



**THIS AGREEMENT**, made at Vasco da Gama, this 5<sup>th</sup> day of the month of April, in the year Two Thousand and Thirteen 5.4.2013.

**BETWEEN:-**

(1) **SMT.SUVIDHA DIAS**, aged 45 years , in business, operating as the Sole Proprietress of **PRIME SPACES** , holding Pan Card No.AAMPD9744Q, having its office at 2<sup>nd</sup> floor Prime Valley Apartments Miraton Gardens, Chicalim, Goa, and her husband (2) **SHRI. ANTHONY CEDRIC DIAS** , aged 51 years , in business, operating as the sole proprietor of **PRIME BUILDERS** , holding Pan Card No. ABQPD4957Q son of late Albert Dias both residing at IB-1-Prime Villas, Miraton Gardens, Chicalim, Goa, hereinafter referred to as the "**LAND OWNERS**" (which expression shall unless repugnant, include their heirs, successors, legal representatives and assigns) of the **FIRST PART**.



**AND**

(2) **KOLTE PATIL DEVELOPERS LIMITED** (PAN NO. AAACK7310G), being a Company incorporated under the Companies Act, 1956 having its registered

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office at No. 17, City Point, 2<sup>nd</sup> Floor, Dhole Patil Road, Pune – 411001, PAN No. AAACK7310G and a Branch Office at No. 22/11, Park West Building, 1<sup>st</sup> Floor, Vittal Mallya Road, Bangalore-560 001 represented by its Director Naresh A Patil aged 48 years, S/o Anirudha Vishwanatha Patil residing at No. 978, 12<sup>th</sup> 'A' Main, HAL 2<sup>nd</sup> Stage, Indiranagar, Bangalore-560 038 as authorised by the resolution of the Board of Directors dated 7.2.2013, hereinafter referred to as the "DEVELOPER" (which expression shall unless repugnant, include its legal heirs, successors, legal representatives administrators and assigns) of the

**SECOND PART**

**AND**

(3) **MR. ANTHONY CEDRIC DIAS** (PAN NO. ABQPD4957Q), Indian National, son of late Mr. Albert Dias, aged 51 years, residing at IB-1, Prime Villas, Miraton Gardens, Chicalim, Goa 403711, in business, Sole Proprietor of **PRIME BUILDERS**, having its Office at 2nd Floor, "Prime Corner", Near I.N.S. Gomantak Road, Vasco da Gama, Goa 403802, hereinafter referred to as the "**CONSENTING PARTY**" (which expression shall unless repugnant,



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include his heirs, successors, legal representatives and assigns) of the **THIRD PART**. All Indian Nationals.

**WHEREAS**, there is a plot of land belonging to the **LAND OWNERS**, presently surveyed under Survey No. 23-1-I of Chicalim Village, having an area of 4000 sq. mtrs., more particularly described in Schedule-I hereunder written and called the "**SAID PLOT**"

**AND WHEREAS:**

(a) the **SAID PLOT** was originally a part of a bigger property, known as **GALLY** or **ZAMBOLI GALLI** situated at Village Dabolim, within the jurisdiction of Village Panchayat of Chicalim, Taluka of Mormugao, District of South Goa, registered in the Land Registration Office of Salcete at Margao under Description No. 1263 of Book B-4 New Series and enrolled in the Taluka Revenue Office at Vasco-da-Gama under Matriz No.8, bearing Survey No.23/1 of Dabolim Village, hereinafter referred to as the "**SAID PROPERTY**".

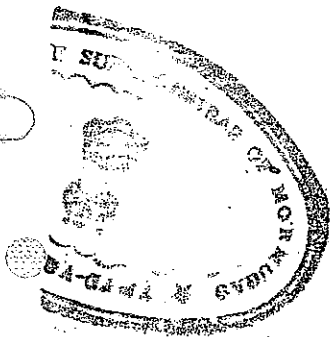
(b) the **SAID PROPERTY** was allotted to one Mrs. Baguem, also known by another name of Indira Sinai

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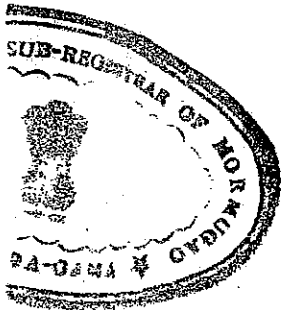


Caro, widow of Voicunta Sinai Caro, in Inventory Proceedings initiated upon the death of her husband.

(c) by Deed of Gift, Sale and Exchange dated 15.1.1961, the said Mrs. Bagem, also known as Indira Sinai Caro, gifted the SAID PROPERTY to her son, Jairama Voicunta Sinai Caro, also known as Jairama Voicunta Caro or Jairam Vaikunth Kare, married to Lalita Jairama Caro, also known as Lalita Jairam Kare.

(d) the SAID PROPERTY was brought in as capital of a Partnership Firm by the name of M/s Dabhill Real Estate, having its office at Vidyanagar, Aquem, Margao, Goa, by the partners of the said Firm, namely Mr. Jairam Vaikunth Kare and his wife Smt. Lalita Jairam Kare and the said M/s. Dabhill Real Estate subdivided the SAID PROPERTY into 16 blocks (plots) identified as Block A to P, with the permission of the concerned statutory authorities.

(e) by a Deed of Sale dated 29/3/1978, registered with the Sub Registrar of Mormugao vide Registration No.121 at pages 93 to 98, Book I Volume 36, dated 26.4.1978, the said M/s Dabhill Real Estate sold one of the Blocks identified as Block B admeasuring 4000



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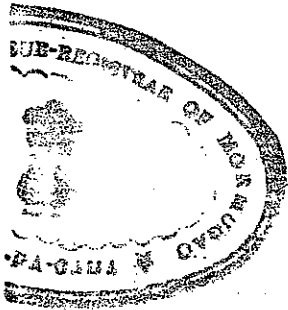
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square metres (i.e the SAID PLOT herein) to one Mr. Ratnakar Vishnu Nevrekar.

(f) the said Mr. Ratnakar Vishnu Nevrekar and his wife then sold the said BLOCK B (i.e the SAID PLOT herein) by a Deed of Sale dated 31.12.2004 registered with the Sub-Registrar of Mormugao under No. 17 at pages 1 to 24 of Book I Vol. 483 to PRIME SPACES, the sole proprietorship Concern of the Lady LAND OWNER herein and from that date, i.e 31.12.2004, the title and possession of the said BLOCK B (i.e the SAID PLOT herein) vests solely with the LAND OWNER.

(g) The Lady LAND OWNER being married to Male LAND OWNER under the regime of communion of assets and her spouse acquires multi share in the said property.

(h) the LAND OWNER then got the said BLOCK B partitioned from the rest of the SAID PROPERTY under the Order of the Dy. Collector dated 5.5.2011 and a new and distinct survey no. 23-1-I of Dabolim Village, with an area of 4000 sq. mtrs., was given to the said BLOCK B (i.e. the SAID PLOT herein) by the Inspector of Surveys & Land Records, Vasco da Gama.



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The revised boundaries and measurements of the said plot are more fully described in the schedule-I herein. A detailed sketch showing the physical boundaries and measurements is annexed herein as Annexure-C

(i) in the meanwhile the LAND OWNERS obtained development approvals, in the name of the PRIME BUILDERS (a Sole Proprietorship Concern of the MALE LAND OWNER and Consenting Party herein), from the concerned statutory authorities [see Clause (4.1) below], for a development scheme named "PRIME SYMPHONY", to be executed on the SAID PLOT, consisting of 4 blocks A,B,C and D comprising of 64 flats in four buildings (16 flats per building), as per the approved development plans, hereinafter called the APPROVED PROJECT. And constructed plinth areas of Block-C admeasuring 379.5 m2.



(j) the DEVELOPER has investigated the title of the LAND OWNER to the SAID PLOT and the development approvals granted by the concerned statutory authorities for the said development scheme, i.e. "PRIME SYMPHONY" on the SAID PLOT and based on the representations made by the LAND

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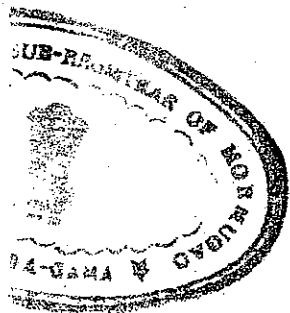
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OWNER AND the development approvals obtained and all other aspects of the Project in general, the DEVELOPER approached the LAND OWNERS with a proposal that it [the DEVELOPER] will develop the approved development scheme on the SAID PLOT for a consideration to be given to the LAND OWNERS and on other terms and conditions and the DEVELOPER has represented to the LAND OWNERS that it has the capacity and technical expertise to execute the said development scheme, and relying on such representation, the LAND OWNERS has accepted the proposal of the DEVELOPER for a consideration and other terms and conditions mutually agreed upon by and between the parties hereto, as set out herein-below.

**NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:**

**AGREED TERMS AND CONDITIONS AND OBLIGATIONS OF THE PARTIES:**

**1. THE AGREED CONSIDERATION/ DEPOSIT/ REIMBURSEMENT**



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(1.1) In consideration of the LAND OWNERS granting development rights of the APPROVED PROJECT to the DEVELOPER under the terms of this Agreement, the DEVELOPER shall give the LAND OWNERS a consideration as follows:

- a) The DEVELOPER shall, at its own cost and expense, construct, complete in all respects, including obtaining post construction approvals, with water and electricity connections, as required and deliver to the LAND OWNERS, within a period of 30 (Thirty) months from the date hereof, 23 (twenty-three) in number triple bedroom flats, identified in Schedule II hereunder written and corresponding to the floor plans annexed herewith as "ANNEXURE-A", along with 23 (twenty-three) reserved stilt parking slots as marked on the parking plan enclosed. The built up area of the said 23 (twenty-three) in number triple bedroom flats represents about 34% of the total built up area of the APPROVED PROJECT [see Clause (4.1) below] as per details provided in Schedule III hereunder written (the remaining 66% of the total built up area comprising of 41 flats along with 68 Car Parking slots being the DEVELOPER'S share in the Project). These 23



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(twenty-three) flats, along with their reserved stilt parking slots shall collectively be hereafter referred to as the "OWNERS BUILT UP AREA". Similarly 41 (forty one) flats, along with 68 reserved stilt parking slots, proportionate undivided interest in the said plot shall collectively be hereafter referred to as the "DEVELOPER SHARE OF THE BUILT UP AREA". The time limit of 30 months mentioned above will however be subject to the provisions of Clause (10.1) below. It is clarified that any taxes such as panchayath tax, infrastructure tax or any other taxes, levies etc., by whatever name called existing presently or that may be applicable in future in "respect of owners built-up area from the date of this agreement till the occupancy of certificate" shall be borne and paid by the Developer.

- b) The DEVELOPER shall pay the LAND OWNERS an amount of Rs. 3,50,00,000/- (Rupees Three crores, fifty lacs only) as an interest free security deposit, pending the completion and delivery of the OWNERS BUILT-UP AREA and this deposit shall be refundable to the DEVELOPER upon the LAND OWNERS receiving the OWNERS BUILT UP AREA, duly completed in all respects under the terms hereof.

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c) In consideration of the CONSENTING PARTY surrendering its rights for execution of the APPROVED PROJECT [see Clause (4.1) below], the DEVELOPER shall reimburse the CONSENTING PARTY, the amount so far expended by them on the APPROVED PROJECT, on actual basis, which shall be determined by the statement of expenses account submitted by the CONSENTING PARTY, with supporting bills.

(2) It is clarified that for all purposes the term OWNERS BUILT UP AREA shall mean the designated number of flats reserved for the LAND OWNERS along with the parking spaces thereto, as per Clause [1.1.a] above, in the completed APPROVED PROJECT [see Clause (4.1) below]. In other words, the DEVELOPER is under obligation to complete the whole of the said APPROVED PROJECT [see Clause (4.1) below], out of which or in which, the OWNERS BUILT UP AREA will be offered to the LAND OWNERS.

(3) The DEVELOPER has today, with the signing of this Agreement, paid to the LAND OWNERS, an amount of Rs. 3,50,00,000/- (Rupees Three crores, fifty lacs, only)



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vide its Cheque No. 856535 dated 5-4-2013 drawn in favour of "PRIME SPACES" drawn on ICICI BANK LTD, Commissariat Road Bangalore 560025 being the refundable security deposit payable to the LAND OWNERS in terms of Clause (1.1.b) above. In addition, the DEVELOPER has also paid to the CONSENTING PARTY, an amount of Rs 80,74,000/- (Rupees Eighty Lakhs Seventy Four thousand only) vide its Cheque No. 856536 dated 5-4-2013 drawn on ICICI Bank LTD on Commissariat Road Bangalore 560025 in favour of "PRIME BUILDERS" , being the reimbursement of actual expenses incurred by them on the Project, in terms of Clause (1.1.c) above and cost incurred in developing Block-C of the Sanctioned Plans up-to Plinth Level as stated in clause(i) in the preamble to this agreement. The LAND OWNERS and the CONSENTING PARTY hereby admit and acknowledge having received their respective payments, as mentioned hereinabove.



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#### 4. PROJECT, PLANS & LICENCES

(4.1) The LAND OWNERS has obtained development approvals for the APPROVED PROJECT, in the name of the CONSENTING PARTY, from the concerned statutory authorities, namely, Mormugao Planning & Development Authority vide its Order No. MPDA/9-P-71-11-12/1209 dated 17-10-2011 (valid upto 16-10-2014) and Village Panchayat of Chicalim, vide its Construction Licence No. VP/CHI/11/2011-12/32/1715 dated 02-12-2011 (valid upto 02-12-2014), for a development scheme on the SAID PLOT named as "PRIME SYMPHONY", consisting of 64 flats in four buildings (16 flats per building), as per the floor plans annexed hereto as "ANNEXURE-A". The DEVELOPER has agreed to execute the APPROVED PROJECT keeping the presently obtained development approvals intact. It is however agreed that the DEVELOPER may desire changes to the approved plans for the purpose of better layout or for such other purpose considered appropriate in the interests of the Project and bearing in mind market conditions but any such desired changes by the DEVELOPER shall always

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be subject to the applicable development rules and also to the prior approval of the LAND OWNERS in writing, only after which such changes may be effected or carried out. Provided that any such agreed changes which may necessitate the fresh/revised approval of the concerned statutory authorities shall be obtained by the DEVELOPER at its own cost and expense, without any responsibility and/or liability falling upon the LAND OWNERS/CONSENTING PARTY, as the case may be but the LAND OWNERS shall render all necessary assistance, if required, to the DEVELOPER in this regard. Presently there is no additional Floor Area Ratio (FAR) available for the Project and Transfer of Development Rights (TDR) does not apply in the State of Goa. However should any of the present rules change and additional FAR and/or TDR benefits become extendable or available to the Project, then the parties hereto shall share such benefits and also expenses in the same sharing ratio as determined by Clause (1.1.a) above. The presently obtained development approvals shall be extended, as may be required by the DEVELOPER at its own cost and expense, without any responsibility and/or liability falling upon the LAND OWNERS/ CONSENTING



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PARTY, as the case may be but the LAND OWNERS shall render all necessary assistance, if required, to the DEVELOPER in this regard.

The Developer is hereby authorised to name the PROJECT as it deems fit and use the new name on all marketing material, Name Boards, hoardings, banners, brochures etc., AND to get the same registered in concerned authorities as applicable.

#### 5. LICENCE

(5.1) With the signing of this Agreement, the DEVELOPER shall have irrevocable licence and right to enter into the SAID PLOT with a right to continue the construction and execution of the APPROVED PROJECT and to do all such acts, deeds and things necessary for completing the construction and execution of the APPROVED PROJECT in terms of this Agreement. It is specifically agreed between the parties hereto that the authority/right hereby granted unto the DEVELOPER is not given or intended to be given by the LAND OWNERS in part performance of any agreement as stipulated in Section 53A of the Transfer



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of Property Act, 1882 or Section 2(4&) (v) of the Income Tax Act, 1961., and actual possession of the said property shall be handed over to the DEVELOPER after fulfilling the payments and consideration as stated in Clause (1) above.

## 6. CONSTRUCTION

(6.1) The DEVELOPER shall develop the APPROVED PROJECT on the SAID PLOT, at its own cost and expense, as per the approved plans, with internal and external services, amenities, facilities, fittings, sewer pits and sewerage system (STP) etc., as may be necessary for the complete and proper execution of the APPROVED PROJECT. The DEVELOPER shall at its own cost and expense mobilise the work force necessary to carry out the construction work under this Agreement.

(6.2) The DEVELOPER shall continue the appointment of the Architect and Structural Engineer of the APPROVED PROJECT, appointed by the CONSENTING PARTY. However in case the DEVELOPER desires to engage a new architect and/or structural engineer for the APPROVED PROJECT, then



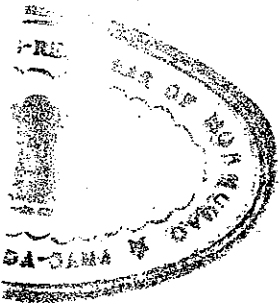
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the DEVELOPER shall at its own cost, obtain the necessary NOC from the presently appointed Architect and / or Structural Engineer. The fees of presently appointed architect and structural engineer or new architect and/or structural engineer, as the case may be, shall be borne and paid by the DEVELOPER.

(6.3) The DEVELOPER shall have the right to appoint/engage contractors and other workmen, professionals as it deems fit to execute the Project. The observance of all applicable labour laws and other statutory compliances by such persons shall be the responsibility of the DEVELOPER alone. In case of any disputes between the DEVELOPER and its contractors, architects, engineers, other workmen, vendors, suppliers or any agency employed by the DEVELOPER and/or in the case of accidents on the site or any un-ethical practice by the DEVELOPER or its associates listed above, the same shall be settled by the DEVELOPER and the LAND OWNERS shall have no liability of any nature whatsoever.

(6.4) the LAND OWNERS and their authorised representatives shall be entitled to inspect the construction of the APPROVED PROJECT from time



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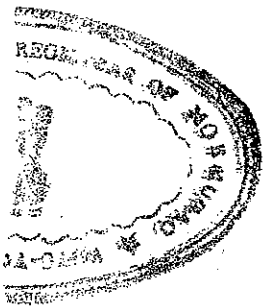
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to time during the pendency of the construction in order to ensure that the construction of the OWNERS BUILT UP AREA as well as the whole Project in general is proceeding in accordance with the approved plans and as per the agreed building specifications. In respect of the OWNERS BUILT UP AREA, the DEVELOPER shall extend a defect-free warranty period of 12 months to the LAND OWNER, starting from the date of handing over the OWNERS BUILT UP AREA to the LAND OWNER and defects, if any, shall be rectified by the DEVELOPER at its own cost within reasonable time.

(6.5) The DEVELOPER shall pay and hold harmless the LAND OWNER from and any tax, penalty and/or interest that may be levied or assessed as a result of the delay or failure of the DEVELOPER or any of its sub-contractors or suppliers to pay any tax on the contracting services rendered pursuant to this Agreement or to file any return of information required under any applicable law.

(6.6) The DEVELOPER shall keep indemnified the LAND OWNER and/or its transferees against any loss arising from the failure of the DEVELOPER to comply with the statutory requirements with regard to the



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construction of the APPROVED PROJECT on the SAID PLOT.

(6.7) the Land OWNERS and Developer agree that the building specifications of the Owner's Built-up area shall be as per the specifications annexed hereto as "Annexure-B".

### 7.-DEVELOPER'S SHARE OF BUILT UP AREA

(7.1) The Developer and /or it nominees or assigns shall be entitled to hold or agree to sell and/or sale, enter into any kind of Agreements , lease or otherwise dispose off its share of the built up area of the APPROVED PROJECT , i.e.66% of the total built up area , comprising of 41 apartments in various blocks more fully described in the Schedule I herein . i.e. other than the OWNERS BUILT UP AREA , together with its corresponding number of the car parking slots along with the proportionate undivided right and interest in the said plot in any manner deems fit and the Developer shall be entitled to such incomes, gains, capital appreciation and benefits of all kinds of description accruing or arising there from. THE DEVELOPER shall be entitled to retain its share of undivided share , right,



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title ,and interest in the said plot either in the whole or in several shares in its name or any of its nominees names as the DEVELOPER deems fit without affecting the right of the LAND OWNERS on its share of the built up area ,i.e. excluding the OWNERS BUILT UP AREA , in any manner deems fit and proper, including entering into Agreements to sell such area to prospective third party purchasers. Provided however that any such dealings in respect of the DEVELOPER's sole responsibility and in case of disputes, if any, with thir parties, the LAND OWNERS shall not be involved in any manner whatsoever . The LAND OWNERS stands indemnify by the DEVLOPE in this regard. The Land OWNERS executed an Irrevocable General power of attorney on the names of nominees of the Developer in this regard enabling the Developer to execute all acts deeds and things stated in this clause.

**8. CONVEYANCE OF UNDIVIDED RIGHT IN LAND**

(8.1) Upon receiving its entire consideration as mentioned in Clause (1) above, the LAND OWNERS hereby agrees and confirms that it shall convey to the



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DEVELOPER or its purchasers as its nominees or assigns, the proportionate undivided share of land corresponding to the built up area allotted to the DEVELOPER in the Project as its share under the terms hereof, by executing one more sale deed/s in favour of the DEVELOPER or its purchasers as its nominees or assigns and the LAND OWNERS shall also appear before the Sub-Registrar of Mormugao at Vasco da Gama and admit the execution of such sale deed/s either directly or through its General Power of Attorney duly executed in favour of the nominee/s or director/s of the DEVELOPER herein as per the DEVELOPER'S preference.

(8.2) The OWNERS hereby agrees and confirm that he shall convey to the Developer or its nominees or assigns on obtaining occupancy certificate from Village Panchayat or equaling concerned authority 66% of the interest in the Schedule Property in full or part, (for short hereinafter referred to as the Developer's Allocation) as hereinafter defined by executing one or more Sale Deed/s in favour of the Developer or its nominees or assigns and also appear before the Sub-Registrar and admit execution of the Sale Deed or



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Deeds either directly or through the General Power of Attorney duly to be executed in favour of the nominee/s or Director/s of the Developer herein as per the Developer's preference.

(8.3) In this regard, the LAND OWNERS have on this day duly signed an irrevocable General Power of Attorney coupled with interest in favour of the nominees of the DEVELOPER herein to facilitate for development activities, sale and transfer of the Developer's Share of Allocation registered before the Sub-Registrar in favour of the nominees of the Developer viz., Mr. Naresh Anirudha Patil to facilitate for sale and transfer of DEVELOPER'S share of allocation. The execution of Sale Deeds shall be done in favour of the DEVELOPER and/its nominee/s as and when desired by the DEVELOPER but only after obtaining occupancy certificate from Village Panchayat or equaling concerned authority for completion of the APPROVED PROJECT and communicated to the Owner.



*Naresh Anirudha Patil*      *[Signature]*      *[Signature]*

**(9) DEFINITION OF THE BUILT -UP- AREA**

For the purpose of this Agreement, the expression "built up area" shall mean the total built up area of the flat including balconies, proportionate share in the area covered by other structures such as staircases, staircase lobby & passage, as per the approved plans and as per the details shown in Schedule III herein-below written and as per the specification detailed hereunder .

**(10) DELEIVERY AND DELAY OF OWNERS BUILT UP AREA**

**(10.1)** The Developer has agreed to complete the owner's share of Built up area within the period of 30 (Thirty) Months from the date of this agreement. The LAND OWNERS have agreed to grant further buffer period of 6 months in case of delay in delivery of Owners share of the built up area. A written intimation from the Developer stating the completion the OWNER'S built up area which is ready for occupation after securing/obtaining Occupancy Certificate by the Developer is deemed to be the Delivery of Owners Constructed area.



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(10.2) The DEVELOPER shall not incur any liability for any delay in delivery of the possession of the OWNERS BUILT UP AREA by reason of riots, strikes, transporters strike, Governmental restrictions and/or by reason of civil commotion, any act of God or due to any legal proceedings and/or injunction or prohibitory order (not attributable to any action of the DEVELOPER) or due to conditions of force majeure. In any of the aforesaid events, which are beyond the control of the DEVELOPER, the DEVELOPER shall be entitled to reasonable extension of time for delivery of the OWNERS BUILT UP AREA, which the DEVELOPER would have to intimate to the LAND OWNER.

(10.3) However if for any other reasons there is a delay in completion of construction of the OWNERS BUILT UP AREA beyond the period specified in Clause [1.1(a)] above and an additional 6 months buffer from the date of completion period specified in above clause (10.1) , then the LAND OWNER shall be entitled to a monthly compensation of Rs 20,000/- per flat per month for the undelivered OWNERS BUILT UP AREA by way of damages, till the date of satisfactory delivery of the same to the LAND OWNER.



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(10.4) It is agreed between the parties that, in event of any delay caused to the construction process of the DEVELOPER due to the objections/or stay/or any hindrance for construction due to disturbance in whole/ or part of boundary, or any kind of neighbouring issues, or any local/political issues, and such delay is not attributable to any action/s of the DEVELOPER, then the same shall be resolved/or settled by the LAND OWNER and the time taken for such resolving/ or settlement will not be counted in the agreed delivery period mentioned in Clause [1.1(a)] above. Provided however that, if such issues arise due to any action/s of the DEVELOPER, then the DEVELOPER alone shall be responsible for the same.

**(11) INDEMNITY**

(11.1) The LAND OWNER hereby confirms that the title to the SAID PLOT is good, marketable and subsisting and that none else has any right, title, interest or share in the SAID PLOT and that the SAID PLOT is not subject to any encumbrance, attachment, taxation or acquisition proceedings or charges of any kind whatsoever. The LAND OWNER shall keep the DEVELOPER fully indemnified and harmless against



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any loss or liability, cost or claim, action or proceedings that may arise against the DEVELOPER on account of any defect in or want of title on the part of the LAND OWNER and/or his predecessor in title or any one acting on behalf or under instructions of the LAND OWNER herein. In the event of any claim being made on the SAID PLOT by any third party [either existing or in future], such claims will be fully satisfied by the LAND OWNER, at its discretion and at its own expense without encumbering or placing in jeopardy, either the APPROVED PROJECT as a whole or the DEVELOPER'S share of built up area in particular.

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(11.2) In the event that there be any order of Judicial/statutory restrain to the development of the said property, then the LAND OWNER shall clear the same within 90 days from the date of restrain. Failing which, the Owner hereby agrees to compensate the developer at Rs.15,000/- (Rupees Fifteen Thousand) per month per apartment/flat towards losses and/or damages incurred by it due to such proceedings, from the date of such restrain until same being removed/solved/cleared.

(11.3) Similarly, the DEVELOPER shall keep the LAND OWNER fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the LAND OWNER'S interest (including the OWNERS BUILT



UP AREA) in the Project by reason of any failure on the part of the DEVELOPER to discharge its liabilities/obligations including obligations towards prospective purchasers of premises or on account of any act of omission, commission in using the SAID PLOT or development being carried on by the DEVELOPER on the SAID PLOT or putting up the APPROVED PROJECT as envisaged by this Agreement.

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(11.5) The DEVELOPER shall keep the LAND OWNER indemnified against any claims from any financial institutions or banks in case of any financial assistance or loans being taken by the DEVELOPER in connection with the construction of the APPROVED PROJECT on the SAID PLOT.

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(11.5) The DEVELOPER shall keep the LAND OWNER indemnified from any loss, claims or damage caused during the course of construction and/or from any injury caused to any worker, labourer, etc.

**(12) IRREVOCABLE POWER OF ATTORNEY**

(12.1) For the purposes of proceeding with the execution of the APPROVED PROJECT under the

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terms of this Agreement and to exercise its rights to deal with its share of the built up area in the APPROVED PROJECT as deemed fit and proper by the DEVELOPER, the LAND OWNER and the CONSENTING PARTY have executed an irrevocable Power of Attorney supported by consideration in the names of the Directors of the DEVELOPER, contemporaneous with the execution of this Agreement and hereby agrees not to cancel the said Power of Attorney and/or to obstruct the construction work of the DEVELOPER and/or its agents on the SAID PLOT.

(12.2) And for the purpose of sale and conveyance of the Developer's share of built-up area along with the proportionate share of Developer's share of Undivided right title and interest in SAID PLOT the LAND OWNER and the CONSENTING PARTY have executed an Irrevocable Power of Attorney supported by the consideration in the names of the directors of the DEVELOPER, contemporaneous with the execution of this Agreement and hereby agrees not to cancel the said Power of Attorney and/or to obstruct the construction



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work of the Developer and/or its agents on the SAID PLOT .

**(13) ORIGINAL DOCUMENTS OF TITLE**

The Land owner has placed the original documents of title to the Schedule property with advocate Smt. Shubhlakshmi Naik, Advocate, 3<sup>rd</sup> Floor, Velho Building, Panaji, Goa ( as per the list exchanged between the parties) separately in Escrow . All original documents / papers connected or in relation to the Schedule property shall be held in trust by the advocate till completion of the project. This Document shall be open for inspection for the owner as well as the prospective buyers subject to a request being made in writing by both parties, in advance with reasonable time. It is agreed by both parties that this original document shall, on delivery of owners constructed are and on fulfilling the terms and conditions under this Agreement and, on completion of the project be handed over to the association of owners of the Schedule property immediately after such an association has been formed with the consensus of the Owner and the Developer. In the event of Developer raising any



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construction loan from financial institution, then Escrow advocate shall on request of the Developer hand over the original documents of title and other documents to such financial institutions and intimate the Owner. Provided however that in the event of such mortgage by such financial institutions over the SAID PLOT at the instance of the DEVELOPER, it shall be the DEVELOPER'S responsibility to see that the LAND OWNERS are not prevented in any way from dealing with their share of built up area in the Project.

**(14) STAMP DUTY AND REGISTRATION CHARGES**

The Stamp Duty and Registration Expenses for registering this Development Agreement will be borne by the DEVELOPER. In the event that Stamp Duty and Registration Expenses are attracted at the time of execution of one or more sale deeds towards Transfer of Developer's Share of built-up-area, Car Parking slots, Undivided Interest in the Said Plot by the Land Owner to the Developer or its nominees, then the same will also be borne by the DEVELOPER and/or its nominees.



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**15. TAXES, MAINTENANCE, DEPOSITS, ETC.**

(15.1) The Land Owner states and declare that there are no taxes payable against the said property to any Revenue Authority as on this date and if any taxes are levied in future with retrospective effect payable against the said property; thus the Land Owner shall clear the same up to the date of this Agreement.

(15.2) The LAND OWNER shall be liable to bear and pay all taxes, rates, cesses and charges for electricity, water, labour and such other services and the outgoings payable in respect of the OWNERS BUILT UP AREA, from the date the same is handed over by the DEVELOPER under the terms hereof.

(15.3) The LAND OWNER and the DEVELOPER, from the date of delivery of possession of their respective allocations of built up area under the terms hereof, shall maintain their respective portions, at their own cost through a property management company and/or other affiliates of the DEVELOPER in a good and tenantable condition and shall not do or suffer to be done anything in or to the building, and/or common areas and passages in the project which may be against



*Signature 1*      *Signature 2*      *Signature 3*

law or which may cause obstruction or interference to the users of such common area.

(15.4) The LAND OWNER and the DEVELOPER shall bear and pay the following including incidental expenses in proportion to their share of the constructed area within seven days from the date of intimation from the DEVELOPER to the LAND OWNER.

i) VAT and/or Service Tax, as and when respective share of built up area is sold. It is clarified that the Land Owners shall be liable to bear service tax and VAT only in the event they sell their any/all flats comprising the Owners built up area.

ii) Maintenance Property Management charges or deposits and/or contingency fund for capital expenditure for Project upkeep in the future.

iii) Any additional costs incurred in providing amenities or specifications over and above the agreed specifications and amenities listed in the agreed specifications annexed herewith with respect to the OWNERS BUILT UP AREA would be paid upon



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demand at the rates as determined by the DEVELOPER.

(15.5) All taxes, levies, deposits and charges payable to the government authorities with respect to the entire APPROVED PROJECT during its execution by the DEVELOPER including OWNERS BUILT UP AREA shall be borne by the DEVELOPER. However, the deposits relating to water, electricity, sewerage connections to the owner's built-up area (i.e. individual unit connections) shall be borne by the owner.

(15.6) Any taxes imposed on the project which is not specified in this agreement shall be borne by both Owner and Developer in proportion to the built-up-area sharing ratio.

## 16. FINANCIAL ASSISTANCE

The LAND OWNER and the CONSENTING PARTY hereby agree to give their express consent and to sign necessary documentation, after verifying the same, to enable to the DEVELOPER to raise any loan for construction of APPROVED PROJECT on the SAID PLOT from any banks, financial institutions, etc.,



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including, if required, by depositing Original documents of the SAID PLOT as security to create a charge or mortgage on the SAID PLOT but only in so far as the DEVELOPER'S share of built up area, along with corresponding undivided share of land in the SAID PLOT. However, it is specifically made clear that such financial assistance, if availed by the DEVELOPER would be taken without making the owners liable and without encumbering the OWNERS BUILT UP AREA along with the corresponding undivided share of land in the SAID PLOT. The LAND OWNER and the CONSENTING PARTY shall not in any way be liable for such financial assistance taken by the DEVELOPER and the responsibility to repay the loan, along with interest and other charges thereon, shall be that of the DEVELOPER alone.



#### 17. LAND OWNERS REPRESENTATIONS

The LAND OWNER makes the following representations:

(17.1) That the SAID PLOT is free from any acquisition or requisition proceedings from any authority of the Central or State Government nor has any notice been received till date in this regard.

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(17.2) That it is the absolute owner of the SAID PLOT and its title to the same is good, valid, subsisting, clear and marketable and that no one else has any right, title or interest or share in the SAID PLOT.

(17.3) That the SAID PLOT is not subject to any encumbrance, attachments, or any other charge or claim of any kind whatsoever.

(17.4) That it has not entered into agreement with any third party to sell, lease or develop the SAID PLOT, nor has it received any consideration from any party in that regard.

(17.5) Acting on the above representations, the DEVELOPER has agreed to develop the SAID PLOT under the existing development approvals and accordingly, this Agreement is entered into.

(17.6) The owner shall pay all the property taxes, cess and statutory payment up to the date of signing of this Joint Development Agreement.

### 18. DEVELOPER'S REPRESENTATIONS

(18.1) That it is conducting the business of real estate development and construction for the past 20 years and



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is fully conversant with all aspects of executing a real estate development Project such as the APPROVED PROJECT.

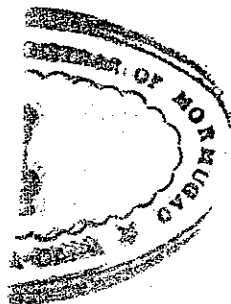
(18.2) That it will deploy the necessary finances, men, material, tools, equipments etc. necessary to execute the APPROVED PROJECT in a manner that ensures very good construction quality and timely completion of the whole of the said APPROVED PROJECT.

(18.3) That it will not do anything to contravene the development permissions and licences obtained by the LAND OWNER and/or do anything else that would violate any laws applicable to the Project and/or jeopardise the Project and/or this Agreement in any manner whatsoever.

(18.4) That it will deal with its own share of the built up area in a manner that will not cause any disputes affecting the APPROVED PROJECT.

### 19. RIGHTS OF THE PARTIES

The parties herein agree that the following rights and restrictions be applicable in respect of the built up



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premises to be constructed on the SAID PLOT. In the course of enjoyment of such area, each of the parties herein and future Lessees/Occupiers of the same shall have the following rights:

i. Full right and liberty for the parties and persons authorised or permitted by the Parties [common with all other persons entitled, permitted or authorities to the like right] at all times to use the common areas inside and outside the building, strictly for the purposes intended for such common area.

ii. The right to free uninterrupted passage of running water and electricity from and to the said building and to conduits, cables and wires which now are or may at any time hereafter be, in, under or passing through the said building or any part thereof.

iii. The right of passage for the Lessees/Occupiers and the person/s authorised by them to the common areas of the said building and to the water tanks for cleaning, repairing or maintaining the same.

iv. Right to lay cables or wires through common walls or passages for radio, television, telephone and such other



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installations, having regard to the similar rights of the other Lessees/Occupiers of the Units/Floors in the building.

v. Absolute right of possession of the unit allotted.

## 20. RESTRICTIONS ON THE RIGHT/S OF THE PARTIES

All the present or future owners of premises in the APPROVED PROJECT, including the LAND OWNER, even for mere acquisition or rental or occupancy or taking on licence of the dwelling units in the Project, who use the facilities of common areas shall be governed by the provisions of local applicable laws. When the possession of the units handed over to the various owners, the maintenance of the buildings will rest with the Society or Association as the case may be. Provision for necessary funds, loans [if necessary] for the entire maintenance of the building will be made in the bye-laws of the Association enabling the Association to effectively run and maintain the complex.

a. Not to raise any construction in addition to the said unit allotted.

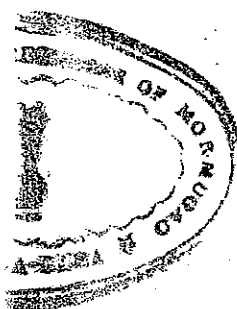


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- b. Not to use or permit the user of the unit allotted in a manner which would diminish the value utility of the pipes, cisterns and other common amenities provided in the said building.
- c. Not to park any vehicle at any place in the SAID PLOT other than in the allotted parking area.
- d. Not to default in the payment of any taxes or levies or expenses to be shared with the other Lessees/Occupiers of other units in the Project.
- e. Not to make any arrangement for the maintenance of the exterior of the said unit or the common amenities there other than agreed to by the majority of Lessees/Occupiers of the units in the Project.
- f. Not to store in the said unit any goods which are hazardous, combustible, dangerous or considered objectionable by any authority or which are excessively heavy as to affect or damage the construction or weaken the structure of the buildings in the Project.
- g. Not to carry or cause to be carried heavy packages which are likely to damage the lobbies, stair cases, lifts,



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ladders, common passage or any other structure or parts of the buildings in the Project.

h. Not to use or permit the use of the common passages, common staircase or common area for storage, display boards, materials, etc., or in a manner as to cause inconvenience, obstruction or nuisance to others or to affect the aesthetics of the said buildings or any part thereof.

i. Pertaining to the apartment block, not to store any materials or construct anything on the common terraces and to keep such terraces always clean, open to the sky and un-built upon.

j. Not to throw or allow or suffer to be thrown dirt, rubbish, rags, cigarettes and/or other wastes from the said building or in the common areas of the said building or on the SAID PLOT.

k. Not to cause any nuisance or health hazard to the other occupants of the said building.

l. To be bound by the Rules and Regulations governing the use of the common facilities as may be determined by the Lessees/Occupiers of all the units in the Project.



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m. Not to use the terrace/open areas specifically allotted to any Lessees/Occupiers.

n. Not to decorate the exterior of the said buildings allotted otherwise than in a manner specified by the majority of the Lessees/Occupiers of the units in the Project.

o. Not to seek for partition of common facilities or services or the land covered in the SAID PLOT by metes and bounds but always to use the SAID PLOT in the form of undivided share.

p. Not to use the unit allotted for any illegal business or purposes which is prohibited in law or in such a way as to cause nuisance or health hazard to others.

## 21. ARBITRATION

(21.1) If any dispute were to arise between the Parties hereto during the subsistence of this Agreement or thereafter, in connection with the validity, interpretation, implementation or alleged breach of any provision of the Agreement, the Parties shall endeavour to settle such dispute amicably.



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(21.2) All disputes and differences which may rise between the parties hereto and which cannot be settled amicably with regard to the construction, meaning and effect of this Agreement or any part thereof or in any way related to or pertaining thereto shall be resolved by having recourse to arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The award made by such Arbitral Tribunal shall be final and binding on the parties hereto and this Agreement shall be deemed to be a submission to Arbitration within the meaning of the said Act including any statutory modification and/or re-enactments thereof from time to time.

(21.3) The arbitrator's award shall be substantiated in writing and the Parties shall submit to the Arbitrator's award which shall be enforceable in any competent court of law.

## 22. NOTICES

Any notice and other communications provided for in this Agreement shall be in writing and shall be first transmitted by facsimile transmission/electronic mail (e-mail), and then confirmed by postage prepaid, registered speed post or by internationally recognised



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courier service, in the manner as elected by the Party given such notice to the addresses stated in the cause title to this Agreement.

### 23. RESERVATION OF RIGHTS

No forbearance, indulgence or relaxation or inaction by a Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to required performance of that provision. Any waiver or acquiescence by a Party of any breach of any of the provisions of this Agreement shall not be construed as a waiver or acquiescence of any right under or arising out of this agreement or of the subsequent breach, or acquiescence to or recognition of rights other than as expressly stipulated in this Agreement.

### 24. PARTIAL INVALIDITY

If any provision of this Agreement is held to be invalid or unenforceable to any extent, the remainder of this Agreement shall not be affected and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Any invalid or unenforceable provision of this Agreement shall be



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replaced with a provision that is valid and enforceable and most nearly reflects the original intent of the unenforceable provision.

**25. AMENDMENTS**

No modification or amendment to this Agreement and no waiver of any of the terms or conditions hereto shall be valid or binding unless made in writing and duly executed by all Parties.

**26. ENTIRETY**

This Agreement constitutes the entire Agreement between the Parties till date with respect to the subject matter hereof to the exclusion of all other understandings and assurances, either written or oral, till the date hereof.

**27. COUNTERPARTS**

~~This Agreement has been executed in duplicate and each of which shall be deemed to be an original, and shall become effective when all Parties hereto have signed each set of the Agreement.~~



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## 28. BINDING NATURE

This Agreement shall bind upon, and shall inure to the benefit of the Parties and their respective successors and permitted assigns.

## 29. GOVERNING LAW AND JURISDICTION

This Agreement shall be governed by and construed in accordance with the laws in India. Each party agrees that the courts at Goa shall have exclusive jurisdiction to settle any claim or matter arising under this Agreement.

## 30. LANGUAGE

All documents to be furnished or communications to be given or made under this Agreement shall be in the English language.

## 31. SPECIFIC PERFORMANCE

In case of breach of trust of the terms committed by any of the parties hereto against the other, the aggrieved Party shall have the right of seeking specific performance of this Development Agreement from the



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Party who committed such breach of trust as per this Development Agreement and also be entitled to recover all losses, damages and expenses incurred as consequence of such breach from the party committing the breach.

### 32. GENERAL PROVISIONS

Nothing contained herein shall be deemed or construed as a partnership between the LAND OWNER and the DEVELOPER or a joint venture or an association of persons. Each owner hereto shall be strictly responsible to its income, wealth, gift taxes and other duties as per the percentage held individually by all the parties concerned.

### 33. SUPERSEDING EFFECT

This Agreement is the final document of understanding between both the parties and supersedes any earlier oral or written document between the Parties which will all be invalid henceforth. None of the parties will rely on any previous agreements or arrangements oral or written. However modifications/additions/changes to this Agreement, signed by all parties, shall be valid.



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**34. CONFIRMATION/ CONSENT OF  
CONSENTING PARTY**

The Consenting Party hereby confirms and gives its consent to this Agreement.

**35. MARKET VALUE OF THE PROPERTY AND  
ESTIMATED COST OF PROPOSED  
DEVELOPMENT**

This day the Physical possession is not being handed over to the Developer.

For the purposes of stamp duty, this Agreement is valued at Rs 4,35,55,240/- (Rupees four Crore Thirty Five Lacs Fifty Five Thousand Two Hundred Forty only), which is the total cost of land along with the proposed construction thereon.

**SCHEDULE-I**

**(Description of the SAID PLOT)**

All that plot of land, admeasuring 4000 sq. mtrs., earlier identified as "Block-B" in the sub-divison scheme carried out of the property bearing Survey No. 23/1 of Dabolim Village, described in the Land Registration Office of Salcette at Margao under Description No.



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1263 of Book B-4 New Series and enrolled in the Taluka Revenue Office at Vasco-da-Gama under Matriz No.8, partitioned and separated from the said property and now surveyed under Survey No. 23-1-I of Dabolim Village and bounded as follows:

**Old boundaries when the plot was identified as Block-B.**

On the East: By Plot Nos. C-5, C-6, C-7 & C-8 of the above mentioned sub-division scheme.

On the West: By 15m wide sub-division road of the above mentioned sub-division scheme.

On the North: By 10m wide sub-division road of the above mentioned sub-division scheme

On the South: By 10m wide sub-division road of the above mentioned sub-division scheme.

**New Boundaries after sub-division of the Plot as Survey No. 23-1-I**

On the East: by Part of Sy. No. 23/1 of Dabolim Village.

On the West: by 15m wide sub-division road of the above old sub-division scheme.

On the North : by 10m wide sub-division road of the above old sub-division scheme

On the South : by 10m wide sub-division road of the above old sub-division scheme



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**SCHEDULE-II**

**(Details of OWNERS BUILT UP AREA)**

**Tabulation of Built Up Area , Car Parking and Undivided Interest Schedule -I allotted to the share of Land Owner and Developer**

a) Apartment Units/Flats allotted to the share of parties

<b>BLOCK -A</b>		
Floor No.	Owner's allocation	Developer's allocation
1st Floor	A-101	A-102
2nd Floor	A-202	A-201
3rd Floor	A-301	A-302
4th Floor	A-402	A-401
5th Floor	A-501	A-502
6th Floor	Nil	A-601, A- 602
7th Floor	Nil	A-701, A- 702
8th Floor	Nil	A-801, A-802
Total	5 units	11 units



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BLOCK-B		
Floor No.	Owner's allocation	Developer's allocation
1st Floor	Nil	B-101, B-102
2nd Floor	B-202	B-201
3rd Floor	B-301	B-302
4th Floor	B-402	B-401
5th Floor	B-501	B-502
6th Floor	B-602	B-601,
7th Floor	B-701	B-702
8th Floor	Nil	B-801, B-802
	6 units	10 units

BLOCK-C		
Floor No.	Owner's allocation	Developer's allocation
1st Floor	Nil	C-101, C-102
2nd Floor	Nil	C-201, C-202
3rd Floor	C-302	C-301
4th Floor	C-401	C-402
5th Floor	C-502	C-501
6th Floor	C-601	C-602
7th Floor	C-702	C-701
8th Floor	Nil	C-801, C-802
	5 units	11 units



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*Date*

BLOCK-D		
Floor No.	Owner's allocation	Developer's allocation
1 <sup>st</sup> Floor	D-101	D-102
2 <sup>nd</sup> Floor	D-202	D-201
3 <sup>rd</sup> Floor	D-301	D-302
4 <sup>th</sup> Floor	D-402	D-401
5 <sup>th</sup> Floor	D-501	D-502
6 <sup>th</sup> Floor	D-602	D-601
7 <sup>th</sup> Floor	D-701	D-702
8 <sup>th</sup> Floor	NIL	D-801, D-802
Total	7 units	9 units

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Grand Total	23 units	41 units
Block-A+B+C+D		

a) Car parking slots allotted to the share of parties.



Car Parking units Allotment	
Land Owner's Allotment	Developer's Allotment
23 units; Numbered from 1 to 23 in the sanctioned plans	68 units ; Numbered from 24 to 91 in the sanctioned plans

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SCHEDULE-III

(Details of Total Built-up Area of the APPROVED PROJECT)

Bal	Built Up Area	Bal/Terr Area	Total B.U.Area	S/Case & Lift	S.B.U	Carpet Area Area	Incl.
BLOCK-A	: 2122.28	359.14	2481.42	346.56	2827.98	2087.46	
BLOCK-B	: 2122.28	356.38	2478.66	346.56	2825.22	2087.46	
BLOCK-C	: 2307.42	337.46	2644.88	376.64	3021.52	3021.52	
BLOCK-D	: <u>2153.40</u>	<u>337.46</u>	<u>2490.86</u>	<u>378.88</u>	<u>2869.74</u>	<u>2071.82</u>	
TOTALS	: 8705.38	1390.44	10095.82	1448.64	11544.46	9268.26	

[Note: The percentage of 34% mentioned in Clause (1.1.a) above refers to the total sbu area of 11544.46 sq. mtrs. mentioned above.]

IN WITNESS WHEREOF, the parties hereto have set their respective hands to these presents on the day, month and year first above written.

Signed, sealed and delivered by the within-named LAND OWNERS

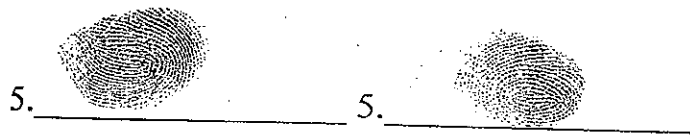
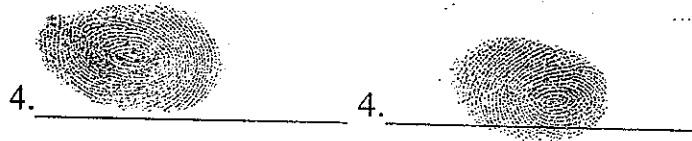
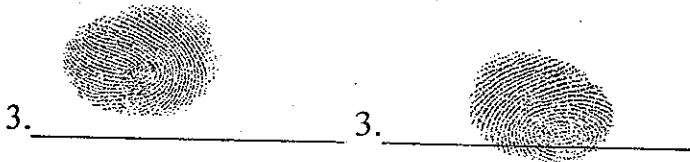
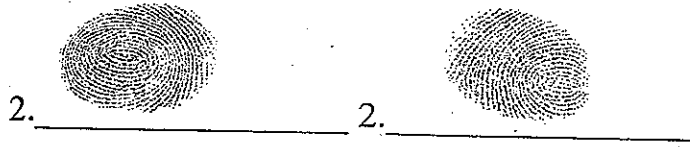
*Suvidha Dias*  
Suvidha Dias,  
Sole Proprietress of M/s  
Prime Spaces



1. 1.

*Suvidha Dias* *[Signature]* *[Signature]*





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*Ding*

*Prime Builders*

*(A. Cedric Dias)*  
Proprietor



Anthony Cedric Dias  
Sole Proprietor of  
Prime Builders  
LAND OWNERS



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*A. Dias*

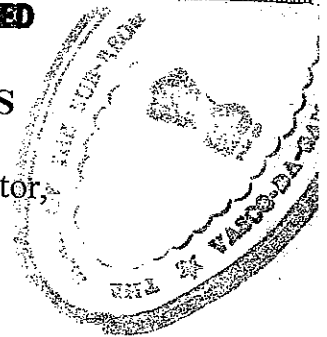
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Signed, sealed and delivered  
by the within-named **For KOLTE PATIL DEVELOPERS LIMITED**  
DEVELOPER

**KOLTE PATIL DEVELOPERS  
LIMITED, DIRECTOR.**  
through its Joint Managing Director,  
**MR. NARESH A. PATIL**  
DEVELOPER



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Signed, sealed and delivered  
by the within-named  
CONSENTING PARTY

For Prime Builders

*[Signature]*  
(A.C. Dias)  
Proprietor

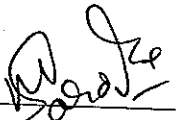

**MR. ANTHONY CEDRIC DIAS**  
Sole Proprietor of M/s PRIME  
BUILDERS,  
CONSENTING PARTY



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**WITNESSES:**

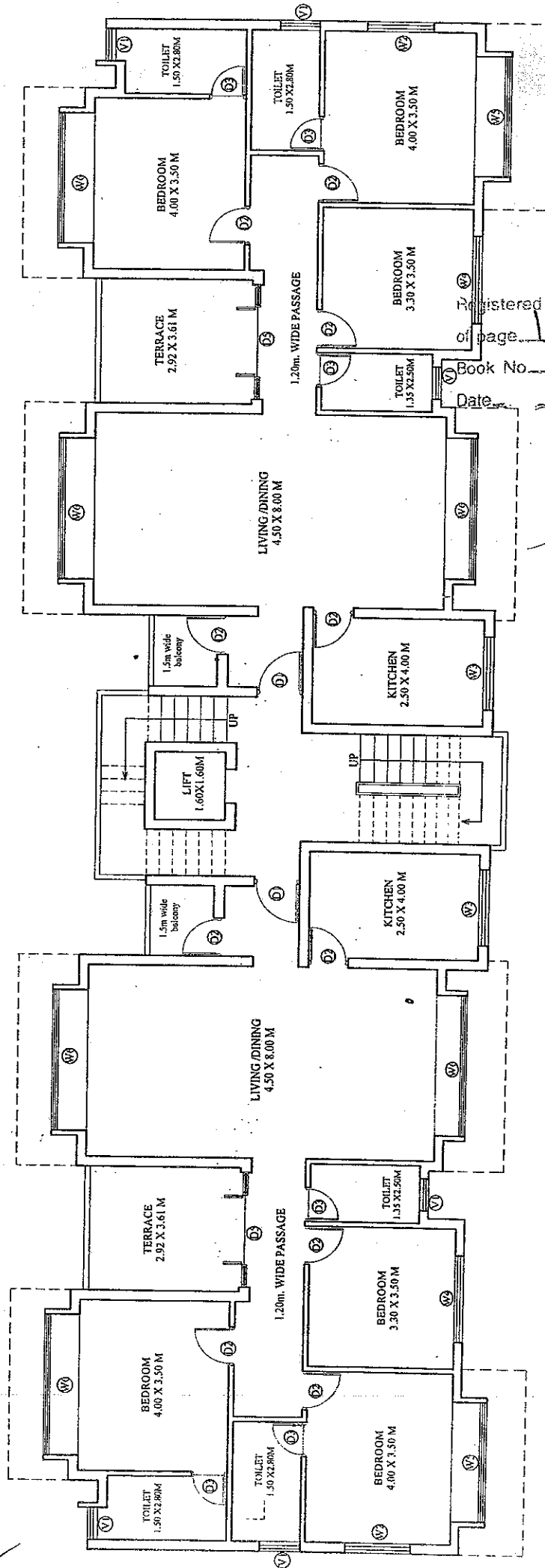
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| 1.  | Shivaji Sarode |
| 2.  | Ramesh Kam     |

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PROJECT: PRIME SYMPHONY



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1st FLOOR PLAN BLOCK - A

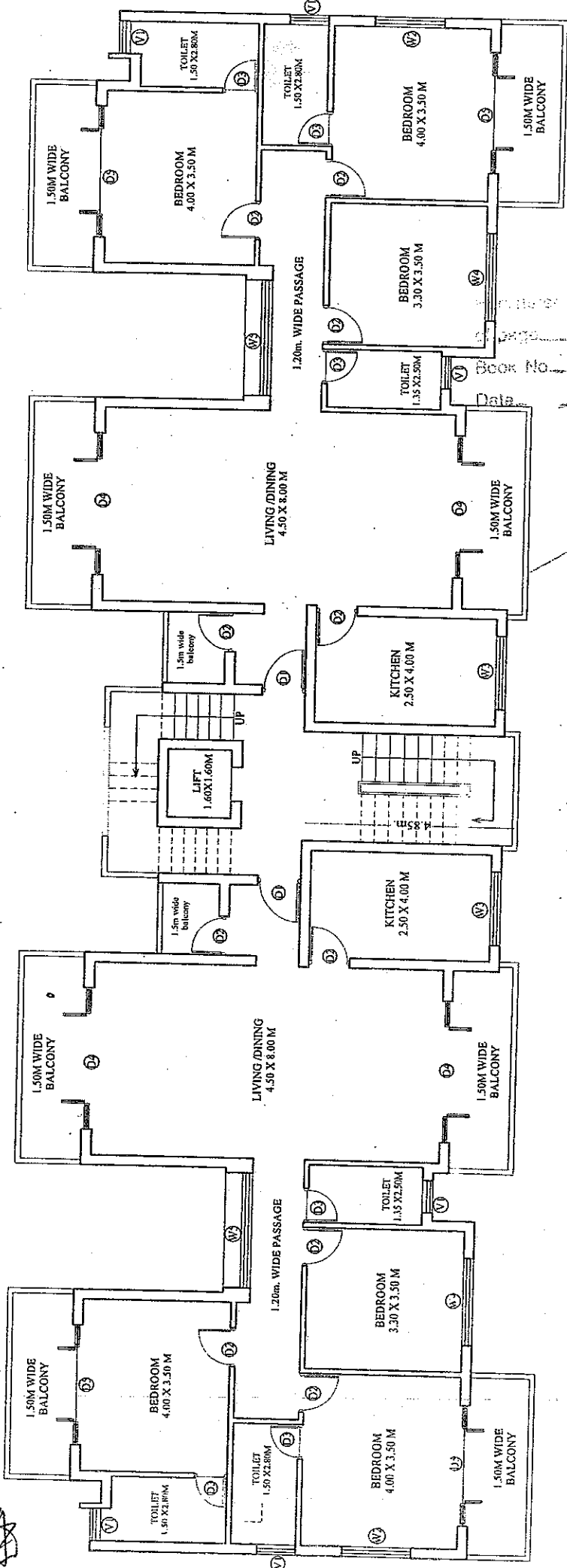
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Book No. 2 Volume No. 1528  
Date 16-04-2013

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Sub-Registrar

PROJECT: PRIME SYMPHONY



*Adias*



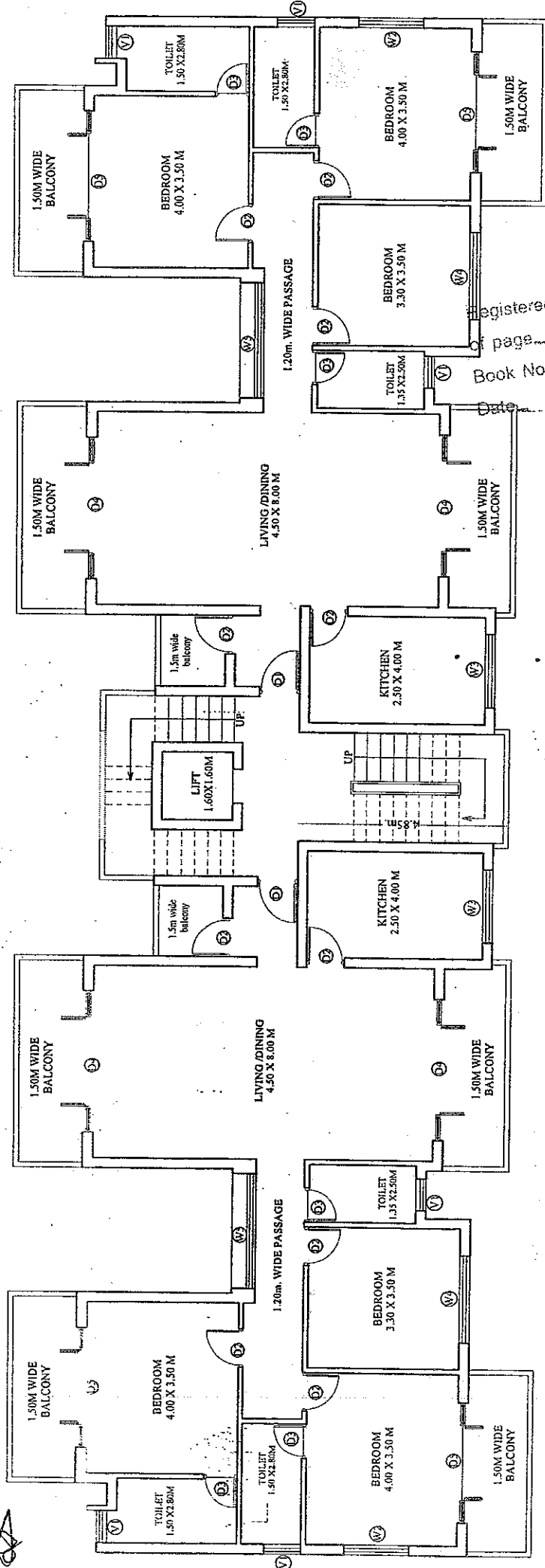
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Date 16-04-2013  
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PROJECT: PRIME SYMPHONY



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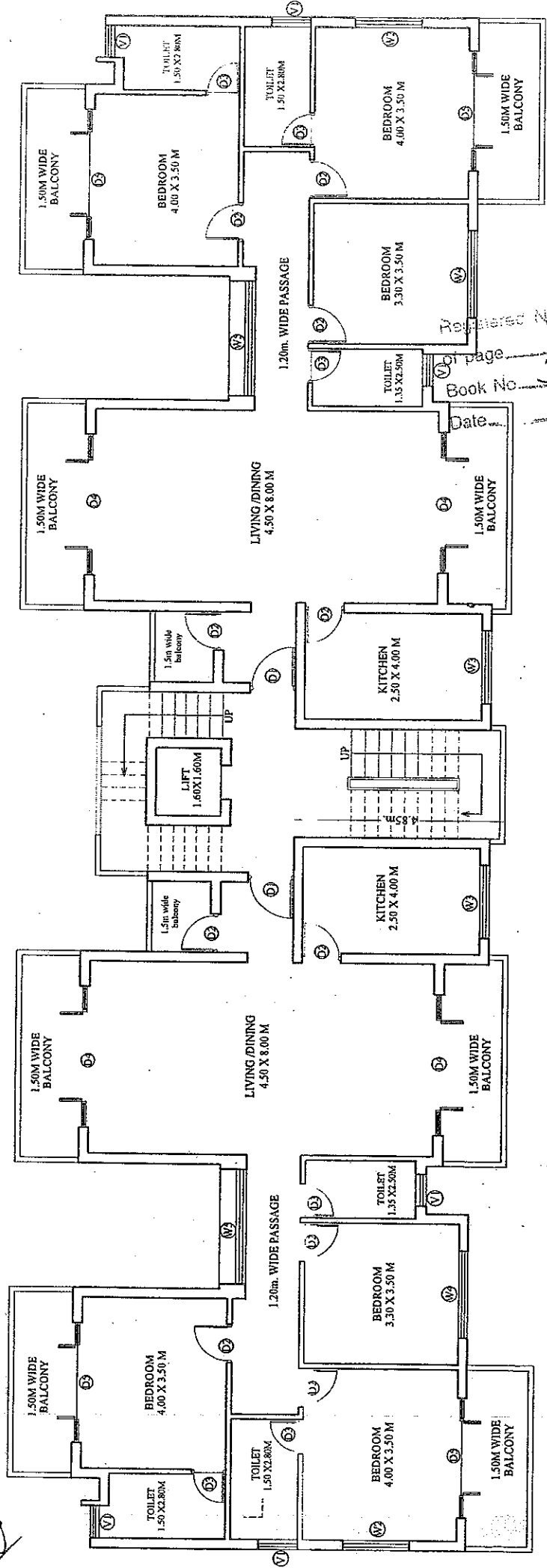
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PROJECT: PRIME SYMPHONY



*Diya*  
*Diya*



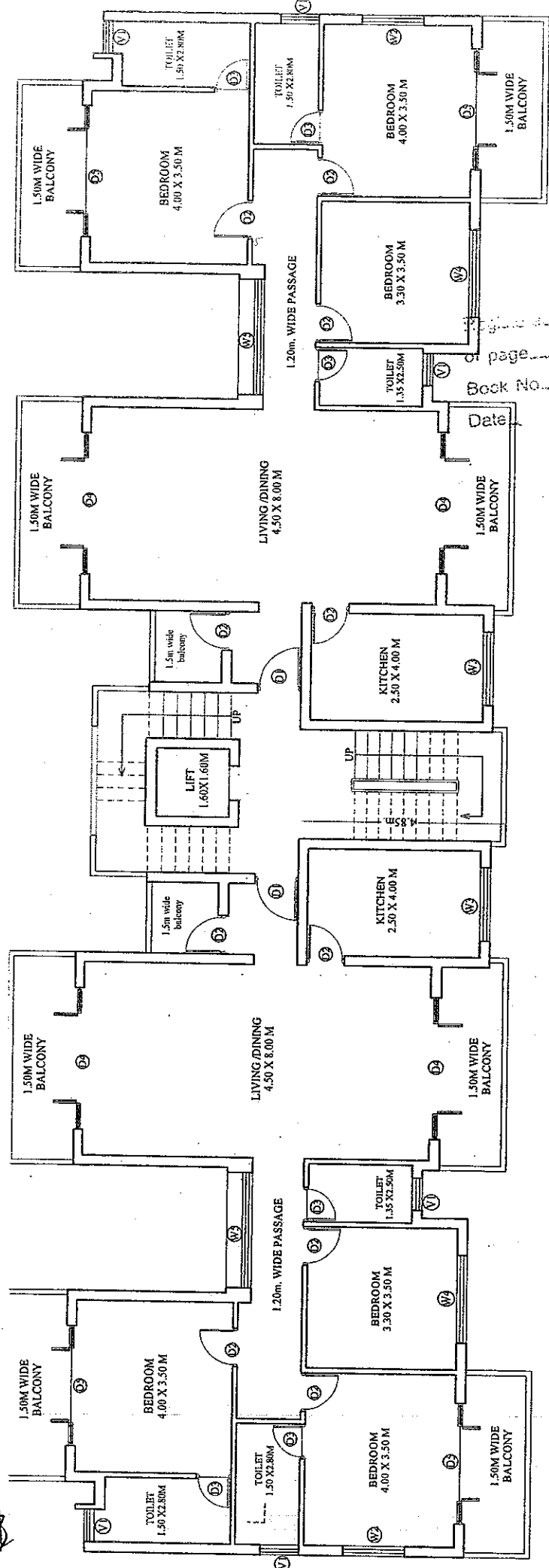
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Date  
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PROJECT: PRIME SYMPHONY



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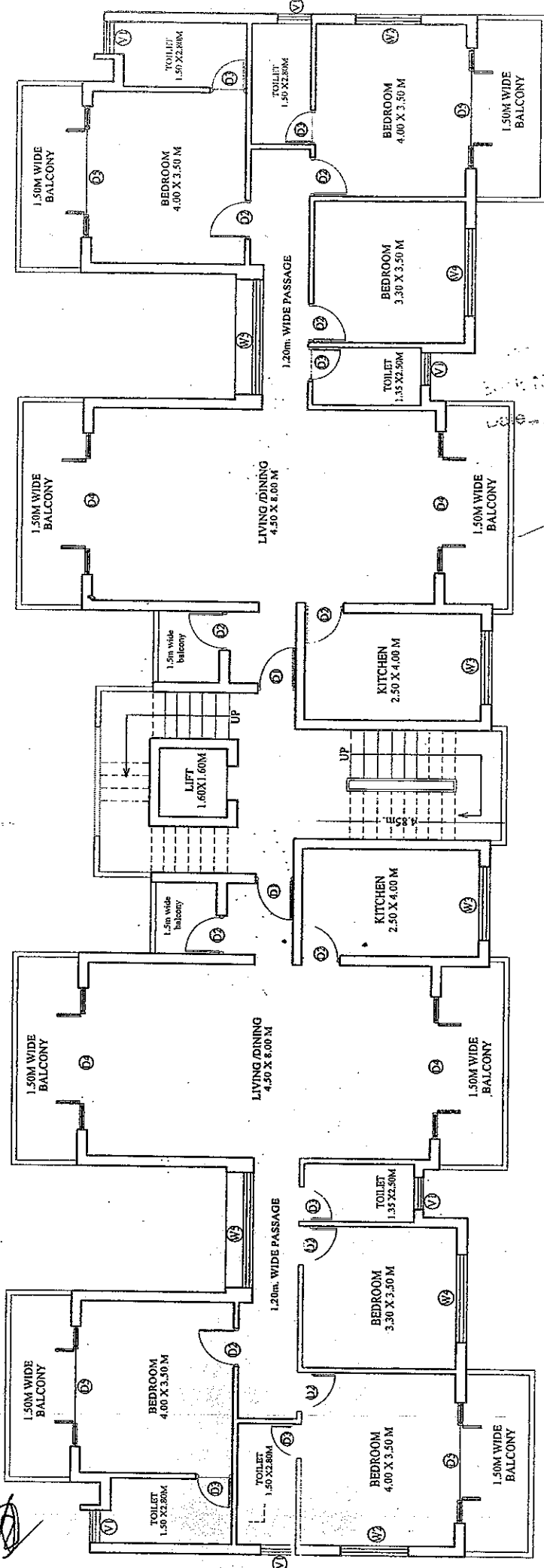
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Volume No. 1528  
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PROJECT: PRIME SYMPHONY



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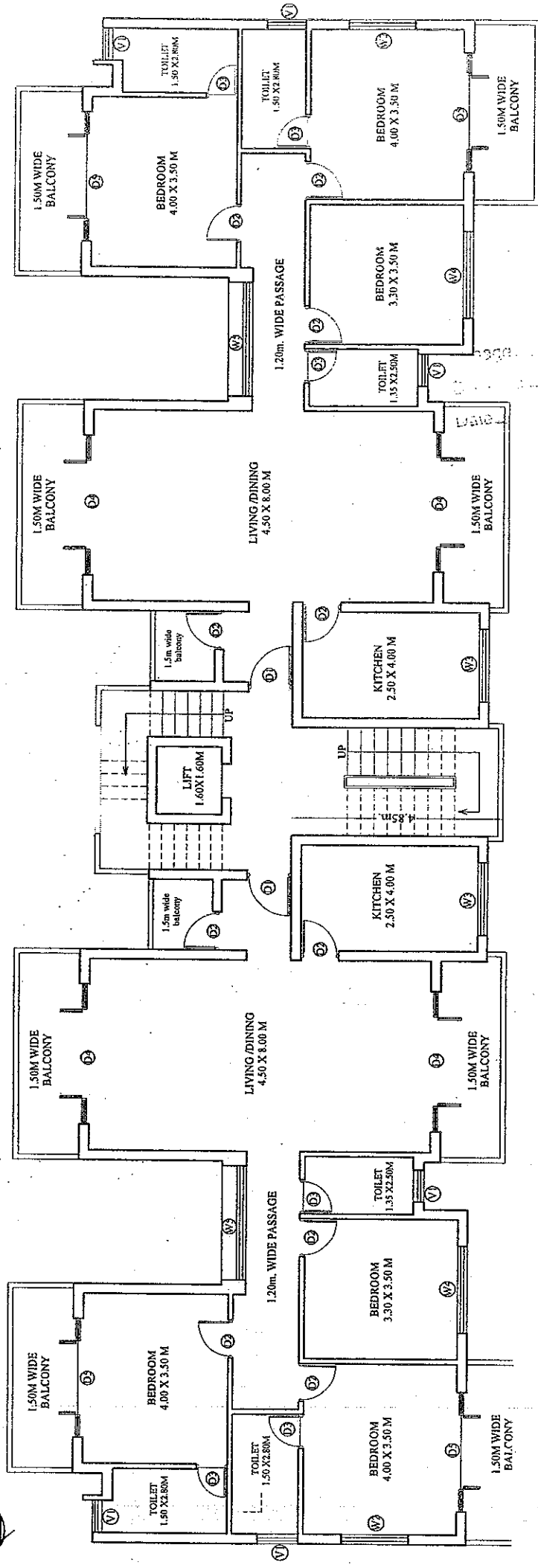
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16-04-2013  
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Sub-Registrar

6th FLOOR PLAN BLOCK - A

PROJECT: PRIME SYMPHONY



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16-04-2012  
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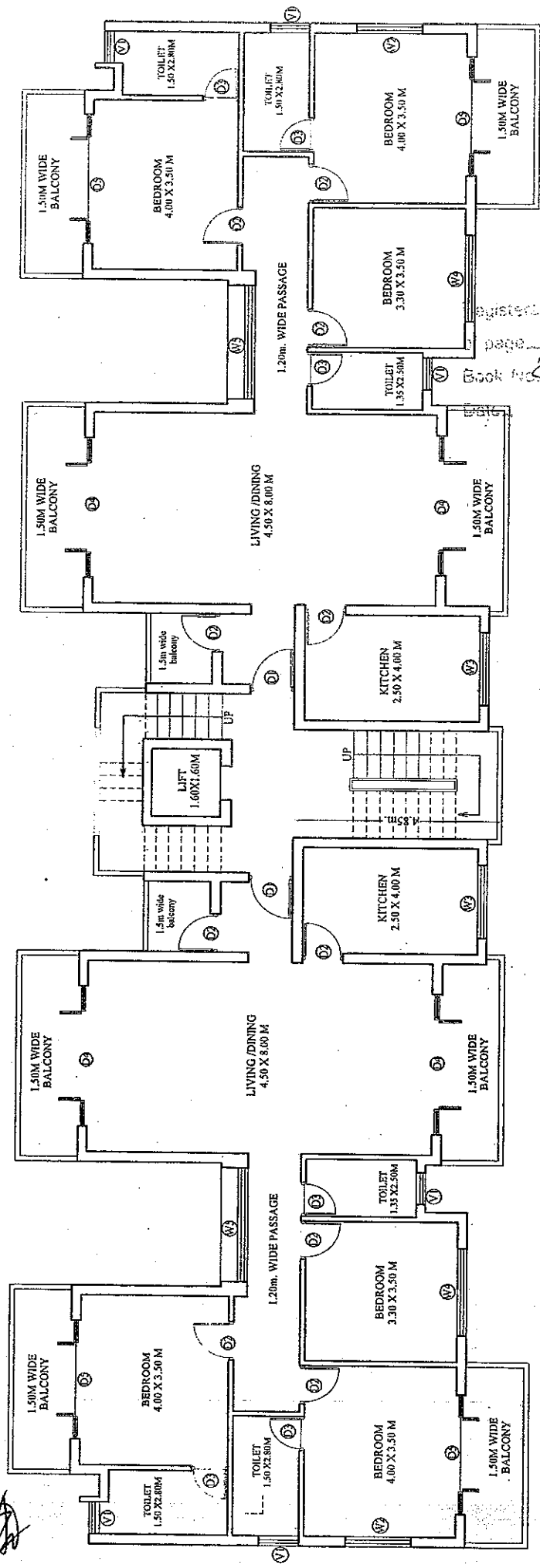
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Page 8

PROJECT: PRIME SYMPHONY



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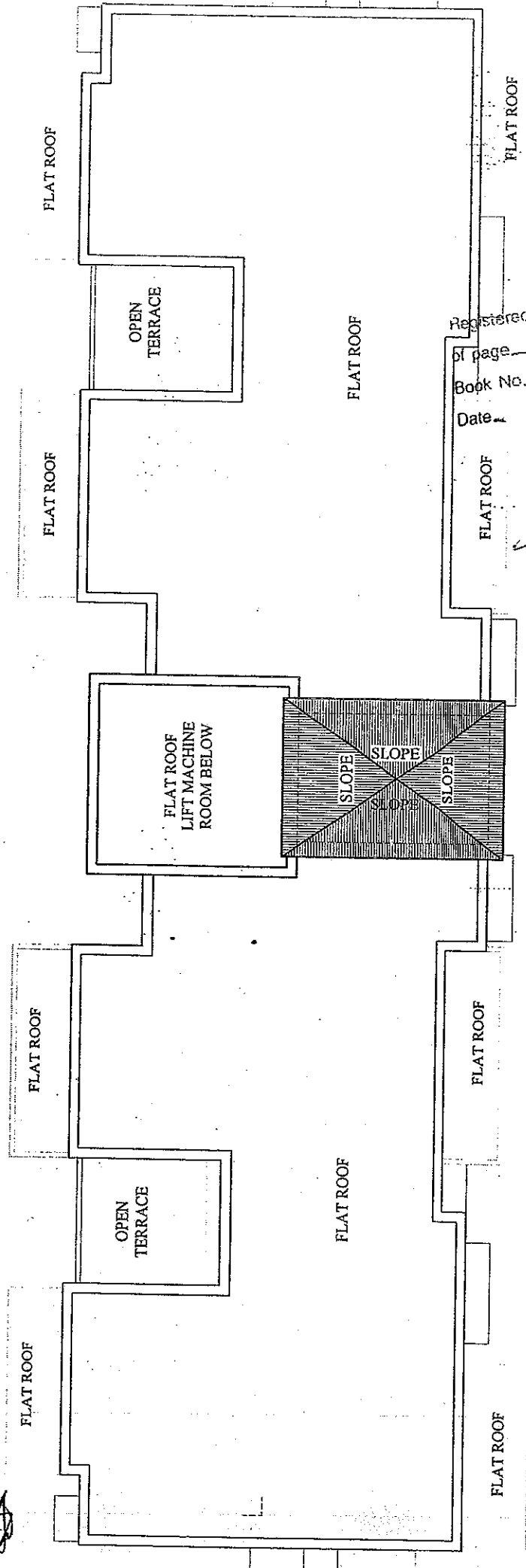
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Sub-Registrar

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PROJECT: PRIME SYMPHONY



*Adrian*



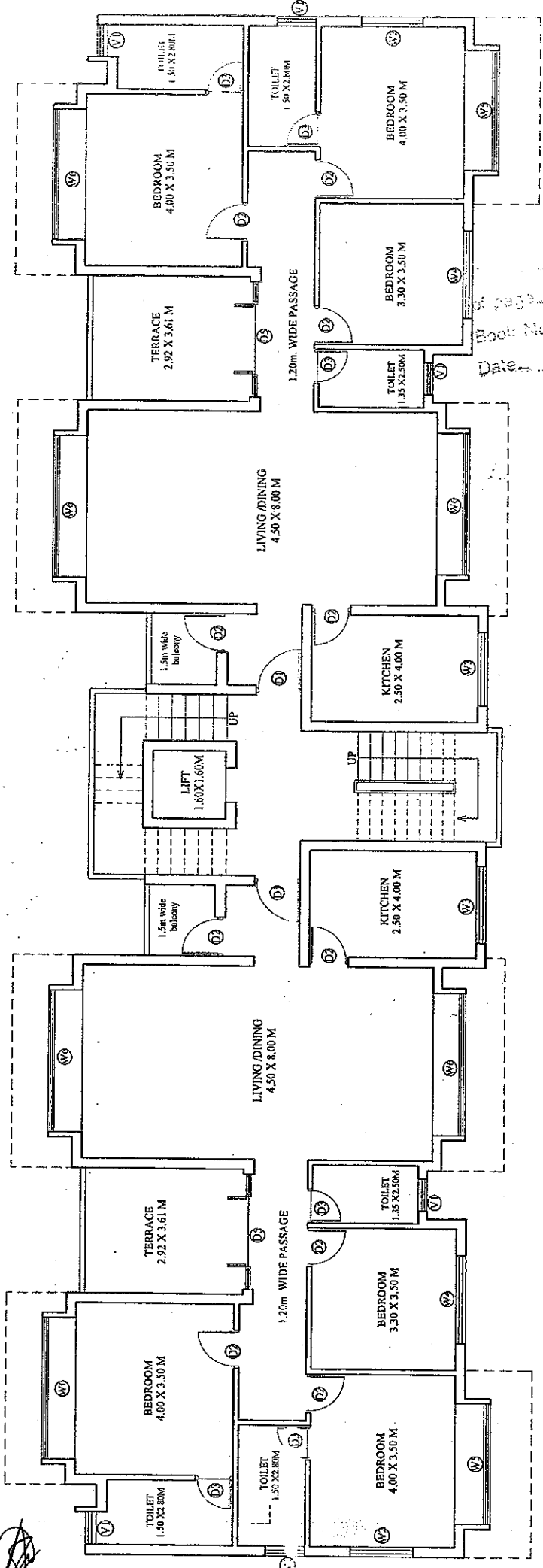
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PROJECT: PRIME SYMPHONY



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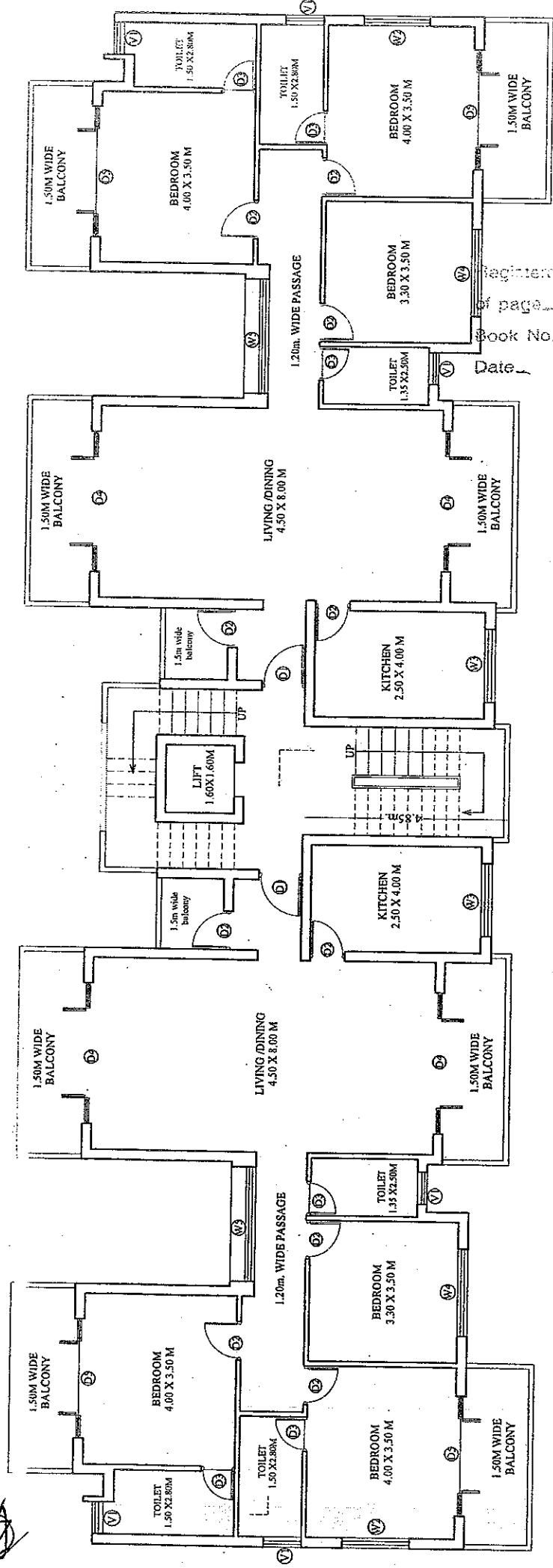
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Date 16-04-2013  
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Sub-Registrar

PROJECT: PRIME SYMPHONY



*Handwritten signatures and initials.*



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Book No. I Volume No. 1528  
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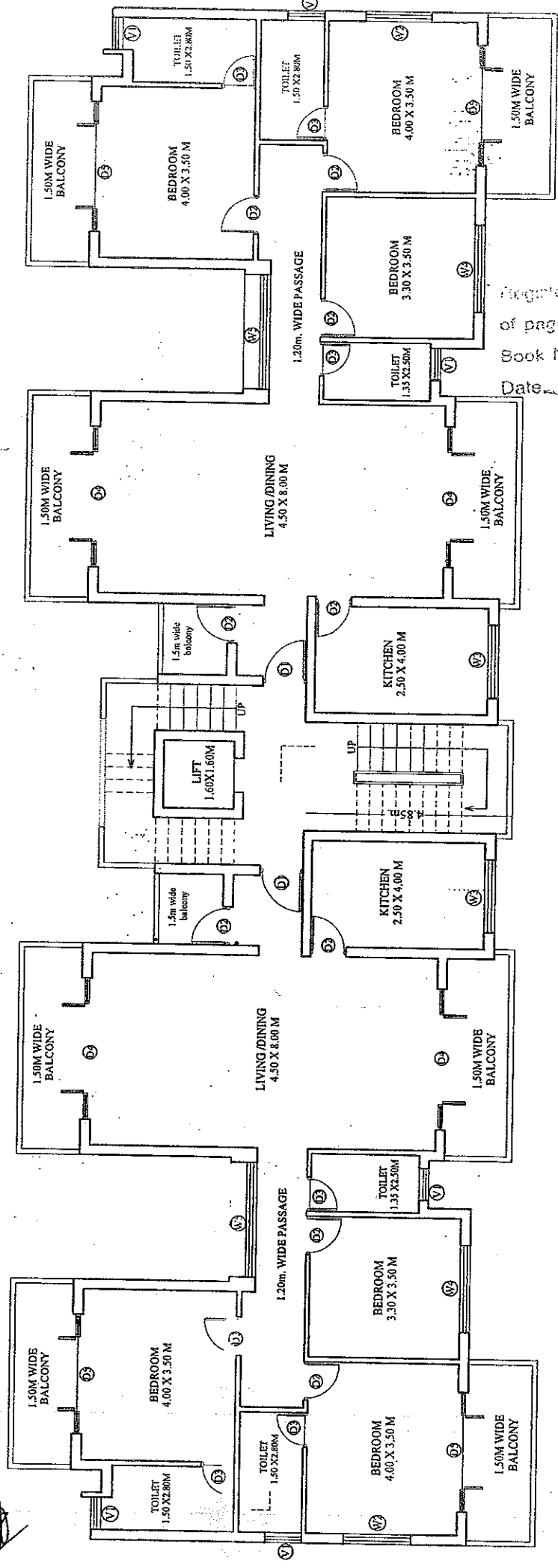
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PROJECT: PRIME SYMPHONY



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Date 16-04-2013

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Sub-Registrar

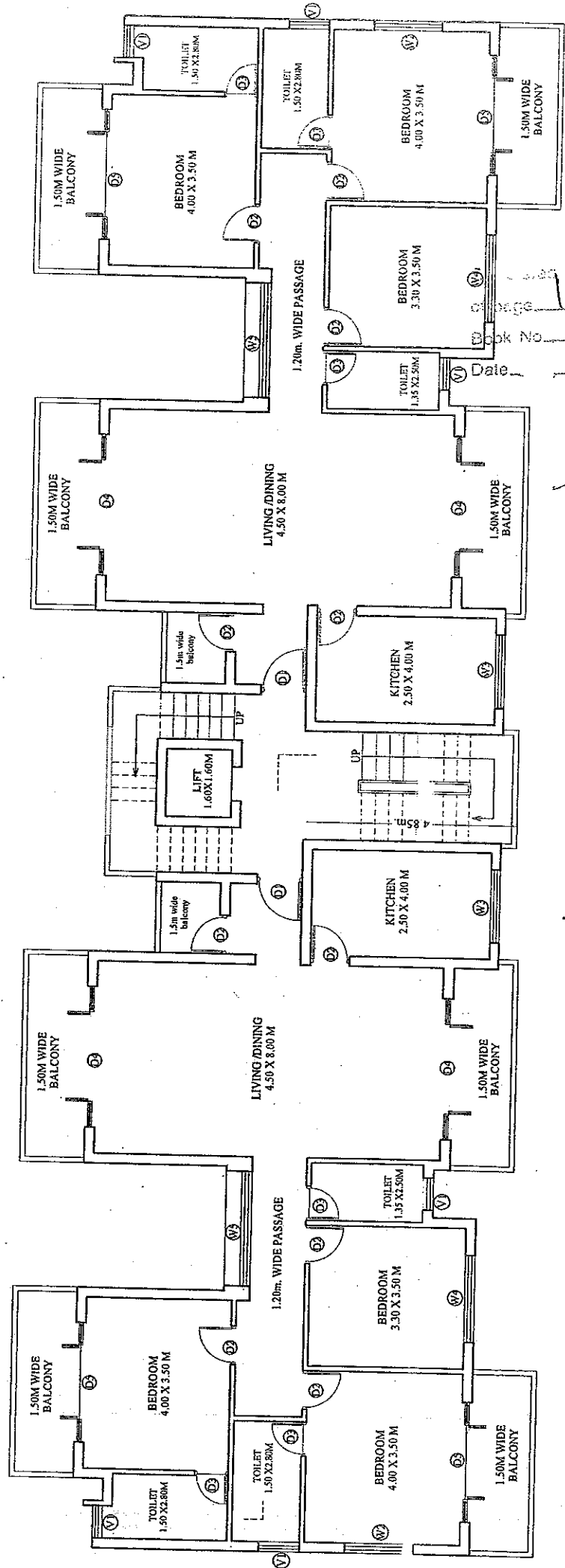
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Annexure H Page 1

PROJECT: PRIME SYMPHONY



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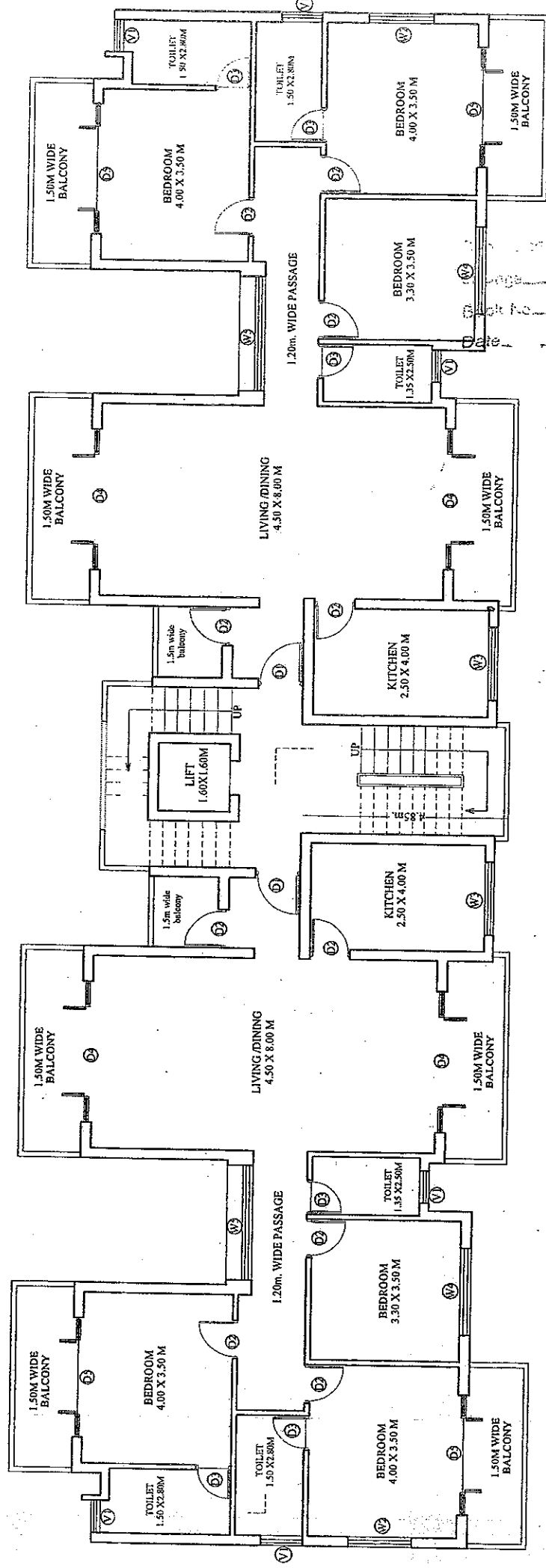
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Date 16-04-2013  
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Sub-Registrar

PROJECT: PRIME SYMPHONY



*Drawn*  
*Arise*



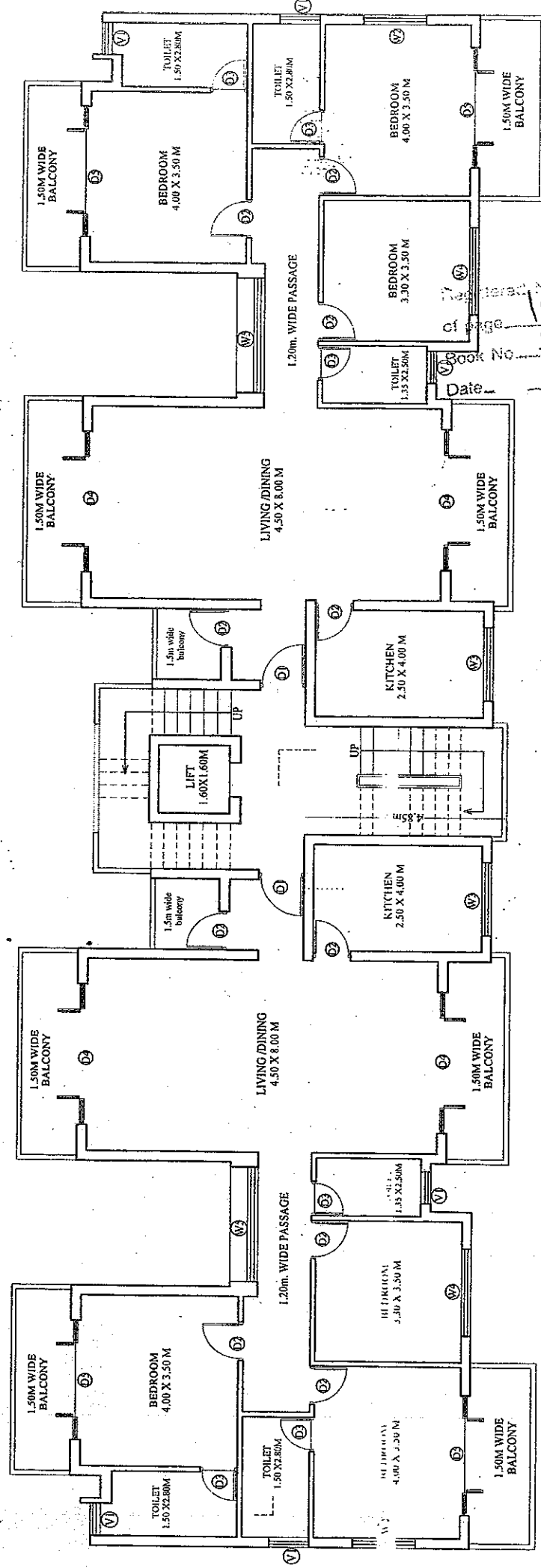
5th FLOOR PLAN BLOCK - B

600  
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I  
16-04-2013  
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PROJECT: PRIME SYMPHONY



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6th FLOOR PLAN BLOCK - B

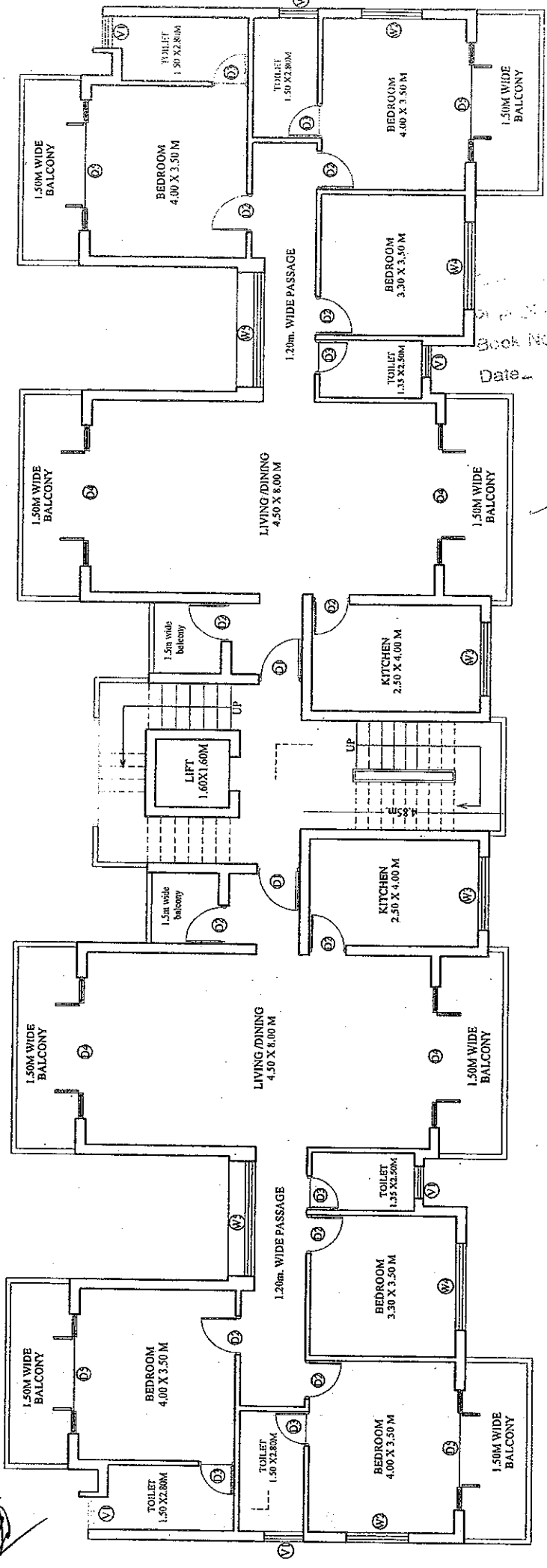
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Annexure A, Page 16

PROJECT: PRIME SYMPHONY



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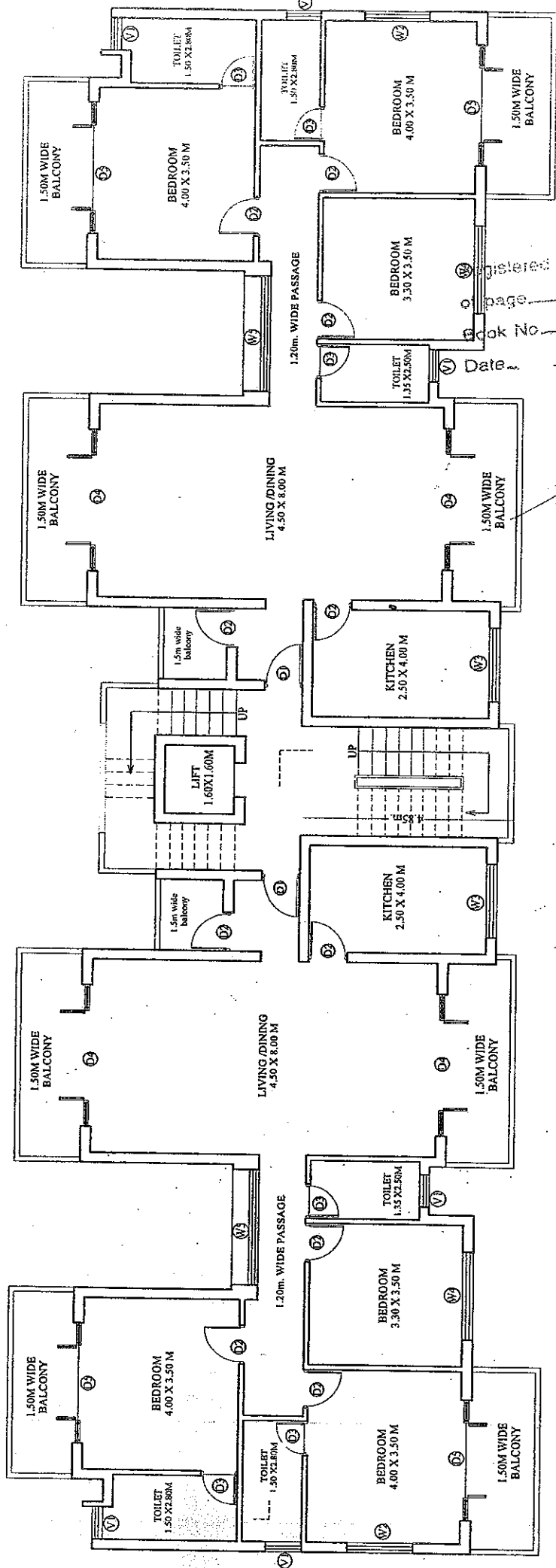
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Sub-Registrar

PROJECT: PRIME SYMPHONY



*Archie*



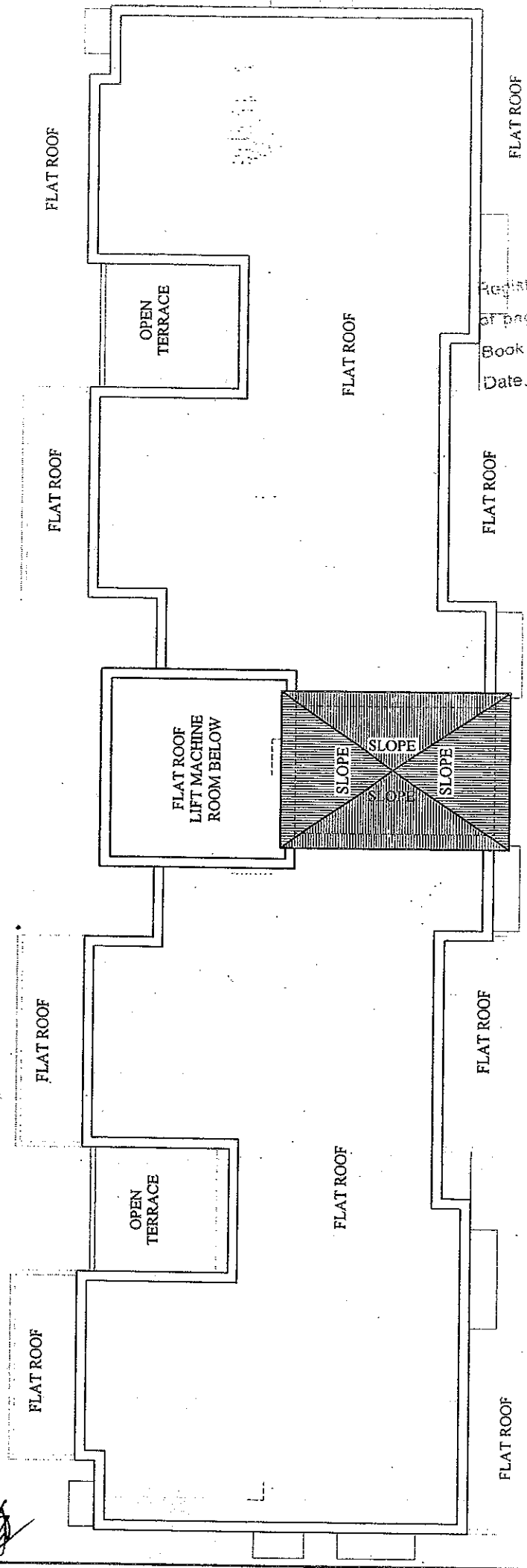
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PROJECT: PRIME SYMPHONY



*ADP*  
*Adias*



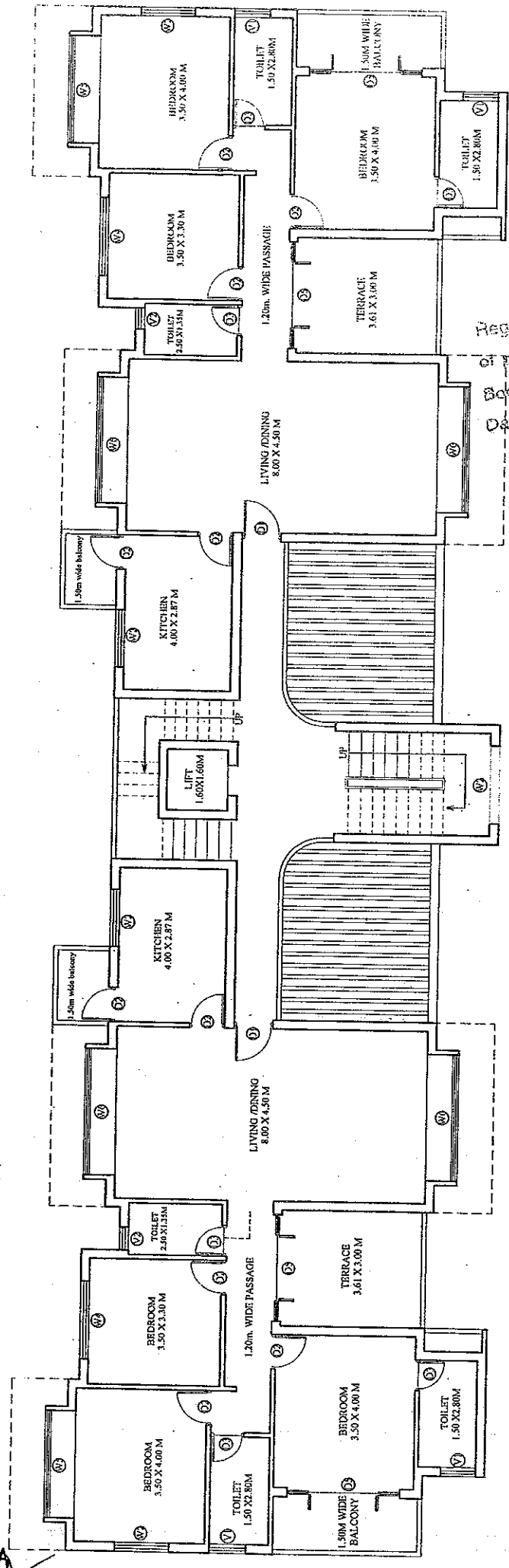
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 Date 16-04-2013  
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 Sub-Registrar

PROJECT: PRIME SYMPHONY



*Dr. J. S. Arora*



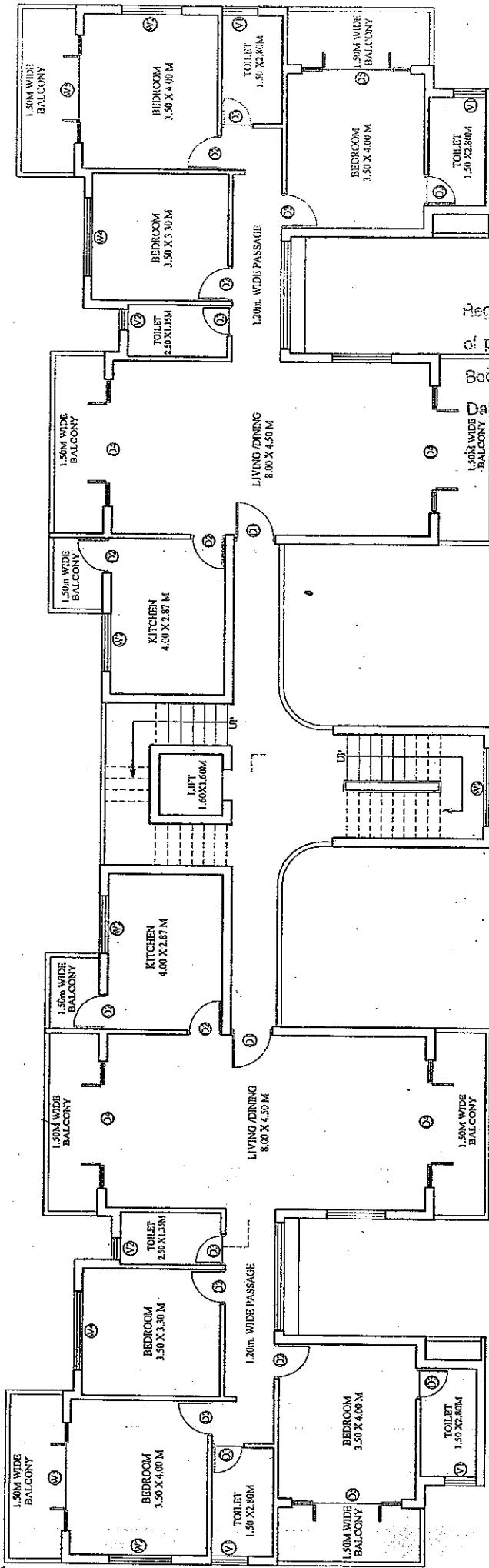
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PROJECT: PRIME SYMPHONY



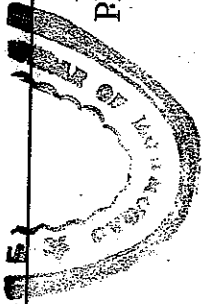
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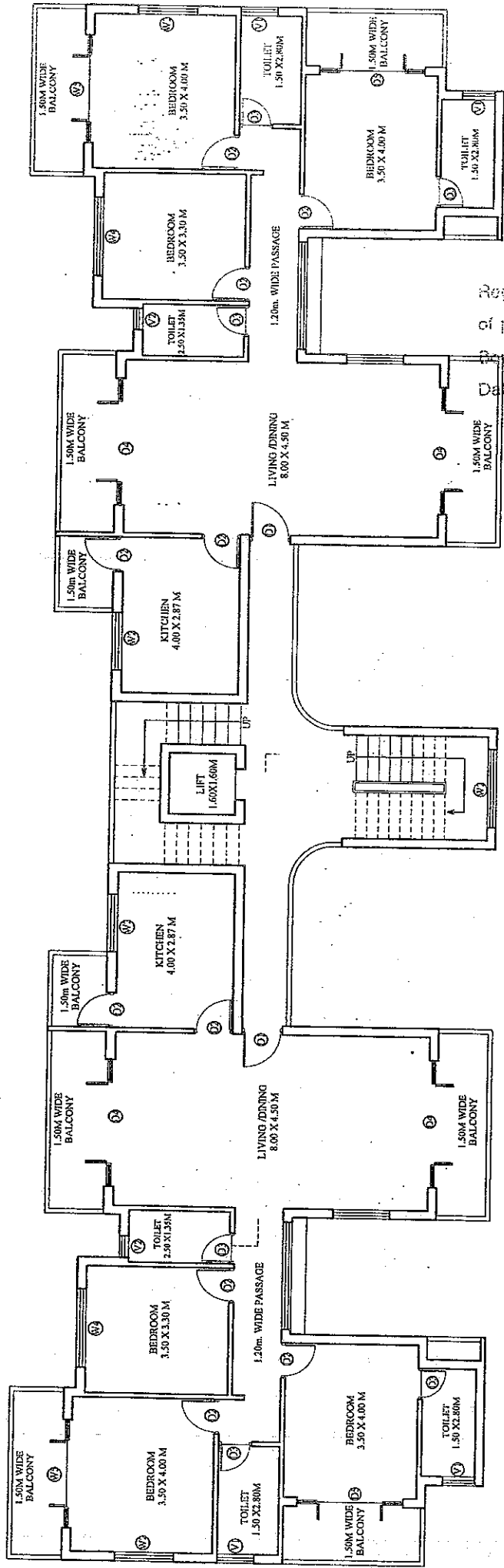
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16-04-2013  
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Sub Registrar

2nd FLOOR PLAN BLOCK - C

PROJECT: PRIME SYMPHONY



*Adhar*  
*Duni*



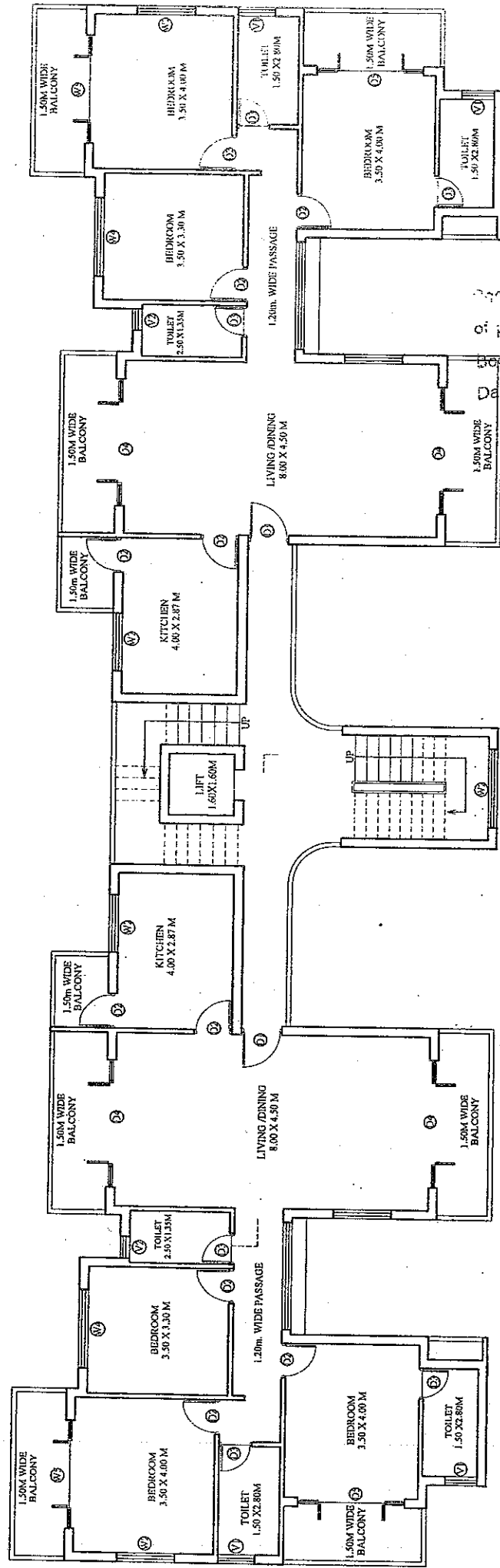
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 S.D. Registrar

PROJECT: PRIME SYMPHONY



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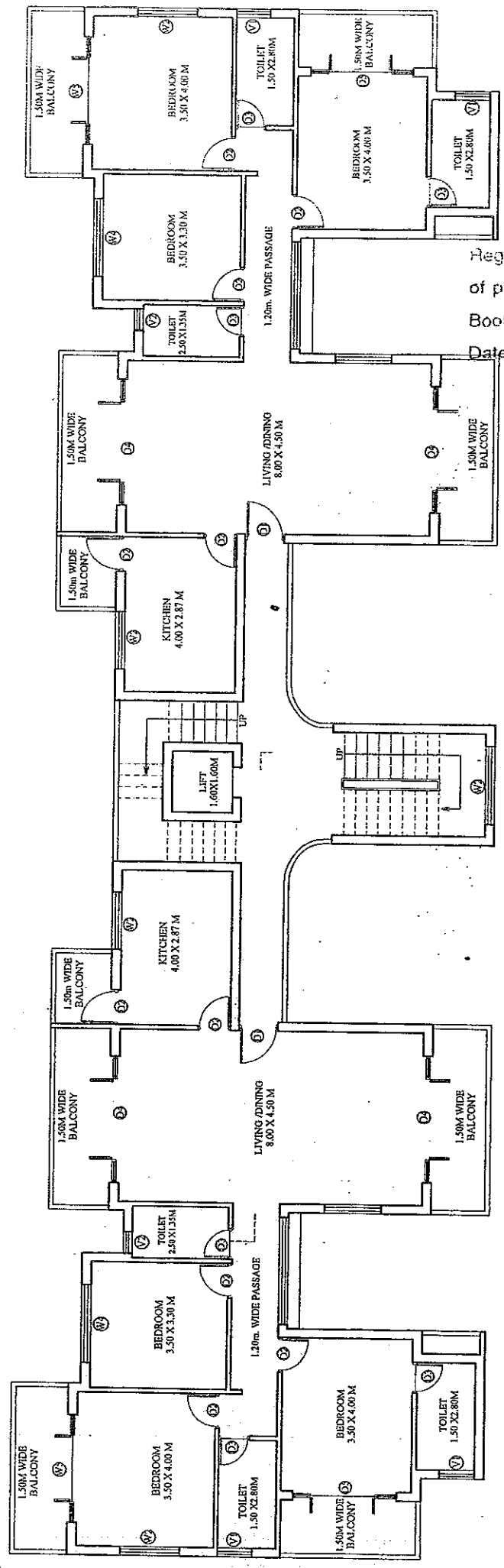
4th FLOOR PLAN BLOCK - C

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Date 16-04-2013  
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PROJECT: PRIME SYMPHONY



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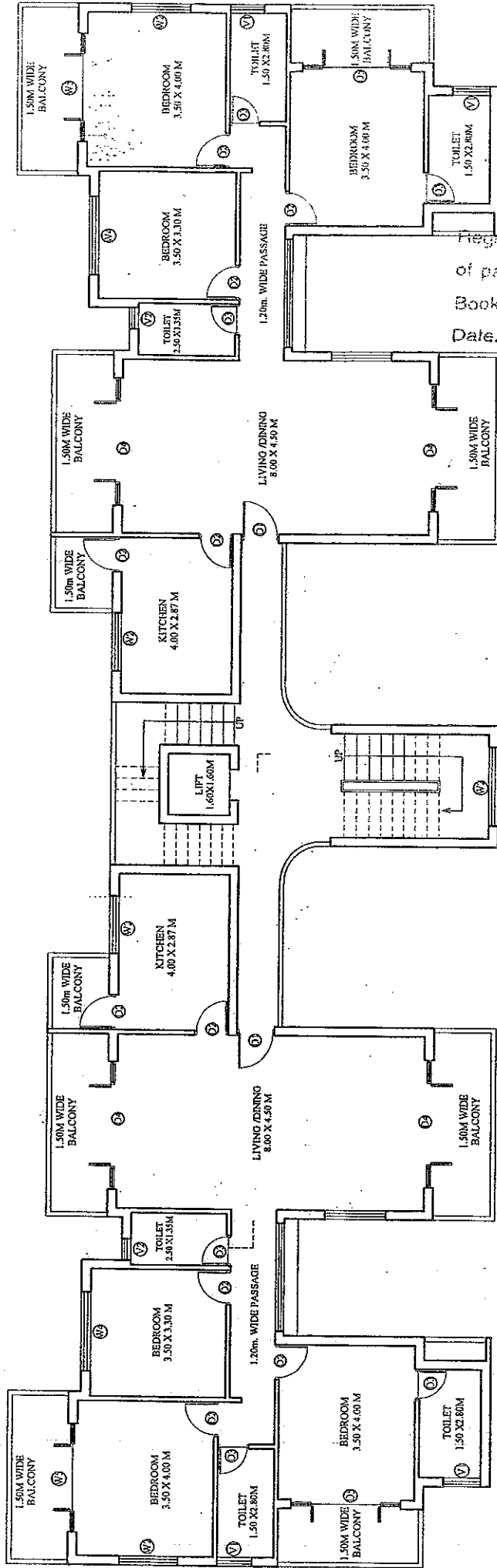
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Date 16-04-2013  
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Sub-Registrar



PROJECT: PRIME SYMPHONY

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Date 16-04-2013

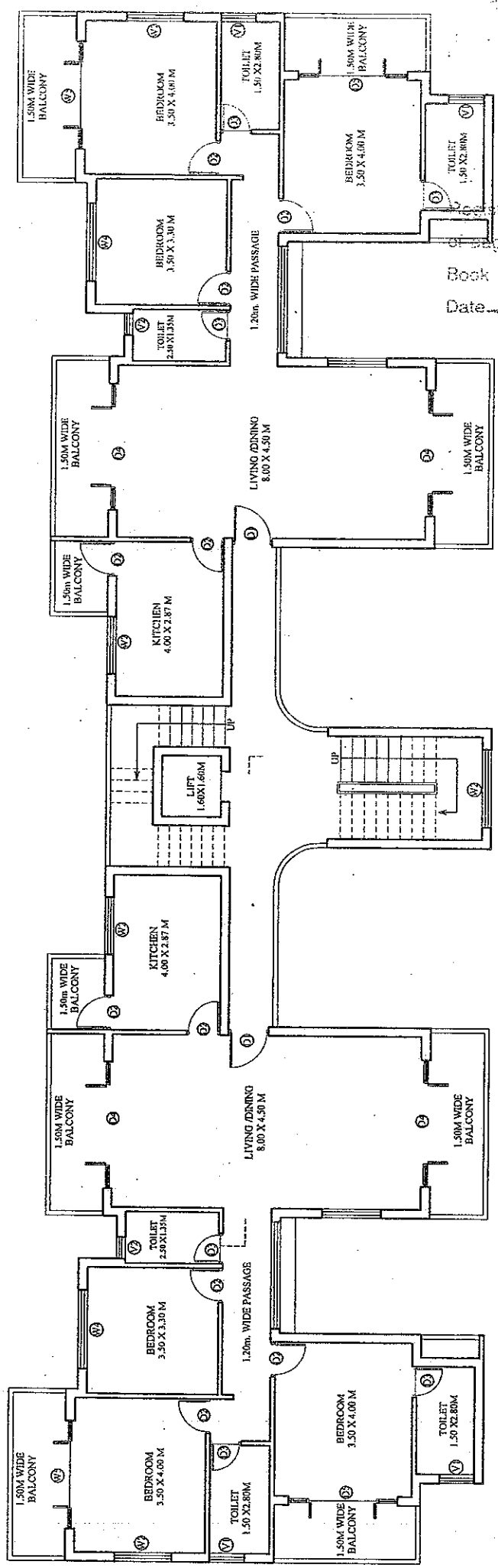
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PROJECT: PRIME SYMPHONY



*Adrian*  
*D*



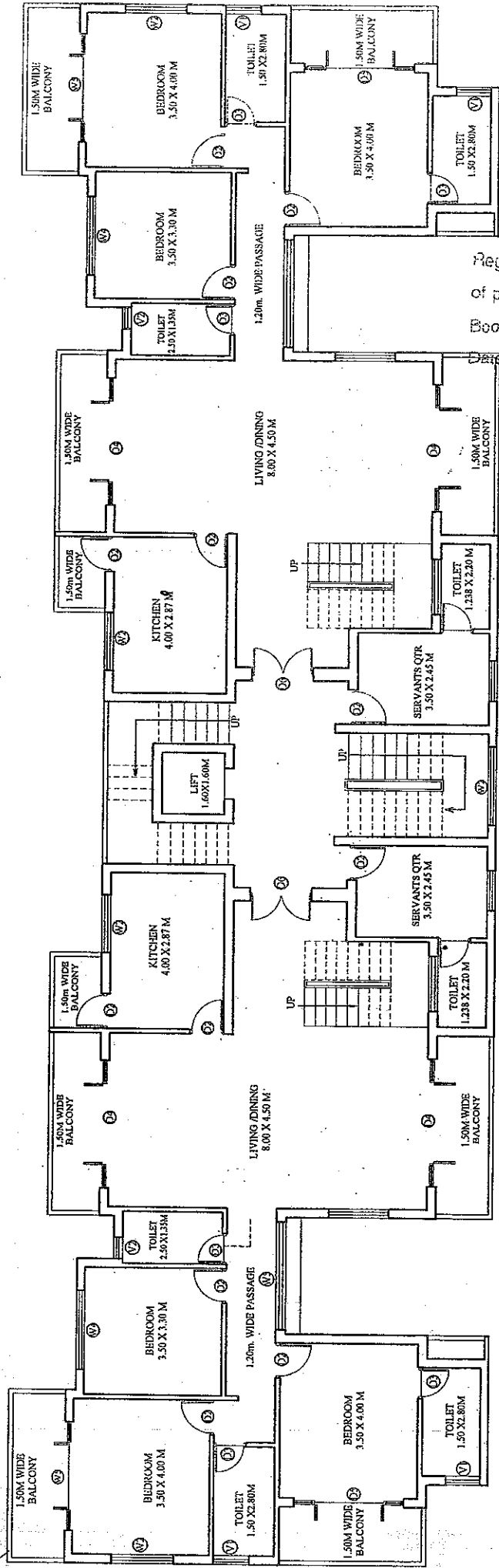
7th FLOOR PLAN BLOCK - C

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Book No. 1528  
Date 16-04-2013

*[Signature]*  
S.A. Registrar



PROJECT: PRIME SYMPHONY



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 Date 16-06-2013  
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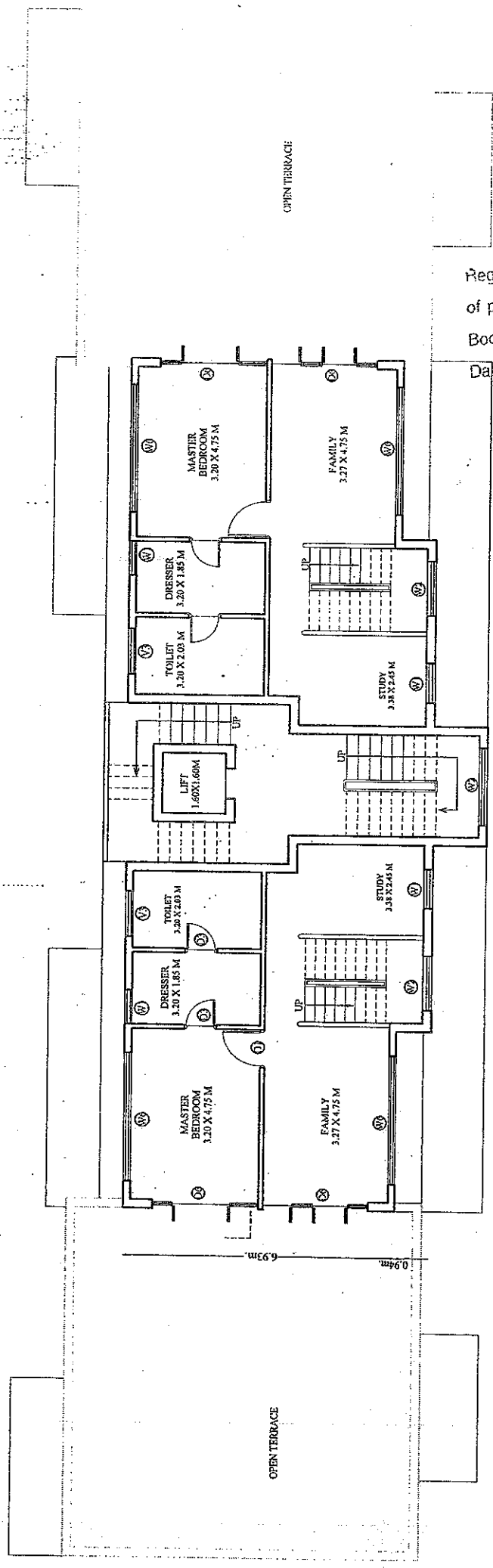
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PROJECT: PRIME SYMPHONY

*Handwritten signatures and initials.*



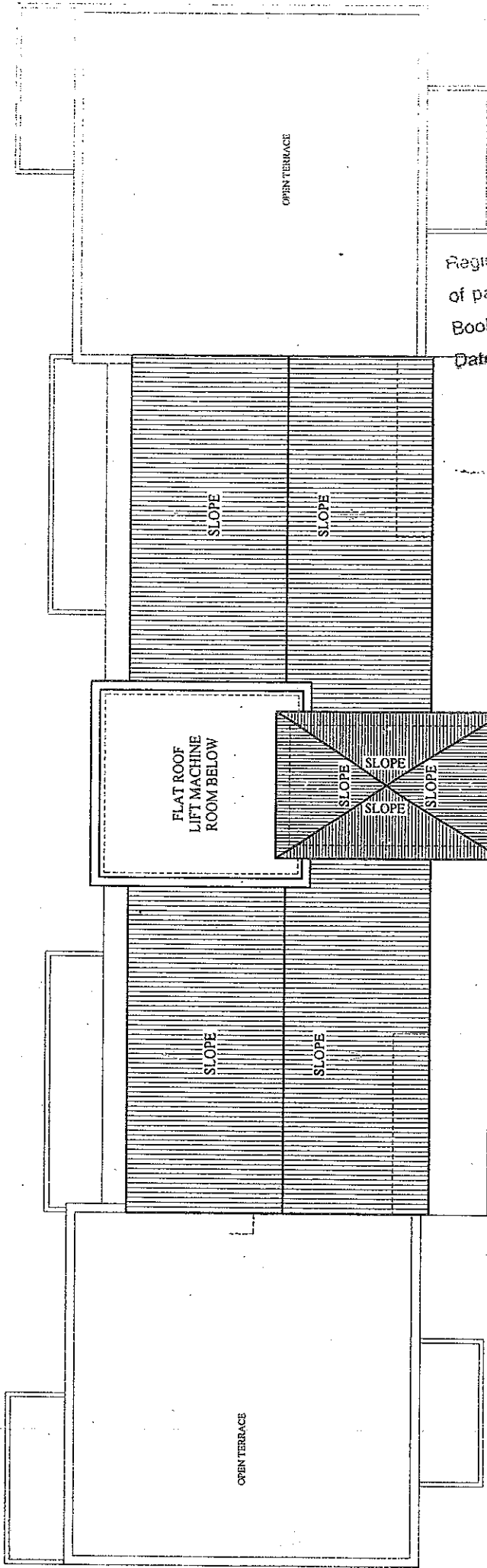
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Book No. 1 Volume No. 1528  
Date 16-04-2013  
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Sub Registrar

PROJECT: PRIME SYMPHONY



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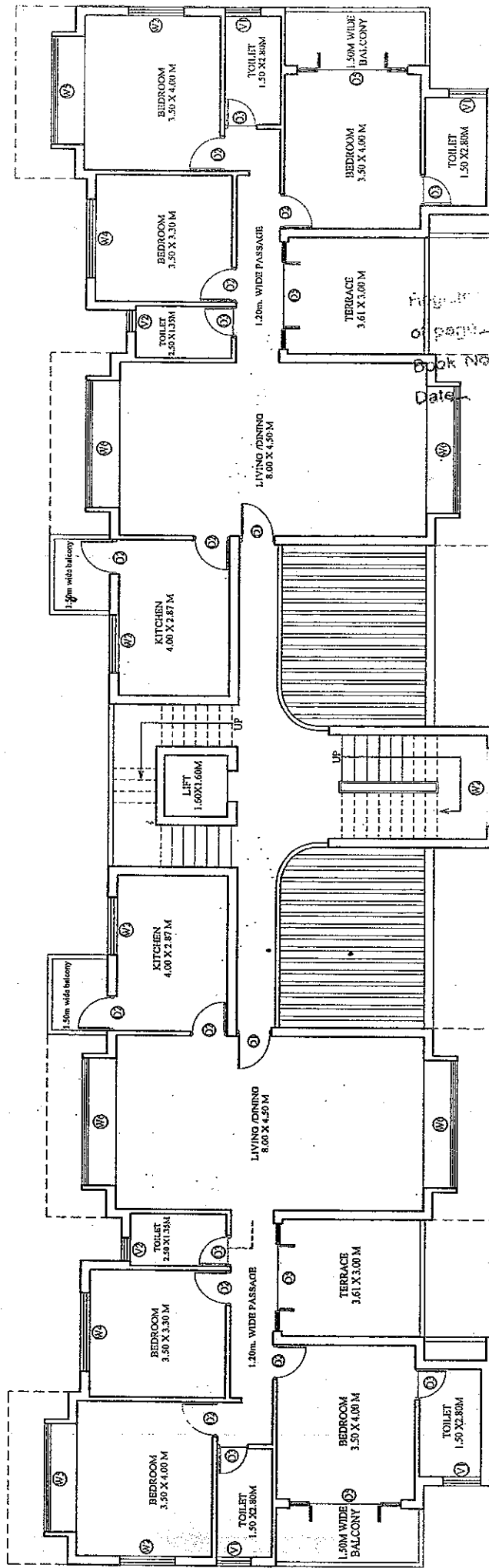
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Date 16-04-2013  
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Sub-Registrar

Annexure A Page 29

PROJECT: PRIME SYMPHONY



*Arjun Singh*



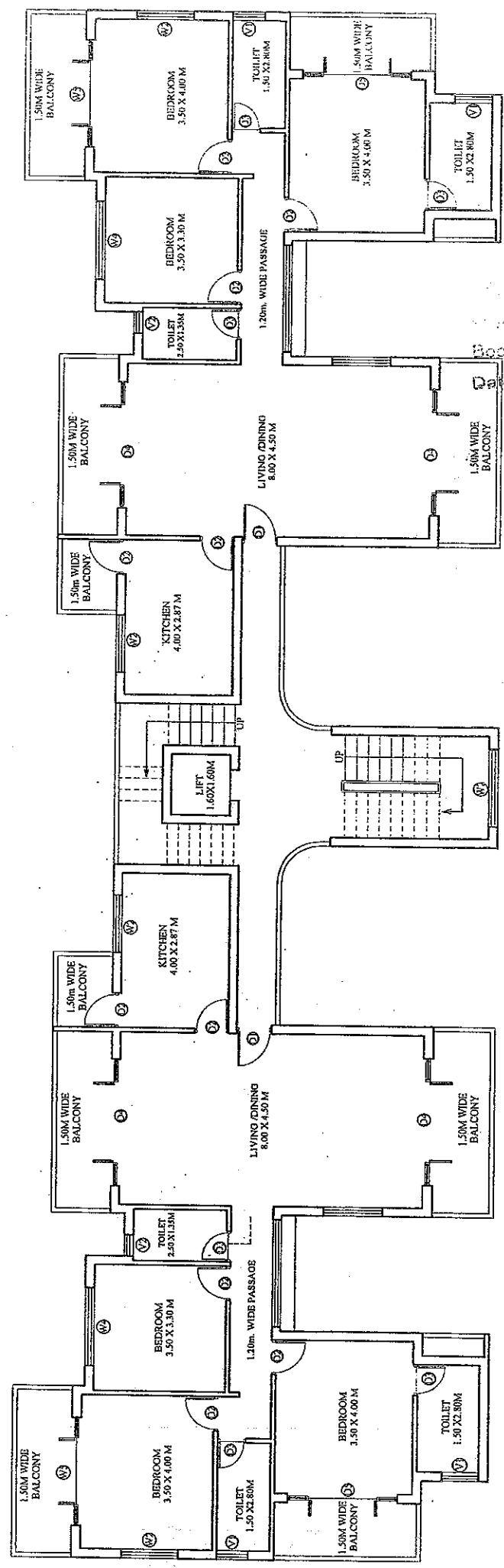
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16-04-2013  
Date  
Book No.  
*Arjun Singh*  
Sub-Registrar

Annexure A Page 30



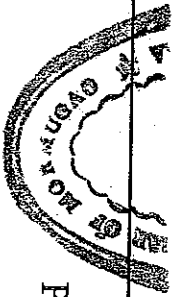
PROJECT: PRIME SYMPHONY



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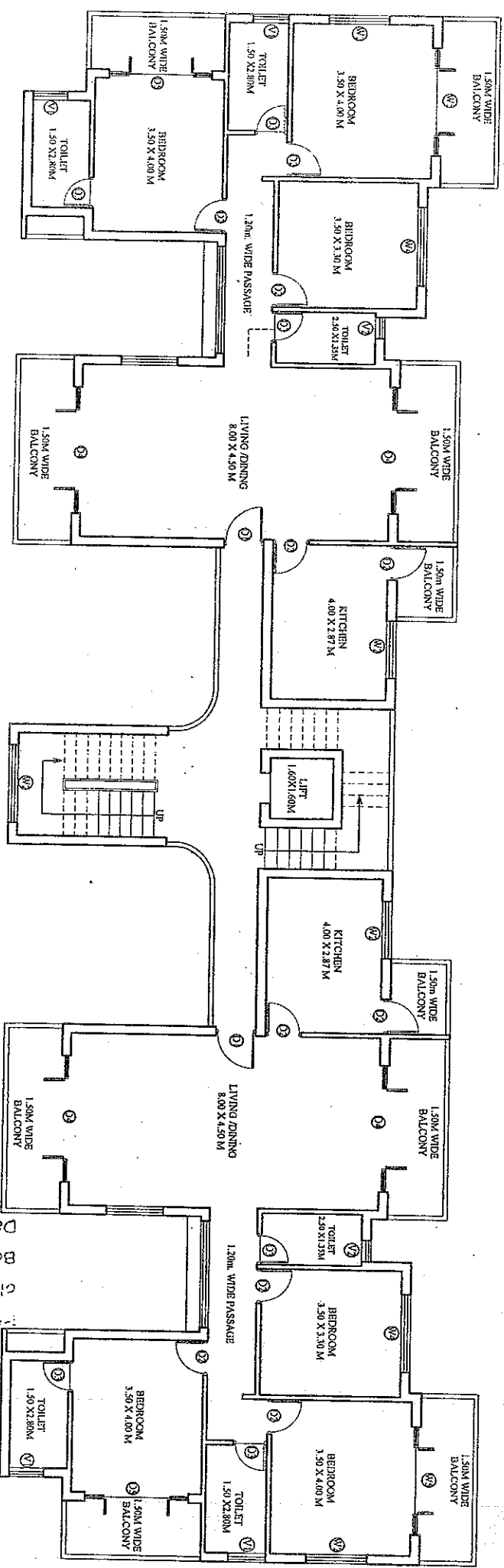
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PROJECT: PRIME SYMPHONY

Annexure A Page 31

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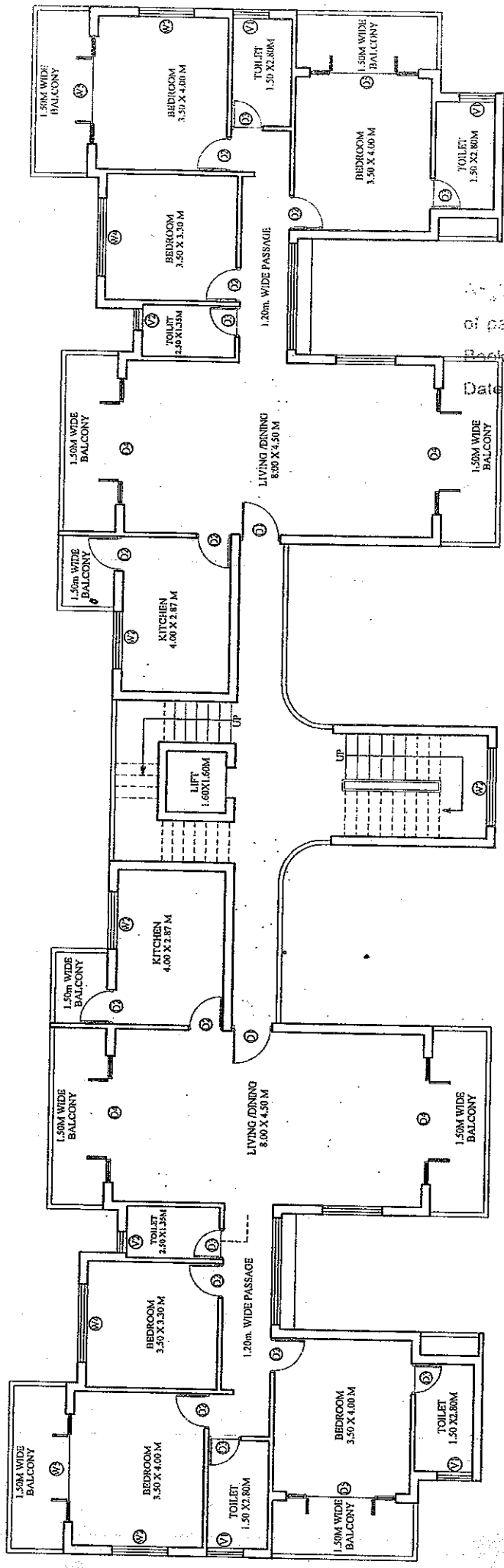


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Book No. 1672  
Date



PROJECT: PRIME SYMPHONY



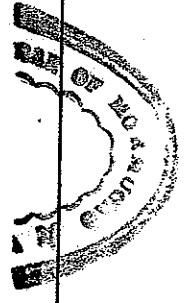
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Date 16-04-2013

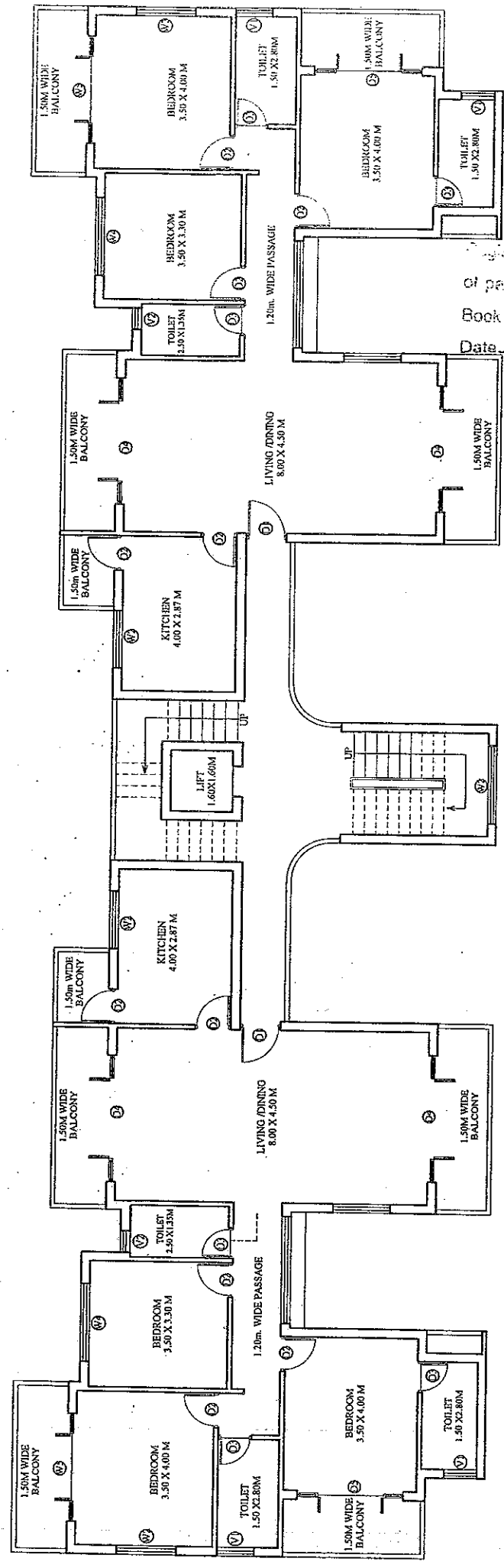
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PROJECT: PRIME SYMPHONY

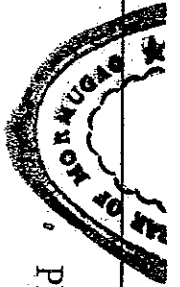


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Date 16-01-2013  
Volume 1528  
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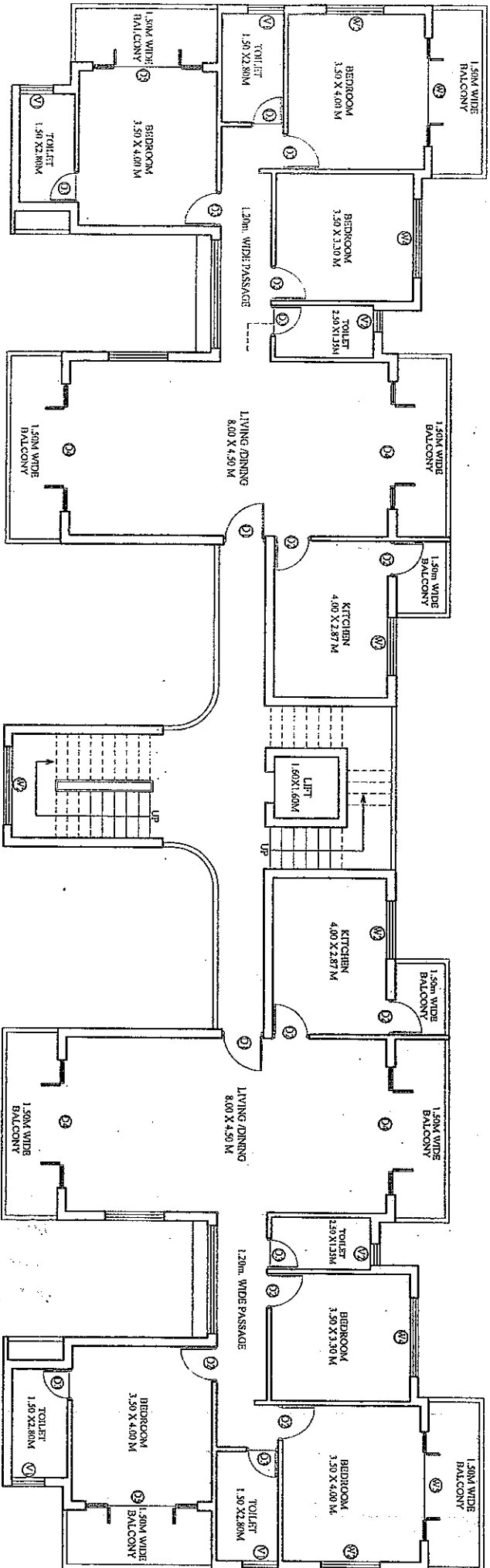
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PROJECT: PRIME SYMPHONY

Annexure A Page 34

*M.P.D.*

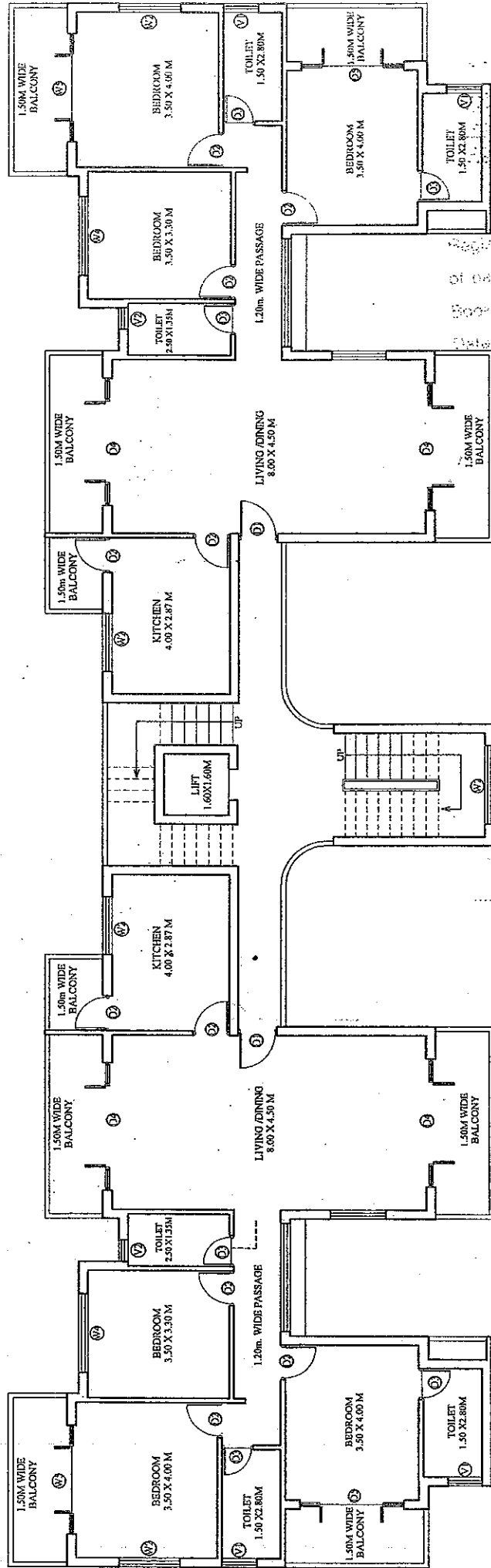


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*16-04-2013*



PROJECT: PRIME SYMPHONY

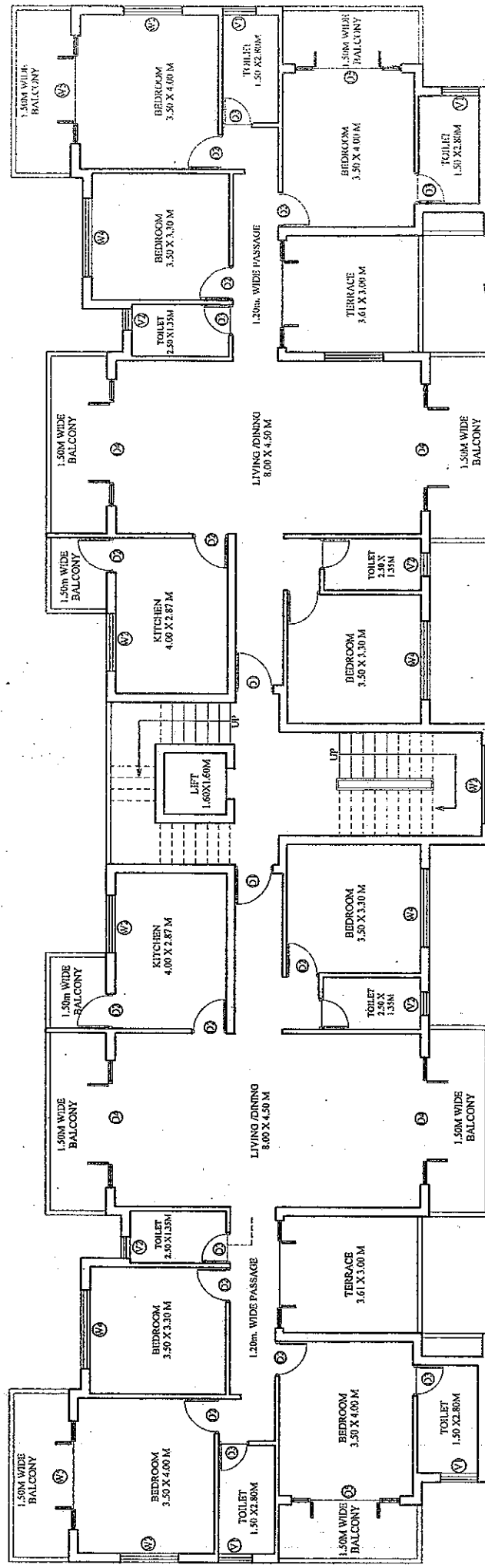


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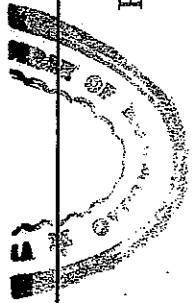
PROJECT: PRIME SYMPHONY



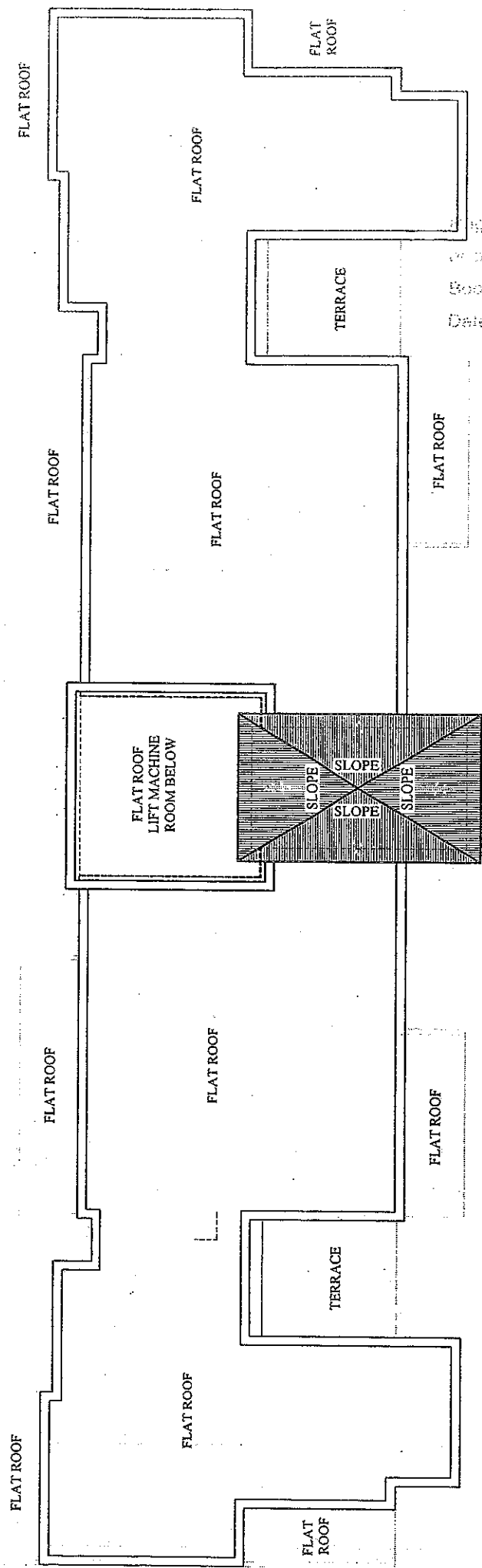
8th FLOOR PLAN BLOCK - D

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 Book No. 2 Volume No. 1528  
 Date 16-04-2013  
 Sub-Registrar

*Handwritten signatures and initials:*  
 [Signature]  
 [Signature]



PROJECT: PRIME SYMPHONY



ROOF PLAN BLOCK - D

No. 600  
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 Book No. 1528  
 Date 16-04-2013  
*[Signature]*

*Adrian*  
*Dang*



## Annexure - B

OUTLINE SPECIFICATION FOR THE PROPOSED RESIDENTIAL APARTMENT	
FOR "M/S KOLTE PATIL DEVELOPERS LTD" AT DABOLIM, GOA.	
STRUCTURE	RCC FRAME WORK & CONCRETE BLOCKS
COMMON AREA FLOORING	VITRIFIED TILES & GRANITE / MARBLE FOR LIFT CLADDING
DOOR	MAIN DOOR WITH TEAK WOOD FRAME WITH VENEER FINISH SHUTTERS, OTHER DOOR FRAMES IN HARDWOOD FRAME WITH PAINTED FLUSH SHUTTER DOORS
HARDWARE	SS FIXTURES FOR MAIN DOOR AND ANODISED/POWDER COATED FIXTURES FOR INTERNAL DOORS
WINDOWS	ALUMINIUM WINDOW FRAMES AND SHUTTERS WITH MOSQUITO MESH
FLOORING (LIVING/DINING & OTHER ROOMS)	VITRIFIED FLOORING WITH SKIRTING
BALCONIES	ANTI SKID CERAMIC TILES.
KITCHEN	VITRIFIED FLOORING AND 2'0" HT GLAZED TILE DADOING ABOVE GRANITE COUNTER WITH STAINLESS STEEL SINK WITH DRAIN BOARD
TOILETS	CERAMIC TILE FLOORING AND GLAZED TILES DADO UPTO 7'0" HT, SANITARY & CP FITTINGS OF REPUTED MAKE
LIFT	AUTOMATIC LIFTS OF 8 PASSENGER CAPACITY TO EACH BLOCK
WATER SUPPLY	THROUGH OVERHEAD AND UNDERGROUND TANKS OF REQUIRED CAPACITY WITH PUMP AND WATER LEVEL CONTROL
FINISHES	OIL BOUND DISTEMPER WITH ROLLER FINISH ON INTERNAL WALLS & EXTERNAL FACADE IN APEX OR EQUIVALENT OVER COAT
GENERATOR BACKUP	100 % BACK UP FOR ALL COMMON AREAS

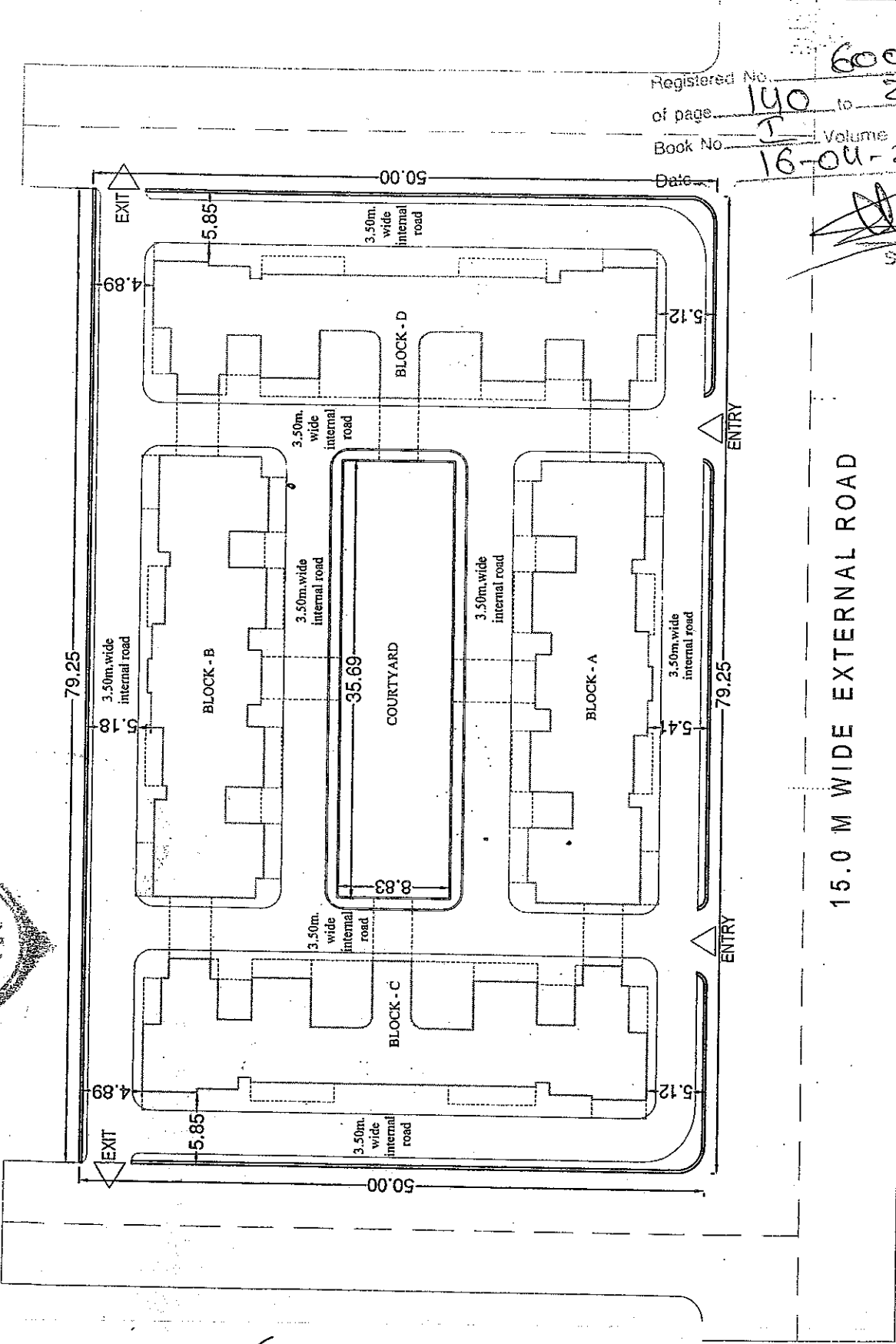
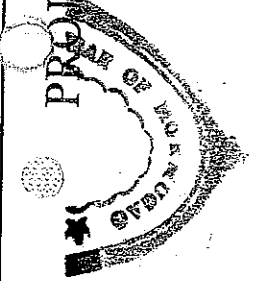
*Edan*

*[Signature]*

*[Signature]*

PROJECT: PRIME SYMPHONY

Annexure - C



Registered No. 600  
of page 140 to 238  
Book No. 1 Volume No. 1528  
Date 16-04-2013

*[Signature]*  
Sub-Registrar

15.0 M WIDE EXTERNAL ROAD

SITE PLAN

*[Handwritten signature]*

*[Handwritten signature]*



- 1- Mr. Shivaji M. Sarode  
870 Kashinath Sarode, aged 51,  
married, business resident  
of Sivajinagar, Tonda - Goa
- 2- Adv. Siddhesh Novelkar, 870  
Karnikant Novelkar, aged 30  
married resident of Carlem  
Tonda - Goa

State that they personally know the  
above executant/s \_\_\_\_\_  
and identify him/them.

*Sarode*

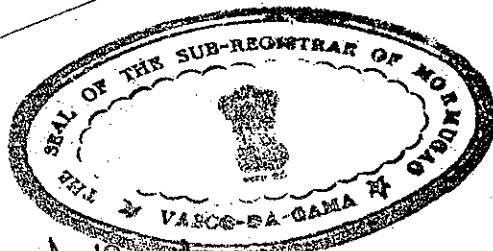
*Novelkar*

Mormugao, dt. 5/4/2013

*[Signature]*  
SUB-REGISTRAR  
MORMUGAO

Registered No. 600  
of page 140 to 228  
Book No. 2 Volume No. 1528  
Date 16-04-2013

*[Signature]*  
SUB-REGISTRAR  
MORMUGAO



Note of Return  
This document will be returned  
On. 16-04-2013

*[Signature]*  
SUB-REGISTRAR  
MORMUGAO