

NKGSB CO-OP. BANK LTD.  
Ponda, Goa Branch

*Blaude*  
Officer / Manager

NKGSB Co-Operative Bank Ltd  
(Multi State Scheduled Bank)  
Ponda Branch, Royal House  
Kaziwada, Ponda-Goa-403 401

D-5/STP(V)/C.R./35/8/2006-RD(PART)

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Purchaser Name..... *Sandip Nigalke*

*PON-2-10-2019*

*(Sandip N. Nigalke)*



**AGREEMENT FOR DEVELOPMENT AND SALE**

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**THIS AGREEMENT** is made and entered on this 3<sup>rd</sup> day of January in the year Two Thousand Nineteen (03/01/2019) at Ponda, Goa, Taluka Ponda, District of South Goa State of Goa.

**BETWEEN**

(1) **SMT. SNEHALATA SHARADAKUMAR** alias **ASHOK SHETYE** alias **SNEHALATA XARADKUMAR XETIO**, wife of late Sharadkumar Shetye, daughter of Lavachand Alve, major, widower, aged about 67 years, occupation retired teacher, **PAN:AIHPS5405N**, **AADHAR NO. 3040 2462 2329**, Indian National,

(2) **MISS SMITA SHARADKUMAR ALIAS ASHOK SHETYE**, daughter of late Sharadkumar Shetye, unmarried, aged about 33 years, Occupation Service, **PAN.:CNTPS0545L**, **AADHAR CARD NO. 4192 4050 5553**, Indian National.

(3) **MISS SAMRUDHI SHARADKUMAR ALIAS ASHOK SHETYE**, daughter of late Sharadkumar Shetye, unmarried, aged about 34 years, occupation self-employed, **PAN.:CNTPS0543N**, **AADHAR CARD NO. 9362 0464 5781**, Indian National.

(4) **MISS SHILPA SHARADKUMAR ALIAS ASHOK SHETYE**, daughter of late Sharadkumar Shetye, unmarried, aged about 29 years, occupation self-employed, **PAN:CNTPS0537G**, **AADHAR CARD NO. 6614 0371 2483**, Indian National, all residing at Near Dr. Ratnakar Kamat Clinic, Upper Bazar, Ponda – Goa, hereinafter referred to as **‘THE VENDORS/OWNERS’** (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns) **OF THE FIRST PART.**

**AND**

**2) M/S. RAJ HOUSING DEVELOPMENT PVT. LTD.**, a company registered under the Companies Act having its office at Rajdeep Galleria, Ponda – Goa, **PAN.: AACCR8639R** and bearing Registration No. **U45201GA2004 PTC 003657(CIN)** represented herein by its Director **SHRI SANDIP NILKANTH NIGALYE**, son of Shri Nilkanth Nigalye, major, married, aged about 50 years, occupation Business, Indian National, residing at Ponda – Goa, holding **PAN**

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**CARD:** ACDPN0912D, **AADHAR CARD:** 281767301914,  
**Contact No.:- 0832-2314647, Email:- [sales@rajhousinggoa.com](mailto:sales@rajhousinggoa.com),**  
 hereinafter referred to as '**THE DEVELOPER**' (which expression shall, unless repugnant to the context or meaning thereof, include its partners, executors, sub-developers, administrators, nominee/s and official assigns) **OF THE SECOND PART.**

**WHEREAS** the vendors do hereby represent as under:

a) There exist a property, known as "**GORBHAT**" also known as "**XETIOBATA**" situated at Ponda Goa within the limits of Ponda Municipal Council of Ponda Taluka, District of South Goa, state of Goa and which property as whole described in the Land Registration office of Panaji Ilhas Goa under No. 20993 of Book B 56 (new) and is enrolled in the Revenue office of Taluka Ponda under matriz no.710 and recently surveyed under No. 168/4 of village and Taluka Ponda and bounded on the East by public road, West by property of Pedro Antonio Coelho, North by drain of rain water and property of Caji, and South by rivulet and was owned, possessed and enjoyed by Late Vasudev Xetio and his wife Yashodabai.

b) In terms of Deed of Gift, dated 22/06/1955 and recorded at page 41 (V) onwards of Book of Deed No. 955 of Ex-officio Notary of Salcette Late Vassudeva Sadashiv Xetio and his wife Essodabai @ Yeshodabai, gifted to their sons, Mr. Sadashiv @ Ramdas and Mukund @ Anand a distinct and separate 1/3<sup>rd</sup> (one third) part corresponding to 1/3 part of the said property "**GORBHAT**" or "**XETIO BHAT**" situate at Bazar Wado, Ponda, presently within the local limits of Ponda Municipal Council then within limits of village Queula, which distinct 1/3<sup>rd</sup> portion is bounded on the East by public road, west by property of Pedro Antonio Coelho, North by remaining fraction of the said property Gorbhat and South by a rivulet.

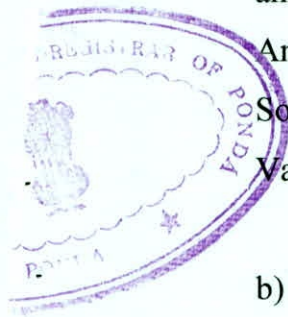
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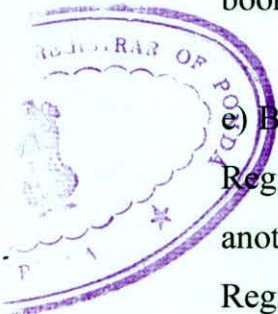
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c) In terms of the said Deed of Gift said late Vasudev and Yeshodabai gifted to their remaining children namely Sugandhabai, Shashikalabai, Kalikabai, Ashok, Rohidas, Laxmikanta and Arunabai all then minors, the remaining 2/3<sup>rd</sup> (two third) distinct part of the said property "GORBHAT" forming a distinct entity bounded on the East by Public road, West by property of Pedro Antonio Coelho, North by a drains of rain water and property of Caji and on the South by said 1/3 portion gifted to said Sadashiv and Mukund.

d) The said Two Third distinct portion of the said land so gifted was inscribed in the office of land registrar at Ilhas under no.20993 at pages 81(V) of book B-56 (New) and the same was inscribed in the names of said Sugandhabai, Shashikalabai, Kalikabai, Ashok, Rohidas, Laxmikanta and Arunabai under inscription no.28439 at page17(v) of book G-6.



e) By Deed of Gift, dated 27/1/1976 and registered in the office of Sub Registrar Ponda under no. 38 at pages 48 to 51 of book 1 volume 34 and another deed dated 18/12/1979 and registered in the office of Sub Registrar Ponda under No. 380 at pages 92 to 95 of book I volume 57 said Sugandhabai and Kalika Bai further gifted all their rights in the said property which they had so acquired, in favour of their brothers viz. Ashok @, Sharadkumar, Rohidas and Laxmikant.

f) By Deed of Partition, dated 19/2/1982 and registered in the office of the Sub Registrar Ponda under no.290 at pages 205 to 209 of book I volume 76, said Shri Ashok, @ Sharadkumar on one side and said Shri Rohidas, Shri. Laxmikant, Miss Shashikala and Miss. Arunabai on the other partitioned their two third distinct portion into smaller plots thereby allotting to Shri Ashok alias Sharadkumar Shetye plot A admeasuring 2687 sq. mts, which plot A is bounded on the East by national road, West by part of plot B of the said 2/3<sup>rd</sup> part of said property, North by nallah and South partly by plot no.1 and partly by plot C of the same property.

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g) In the course of recent survey conducted for the purpose of records of rights the said entire land Gorbhat is surveyed under survey No.168/4 and thus said plot A formed part of land under new survey no.168/4.

h) By Deed of Sale, dated 20<sup>th</sup> March 1982 and registered in the office of Sub Registrar Ponda under no. 309 at pages 326 to 332 of book I volume 75, said Shri. Ashok @ Sharadkumar Shetye, then a bachelor sold and conveyed a part/portion of said plot A being plot A1 admeasuring 400 sq. mts., to Dr. Ratnakar Morto Kamat and consequently the area of the said plot A, owned by said Shri. Ashok @ Sharadkumar was reduced to 2287sq.mts.

i) Said Shri Ashok @ Sharadkumar undertook construction of a residential house in said plot A.

j) Said Shri Ashok @ Sharadkumar was married to Mrs. Snehalata i.e. the vendor No. 1 herein and out of their wedlock had three daughters i) Miss Smita Sharadkumar @ Ashok Shetye, owner No. 2 (ii) Miss. Samrudhi Sharadkumar @ Ashok Shetye, owner No. 3 and (iii) Miss. Shilpa Sharadkumar @ Ashok Shetye, Owner No. 4.

k) Said Shri Ashok @ Sharadkumar Shetye expired on 07/11/2009 leaving behind the vendors herein as his heir/legal representative who is so qualified by Deed of Succession and Qualification of heir, dated 22/06/2011 drawn at pages 56 to 57 of notarial book of deed no.405 of the office of Notary Ex. Officio Ponda.

l) The vendors herein have filed a proceeding for partition of holdings under said plot A, under section 61 of The Goa Land Revenue Code, before the Dy. Collector Ponda, being case no. PON/LRC/PART/249/2014/64, pursuant to which the said area of 2287 sq. mts., under plot A is now distinctly and separately surveyed under new survey no.168/4-D of village Ponda, taluka Ponda Goa and is now inscribed in the name of vendors herein as its occupants.

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m) That as such the vendors are exclusive owners in possession of the said plot of land admeasuring 2287 sq. mts. and more particularly described in schedule-I written hereunder and hereinafter referred to as **THE SAID PLOT.**

**AND WHEREAS** the vendors are intending to sell the said plot for the purpose of undertaking construction of residential/commercial premises in the said plot at/for a total price/consideration of **RS. 1,90,000,00/- (RUPEES ONE CRORE NINETY LAKHS ONLY)** by adjusting part of the price towards the cost of construction of certain premises for the vendors to be retained by the vendors.

**AND WHEREAS** the vendors further do hereby declare:

(a) That the vendor's title to the said plot described in schedule-I hereto is valid, legal, clear, marketable, unencumbered and subsisting.

(b) That the said plot described in Schedule-I hereto is absolutely free from encumbrances, lien, charges and that there are no dues payable to the Government or any other authorities and/or any statutory body/bodies.

(c) That there are no difficulties legal and otherwise for the sale, free from encumbrances, of the said plot described in schedule-I hereto or any part thereof.

(d) That no attachment or notice from the Central or State Government or any local body or authority under any Municipal Act or any other Act or any scheme or Legislative Enactment, Government ordinance, order or Notification including any Notice/Proceedings for acquisition or requisition has/had been received by or upon the vendor and that the said plot described in schedule-I hereto or any part thereof is not subject to any attachment or certificate or other recovery proceedings under the Income-Tax Act or any statutory law or Regulation.

(e) That except this agreement, the vendors have not entered into and shall not enter into any arrangement/understanding/agreement pertaining to said plot and/or effecting the title of the vendors to the said plot described in Schedule-I hereto or any part thereof.

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(f) The vendors undertakes to indemnify the Developer in respect of any claims of any parties over the said plot.

(g) That the vendors have no objection if the developer publishes its intention to purchase/develop the said plot, in any newspaper for information of public.

(h) That they are ready and willing to execute a power of attorney in favour of the developer and or its director/nominee/manager to undertake all such acts of development including for sale of the premises, except the owner's premises to be constructed and retained for the vendors as described in schedule-II written hereunder.

**AND WHEREAS** the developer has prepared the plan for undertaking the construction of buildings thereon, as attached hereto.

**AND WHEREAS** pursuant to an agreement between the parties hereto the vendors has agreed to sell the said plot to the developer at/for a total price/consideration of **RS. 1,90,000,00/- (RUPEES ONE CRORE NINETY LAKHS ONLY)** for the purpose of construction of the building/s over the said plot and the developer believing to be true the aforesaid representations and declarations has agreed to purchase the same by on certain terms, conditions and stipulations as contained herein and which are reduced in writing as under.

**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. The vendors shall sell to the developer and the developer shall purchase from the vendors the said plot alongwith the structure as also all structures, trees, compounds and all structures standing thereon described in Schedule I for a total price/consideration of **RS. 1,90,000,00/- (RUPEES ONE CRORE NINETY LAKHS ONLY)** payable in installments as contained in clause (2) written hereunder.

Out of the total price/consideration, of the said plot the developer shall pay to the vendors a sum of **RS.72,50,000/- (RUPEES SEVENTY TWO LAKHS FIFTY THOUSAND ONLY).**

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(i) Rs. 15,00,000/- (Rupees Fifteen Lakhs only) at the time of signing this agreement.

(ii) Rs. 10,00,000/- (Rupees Ten Lakhs only) within fifteen (15) days from the date of this agreement.

(iii) Rs. 15,00,000/- (Rupees Fifteen Lakhs only) within six (6) months from the date of this agreement.

(iv) Rs. 32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand only) within one (1) year from the date of this Agreement.

As mentioned in the above clause (i) the developer shall be liable to pay an interest @ 15% p.a. on the outstanding amount from the date of default of any of the installments.

**AND** in lieu of the payment of the balance consideration of **RS. 1,17,50,000/- (RUPEES ONE CRORE SEVENTEEN LAKHS FIFTY THOUSAND ONLY)** which is valued towards the cost of construction the developer shall construct and allot to the vendors the built up premises in the following manner:

a) Three Flats of Three bedrooms having super built up area not less than 145 sq. mts. with carpet area of 98 sq. mts., each with specifications as given in Schedule-II. That the said Flats shall be constructed in the separate building exclusively constructed for the vendors having only Three Flats (one on each floor) which building shall be exclusively occupied and owned by the Vendors and more particularly shown on the plan annexed hereto. The developer shall have no right in or above the said building either by construction or in any other manner.

(b) Three double bed room flats having super built up area of not less than 98 sq. mts. with carpet area of 66 sq. mts., each with specifications as given in schedule-II in building proposed to be constructed in said plot out of which Two Flats will be situated on the Second Floor and one Flat on the Third Floor and more specifically shown in the plan annexed hereto. The Premises being Three flats in the independent

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building and Three flats in the other building are hereinafter collectively referred to as '**THE VENDOR'S PREMISES**'.

2. For the purpose of the development of the said plot for undertaking construction, the vendors shall execute in favour of the developer a Power of Attorney to undertake such works as are intended hereunder or as may be necessary and ancillary thereto and such Power of Attorney shall be irrevocable and coextensive with this agreement being an obligation to be performed by the vendors.

3. The vendors hereby authorize and nominate the developer to carry out the construction on the said plot by constructing thereon residential/commercial building/s comprising of residential premises or any other type of premises as may be deemed expedient by the developer, to be transferred on ownership basis or in such manner as developer finds fit, proper and convenient.

4. The vendors hereby further authorizes the developer to do what is needed including the preparation of building plans, obtaining approval of the same from the concerned authorities by constructing the said residential apartments or any other type of premises, booking and effecting the sale of all the apartments with the exception of vendor's premises reserved for the vendors as stated above, receiving money from the prospective purchasers of the respective flats/or other premises.

5. The developer is entitled and solely responsible for carrying out the approved construction with such addition and alterations as the developer or any licensing authority may and deem fit and necessary in order to develop the said plot to its full permissible coverage as per floor area ratio (FAR) applicable provided that such addition and alteration shall not have any effect to the owners premises.

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6. The vendors further agree to sign and execute all necessary papers, deeds, documents and plans that may be required by the developer from time to time for carrying out the effective development of the said plot and the building to be constructed thereon.

7. In consideration of the terms, conditions and stipulations herein contained and the undertaking given by the developer, the vendors do hereby permit the developer to enter the said plot and the structures standing thereon for proceedings with the project of the developer.

8. The developer, its Employees, representatives, contractors, and workers shall at all times hereafter be free to enter upon in the said plot described in Schedule-I hereto and carry on therein all such works like demarcating, surveying, measuring excavating, erecting, demolition of old structure etc. or part thereof as may be deemed fit by the developer. The Developer shall demolish the entire house of the vendors only after the First Floor of the vendors premises in Building A is completed for occupation.

9. The developer may enter into any type of Agreement with anybody of the developer's choice for the sale of any structures, premises, flats to be constructed on the said plot described in Schedule-I hereto except vendor's premises reserved for the vendors, and described in schedule II. In all such agreements as the developer deem fit and proper, the vendors shall be represented by the developer as their attorney. However the vendors shall not be responsible/liable in any manner whatsoever to any third parties/prospective purchasers who may enter into agreement with the developer and the developer do hereby indemnify the vendors towards any claim of any such third parties/prospective purchasers arising out of any such agreement with them. However incase of any claim arising due to defect in title of the vendor over said plot or any structure/s, the same shall be dealt with by the vendors.

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10. The vendors, on demand by the developer, shall deliver to the developer all the documents of title of the said plot.

11. The vendors have not entered into any agreement with or in favour of any person/s and have not executed with or in favour of any person/s any Deed of Sale or Agreement in respect of the said plot described in Schedule-I hereto or part thereof and the vendors shall not execute with or in favour of any person/s any Sale Deed or agreement in respect of the said plot described in Schedule-I hereto during subsistence of this agreement.

12. Either parties to this agreement shall be entitled to specific performance of this agreement.

13. It is clearly understood between the parties that the developer buying the said plot to construct building/s thereon for its own use and/or sell such premises in such buildings to the prospective buyers procured by the purchaser if found expedient by the developer without any reference to the vendors, except the vendor's premises hereby agreed to be given as a part of consideration in kind.

14. On fulfillment of the terms and conditions of this agreement, the vendors agrees to transfer and convey the said plot with the exception of the owners' premises referred to in clause (3) i) and ii) hereinabove, agreed to be allotted to the vendors and fully described in the schedule-II hereto, to the Developer and/or its nominee or nominees including a Co-operative Housing Society formed by developer or any of its nominees, transferee, prospective purchaser.

15. The vendors shall join as member of the housing society with respect to the vendor's premises if such society is formed by the occupants of the building and for that purpose shall sign all the papers and forms as may be required.

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16. That the vendors shall execute one Deed of Sale in respect of all their rights in the said plot described in schedule hereto or more than one Sale Deed for the part of their rights/share if so desired by the developer. The sale deed/s as above shall, if so desired by the developer, be executed in favour of any nominees/s including individual, co-operative society/company trust/legal entity specifically indicated by the developer. All costs, expenses, charges, stamp duty, registration fees etc. in respect of such sale deed/s shall be borne by the developer/its nominee/s.

17. It is agreed between the parties that the trees and/or structures existing in the said plot, if required, be felled by the developer, without any additional consideration.

18. All the plans, designs, layouts etc. that may be prepared by the developer shall be binding on the Vendors and the vendor shall not be entitled to seek changes therein. However the vendors shall in no way be liable for any defects in planning layout etc. and that the location and area of the vendor's premises shall not be changed/reduced.

19. The developer is entitled to negotiate freely with the prospective purchasers of the residential apartments/shops/any other structure/premises and settle the terms and conditions for the sale and transfer of the such premises and also to appropriate themselves or and the entire benefits of all the residential apartments with the exception of vendor's premises to be allotted to the vendor and as listed in schedule-II written hereunder.

20. The developer guarantees that the said premises, which are agreed to be built for the vendors in accordance with this agreement i.e. the owner's premises shall have the specifications set out in the schedule II hereto. Adherence to the specifications shall in case of doubt be certified by an Architect/Engineer of the project.

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21. All the rights, privileges pertaining to permissions, licences, approvals, if are obtained by the vendors pertaining to said plot from any authority, Department, Body council shall stand assigned in favour of the developer.

22. The developer shall be entitled to seek renewals, revisions, alterations changes in the plans, permissions approvals on behalf of the vendors as their attorney by virtue of the power of attorney that shall be executed in favour of the developer and/or its nominee.

23. The following costs and expenses shall be the sole responsibility of the Developer:

- a) All contractual obligations and money to be paid arising out of the same to any financier / proposed purchaser of any premises.
- b) Any penalties, charges, duties, fines, taxes and other monies to be paid to any statutory body or authority in connection with the project of constructions to be started by the developer in the said plot, whether levied in the name of the vendors or in the name of developer.
- c) All stamp duties, legal fees, registration fees and other expenses associated with the preparation and execution of the instrument of conveyance whether executed by the vendors or by the developer .
- d) All the liabilities and monies to be paid to the sub-contractors, workers and employees of the developer.

24) The Corpus Fund and maintenance charges of the respected premises shall be borne by the respective vendors of the premises.

25) The name of the owners premises will be known as Building A "SHREE GANESHA" and Developers Premises will be known as Building B "RAJ HARMONY".

26) The vendors do hereby authorize the developer to execute any agreements for sale of any of the premises in the buildings proposed to be constructed on said plot without joining the vendor as parties to such

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agreements save and except the vendor's premises referred in clause (3) herein above and described in schedule II written hereunder.

27) The vendors are not be liable nor shall the said plot be encumbered for any costs, expenses or any liabilities incurred by the developer towards any party, nor shall the said property be liable for attachment in any suit or execution of decree or any other proceedings against the developer. However it is agreed that the prospective purchasers of the premises agreeing to purchase any premises in the proposed building/s, shall be entitled to mortgage/agree to mortgage the respective premises alongwith proportionate right in said plot, to any bank or financial institution.

28) In case of any defects are noted/detected pertaining to the title of the vendors over the said plot, the same shall be cleared by the vendors at their own cost and expenses and the time for performance of the developer's obligation hereunder shall stand proportionately extended.

In case any such defects could not be rectified by the vendors the developer shall be entitled to suspend developer's obligation hereunder and seek from the vendors all and whatever expenses incurred by the developer pursuant to this agreement as also all the monies paid hereunder.

29) It shall be lawful for the developer to ignore any such defects and seek performance of the agreement from the vendors notwithstanding such defects.

30) The developer shall complete the construction of vendor's premises described in schedule-II as agreed to be allotted to vendors within **Thirty Six (36) months** from the date of grant of license by municipality. The issuance of Occupancy Certificate shall be the conclusive proof of such completion.

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31) The vendors shall execute any further agreement confirming, correcting and/or modifying this agreement to impart its true effect as may be desired by the developer as also further Power of Attorney granting further powers to perform this agreement in its true intent.

32) The developer shall not at any time cause or permit any public or private nuisance in or upon the said property or do anything which shall cause unnecessary annoyance, inconvenience, sufferings, hardships or disturbance to vendor or to the occupants the neighboring properties.

33) The vendors declares that they have already paid all the municipal taxes, land revenues, water charges and electricity charges etc. payable to the concerned departments, and that there are no dues payables to any of the aforesaid authorities. The developer shall pay all the outgoings from the date of the vendors put the Developer in possession of the said plot.

34) It is specifically agreed that as from the date hereof the said plot shall be handled at the entire risk of the developer in all respects.

35) The parties are aware that the project to be constructed on the said property shall have to be registered under **THE REAL ESTATE REGULATION AND DEVELOPMENT ACT, 2016** and it is hereby agreed between the parties that all the said Act and the rules shall be applicable to the Owners as well as Developer and that the Owners shall get themselves registered as owners and Developer of the project to be constructed on the said property and that both the parties shall be equally responsible and liable for the same.

36) It is hereby agreed that time is the essence of this contract.

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### SCHEDULE - I

**ALL THAT** plot of land admeasuring 2287 sq. mts. and presently surveyed under distinct and separate survey no.168/4-D of village Ponda, taluka Ponda, presently within the District of South Goa, state of Goa, which property as whole described in the Land Registration office of Panaji Ilhas Goa under No. 20993 of Book B 56 (new) and is enrolled in the Revenue office of Taluka Ponda under matriz no.710 and bounded on the East by road, West by plot B of the 2/3<sup>rd</sup> of the property 'Gorbhat' or 'Xetiobhat', North partly by nallah and partly by plot A1 sold to Dr. Ratnakar Kamat, and South partly by plot no.1 and partly by plot 'C' of 2/3<sup>rd</sup> of the property 'Gorbhat' or 'Xetiobhat'.

### SCHEDULE-II

#### VENDORS PREMISES

#### AMENITIES, FACILITIES AND SPECIFICATIONS TO BE PROVIDED FOR VENDOR'S PREMISES

**STRUCTURE:** RCC framed structure

**Walls** 23 cms. Laterite stone masonry & 11.5cm bricks masonry

**Plaster** 1.3 cement mortar 12 mm thk internal plaster finished with readymade lambi and 1:3 Cement mortar external plaster (spong finish) with grooves/bands as per design.

**Flooring:** 2 X 2 Vitrified tiles in all rooms

**Nonskid ceramic tiles:** for toilet floor and ceramic tiles for dado up to ceiling.

**Windows:** Aluminum colour powder coated windows.

**Doors Main door:** Teak veneered shutter.

**Living /Bedroom doors:** Sal/Matti wood frame with flush door .

**Toilet doors:** PVC moulded doors

**Internal paints:** OBD

**External Paint:** Apex/ Weather shield

**Plumbing Piping :** PVC

**Sanitary ware:** Cera/Hindware ( White) or equivalent

**Septic Tank/ Soak Pits:** as per design

**Electrical Wires:** Anchor/Finolex or equivalent

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**Switches:** Modular Switches

**Kitchen:** Granite Platform with 2 Ceramic tile dado  
stainless steel sink.

**IN WITNESS WHEREOF** the parties hereto have set and subscribed  
their hands on the day and the year hereinabove mentioned.

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Signed and delivered by the within named VENDORS

S.S. Shetye



1. (SMT. SNEHALATA SHARADAKUMAR alias ASHOK  
SHETYE alias SNEHALATA XARADKUMAR XETIO)



(L.H.F.T.)



(R.H.F.T.)

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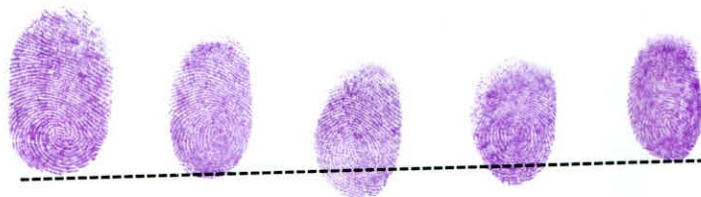
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2. MISS SMITA SHARADKUMAR ALIAS ASHOK SHETYE



(L.H.F.T.)



(R.H.F.T.)

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3. MISS SAMRUDHI SHARADKUMAR ALIAS ASHOK  
SHETYE



(L.H.F.T.)



(R.H.F.T.)



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4. MISS SHILPA SHARADKUMAR ALIAS ASHOK SHETYE



(L.H.F.T.)



(R.H.F.T.)

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*Shetye*

*Shetye*



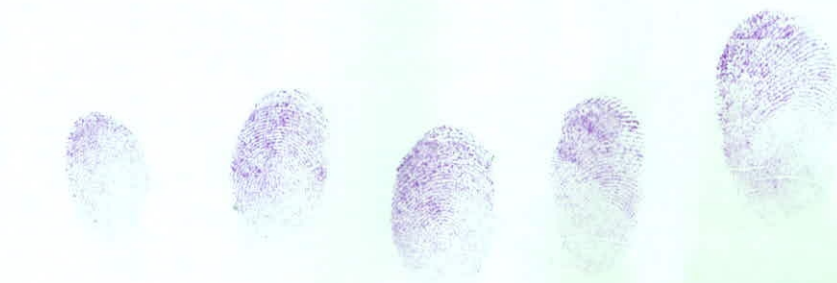
Signed, sealed & delivered by the withinnamed DEVELOPER  
M/S. RAJ HOUSING DEVELOPMENT PVT. LTD.  
through its Director



1. (SHRI. SANDIP NILKANTH NIGALYE)



(L.H.F.T.)



(R.H.F.T.)

**IN PRESENCE OF :-**

1. Adv. Anisha Verlekar Shrivlekar
2. 1788. Pooji Milind Sahasrabudhe

S.S. Shetye

Shetye

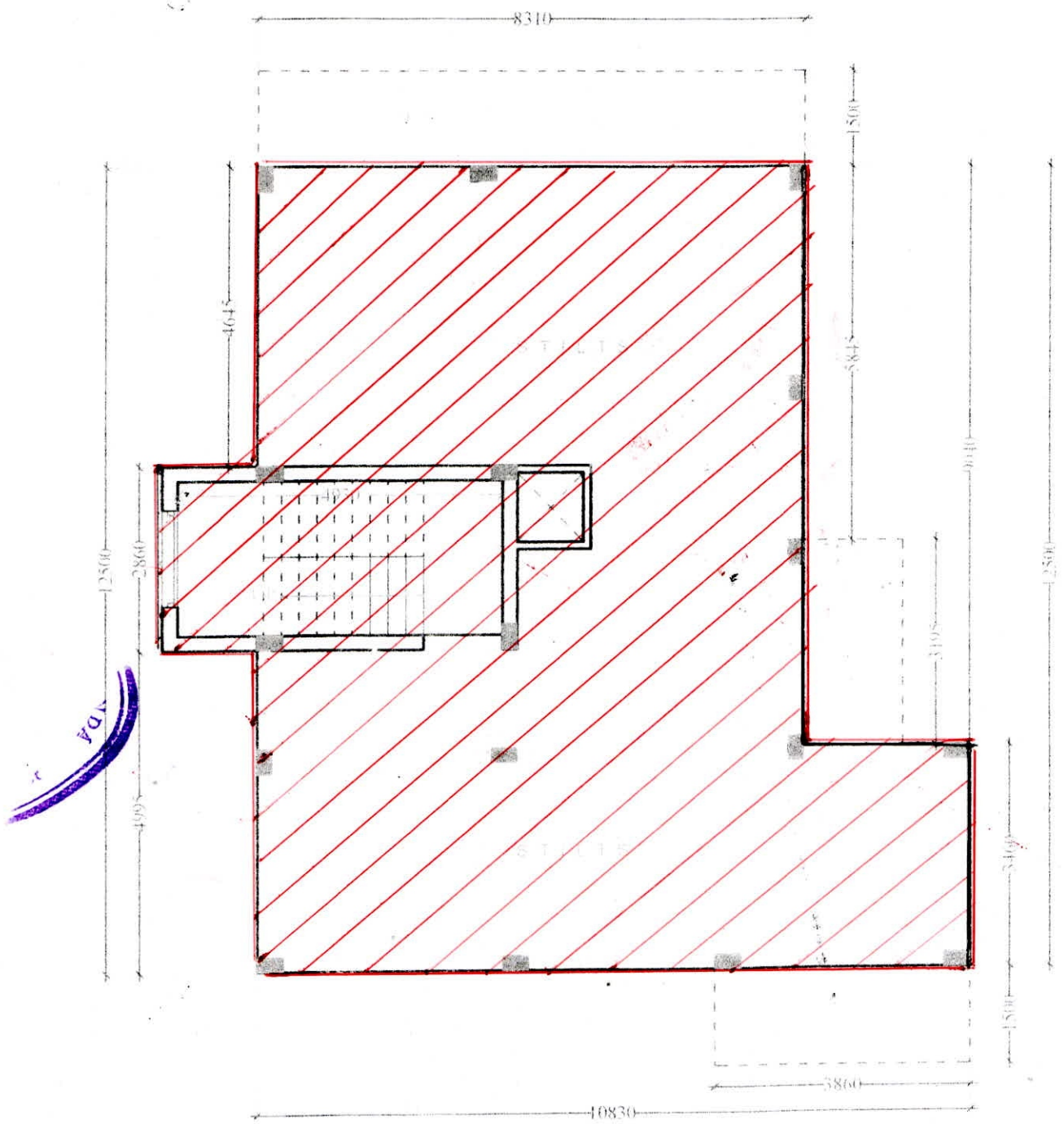
Shetye

Shetye




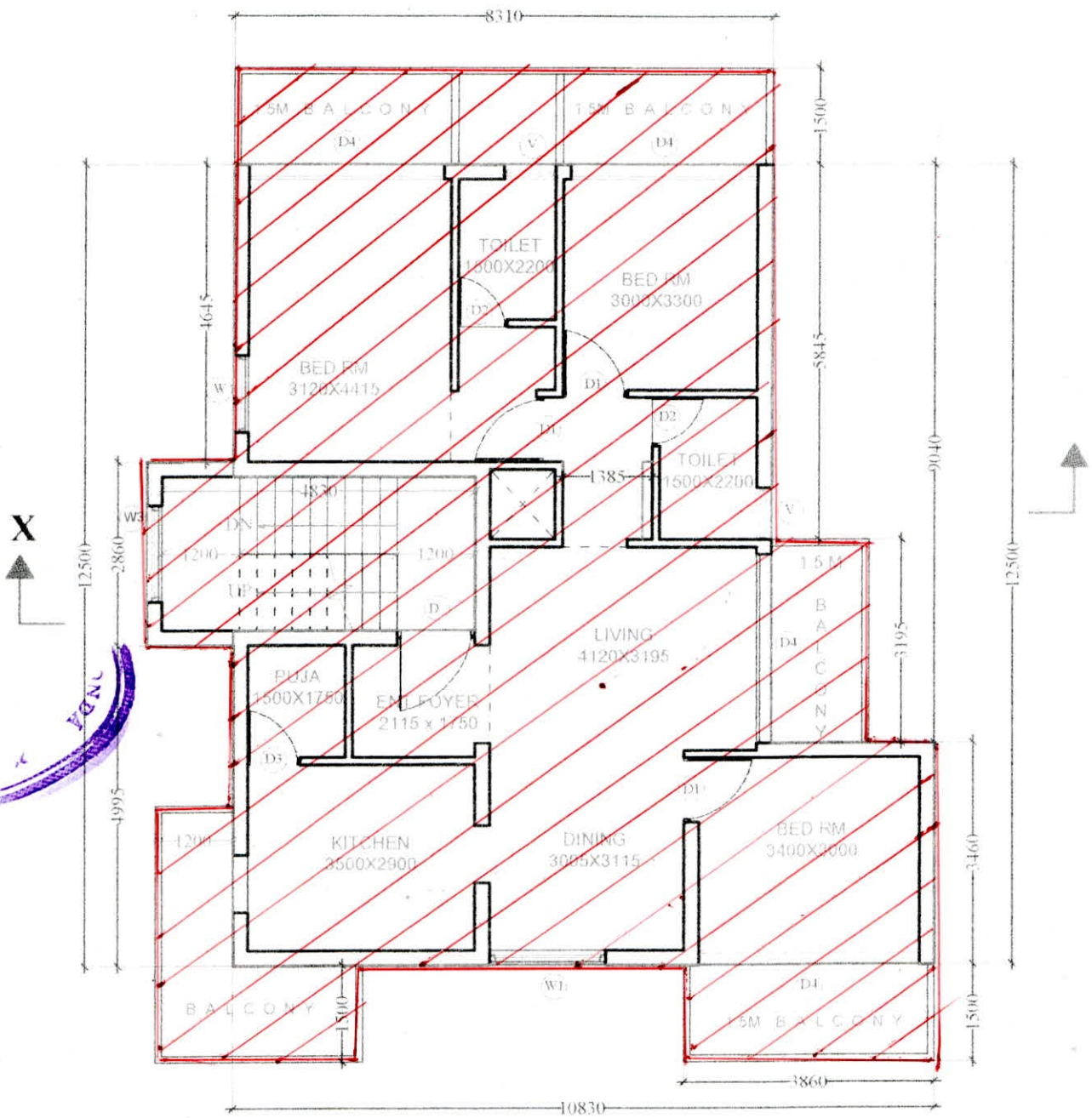






STILT PLAN SCALE 1:100

S.S. Shetge      Bhetge        
Shetge      Shetge



**TYPICAL FLOOR PLAN** SCALE 1:100  
(First, second and Third floor)

S.S. Shedge

Shedge

Shedge

Shedge

Shedge

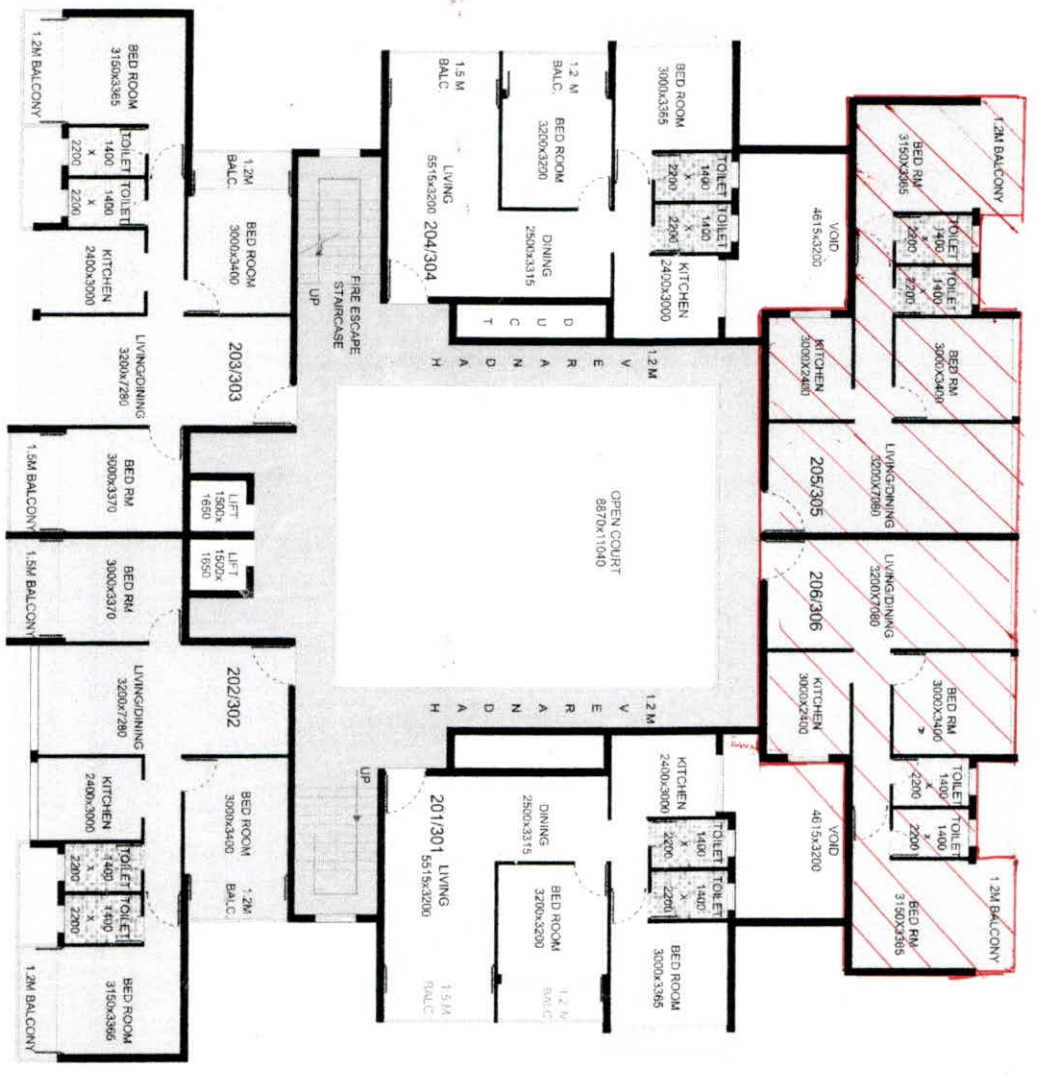


DEVELOPER  
Raj Housing Dev. Pvt. Ltd.,  
Ponda, Goa.

PROJECT  
RAJ HARMONY  
Ponda, Goa

ARCHITECT  
Archana Arun Bhat

SECOND FLOOR PLAN



S.S. Shetye

Shetye

Shetye

Shetye

Shetye



DEVELOPER  
Raj Housing Dev. Pvt. Ltd.,  
Ponda, Goa.

PROJECT  
RAJ HARMONY  
Ponda, Goa

ARCHITECT  
Archana Arun Bhat

THIRD FLOOR PLAN



S.S. Shetge

Shetge

Shetge

Shetge

Shetge





## Raj Housing Development Pvt. Ltd.

401, 4<sup>th</sup> Floor, Rajdeep Galleria, Sadar, Ponda - Goa 403 401  
Ph.: +91 (832) 0832-2312072, 2314647  
E-mail: sales@rajhousinggoa.com, Website: www.rajhousinggoa.com



Below given the extract of resolution of the company passing the board of Directors Meeting held on 15/11/2018

### RESOLUTION

Resolved that the company will sale the Flats/ Shops/Premises that are built and proposed to be built in the various proposed buildings/projects by various names situated on the plots of land .

Resolved further that Shri. Sandip Nilkanth Nigalye or Smt. Pratibha Sandip Nigalye, Directors, be hereby authorized to finalise rates and other terms and to sign all documents, Agreements, Sale deeds, Rectification Agreements/Deeds, Cancellation Agreements, Ratification Agreements/Sale Deeds and to register and admit the said documents, Agreements, Sale Deeds, etc., on behalf of the company before office of sub- Registrar and/or before the notary at Ponda or at any place and to do all formalities required for sale of said proposed Flats, Shops, premises etc., in various projects/buildings built or proposed to be built by the Company.

Date : 01/01/2019

Place : Ponda Goa.

For M/S. Raj Housing Development Pvt. Ltd.

Shri. Sandip Nigalye

Mrs. Pratibha Nigalye

No.SDM/PON/CERT/DOC/40/2018/m-1642  
Office of the Deputy Collector &  
S.D.M., Ponda Sub Division,  
Ponda-Goa.

Dated: 25/09/2018

**CERTIFICATE**

Certified that the contents and effect of the above 'Agreement for Development & Sale' in respect of the Plot admeasuring 2287 sq.mtr and presently surveyed under distinct and separate Sy.No.168/4D of Village Ponda, Taluka Ponda South Goa situated in the property 'Gorbhat or Xetiobhat have been explained to Mrs. Snehalata S. Shetye, w/o. late Sharadkumar alias Ashok Shetye, r/o. Near Dr. Ratnakar Kamat Clinic, Upper Bazar, Ponda Goa and it has been verified that she is entering into the same with her full and free consent, without being under any duress or coercion.



( Vishal C. Kundaikar )  
Deputy Collector & S.D.M.,  
Ponda Sub Division, Ponda-Goa.

To,  
Mrs. Snehalata S. Shetye, w/o. late Sharadkumar alias Ashok Shetye, r/o.  
Near Dr. Ratnakar Kamat Clinic, Upper Bazar, Ponda Goa.





**Government of Goa  
Directorate of Accounts**

Opp. Old Secretariat,  
Fazenda Building, Panaji Goa  
Phone: 0832-2225548/21/31



Echallan No. 201900006100

**e-Receipt**

Department: 10 - NOTARY SERVICES

Echallan Date: 02/01/2019 16:16:33

Name and Address of Party : Sandip | 9923145005  
Ponda

Service: Fees under Indian Registration Act New

	Amount
Fees under the Indian Registration Act 1908	₹ 665450.00

Total Amount : ₹ 665,450.00

(Rs. Six Lakh Sixty Five Thousand Four Hundred Fifty Only )

Department Data:

201800000868 NOTARY|201800000868 NOTARY

Bank ref No:

CPL9996121

Status:

Success

Payment Date:

02/01/2019 16:10:01

Payment Gateway:

SBI\_MOPS

Print Date: 02/01/2019 16:26:05



**Government of Goa****Document Registration Summary 2**

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

Print Date &amp; Time : - 03-Jan-2019 12:01:04 pm

Document Serial Number :- 2019-PON-10




Presented at 12:01:04 pm on 03-Jan-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	551000
2	Registration Fee	665000
3	Processing Fee	450
<b>Total</b>		<b>1216450</b>






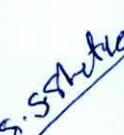









Stamp Duty Required :551000

Stamp Duty Paid : 551000

**Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sandip Nilkanth Nigalye ,S/o - D/o Age: ,Gender:,Occupation: , Address1 - 401 Rajdeep Galleria Sadar Ponda Goa, Address2 - , PAN No.: AACCR8639R			

**Executer**







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sandip Nilkanth Nigalye ,S/o - D/o Age: ,Gender:,Occupation: , Address1 - 401 Rajdeep Galleria Sadar Ponda Goa, Address2 - , PAN No.: AACCR8639R			
2	Snehalata Sharadkumar Shetye Alias Snehalata Xaradkumar Xetio ,S/o - D/o Lavachand Alve Age: 67,Gender:Female,Occupation: Other, Address1 - Nr Dr Ratnakar Clinic Upper Bazar Ponda Goa, Address2 - , PAN No.: AIHPS5405N			
3	Smita Sharadkumar Alias Ashok Shetye ,S/o - D/o Sharadkumar Alias Ashok Shetye Age: 33,Gender:Female,Occupation: Service, Address1 - Nr Dr Ratnakar kamat Clinic Upper bazar Ponda Goa, Address2 - , PAN No.: CNTPS0545L			
4	Shilpa Sharadkumar Alias Ashok Shetye ,S/o - D/o Sharadkumar Alias Ashok Shetye Age: 29,Gender:Female,Occupation: Self Employed, Address1 - Nr Dr Ratnakar Kamat clinic Upper Bazar Ponda Goa, Address2 - , PAN No.: CNTPS0537G			
5	Samrudhi Sharadkumar Alias Ashok Shetye ,S/o - D/o Sharadkumar Alias Ashok Shetye Age: 31,Gender:Female,Occupation: Self Employed, Address1 - Nr Dr Ratnakar Kamat clinic Upper Bazar Ponda Goa, Address2 - , PAN No.: CNTPS0543N			

**Witness:**

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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1	<b>Priti Milind Sahasrabuddhe</b> 403506, Hno 309 ondamal velguem , Hno 309 ondamal velguem Velguem, Bicholim, NorthGoa, Goa			
2	<b>Anisha Harish Verlekar</b> 403107, H no 36 Orgao Marcel Goa , H no 36 Orgao Marcel Goa Orgao, Ponda, SouthGoa, Goa			

Sub Registrar

SUB-REGISTRAR  
PONTADoc No.  
2019-PON-10

Document Serial No:-2019-PON-10

Book :- 1 Document

Registration Number :- **PON-1-10-2019**

Date : 03-Jan-2019

*[Signature]*  
SUB-REGISTRAR  
PONDA

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





Original Copy

**FORM.T- RECEIPT FOR FIE RECEIVED**

Office of the Civil Registrar-cum-Sub Registrar, Ponda  
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 03-Jan-2019  
Date of Receipt: 03-Jan-2019

Receipt No : 2018-19/11/785  
Serial No. of the Document : 2019-PON-10  
Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**  
Received the following amounts from **Sandip Nilkanth Nigalye** for  
Registration of above Document in Book-1 for the year 2018

Stamp Duty	551000	FRANKING	• Franking Number : PB6651	551000
Registration Fee	665000	E-Challan	• Challan Number : 201900006100 • CIN Number : CPL9996121	665000
Processing Fee	450	E-Challan	• Challan Number : 201900006100 • CIN Number : CPL9996121	450

Sub Total 1216450 (Twelve Lakhs Sixteen Thousands Four Hundred And Fifty )

Probable date of issue of Registered Document: //

Signature of the Sub-Registrar  
PONDA

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPONNAL  
Please handover the Registered Document to the person named below

**Name of the Person Authorized :**

Specimen Signature of the Person Authorized Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF  
REGISTERED DOCUMENT

The Registered Document has been handed over to  
on Dated **03-Jan-2019**

Signature of the person receiving the Document

Signature of the  
Sub-Registrar