

FOR CITIZEN CREDIT
CO-OP BANK LTD

Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
E-326, RUA DE OUREM
PANAJI, GOA 403 001

D-5/STP(V)/C.A./35/18/2006-ND(PART-III)

भारत 22924 NON JUDICIAL गीत
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R.0212300/- PB6818
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Name of Purchaser Gous MOHAMMED

Serial No. 1354/15
Presented at the Office of the
Sub-Registrar of Ponda
between the hours of 10.25
and 10.35 on 10/06/15

Received fees for Rs. N. P
Registration 219500.00
Copying (Folios) 150 225.00
Copying Endorsements 10.00
Postage 10.00
Total Rs. 219735.00

Gous Mohammed

SUB-REGISTRAR
PONDA

212300

SUB-REGISTRAR
PONDA



AGREEMENT FOR DEVELOPMENT & SALE

S. S. Sulekar R. S. Sulekar R. S. Sulekar

Sulekar जयश्री न. गोंडकर



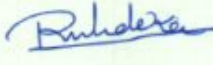

This Agreement for Development & Sale is executed on this 9th day of the month of June 2015, in the city of Ponda, Goa.

BETWEEN

(1) SMT. JAYASHREE VAMAN GUDEKAR, widow of Shri Vaman Gudekar, aged 76 years, housewife, having PAN No. BKGPG5736E,
 (2) SHRI SADASHIV VAMAN SHET GUDEKAR @ GUDEKAR, aged 48 years, married, service, having PAN No. AHWPS6408D and his wife (3) SMT. SEEMA SADASHIV SHET GUDEKAR @ GUDEKAR, aged 47 years, service, having PAN No. BMPPS6258C,
 (4) SHRI RAJAN VAMAN GUDEKAR, aged 46 years, married, service, having PAN No. AEJPG2713F and his wife (5) SMT. NIKHITA RAJAN GUDEKAR, aged 38 years, service, having PAN No. AHNPD1748G, all resident of House No. 1/120/13, Upper Bazar, Ponda, Goa, hereinafter referred to as the OWNERS (which expression shall unless repugnant to the context or meaning thereof mean and include their legal heirs, administrators, successors, assignees etc.) of the FIRST PART.

AND

M/S. CIVILCO ENGINEERS & ASSOCIATES, a Partnership Firm, with office at Shop No. 1, Shree Saish Co-operative Housing Society, near Savitri Hall, Haveli, Curti, Ponda, Goa, having PAN AAGFC7209K, represented herein by its Partner Shri Gous Mohammed Shiraguppi, aged 49 years, married, businessman, resident of C-4, Qadria Plaza, Haveli, Curti, Ponda, Goa, hereinafter


   
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called as the 'DEVELOPER', (which expression shall unless repugnant to the context or meaning thereof mean and include successors in office of Partners, administrators, assignees etc.) of the SECOND PART.

WHEREAS all the parties herein are Indian Nationals.

AND WHEREAS the OWNERS are in possession of a distinct Plot of land being Plot admeasuring 1766 sq. mtrs. (denoted as Plot 'D'), of which an area admeasuring 1516 sq. mtrs. is surveyed under Survey No. 45/1 (presently proposed Survey No. 45/1A) and an area admeasuring 250 sq. mtrs. is surveyed under Survey No. 45/2 of Village Ponda, forming part of the property being Lote B known as "CAJI BAGA" also known as "PRACA VELHA", situated at Cotwada, Curti, Ponda, Goa, within the limits of Village Panchayat of Curti-Khandepar, said property being registered in the Land Registration Office of Ilhas under No. 6264 of Book B-17 new and inscribed under No. 10880 at page 109 of Book G-20 and bounded as per said description entry on the East by the property of mosque of the mussulmen, by river of sweet water and by public road, on the West by Lote A, by the property 'Caji Baga' of Caji mamod Patchemiam and by the property of the mosque of the mussulmen, on the North by Lote A and by the property of the mosque of the mussulmen and on the South by the property 'Caji Baga' of Caji mamod Patchemiam, said distinct Plot of land being Plot admeasuring 1766 sq. mtrs. (denoted as Plot 'D') shown in red lines on PLAN A and PLAN B





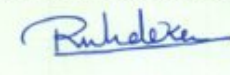
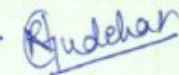
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annexed hereto (delineating respectively area admeasuring 1516 sq. mtrs. and 250 sq. mtrs. mentioned above) and being more particularly described with its boundaries in Schedule I hereunder written and referred to in this Agreement as the 'SAID PLOT.

AND WHEREAS, SAID PLOT was carved out of the sub-division of the said property "CAJI BAGA" also known as "PRACA VELHA", by virtue of partition pursuant to a Final Decree dated 29/03/1990 passed in a suit for partition being Regular Civil suit No. 43/1972 instituted before the Senior Civil Judge at Ponda, between the legal heirs of one Shri Panduronga Sotu Xete Gudecar and Shri Ramanata Sotu Xete Gudecar, in whose favour said property "CAJI BAGA" was inscribed as mentioned above.

AND WHEREAS in terms of said Final Order dated 29/03/1990 passed in said Civil Suit, SAID PLOT came to allotted to the OWNERS herein and ever since the OWNERS are in exclusive possession and enjoyment of the SAID PLOT as owners thereof and consequently name of the OWNERS stands duly mutated in the Column of Occupants in respect of the survey records in respect of the SAID PLOT.



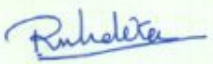
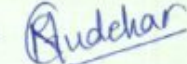
AND WHEREAS the OWNERS have represented the DEVELOPER that the name of one Shri Chandrakant Venktu Naik @ Shri Chandrakant Ventu Naik is wrongly recorded as tenant of the said property and that SAID PLOT is free from any encumbrance, right or

   
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claim of whatsoever nature of any third party including said Shri Chandrakant Venktu Naik @ Shri Chandrakant Ventu Naik and that this fact has been confirmed by a Judgment and Order dated 31/07/2006 passed by Jt. Mamlatdar II of Ponda in Case No. JM/TNC/PUR/PONDA/30/93 filed by said Shri Chandrakant Venktu Naik and further confirmed by a Judgment, Order and Decree dated 24/05/2010 passed by Senior Civil Judge, Ponda in Regular Civil Suit No. 63/1996/A filed against said Shri Chandrakant Venktu Naik.

AND WHEREAS upon the death of Shri Vamona Sadassiva Xete Gudekar i.e. husband/father/father-in-law of the OWNERS on 24/07/1990, Deed of Succession dated 17/09/1991 came to be drawn at page 79 to 81 of Notarial Book for Deeds No. 378, before the Notary Ex-Officio of Ponda, whereby children of said Shri Vamona Sadassiva Xete Gudekar i.e. OWNER No. 2 and 4 herein i.e. Shri Sadashiv Vaman Shet Gudekar and Shri Rajan Vaman Gudekar and one married daughter by name Smt. Rachana Sandeep Prabhu nee Rachana Vaman Gudekar were qualified as universal heirs to succeed to the estate of said Shri Vamona Sadassiva Xete Gudekar alongwith the moiety Smt. Jayashree Vaman Gudekar i.e. OWNER No. 1 herein.



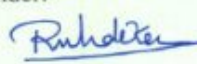

AND WHEREAS, in terms of Deed of Relinquishment dated 21/03/2003, drawn before the Notary Ex-Officio of Ponda recorded at paged 64V to 65V of Notarial Book of Deeds No. 392, the only married daughter of said Shri Vamona Sadassiva Xete Gudekar and Smt. Jayashree Vaman Gudekar, said Smt. Rachana Sandeep Prabhu

   
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and her husband waived their claim over the estate of their father/father-in-law said Shri Vamona Sadassiva Xete Gudecar.

AND WHEREAS, after having verified the documents of the OWNERS, the DEVELOPER has approached the OWNERS for undertaking the work of development of the SAID PLOT by undertaking the work of construction of the building comprising residential flats and shops and for selling the constructed premises at the sole instance of the DEVELOPER to any prospective buyer, upon payment of consideration to be paid to the OWNERS partly in kind by way of constructed premises to be constructed in the building proposed for construction in the SAID PLOT, said consideration in kind being agreed in proportion of the ratio of 1340.98 sq. mtrs. of land comprised in the SAID PLOT to be used for benefit of the DEVELOPER and 425.02 sq. mtrs. of land comprised therein to be used for benefit of the OWNERS by allotting constructed premises and partly in monetary terms as stipulated hereunder and as such the total consideration in cash and in kind as mentioned herein being paid only in respect of the portion admeasuring 1340.98 sq. mtrs. of the SAID PLOT used by the DEVELOPER.

AND WHEREAS, the OWNERS have agreed for the proposal given by the DEVELOPER for development of SAID PLOT as mentioned above, subject to payment of total consideration to be paid to the OWNERS as stipulated hereunder.





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AND WHEREAS, the present Agreement for Development & Sale is valued at Rs. 73,16,660/- (Rupees Seventy Three Lakhs Sixteen Thousand Six Hundred Sixty Only) for the purpose of payment of stamp duty.

AND WHEREAS, the parties hereto having agreed upon the terms of the Agreement, hereto reduce the same in writing as under.


NOW THIS AGREEMENT FOR DEVELOPMENT & SALE WITNESSETH AS UNDER:

1. In pursuance of agreement above, the OWNERS hereby permit and authorize the DEVELOPER to undertake the work of development of SAID PLOT by undertaking the work of construction of the building comprising residential flats and shops and for selling the constructed premises at the sole instance of the DEVELOPER to any prospective buyers and the DEVELOPER hereby agree to undertake construction of building and sell the constructed premises therein to any prospective buyers, subject to payment of consideration to be paid to the OWNERS partly in kind by way of constructed premises to be constructed in the building proposed for construction in the SAID PLOT and partly in monetary terms as stipulated hereunder, SAID PLOT being admeasuring 1766 sq. mtrs. (denoted as Plot 'D'), of which an area admeasuring 1516 sq. mtrs. is surveyed under Survey No. 45/1 (presently proposed Survey No. 45/1A) and an area admeasuring 250 sq. mtrs. is surveyed under Survey No. 45/2 of





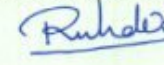

   
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2. The DEVELOPER hereby agree to allot SEVEN constructed Shop premises being Shop No. 1, 7 and 10 to 14, to be located on the ground floor as respectively shown in red lines on PLAN C to I annexed hereto and THREE 2BHK flat premises being Flat No. F-202, F-204 and S-302, as respectively shown in red lines on PLAN J to L annexed hereto, to be located on the first floor and second floor of the building proposed for construction in SAID PLOT, more particularly described with its specification in Schedule II hereunder written to be allotted to the OWNERS along with THREE basement


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parking areas below Shop No. 10 and 11 as shown in red lines on PLAN M annexed hereto, all as total consideration in kind agreed upon by parties hereto, area of all said proposed commercial premises to be allotted to the OWNERS being 141.79 sq. mtrs. approximately (built up area including all common areas) and that of proposed residential premises to be allotted to the OWNERS being 283.23 sq. mtrs. approximately (built up area including all common areas), with present tentative cost of construction calculated at Rs.10,000/- per sq. mtrs. in respect of commercial premises and Rs.12,000/- per sq. mtrs. in respect of residential premises, thus total cost of construction in respect of commercial premises amounting to Rs. 14,17,900/- and that in respect of residential premises amounting to Rs.33,98,760/- .

3. The DEVELOPER is hereby making payment of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) to the OWNERS being paid by way of three cheques, of which one cheque bearing No. 023894 for Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) being drawn in favour of OWNER No. 1 herein above Smt. Jayashree Vaman Gudekar, another cheque bearing No. 023895 for Rs. 6,25,000/- (Rupees Six Lakhs Twenty Five Thousand Only) being drawn in favour of OWNER No. 2 herein above Shri Sadashiv Vaman Shet Gudekar and other cheque bearing No. 023897 for Rs. 6,25,000/- (Rupees Six Lakhs Twenty Five Thousand Only) being drawn in favour of OWNER No. 4 herein above Shri Rajan Vaman Gudekar, all cheques being dated 18/05/2015, drawn on Union Bank of India, Ponda Branch, towards monetary consideration forming part


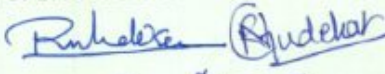
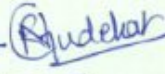
   
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of total consideration payable in respect of SAID PLOT, the receipt of which the OWNERS acknowledge herein and thus acquit and discharge the DEVELOPER of the said monetary consideration payable as agreed upon.

4. The DEVELOPER hereby agree to handover possession of the constructed premises to the OWNERS along with Occupancy Certificate within 30 months after obtaining final approvals for the project of construction of building proposed to be constructed in SAID PLOT, being total consideration in kind agreed hereinabove.

5. The OWNERS hereby agree to perform the procedure for obtaining Conversion Sanad in respect of SAID PLOT, all at the cost and expenses of the DEVELOPER and hereby handover possession of the SAID PLOT to the DEVELOPER upon execution of this Agreement, for the DEVELOPER to initiate the process of development of the SAID PLOT.

6. The OWNERS hereby declare that the SAID PLOT in possession and enjoyment of the OWNERS is free from any encumbrance of whatsoever nature including lease, mortgage, lien, easement etc. and that they have not executed any Agreement for Sale, Memorandum of Understanding or Indenture of Conveyance with any third person in respect of SAID PLOT.

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7. The OWNERS hereby guarantee the DEVELOPER that the title to SAID PLOT subsists in favour of the OWNERS and they have power, authority, right, title and possession in respect of the same.

8. The OWNERS hereby undertake that they shall from time to time and at all times hereafter, at the request of the DEVELOPER, do and execute all such further acts, deeds, things, matters, for giving full effect to the present Agreement for Development & Sale.

9. The OWNERS hereby undertake to make available to the DEVELOPER all title documents in respect of SAID PLOT and other relevant documents pertaining to SAID PLOT in the course of the execution of the project of development of SAID PLOT and construction of the building therein, upon execution of this Agreement, as and when called upon by the DEVELOPER.

10. The OWNERS hereby agree and undertake to execute simultaneously today an irrevocable Power of Attorney in favour of the DEVELOPER or any of its Partners for development of SAID PLOT and construction of the building therein and for the DEVELOPER to deal in respect of the constructed premises with the prospective buyers in the manner the DEVELOPER deems fit and proper and for empowering the DEVELOPER to enter into separate contracts in its own name with the Building Contractors, Architects and other technical consultants for execution of the work of completion of the proposed development project.

 Sd/- Jyoti V. Gudekar
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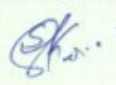


11. The OWNERS and the DEVELOPER hereby clearly agree and understand that the terms of payment of total consideration in respect of SAID PLOT as mentioned above is subject to non occurrence of any natural calamity or any other circumstance beyond the control of the DEVELOPER including any delay in obtaining the Occupancy Certificate from the Village Panchayat of Curti-Khandepar or any other permission that may be required from any other Competent Authority for reasons beyond the control of the DEVELOPER. Notwithstanding the eventuality mentioned in this Clause, the DEVELOPER shall be entitled to get such reasonable extension of time as may be mutually agreed upon by the parties hereto.



12. The Parties hereto agree that the said residential flat and shops proposed to be constructed for the OWNERS shall be with the specifications of construction and material as stipulated in Schedule II written hereunder.

13. The OWNERS hereby agree to execute Deed of Sale in respect of the constructed premises in favour of the prospective buyers or in favour of a Housing Co-operative Society as may be desired by the DEVELOPER and the OWNERS undertake to become members of the Co-operative Housing Society, if any, formed by the DEVELOPER and the OWNERS agree to make payment of all cost, charges and expenses in connection with the Housing Co-operative Society as and when called upon by the DEVELOPER in so far as

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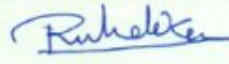
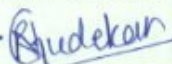
relating to said residential flat and shops agreed to be constructed for the OWNERS.

14. The OWNERS and the DEVELOPER hereby agree that except the constructed premises agreed to be allotted to the OWNERS as stipulated herein, the OWNERS and DEVELOPER shall co-operate with any prospective purchasers of remaining premises to whom any such premises may be agreed to be sold by the DEVELOPER to approach any financial institution, bank etc. for securing loan facility for purchasing premises proposed to be constructed in the said proposed building by the DEVELOPER as agreed herein.

15. The DEVELOPER shall have absolute discretion to get the plan of the proposed building drawn by a qualified Engineer/Architect and shall get the same duly approved by the concerned authorities and do any other incidental things thereof at the sole discretion of the DEVELOPER at its costs and expenses.

Provided that benefit of additional F.A.R., if any available in future, shall be shared by the OWNERS and the DEVELOPER in equal proportion and in the event of change in the zone is viable in respect of the SAID PLOT, cost incurred by the DEVELOPER for change in zone shall be deducted from the benefit accruable to the OWNERS on account of additional F.A.R.

16. Upon receipt of total consideration payable in respect of SAID PLOT as stipulated hereinabove, nothing contained in this Agreement

   
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shall confer any right, title or interest in favour of the OWNERS in respect of residential flats and shops proposed to be constructed in the building in SAID PLOT.



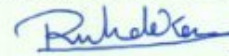

17. Subject to the rights of the OWNERS under the present Agreement limited to receipt of total consideration payable in respect of SAID PLOT as stipulated hereinabove, the DEVELOPER shall be at liberty to sell, assign, transfer or otherwise deal with or dispose off their rights, title and interests in the building or residential flats proposed to be constructed in SAID PLOT or any part thereof to any prospective buyer on the terms and conditions as may be deemed fit and proper by the DEVELOPER.



SCHEDULE I

(Description of SAID PLOT)

All that distinct Plot of land being Plot admeasuring 1766 sq. mtrs. (denoted as Plot 'D'), of which an area admeasuring 1516 sq. mtrs. is surveyed under Survey No. 45/1 (presently proposed Survey No. 45/1A) and an area admeasuring 250 sq. mtrs. is surveyed under Survey No. 45/2 of Village Ponda, forming part of the property being Lote B known as "CAJI BAGA" also known as "PRACA VELHA", situated at Cotwada, Curti, Ponda, Goa, within the limits of Village Panchayat of Curti-Khandepar, said property being registered in the Land Registration Office of Ilhas under No. 6264 of Book B-17 new and inscribed under No. 10880 at page 109 of Book G-20 and bounded as per said description entry on the East by the property of

   
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mosque of the mussulmen, by river of sweet water and by public road, on the West by Lote A, by the property 'Caji Baga' of Caji mamod Patchemiam and by the property of the mosque of the mussulmen, on the North by Lote A and by the property of the mosque of the mussulmen and on the South by the property 'Caji Baga' of Caji mamod Patchemiam, said distinct Plot of land being Plot admeasuring 1766 sq. mtrs. (denoted as Plot 'D') shown in red lines on the PLAN A and PLAN B annexed hereto (delineating respectively area admeasuring 1516 sq. mtrs. and 250 sq. mtrs. mentioned above) and being bounded as under:

On the East : By Ponda- Savoiverem road .

On the West: By property bearing Survey No. 46/10 of Village Ponda.

On the North: By remaining portion of the property bearing Survey No. 45/1 of Village Ponda.

On the South : By an internal road leading to Cotwada.



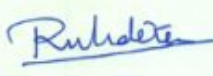

Portion of the SAID PLOT surveyed under Survey No. 45/1 (presently proposed Survey No. 45/1A) being bounded as under:

On the East : By partly property bearing Survey No. 45/2 of Village Ponda and partly by Ponda- Savoiverem road.

On the West: By property bearing Survey No. 46/10 of Village Ponda.

On the North: By remaining portion of the property bearing Survey No. 45/1 of Village Ponda.

On the South : By an internal road leading to Cotwada.

   
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Portion of the SAID PLOT surveyed under Survey No. 45/2 being bounded as under:

On the East : By Ponda- Savoiverem road .

On the West: By property bearing Survey No. 45/1 (and by portion admeasuring 1516 sq. mtrs. of said Plot D mentioned herein above under proposed Survey No. 45/1A) of Village Ponda.

On the North: By remaining portion of the property bearing Survey No. 45/1 of Village Ponda.

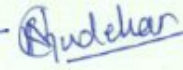
On the South : By an internal road leading to Cotwada.



SCHEDULE II

(Description & specifications of constructed premises i.e. **Shops as shown in PLAN C to I** annexed hereto, **Flats as shown in PLAN J to L** annexed hereto and three **basement parking areas below Shop No. 10 and 11** as shown in **PLAN M** annexed hereto, to be allotted to OWNERS)

	No. of Premises	Floor	Approximate Area (Built up area including all common areas)
Shops	G-1	Ground floor	25.53 sq. mtrs.
	G-7	Ground floor	21.51 sq. mtrs.

  
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	G-10	Ground floor	23.27 sq. mtrs.
	G-11	Ground floor	14.63 sq. mtrs.
	G-12	Ground floor	19.49 sq. mtrs.
	G-13	Ground floor	18.41 sq. mtrs.
	G-14	Ground floor	18.95 sq. mtrs.
		Total Area	141.79 sq. mtrs.
Flat	F-202	First floor	92.26 sq. mtrs.
	F-204	First floor	98.71 sq. mtrs.
	S-302	Second floor	92.26 sq. mtrs.
		Total Area	283.23 sq. mtrs.



Boundaries of the premises proposed to be allotted to the OWNERS is as under:

Shop No. G-1

On the East : By Shop No. 2 .

On the West: By compound.

On the North: By Parking space.

On the South : By road.



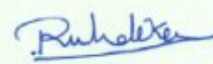
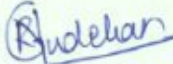
Shop No. G-7

On the East : By road.

On the West: By open chowk.

On the North: By Shop No. 8.

On the South : Shop No. 6.





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Shop No. G-10

On the East : By road

On the West: By lift and open chowk /parking

On the North: By Shop No. 11.

On the South : By lobby and Shop No. 9.

Shop No. G-11

On the East : By road

On the West: By lift and open chowk /parking

On the North: By Shop No. 12..

On the South : By Shop No. 10.

Shop No. G-12

On the East : By road

On the West: By lift and open chowk /parking

On the North: By Shop No. 13.

On the South : By Shop No. 11.

Shop No. G-13

On the East : By road


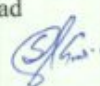
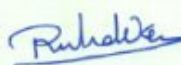
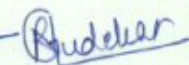
On the West: By lift and open chowk /parking

On the North: By Shop No. 14.

On the South : By Shop No. 12.

Shop No. G-14

On the East : By road





 Squelekar जयश्रीवा.गुडेकर

On the West: By lift and open chowk /parking

On the North: By Compound.

On the South : By Shop No. 13.

Flat No.F- 202

On the East : By stair case and Flat No. F- 201

On the West: By compound.

On the North: By Flat No. F-203.

On the South : By compound.



Flat No.F- 204

On the East : By Flat No. F-205

On the West: By compound.

On the North: By compound.

On the South : By Flat No. F-202.

Flat No.S- 302

On the East : By stair case and Flat No. S-301

On the West: By compound.

On the North: By Flat No. S-303.



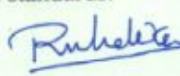
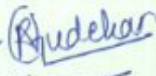
On the South: By compound.

The scope of work of construction of proposed residential flat shall be as mentioned hereunder.

   
Suresh Kumar जयश्रीवा.गुंडेकर


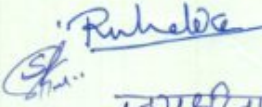
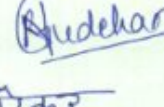
- i) **Excavation Plinth etc:** as per the design engineer and consultants plans.
- ii) **R.C.C:** M20 grade for all reinforced concrete works or as per the design submitted by the Design Consultant engaged by the Developer.
- iii) **Steel:** Local T.M.T and as per design.
- iv) **Plastering:** 1:4 & 1:3 mix plaster with lime finish and double coat for external walls.
- v) **Masonry:** 20 cm thick external walls of laterite stones or blocks. Partition walls shall be of Khanapur bricks or local fly ash based bricks of 10 cm thick with reinforced patli wherever required.
- vi) **Lintel, Chajjas, lofts:** Lintels and chajjas according to plan.
- vii) **Windows:** Aluminum powder coated open able shutters or sliding as required.
- viii) **Doors:** Main door shall have Teak frame and shutter or equivalent. Other doors shall be of Matti/SAL frame and shutter shall be of flush doors of ISI standards.







 S. K. Rudekar जयश्री वा. गुंडेकर

- ix) **Tiles:** Vitrified floor tiles of ISI standard 45x45 or 60x60 as required. Bathroom floor tiles will be of standard antiskid and wall be of 8x12 ceramic standard.
- x) **Kitchen:** standard stainless steel sink and kitchen platform up to 2M in length and top shall have granite or marble as required. 2 tile height ceramic at platform.
- xi) **Bathroom:** Each bathroom shall have one washbasin, one Indian or European w/c flush tank, mixercock (Benelave/Johnson/Cera or ISI equivalent).
- xii) **Electrification:** Concealed standard conduits and shall have points as per plan (Finolex wire or equivalent). One Master bed shall have A/C point.
- xiii) **Paint:** Internal acralyc distemper and external shall be of cement paint.
- xiv) **Grills:** All windows and stair shall have grill and rail design or as per the Architectures elevation and other requirements.
- xv) **Other Amenities:** Compound, Gate, Ground level water sump/tank, Septic tank Soak pit, Roof level water tank,






 जयश्रीवा.गुडकर
 Suresh Kumar

Garbage Disposal system and STP shall be as per the project requirement.

IN WITNESS whereof the parties hereto have executed and signed this AGREEMENT FOR DEVELOPMENT & SALE on the day, year and place mentioned first hereinabove.



SIGNED, SEALED & DELIVERED
by the withinnamed OWNERS
Smt. Jayashree Vaman Gudekar






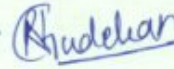
जयश्रीवा.गुडेकर



Left Hand Finger Impressions



Right Hand Finger Impressions


  
 Smt. Jayashree Vaman Gudekar जयश्रीवा.गुडेकर






Shri Sadashiv Vaman Shet Gudekar @ Gudekar



Left Hand Finger Impressions



Right Hand Finger Impressions




 Sadashiv V. Gudekar
 सयश्रीवा.गुडेकर

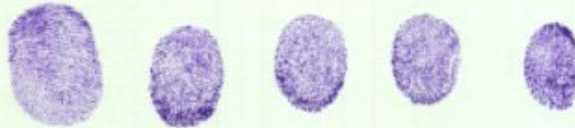


Smt. Seema Sadashiv Shet Gudekar @ Gudekar

Squelekar



Left Hand Finger Impressions



Right Hand Finger Impressions

[Signature] *[Signature]* *[Signature]*
Squelekar *जयश्रीवा.गुडेकर*



Shri Rajan Vaman Gudekar

Ruhalekar



Left Hand Finger Impressions



Right Hand Finger Impressions

[Signature] *[Signature]* *Ruhalekar* *Gudekar*
Squarelekar जयश्रीवा.गुडेकर



Smt. Nikhita Rajan Gudekar

Gudekar



Left Hand Finger Impressions



Right Hand Finger Impressions

[Signature] *Smt. Nikhita Rajan Gudekar*
Squeeka *जयश्रीवा.गुडेकार*

SIGNED, SEALED & DELIVERED
by the withinnamed DEVELOPER
M/s. Civilco Engineers & Associates
represented herein by its Partner
Shri Gous Mohammed Shiraguppi




Left Hand Finger Impressions



Right Hand Finger Impressions

In presence of:

1. Sushant Sawant
2. Santosh Kumar Mahorana

Suresh Kumar जयश्रीवा.गुडेकर

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI - GOA

PLAN - A

OF THE LAND BEARING SURVEY No.45/1 SITUATED AT PONDA VILLAGE
OF PONDA TALUKA SHOWING THEREIN THE NEWLY FORMED SUB-DIV.
No. 1-A VIDE ORDER No.PON/LRC/PART/230/2014/476.DATED 23/02/2015, ISSUED BY THE
DEPUTY COLLECTOR & S.D.O., PONDA SUB-DIVISION, PONDA - GOA.



SCALE : 1:500

□ AREA OF THE NEWLY FORMED SUB-DIV. No. 1-A.= 1516 Sq. Mts



SURVEY No.46

SURVEY No.45



Registered No. 1633/15
at pages 293 to 330
Book No. 1 Volume No. 2878
date 18/15
Sub-Registrar

Mahesh Khedekar (F.S.)

PREPARED BY

SURVEYED ON: 06/04/2015

MANGESH KHOLKAR (H.S.)

VERIFIED BY

File No.: 9-203-DSI.R-15

[Signature]
Squadekar जयश्रीवागुडेकर

PLAN - C



Registered No. 1633/15
at pages 293 to 330
Book No. I Volume No. 2878
date 7/8/15
[Signature]
Sub-Registrar



[Signature] *[Signature]* *[Signature]*
[Signature] जयश्रीवा.गुडेकर

A PROJECT BY :-
CIVILCO ENGINEERS &
ASSOCIATES AT CURTI , PONDA-GOA.

FLOOR:	UNIT NO:	AREA:
GROUND FLOOR	G-i- 01	25.54 SQ. MTS.

PLAN - D

Registered No. 1633/15
 at pages 293 to 330
 Book No. 1 Volume No. 2878
 date 27/8/15

~~Sub-Registrar~~



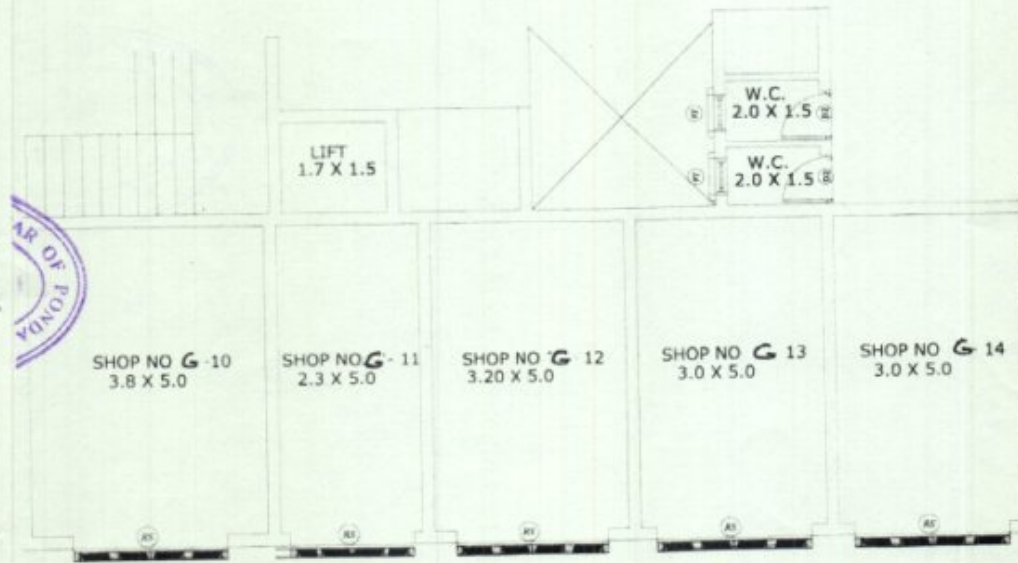
[Signature] *[Signature]*
Squeleken *जयश्री वा. गुंडकर*

A PROJECT BY :-
 CIVILCO ENGINEERS &
 ASSOCIATES AT CURTI , PONDA-GOA.

FLOOR:	UNIT NO:	AREA:
GROUND FLOOR	G - 07	21.51 SQ. MTS.

Registered No. 1633/15
 at pages 293 to 330
 Book No. 7 Volume No. 2843
 date 7/8/15
 Sub-Registrar

PLAN- E, F, G, H, I



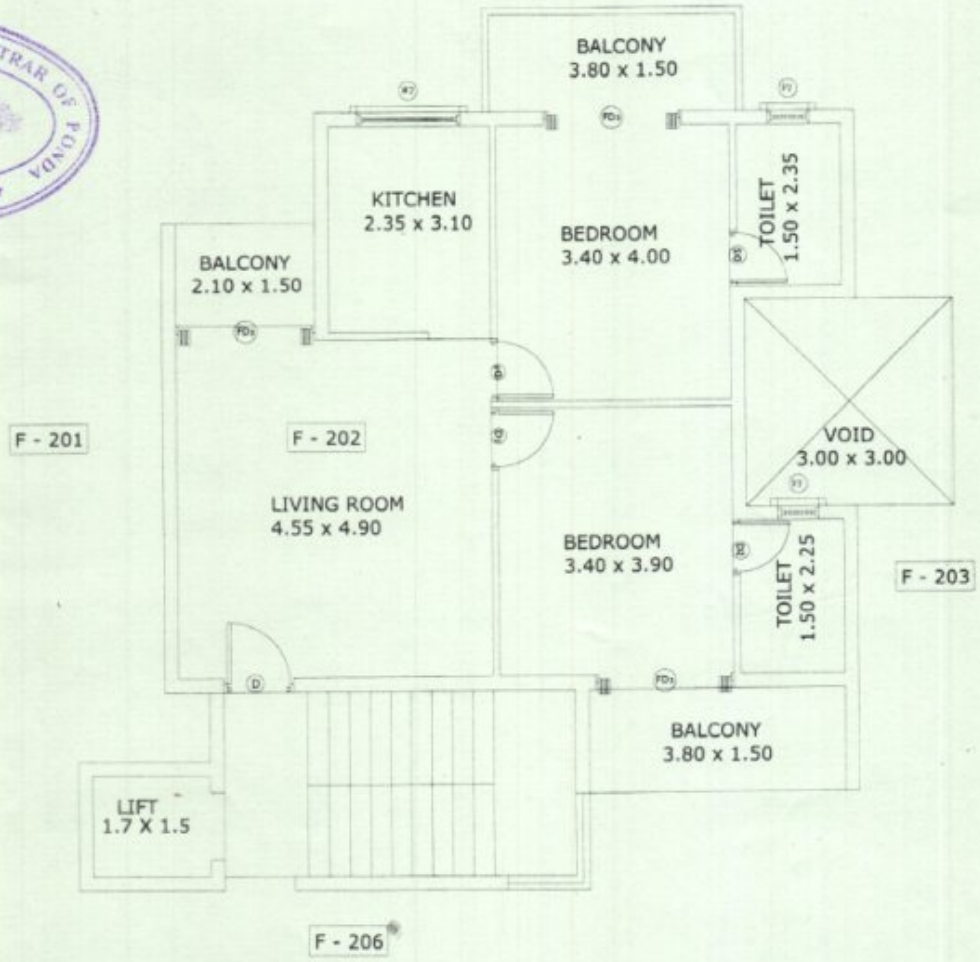
[Signature] *[Signature]* *[Signature]*
 Squeekar जयशीवा.गुडेकर

A PROJECT BY :-
 CIVILCO ENGINEERS &
 ASSOCIATES AT CURTI , PONDA-GOA.

FLOOR:	UNIT NO:	AREA:
GROUND FLOOR	G 10	23.27 SQ. MTS.
GROUND FLOOR	G - 11	14.63 SQ. MTS.
GROUND FLOOR	G - 12	19.50 SQ. MTS.
GROUND FLOOR	G- 13	18.41 SQ. MTS.
GROUND FLOOR	G - 14	18.95 SQ. MTS.

Registered No. 1033/15
 at pages 293 to 390
 Book No. 7 Volume No. 2878
 date 7/8/15
 Sub-Registrar

PLAN - J



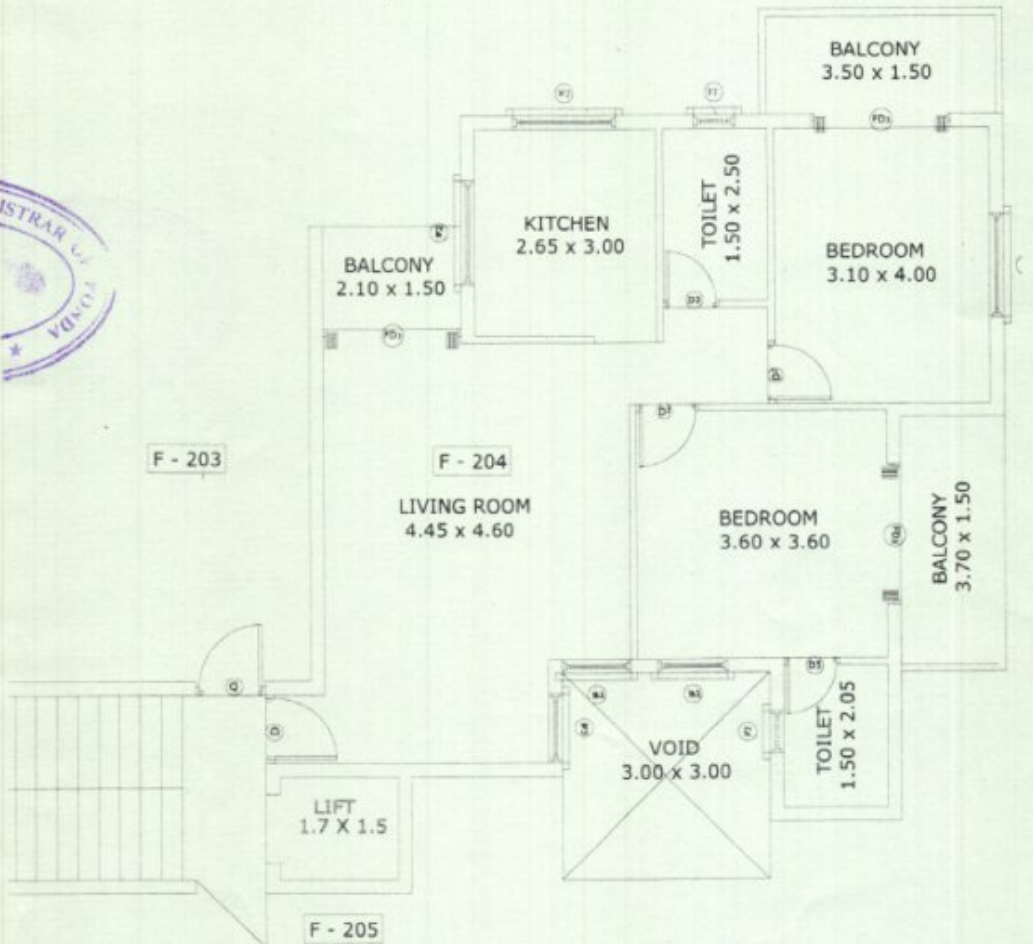
A PROJECT BY :-	FLOOR:	UNIT NO:	AREA:
CIVILCO ENGINEERS & ASSOCIATES AT CURTI, PONDA-GOA.	FIRST FLOOR	F-202	92.26 SQ. MTS.

Signature: S. K. Rukhate
Signature: S. K. Rukhate
 S. K. Rukhate जयश्रीवा. गुडेकर

Registered No. 1633/15
 at pages 293 to 330
 Book No. 7 Volume No. 2033
 date 27/8/15

Sub-Registrar

PLAN-K



A PROJECT BY :-

CIVILCO ENGINEERS &
 ASSOCIATES AT CURTI, PONDA-GOIA.

FLOOR:

FIRST FLOOR

UNIT NO:

F-204

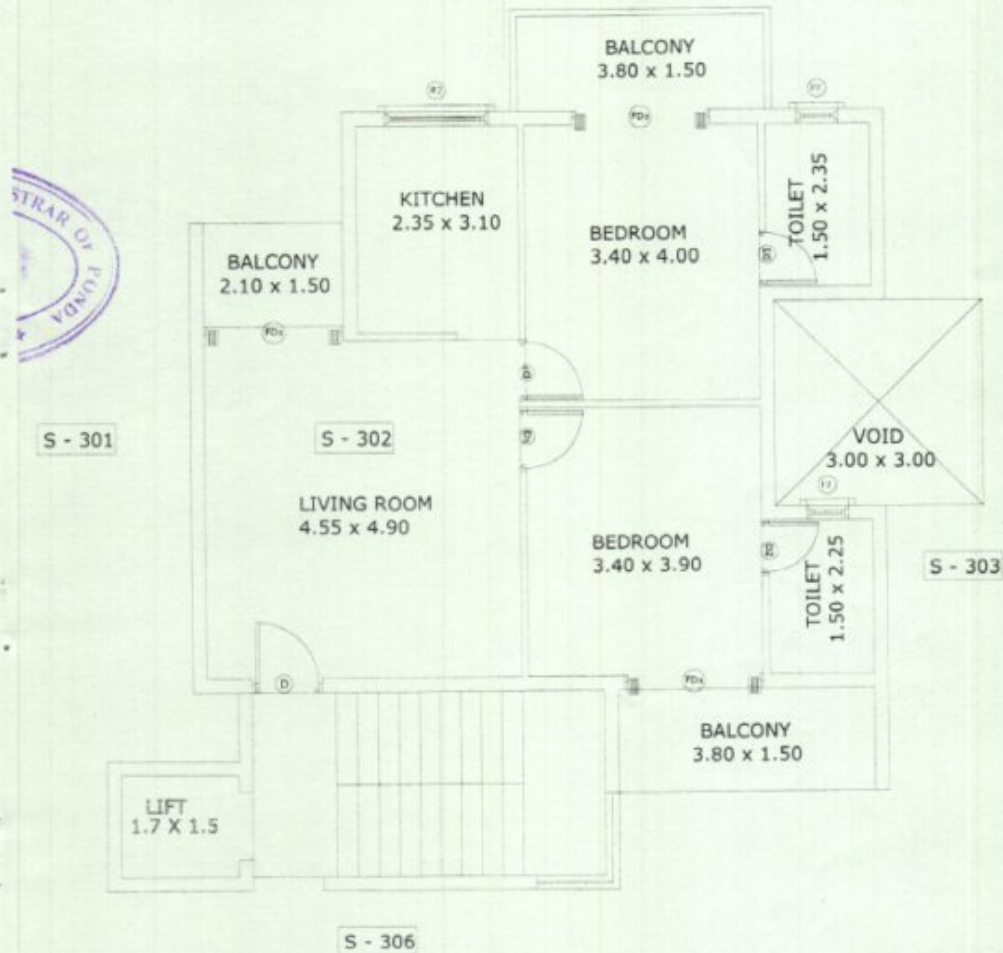
AREA:

98.71 SQ. MTS.

S. R. Rudekar
S. R. Rudekar
 S. R. Rudekar जयश्रीवा.गुडेकर

Registered No. 1633/15
 at pages 293 to 230
 Book No. I Volume No. 2878
 date 7/8/15

PLAN - L



A PROJECT BY :-
 CIVILCO ENGINEERS &
 ASSOCIATES AT CURTI, PONDA-GOA.

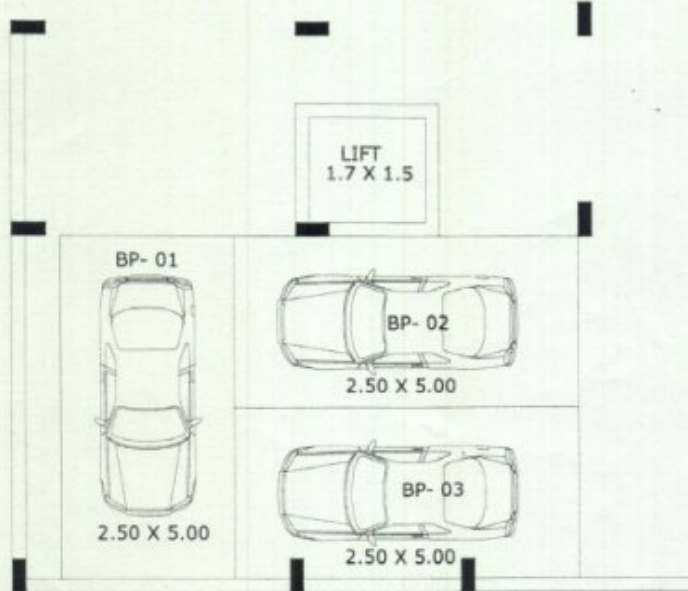
FLOOR:	UNIT NO:	AREA:
SECOND FLOOR	S-302	92.26 SQ. MTS.

[Signature] *Rudekar* *Rudekar*
Sundeekar जयजीवागुडेकर

Registered No. 1633/15
at pages 293 to 330
Book No. 7 Volume No. 2878
date 7/8/15

Sd/- Registrar

PLAN - M



A PROJECT BY :-
CIVILCO ENGINEERS &
ASSOCIATES AT CURTI , PONDA-GOA.

FLOOR:	UNIT NO:	AREA:
BASEMENT FLOOR	BP- 01	12.50 SQ. MTS.
BASEMENT FLOOR	BP- 02	12.50 SQ. MTS.
BASEMENT FLOOR	BP- 03	12.50 SQ. MTS.

Sd/- Ruhelke Rudhan
Squeleke जयश्रीवागुडेकर

Executing Parties.

- ① Smt. Jayashree Vaman Gudekar widow of Shri Vaman Gudekar age 76 years, housewife and.
- ② Shri Sadashiv Vaman Shet Gudekar @ Gudekar. age 48 years, married service and his wife.
- ③ Smt. Seema Sadashiv Shet Gudekar @ Gudekar. age 47 years, service and.
- ④ Shri Rajan Vaman Gudekar age 46 years. married service and his wife.
- ⑤ Smt. Nikhita Rajan Gudekar age 38 years. Service at n/o upper Bazar ponda.
- ⑥ M/s. Civilco Engineers & Associates a partnership firm having office at Haveli curti ponda. represented by its partner Shri Gous Mohammed. Shiraguppi, age 49 years married businessman n/o. Haveli curti ponda.

executing party _____

admits execution of the so called _____ deed

➤ जयश्रीबा.गुडेकर

➤ Sadashiv Vaman Shet Gudekar Shri.

➤ Seema Sadashiv Shet Gudekar Seema

➤ Rajan Vaman Gudekar Rajan

Nikhata Rajan Guddekar (Guddekar)

Gons Nohammed

Sushant Sawant, s/o of Kishnaad
Sawant, married, major in age,
businessman, Indian National
of Silvargan Ponda.

and known to the Sub-Registrar
states that he personally knows the
above executant and identifies him

Sushant Sawant

Ponda, dated 10th June, 2015

SUB-REGISTRAR
PONDA

Registered No. 1633/15
at pages 293 to 330
Book No. 7 Volume No. 2878
date 7/8/15

Sub-Registrar



भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

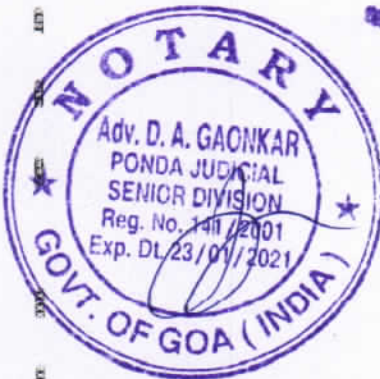
गोवा GOA

Sr. No. 26860 Place of Vond Ponda Date of Issue 17/2/12
Value of Stamp Paper Rs. 50/-
Name of the Purchaser Sayyad M. Aslam
Residing at Havele Creek, Ponda Goa
As there is no stamp paper of the value of Rs. _____
Additional Stamp Paper for the completion of the value is attached along with

326795

Signature of the Vendor (No. 122/0/04)

Signature of the Purchaser



certified to be true copy
of the original



GENERAL POWER OF ATTORNEY

By this POWER OF ATTORNEY, WE, 1) SHRI SAYYED
MOHAMMAD ASLAM, aged 43 years, married, businessman,

(Signatures of Sayyad M. Aslam and others)



*certified to be true copy
of the original.*

permanent resident of SF-4, Block D, Qadria Plaza, Haveli, Curti, Ponda, Goa and 2) SHRI ADAM ISMAIL KHAN, aged 59 years, major, married, businessman, permanent resident of Palmgrove Estate, Bungalow No. 1, Taleigao, Goa send greetings as under:



WHEREAS we alongwith one SHRI GOUSMOHAMMED SHIRAGUPPI, aged 44 years, major, married, businessman, resident of C-4, Qadria Plaza, Haveli, Curti, Ponda, Goa, are working partners in the Partnership Firm "M/S. CIVILCO ENGINEERS & ASSOCIATES", in terms of Deed of Reconstituted Partnership dated 04/05/2010 duly registered before the Registrar of Firms at Panaji, Goa, under No. 556/2011 on 16/03/2011 and subsequent, in terms of the provisions of the Indian Partnership Act, 1932, with its registered office at Shop No. 1, Shree Saish Co-operative Housing Society, near Savitri Hall, Haveli, Curti, Ponda, Goa, the said Firm being engaged in the business of being Contractors, Engineering, Real Estate and dealing in any other activity allied and incidental thereto.

AND WHEREAS in the course of business activities of the said firm, various acts, deed and things have been already performed in the name of the said firm by the partner/s on behalf of the firm in consensus and with consent of all the partners and henceforth also the activities of the said firm are required to be performed by the partners in the name and on behalf of the firm viz; executing Agreement for development and sale of properties, execution of MOU's, Agreements to be executed with the prospective purchasers of the residential and commercial premises constructed by the said firm in the course of its business activities and also outright purchase of movable and immovable properties as and when the need arises.



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of the original.

AND WHEREAS in the course of the operation of the partnership, partners may also be required to sign necessary documents as and when required for taxation purpose and to execute any document before the Registrar of Firms as may be advised by Lawyer, Chartered Accountant or any other specialized consultant of the firm from time to time.



AND WHEREAS acknowledging, appreciating and approving all acts, deeds and things already performed by the said firm through the said partner Shri Gousmohammed Shiraguppi in consensus and with consent of all the partners, for more particularly ensuring and authenticating the consensus of all partners and for convenience of attending all the business activities of the said firm and to manage day to day affairs of the said firm, although the same till date being done and pursued by the said partner in consensus and with our consent, we are desirous of appointing our said partner SHRI GOUSMOHAMMED SHIRAGUPPI, as our Attorney to do and execute the following acts, deeds and things, on our behalf and in our name, acting for and on my behalf as agent and/or Attorney of Partners in the course of the said partnership business with respect to all acts, deeds and things we are required to or ought to have perform personally, all in our absence, which the said partner acting as our Attorney has agreed to do.

NOW THEREFORE, KNOW YOU ALL AND THESE PRESENTS WITNESS that we 1) SHRI SAYYED MOHAMMAD ASLAM and 2) SHRI ADAM ISMAIL KHAN, hereby appoint, nominate and constitute our partner SHRI GOUSMOHAMMED SHIRAGUPPI, to be our true and lawful Attorney with full authority and power to do and execute, all acts, deeds and things mentioned below for us and on our behalf and in our name in the capacity as partners of the said firm viz:



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of the original.

1. To perform any act, deed or thing on our behalf and in our name as may be required to be performed by us as working Partner of the said Firm "M/S. CIVILCO ENGINEERS & ASSOCIATES" by virtue of Deed of Reconstituted Partnership dated 04/05/2010.



2. To apply on our behalf in the name of the said firm, in the capacity as Partners of the said Firm, to the Competent Authority for grant of permission if any, required for developing existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm, by constructing new buildings and for that purpose to sign all Applications and other papers, to appear before the Competent Authority and to give all the papers and information as required and to do all acts and things necessary for the purpose of obtaining such permissions.

3. To seek legal opinion, obtain title clearance certificates in respect of existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm as and when desired by our said Attorney as partner of the said firm, get issued legal notices and for the said purpose engage advocate/advocates.

4. To appoint an architect and to get the plans of the proposed building sanctioned from the competent local authority or any other authorities concerned in respect of the new building/s proposed to be constructed in existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.



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5. To prepare the building/s plans with the help of the architect for the new building/s proposed to be constructed in existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm under the present development rules.

6. To make necessary Application to and sign all papers, to appear before the Municipal Authorities, Village Panchayat or any appropriate authority, to pay necessary fees and premium required for getting plans sanctioned and to do all other acts and things that may be necessary for getting the plans of the proposed new building/s sanctioned by the Municipal or any other appropriate authority and other authorities in respect of existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

7. To apply for and obtain commencement certificate for the construction of new building/s from the Municipal Authorities, Village Panchayat or any other appropriate authority and for that purpose to sign Applications and other papers, to pay necessary fees and to do all other acts and things that may be necessary for that purpose and in that behalf, all in existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

8. To appear and to file any Applications, make statements, swear affidavits before any officer or authority of the Government, including Talathi, Awal Karkun, Mamlatdar, Dy. Collector, Collector, Town & Country Planning Department, P.D.A., Block Development Officer, Police Station, Forest Departments, Electricity Department, Water Supply Department, Village Panchayats or Municipality or before the Income Tax or Sales Tax Authorities or perform any other act, with







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property and to ask for certified copies and sign on our behalf in the name of the firm wherever necessary.

15. To execute the Deed of Conveyance in respect of existing properties of the said Partnership Firm or properties which or taken up for development hereafter by the said Firm alongwith undivided right, title or interest therein, in favour of such person as our said Attorney acting as partner shall deem fit, including a Co-operative Housing Society and to do all other things required to complete the transfer of any such property on our behalf in the name of the said Firm.

16. To receive rent or license fees in respect of the premises, situated in the building already constructed or to be constructed in existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm, let out to any third person, company, financial institution, firm or any other entity as may be deemed fit by our said Attorneys by way of Agreement of Lease or Leave & License on our behalf and in our name on behalf of the said Firm as my said Attorney acting as partner deem fit and proper by issuing receipt thereof.

17. To put to use built up premises or terrace in/of the building/s constructed or to be constructed in existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm, for any lawful purpose as may be deemed fit and proper by our said Attorney for monetary returns to the firm by way of lease, leave and license or any such Agreement with the third party and to issue No Objection Certificate on our behalf as partners in the name of the firm to any competent Authority for any commercial activity to be commenced in and over the building/s constructed or to be constructed in the properties of the Firm as and when required by any lessee, licensee or any person to





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of the original.

whom the premises may have been let out for any lawful usage and to perform all acts, deeds or things as may be incidental and required to be done for such usage of the building/s constructed or to be constructed in existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

18. If any legal proceedings are required to be taken in connection with the work of development or to assert or establish right of ownership of the said Firm in respect of existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm, or if any legal action is taken against us or said Firm in connection with properties of the Firm or any construction or the constructed portion, to prosecute and defend such legal proceedings before any Court including Revenue Courts, to engage advocate/advocates, to sign and verify pleadings on our behalf as partners and to make and sign any papers, including the written statement or any application, reply, statement of claim or terms of compromise in the above proceedings on our behalf as partners and also to make and sign such other applications which may be required to be filed before any Authority, in connection with or pursuant to the above proceedings. To depose and swear affidavits on our behalf as partners or in the name of the said firm. To prefer on our behalf as partner or in the name of the said firm, any appeal, revision, review, writ or such other remedy arising from the said legal proceedings. To apply for and collect certified copies of any judgment, order, decree or any other document in connection with the above proceedings.

19. To pay all the Municipal and other taxes, all in respect of existing properties of the said Partnership Firm or properties which might be purchased or taken up for development or taken up for





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of the original.

development hereafter by the said Firm payable until the completion or after the completion or after the completion of the building/s to be constructed in the properties of the Firm, due and payable by said Firm.

20. To form a Co-operative Housing Society of the occupants of building/s constructed or to be constructed in existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm and secure due registration of the same under the Co-operative Societies Act and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the registrar of Co-operative Societies and to do all other acts and things necessary for registration of the society and to obtained registration certificate.

21. To exercise the aforementioned powers with full effect in respect of any other property moveable or immovable which said Firm may acquire in future or any property which may be brought in by any of the partners as asset of the firm and to purchase any such property moveable or immovable in the name of the said Firm as may be deemed fit by our said Attorney acting as partner of the said firm.

22. To borrow monies from desirous investors for the purpose of purchase of property/ies or for undertaking development of property/ies belonging to third party or for the purpose of utilizing the same in the development projects of the said firm, all for consideration to be paid to any such prospective investors as may be decided by the firm from time to time and to perform any act, deed or thing including executing Agreement, MOU or any other writing on behalf of and in the name of the said firm with any such prospective investors as may be required for the purpose.





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of the original.



23. To generally manage and administer properties of the said Firm and to perform any act, deed or thing in respect thereof, required to be done with the Municipal Council, Village Panchayat or any other appropriate authority, Department of Government in respect of electricity, water supply, communication i.e. telephone etc. and to approach any Government or Semi-Government Authority in the course of management or administration thereof, in safe guarding our interest as partners or interest of the said Firm.

24. To generally perform all acts, deeds and things as and when any properties are acquired by said Firm outside State of Goa and the powers conferred hereinabove shall be read in the context applicable with reference to the law, Government and Semi Government Offices & Authorities and Law Courts, Revenue Courts of respective States and permissions, licences etc. required as per the law and rules applicable to respective States.

25. To generally perform all acts, deeds and things in pursuance of the present Power of Attorney executed in terms of stipulations made in the Deed of Reconstituted dated 04/05/2010.

To do or cause to be done, generally, all other acts and things as are necessary or are required to be done in the course of the business activities of the said firm or for further development of existing properties or properties which might be purchased or taken up for development hereafter by the said Firm by constructing building/s therein, in all respects as our said Attorney as partner of the said firm shall deem fit and proper.

And we as partners of the said firm agree to ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said

Certified to be true copy
of the original.



Attorney acting as partner of the said firm by exercise of the powers herein contained as though the same were done by us in capacity as partners of the said Firm.

IN WITNESS WHEREOF We, the undersigned hereto sign this
POWER OF ATTORNEY on this day of February 2012.

1) Shri Sayyed Mohammad Aslam



2) Shri Adam Ismail Khan



THE EXECUTANTS

certified to be true copy
of the original.



[Signature]

I ACCEPT:

Shri Gousmohammed Shiraguppi



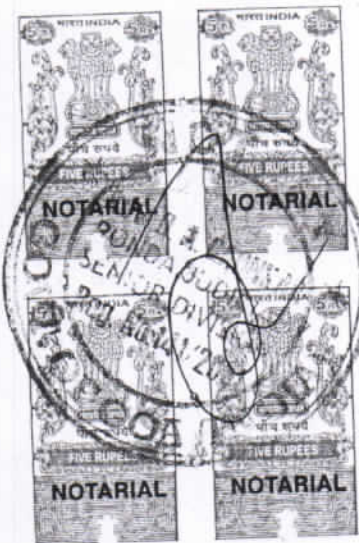
[Signature]



[Signature]

[Signature]

[Signature]



EXECUTED BEFORE ME
WHICH I ATTEST

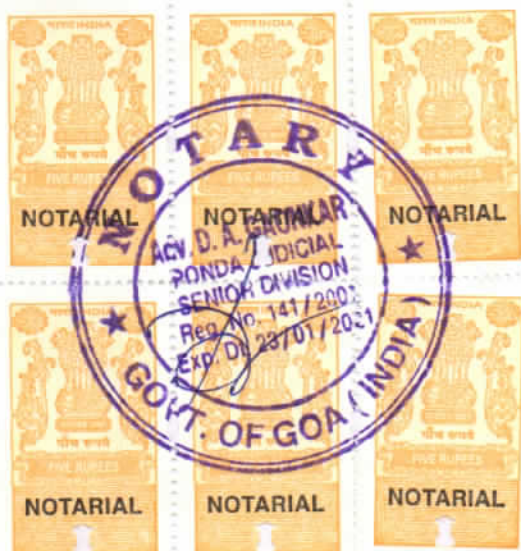
(ADV. DATTA A. GAONKAR)
NOTARY
PONDA,

STATE OF GOA
- INDIA -

PLACE ... *Ponda - Goa*

DATE ... *20-02-2012*

Regt. No. 640/2012



certified to be true copy
of the original

[Signature]

ADV. DATTA A. GAONKAR
NOTARY
PONDA
STATE OF GOA
- INDIA -

Reg. No. 1481/2016

Date - 10/6/2016