



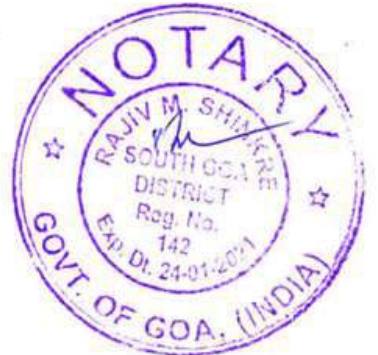
गोवा GOA

Sr. No. 2023 Place of vendor: Margao Date: 02/10/2017
Vendor's Name: Antonio J. De Abreu
Licence No: JUD/VEN-LIC/2007/A/1439
Purchaser's Name: Kare Realtors LLP
Resident of: Margao Father's Name: -
Purpose: _____ Transacting Parties: _____
Total value of the stamp paper: 1000/-

423349

[Signature]
Signature of the
Stamp vendor

[Signature]
Signature of the
purchaser



AGREEMENT FOR DEVELOPMENT AND SALE

[Signature] [Signature] [Signature]

THIS AGREEMENT FOR DEVELOPMENT AND SALE is made and executed in this City of **Margao**, Taluka and Sub – District of **Salcete**, District of **South Goa**, State of **Goa**, on this 2nd day of the month of **October** in the year **Two Thousand and Seventeen, (02 / 10 / 2017)**;



BY AND BETWEEN

1. **Mr. VAIKUNTH VASSANT KARE**, son of late Vassant Kare, aged about 67 years, married, retired, Indian National, and his wife
2. **Mrs. SHANTA VAIKUNTH KARE**, daughter of late Keshav Gajanan Nadkarni, aged about 66 years, married, housewife, Indian National, represented by her duly constituted attorney and husband, the above said **Mr. Vaikunth Vassant Kare**, so constituted vide Power of Attorney dated January 20, 2009 executed before the Notary Public Adv. R. M. Shinkre at Margao, Salcete – Goa under Reg. No. 41850, both residents of Plot No. D/3, 'Shakunt', Near Mathgram Mutt, Vasant Nagar, Gogol, Salcete – Goa, hereinafter jointly referred to as the **"First Prospective Vendors"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, successors and assigns) of the **FIRST PART**;

AND

3. **Mr. SHRIVALLABH VASSANT KARE**, son of late Vassant Kare, aged about 61 years, married, retired, Indian National, and his wife,
4. **Mrs. INDIRA SHRIVALLABH KARE**, daughter of late Hari Yeshwant Cuncolienar, aged about 59 years, married, housewife, Indian National, represented herein by her duly constituted attorney and husband, the above said **Mr. Shrivallabh Vassant Kare**, so constituted vide Power of Attorney dated December 29, 2008 executed before the Notary Public Adv. R. M. Shinkre at

(Handwritten signatures)

Margao, Salcete – Goa under Reg. No. 41323, both residents of Plot No. D/4, 'Shikhar, Near Mathgram Mutt, Vasant Nagar, Gogol, Salcete – Goa, hereinafter jointly referred to as the "**Second Prospective Vendors**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, successors and assigns) of the **SECOND PART;**



AND

5. **Mrs. LAXMIBAI VASSANT KARE**, alias Loxmibai Vassanta Sinai Caro daughter of late Narayan Bhaskar Nayak, aged about 92 years, widow, housewife, Indian National, resident of Plot No. D/4, 'Shikhar, Near Mathgram Mutt, Vasant Nagar, Gogol, Salcete – Goa, represented herein by her duly constituted attorney and son, the above said **Mr. Shrivallabh Vassant Kare**, so constituted vide Power of Attorney dated December 29, 2008 executed before the Notary Public Adv. R. M. Shinkre at Margao, Salcete – Goa under Reg. No. 41323, hereinafter referred to as the "**Confirming Party**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, successors and assigns) of the **THIRD PART;**

AND

6. **KARE REALTORS LIMITED LIABILITY PARTNERSHIP**, a limited liability partnership, incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Shikhar, H. No. 3/5376, Plot No. D/4, Near Mathgram Mutt, Vasant Nagar, Gogol, Salcete – Goa, bearing Registration / Identification No. AAJ-8339, represented herein by its Partners and duly authorized signatories:

a. **Mr. VASANT SHRIVALLABH KARE**, son of Shrivallabh Vassant Kare, aged about 31 years, married, business, Indian National, resident of Plot No. D/4, Near Mathgram Mutt, Vasant Nagar, Gogol, Salcete – Goa, and

Four handwritten signatures in blue ink, arranged horizontally. The first signature is a simple 'V', the second is a stylized 'B', the third is a more complex signature, and the fourth is a signature that appears to be 'V. K. R.'.

b. **Mr. AKHIL VAIKUNTH KARE**, son of Vaikunth Vassant Kare, aged about 30 years, unmarried, business, Indian National, resident of Plot No. D/3, Near Mathgram Mutt, Vasant Nagar, Gogol, Salcete – Goa, hereinafter referred to as the "**PROSPECTIVE PURCHASER / DEVELOPER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, successors – in – title, administrators and assigns) of the

FOURTH PART;



WHEREAS there exist the following two properties:

a. ALL THAT property known as **AZULLANCHI TOLLOY** or **ASUTEANCHY TOLLOY** or **ASSULIANCHITOLLOY** or **GOGOLLA** or **GOGOLA** situated at Gogol, Margao, within the limits of the Margao Municipal Council, Taluka and Sub - District of Salcete, District of South Goa, State of Goa, which property is found described in the Land Registration Office of Salcete under No. 456 at folio 30 of Book B - 2 of New Series, and forms part of the property enrolled in the Land Revenue Office of Salcete for Matriz under No. 1085, which property is bounded on the East with the hill, on the West with the property Gogolla of the Comunidade of Margao and on the North and South with the property Assuleanchy Tolloy of Madeva Sinai Caro, and

b. ALL THAT property known as **AZULEANCHI TOLLOY** or **ASULEANCHITOLLOY** or **ASSULEACHITOLLOY** or **GOGOLLA** or **GOGOLA**, situated at Gogol, Margao, within the limits of the Margao Municipal Council, Taluka and Sub - District of Salcete, District of South Goa, State of Goa, which property is found described in the Land Registration Office of Salcete under No. 457 at folio 30 overleaf of Book B - 2 of New Series and forms part of the property enrolled in the Land Revenue Office of Salcete for Matriz under No. 1087, which property is bounded on all sides with the property of the same name of Madeva Sinai Caro.

AND WHEREAS the above described two properties initially belonged to Jairama Voicunta Sinai Caro by other name Jairama Voicunta Caro and his wife Lalita Jairama Caro, residents of Margao.



AND WHEREAS vide a Deed of Gift, Sale and Exchange dated January 15, 1961, drawn up before the Notary Ex – Officio of the Judicial Division of Salcete at folios 30 reverse onwards of the Book of Deeds No. 1117, Vassanta Voicunta Sinai Caro by other name Vassanta Voicunta Caro and his wife Loxmibai Vassanta Sinai Caro, the Confirming Party herein, and residents of Margao, acquired one fourth (1/4th) of the property Assulianchitolloy or Gogola described hereinabove under Land Registration No. 456 and one sixth (1/6th) of the property denominated as Assuleachitolloy or Gogola, described hereinabove under Land Registration No. 457.

AND WHEREAS subsequently, one fourth (1/4th) of the property Assulianchitolloy or Gogola described hereinabove under Land Registration No. 456 and one sixth (1/6th) of the property denominated as Assuleachitolloy or Gogola, described hereinabove under Land Registration No. 457 also came to be inscribed in favour of the said Vassanta Voicunta Sinai Caro by other name Vassanta Voicunta Caro under Inscription No. 47872 recorded at folios 168 of Book G – 56 of the Land Registry in the Judicial Division of Salcete.

AND WHEREAS the said Vassanta Voicunta Sinai Caro and his wife Loxmibai Vassanta Sinai Caro, the Confirming Party herein, became the sole and absolute owners in possession and title to one fourth (1/4th) of the property Assulianchitolloy or Gogola described hereinabove under Land Registration No. 456 and one sixth (1/6th) of the property denominated as Assuleachitolloy or Gogola, described hereinabove under Land Registration No. 457.

AND WHEREAS the said Vassanta Voicunta Sinai Caro, also known as Vassanta Kare expired at Margao, on May 22, 1976, leaving behind his widow, Loxmibai Vassanta Sinai Caro, the Confirming Party herein, as his moiety holder and as his sole and universal heirs, his three children namely;

- a. Vaikunth Vassant Kare also known as Vaikunta Vassanta Caro, married to Meenaxi alias Shanta Vaikunth Kare, the First Prospective Vendors herein,
- b. Shrivallabh Vassant Kare alias Sri Vallabh Vassanta Kare married to Mangala alias Indira Shrivallabh Kare, the Second Prospective Vendors herein, and
- c. Tejaswini Nagesh Naik Kurade alias Tejaswani Vassanta Kare married to Nagesh Sagoon Naik Kurade.



AND WHEREAS vide a Deed of Relinquishment of Illiquid and Undivided Rights dated December 22, 1984, found recorded in the books of the Ex – Officio Notary of Salcete at Margao at pages 85 overleaf onwards of the Book of Deeds No. 1299, the said Tejaswini Nagesh Naik Kurade and her husband, Nagesh Sagoon Naik Kurade relinquished freely and voluntarily, all their illiquid and undivided rights to the estate left behind by their late father / father - in - law, the said Vassanta Kare, in favour of the other co - heirs.

AND WHEREAS subsequently, vide a Deed of Succession dated February 25, 1987 recorded at page 54 overleaf onwards of the Book Register of Deeds No. 1309, the First Prospective Vendors and the Second Prospective Vendors were declared as the sole and universal heirs of late Vassanta Kare.

Ms. [Signature] *[Signature]* *[Signature]*

AND WHEREAS thus, the Confirming Party, the First Prospective Vendors and the Second Prospective Vendors herein, are the sole and absolute owners in possession and title to one fourth (1/4th) of the property Assulianchitolloy or Gogola described hereinabove under Land Registration No. 456 and one sixth (1/6th) of the property denominated as Assuleachitolloy or Gogola, described hereinabove under Land Registration No. 457.



AND WHEREAS the above described one fourth (1/4th) of the property Assulianchitolloy or Gogola described hereinabove under Land Registration No. 456 and one sixth (1/6th) of the property denominated as Assuleachitolloy or Gogola, described hereinabove under Land Registration No. 457, amalgamated together, and as a single, independent and distinct property, is found surveyed under Chalta No. 1, Sub - Division 1, Chalta No. 2, Sub - Division 1 and Chalta No. 3, Sub - Division 1 of P. T. Sheet No. 127 and Chalta No. 1 Sub - Divisions 3, 4, 5 and 14 of P. T. Sheet No. 128 of the Margao City Survey, and admeasures an area of about 18,994 sq mts, which property is more particularly described in the Schedule I appearing hereinafter and which property shall hereinafter be referred to as the '**Said Entire Property**'.

AND WHEREAS a portion of the Said Entire Property, disannexed from the Said Entire Property, formed an independent, distinct and separate property, which portion is more particularly described in the Schedule II appearing hereinafter and which portion shall hereinafter be referred to as the '**Said Portion of the Entire Property**'.

AND WHEREAS vide a Deed of Partition dated May 21, 2007, registered in the Office of the Sub - Registrar of Salcete, Margao under No. 2556 at pages 211 to 248 of Book No. I Vol. 2474, dated May 24, 2007, the Confirming Party,

the First Prospective Vendors and the Second Prospective Vendors herein partitioned the Said Portion of the Entire Property into 40 Plots numbered from 1 to 40 respectively, which Plots shall hereinafter be referred to as the "**Said Plots**".



AND WHEREAS vide the said Deed of Partition dated May 21, 2007, all those Plots bearing Nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 33, 35, 37 and 39 of the Said Portion of the Entire Property were allotted solely and exclusively to the First Prospective Vendors herein with the Confirming Party reserving in her favour, usufructory rights to all the above said Plots for her lifetime.

AND WHEREAS vide the said Deed of Partition dated May 21, 2007, all those Plots bearing Nos. 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 31, 32, 34, 36 and 38 of the Said Portion of the Entire Property were allotted solely and exclusively to the Second Prospective Vendors herein, with the Confirming Party reserving in her favour, usufructory rights to all the above said Plots for her lifetime.

AND WHEREAS further, vide the said Deed of Partition dated May 21, 2007 all those Plots bearing Nos. 29 and 40 were jointly allotted to the First Prospective Vendors and the Second Prospective Vendors, with the Confirming Party reserving in her favour, usufructory rights to all the above said Plots for her lifetime, while all the internal roads formed out of the partition of the Said Portion of the Entire Property were jointly allotted to the First Prospective Vendors and the Second Prospective Vendors.

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AND WHEREAS vide an Agreement dated October 29, 2009, entered into by the First Prospective Vendors, Second Prospective Vendors and Confirming Party with M/s Alcon Developers, the said M/s Alcon Developers was entrusted the work of development work of the Said Plots, including the work of construction of roads, side drains, electricity and water supply, obtaining required conversion sanad for non – agricultural use of the Said Plots and other infrastructure on the Said Plots, on terms and conditions contained in the Agreement dated October 29, 2009.



AND WHEREAS vide the said Agreement dated October 29, 2009 it was also agreed, *inter alia*, that the First Prospective Vendors, the Second Prospective Vendors, the Confirming Party and M/s Alcon Developers would jointly sell and dispose off the Said Plots as per the price mutually agreed upon by and between themselves and from the sale consideration of the Said Plots, M/s Alcon Developers would be entitled to 45% of the said sale price charged to the prospective purchasers of the Said Plots, towards the cost of development of the Said Plots, and the First Prospective Vendors, Second Prospective Vendors and Confirming Party would be entitled to retain 55% of the said sale price charged to the prospective purchasers of the Said Plots towards the cost of land / ownership rights of the Said Plots.

AND WHEREAS vide the said Agreement dated October 29, 2009 it was also agreed that the First Prospective Vendors, the Second Prospective Vendors, the Confirming Party and M/s Alcon Developers would be free to distribute amongst themselves, all those unsold Said Plots, by allotting 55% of the net area of the unsold Said Plots to the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party in the form of plots, and by

allotting 45% of the net area of the unsold Said Plots to M/s Alcon Developers in the form of plots.

AND WHEREAS pursuant to the abovementioned Agreement dated October 29, 2009, M/s Alcon Developers has carried out the development of the Said Plots in accordance with the agreed terms and conditions.



AND WHEREAS pursuant to the abovementioned Agreement dated October 29, 2009, M/s Alcon Developers has also obtained following permissions on behalf of the First Prospective Vendors, Second Prospective Vendors and the Confirming Party:

1. Conversion Sanad bearing No. COL/SG/CONV/25/2011/2348 dated February 20, 2013 issued by the Office of the Collector, South Goa District, Margao, Salcete – Goa;
2. Conversion Sanad bearing No. COL/SG/CONV/23/2011/2350 dated February 20, 2013 issued by the Office of the Collector, South Goa District, Margao, Salcete – Goa;
3. Conversion Sanad bearing No. COL/SG/CONV/24/2011/4361 dated May 9, 2013 issued by the Office of the Collector, South Goa District, Margao, Salcete – Goa; and
4. Corrigendum to the Conversion Sanad bearing No. COL/SG/CONV/24/2011/4361 dated May 9, 2013 bearing No. COL/SG/CONV/24/2011/11792 dated November 30, 2015 issued by the Office of the Collector, South Goa District, Margao, Salcete – Goa.

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AND WHEREAS amongst the Said Plots allotted to the First Prospective Vendors, there exists all that Plot bearing No. 14, presently surveyed under Chalta No. 28 of P. T. Sheet No. 128 of Margao City Survey, admeasuring an area of about 413 sq mts, which Plot No. 14 as an independent, distinct and separate property is bounded on the East by the Plot No. 15 surveyed under Chalta No. 9 of P. T. Sheet No. 127, on the West by the Road, on the North by the Road, and on the South by the Road, and which Plot shall hereinafter be referred to as the '**Said Plot No. 14**'.



AND WHEREAS the First Prospective Vendors are the sole and exclusive owners in title and possession to the Said Plot No. 14, along with the usufructory rights reserved in favour of the Confirming Party for her lifetime.

AND WHEREAS among the Said Plots allotted to the Second Prospective Vendors, there exists all that Plot bearing No. 15, presently surveyed under Chalta No. 9 of P. T. Sheet No. 127 of Margao City Survey, admeasuring an area of about 372 sq mts, which Plot No. 15 as an independent, distinct and separate property is bounded on the East by the Plot No. 16 surveyed under Chalta No. 10 of P. T. Sheet No. 127, on the West by the Plot No. 14 surveyed under Chalta No. 28 of P. T. Sheet No. 128, on the North by the Road, and on the South by the Road, and which Plot shall hereinafter be referred to as the '**Said Plot No. 15**'.

AND WHEREAS the Second Prospective Vendors are the sole and exclusive owners in title and possession to the Said Plot No. 15, along with the usufructory rights reserved in favour of the Confirming Party for her lifetime.

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AND WHEREAS subsequent to M/s Alcon Developers carrying out the development works of the Said Plots, and in terms of the aforesaid Agreement dated October 29, 2009, the First Prospective Vendors, the Second Prospective Vendors, the Confirming Party and M/s Alcon Developers were entitled to distribute amongst themselves, all those unsold Said Plots, by allotting 55% of the net area of the unsold Said Plots to the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party in the form of plots, and by allotting 45% of the net area of the unsold Said Plots to M/s Alcon Developers in the form of plots.



AND WHEREAS by a mutual understanding arrived at by and between the First Prospective Vendors, the Second Prospective Vendors, the Confirming Party and M/s Alcon Developers, it was decided, *inter alia*, that the First Prospective Vendors and the Confirming Party would retain for themselves, the title, ownership and possession to the Said Plot No. 14, and that the Second Prospective Vendors and the Confirming Party would retain for themselves, the title and ownership and possession to the Said Plot No. 15.

AND WHEREAS by an instrument of Declaration dated August 30, 2016, duly executed before the Notary Public Adv. B. S. Gaunker at Panaji, Goa under Reg. No. 3303/2016 on 31-08-2016, M/s Alcon Developers, declared and confirmed that in view of the above stated agreement, M/s Alcon Developers have no right, title or interest of whatsoever nature to the Said Plot No. 14.

AND WHEREAS by an instrument of Declaration dated August 30, 2016, duly executed before the Notary Public Adv. B. S. Gaunker at Panaji, Goa under Reg. No. 3300/2016 on 31-08-2016, M/s Alcon Developers, declared and

Four handwritten signatures in black ink, likely representing the parties to the agreement.

confirmed that in view of the above stated agreement, M/s Alcon Developers have no right, title or interest of whatsoever nature to the Said Plot No. 15.

AND WHEREAS as such, the First Prospective Vendors and the Second Prospective Vendors are the sole and absolute owners in title and possession to the Said Plot No. 14 and the Said Plot No. 15 respectively, along with the usufructory rights reserved therein, in favour of the Confirming Party for her lifetime



AND WHEREAS the Said Plot No. 14 and the Said Plot No. 15, amalgamated together and forming a separate, distinct and independent portion of property, admeasures an area of 785 square meters, is more particularly described in the Schedule III appearing hereinafter, and which separate, distinct and independent portion of property is more particularly demarcated in red ink in the plan annexed hereto and shall hereinafter be referred to as the "**Said Property**".

AND WHEREAS, after various negotiations that took place, the parties hereto are aware that:

- a. The First Prospective Vendors, the Second Prospective Vendors and the Confirming Party herein are the sole and absolute owners in open and peaceful possession and title of the Said Property.
- b. The First Prospective Vendors, the Second Prospective Vendors and the Confirming Party have a clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the Said Property and every part thereof, and that the First Prospective Vendors, the Second Prospective

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Vendors and the Confirming Party are in lawful occupation, possession and enjoyment of the Said Property and every part thereof;

c. Neither the Said Property nor any part thereof is subject to any Tenancy rights, leasehold rights or any other rights whatsoever from any other person / s whomsoever and that neither the Said Property nor any part thereof, is subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.




d. No other person / persons other than the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party mentioned hereinabove is the owner or possessor of the Said Property or has / have any right, claim or interest over the same or any part thereof and that the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party have absolute right to dispose and / or sell the Said Property and every part thereof, and / or deal with it in any manner whatsoever;

e. There is no legal bar or impediment for this transaction and that the Said Property and every part thereof is free from encumbrances, liens and / or charges of any nature;

f. No notice / s from the Central or State Governments or any other local body or authority under any Panchayat Law or Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices / Proceedings for Acquisition / Requisition had / has been received by and / or served upon the First Prospective Vendors, the Second Prospective Vendors and / or the Confirming Party regarding the Said Property or any part thereof;

g. Neither the Said Property nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statute, law and / or



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Regulation and / or under any subsisting Order, Judgment and / or Decree of any Court of Law.

h. Neither the Said Property nor any part thereof, is the subject matter of any civil suit, criminal complaint / case or any other action or proceeding in any court or forum.


i. Neither the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party nor any of them have agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the Said Property;

j. No person / s has / have any right of tenancy or inheritance to the Said Property or any part thereof;

k. There are no dues or any other liability outstanding in respect of the Said Property or any part thereof;

l. Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the First Prospective Vendors, the Second Prospective Vendors and / or the Confirming Party or by any of their predecessors in title or any person claiming under or through the First Prospective Vendors, the Second Prospective Vendors and / or the Confirming Party, the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party had at all material times heretofore and now, have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property unto and to the use of the Prospective Purchaser;

AND WHEREAS the Prospective Purchaser is desirous of the purchasing the Said Property, in order to develop the same by constructing thereon, at their





own cost, as part of their normal business, a residential building thereon, complete in all respects, which proposed building shall hereinafter be referred to as the "**Said Building**".

AND WHEREAS the Prospective Purchaser is desirous of the developing the Said Property, entirely at their own risk and cost, for the purpose of sale of all and any of the units constructed in the Said Building to its prospective customers / nominees.



AND WHEREAS in furtherance of the aforesaid desire of the Prospective Purchaser, the Prospective Purchaser has, with the consent of the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party, also commenced the works of finalizing of construction and design plans, appointment of architects and surveyors, marketing of the Said Building, etc. in order to commence works of development of the Said Property.

AND WHEREAS the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party have respectively agreed to sell the Said Property to the Prospective Purchaser and the Prospective Purchaser has agreed to purchase the Said Property from the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party respectively, in order to develop the same by constructing thereon, at their own cost, as part of their normal business, a residential building thereon, complete in all respects, for a total consideration of **Rs.40,00,000.00 (Rupees Forty Lakh only)**, in accordance with the terms and conditions more specifically enumerated hereinunder:

Handwritten signatures: Hs., B. S. / S. S., and anyone

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS UNDER:

1. The recitals hereinabove form an integral part of the Agreement hereunder.

2. Subject to the terms and conditions herein, the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party shall respectively sell to the Prospective Purchaser and the Prospective Purchaser shall purchase from the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party respectively, all that Said Property more particularly demarcated, delineated and identified in red ink in the plan annexed hereto, for a total consideration of the amount of Rs.40,00,000.00 (Rupees Forty Lakh Only).

3. It is hereby agreed upon by and between the parties hereto that the First Prospective Vendors and the Second Prospective Vendors shall be duly compensated and the consideration for the purchase of the Said Property shall be duly paid for by the Prospective Purchaser in the following manner:

Party	Area of the Plot	Total Consideration Amount (Rs.)	Payment No.	Amount (Rs.)	Due Date for Payment
First Prospective Vendors.	413	21,04,459.00	1	50,000.00	On execution of these presents
			2	10,00,000.00	On or before December 31, 2018
			3	10,54,459.00	On or before December 31, 2019

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			Total	21,04,459.00	
Party	Area of the Plot	Total Consideration Amount (Rs.)	Payment No.	Amount (Rs.)	Due Date for Payment
Second Prospective Vendors	372	18,95,541.00	1	50,000.00	On execution of these presents
			2	8,45,541.00	On or before December 31, 2018
			3	10,00,000.00	On or before December 31, 2019
			Total	18,95,541.00	



3. The First Prospective Vendors, the Second Prospective Vendors and the Confirming Party do hereby agree and covenant with the Prospective Purchaser that the legitimate shares, dues and rights of the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party and each and every one of them are duly and lawfully compensated for in the manner as stated hereinabove, and subject to the terms and conditions of these presents, the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party shall in future, have no claims against the Prospective Purchaser and / or its agents or nominees in respect of the same or any part thereof.


4. It is clearly understood that the Prospective Purchaser has agreed to purchase the Said Property from the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party and the First Prospective

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Vendors, the Second Prospective Vendors and the Confirming Party have agreed to sell the Said Property to the Prospective Purchaser for the purpose of construction of the Said Building on the Said Property, for the sole and exclusive use, possession and ownership of the Prospective Purchaser and / or its prospective customers and / or nominees.

5. The First Prospective Vendors, the Second Prospective Vendors and the Confirming Party hereto further agree and covenant with each other that the entire consideration from the sale of the Said Building to be constructed on the Said Property along with the proportionate undivided share in the Said Property, and every part thereof, shall be for and accrue solely and exclusively to the Prospective Purchaser and the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party shall have no claim in respect thereof. The Prospective Purchaser shall thus, at any time hereinafter, be entitled to enter into any Agreement with third parties of their sole and exclusive choice, for the sale of the super – built up / built up / carpet area of the Said Building along with the proportionate undivided share in the Said Property and every part thereof, to be constructed by the Prospective Purchaser on the Said Property, and to receive consideration amounts on those agreements, and to thereafter execute and sign proper deeds of conveyance, conveying the said super – built up / built up / carpet area, along with the proportionate undivided share in the Said Property and every part thereof, without any reference to the First Prospective Vendors, the Second Prospective Vendors and / or the Confirming Party or any of them.

6. As stated in the recitals hereinabove, in furtherance of the aforesaid agreement by and between the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party and the Prospective Purchaser, the Prospective Purchaser has, with the consent of the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party, already



HS. *SB* *gh* *Avzone*

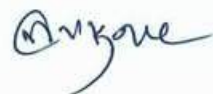
commenced the process of formulation of the requisite construction and design plans, appointment of architects and surveyors, marketing of the Said Building, employing labour contractors etc. in order to finalize and thereafter commence works of construction and development of the Said Property. The First Prospective Vendors, the Second Prospective Vendors and the Confirming Party and each of them agree to, upon execution of these presents, further co – operate with the Prospective Purchaser in their endeavour to develop the Said Property and in furtherance thereof, to sign all and any documents, applications, plans or affidavits as and when required by the Prospective Purchaser to obtain the requisite statutory approvals for the commencement of construction of the Said Building.



The Prospective Purchaser shall be entitled, upon execution of these presents, to submit the said plans or any other such documents as maybe deemed fit and necessary by the Prospective Purchaser and seek approvals from the requisite statutory bodies for the construction of the Said Building and development of the Said Property, which may be in the name of the First Prospective Vendors, the Second Prospective Vendors and / or the Confirming Party, including but not limited to Technical Approval from the South Goa Planning and Development Authority, clearance from the Health Department, Public Works Department and Construction License from the Margao Municipal Council. The Prospective Purchaser shall have absolute and final discretion when submitting the said plans and seeking the said approvals and the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party shall have no say and shall play no part in the final plans of the Said Building to be constructed by the Prospective Purchaser. The Prospective Purchaser shall also be entitled to register the proposed development of the Said Property with the Real Estate Regulatory Authority that may be set up for the State of Goa, and / or any other statutory authority as may be deemed necessary by the Prospective Purchaser.







8. In case of any unforeseen reasons, or if called upon by the requisite authorities to do so, the Prospective Purchaser reserves the rights to alter, change and / or amend such plans, in the larger interest of the construction of the Said Building, without reference to the First Prospective Vendors, the Second Prospective Vendors and / or the Confirming Party.

9. The Parties herein specifically confirm that this Agreement does not constitute a partnership or association and consequently no Party shall be entitled to represent the other Party unless hereinafter specifically otherwise provided for. The rights and responsibilities of the Parties are and shall be as hereinafter set out and as shall be mutually agreed to from time to time by and between them. The Parties shall perform their respective obligations hereunder as part of their respective obligations or business as the case may be and not as contractors, agents or representatives of each other.



10. The First Prospective Vendors, the Second Prospective Vendors and the Confirming Party and each of them agree to, upon execution of these presents, further co – operate with the Prospective Purchaser in their endeavour to develop the Said Property and in furtherance thereof, sign and execute in favour of the Prospective Purchaser and / or its Directors, a suitable Power of Attorney, authorizing and permitting the Prospective Purchaser and / or its Directors to act on their behalf and represent them, in all and any matters, concerning the Said Property and its development.

11. The First Prospective Vendors, the Second Prospective Vendors and the Confirming Party hereby covenant and declare that:

- a. They are the absolute owners of the Said Property and are otherwise lawfully seized and possessed of the Said Property and have a clear and marketable title to the same.

[Handwritten signatures]

- b. There are no outstanding encumbrances, mortgages, lien, notices, for requisition or reservation or assignments or otherwise or any outstanding interest or claims by or of any other party/person/s on the Said Property.
- c. They have clear and absolute irrevocable right and authority to sell the Said Property and every part thereof, as also to enter into this Agreement.
- d. Neither they, nor their predecessors in title, nor any one claiming under their name have not granted any right of way or easement or license or any other rights to any person over the Said Property or any part thereof.
- e. The statements and representations made in the foregoing recitals are true to their own knowledge and are made knowing fully well that the Prospective Purchaser has agreed to purchase the Said Property to carry out the development thereof and to undertake several obligations as herein set out and have in fact already commenced the initial work of preparation for the same.



12. The First Prospective Vendors, the Second Prospective Vendors and the Confirming Party hereby state and confirm that the Prospective Purchaser shall be able to carry out the development of the Said Property without any let or hindrance or obstruction from any quarter and they shall clear and/or settle any such hindrance or obstructions forthwith at their own cost and expenses.

13. The right of the Prospective Purchaser to carry out the development of the Said Property at its own cost and risk is absolute and complete (subject to the rules and regulations of the South Goa Planning and Development Authority, Margao Municipal Council and other concerned authorities and other statutory provisions governing development and construction) and the said right is free from all encumbrances, claims and demand of any nature whatsoever.

14. The First Prospective Vendors, the Second Prospective Vendors and the Confirming Party shall be responsible for the following:

[Handwritten signatures]

- a. To remove defect if any in the title of the Said Property due to which the development work of the Said Property is stopped / hampered at their own costs within a least possible period
- b. To initiate and file such suits, petitions, memorandum for the purpose of enforcing the rights of and upon the Said Property in so far it relates to the title of the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party to the Said Property or to defend any suit filed against them.
- c. To sign and execute enter into any Agreement of Sale or Exchange or gift or any other form of conveyance of any portion of the Said Property or the Said Building along with the proportionate undivided share in the Said Property to the Prospective Purchaser or their nominee or to such persons who may be interested to buy the same, and to whom the Prospective Purchaser desires to sell any portion of the Said Property or the Said Building along with the proportionate undivided share in the Said Property, as part of their business.
- d. To execute final conveyance deed of any portion of the Said Property or the Said Building along with the proportionate undivided share in the Said Property to and in favour of the Prospective Purchaser or their nominee or to such persons who may be interested to buy the same, and to whom the Prospective Purchaser desires to sell any portion of the Said Property or the Said Building along with the proportionate undivided share in the Said Property, as part of their business, or to any Co-Operative Society and/or any other organization or entity formed by the Prospective Purchaser or the prospective buyers of the Said Building or any part thereof, subject to receipt of the consideration for the sale of the Said Property as is provided in this Agreement.

15. It shall be the sole responsibility and duty of the Prospective Purchaser herein to:





- a. Arrange and provide the funds required for the purpose of carrying out all development works of the Said Property, which cost and expense shall not affect or conflict with the Prospective Purchaser's time bound monetary obligations towards the First Prospective Vendors and the Second Prospective Vendors under the terms of these presents.
- b. To execute the works comprised in the development and completion of the Said Property in accordance with the sanctioned plans and to abide by all the relevant provisions of law and rules and regulations concerning the Said Property and its development.
- c. To pay cost of all the materials required for carrying out and completing all the development works of the Said Property including the cost of materials required for flooring, doors/windows, sanitary/plumbing fittings, electrification, paints, lifts, transformers and the like.
- d. To pay the cost of wages and labour, direct and indirect, supervisory staff, technical staff, including statutory claims of ESI, PF, claims under the Workmen Compensation Act and the like, if any.
- e. To pay the fees for all licenses, approvals and other related costs
- f. To pay the necessary charges, premiums, hardships, levies, assessment charges, fines, penalties, etc. for obtaining the aforesaid permissions/approvals/sanctions.
- g. To obtain the Completion Certificate/Occupation Certificate in respect of saleable area on completion of the development and construction.
- h. To pay losses or claims raised by Government Authorities for infringement of any law or not complying with the rules and regulations.
- i. To pay and settle any claim of any labour or other related agencies for injury/damage caused during the course carrying out the construction works in the Said Property.
- j. To keep the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party fully indemnified for any deficiencies in execution/completion of the development of the Said Property, or for any



[Handwritten signatures]

delays in execution not attributable to the First Prospective Vendors, the Second Prospective Vendors and / or the Confirming Party and against any claims resulting there from.

- k. On completion of the development works of the Said Property, whether the sale of entire saleable area is complete or not, complete the payment of the monetary consideration due to the First Prospective Vendors and the Second Prospective Vendors respectively under the terms and conditions of these presents.

16. It is specifically agreed by and between the parties hereto that the title to the Said Property shall continue to remain with the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party till (a) the execution of the conveyance deeds to the prospective purchasers or the society or such other entity as may be formed by the Prospective Purchaser or its customers / nominees



This Agreement also does not create any relationship of principal and agent or contractor between the Parties. This Agreement also does not create any association formed by the Parties and in fact each Party is fulfilling its own obligations hereunder independent of each other and the rights and obligations of each Party are well defined, specific and mutually exclusive.

18. Each of the Parties herein shall indemnify and keep indemnified, saved, defend and harmless the other party from or against any liability arising from non-payment of any taxes, levies, cess etc. on gross and/or net income accruing from the development being implemented on the Said Property.

19. The First Prospective Vendors, the Second Prospective Vendors and the Confirming Party and each of them further agree to divest their title and give the ultimate possession and ownership of the Said Property to the Prospective


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Purchaser and / or its customers, agents, nominees or to any society/association or any other entity formed for taking over the Said Building, as the case may be.

20. It is hereby specifically understood and agreed between the Parties hereto that the Prospective Purchaser shall indemnify the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party and each of them for any monetary and legal consequences arising out of any relationship contractual or otherwise entered into between the Prospective Purchaser and any third party/agency and/or in respect of losses caused due to actions, claims, damages, compensation or costs, charges and compensation or costs, charges and expenses arising out of any accident or injury sustained by any workman.

21. The First Prospective Vendors, the Second Prospective Vendors and the Confirming Party and each of them hereby undertake and declare that their right and title to the Said Property is free, clear and marketable and no third party rights or interest in the Said Property have been created which may affect the development of the Said Property and the same is not a subject matter of any litigation or order restraining or preventing the sale or transfer thereof. The First Prospective Vendors, the Second Prospective Vendors and the Confirming Party and each of them hereby do agree and undertake to clear and settle each and every defect in the title of the Said Property at their own cost and keep the Prospective Purchaser and their successors-in-title, nominees and assigns indemnified and harmless together with all costs, expenses and damages thereof in respect of any demand raised against the Prospective Purchaser or loss caused to them by reasons of any person or persons claimed by, on behalf of or under the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party or their predecessors-in-title.

22. It is agreed that the Parties have satisfied themselves that the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party



[Handwritten signatures]

have a clean and marketable title in respect of the Said Property. However in case on account of any existing dispute or on account of any dispute or claim raised by any third party or Government, the development work in the Said Property is stopped, the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party and the Prospective Purchaser together will take all actions necessary to start and continue with the development of the Said Property by removing all impediments. In such situation there will be no liability on the First Prospective Vendors, the Second Prospective Vendors or the Confirming Party to compensate the Prospective Purchaser for any losses or increase in costs on account of delay in the completion of the development of the Said Property, but if there is any claim on the Prospective Purchaser which is payable to the customers / nominees / assigns of the Prospective Purchaser, the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party will compensate the Prospective Purchaser to that extent.



23. The First Prospective Vendors, the Second Prospective Vendors or the Confirming Party and each of them indemnifies and keeps the Prospective Purchaser forever indemnified at all times against all actions, proceedings, claims, loss, damage, cost and expenses which may be brought on account of and occasioned by any accident or injury to the First Prospective Vendors, the Second Prospective Vendors or the Confirming Party or any of them or their representative / s or any person / s visiting the Said Property during the period when the development of the Said Property is ongoing, as the First Prospective Vendors, the Second Prospective Vendors or the Confirming Party and each of them and the aforementioned persons shall be visiting the Said Property at their own risk.

24. The First Prospective Vendors, the Second Prospective Vendors or the Confirming Party and each of them agree that any increase in the F.A.R. (floor area ratio) or any other such right / benefit that may become available in respect

[Handwritten signatures]

of the development of / or construction on / or the Said Property shall accrue, belong to and be available exclusively to the Prospective Purchaser and the First Prospective Vendors, the Second Prospective Vendors or the Confirming Party and each of them shall lay no claim to the same.

25. Any contravention or infringement of the covenants, terms and conditions appearing in the preceding clauses shall be treated as a breach of contract and render this Agreement void / voidable / rescindable and the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party and each of them, in that event shall not be entitled to any right arising out of this Agreement.

26. Subject to the terms and conditions herein, all money advanced by the Prospective Purchaser to the First Prospective Vendors and the Second Prospective Vendors shall, at all times be kept free, saved, protected, defended and harmless from all third-party claims, attachments, liabilities, liens or demands by/ from creditors, receivers, claimants or other entity / ies claiming through or against the Prospective Purchaser.



27. The rights of the parties hereto and all its members shall be subject to the Terms of the present Agreement and other documents, and subject to the Prospective Purchasers' rights in respect of the Said Property. Any delay or indulgence by the Prospective Purchaser in enforcing the terms of this Agreement or any forbearance or giving of time to the First Prospective Vendors, the Second Prospective Vendors or the Confirming Party or any of them shall not be treated as a waiver on the part of the Prospective Purchaser of any of the terms and conditions of this Agreement, nor shall it in any manner prejudice the rights of the Prospective Purchaser. No waiver, by either Party, of any provision of this Deed shall, in any event, become effective unless the same shall be in writing and such waiver shall be effective only in the specific instance described and for the purpose that the waiver is given.

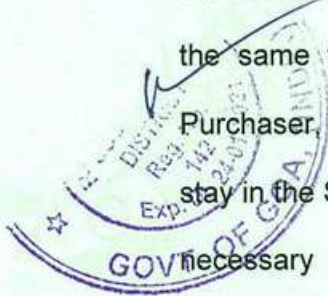
Mr. [Signature] *[Signature]* *[Signature]* *Argue*

28. It is also hereby expressly understood by and between the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party and the Prospective Purchaser herein, that the Prospective Purchaser and / or its nominees, reserves the right to amalgamate the Said Property or any part thereof, with any of the properties adjacent to the Said Property or any part thereof for the purpose of further development of such adjacent properties. In such case, the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party, at the request of the Prospective Purchaser and / or its nominee, shall sign all and any such documents necessary for the purpose of such amalgamation and development.

29. The Prospective Vendors and each of them agree that upon the execution of these presents, the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party, shall hand over the immediate possession of the same to the Prospective Purchaser, in order to permit the Prospective Purchaser, their employees, representatives, contractors, etc to enter upon and stay in the Said Property, carry out inspection, developmental and all other works necessary for the construction of the Said Building on the Said Property, including demarcation, surveying, excavation, construction etc as may be deemed fit by the Prospective Purchaser.

30. The Prospective Purchaser shall be entitled to raise any finance from financial institutions for the purpose of constructing the Said Building in the Said Property. The First Prospective Vendors, the Second Prospective Vendors and the Confirming Party and each of them agree to sign such deeds and / or documents required for the purpose of raising such finance.

31. It is made clear that the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party shall in no way be liable to such financial institutions in respect of any finance raised for the purpose of


Handwritten signatures: *HS*, *B*, *SH*, *Anjane*

construction of the Said Building on the Said Property. The First Prospective Vendors, the Second Prospective Vendors and the Confirming Party do also hereby agree to sign all and any such documents, papers, permissions, applications etc. that may be necessary for the development of the Said Property by the Prospective Purchaser as and when called upon to do so by the Prospective Purchaser.

32. The parties agree that changes, modifications, waivers, amendments, addenda if any, of / to the terms, conditions, clauses herein and all Agreement / s between them shall be in writing and countersigned by all parties to be valid and binding and neither party shall plead any oral variation thereof. This Agreement and any other writing / s duly countersigned as aforesaid shall constitute the entire Agreement and contractual commitment between the Prospective Vendors and the Prospective Purchaser, nullifying and invalidating all other communication / s exchanged between the parties in respect of the Said Property.



33. All notices required to be served by the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party upon the Prospective Purchaser, and by the Prospective Purchaser upon the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party, under this Agreement, shall be in writing, and shall be deemed to be properly, sufficiently and effectually served if dispatched by hand delivery, pre-paid registered post acknowledgement due or by any other recognised means of recorded delivery, to the address of the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party as mentioned hereinabove, and to the address of the Prospective Purchaser as mentioned hereinabove as the case may be.

Ms. *SB* *Sh* *Arif ne*

34. In the event of any dispute / s arising between the parties to this Agreement whether in relation to the interpretation of its clauses and conditions or to the performance of these presents or concerning any acts or omission of either party to the dispute / s or to any act which ought to be done by the parties in dispute or in relation to any matter whatsoever concerning this Agreement, all Parties shall endeavor to settle such dispute or difference by negotiation inter se within a period of 15 (Fifteen days) days, or such extended time as may be mutually agreed, failing which, such dispute or difference shall be referred to a sole arbitrator who shall be a permanent resident of Margao, Goa, appointed by mutual consent of all the parties and such arbitration shall be conducted in Margao, Goa in accordance with the provisions of the Indian Arbitration and Conciliation Act, 1996 as amended up to date. The decision of the Arbitrator shall be final and binding on all the parties hereto.

35. If any part or any provision of this Agreement is or becomes illegal, invalid or unenforceable, that part or provision shall be ineffective to the extent of such invalidity or unenforceability only, without in any way affecting the validity or enforceability of the remaining parts of said provision or the remaining provisions of this Agreement. The Parties hereby agree to attempt to substitute for any invalid or unenforceable provision with a valid or enforceable provision, which achieves to the greatest extent possible the economic and legal objectives of the invalid or unenforceable provision. The Prospective Purchaser and the First Prospective Vendors, the Second Prospective Vendors and the Confirming Party and each of them also agree that all disputes if any, arising under or concerning this Agreement shall come under the sole, exclusive legal jurisdiction of Margao, Goa, India.

36. The Prospective Purchaser shall retain the original of this Agreement. The First Prospective Vendors, the Second Prospective Vendors and the Confirming



HS- *SS* *CH* *Amrjane*

Party shall be entitled to copies of these presents at their respective costs. All out of pocket and misc. expenses etc. including stamp duty, registration fees and incidental charges of this agreement, if any, required for the successful and effective development of the Said Property shall be borne by the Prospective Purchaser alone and the other Parties to these presents shall not be called upon to contribute any amount towards such expenses.

37. The Confirming Party hereto does hereby give her consent, assent and confirmation to these presents, and has no objections to the terms and conditions set out herein.

38. This Agreement shall be specifically enforceable at the option of either party, time being the essence of the present Agreement.



SCHEDULE "I"

(Description of the Said Entire Property)

ALL THAT independent and distinct portion of the property, as a separate entity by itself, formed by the amalgamation of:

(a) one fourth (1/4th) of the property known as **AZULLANCHI TOLLOY** or **ASUTEANCHY TOLLOY** or **ASSULIANCHITOLLOY** or **GOGOLLA** or **GOGOLA** situated at Gogol, Margao, within the limits of the Margao Municipal Council, Taluka and Sub - District of Salcete, District of South Goa, State of Goa, which property is found described in the Land Registration Office of Salcete under No. 456 at folio 30 of Book B - 2 of New Series, and forms part of the property enrolled in the Land Revenue Office of Salcete for Matriz under No. 1085, and

b. one sixth (1/6th) of the property known as **AZULEANCHI TOLLOY** or **ASULEANCHITOLLOY** or **ASSULEACHITOLLOY** or **GOGOLLA** or **GOGOLA**, situated at Gogol, Margao, within the limits of the Margao Municipal Council, Taluka and Sub - District of Salcete, District of South Goa, State of Goa, which property is found described in the Land Registration Office of Salcete under No. 457 at folio 30 overleaf of Book B - 2 of New Series and forms part of the property enrolled in the Land Revenue Office of Salcete for Matriz under No. 1087,

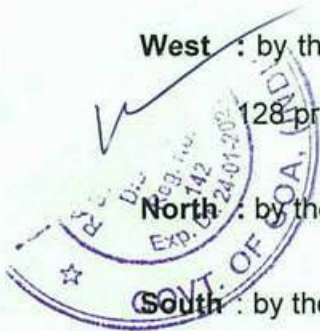
which portion as a single, independent and distinct property, is found surveyed under **Chalta No. 1, Sub - Division 1, Chalta No. 2, Sub - Division 1 and Chalta No. 3, Sub - Division 1** of P. T. Sheet No. 127 and **Chalta No. 1 Sub - Divisions 3, 4, 5 and 14** of P. T. Sheet No. 128 of the Margao City Survey, and admeasures an area of about **18,994 sq mts** and is bounded as follows:

East : by the property of Narcinva Kare and others,

West : by the property under Chalta No. 1 Sub - Division 2 of P. T. Sheet No. 128 presently Road,

North : by the property of heirs of Vassant Kare, and

South : by the property of Narcinva Kare and others,



SCHEDULE "II"

(Description of the Said Portion of the Entire Property)

ALL THAT independent and distinct portion of the Said Entire Property described in the Schedule I hereinabove, which portion is bounded as follows:

East : by the property surveyed under Chalta No. 1 of P. T. Sheet No. 126,

[Handwritten signatures]

West : by the Road,

North : by the Road and property surveyed under Chalta Nos. 1, 25, 2, 31, 28 and 3 of P. T. Sheet No. 122, and

South : by the property surveyed under Chalta No. 1, Sub - Divisions 2, 6, 7 of P. T. Sheet No. 128 and Chalta Nos. 1, 2, 3 Sub - Division 2 and 5 of P. T. Sheet No. 127.

SCHEDULE "III"

(Description of the Said Property)

ALL THAT property formed upon the amalgamation of the Said Plot No. 14 and Said Plot No. 15 of the Said Portion of the Entire Property described hereinabove at Schedule II hereinabove, which property, as a single, independent and distinct property, admeasures an area of about 785 sq mts, and is bounded as follows:

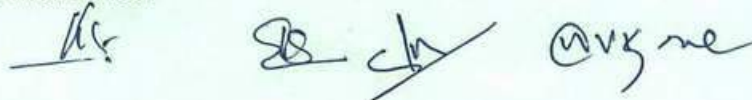
East : by the Plot No. 16, now surveyed under Chalta No. 10 of P. T. Sheet No. 127,

West : by the Road,

North : by the Road, and

South : by the Road.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.





A. Signed and Delivered by the

Within named FIRST PROSPECTIVE VENDORS:

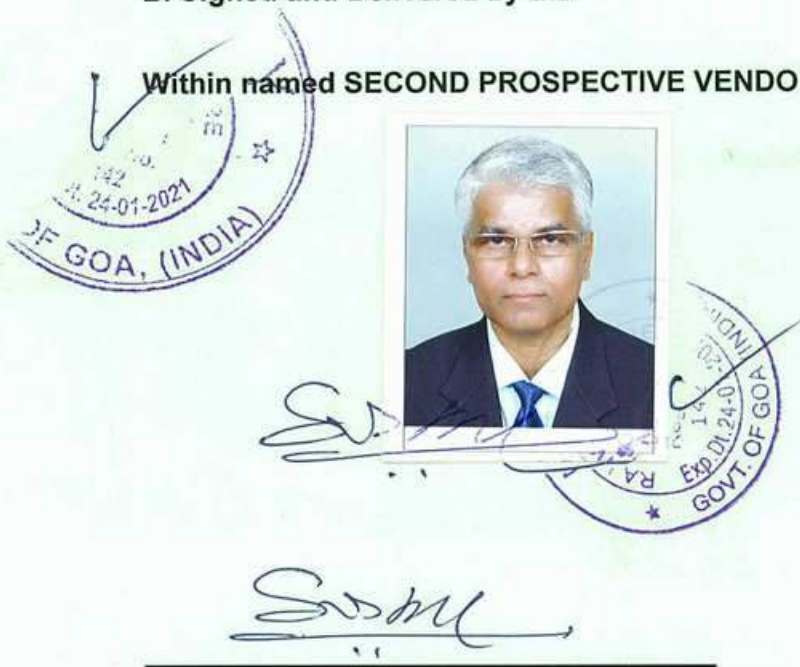


A photograph of Mr. Vaikunth Vassant Kare is shown. Below it is a handwritten signature in blue ink. To the right of the signature is a circular purple stamp. The stamp contains the text: 'NOTARY PUBLIC', 'RAJIV M. SHANKAR', 'SOUTH GOA', 'REG. NO. 1307', 'Exp. Dt. 24-01-2021', and 'GOVT. OF GOA (INDIA)'. The signature appears to read 'Vaikunth Vassant Kare'.

Mr. VAIKUNTH VASSANT KARE, signing for self and as the duly constituted attorney of Mrs. Shanta Vaikunth Kare.

B. Signed and Delivered by the

Within named SECOND PROSPECTIVE VENDORS:



A photograph of Mr. Shrivallabh Vassant Kare is shown. Below it is a handwritten signature in blue ink. To the left of the signature is a circular purple stamp. The stamp contains the text: 'NOTARY PUBLIC', 'RAJIV M. SHANKAR', 'SOUTH GOA', 'REG. NO. 1307', 'Exp. Dt. 24-01-2021', and 'GOVT. OF GOA (INDIA)'. The signature appears to read 'Shrivallabh Vassant Kare'.

Mr. SHRIVALLABH VASSANT KARE, signing for self and as the duly constituted attorney of the Second Prospective Vendor at Serial No. 4, Mrs. Indira Shrivallabh Kare, and the Confirming Party at Serial No. 5 Mrs. Laxmibai Vassant Kare.



Three handwritten signatures in blue ink are shown at the bottom of the page.

C. Signed and Delivered by the

Within named Prospective Purchaser:

For KARE REALTORS LIMITED LIABILITY PARTNERSHIP:





Mr. VASANT SHRIVALLABH KARE,

D. Signed and Delivered by the

Within named Prospective Purchaser:

For KARE REALTORS LIMITED LIABILITY PARTNERSHIP:






Mr. AKHIL VAIKUNTH KARE

E. In Witness of:

1. Name: RAJESH RAGHUVIR KENI
Address: S-1, 'RAGHUVIR RESIDENCY'
'VASANT NAGAR' GOGOL MARGAO GOA.
Signature: *Rajesh Keni*

2. Name: SIDDHESHWAR NAIK
Address: H.NO: 183, BAAG
XELVONA CORCHOLEM -GOA
Signature: *Sini*



KS *B* *SK* *AVKme*



EXECUTED BEFORE ME
WHICH I ATTEST
Rajiv M. Shinkre
RAJIV MUKUND SHINKRE
NOTARY, MARGAO
SOUTH GOA DISTRICT
STATE OF GOA (INDIA)
Reg. No 93369
Date: 5-10-2017



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Margao Goa



Plan showing plots situated at

Margao City

Salcete Taluka

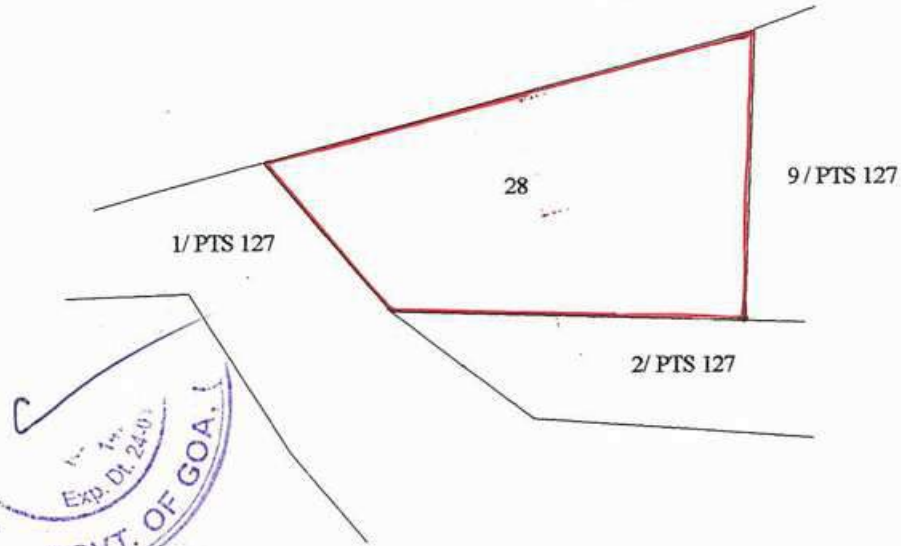
P.T. Sheet No. 128 / Chalta No. 28

Scale 1:500

Plot No: 14
 Area: 413 M²

Recd 4/5

I. S. & L. R.



Ms. de sh / anyone

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On 03-09-2007

Shakti

Compared by :

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GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Margao Goa



Plan showing plots situated at

Margao City

Salcete Taluka

P.T. Sheet No. 127 / Chalta No. 9

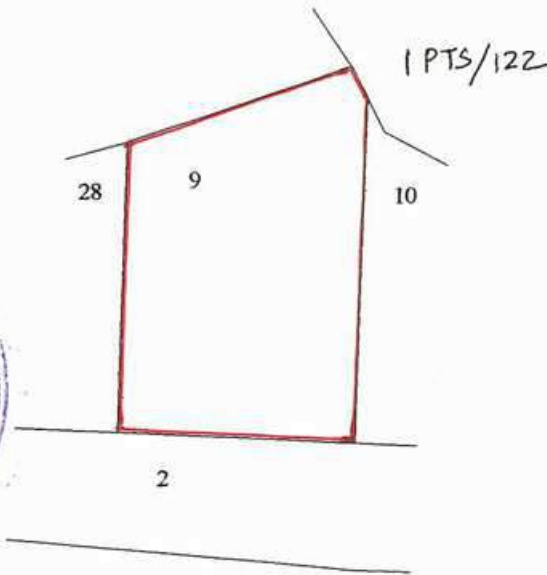
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Plot No: 15

Area : 372m²

Am
4/5

I.S. & L.R.



A. B. Ch. M. G. M.

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On 03-09-2007

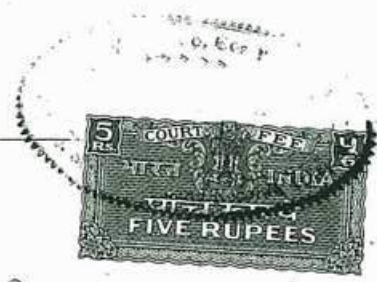
Shankar

Compared by:

Am

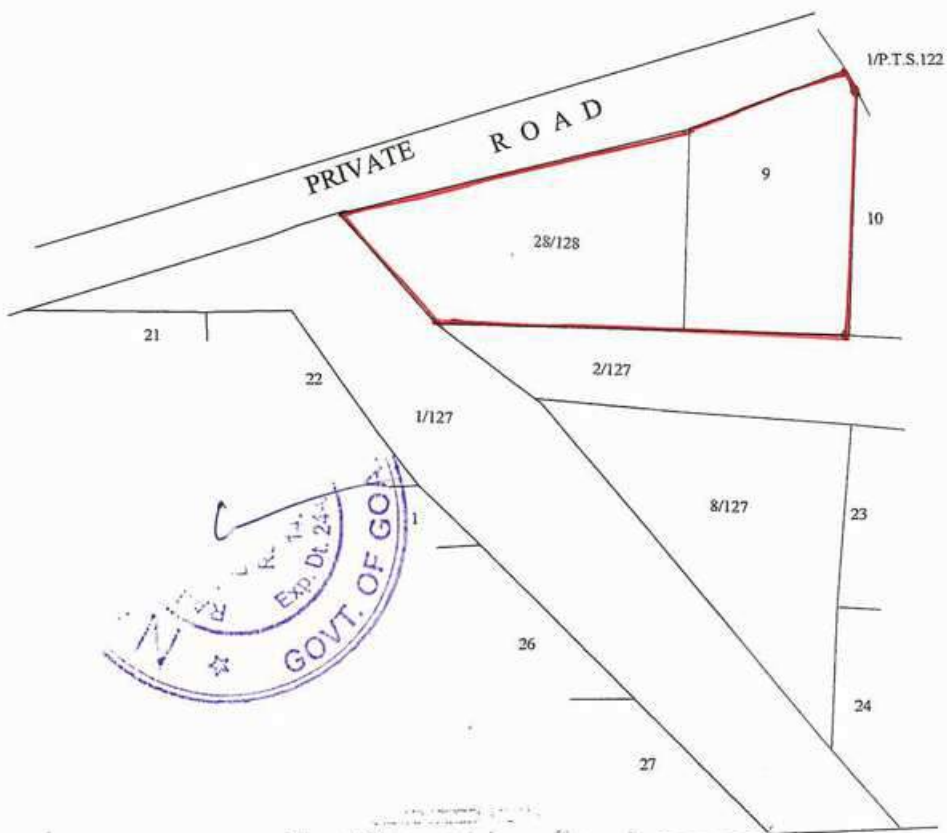


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Margao Goa



Plan showing plots situated at
MARGAO CITY
 Salcete Taluka
 P.T. S.No. 127 / Chalta No. 1, 8 & 9.
 P.T. S.No. 128 / Chalta No.28.
 Scale 1: 500

Queer
121368
 I. S. & L. R.



City Survey Margao
 Copy applied by S. U. Kave 10/3/08
 Copy ready on 12/3/08
 Copied by Shri. Dulip Wale
 Compared by P. S. G. 12/3/08

U.S. [Signature]
 Compared by: *[Signature]* 12/3/08

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