:

Mr. VENKATESHWAR REDDY PANYALA

H. No: 2-1-251, Flat No.305,

Lahari Apartments, Vegetable Market,

Musheerabad, Nallakunta,

Hyderabad, 500044;

Email: panyala.us@gmail.com

Phone Numbers:

i: Venkateshwar Panyala: [REDACTED]

ADDRESS OF THE CONFIRMING PARTIES:

H. No. 1191, Gaw Vaddi,

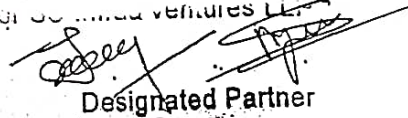
Anjuna, Bardez, Goa;

Email: shivshankarmayekar@gmail.com

i. Shivshankar Mayekar – [REDACTED]



SS Infraa Ventures LLP



Designated Partner



SCHEDULE I
[SAID PROPERTY]




ALL THAT PROPERTY known as 'VALL', alias 'LANCO' alias 'LANCO/LALEO ENCIMA DE GOL DE GANGEUEREM' alias 'SANTA VUDICHI VERICA', admeasuring 14,836 Sq.mtrs, bearing survey no. 159/1-A of the Village Panchayat of Assagao, situated at Assagao, Bardez, Goa, not known to be described in the Land Registration Office of Bardez, at Mapusa nor registered in the Taluka Revenue Office and bounded as follows:

- On the EAST: Village Khorlim and a pathway;
- On the WEST: balance portion of the property belonging to the Comunidade of Assagao;
- On the NORTH: public road;
- On the SOUTH: Village of Verla.

(The SAID PROPERTY is delineated in red in the plan annexed hereto)

SCHEDULE II
[SPECIFICATIONS OF CONSTRUCTION]

1. R.C.C framed structure in M25 Concrete with HYSD bars ,
2. External Walls in 23 cm thick laterite/ Bricks/ Good concrete blocks .
3. Internal walls in 10 cm. thick bricks/ concrete Blocks.
4. Exposed laterite/brick/pebble/tile cladding work on certain walls.




Designated Partner



5. External Plaster in cement mortar in two coats, internal plaster finished with plaster of paris of Gypsum Plaster.
6. Waterproofing with 10 years warranty.
7. Good Quality finished flooring and walls tiles selected by the FIRST PARTY and SECOND PARTY.
8. Natural stone flooring in living and dining areas costing Rs.125/sft.
9. Staircase steps in natural stone.
10. Natural stone for the window ledges.
11. Natural stone like kota or equivalent stone for garage floor
12. Monier or equivalent roofing files.
13. Toilet wash-basin, W.C., taps, of standard Kohler or equivalent with stainless steel fittings like towel rod, glass shelf, and shower enclosure.
14. Long wash basin counters with Mirror above and storage unit below
15. Solar water heater arrangement.
16. External paint in apex ultima or equivalent
17. Internal Paint in royale or equivalent.
18. Main door in solid first class Burma teakwood, Internal doors in flush Masonite doors or Flush doors with melamine finished with good quality hardware.
19. Windows in UPVC/Anodised aluminium with good quality fittings and with mosquito screen shutters.
20. Modular kitchen cabinets with stainless steel .
21. Fire resistant cables of finolex with Anchor Roma/Le Grand or equivalent electrical switches.
22. Multiplug sockets
23. TV and telephone points In all the rooms.

for Sd Intraa Ventures LL

Designated Partner



- 24. Intercom facility with video door phone from the main security cabin.
- 25. Wiring for inverter/Generator.
- 26. Common Swimming pool.
- 27. Railings in M.S. Powder coated or Stainless Steel with toughened glass.
- 28. Wooden deck & tiling around pool
- 29. Stilt car parks facilities.
- 30. Standard Make LED Light fixtures inside and outside the Apartments.
- 31. Havell's fans in all rooms and balconies.
- 32. Uplighters and street lights of LED along driveway.
- 33. Planter and landscaping.
- 34. Cobble stone/Pavers for Driveway
- 35. Common utility rooms like office, store, caretaker room and toilet in the complex.
- 36. CCTV at the main gate and along the street.
- 37. Drip irrigation system for plants.
- 38. Generators, Pumps, pressure pumps, etc. for the complex.
- 39. Underground, overhead tanks, STP for the complex.

IN WITNESS WHEREOF the Parties hereto have executed these presents on the date hereinabove mentioned.

of ... ventures Ltd

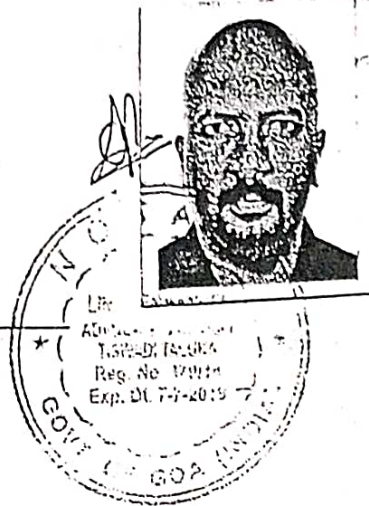
Designated Partne

NOTARY
7-7-2019
GOA

SIGNED SEALED AND DELIVERED]
BY THE PARTY OF THE FIRST PARTY]

Mr. GIRISH RAGHA
for self & attorney holder of
Mrs. ASHWINI RAGHA
Partners

M/s ASHRAY REAL ESTATE DEVELOPERS

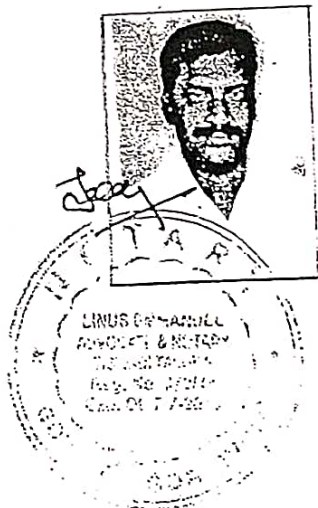


SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED SECOND PARTY]

for SS Infra Ventures LL.

Designated Partner
MR. P. VENKATESHWAR REDDY
Partner

SS INFRA VENTURES LLP
For self and as attorney holder of
Mr. KALESHWAR VASGI



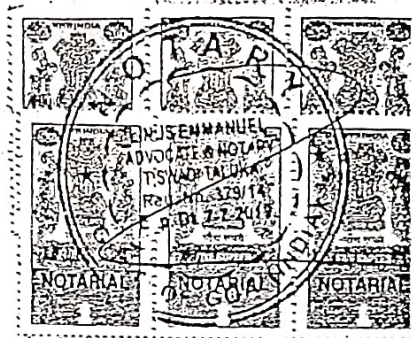
SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED
CONFIRMING PARTIES]



Mr. SHIVSHANKAR ANANT MAYEKAR
for self and as attorney holder of
Mrs. VANITA SHIVSHANKAR MAYEKAR



IN THE PRESENCE OF:



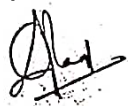
1. *Namita*
NAMITA NAIK

EXECUTED BEFORE ME
WHICH I ATTEST

18/02/2019 18-02-19
SR. No. DATED

2. *Nexya Fernandes*
NEXYA FERNANDES

or SS Iniraa Ventures LLP



Jay
Designated Partner

Linus Emmanuel
Linus Emmanuel
Advocate & Notary
Tiswadi Taluka
Reg. No. 379/14

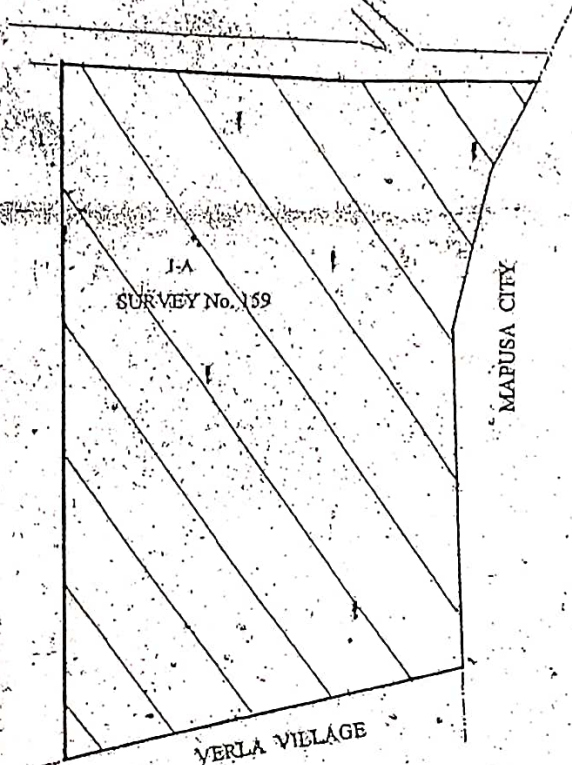
REGISTRY
LUXA
379/14
A. 7-7-2019
OF GOA (INDIA)



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : ASSAQAO
Taluka : BARDEZ
Survey No./Subdivision No. : 159/1-A
Scale : 1:1000



[Signature]
Inspector of Survey &
Land Records
City Survey Mapusa

FIRST PARTY *[Signature]*

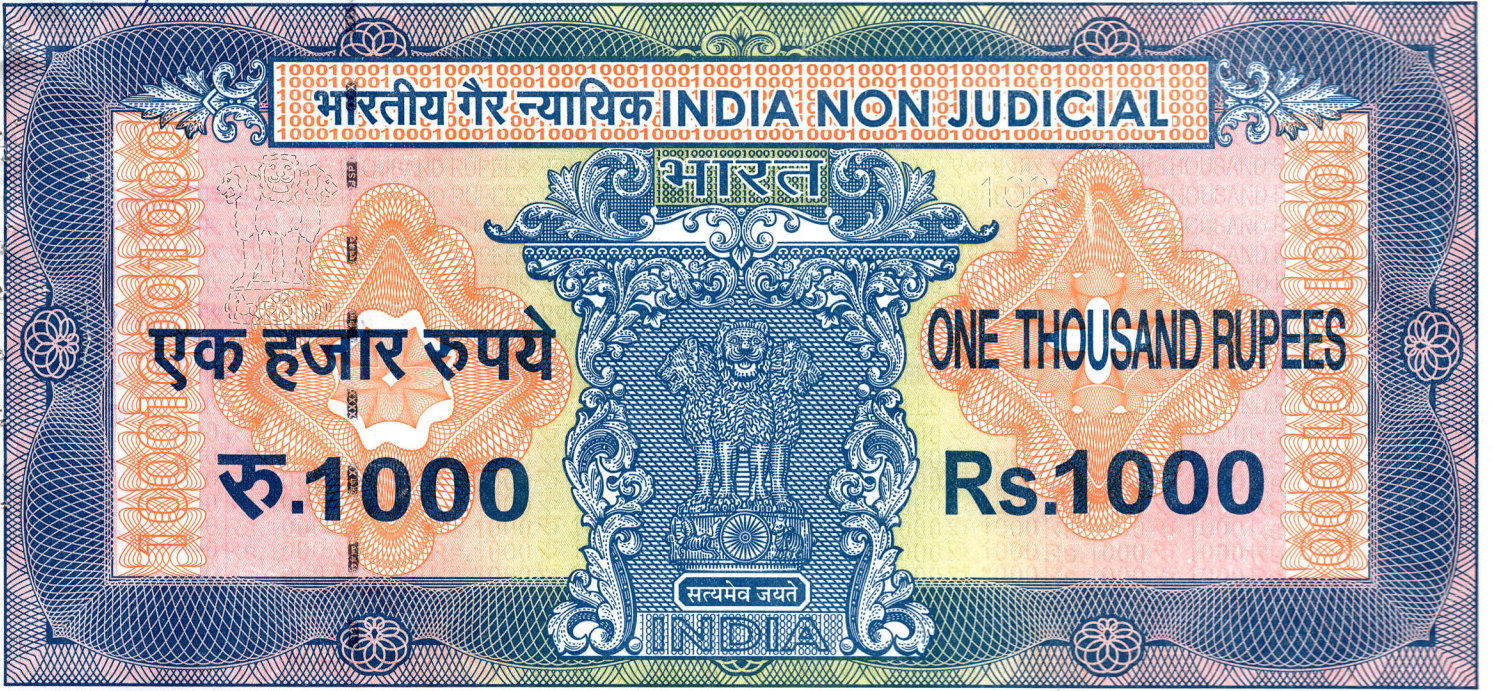
SECOND PARTY *[Signature]*
Designated Partner

CONFIRMING PARTIES *[Signature]*

[Signature]
Checked By: *[Signature]*
Date: 15/05/14

[Signature]
Checked By: *[Signature]*

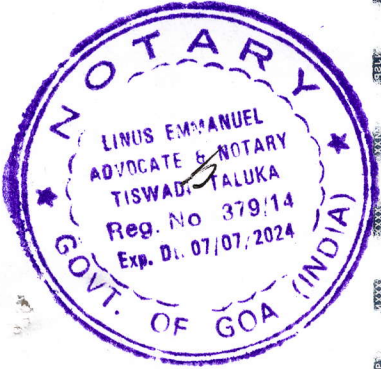
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गोवा GOA

Serial No. 197 Place of Vendor, Panaji Date 10/06/21
 Value of Stamp Paper 1000
 Name of Purchaser AREE
 Residence _____ Name of Father _____
 Purpose _____ Transacting _____

632807




Sign of Stamp Vendor
 Mangala N. Karapurkar
 License No AC/STPA/EN/747/99

Parties:
 Sign of Purchaser

DEED OF ADDENDUM

THIS DEED OF ADDENDUM to the AGREEMENT OF DEVELOPMENT dated 18-08-2017 is made on this 10TH day of June 2021;

[Handwritten signatures in purple ink]

BETWEEN

1. **Mr. SHIVSHANKAR ANANT MAYEKAR**, major of age, son of Mr. Late Anant Mayekar, Businessman, married and his wife;

2. **Mrs. VANITA SHIVSHANKAR MAYEKAR**, major of age, daughter of late Mr. Rajaram Prabhu, service, represented herein through her Attorney: Mr. SHIVSHANKAR ANANT MAYEKAR, the VENDOR No. 1 duly constituted vide Power of Attorney dated 6/02/2015, registered under No. 100/2015 before the Notary Adv. Kavita P. Karekar;

Both Indian Nationals and resident of H. No. 1191, Gaw Vaddi, Anjuna, Bardez, Goa, hereinafter referred to as the 'OWNERS' (which expression shall unless repugnant to the context or meaning, mean and include their heirs, successors, legal representatives, administrators and assigns) of the FIRST PART.

AND

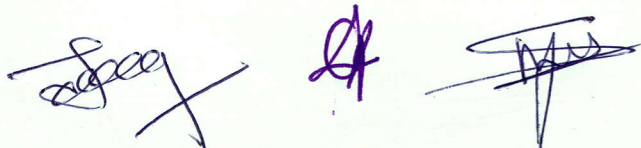
SS INFRAA VENTURES LLP, registered under the Limited Liability Partnership Act, 2008 under No. AAK-1500, holding PAN Card bearing



No. [REDACTED] and its registered office address at M1, H. No. 2-1-251, Godama Mansion, Nallakunta, Hyderabad, TG, 500044 and represented herein through its Designated Partners:

1. **Mr. VENKATESHWAR REDDY PANYALA**, 47 years of age, s/o Mr. P. Narayan Reddy, businessman, Indian National, holding PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] and resident of H. No: 2-1-251, Flat No.305, Lahari Apartments, Vegetable Market, Musheerabad, Nallakunta, Hyderabad, 500044;
2. **Mr. KALESHWAR VASGI**, 48 years of age, S/o Late Mr. V. Rajeshwar, businessan, Indian National, holding PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] and resident of villa no 321, Splendid Aparna Palm Meadows, Kompalle, Ranga Reddy, Telangana-500014;

Represented herein by **Mr. Venkateshwar Reddy Panyala** duly constituted vide resolution dated 16/8/2017 passed in the meeting of the Board of Directors on 16/8/2017 hereinafter referred to as the '**DEVELOPER**' (which expression shall, unless repugnant to the context and meaning, we mean and include its nominee/s, legal representatives,



administrators, and assigns) of the SECOND PART.

AND

M/S. ASHRAY REAL ESTATE DEVELOPERS, a Partnership Firm, registered under the Indian Partnership Act 1932, with its registered office at Office No. 2, 2nd floor, Landscape Shire, Caranzalem, Panaji - Goa, having PAN Card No. AAMFA9760F, represented in this act by its Partners:

1. **Mr. GIRISH RAGHA**, s/o Mr. Laxman Ragha, 51 years of age, holding PAN Card bearing No. [REDACTED] and Aadhar Card No. [REDACTED] and;
2. **Mrs. ASHWINI RAGHA**, w/o Mr. Girish Ragha, 47 years of age, holding PAN Card bearing No. [REDACTED] and Aadhar Card No. [REDACTED] and represented herein through her attorney Mr. GIRISH RAGHA, duly constituted vide power of attorney dated 30th July, 2008, executed before the Notary Mrs. Meera Medhekar, under registration No. 4525 on 08-08-2008;

Both residents of Kaivalya, 17/407/C3, 2nd floor, near Models Status, Dona - Paula, Goa and hereinafter referred to as the '**CONFIRMING PARTY**' (which expression shall, unless repugnant to the context and meaning, mean and include the



respective heir/s of the Partners, legal representatives, administrators and assigns) of the **THIRD PART;**


WHEREAS:

1. There exists an immovable property known as 'VALL', alias 'LANCO' alias 'LANCO/LALEO ENCIMA DE GOL DE GANGEUEREM' alias 'SANTA VUDICHI VERICA', admeasuring **14,836** Sq.mtrs, bearing survey no. **159/1-A** of the Village Panchayat of Assagao, situated at Assagao, Bardez, Goa, described in Schedule hereunder written, delineated in red in the plan annexed hereto and hereinafter referred to as the '**SAID PROPERTY**' for brevity's sake.
2. The OWNERS in order to develop the SAID PROPERTY entered into an Agreement of Development dated 06-02-2015, executed before the Notary Adv. Linus Emmanuel under No. 163/2015, with the CONFIRMING PARTY herein, hereinafter referred to as the 'SAID AGREEMENT', whereby the OWNERS granted the CONFIRMING PARTY right to develop the SAID PROPERTY by constructing for the OWNERS the Villas detailed under Schedule IV thereunder;





3. The CONFIRMING PARTY then with the consent of the OWNERS herein assigned to the DEVELOPER herein its right to carry out development of the SAID PROPERTY and the DEVELOPER has agreed to carry out the development at its exclusive cost in the SAID PROPERTY by constructing Villas/Apartments/shops therein instead, which Project is known as '**IVORRY RETREAT**' and hereinafter referred to as the '**SAID PROJECT**' for brevity's sake;
4. Therefore, the OWNERS, DEVELOPER and CONFIRMING PARTY executed an Agreement of Development dated 18-08-2017, executed before the Notary Adv. Linus Emmanuel, under No. 1850/2017, hereinafter referred to as the '**SAID AGREEMENT**' for brevity's sake;
5. In terms of the SAID AGREEMENT it was agreed that the DEVELOPER would carry out the SAID DEVELOPMENT at its exclusive cost in lieu of the CONFIRMING PARTY allotting to the DEVELOPER 55% of built up area in residential block and the CONFIRMING PARTY would retain 9% of the built up area in residential block and the OWNERS allotted 36% of built up area of the SAID DEVELOPMENT firstly in the commercial block and any balance built up area, if any, to be allotted in the residential block.



6. Subsequently, the DEVELOPER through the CONFIRMING PARTY and the OWNERS in pursuance and in furtherance of the SAID AGREEMENT then applied and obtained:

- i. Technical Clearance Order dated 21-01-2019 bearing No. TPB/3083/ASS/TCP/19/444 of the Office of the Senior Town Planner, at Mapusa;
- ii. Conversion Sanad dated 26-02-2019 bearing No. RB/CNV/BAR/COLL/01A/2014 of the Collector, Panaji;
- iii. No Objection Certificate bearing No. PHSC/HS/NOC/18-19/20173 dated 11-03-2019 from the Primary Health Centre, Siolim, Bardez, Goa.
- iv. Construction License bearing No. VP/ASS/1586/2018-19 dated 26-03-2019 from the Village Panchayat of Assagao for the SAID PROJECT known as **'IVORRY RETREAT'**.

7. The plans having been approved and the construction licenses having been obtained as aforesaid, the Parties now desire to apportion the Villas/Apartments/Shops in the SAID PROJECT in proportion of the built up areas allotted to the Parties under the SAID AGREEMENT dated 18-08-2017.





8. Therefore, the Parties hereto seek to amend the SAID AGREEMENT to incorporate the apportionment of the Villas/Apartments/shops by the OWNERS, the CONFIRMING PARTY and the DEVELOPER herein and annex copies of the approved plans delineating the Villas/Apartments/shops allotting to the Parties hereto.

9. Therefore, on execution of the present Deed of Addendum, the Parties shall be allotted the Villas/Apartments/Shops as under:

- a. OWNERS -Annexure I
- b. DEVELOPER -Annexure II
- c. CONFIRMING PARTY -Annexure III

10. The parties hereto are executing these presents on the following terms and conditions.

NOW THIS DEED OF ADDENDUM WITNESSES AS UNDER:

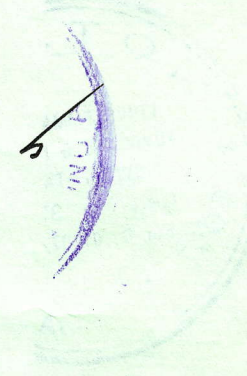
1. THAT IN PURSUANCE of the aforesaid agreement and in consideration that the

SAID AGREEMENT ought to be amended to incorporate the apportionment of the Villas/Apartments/Shops by the OWNERS, the CONFIRMING PARTY and the DEVELOPER herein and annex copies of the approved plans delineating the Villas/Apartments/Shops allotting to the Parties hereto, the parties shall be allotted the Villas/Apartments/Shops as under:

- a. OWNERS -Annexure I
- b. DEVELOPER -Annexure II
- c. CONFIRMING PARTY -Annexure III

2. It is agreed by the parties hereto that the DEVELOPER has deposited a sum of Rs. 2,00,00,000/- (Rupees Two crores only) with the OWNERS and the CONFIRMING PARTY instead of the sum of RS. 3,00,00,000/- (Rupees Three Crores only) as originally agreed under the various clauses of the Agreement of Development dated 18-08-2017 which is accepted by all the Parties herein (the FIRST PARTY and the CONFIRMING PARTY does hereby admit and acknowledge the receipt of the said sum of Rs. 2,00,00,000/-).

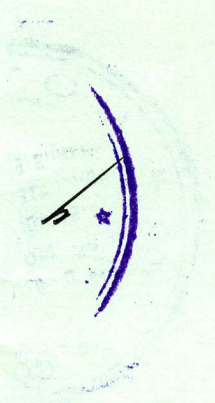




3. That in pursuance of the present amendment of the consideration and allotment of the Villas/Apartments/shops to the Parties hereto, each Party shall be entitled to sell, assign, transfer or otherwise deal with its/their Villas/Apartments/shops and will be at liberty to enter into Agreement of sale, mortgage or such other agreement with respect to its Villas/Apartments/shops with any person/entity at such price and on such terms at the sole discretion of the said Party and the said Party shall be entitled to receive monies as advance from the prospective purchaser of its/their Villas/Apartments/shops and shall appropriate the consideration to itself/themselves without any reference to other Parties herein. However, the DEVELOPER and the other OWNERS including the CONFIRMING PARTY shall execute the agreement/s and/or the Deed/s of Sale in favour of the Prospective purchasers and comply with the Rules and Regulations under RERA, 2016 at the time of sale of their respective Villas/Apartments/shops.

4. The CONFIRMING PARTY shall be in charge of the design of the SAID PROJECT which






includes the specifications to be provided for the Villas/Apartments/shops in the SAID PROJECT by coordinating with consultants and shall also assist in marketing the SAID PROJECT including assisting the DEVELOPER in obtaining necessary licenses and permissions for the SAID PROJECT.

5. It is agreed by the Parties that there shall be a monthly meeting at the site to review the progress of construction and quality of workmanship. It is agreed between the Parties that in the event the DEVELOPER ceases the construction of the SAID DEVELOPMENT or the speed of the construction is very slow and not as per the schedule of the completion, then the owners shall undertake a review of the construction of the SAID DEVELOPMENT and the efforts made till date to construct the same. On such review, if the OWNERS are of opinion that the pace of the construction of the SAID DEVELOPMENT is unsatisfactory, then the OWNERS shall call upon the DEVELOPER by a notice of not less than 1 (one) month to redress and rectify the shortcomings. On expiry of such notice period if the construction of the SAID DEVELOPMENT has not commenced or not rectified to increase





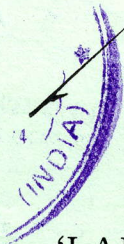
the Speed of the construction, then the OWNERS or the CONFIRMING PARTY shall be entitled to terminate this Agreement, and in such event, the amount, after deducting 10% spent by the DEVELOPER for the construction shall be reimbursed to the DEVELOPER by the OWNERS on completion and sale of all the units of the SAID DEVELOPMENT by the OWNERS. The amount spent on construction shall be determined by the competent valuer .

6. This Deed of Addendum shall form an integral part of the SAID AGREEMENT dated 18-08-2017 and save and except the above amendment, the parties hereto shall be bound by all other clauses and covenants of the SAID AGREEMENT dated 18-08-2017.
7. The SAID PROJECT shall be completed in 30 months in all respects including obtaining Occupancy Certificate from the date of signing of this Addendum.
8. All notices to be served on the parties hereto shall be sufficient if served at the address hereinabove mentioned.



SCHEDULE

[SAID PROPERTY]



ALL THAT PROPERTY known as 'VALL', alias 'LANCO' alias 'LANCO/LALEO ENCIMA DE GOL DE GANGEUEREM' alias 'SANTA VUDICHI VERICA', admeasuring **14,836** Sq.mtrs, bearing survey no. **159/1-A** of the Village Panchayat of Assagao, situated at Assagao, Bardez, Goa, not known to be described in the Land Registration Office of Bardez, at Mapusa nor registered in the Taluka Revenue Office and bounded as follows:

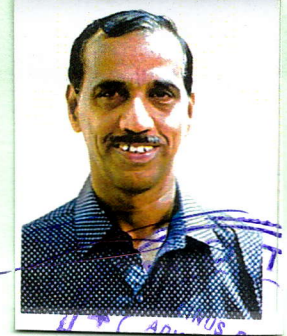
On the EAST: Village Khorlim and a pathway;
 On the WEST: balance portion of the property belonging to the Comunidade of Assagao;
 On the NORTH: public road;
 On The SOUTH: Village of Verla.

(The SAID PROPERTY is delineated in red in the plan annexed hereto).

IN WITNESS WHEREOF the Parties hereto have executed these presents on the date hereinabove mentioned.

SIGNED SEALED AND DELIVERED]

BY THE WITHIN-NAMED OWNERS]



Mr. SHIVSHANKAR ANANT MAYEKAR

for self and as attorney holder of

Mrs. VANITA SHIVSHANKAR MAYEKAR

SIGNED SEALED AND DELIVERED]

BY THE WITHIN-NAMED DEVELOPER]



MR. P. VENKATESHWAR REDDY

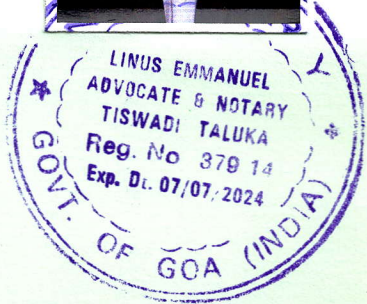
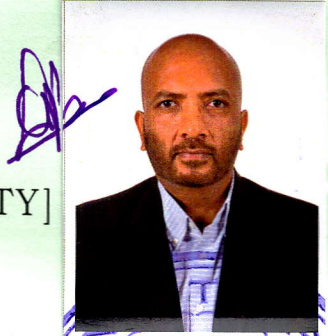
Partner

SS INFRA VENTURES LLP

For self and as attorney holder of

Mr. KALESHWAR VASGI

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED CONFIRMING PARTY]



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[Handwritten mark]

Mr. GIRISH RAGHA

for self & attorney holder of
Mrs. ASHWINI RAGHA
Partners

M/s ASHRAY REAL ESTATE DEVELOPERS

IN THE PRESENCE OF:

1. Sonia P. Shetye, Advocate *[Signature]*

2. Laudes D'Souza, Advocate *[Signature]*

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ANNEXURE I OWNERS UNITS

Sr. No.	Villa	Type	FLOOR AREA	BUILT UP AREA	TERRACE (50% AREA)	POOL	COMM ON AREA	S.B.A. in SQ. MT	Plo t -A in SQ. MT.	Plo t-B in SQ. MT.
1.	Villa 2	TYPE 1 GROUND FLOOR	82.449	114.378		16.94		131.318		
		FIRST FLOOR	80.343	112.855	2.814			115.669		
		SECOND FLOOR	45.045	63.013	12.083			75.096		
		TOTAL	207.837	290.246	14.897	16.94	11.77	333.853	165	37
2.	Villa 3	TYPE 2 GROUND FLOOR	82.449	114.378		16.94		131.318		
		FIRST FLOOR	80.343	107.009	2.814			109.823		
		TOTAL	162.792	221.387	2.814	16.94	11.77	252.911	165	37
3.	Villa 4	TYPE 2 GROUND FLOOR	82.449	114.378	2.814	16.94		131.318		
		FIRST FLOOR	80.343	107.009				109.823		
		TOTAL	162.792	221.387	2.814	16.94	11.77	252.911	165	37



APARTMENT BLOCK

Sr. No.	APARTMENT BLOCK	FLOOR AREA	BUILT UP WITH BALCONIES	STAIRCASE LIFT	TERRACE (50% AREA)	COMMON AREA	S.B.A in SQ. MT.	
1.	101	FIRST FLOOR	102.416	128.583	17.87	3.531	11.77	161.754
2.	102	FIRST FLOOR	101.75	127.744	17.753	3.408	11.77	160.575
3.	103	FIRST FLOOR	101.75	127.744	17.753	3.408	11.77	160.575
4.	104	FIRST FLOOR	102.416	128.583	17.87	3.531	11.77	161.754
		TOTAL	408.332	512.654	71.246	13.878	47.08	644.658

COMMERCIAL BLOCK I

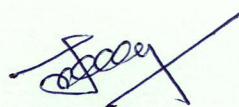
COMMERCIAL BLOCK-1 AREAS:					
	FLOOR AREA	BALCONY AREA	STAIRS, LIFTS, ETC.	50% TERRACE	BUILT UP
GROUND FLOOR	504.955	0	134.77	0	639.725
FIRST FLOOR	417.049	78.105	157.698	0	652.852
SECOND FLOOR	489.627	84.244	104.858	61.176	739.905
TOTAL	1411.631	162.349	397.326	61.176	2032.482



COMMERCIAL BLOCK II

COMMERCIAL BLOCK-2 AREAS:

	FLOOR AREA	BALCONY AREA	STAIRS, LIFTS, ETC.	50% TERRACE	BUILT UP
GROUND FLOOR	333.811	75.676	138.356	0	547.843
FIRST FLOOR	0	0	30.443	0	30.443
TOTAL	333.811	75.676	168.799	0	578.286





**ANNEXURE II
DEVELOPERS UNITS**

Sr No	Villa	Type	FLOOR AREA	BUILT UP AREA	TERRACE (50% AREA	POOL	CO MM ON ARE A	S.B.A. in SQ. MT	Plot - A in SQ. MT	Plot- B in SQ. MT.
1.	Villa 1	TYPE 1 GROUND FLOOR	82.44 9	114.378		16.94		131.318		
		FIRST FLOOR	80.343	112.855	2.814			115.669		
		SECOND FLOOR	45.045	63.013	12.083			75.096		
		TOTAL	207.8 37	290.246	14.897	16.94	11.7 7	333.853	65	37
2.	Villa 5	TYPE 2 GROUND FLOOR	82.449	114.378		16.94		131.318		
		FIRST FLOOR	80.343	107.009	2.814			109.823		
		TOTAL	162.7 92	221.387	2.814	16.94	11.7 7	252.911	165	37
3.	Villa 9	TYPE 3 GROUND FLOOR	87.812	113.803		19.95		133.75 3		



		FIRST FLOOR	81.798	110.205	2.814			113.019		
		SECOND FLOOR	46.497	60.623	14.203			74.826		
		TOTAL	216.107	284.631	17.017	19.95	11.77	333.368	175	37
4.	Villa 10	TYPE 3 GROUND FLOOR	87.812	113.803		19.95		133.753		
		FIRST FLOOR	81.798	110.205	2.814			113.019		
		SECOND FLOOR	46.497	60.623	14.203			74.826		
		TOTAL	216.107	284.631	17.017	19.95	11.77	333.368	175	37
5.	Villa 11	TYPE 3 GROUND FLOOR	87.812	113.803		19.95		133.753		
		FIRST FLOOR	81.798	110.205	2.814			113.019		
		SECOND FLOOR	46.497	60.623	14.203			74.826		
		TOTAL	216.107	284.631	17.017	19.95	11.77	333.368	175	37
6.	Villa 12	TYPE 3 GROUND FLOOR	87.812	113.803		19.95		133.753		
		FIRST FLOOR	81.798	110.205	2.814			113.019		
		SECOND FLOOR	46.497	60.623	14.203			74.826		

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		FLOOR	7							
		TOTAL	216.1	284.631	17.017	19.95	11.7	333.36	175	37
			07				7	8		
7.	Villa 13	TYPE 3 GROUND FLOOR	87.812	113.803		19.95		133.753		
		FIRST FLOOR	81.79 8	110.205	2.814			113.019		
		SECOND FLOOR	46.49 7	60.623	14.203			74.826		
		TOTAL	216.1	284.631	17.017	19.95	11.7	333.36	175	37
			07				7	8		
8.	Villa 14	TYPE 3 GROUND FLOOR	87.812	113.803		19.95		133.753		
		FIRST FLOOR	81.79 8	110.205	2.814			113.019		
		SECOND FLOOR	46.49 7	60.623	14.203			74.826		
		TOTAL	216.1	284.631	17.017	19.95	11.7	333.36	175	37
			07				7	8		
9.	Villa 15	TYPE 4 GROUND FLOOR	70.617	114.687		16.74		131.427		
		FIRST FLOOR	92.44 6	116.561	2.78			119.341		
		SECOND FLOOR	42.73 7	61.313	22.36			83.673		
		TOTAL	205.8	292.561	25.14	16.74	11.7	346.21	200	
							7	1		

See/ A 

10	Villa 16	TYPE 4 GROUND FLOOR	70.617	114.687		16.74		131.427		
		FIRST FLOOR	92.44 6	116.561	2.78			119.341		
		SECOND FLOOR	42.73 7	61.313	22.36			83.673		
		TOTAL	205.8	292.561	25.14	16.74	11.7 7	346.21 1	199	
11	Villa 17	TYPE 4 GROUND FLOOR	70.617	114.687		16.74		131.427		
		FIRST FLOOR	92.4 46	116.56 1	2.78			119.34 1		
		SECON D FLOOR	42.7 37	61.313	22.36			83.67 3		
		TOTA L	205. 8	292.561	25.14	16.74	11.7 7	346.2 11	19 8	
12	Villa 18	TYPE 4 GROUND FLOOR	70.617	114.687		16.74		131.427		
		FIRST FLOOR	92.44 6	116.561	2.78			119.341		
		SECOND FLOOR	42.73 7	61.313	22.36			83.673		
		TOTAL	205.8	292.561	25.14	16.74	11.7 7	346.21 1	197	
13	Villa 19	TYPE 4 GROUND FLOOR	70.617	114.687		16.74		131.427		
		FIRST FLOOR	92.44 6	116.561	2.78			119.341		
		SECOND	42.73	61.313	22.36			83.673		

		FLOOR	7							
		TOTAL	205.8	292.5	25.14	16.74	11.7	346.	196	
				61			7	211		
14	Villa 20	TYPE 4 GROUND FLOOR	70.617	114.687		16.74		131.427		
		FIRST FLOOR	92.44 6	116.561	2.78			119.341		
		SECOND FLOOR	42.73 7	61.313	22.36			83.673		
		TOTAL	205.8	292.561	25.14	16.74	11.7	346.211	195	
							7			
15	Villa 21	TYPE 4 GROUND FLOOR	70.617	114.687		16.74		131.427		
		FIRST FLOOR	92.44 6	116.561	2.78			119.341		
		SECOND FLOOR	42.73 7	61.313	22.36			83.673		
		TOTAL	205.8	292.561	25.14	16.74	11.7	346.211	195	
							7			
16	Villa 22	TYPE 5 GROUND FLOOR	70.617	114.687		16.74		131.427		
		FIRST FLOOR	92.44 6	116.56 1	2.78			119.341		
		SECOND FLOOR	42.73 7	61.313	22.36			83.673		

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		TOTAL	205.8	292.561	25.14	16.74	11.77	346.211	175	50
17	Villa 23	TYPE 5 GROUND FLOOR	70.617	114.687		16.74		131.427		
		FIRST FLOOR	92.4 46	116.56 1	2.78			119.34 1		
		SECOND FLOOR	42.7 37	61.313	22.36			83.67 3		
		TOTAL	205.8	292.561	25.14	16.74	11.77	346.211	175	50

APARTMENT BLOCK

Sr. No		APARTMENT BLOCK	FLOOR AREA	BUILT UP WITH BALCONIES	STAIRCASE LIFT	TERRACE (50% AREA)	COMMON AREA	S.B.A in SQ. MT.
1.	201	SECOND FLOOR	102.416	128.583	17.87	3.308	11.77	161.531
2.	202	SECOND FLOOR	101.75	127.744	17.753	3.308	11.77	160.575
3.	203	SECOND FLOOR	101.75	127.744	17.753	3.308	11.77	160.575
4.	204	SECOND FLOOR	102.416	128.583	17.87	3.308	11.77	161.531
		TOTAL	408.332	512.654	71.246	13.232	47.08	644.212

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ANNEXURE III
CONFIRMING PARTY UNITS

Sr. No.	Villa	Type	FLOOR AREA	BUILT UP AREA	TERRACE (50% AREA)	POOL	COMM ON AREA	S.B.A.in SQ. MT	Plot -A in SQ. MT.	Plot-B in SQ. MT.
1.	Villa 6	TYPE 2 GROUND FLOOR	82.449	114.378		16.94		131.318	165	37
		FIRST FLOOR	80.343	107.009	2.814			109.823		
		TOTAL	162.792	221.387	2.814	16.94	11.77	252.911		
2.	Villa 7	TYPE 2 GROUND FLOOR	82.449	114.378		16.94		131.318	165	37
		FIRST FLOOR	80.343	107.009	2.814			109.823		
		TOTAL	162.792	221.387	2.814	16.94	11.77	252.911		
3.	Villa 8	TYPE 2 GROUND FLOOR	82.449	114.378		16.94		131.318	165	37
		FIRST FLOOR	80.343	107.009	2.814			109.823		
		TOTAL	162.792	221.387	2.814	16.94	11.77	252.911		
4.	Villa 24	TYPE 5 GROUND FLOOR	70.617	114.687		16.74		131.427	175	50
		FIRST FLOOR	92.446	116.561	2.78			119.341		
		SECOND FLOOR	42.737	61.313	22.36			83.673		
		TOTAL	205.82	292.561	25.14	16.74	11.77	346.211		

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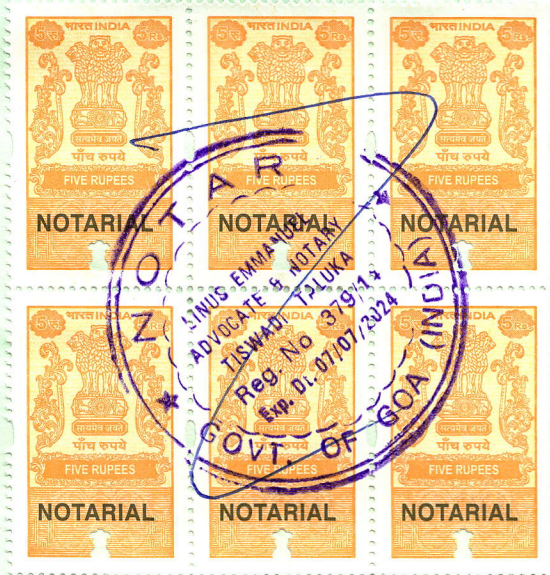
TOTAL B.U.A

11547.328



SHARE	AREA REQUIRED	AREA ALLOTTED
DEVELOPER (55%)	6351.03	6347.083
OWNER (36%)	4157.04	4095.301
CONFIRMING PARTY (9%)	1039.26	1104.944

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**EXECUTED BEFORE ME
WHICH I ATTEST**
 SR. No. 1021/2024 DATED 25/06/2024

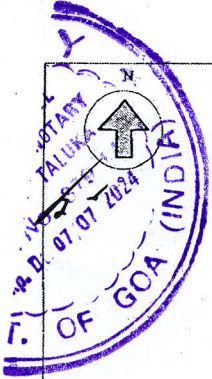
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Linus Emmanuel
 Advocate & Notary
 Tiswadi Taluka
 Reg. No. 379/14

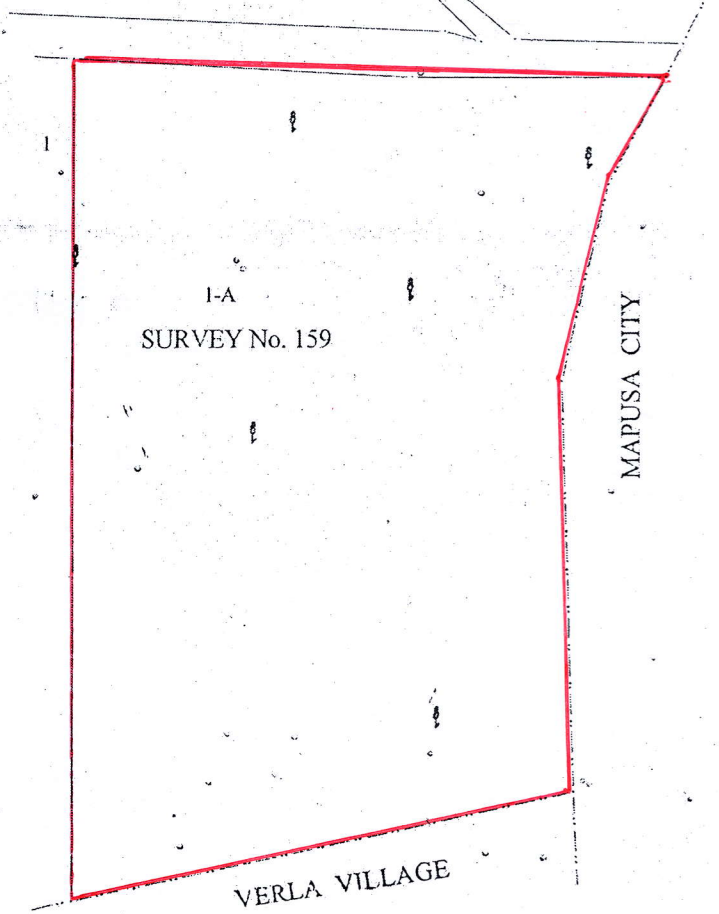
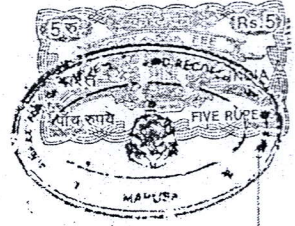


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA

Plan Showing plots situated at
 Village : ASSAGAO
 Taluka : BARDEZ
 Survey No./Subdivision No. : 159/ 1-A
 Scale : 1 : 1000



[Signature]
 Inspector of Survey &
 Land Records
 City Survey Bardez

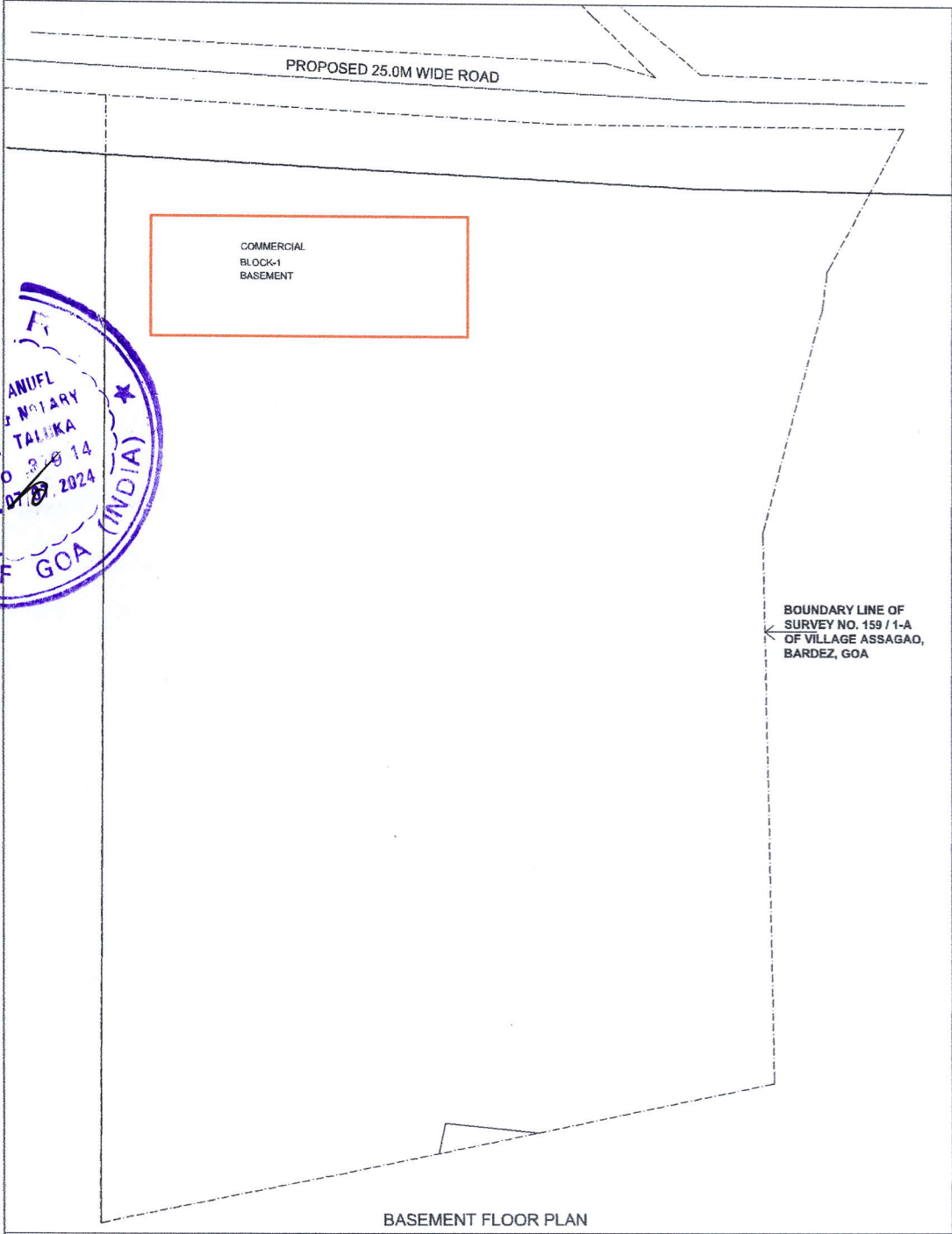


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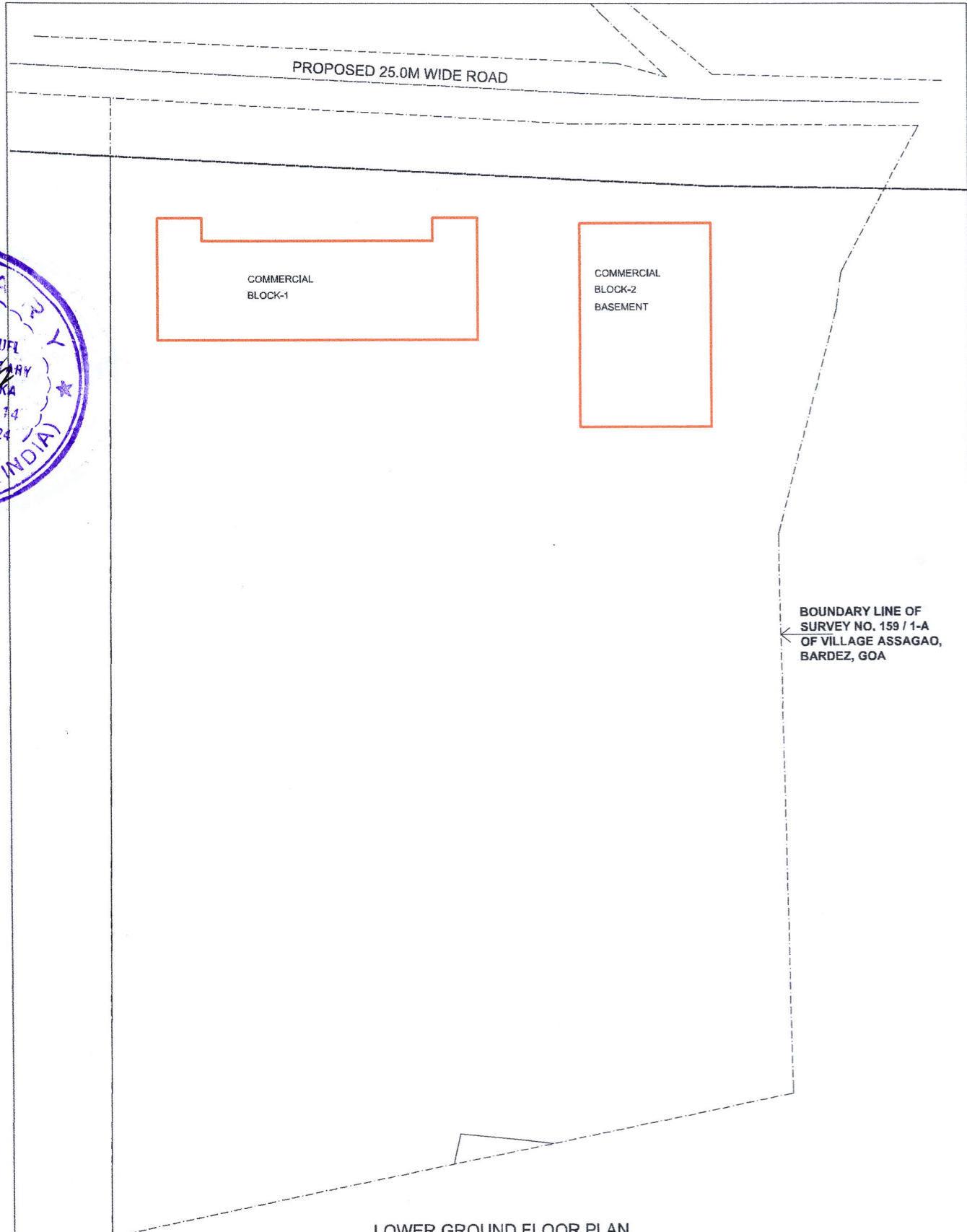
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DRAWING SHOWING SHARE OF UNITS/ BUILDINGS/ PARKINGS ALLOTTED TO THE SIGNING PARTIES IN THE GROUP HOUSING & COMMERCIAL BUILDINGS ON PLOT BEARING SURVEY NO. 159 / 1-A OF VILLAGE ASSAGAO, BARDEZ, GOA.

DEVELOPER	OWNER	CONFIRMING PARTY
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[Handwritten signatures in blue ink]



LOWER GROUND FLOOR PLAN

DRAWING SHOWING SHARE OF UNITS/ BUILDINGS/ PARKINGS ALLOTTED TO THE SIGNING PARTIES IN THE GROUP HOUSING & COMMERCIAL BUILDINGS ON PLOT BEARING SURVEY NO. 159 / 1-A OF VILLAGE ASSAGAO, BARDEZ, GOA.

 DEVELOPER	 OWNER	 CONFIRMING PARTY
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GROUND FLOOR PLAN

DRAWING SHOWING SHARE OF UNITS/ BUILDINGS/ PARKINGS ALLOTTED TO THE SIGNING PARTIES IN THE GROUP HOUSING & COMMERCIAL BUILDINGS ON PLOT BEARING SURVEY NO. 159 / 1-A OF VILLAGE ASSAGAO, BARDEZ, GOA.

[Signature]

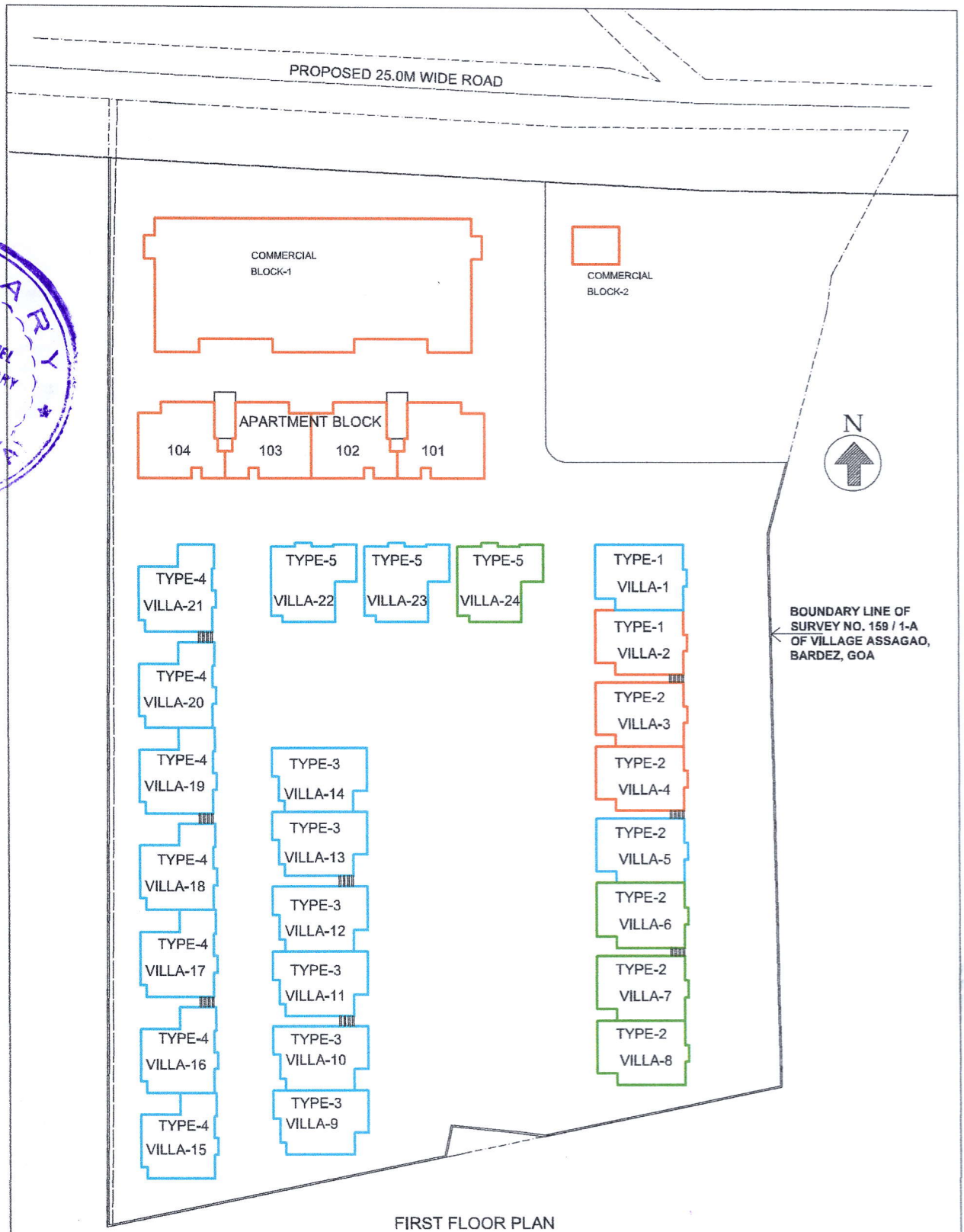
DEVELOPER

[Signature]

OWNER

[Signature]

CONFIRMING PARTY



FIRST FLOOR PLAN

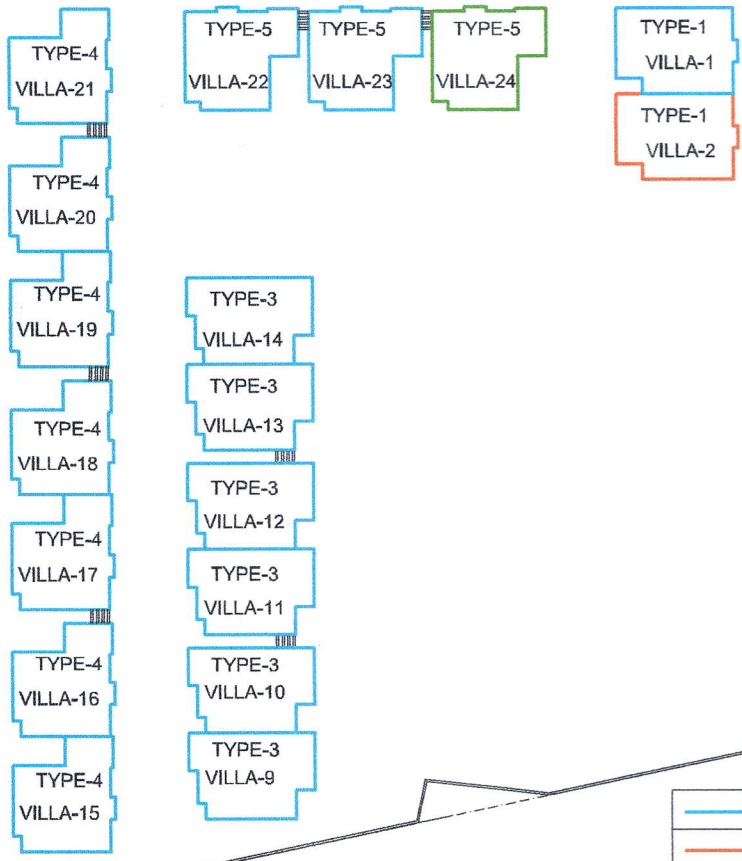
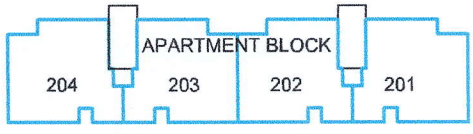
DRAWING SHOWING SHARE OF UNITS/ BUILDINGS/ PARKINGS ALLOTTED TO THE SIGNING PARTIES IN THE GROUP HOUSING & COMMERCIAL BUILDINGS ON PLOT BEARING SURVEY NO. 159 / 1-A OF VILLAGE ASSAGAO, BARDEZ, GOA.

DEVELOPER

OWNER

CONFIRMING PARTY

PROPOSED 25.0M WIDE ROAD



BOUNDARY LINE OF SURVEY NO. 159 / 1-A OF VILLAGE ASSAGAO, BARDEZ, GOA

	DEVELOPER
	OWNER
	CONFIRMING PARTY

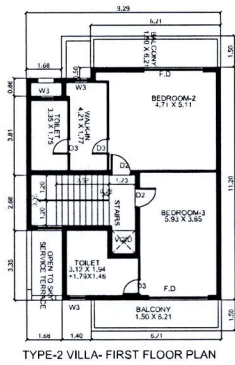
SECOND FLOOR PLAN

DRAWING SHOWING SHARE OF UNITS/ BUILDINGS/ PARKINGS ALLOTTED TO THE SIGNING PARTIES IN THE GROUP HOUSING & COMMERCIAL BUILDINGS ON PLOT BEARING SURVEY NO. 159 / 1-A OF VILLAGE ASSAGAO, BARDEZ, GOA.

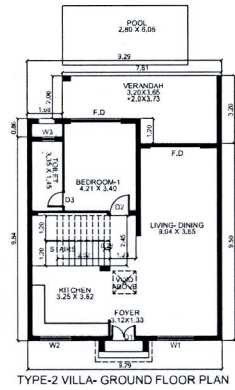
DEVELOPER

OWNER

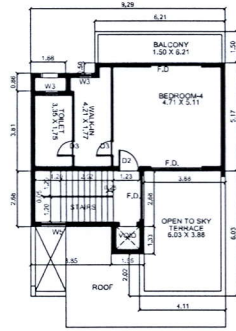
CONFIRMING PARTY



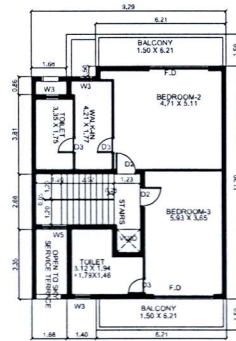
TYPE-2 VILLA- FIRST FLOOR PLAN



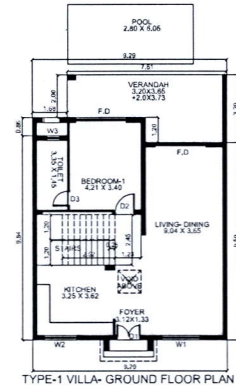
TYPE-2 VILLA- GROUND FLOOR PLAN



TYPE-1 VILLA-SECOND FLOOR PLAN



TYPE-1 VILLA- FIRST FLOOR PLAN



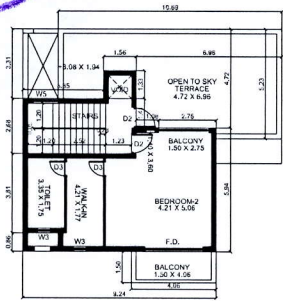
TYPE-1 VILLA- GROUND FLOOR PLAN

DRAWING SHOWING VILLA TPE- 1 & 2 FLOOR PLANS IN THE GROUP HOUSING & COMMERCIAL BUILDINGS ON PLOT BEARING SURVEY NO. 159 / 1-A OF VILLAGE ASSAGAO, BARDEZ, GOA.

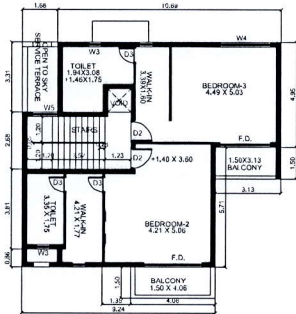
DEVELOPER

OWNER

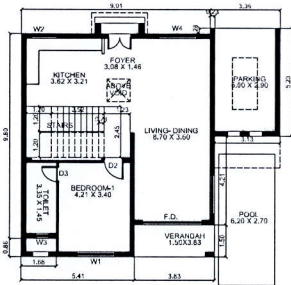
CONFIRMING PARTY



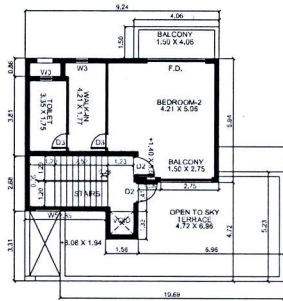
TYPE-5 VILLA-SECOND FLOOR PLAN



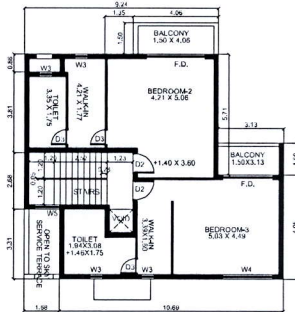
TYPE-5 VILLA- FIRST FLOOR PLAN



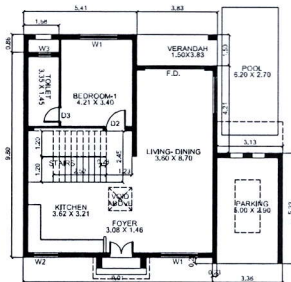
TYPE-5 VILLA- GROUND FLOOR PLAN



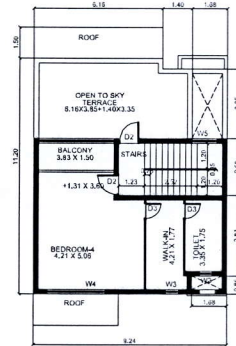
TYPE-4 VILLA- SECOND FLOOR PLAN



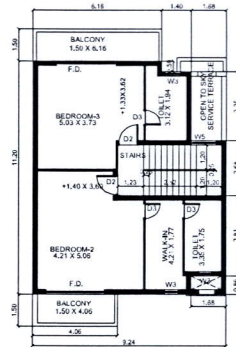
TYPE-4 VILLA-FIRST FLOOR PLAN



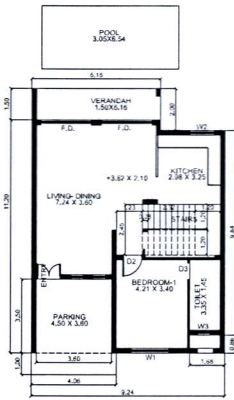
TYPE-4 VILLA- GROUND FLOOR PLAN



TYPE-3 VILLA-SECOND FLOOR PLAN




TYPE-3 VILLA- FIRST FLOOR PLAN



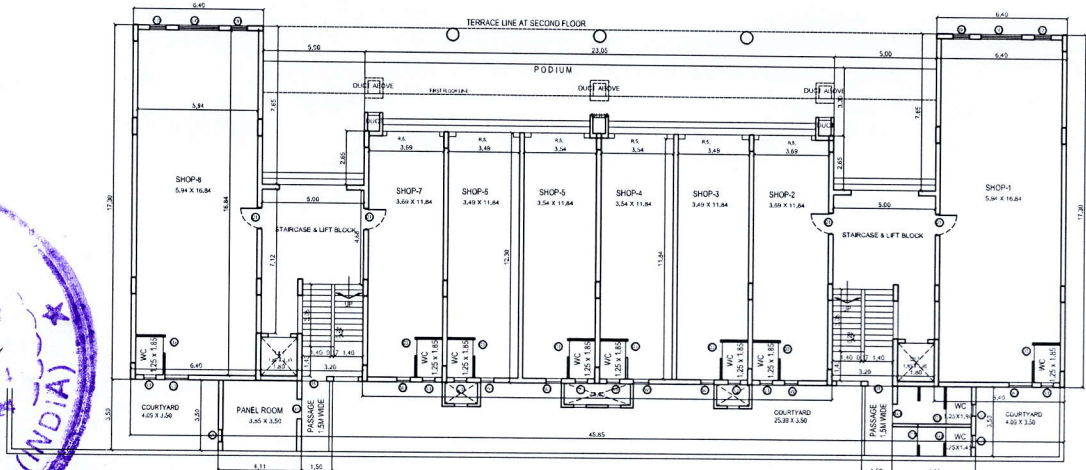
TYPE-3 VILLA-GROUND FLOOR PLAN

DRAWING SHOWING VILLA TPE- 3, 4 & 5 FLOOR PLANS IN THE GROUP HOUSING & COMMERCIAL BUILDINGS ON PLOT BEARING SURVEY NO. 159 / 1-A OF VILLAGE ASSAGAO, BARDEZ, GOA.

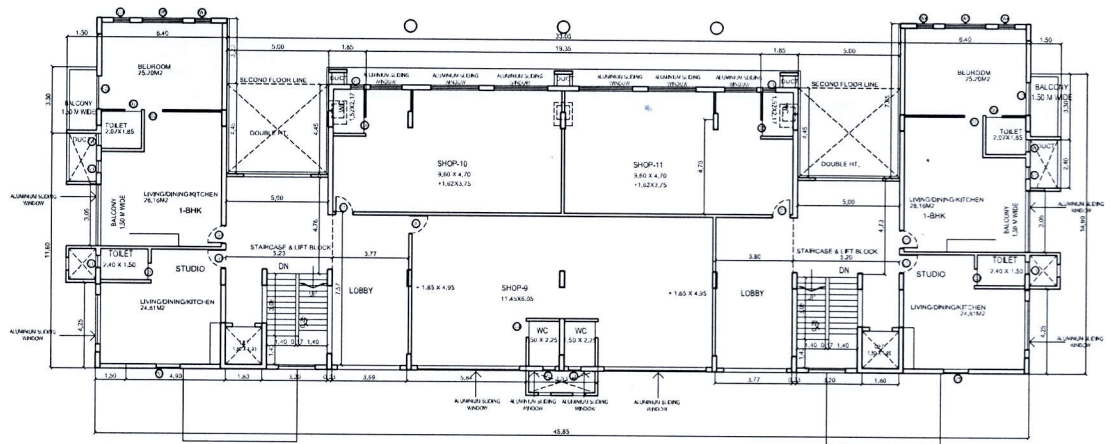

DEVELOPER


OWNER

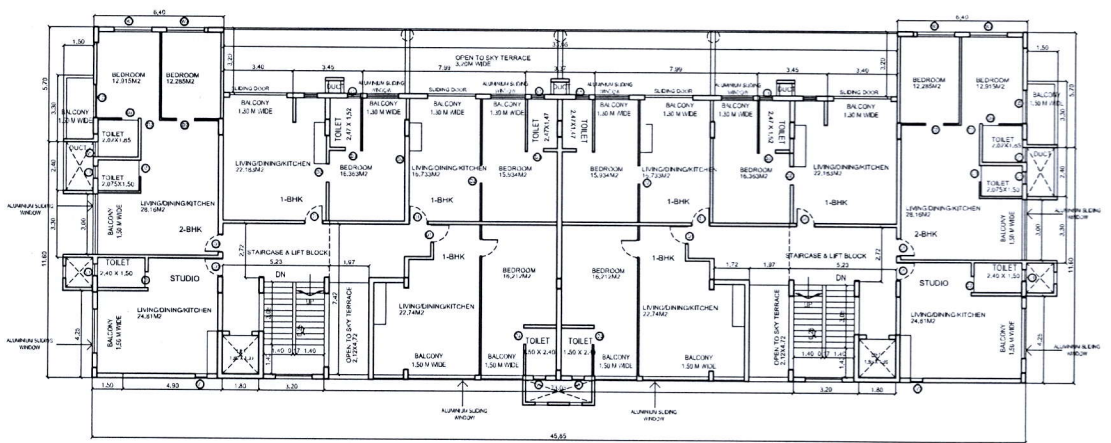

CONFIRMING PARTY



COMMERCIAL BLOCK-1: GROUND FLOOR PLAN



COMMERCIAL BLOCK-1: FIRST FLOOR PLAN



COMMERCIAL BLOCK-1: SECOND FLOOR PLAN

DRAWING SHOWING COMMERCIAL BLOCK-1 FLOOR PLANS IN THE GROUP HOUSING & COMMERCIAL BUILDINGS ON PLOT BEARING SURVEY NO. 159 / 1-A OF VILLAGE ASSAGAO, BARDEZ, GOA.

[Signature]

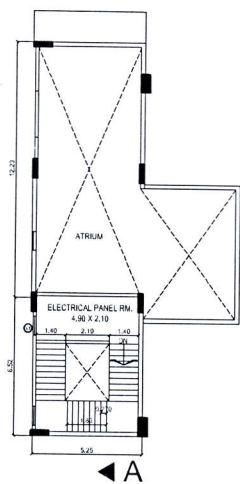
DEVELOPER

[Signature]

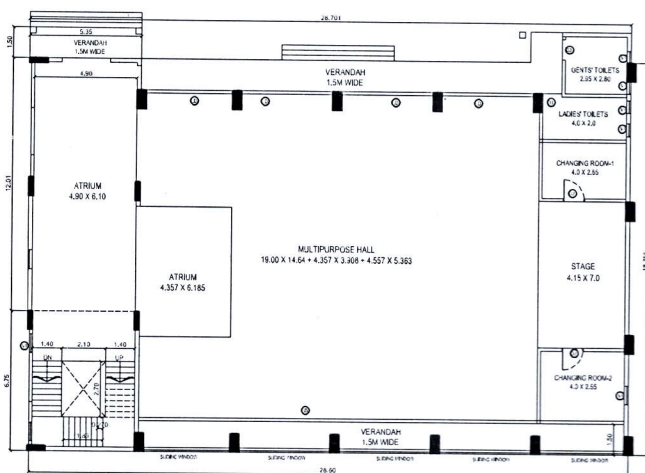
OWNER

[Signature]

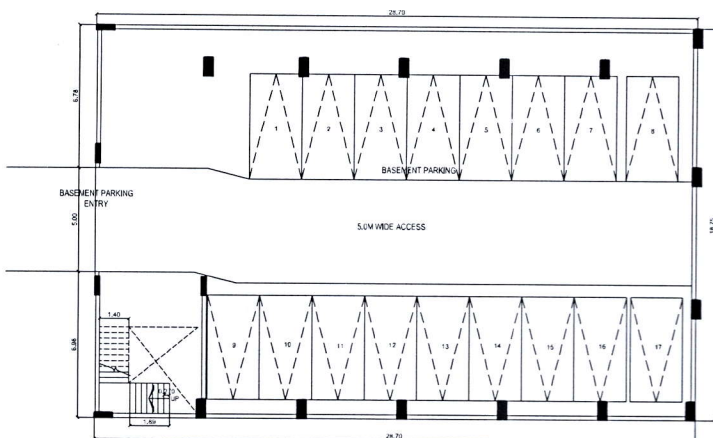
CONFIRMING PARTY



COMMERCIAL BLOCK-2: FIRST FLOOR



COMMERCIAL BLOCK-2: GROUND FLOOR PLAN



COMMERCIAL BLOCK-2: BASEMENT FLOOR PLAN

DRAWING SHOWING COMMERCIAL BLOCK-2 FLOOR PLANS IN THE GROUP HOUSING & COMMERCIAL BUILDINGS ON PLOT BEARING SURVEY NO. 159 / 1-A OF VILLAGE ASSAGAO, BARDEZ, GOA.

DEVELOPER

OWNER

CONFIRMING PARTY