

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made, and entered at at Ponda – Goa, within the registration Sub- District and Taluka of Ponda, District of South Goa, State of Goa).

BETWEEN

(1) MR. DILIP KESHAV DESSAI, son of Shri Keshav Dessai, aged about 54 years, married, Business Pan Card No. ABWPD4544M, and his wife **(2) MRS. NITA DILIP DESSAI**, Daughter of Shri. Ganpat Sahakari, aged about 50 years, business, Pan Card No AELPD5777L, both resident of house no. 298, Dhavalimol, Ponda Goa, hereinafter referred to as “***THE INTENDING VENDORS***” (Which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, and assigns) of ***THE FIRST PART***.

AND

(1) -----, Son of Mr. -----, age--- years, married, service, Pan Card No. ----- herein after referred to as “***THE INTENDING PURCHASERS***” (Which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, and assigns) of ***THE SECOND PART***.

The Vendor No. 2 Herein above is duly represented by its power of attorney **MR. DILIP KESHAV DESSAI**, son of Shri Keshav

Dessai, aged about 54 years, married, Business Pan Card No. ABWPD4544M, resident of house no. 298, Dhavalimol, Ponda Goa, Indian nationals, the said power of attorney is dated 01/03/2012, duly executed before the office of the Notary Shir Ashok P Naik, Ponda Goa under Reg. No. 1206/12.

Both the parties to this 'Agreement for Sale' are Indian Nationals.

WHEREAS there exist a property by name “ TALASAI @ THOLSAI @ TOLSAI” situated at Village Borim, within the limits of Village Panchayat of Borim of Ponda Taluka, Sub District of Ponda , District of North Goa, Now in south Goa, State of Goa and registered in the office of Land Registration office Ilhas Panaji under No. 2897 of Book B-32 (old) at Folios 412 to folios 416 and enrolled in the Taluka Revenue Office , Ponda under No. 670 and 671 and 663 and 664 and bears survey no 98/6 and 99/2 of Village Borim and admeasuring an area of 1550 .00 Sq Mtrs and 1725.00 sq Mtrs respectively, More particularly described in schedule I hereunder Written.

AND WHEREAS the said Properties originally belongs to Late Shri Xaba Ramchandra Porobo and the said properties was given on aforemento (Perpetual Lease) basis by said Shri Xaba Ramchandra Porobo to Shri Quesoa Sounto Porobo and Narana Panduranga Porobo Dessai and their Brother Codashuecar.

AND WHEREAS vide deed of partition and allotment dated 25/3/1914 registered at pages 37 to 40 V of book No 63 of Notary Ex Officio Ponda Executed between (1) Shri Vinaica Pandurangs Porobo Dessay and his Daugher Baizu Alisa Parvoty widow of late Horim Rama Porobo as the first parties (3) Shri Pandurng Narana Porobo Dessai and his wife (4)Rucominim (5) Visvombora Narana Porobo

Dessai and his wife (6) Loximim and his sisters and brother in Law Fattu Alias Sagunabai and her husband Babya Sacarama Porobo Dessay wherein the heirs of aid Narana Panduranga Porobo Dessay Codesguecar Partitioned the estate left behind by him and allotted 1/8th part of the properties no 1739, Tildemvoril Madda plus 1/4th of the property consisting of 4 Plots/ Sub Parcels of whole property to said Shri Pandurangs Narana Porobo and Shri Vidhvambora Narana Porobo Dessai.

AND WHEREAS upon the death of Said Vishvombora Narana Porobo Dessai, the said property was inherited by their only son Shri Ramchandra Vishwamber Porobo Dessai and his wife Smt. Sitabai Ramchandra Porobo Dessai. The said Shri Ramchandra Vishwamber P. Dessai alias Ramchandra V Prabhu Dessai Alias Ramchandra Prabhu Dessai and his wife Smt. Sitabai Ramchandra Porobo Dessai expired on 28/11/1979 and 02/07/1985 respectively leaving behind Shri Xantilal Ramchandro Porobo Dessai also Known as Shri Shantilal Ramchandro Porobo Dessai also Known as Shantilal Ramchandra Prabhu Dessai as their universal heir , who became the owner of the said properties by virtue of the deed of succession duly executed on the office of the notary Ex-officio of Ponda on 14/8/2000 under no/103 at pages 87 onwards of the notorial book of deeds No 388.

AND WHEREAS said Shri Xantilal Ramchandro Porobo Dessai also Known as Shri Shantilal Ramchandro Porobo Dessai also Known as Shantilal Ramchandra Prabhu Dessai expired on 15/12/2005 leaving behind the legal heirs by name Smt. Shuba Shantilal Prabhudessai, Shri Prashant Shantilal Prabhudessai, Smt Deepa Prashanta Prabhudessai, Shri Rudresh Shantilal Prabhudessai, Mrs

Reva Rudresh Prabhudessai, Mrs. Swati Niranjn Tamhankar, Mrs. Niranjn Somnath Tamhankar as the legal heirs and successor which were conform vide Deed of Succession Dated 26/4/2006 which is executed before the office of Notary Public Ex-officio of Salcete at Margao at folio 34 to 35 of Deed of Book No 1492.

AND WHEREAS Mr. Prashant S. Prabhudessai and others applied before the Collector South Goa for the conversion Sanad which was granted under no. AC-2/Sal/SG/CONV/28/2015/6292 dated 19/06/2015.

AND WHEREAS there after Vide Deed of Sale dated 29/10/2015 Smt. Shuba Shantilal Prabhudessai Shri Prashant Shantilal Prabhudessai, Smt. Deepa Prashanta Prabhudessai, Shri Rudresh Shantilal Prabhudessai, Mrs. Reva Rudresh Prabhudessai, Mrs. Swati Niranjn Tamhankar, Mr. Niranjn Somnath Tamhankar sold the property by name “TALSAI @ THOLSAI @ TOLSAI” situated at Village Borim, within the limits of Village Panchayat of Borim of Ponda Taluka , Sub District of Ponda , District of North Goa, Now in south Goa, State of Goa and registered in the office of Land Registration office Ilhas Panaji under No. 2897 of Book B-32 (old) at Folios 412 to folios 416 and enrolled in the Taluka Revenue Office , Ponda under No. 670 and 671 and 663 and 664 and bears survey no 99/2 of Village Borim and admeasuring an area of 1550 .00 Sq Mtrs to the Vendor no. 1 hereinabove.

AND WHEREAS the said deed of Sale is duly registered under serial no. 2531/2015 bearing registration no. 2797 at pages 190 to 210 Book I, Vol. 3003 dated 17/12/2015.

AND WHEREAS there after Vide another Deed of Sale dated 29/10/2015 Smt. Shuba Shantilal Prabhudessai, Shri Prashant

Shantilal Prabhudessai, Smt. Deepa Prashanta Prabhudessai, Shri Rudresh Shantilal Prabhudessai, Mrs. Reva Rudresh Prabhudessai, Mrs. Swati Niranjana Tamhankar, Mrs. Niranjana Somnath Tamhankar sold the property by name “TALSAI @ THOLSAI @ TOLSAI” situated at Village Borim, within the limits of Village Panchayat of Borim of Ponda Taluka , Sub District of Ponda , District of North Goa, Now in south Goa, State of Goa and registered in the office of Land Registration office Ilhas Panaji under No. 2897 of Book B-32 (old) at Folios 412 to folios 416 and enrolled in the Taluka Revenue Office , Ponda under No. 670 and 671 and 663 and 664 and bears survey no. 98/6 of Village Borim and admeasuring an area of 1725 .00 Sq Mtrs to the Vendor no. 1 hereinabove.

AND WHEREAS the said deed of Sale dated 29/10/2015 is duly registered before the Sub registrar of Ponda under serial no. 2530/2015 bearing registration no. 2796 at pages 171 to 189 Book I, Vol. 3003 dated 17/12/2015.

AND WHEREAS the vendor no. 1 hereinabove became the absolute owner in possession of the property by name “TALSAI @ THOLSAI @ TOLSAI” situated at Village Borim, within the limits of Village Panchayat of Borim of Ponda Taluka , Sub District of Ponda , District of North Goa, Now in south Goa, State of Goa and registered in the office of Land Registration office Ilhas Panaji under No. 2897 of Book B-32 (old) at Folios 412 to folios 416 and enrolled in the Taluka Revenue Office , Ponda under No. 670 and 671 and 663 and 664 and bears survey no 98/6 and 99/2 of Village Borim and admeasuring an area of 1550 .00 Sq Mtrs and 1725.00 sq Mtrs. respectively.

AND WHEREAS the Vendor no. 1 prepared the plan for the construction of 14 bungalows thereby amalgamating both the survey numbers and approved the construction plan from Town and Country Planning Department under no. TPP/384/Borim/98/2015/735 dated 15/06/2011 and also obtained the construction License from the Village Panchayat of Borim under no. VPV/const/Bor/2015-16/3146 dated 05/09/2015.

AND WHEREAS the intending purchasers has approached the indenting vendors with the request to sell to him the Bungalow No-- admeasuring an area of ----- Sq Mtrs comprising of ground plus first floor of the building Complex by name "PARN RESIDENCY" to be constructed on the Amalgamated Plots More particularly on the plot bearing Survey No ----- of the property by name "TALSAI @ THOLSAI @ TOLSAI" situated at Village Borim, within the limits of Village Panchayat of Borim of Ponda Taluka , Sub District of Ponda , District of North Goa, Now in south Goa, State of Goa and registered in the office of Land Registration office Ilhas Panaji under No. 2897 of Book B-32 (old) at Folios 412 to folios 416 and enrolled in the Taluka Revenue Office , Ponda under No. 670 and 671 and 663 and 664 and bears survey no 99/2 of Village Borim, herein after referred to as the **SAID PREMISES AND PLOT** and more particularly described in Schedule III and delineated in red Color Boundary lines on the plan annexed herewith.

AND WHEREAS the intending vendors hereby declare as per the Notification No. RD/LAN/LRC/318 Dated 24/8/1978 that the present Vendors do not belongs to the Schedule Cast or Schedule Tribe.

NOW THEREFORE THIS AGREEMENT FOR SALE WITNESSETH and it is hereby mutually agreed, declared, confirms and recorded by and between the parties hereto as follows:

1. The total selling price of the said Bungalow No-- admeasuring an area of ----- Sq Mtrs including half of the open terrace area comprising of ground plus first floor of the building Complex by name "PARN RESIDENCY" to be constructed on the on the Amalgamated Plots More particularly on the plot bearing Survey No ----- of the property by name "TALSAI @ THOLSAI @ TOLSAI" situated at Village Borim , within the limits of Village Panchayat of Borim of Ponda Taluka , Sub District of Ponda, District of North Goa, Now in south Goa, State of Goa and registered in the office of Land Registration office Ilhas Panaji under No. 2897 of Book B-32 (old) at Folios 412 to folios 416 and enrolled in the Taluka Revenue Office, Ponda under No. 670 and 671 and 663 and 664 and bears survey no 99/2 of Village Borim is Rs. 50,00,000/- (Rupees Fifty Lakh Only) and shall pay to the vendor as stated in the schedule III Witten herein above.
2. That the intending purchasers has paid today by way of ---- An Amount of Rs.----- (Rupees ----- -) Receipt of which the present vendors do hereby acknowledge.
3. The intending vendors shall complete the construction work as per as the specifications and the plan approved by the authorities of the Said Premises and Plot within the period of--- from the date of execution of present Agreement for Sale .

4. If the party of the other part desires to make any changes in the specifications if permitted by the party of the first part they will have to pay in advance the additional cost arising there from before the said item of work is taken up for execution for purpose of payment it will be considered as an extra item.
5. The party of the second part hereby convent with the party of the first part that the party of the second part shall not hold the part of the first part liable for any additions, alterations or improvements that may be made to the original plans at the instance of the Municipality or Town Planning Department or any other Authority concerned.
6. The party of the second part shall be bound to sign all papers and documents and do all the other things and matters as the party of the first part may require them to do from time to time in his behalf for safeguarding inter alia, the interest of the party of the second part.
7. That the intending purchasers shall pay the balance amount to the intending vendors as stated in the schedule III Witten herein below and on completion the intending vendors shall hand over the possession of the Bungalow No -- and shall execute the deed of sale in favour of the Intending purchasers.
8. The Intending vendors shall execute the deed of sale in favour of the Intending purchasers of the said Bungalow No.-- admeasuring an area of ----- Sq Mtrs comprising of ground plus first floor of the building Complex by name "PARN RESIDENCY" to be constructed on the Amalgamated Plots

More particularly on the plot bearing Survey No ---- of the property by name “TALSAI @ THOLSAI @ TOLSAI” situated at Village Borim, within the limits of Village Panchayat of Borim of Ponda Taluka, Sub District of Ponda, District of North Goa, Now in south Goa, State of Goa and registered in the office of Land Registration office Ilhas Panajim under No. 2897 of Book B-32 (old) at Folios 412 to folios 416 and enrolled in the Taluka Revenue Office, Ponda under No. 670 and 671 and 663 and 664 and bears survey no 99/2 of Village Borim on making full and final balance payment and the Possession of the said premises and plot will be handed over on the same day.

9. That in case the intending purchasers fails to make the payment as stated hereinabove in Schedule III the vendors at their discretion and option may extent a further period of one month.
- 10.If the purchaser commits defaults in payments of balance amount as agreed (time being the essence of the contract) and/or in observing and/or performing any of the terms and conditions of the Agreement, the intending vendors shall be at liberty to terminate this agreement, in which event an amount of Rs.-----/- (Rupees-----) from the money paid under this agreement by the intending purchasers shall stand forfeited to the intending vendors. The intending vendors however on such termination refund to the intending purchasers the remaining amount if any, which may have till then paid by the intending purchasers to the intending vendors but without any further amount by way of interest, damages or otherwise and the payment of the such amount by the intending vendors to the

intending purchasers shall mean and be deemed as cancellation/termination of this agreement and the present agreement shall be unenforceable under the law and non Execution of any written document to cancel this agreement shall not affect the terminations of this agreement. On the intending vendors terminating this agreement under this clause, it shall be at liberty to sell off the said premises to any other person as the intending vendors may determine and the intending purchasers shall not be entitled to question such sale or to claim any amount from the intending vendors.

11.It is hereby further agreed that in case of the default on the part of the Intending Vendor to hand over the possession of the premises and the Plot with in stipulated time ,then the intending Vendor shall Pay an Amount of Rs 15000/- (Rupees Fifteen Thousand Only) as Compensation per month till the Completion of the and handing over of the said Premises and Plot to the Intending Purchaser.

12.The intending vendors have not handed over the possession of the Said Premises and Plot hereby agreed to be sold to intending purchasers and shall be handed over on the date of execution of deed of sale.

13.If any levy on taxes is /are charged or levied or sought to be recovered by Panchayat/the government or any other authority in respect of the said premises before ----- the same shall be borne and paid by the intending purchasers. The intending purchasers shall also contribute amount towards maintenance

charges of the common amenities from time to time from the date of receipt of the possession of the said premises.

14. The Vendors Advocate shall prepare the conveyance and other document to be executed in pursuance of this agreement and intending purchasers shall bear all the expenditure , cost charges in connection with the preparations execution and registration of conveyance and other documents as the case may be.

15. The intending vendors hereby confirm, warrant, declare and represent to the purchaser that:

A. The intending vendors are the lawful owners in actual possession of the said Bungalow No.-- admeasuring an area of ----- Sq Mtrs comprising of ground plus first floor of the building Complex by name “PARN RESIDENCY” to be constructed on the Amalgamated Plots More particularly on the plot bearing Survey No ---- of the property by name “TALSAI @ THOLSAI @ TOLSAI” situated at Village Borim, within the limits of Village Panchayat of Borim of Ponda Taluka, Sub District of Ponda , District of North Goa, Now in south Goa, State of Goa and registered in the office of Land Registration office Ilhas Panajim under No. 2897 of Book B-32 (old) at Folios 412 to folios 416 and enrolled in the Taluka Revenue Office, Ponda under No. 670 and 671 and 663 and 664 and bears survey no 99/2 of Village Borim and are entitled to enter into the present agreement with the purchasers.

- B. The area of the said Bungalow No. -- is admeasuring an area of ---- Sq Mtrs comprising of ground plus first floor of the building Complex by name “PARN RESIDENCY” to be constructed on the Amalgamated Plots More particularly on the plot bearing Survey No ---- and is not covered/affected by any reservation, setback, coastal regulation or any Government order adversely affecting the said area hereby agreed to sell.
- C. There are no tenant/Mundkars on the said Bungalow No. -- admeasuring an area of ----- Sq Mtrs comprising of ground plus first floor of the building Complex by name “PARN RESIDENCY” to be constructed on the Amalgamated Plots More particularly on the plot bearing Survey No --- of the property by name “TALSAI @ THOLSAI @ TOLSAI” situated at Village Borim, within the limits of Village Panchayat of Borim of Ponda Taluka , Sub District of Ponda , District of North Goa, Now in south Goa, State of Goa and registered in the office of Land Registration office Ilhas Panajim under No. 2897 of Book B-32 (old) at Folios 412 to folios 416 and enrolled in the Taluka Revenue Office, Ponda under No. 670 and 671 and 663 and 664 and bears survey no ----- of Village Borim.
- D. The said premises and plot is free from any encumbrances, charges, liens, attachments, claims and demands of any nature whatsoever and that the owners has not received any injunction or restraint order from any Court authority or Tribunal in regard to the development/disposal of the said premises and plot or any part thereof and the intending

vendors are fully entitle to enter into this agreement with the intending purchasers.

- E. The intending vendors and any person (s) on their behalf have not created any rights that may adversely affect the said premises and plot or its development or interfere with the rights of the intending purchasers under this agreement.
- F. The intending vendors will from time to time provide to the intending purchasers all data, documents, information as may be deemed necessary or required by the intending purchasers.
- G. The intending vendors has mortgage the said project with the Bicholim urban Bank and required No objection will be issued by the intending Vendors to the intending purchasers from the said Bank of the said premises and plot will be issued as and when demanded and the said premises and the plot will be released.
- H. The intending vendors has not entered into any other commitment or agreement or arrangement or understanding of any nature with anyone creating any rights, interest or encumbrance of any nature in respect of the said premises and plot or any party thereof nor have they entered into any other agreement for sale on the said in favour of any one nor shall the intending vendors hereafter enter into any other agreement and/or commitment and/or arrangement and/or understanding of any nature for sale or disposal of any area said premises and plot.

I. The owners/ intending vendors has not created and shall not hereafter create any third party right or interest in respect of the premises and plot.

J. The intending vendors shall not deal with, dispose off or create any third party right or interest in respect of the said premises and plot except as desired by the intending purchasers in favour of his nominees.

K. The said premises and plot is absolutely free from any litigation, suits, claims, demands, encumbrances, easement rights, charges, liens and/or attachments of any kind whatsoever.

16. The intending vendors hereby warrant and confirm the correctness of each and every statement declaration and representation made herein and conscientiously believe the same to be true knowing fully well that relying upon the said statements declaration and representations and believing the same to be true and correct.

17. The intending vendors shall execute in favour of such person or persons as the purchaser may nominate a deed/s of sale/transfer/conveyance/assignment of the Bungalow No.--- admeasuring an area of ----- Sq Mtrs comprising of ground plus first floor of the building Complex by name "PARN RESIDENCY" to be constructed on the Amalgamated Plots More particularly on the plot bearing Survey No ---- of the property by name "TALSAI @ THOLSAI @ TOLSAI" situated at Village Borim , within the limits of Village

Panchayat of Borim of Ponda Taluka , Sub District of Ponda, District of North Goa, Now in south Goa, State of Goa and registered in the office of Land Registration office Ilhas Panajim under No. 2897 of Book B-32 (old) at Folios 412 to folios 416 and enrolled in the Taluka Revenue Office , Ponda under No. 670 and 671 and 663 and 664 and bears survey no 99/2 of Village Borim as a whole or in fractions and obtain all consents permissions and clearances, for such transfer/s.

18.The intending vendors shall furnish to the purchaser whatever documents, title deeds, particulars, details that may have been in their possession, power and custody and furnish such clarifications and explanations to the purchaser as may be required by the purchaser to satisfy himself about the marketability of title of the intending vendors to the said premises and the plot.

A. The intending vendors shall not interfere with or cause obstruction or disturbance in the development of the said Bungalow No.---- admeasuring an area of -----Sq Mtrs comprising of ground plus first floor of the building Complex by name “PARN RESIDENCY” to be constructed on the Amalgamated Plots More particularly on the plot bearing Survey No ---- of the property by name “TALSAI @ THOLSAI @ TOLSAI” situated at Village Borim , within the limits of Village Panchayat of Borim of Ponda Taluka, Sub District of Ponda, District of North Goa, Now in south Goa, State of Goa and registered in the office of Land Registration office Ilhas Panaji under No. 2897 of Book B-32 (old)

at Folios 412 to folios 416 and enrolled in the Taluka Revenue Office, Ponda under No. 670 and 671 and 663 and 664 and bears survey no 99/2 of Village Borim by the intending purchasers and shall render all co-operation and assistance and give facilities as may be required by the intending purchasers for completion of development.

19. The intending vendors shall not encumber the said premises and plot or any part thereof or create any third party rights in any matter whatsoever including by way of mortgage and/or charge and/or lease or tenancy or otherwise whatsoever.
20. The intending vendors shall not do and/or cause to be done and/or omit to do or suffer to be done, any act, deed or thing which shall prejudicially or adversely affect or delay or obstruct interrupt or interfere with the development of the said premises and plot.
21. The intending purchasers shall pay all rates, taxes, cesses, assessments, fees and other out goings in respect of and relating to the Bungalow No----- admeasuring an area of ----- Sq Mtrs comprising of ground plus first floor of the building Complex by name "PARN RESIDENCY" to be constructed on the Amalgamated Plots More particularly on the plot bearing Survey No ----- of the property by name "TALSAI @ THOLSAI @ TOLSAI" situated at Village Borim, within the limits of Village Panchayat of Borim of Ponda Taluka, Sub District of Ponda, District of North Goa, Now in south Goa, State of Goa and registered in the office of Land Registration

office Ilhas Panaji under No. 2897 of Book B-32 (old) at Folios 412 to folios 416 and enrolled in the Taluka Revenue Office , Ponda under No. 670 and 671 and 663 and 664 and bears survey no 99/2 of Village Borim after execution of deed of sale.

22.Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment or transfers of right, title and interest of the intending vendors in the said premises and plot in favour of the intending purchasers.

23.The right, title and interest of the intending vendors in the Bungalow No.-- admeasuring an area of----Sq Mtrs comprising of ground plus first floor of the building Complex by name “PARN RESIDENCY” to be constructed on the Amalgamated Plots More particularly on the plot bearing Survey No ---- of the property by name “TALSAI @ THOLSAI @ TOLSAI” situated at Village Borim , within the limits of Village Panchayat of Borim of Ponda Taluka , Sub District of Ponda , District of North Goa, Now in south Goa, State of Goa and registered in the office of Land Registration office Ilhas Panaji under No. 2897 of Book B-32 (old) at Folios 412 to folios 416 and enrolled in the Taluka Revenue Office , Ponda under No. 670 and 671 and 663 and 664 and bears survey no ---- of Village Borim shall be transferred and assigned and shall be deemed to be assigned and transferred only after execution of the sale deed.

24.The intending purchasers shall bear the legal fees and other professionals if appointed by the parties.

25. It is further agreed by the parties that the service tax if any is to be paid by intending purchasers as and when informed by the intending vendors.
26. The Housing Co-operative Society shall be formed of all the owners of the Premises and the intending vendors shall transfer all the common land including common emanates by way of the conveyance deed in the name the said society. All the required expenses for the said transfer shall be borne by all the Owners of the Bungalows and both the parties should co-operate each other for the same.
27. All the disputes differences that may arise between the parties hereto or their representatives or any one of them in regard to this present or its subject matter and/or interpretation thereof in anyway whatsoever shall be referred to a sole arbitrator if the parties agree upon or otherwise to two arbitrators, each one appointed by each party and the award of arbitration shall be final and binding upon both the parties.

SCHEDULE –I

(Description of the property)

ALL THAT property by name “TALSAI @ THOLSAI @ TOLSAI” situated at Village Borim , within the limits of Village Panchayat of Borim of Ponda Taluka, Sub District of Ponda , District of North Goa, Now in south Goa, State of Goa and registered in the office of Land Registration office Ilhas Panaji under No. 2897 of Book B-32 (old) at Folios 412 to folios 416 and enrolled in the Taluka Revenue Office , Ponda under No. 670 and 671 and 663 and 664 and bears

survey no 98/6 and 99/2 of Village Borim and admeasuring an area of 1550 .00 Sq Mtrs and 1725.00 sq Mtrs respectively and bounded as under Property surveyed under Survey No 99/2 admeasuring 1550.00 Sq. Mtrs and is bounded as

East:-By property bearing survey no. 98/1

West: - by property bearing survey no. 99/1

North: - by road leading to Siddhanath Mountain

South: - By property bearing survey no. 98/6 and 106/5

SCHEDULE - II

(Description of the Bungalow no.-- hereby sold and specifications)

ALL THAT Bungalow No. ---admeasuring an area of ----- Sq Mtrs comprising of ground plus first floor of the building Complex by name “PARN RESIDENCY” to be constructed on the Amalgamated Plots More particularly on the plot bearing Survey No ---- of the property by name “TALSAI @ THOLSAI @ TOLSAI” situated at Village Borim , within the limits of Village Panchayat of Borim of Ponda Taluka , Sub District of Ponda , District of North Goa, Now in south Goa, State of Goa and registered in the office of Land Registration office Ilhas Panaji under No. 2897 of Book B-32 (old) at Folios 412 to folios 416 and enrolled in the Taluka Revenue Office , Ponda under No. 670 and 671 and 663 and 664 and bears survey no -- -- of Village Borim which is forming the part and parcel of the plot described in the Schedule I hereinabove and bounded as under:

East----

West-----

North: -

South: -

SPECIFICATIONS

- A. RCC frame structure
- B. Sloping roof with Mangalore tile
- C. Vitrified tile flooring
- D. Door height ceramic tiles, dado in Toilet
- E. Granitite kitchen platform with S. S. sink
- F. Teakwood main door, flush door for bedrooms and fiber doors
for toilet
- G. Powder coated aluminum windows with Grills
- H. Independent over head tank storage tank, septic tank and Solar
Hitter
- I. Electrical three phase wiring with phase selector and
necessary points for AC, Phone and TV cable
- J. Acrylic emulsion paint to the interior and Cement paint to the
exterior wall

SCHEDULE -III ***(Payment Schedule)***

(Mode of Payment)

<i>Sr. No.</i>	<i>Percentage</i>	<i>Amount</i>
1	Booking	
2	Completion of Plinth Area	
3	Completion of Roof Slab	
4	Completion of Flooring	
5	on completion	
	Total	

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day, year and place first herein above written after having read and understood the contents hereof in the presence of the following witnesses who have signed herein below.

SIGNED SEALED AND DELIVERED

BY WITHIN NAMED THE INTENDING VENDORS

For self and vendor no.2 through power of Attorney

MR. DILIP KESHAV DESAI

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L. H. F. P. OF MR. DILIP KESHAV DESAI

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R.H.F.P.OF MR. DILIP KESHAV DESAI

SIGNED SEALED AND DELIVERED
BY WITHIN NAMED THE INTENDING
PURCHASER No. 1
MR-----

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L. H. F. P. OF MR-----

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R. H. F. P. OF MR-----
