

(Rupees Thirteen Lacs Eight thousand only)

Phone No:
Sold To/Issued To:
GOLDEN SANDS CONSTRU
For Whom/ID Proof:
AAKFG2664G



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₹ 1308000/-

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3815248 35/02/04/2021-RD1

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Signature of Purchaser: Golden Sands Construction LLP.

For CITIZEN CREDIT CO-OP. BANK LTD.



[Signature]
Authorised Signatory

Ranjit Cotta Cavallo Dawallu

JOINT VENTURE AGREEMENT


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THIS AGREEMENT is entered into and executed at Margao, Goa on this 09th day of the month of November of the year Two Thousand and Twenty-Two (09/11/2022)

BETWEEN



1. SOCIEDADE DE FOMENTO INDUSTRIAL PRIVATE LIMITED, a company governed by the provisions of the Companies Act, 2013, having its Registered Office at Vila Flores de Silva, Erasmo Carvalho Street, Margao, Goa, allotted Permanent Account No. [REDACTED] by the Income Tax Department, represented herein by its Authorised Signatory Mr. GAJANAN HARIHAR KARKARE, son of Mr. Harihar Devidas Karkare, aged 53, occupation service, holding Income Tax Card bearing PAN [REDACTED], holding Aadhar Card bearing No. [REDACTED], resident of 136, Vainguinim Valley, Machados Cove, NIO, Dona Paula, Goa, 403004, Contact No. 9822685707, duly authorized in that behalf by Resolution dated 16/08/2022 passed by the Board of Directors of the company on 08/08/2022 hereinafter referred to as the "*First Party*" (which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors and assigns), ON THE ONE PART

- A N D -

2. GOLDEN SANDS CONSTRUCTION LLP, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its Registered Office at 97, Ascanio D'Costa Road, Behind Grace Church, Margao, Goa, allotted Permanent Account No. [REDACTED] by the Income Tax Department and LLP Identification: AAA3632, represented herein by its duly authorized Partner, Shri Ranjit






Cotta Carvalho, son of Mr. Ligorio Cotta Carvalho, aged 54 years, occupation business, holding Income Tax card bearing PAN [REDACTED] holding Aadhar Card No. [REDACTED] resident of House No. 97, behind Grace Church, Ascanio D'costa Road, Margao, South Goa, 403601 [duly authorized in that behalf by a Resolution No. 2/2022 dated 18.08.2022 passed by the Board of Directors of the company, hereinafter referred to as the "*Second Party*" (which expression, unless repugnant to the context or meaning thereof, shall mean and include its [successors / all partners of the firm for the time being and such persons as may comprise the partners of the firm from time to time], ON THE OTHER PART


WHEREAS:-

- A. There exists an immovable property known as "*SONARVADO*" or "*SONVADO*", situated at revenue Village Varca, Taluka Salcete, District South Goa, State of Goa, which property is fully described in SCHEDULE I hereunder written and is hereinafter referred to as the "*Said Larger Property*".
- B. That vide a Deed of Sale executed on 23rd September, 2010, which Deed is duly registered in the Office of the Sub-Registrar of Salcete Taluka at Margao, Goa on 24th September, 2010 under Registration No. MGO-BK1-04950-2010 in CD No. MGOD30, the First Party purchased the Northern portion of the Said Lager Property admeasuring 11,560 sq. mts., which Northern portion constitutes a separate and distinct property by itself, is fully described in SCHEDULE II hereunder written and hereinafter referred to as the "*Northern Portion*", was purchased by the First Party.


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- C. Since there was an existing road admeasuring 240 M², dividing the Northern Portion into two parts, the First Party applied for partitioning of the Northern Portion and vide Order dated 31st August, 2020 passed by the Dy. Collector, Margao, the Northern Portion was partitioned into two separate survey holdings, viz. one bearing Survey No. 100/2A and the other bearing Survey No. 100/2B.
- D. That part of the Northern Portion which bears Survey No. 100/2A is a separate, independent and distinct property by itself and is described in Part I of SCHEDULE III hereunder written and that part of the Northern Portion which bears Survey No. 100/2B is also a separate, independent and distinct property and is described in Part II of Schedule III hereunder written and Survey Nos. 100/2A and 100/2B are hereinafter jointly referred to as the "*Said Property*".
- E. The First Party is the sole and exclusive owner and in exclusive possession of the Said Property.
- F. In the Record of Rights maintained in Forms I & XIV in respect of the Said Property, the First Party is shown as "*Occupant*".
- G. The First Party proposed to develop the Said Property by constructing a building project on the Said Property for which project, the First obtained the following permissions and approvals (hereinafter jointly referred to as the "*Existing Approvals*"), viz.



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- 1) Technical Clearance Order from the Town & Country Planning Department, South Goa, Margao, dated 12th July, 2021 and bearing No. TPM/32992/Var/100/2A/2B/2021/3084;
- 2) Technical Clearance Order from the Town & Country Planning Department, South Goa, Margao, dated 12th July, 2021 and bearing No. TPM/33279/Var/100/2B/2021/3085;
- 3) Conversion Sanad from the Collector of South Goa at Margao Goa, dated 30th July, 2021 and bearing No. AC-II/SAL/SG/CONV/83/2020/8561;
- 4) Consent to Establish from the Goa State Pollution Control Board, dated 13th December, 2021 and bearing No. 12/2021-PCB/1072097/G0008347;
- 5) Consent to Establish from the Goa State Pollution Control Board, dated 13th December, 2021 and bearing No. 12/2021-PCB/1072201/G0008350;
- 6) Construction License from the Village Panchayat of Varca, Salcete Goa, dated 31st January, 2022 and bearing No. VP/VAR/2021-2022/10;
- 7) Construction License from the Village Panchayat of Varca, Salcete Goa, dated 31st January, 2022 and bearing No. VP/VAR/2021-2022/11;

H. The First Party however now proposes to undertake development of the Said Property by construction thereon of 9 (nine) villas (hereinafter jointly referred to as the "*Said Villas*") and 18 (eighteen) apartments (hereinafter jointly referred to as the "*Said Apartments*"), which building project is hereinafter referred to as the "*Said Project*").

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- I. The Parties hereto have agreed to undertake development of the Said Project, as and in the manner set out in this agreement.
- J. The Parties hereto are accordingly entering into the present agreement to record the terms of their agreement and understanding.

NOW THIS AGREEMENT WITNESSES AS UNDER :-

1. In pursuance of the foregoing agreement, the Second Party hereby agree to undertake and complete development of the Said Project in the Said Property on the terms and conditions set out in this agreement.
2. PERMISSION FOR DEVELOPMENT:
 - a) The First Party hereby permits the Second Party to enter upon the Said Property for the exclusive purpose of developing and completing the Said Project as mentioned in this Agreement.
 - b) It is agreed and clearly understood that the First Party shall always retain legal possession of the Said Property with them and the Second Party is only conferred the right to enter the Said Property and undertake and complete the Said Project on the Said Property on the terms and conditions of this Agreement.
 - c) Nothing herein contained shall be construed as delivery of possession under Section 53-A of the Transfer of Property Act.
3. PLANS / LICENCES:
 - a) The Second Party shall be responsible for applying for and obtaining and shall accordingly apply for and obtain all approvals

and licences for construction and completion of the Said Project. However, the Existing Approvals may be utilized by the Second Party for undertaking the Said Project. Those of the Existing Approvals which may be utilized for the Said Project and all new approvals and licences that shall be hereafter obtained for the Said Project are hereinafter jointly referred to as the "*Project Approvals*".

- b) The construction of the Said Project shall be undertaken by the Second Party strictly in accordance with the Project Approvals.
- c) All costs, charges and expenses for obtaining, modifying and renewing the Project Approvals shall be borne and paid by the Second Party.
- d) The Second Party shall take all necessary steps for obtaining, modifying and renewing the Project Approvals. The responsibility and expenses for preparing/modifying and obtaining necessary renewals for construction and completion of the Said Project shall be that of the Second Party exclusively. However, all necessary applications shall be signed by and filed in the name of the First Party.
- e) The First Party and the Second Party shall co-operate with each other in complying with all statutory enactments regulating land development and building construction, including The Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations framed there under by the Government of Goa.



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- f) Copies of all of the Project Approvals shall be retained by the First Party but the First Party shall make available one set of the Project Approvals to the Second Party.
- g) After completion of the Said Project, the Second Party shall take all necessary steps and at its own cost and expense, to obtain the Occupancy Certificate for the Said Project. However, such Occupancy Certificate shall be obtained in the name of the First Party.
- h) The First Party shall fully cooperate with the Second Party to obtain, modify and renew the Project Approvals and obtain the Occupancy Certificate, including by signing necessary application forms, declarations, affidavits, bonds and such other papers as may be required by the Second Party.
- i) No modifications shall be made to the Project Approvals, unless mutually agreed by both the Parties.




4. CONSTRUCTION:

- a) The Second Party shall, at its entire cost and expense, undertake and construct the Said Project on the Said Property, in accordance with the Project Approvals.
- b) The construction of the Said Project shall be in accordance with the Building Specifications mentioned in SCHEDULE IV hereto or equivalents but shall not be of inferior quality.
- c) The entire cost (including Architects' fee, consultants fee, labour cost, construction cost, fees and charges, if any to be paid for

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obtaining renewals of the Project Approvals) for construction of the Said Project including the First Party's Premises shall be borne by the Second Party. The First Party shall not be required to contribute any amount towards the cost of construction.

- d) Any claim, cost, charge, expenses or compensation to be paid to the labour employed by the Second Party, shall be paid by the Second Party and the First Party shall not be responsible in any manner whatsoever for such claims.
- e) In the event the FAR available for the Said Property increases on account of modification/introduction of any new law(s), bye-law(s) and/or building regulation(s) during the construction of the Said Project, the increased F.A.R shall be shared in the proportion of thirty-five percent (35%) to the First Party and sixty-five percent (65%) to the Second Party. However, the Parties hereto may mutually agree to modify the plans of the Said Project to avail of the increased FAR without compromising on the availability of the open areas and spaces kept vacant and as reflected in the attached plans.
- f) The Second Party will be entitled to engage architects, engineers, contractors and others, as they deem fit to undertake and complete the Said Project. However, in case of any disputes between the Second Party and their appointed contractors, architects, engineers and other workmen, suppliers of materials and other persons, the same shall be settled by the Second Party and the First Party shall have no liability of any nature whatsoever in respect thereof.



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- g) The construction and completion of the Said Project shall be undertaken and completed under the supervision and directions of the First Party. However, the First Party shall fully cooperate with the Second Party in undertaking and completing the Said Project.


5. CONSIDERATION:

- a) In consideration of the Second Party undertaking the development and completion of the Said Project, the Second Party shall be entitled to sell and dispose off and retain the proceeds of, of the following premises in the Said Project which are described in detail in SCHEDULE V hereto(hereinafter referred to as the "*Second Party's Premises*"):

- 1) 6 (six) of the Said Villas which are as designated as Villa Nos. 1, 2, 6, 7, 8 and 9, marked on the location plan annexed hereto as ANNEXURE "A" and hereinafter jointly referred to as the "*Second Party's Villas*" and
- 2) 12 (twelve) of the Said Apartments which are as designated as Apartments Nos. 2, 3, 4, 5, 6, 7, 12, 13, 14, 15, 16 and 17, marked on the floor plans annexed hereto as ANNEXURE "B-1" and ANNEXURE "B-2" and hereinafter jointly referred to as the "*Second Party's Apartments*".

- b) The balance premises in the Said Project which shall be retained by the First Party which are described in detail in SCHEDULE VI hereto (hereinafter jointly referred to as the "*First Party's Premises*"):

- 1) 3 (three) of the Said Villas which are designated as Villas Nos. 3, 4 and 5, marked on the location plan annexed hereto



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as ANNEXURE "C" and hereinafter jointly referred to as the "*First Party's Villas*" and

- 2) 6 (six) of the Said Apartments which are as designated as Apartments Nos. 1, 8, 9, 10, 11 and 18, marked on the floor plans annexed hereto as ANNEXURE "D-1" and ANNEXURE "D-2" and hereinafter jointly referred to as the "*First Party's Apartments*".

The Said Villas and the Said Apartments shall have the building specifications enumerated in Schedule IV hereto.

- c) Subject to the provisions of sub-clause (d) below, the Second Party's Premises shall be the absolute property of the Second Party and the Second Party shall be entitled to sell, mortgage, gift, lease or otherwise dispose of the same or any part thereof, along with proportionate undivided share in the said Property.

- d) Pending completion of the Said Project and/or upon completion, the Second Party shall be entitled to enter into agreement/s or firm commitment/s with any person or party to (hereinafter referred to as a "*third party*") construct for and/or transfer in favour of such third party, the Second Party's Premises along with proportionate undivided share in the Said Property, for such consideration and in such manner as the Second Party shall determine, receive and appropriate. The First Party shall be made a party to all such Agreements and the First Party shall sign, execute and cooperate in the registration of such Agreements. However, it is made expressly clear (and shall be so provided in document executed between the Second Party and the third party) that the First Party shall have no obligation whatsoever to such third party, except to convey



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undivided share in the Said Property proportionate to the area of Second Party's Premises purchased by such third party. Provided that such conveyances in favour of third parties shall be executed only after the Second Party has fulfilled all its obligations to the First Party under this agreement.

- e) Pending completion of the project and/or upon completion, the Second Party is also entitled to mortgage the Second Party's Premises along with undivided proportionate share in the Said Property corresponding to the Second Party's Premises, with any financial institution or Bank for the purpose of raising finance for construction of the Second Party's Premises; and/or the prospective customers of the Second Party are also entitled to raise finance for purchasing the premises from the Second Party by creating a mortgage on the premises proposed to be sold to them along with undivided proportionate share in the Said Property corresponding to the premises proposed to be purchased, and for this purpose the First Party does hereby give its Consent and No Objection. However, no liability shall be created on the First Party's Premises nor on the undivided proportionate shares in the Said Property corresponding to the First Party's Premises.

- f) As and when called upon by the Second Party and subject to the provisions of this agreement, the First Party shall sign and execute all the requisite applications, forms, plans, declarations, undertakings, affidavits, indemnities, Agreements, Deeds, Mortgage Deeds etc., and all other writings, for the purpose of development of the Said Property and / or for sale or mortgage or creation of any third party rights on the Second Party's' Premises.

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- g) The Second Party has informed the First Party that the Second Party intends to get the working capital for completing the development in the Said Property, by mortgaging the Second Party's Premises along with undivided proportionate share in the Said Property corresponding to the Second Party's Premises, in favour of EDC and/or such other suitable financial institution. The First Party gives its specific consent for obtaining such loan provided all outgoings on the said loan are paid by the Second Party.
- h) The Second Party shall not take possession of any of the Second Party's Premises or hand over possession of any of the Second Party's Premises to a third party, unless all of the First Party's Premises are completed in all respects and possession thereof is offered to the First Party along with a valid Occupancy Certificate. However, this shall not restrict the rights of the Second Party to enter into Agreement of Sale of any of the Second Party's Premises with any third party as mentioned in the sub-clause (d) above but possession of the premises shall not be handed over to such third party unless the Second Party has fulfilled all its obligations to the First Party under this agreement.
- i) Subject to the fulfillment of this agreement and subject to the terms hereof, the First Party shall, whenever called upon by the Second Party, sign all necessary documents to convey proportionate undivided share in the Said Property whenever the Second Party intends to sell any of the Second Party's Premises.



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- j) The Second Party shall obtain prior approval in writing from the First Party to the drafts of all agreements and deeds that may be executed in respect of the Said Project. All documents that shall be executed shall be strictly as per the drafts mutually agreed by both the Parties.
- k) All costs, charges and expenses of any document that may be executed in respect of the Second Party's Premises including stamp duty, registration fees, Advocate's fees, shall be borne by the Second Party and/or his nominee and not by the First Party.
- l) It is expressly understood that the First Party shall in no event be liable in respect of the repayment of the loan that may be availed of by the Second Party in relating to the Said Project or Second Party's Premises.



6. COMMENCEMENT OF CONSTRUCTION OF THE SAID PROJECT AND DELIVERY OF FIRST PARTY'S PREMISES:

- a) The Second Party shall, subject to sub-clause (b) below, complete the construction of the Said Project within 36 (thirty-six) calendar months from the date of commencement of construction and hand over possession of the First Party's Premises, complete in all respect and along with a valid Occupancy Certificate, within 48 (forty-eight) calendar months from the date of commencement of construction.
- b) The Second Party shall not incur any liability for any delay in delivery of possession of the First Party's Premises, if such delay is caused by reason of non-availability of Cement and/or Steel and/or by Governmental Restrictions and/or by reason of civil commotion, any act of God or due to any Injunction or Prohibitory Order (not attributable to any action of the Second Party) or conditions of

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force majeure. On occurrence of any of the aforesaid events, which are beyond the control of the Second Party, the Second Party shall be entitled to corresponding extension of time, for completion of the Said Project and delivery of the First Party's Premises. Time shall also stand extended in the event of delays in obtaining Occupancy Certificate or power/water/sanitary connections, provided the Second Party has duly filed and followed up applications for such connection and occupation certificate in time.

- c) If the Second Party commits a breach of sub-clause (a) above, then without prejudice to rights of the First Party available under law, the Second Party shall be liable to pay mesne profits to the First Party at the rate of Rs.1,00,000/- (Rupees one lakh only) per month or part thereof of delay in respect of each of the First Party's Villas and at the rate of Rs. 35,000/-(Rupees thirty-five thousand only) per month or part thereof of delay in respect of each of the First Party's Apartments. However, if the delay extends beyond 18 (eighteen) calendar months, then the First Party shall be entitled to terminate this agreement. Within 30 days of termination of this agreement as provided in this clause, the Second Party shall cart away from the Said Property all material which may have been brought by the Second Party and lying unutilized, failing which, all such unutilized material shall belong to and vest in the FIRST PARTY.

7. INDEMNITY:

- a) The First Party hereby confirms that their title to the Said Property is good, marketable, valid and subsisting and that no one else has

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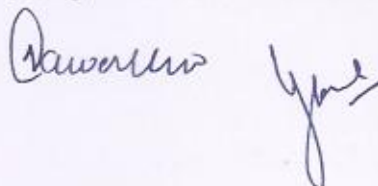
any right, title, interest or share therein and that the said Property is not subject to any encumbrance, attachment, court or taxation or acquisition proceedings or charges and claims of any kind. The First Party shall keep the Second Party fully indemnified and harmless, against any loss or liability, cost or claim, action or proceedings that may arise against the Second Party on account of any defect in or want of title on the part of the First Party or on account of any delay caused at the instance of the First Party;

- b) The Second Party shall keep the First Party fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the First Party due to the construction activities in the Said Property or by reason of any failure on the part of the Second Party to discharge their liabilities/obligations to the labour employed by them or any claims of the labour contractors or on account of any act of omission or commission in using the Said Property or putting up the construction of the Said Project;

- c) The Second Party shall be fully liable and responsible to the Government, local Authorities, the planning Authorities and all other Authorities for compliance of all the statutory requirements regarding the construction of the Said Project.

8. TAXES, MAINTENANCE, DEPOSITS, ETC.:

- a) The First Party shall be liable to bear and pay all taxes, rates and cess and charges for water, electricity and other services and proportionate charges for the maintenance and outgoings of the

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First Party's Premises, from the date of delivery of possession the First Party's Premises;

- b) The First Party and the Second Party shall, from the date of delivery of possession of their respective premises, maintain their respective portions, at their own cost in a good and tenantable repair and shall not do or suffer to be done anything in or to the Said Project and/or common areas and passages of such building/s which may be against law or which will cause obstruction or interference to the users of such common areas;
- c) The Second Party shall form, within 6 (six) months from the date of obtaining Occupancy Certificate, take steps to form a co-operative society or Limited Company or other legal entity of the residents of the Said Project for the purpose of undertaking the maintenance and safety of the Said Project and all matters of common interest (hereinafter referred to as the "*Project Entity*").
- d) The First Party and/or their transferees in regard to the First Party's Premises and the Second Party and/or their nominee/s in respect of the Second Party's Premises, agree and undertake to become members of and shall observe and perform the terms/conditions/Bye-laws/Rules/Regulations of the Project Entity and also contribute their proportionate share in the formation of the Project Entity;
- e) Till the formation of the Project Entity, the Said Project will be maintained by the Second Party, either by itself or through any agency that may be appointed by the Second Party.



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9. NAME OF THE SAID PROJECT:

The Said Project shall be named as "VARCA PALMSVILLAS AND APARTMENTS, A PROJECT BY FOMENTO AND GOLDEN SANDS".

10. ARBITRATION:

In the event of any dispute or difference or questions arising between the parties hereto, or between any of them and the successors-in-title and/or heirs and/or legal representatives of the other or others, arising out of and/or in connection with and/or in relation to and/or in consequence of and/or concerning and/or howsoever touching this Agreement and/or the spirit thereof, or any of the terms, clauses or things herein contained, or as to the rights, duties and liabilities of the parties hereto under these presents, whether during the continuance of this Agreement or after, then the same shall be referred to the Arbitration of ONE person to be nominated jointly by the parties hereto. Such Arbitration shall, save and except to the extent as hereinafter provided, be governed by the provisions of the law governing arbitrations at the relevant time. The venue of such Arbitration shall be in Margao-Goa, and subject to this provision, the Courts in Margao-Goa alone, to the exclusion of all other Courts, shall have exclusive jurisdiction in the matter.

11. NOTICES:-

- a) All notices, correspondence and/or documents addressed to the respective parties should be addressed at the address of the respective parties first hereinabove, either by hand delivery, registered Post or Courier services.







b) In case of any change in address, the same shall be communicated in writing to the other side within 10 days of such change occurring.

12. Nothing in this Agreement shall be construed as constituting a partnership between the First Party and the Second Party.

13. AGREEMENT TO SUPERSEDE ALL OTHER UNDERSTANDINGS:

This Agreement and the contents hereof shall supersede all other agreements, arrangements, understandings, correspondence and representations, if any, between the parties hereto with respect to the subject matter of the present Agreement.

14. For the purpose of registration, this agreement is valued at Rs. 4,50,90,000/- (Rupees Four Crore Fifty Lakhs Ninety Thousand Only) and accordingly the stamp duty of 2.9% and registration fee of 3% is paid.

SCHEDULE I ABOVE REFERRED
[SAID LARGER PROPERTY]

All that immovable property known as "SONARVADO" or "SONVADO", situated at revenue Village Varca, Taluka Salcete, District South Goa, Sate of Goa, which property is described in the erstwhile Land Registration Office of Salcete under No. 12135 in Book B 31 (New Series), enrolled in the Land Revenue Office of Salcete under Matriz No. 1299, and bounded as per the erstwhile Land Registration Records as follows:

East: By the Property of Jorge Pereira Gomes;

West: By the property of Sashikant Vanaeyca Raicar;

North: By the property of Putu Babu Khandekar and

South: By the property of Carols Luiz

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SCHEDULE II ABOVE REFERRED
[NORTHERN PORTION]

All that Northern portion of the immovable property described in Schedule I above written, which constituted a separate and distinct property by itself, separately and independently surveyed under Survey No. 100/2 of revenue village Varca, admeasuring 11,560 M² and earlier bounded as a whole as per the Survey Records as follows:

East: By village boundary of Village Orlim;
West: By Survey No. 94/1;
North: By Survey Nos. 94/3 and 94/3A and
South: By Survey No. 94/3.

The Said Property was subsequently partitioned into Survey Nos. 100/2A and Survey No. 100/2B.

SCHEDULE III ABOVE REFERRED
[SAID PROPERTY]

PART I

All that Western part of the Northern Portion described in Schedule II above written, which constitutes a separate and distinct property by itself, separately and independently surveyed under Survey No. 100/2A of revenue village Varca, admeasuring 4,120 M² and bounded as per the Survey Records as follows:

East: By Survey No. 100/2;
West: By Survey No. 94/1;
North: By Survey Nos. 94/3 and 94/3A and

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South: By Survey No. 94/3.

PART II

All that Eastern part of the Northern Portion described in Schedule II above written, which constitutes a separate and distinct property by itself, separately and independently surveyed under Survey No. 100/2B of revenue village Varca, admeasuring 7,440 M² and bounded as per the Survey Records as follows:

East: By village boundary of Village Orlim;

West: By Survey No. 100/2;


North: By Survey Nos. 94/3 and

South: By Survey No. 94/3.

Survey plan of Survey Nos. 100/2A and 100/2B is annexed hereto as ANNEXURE "E".

SCHEDULE IV ABOVE REFERRED

[BUILDING SPECIFICATIONS FOR CONSTRUCTION OF SAID PROJECT AS ALSO FIRST PARTY'S VILLAS AND FIRST PARTY'S APARTMENTS]

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- A. STRUCTURE: R.C.C. frame structure with external walls in laterite/Concrete blocks and internal walls are done using block masonry.
 - B. FLOORING/SKIRTING: Vitrified Tiles or Indian stone or similar.
 - C. WALL FINISH: (a) Internal Walls: Gypsum Plaster finish and painted with Acrylic paints. (b) External walls: Sand faced cement plaster finish painted with cement paint.
 - D. DOORS: Internal doors with Hard wood frame with flush door shutters, Hardware of a standard Indian/Chinese make. Main doors will be teak wood.

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- E. WINDOWS: All windows will be anodized aluminum frames. Toilet windows will be of anodized aluminum frames with frosted glass.
- F. BATHROOMS: Flooring will be in vitrified tiles or equivalent and walls of ceramic/glazed tiles. Bathroom walls will be fully clad. Kohler sanitary ware will be used in the bathroom. Cold and hot water supply with concealed PVC pipelines.
- G. COOKING ALCOVE: Platform clad with Granite or similar stone with a stainless-steel sink.
- H. ELECTRICALS: Concealed copper wiring in FR PVC conduits will be used along with safety devices such as MCB and ELCB's as well as ISI marked switched and sockets.

SCHEDULE V ABOVE REFERRED
[SECOND PARTY'S PREMISES]

A. THE FOLLOWING 6 (SIX) OF THE SAID VILLAS:

1. Villa No. 1 having carpet area of 284 M², along with exclusive right to use and possess the plot of land admeasuring 578 M² which is appurtenant to the said villa and marked in red in the plan at Annexure "A".
2. Villa No. 2 having carpet area of 284 M², along with exclusive right to use and possess the plot of land admeasuring 472 M² which is appurtenant to the said villa and marked in red in the plan at Annexure "A".
3. Villa No. 6 having carpet area of 284 M², along with exclusive right to use and possess the plot of land admeasuring 472 M² which is appurtenant to the said villa and marked in red in the plan at Annexure "A".

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4. Villa No. 7 having carpet area of 284 M², along with exclusive right to use and possess the plot of land admeasuring 472 M² which is appurtenant to the said villa and marked in red in the plan at Annexure "A".
5. Villa No. 8 having carpet area of 364 M², along with exclusive right to use and possess the plot of land admeasuring 724 M² which is appurtenant to the said villa and marked in red in the plan at Annexure "A".
6. Villa No. 9 having carpet area of 364 M², along with exclusive right to use and possess the plot of land admeasuring 718 M² which is appurtenant to the said villa and marked in red in the plan at Annexure "A".


B. THE FOLLOWING 12 (TWELVE) OF THE SAID APARTMENTS:

1. Apartment No. 2 having a carpet area of 108 M² situated on the ground floor and marked in red in the plan at Annexure "B-1".
2. Apartment No. 3 having a carpet area of 108 M² situated on the ground floor and marked in red in the plan at Annexure "B-1".
3. Apartment No. 4 having a carpet area of 108 M² situated on the ground floor and marked in red in the plan at Annexure "B-1".
4. Apartment No. 5 having a carpet area of 108 M² situated on the ground floor and marked in red in the plan at Annexure "B-1".





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5. Apartment No. 6 having a carpet area of 108 M² situated on the ground floor and marked in red in the plan at Annexure "B-1".
 6. Apartment No. 7 having a carpet area of 108 M² situated on the ground floor and marked in red in the plan at Annexure "B-1".
 7. Apartment No. 12 having a carpet area of 109M² situated on the first floor and marked in red in the plan at Annexure "B-2".
 8. Apartment No. 13 having a carpet area of 109M² situated on the first floor and marked in red in the plan at Annexure "B-2".
 9. Apartment No. 14 having a carpet area of 109M² situated on the first floor and marked in red in the plan at Annexure "B-2".
 10. Apartment No. 15 having a carpet area of 109M² situated on the first floor and marked in red in the plan at Annexure "B-2".
 11. Apartment No. 16 having a carpet area of 109M² situated on the first floor and marked in red in the plan at Annexure "B-2".
 12. Apartment No. 17 having a carpet area of 109M² situated on the first floor and marked in red in the plan at Annexure "B-2".

SCHEDULE VI ABOVE REFERRED
[FIRST PARTY'S PREMISES]


C. THE FOLLOWING 3 (THREE) OF THE SAID VILLAS:

1. Villa No. 3 having carpet area of 284 M², along with exclusive right to use and possess the plot of land admeasuring 472 M² which is appurtenant to the said villa and marked in green in the plan at Annexure "C".
2. Villa No. 4 having carpet area of 284 M², along with exclusive right to use and possess the plot of land admeasuring 472 M² which is appurtenant to the said villa and marked in green in the plan at Annexure "C".
3. Villa No. 5 having carpet area of 284 M², along with exclusive right to use and possess the plot of land admeasuring 472 M² which is appurtenant to the said villa and marked in green in the plan at Annexure "C".

D. THE FOLLOWING 6 (SIX) OF THE SAID APARTMENTS:

1. Apartment No. 1 having a carpet area of 108 M² situated on the ground floor and marked in green in the plan at Annexure "D-1".
2. Apartment No. 8 having a carpet area of 108 M² situated on the ground floor and marked in green in the plan at Annexure "D-1".
3. Apartment No. 9 having a carpet area of 108 M² situated on the ground floor and marked in green in the plan at Annexure "D-1".
4. Apartment No. 10 having a carpet area of 109 M² situated on the first floor and marked in green in the plan at Annexure "D-2".
5. Apartment No. 11 having a carpet area of 109 M² situated on the first floor and marked in green in the plan at Annexure "D-2" and


Danallu

Yane

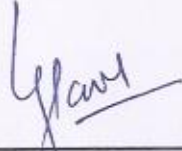
6. Apartment No. 18 having a carpet area of 109 M² situated on the first floor and marked in green in the plan at Annexure "D-2".

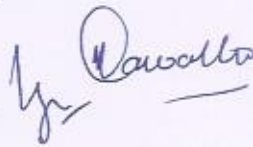
IN WITNESS WHEREOF the parties hereto have signed and executed this agreement at the place and on the date first hereinabove stated.

SIGNED AND DELIVERED
by the within named the
FIRST PARTY:

SOCIEDADE DE
FOMENTO INDUSTRIAL
PRIVATE LIMITED,




Mr. Gajanan Karkare
~~Director~~ of the First Party
Authorised Signatory





Right Hand Finger Impression of Mr. Gajanan Karkare



Left Hand Finger Impression of Mr. Gajanan Karkare

SIGNED AND DELIVERED by
the within named the SECOND
PARTY:

GOLDEN SANDS
CONSTRUCTION LLP

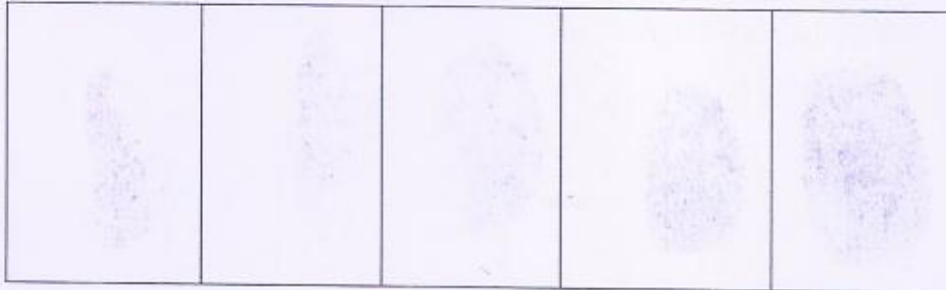


Ranji allho

Mr. Ranjit Cotta Carvalho
Authorized Partner of the
Second Party



Right Hand Finger Impression of Mr. Ranjit Cotta Carvalho




Left Hand Finger Impression of Mr. Ranjit Cotta Carvalho

Witnesses No. 1

Name	Alina Naik Desai
Age	27 years
Daughter of	Upendra Pai Angle
Marital Status	Married
Occupation	Service
Driving Licence No.	GA0920170001342

Ranji allho

Ly

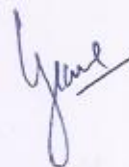
Mobile No	9075088071
Address	Hno.44/A, Cotta, Fatorpa, Cuncolim, Quepem, South Goa, 403703
Signature of Witness	

Witnesses No. 2:

Name	Felix D Mello
Age	47 years
Son of	Joao Rosario D Mello
Marital Status	Unmarried
Occupation	Service
Aadhar Card No.	803185104787
Mobile No	7798935514
Address	Hno.195, Sernabatim, Madel, Colva, Salcete, Goa 403708
Signature of Witness	







ANNEXURES

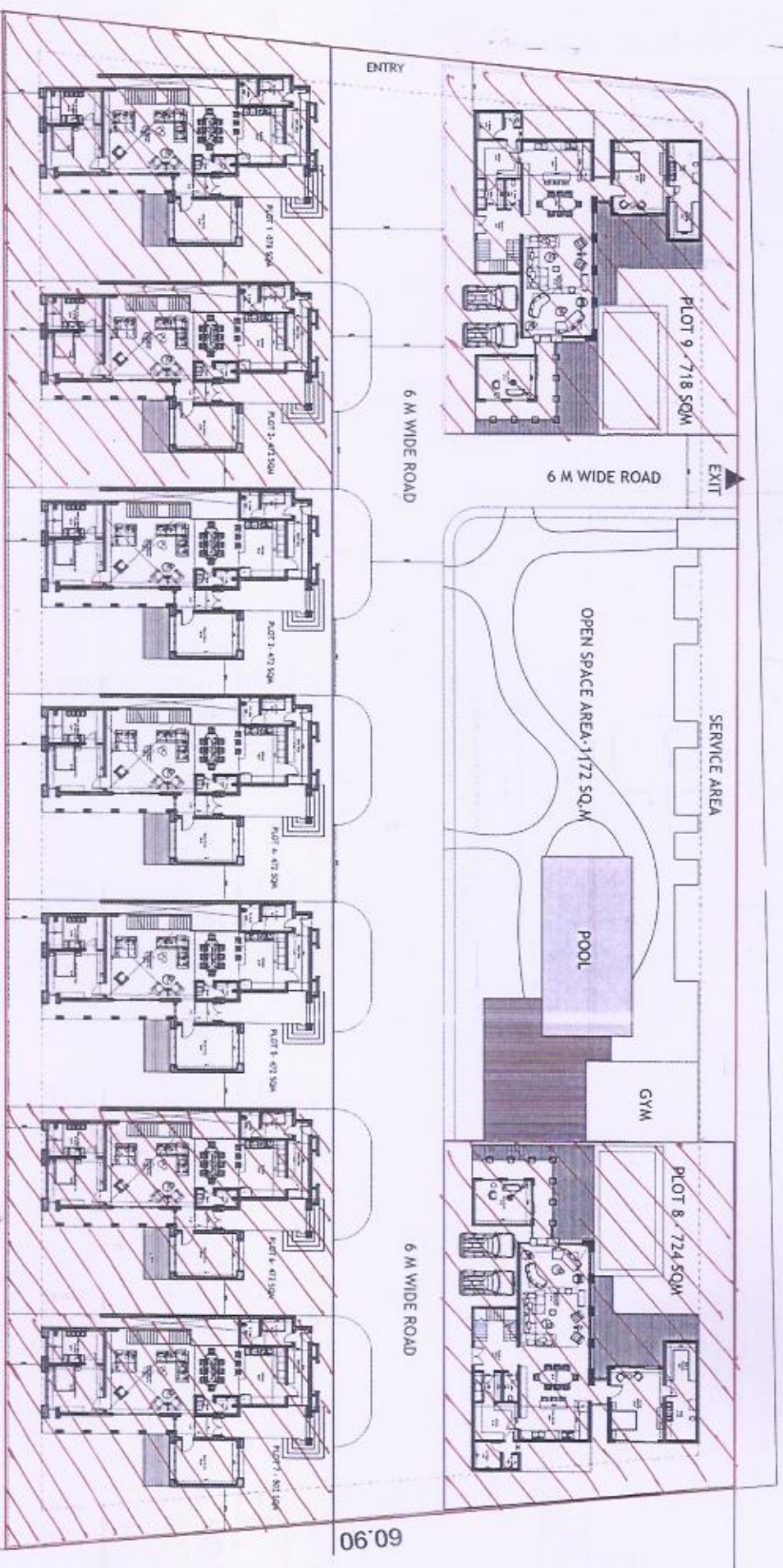
<u>Sr.</u>	<u>Annexure</u>	<u>Description</u>
1.	A	Location plan showing the Second Party's Villas in red colour.
2.	B-1	Ground floor layout plan showing the Second Party's Apartments on the ground floor in red colour.
3.	B-2	First floor layout plan showing the Second Party's Apartments on the first floor in red colour.
4.	C	Location plan showing the First Party's Villas in green colour.
5.	D-1	Ground floor layout plan showing the First Party's Apartments on the ground floor in green colour.
6.	D-2	First floor layout plan showing the First Party's Apartments on the first floor in green colour.
7.	E	Survey Plan of Survey No. 100/2, 2A & 2B

Rawal

Yr

SURVEY NO. 100/2-B

VILLAS SITE LAYOUT



SITE PLAN
SCALE: 1:500

127.20

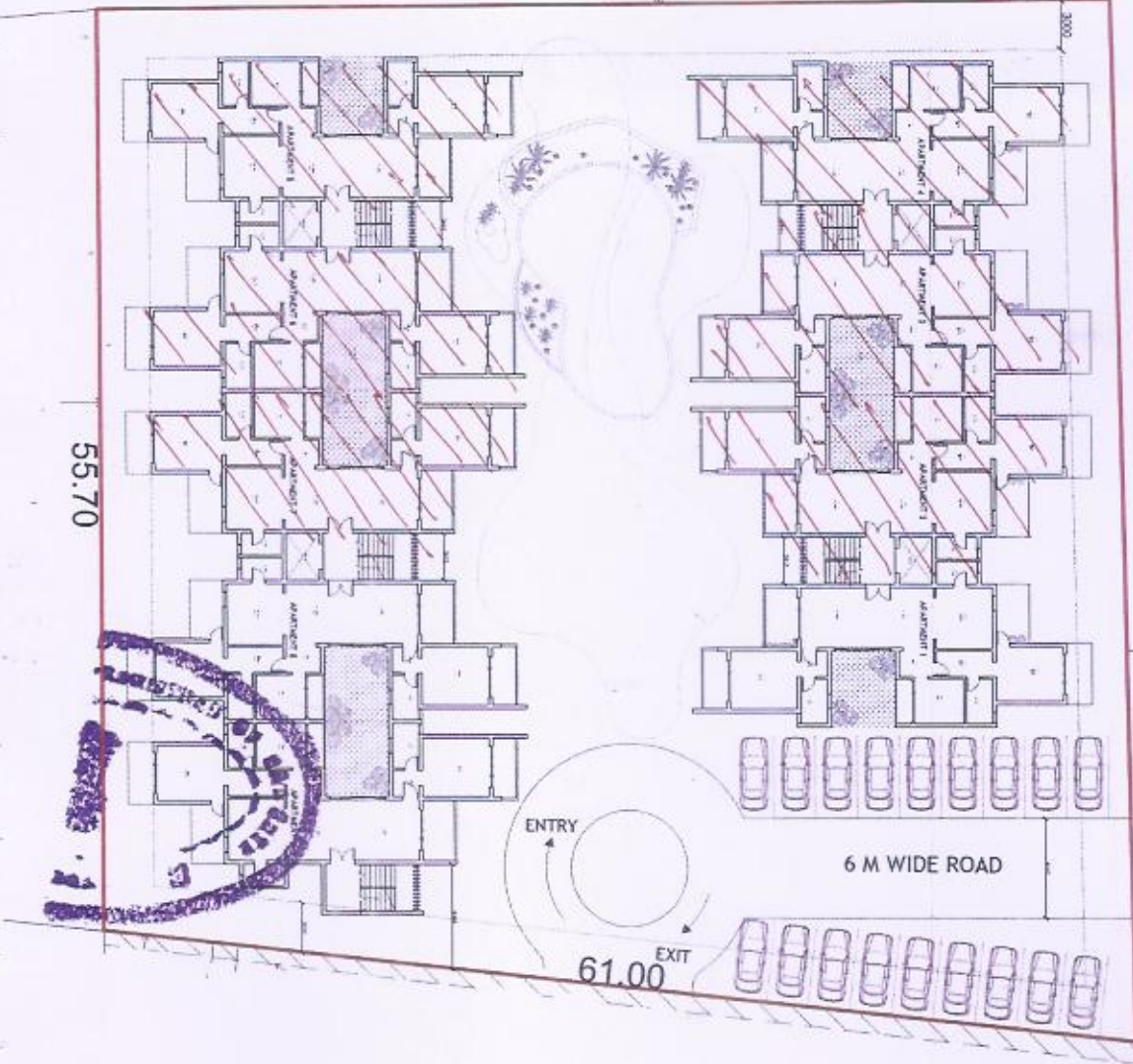
60.90

09/09

Navathur

SURVEY NO. 100/2-A

GROUND FLOOR APARTMENTS LAYOUT



SURVEY No.100/2-B

SITE PLAN
SCALE-1:500

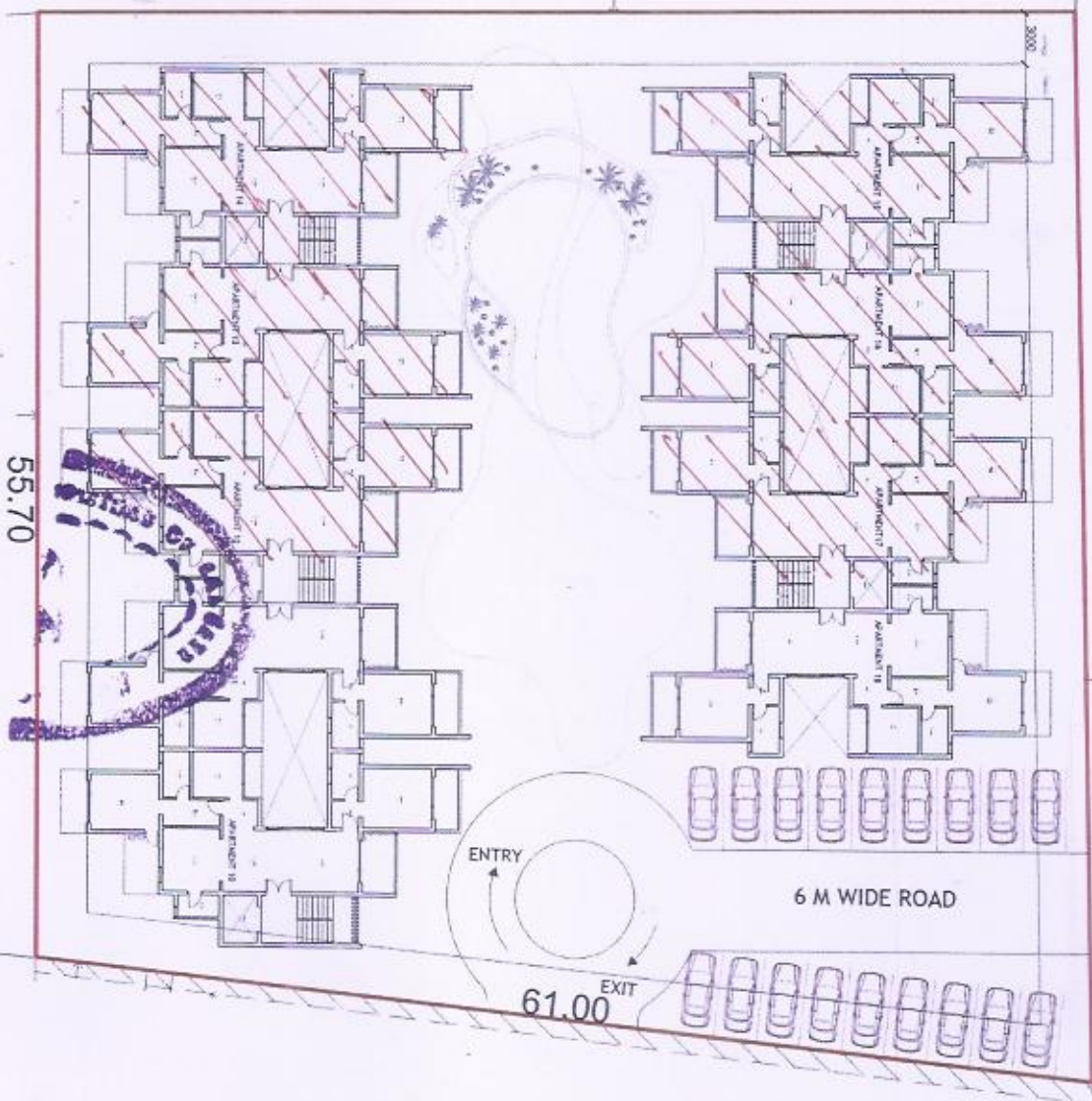


Drawn by

June

SURVEY NO. 100/2-A

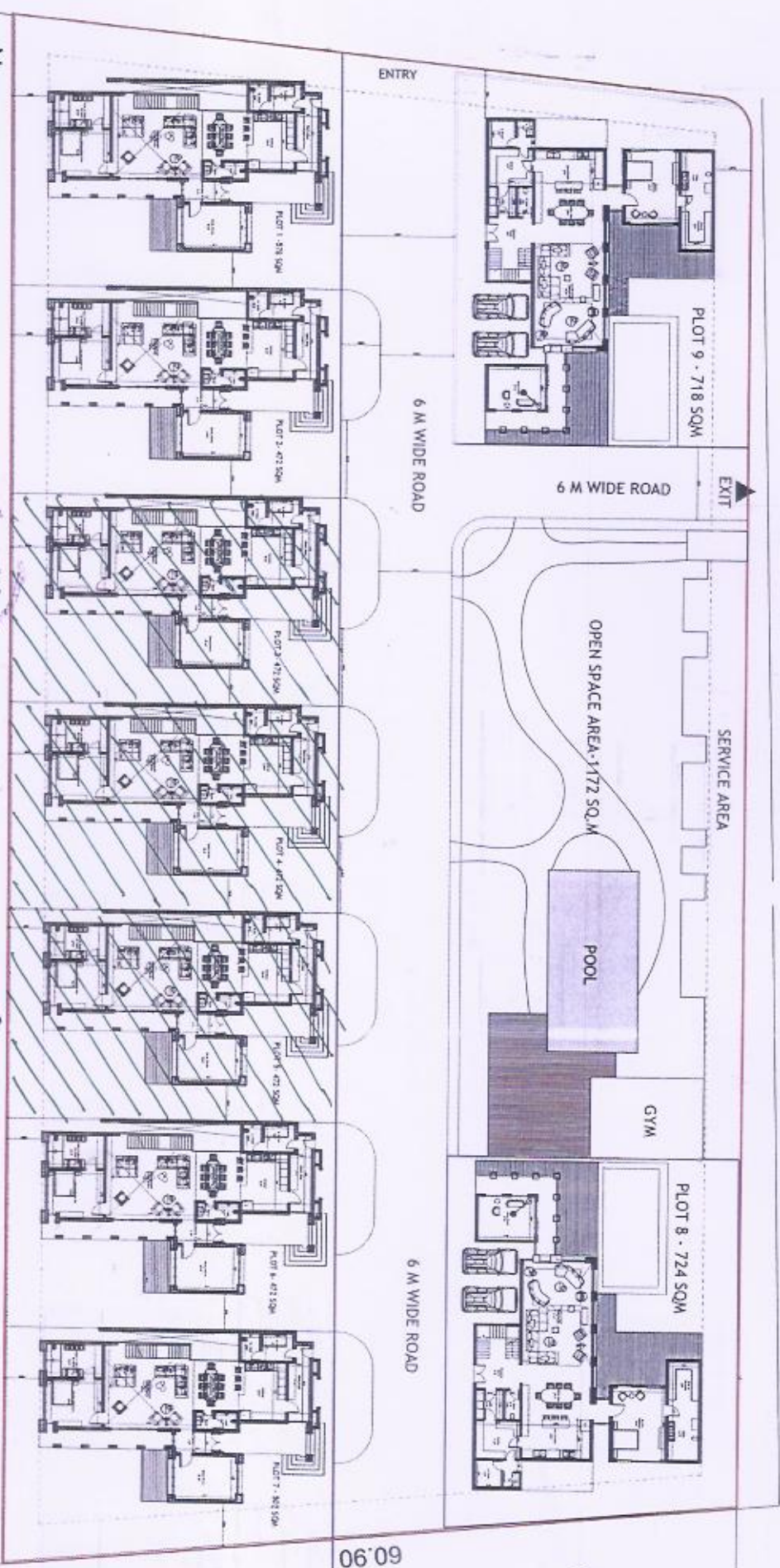
FIRST FLOOR APARTMENTS LAYOUT



SITE PLAN
SCALE-1:500

SURVEY NO. 100/2-B

VILLAS SITE LAYOUT

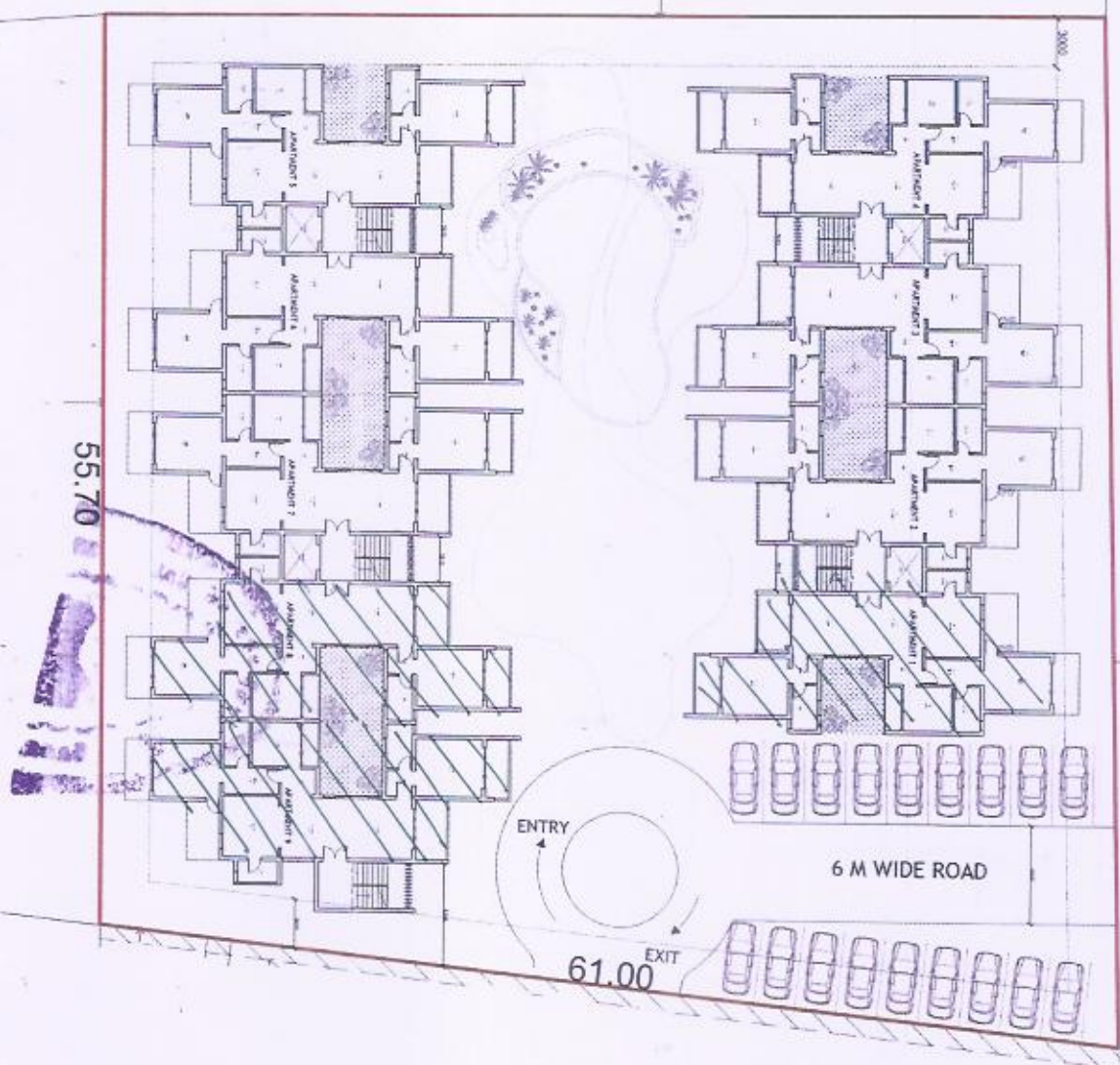


Parvathi

Glax

SURVEY NO. 100/2-A

GROUND FLOOR APARTMENTS LAYOUT



SURVEY No.100/2-B



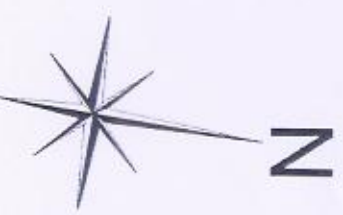
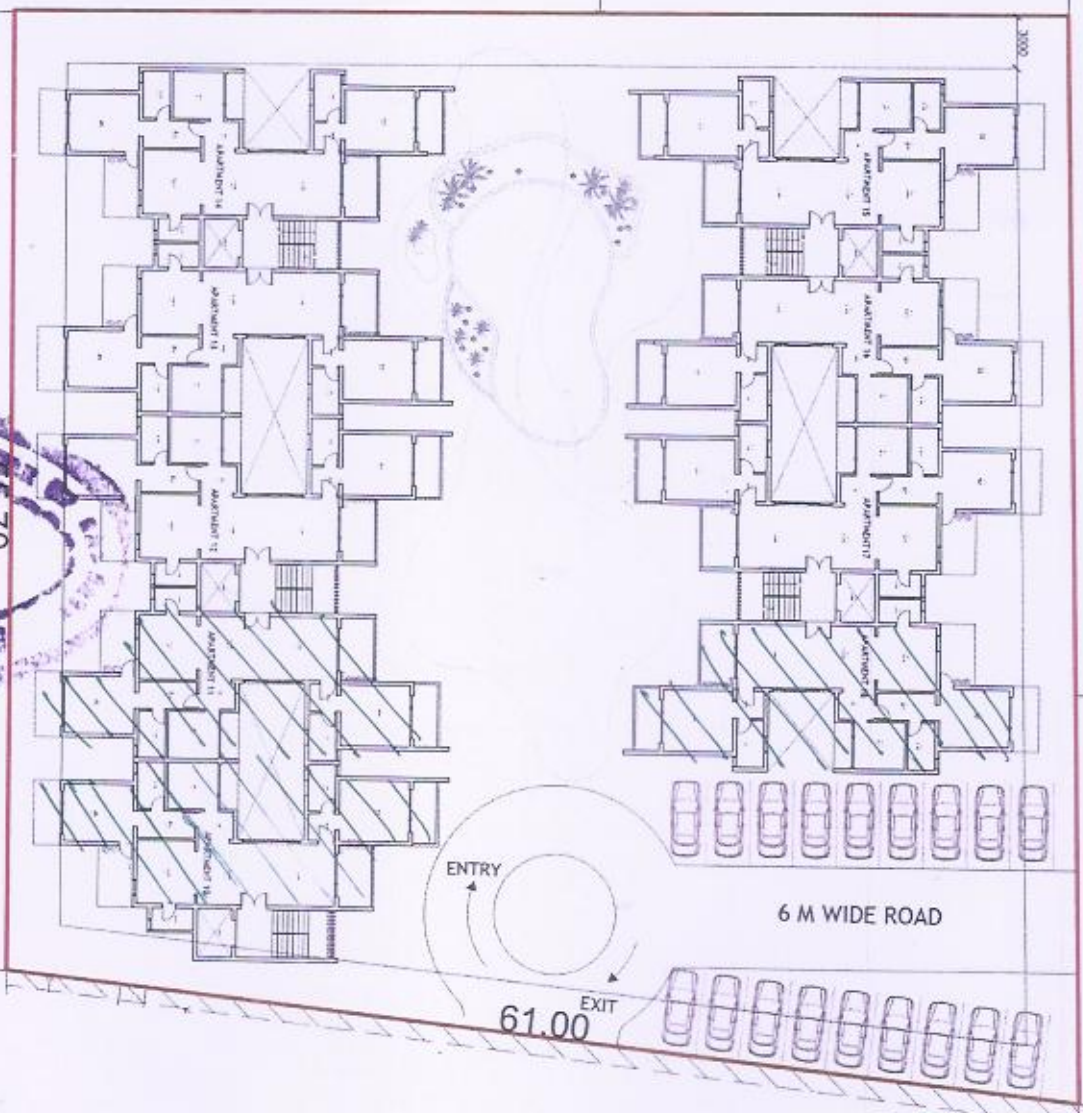
SITE PLAN
SCALE-1:500

Naval

Y. M.

SURVEY NO. 100/2-A

FIRST FLOOR APARTMENTS LAYOUT



SITE PLAN
SCALE-1:500

Dawlat
Jan



Government Of Goa

Directorate of Settlement and Land records

Survey Plan

Taluka Name : SALCETE Village Name :Varca

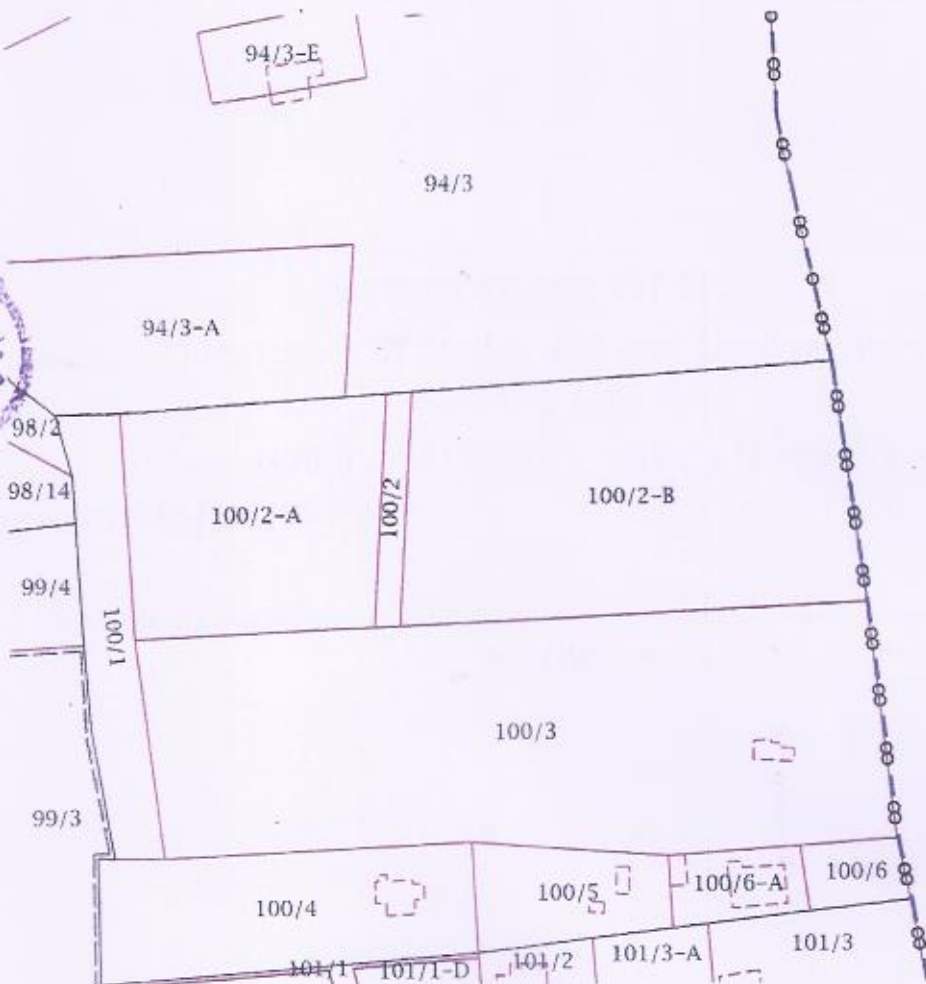
Survey No./ Subdiv No : 100/2-A,100-2-B

Appln date: 04/10/2022

Ref. No. :47424



2000



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Handwritten signature

Report Generated By: RUCHITA MADKAIKAR

Print Size : A4

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Document Registration Summary 2

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

Print Date & Time : - 11-Nov-2022 12:18:12 pm

Document Serial Number :- 2022-MGO-4346



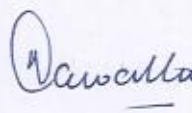
Presented at 12:16:30 pm on 11-Nov-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1307700
2	Registration Fee	1352700
3	Processing Fee	2080
Total		2662480

Stamp Duty Required :1307700/-

Stamp Duty Paid : 1308000/-

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ranjit Cotta Carvalho As Authorized Partner Of GOLDEN SANDS CONSTRUCTION LLP ,Age: , Marital Status: Married ,Gender:,Occupation: , Address1 - Office at 97, Ascanio D Costa Road, Behind Grace Church, Margao, Goa, Address2 - MARGAO GOA, PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Gajanan Karkare As Director Of SOCIEDADE DE FOMENTO INDUSTRIAL PRIVATE LIMITED , , Age: , Marital Status: ,Gender:,Occupation: , Office at Vila Flores de Silva, Erasmo Carvalho Street, Margao, Goa, PAN No.: AABCS8860Q			
2	Ranjit Cotta Carvalho As Authorized Partner Of GOLDEN SANDS CONSTRUCTION LLP , , Age: , Marital Status: Married ,Gender:,Occupation: , Office at 97, Ascanio D Costa Road, Behind Grace Church, Margao, GoaMARGAO GOA, PAN No.:			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Felix D Mello, Age: 47, DOB: , Mobile: 7798935514 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403708, Colva, Salcete, South Goa, Goa			
2	Name: Alina Naik Desai, Age: 27, DOB: , Mobile: 9075088071 , Email: , Occupation: Service , Marital status : Married , Address: 403703, Fatorpa, Quepem, South Goa, Goa			


Sub Registrar
Civil Registrar
-Cum-
Sub Registrar

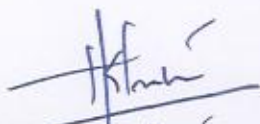
Document Serial Number :- 2022-MGD-46



Book :- 1 Document

Registration Number :- **MGO-1-4229-2022**

Date : 11-Nov-2022



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

Civil Registrar
-Cum-
Sub Registrar
Salcete

