

x?  
for CITIZEN CREDIT CO-OP. BANK LTD.



Authorized Signatory

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SARANA KEMETER CO-OP. HSG SOCIETY LTD  
ST. JOSEPH ROAD, BORDA,  
MARGAO - GOA 403 102  
D-5/STP(V)/C.R./35/3/2011-RD

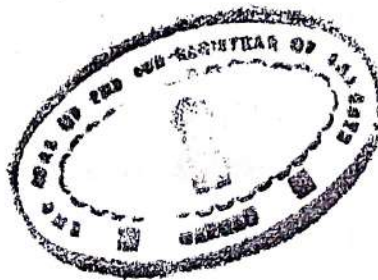
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NON JUDICIAL  
OCT 29 2019  
11:41  
Rs. 1795100/- PB7223  
STAMP DUTY  
GOA

Name of Purchaser... SUPREME REALTORS

Sanjay B. Kedaragale ~~Kedaragale~~

3456



## AGREEMENT FOR SALE

*Amrita* *Kamit S.S.* *DPB* *Deula*  
*Devi* *M* *Alina*  
*Raibon*

THIS AGREEMENT is entered into at Margao, Goa on this  
01<sup>st</sup> day of November, 2019

-BETWEEN-



**DAMODAR PURSHOTTAM alias LADU RAICAR**, son of Late

Shri Purxotoma Damodara Raicar and his wife Late Smt. Saraswati Purxotoma

Raicar, age 73 years, allotted Permanent Account No. [REDACTED] by the

Income Tax Department, holding Aadhar Card No. [REDACTED], and his wife

2. **INDIRA DAMODARRAICAR**, daughter of Shri Mahadev Anant Chodankar,  
age 61 years, housewife, allotted Permanent Account No. [REDACTED] by the  
Income Tax Department and holding Aadhar Card No. [REDACTED];

both Indian nationals and residing at Flat No. SF-4, Block 8, "Prabhakar Apartments",  
Opp. P.W.D., Fatorda, Salcete, Goa, hereinafter jointly referred to as the  
"FIRST OWNERS", which expression shall, unless repugnant to the meaning or context  
thereto, mean and include their heirs, executors, administrators, **ON THE FIRST PART**

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3. **RAMANAND PARISRAM RAICAR**, son of Late Shri Parisram Raicar and his  
wife Late Smt. Shalini Raicar, age 57 years, allotted Permanent Account  
No. [REDACTED] by the Income Tax Department, holding Aadhar Card  
No. [REDACTED] and his wife
4. **KAMESHWARI RAMANAND RAIKAR**, daughter of Shri Gokuldas  
Pandurang Raicar, age 48 years, Government servant, allotted Permanent Account  
No. [REDACTED] by the Income Tax Department, holding Aadhar Card

Kamant S.S.  
Pravir  
Devi

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No. [REDACTED] both Indian nationals and residing at G-3, "Mahalaxmi Apartments", near Vithal Mandir, Comba, Margao, Goa;

5. **GOURISH PARISRAM RAIKAR**, son of Late Shri Parisram Raikar and his wife Late Smt. Shalini Raikar, age 56 years, allotted Permanent Account No. [REDACTED] by the Income Tax Department, holding Aadhar Card No. [REDACTED], and his wife

6. **KALPANA GOURISH RAIKAR**, daughter of Shri Krishna Shankar Verlekar, age 51 years, housewife, allotted Permanent Account No. [REDACTED] by the Income Tax Department, holding Aadhar Card No. [REDACTED] both Indian nationals and residing at F-1, "Pearl Apartments", Damodar Nagar, Fatorda, Salcete, Goa, hereinafter jointly referred to as the "**SECOND OWNERS**", which expression shall, unless repugnant to the meaning or context thereto, mean and include their respective heirs, executors, administrators, **ON THE SECOND PART**

- AND -

7. **M/S SUPREME REALTORS**,

a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, with the Registrar of Firms of Salcete at Margao-Goa, allotted Permanent Account No. [REDACTED] having its place of business at "SUPREME", Behind New Telephone Exchange, Opp. Bombi House, Margao-Goa, represented herein by its duly authorized partners, viz. (1) **YOGESH YESHWANT NAIK**, son of late Shri Yeshwant V. Naik, age 47 years, married businessman, Indian national, allotted Permanent Account No. [REDACTED] resident of E-74, "BOMBI HOUSE", Comba Margao, Goa,

*Handwritten signatures and initials:*  
Kant J.S. [Signature]  
Pratik [Signature]  
Dai [Signature]

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



(2) ATUL MADHUSUDAN VIRGINCAR, son of late Shri Madhusudan Virgincar, age 59 years, married businessman, Indian national, allotted Permanent Account No. [REDACTED] resident of E-75, Martinho Menezes road, Comba Margao, Goa  
(3) EKNATH alias JAGANATHSHRIKRISHNA KAMAT, son of late Shri Shrikrishna Kamat, age 63 years, businessman, married Indian national allotted Permanent Account No. [REDACTED] and his wife (4) USHA JAGANATH KAMAT, age 59 years, businessperson, married, Indian national allotted Permanent Account No. [REDACTED]

both residents of "Guruprasad", Kamat Bldg., First Floor, Malbhat Margao, Goa, represented herein by her husband and duly constituted attorney, the above named Shri Eknath alias Jaganath Shrikrishna Kamat vide power of Attorney Executed on 26.08.2010 by Adv. Narahari D. Keni, under Register No.8994/10 (5) ASMITA SANJAY HEGDE, wife of Shri Sanjay Krishna Hegde, age 56 years, married businessperson, Indian national, allotted Permanent Account No. [REDACTED] resident of 602, Juhu Sai Darshan, 5<sup>TH</sup> N. S. Ext. Road, JVPD SCHEME, Mumbai, represented herein by her duly constituted attorney, the above named Shri Eknath alias Jaganath Shrikrishna Kamat, so constitute vide a Power of Attorney executed on 20.08.2010 By Adv. L. B. Sonavane under register No.1768/15,(6) SANJAY KRISHNA HEGDE son of Sanjay Hegde age 63 years, married Businessman, Indian National, allotted Permanent Account No. [REDACTED] resident of B-1303, Vivarea Sane Guruji Marg, Mahalaxmi Mumbai, represented hereby duly constituted attorney Shri Eknath alias Jaganath Shrikrishna Kamat, vide Power of attorney Executed on 03.02.2015 by Adv. Sachin S. Kolwalkar under Register No. 149/2015 hereinafter referred to as the "PURCHASER/DEVELOPER"(which expression, unless repugnant to the meaning or context thereof, shall mean and include the aforesaid partners of the firm for



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- a) That there exists an immovable property known as "*BALOPA LOCU NAICALEM*", situated in Village Navelim, Taluka Salcete, District South Goa, State Goa, which property is fully described in *SCHEDULE I* hereunder written and hereinafter referred to as the "*Said Property*".
- b) That the Said Property originally belonged to BOGVANTA BABOIA NAIQUE and his wife RADABAI NAIQUE.
- c) That vide a deed drawn up on 20<sup>th</sup> June 1963, the Said Property was sold by the aforesaid BOGVANTA BABOIA NAIQUE and his wife RADABAI NAIQUE in equal shares to (a) LADU DAMODARA RAICAR *alias* PURXOTOMA DAMODARA RAICAR *married to* SARASVATIBAI RAICAR and (b) PARISRAMO DAMODARA RAICAR *married to* SHALINIBAI RAICAR, which sale is duly recorded under Inscription No. 48578 dated 12<sup>th</sup> July, 1963.
- d) That the aforesaid PURXOTOMA DAMODARA RAICAR and his wife SARASWATI, both died, the former on 14<sup>th</sup> May, 2000 and the latter on

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19<sup>th</sup> July, 2003, leaving behind them as their only heirs their two sons, viz. (1) Parties Nos. 1 and 2 herein (DAMODAR LADU RAIKAR and INDIRA DAMODAR RAIKAR) and (b) MAHABALESHWAR RAIKAR married to GAURI RAIKAR, which facts are duly recorded and certified in (1) Deed of Succession dated 30<sup>th</sup> June, 2000, drawn up by Sub-Registrar cum Notary-Ex-Officio of Salcete Taluka at Margao and recorded at Folios 13(overleaf) to 15 of Deeds Book No. 1416 and (b) Deed of Succession dated 7.10.2004, drawn up by the Sub-Registrar cum Notary-Ex-Officio of Salcete Taluka and recorded at Folios 62(overleaf) to 64 of Deeds Book No. 1469.

e) That the aforesaid PARISRAM RAIKAR *alias* PURISRAMA DAMODARA XETE RAIKAR *alias* PORISRAMA DAMODAR RAIKAR *alias* PARISRAM DAMODAR RAIKAR *alias* PORISRAMA DAMODAR RAIKAR and his wife XALINIM PARISRAMA RAIKAR *alias* XALINIBAI RAIKAR *alias* SHALINI RAIKAR, both died, the former on 13<sup>th</sup> August, 1997 and the latter on 24<sup>th</sup> November, 2002 leaving behind them their following heirs, viz. (a) two daughter (b) Parties Nos. 3 and 4 herein (RAMANAND RAIKAR and KAMESHWARI RAMANAND RAIKAR) and (c) Parties Nos. 5 and 6 herein (GOURISH RAIKAR and KALPANA GOURISH RAIKAR).

f) That the two daughters of the aforesaid PARISRAM RAIKAR and wife XALINIM PARISRAMA RAIKAR and their respective spouses relinquished their rights to the estate of their late parents/parents-in-law as a consequence of which Parties Nos. 3, 4, 5 and 6





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*Pravir* *Devil*  
*M*

(RAMANAND RAIKAR, KAMESHWARI RAMANAND RAIKAR, GOURISH RAIKAR and KALPANA GOURISH RAIKAR) are the sole and universal heirs of their parents, viz. the aforesaid PARISRAM RAIKAR and his wife XALINIM PARISRAMA RAIKAR.



That the facts stated in sub-recitals (e) and (f) above are duly recorded and certified in a Deed of Relinquishment of Illiquid and Undivided Rights and Deed of Succession dated 16<sup>th</sup> August, 2007, drawn up by Sub-Registrar cum Notary-Ex-Officio of Salcete Taluka at Margao and recorded at Folio 34(overleaf) onwards of Deeds Book No. 1510.

- h) That vide a Deed of Partition dated 9<sup>th</sup> February, 2009, registered in the Office of the Sub-Registrar of Salcete Taluka at Margao on 18<sup>th</sup> February, 2009 under Registered No. 692 at Pages 1 to 35 in Book I, Volume 3289, Parties Nos. 1 and 2 herein (DAMODAR LADU RAIKAR and INDIRA DAMODAR RAIKAR) and the aforesaid MAHABALESHWAR RAIKAR and his wife GAURI RAIKAR, partitioned various properties, where under, their rights to the Said Property was allotted exclusively to Parties Nos. 1 and 2 herein (DAMODAR LADU RAIKAR and INDIRA DAMODAR RAIKAR).
- i) That on account of the aforesaid deeds and events, the Said Property car to be fully, exclusively AND jointly owned by the OWNERS in the following proportions/undivided shares, viz.

 Kameshwari S.S. 21.2.2009 Dairu  Gourish  M 





<u>Sr.</u>	<u>Name of OWNERS</u>	<u>Entitlement</u>
1.	Parties Nos. 1 and 2 (DAMODAR LADU RAIKAR and INDIRA DAMODAR RAIKAR)	$\frac{1}{2}$ (one-half)
2.	Parties Nos. 3 and 4 (RAMANAND RAIKAR and KAMESHWARI RAMANAND RAIKAR)	$\frac{1}{4}$ (one-fourths)
3.	Parties Nos. 5 and 6 herein (GOURISH RAIKAR and KALPANA GOURISH RAIKAR)	$\frac{1}{4}$ (one-fourths)

j) That an area of 170 m<sup>2</sup> of the Said Property has been acquired by the Government of Goa (Water Resources Department) for construction of a canal.

2. The OWNERS have represented also unto the PURCHASER/DEVELOPER that there are a few houses on the Said Property, which are assessed by the Village Panchayat of Navelim, Salcete as follows, viz.

- a) House No. 655, assessed in favour of Mr. Caietana Miranda alias Caetan Miranda, deceased, wife of Luis Gomes, occupied by their heirs.
- b) House No. 654, assessed in favour of Mr. Damodar Lotlikar and occupied by the said Mr. Damodar Lotlikar and his family.
- c) House No. 658, assessed in favour of Domingo Rosario Cardozo and occupied by his wife Mrs. Antonette Damingo Roasrio. and her family.
- d) House No. 659, assessed in favour of Mrs. Assuncao Caetana Rebelo and occupied by the said Mrs. Assuncao Caetana Rebelo is the wife of S Afonso.

*(Signature)*

*Kacant S.S.*

*Pravir*

*PPR*

*Pravir*  
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3. The OWNERS have represented unto the PURCHASER/DEVELOPER that although the Existing Houses are occupied by the respective occupiers stated in Recital 2 and certain persons are stated as owning the Other Houses, the said occupiers have neither purchased the Existing Houses nor the Other Houses, nor are they paying any rent to the OWNERS and except for Domingo Rosario Cardozo (referred to in Recital 2(c) above, who has obtained declaration as *Mundkar*), none of the other occupiers have obtained any declaration as to their status, either as *Mundcar*, tenant or otherwise howsoever.

4. The OWNERS have declared and covenanted unto the PURCHASER/DEVELOPER as follows:

- a) that they have an absolute right to dispose and/or sell the Said Property and/or deal with it in any manner whatsoever.
- b) that there is no legal bar or impediment for this transaction and that the Said Property is free from encumbrances, liens and/or charges.
- c) that other than the persons occupying the Existing Houses and the Other Houses (referred to in Recitals 2 and 3 above), there are no other *Mundcars* and/or any building or agricultural tenants and/or persons entrusted with Watch/Ward duties and/or any persons claiming agricultural tenancy and/or any other right whatsoever in, to and/or over the Said Property and/or over any part thereof.

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- d) that no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/has been received by and/or served upon the OWNERS in respect of the Said Property and/or any part thereof.
- e) that neither the Said Property nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- f) that neither the Said Property nor any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.
- g) that they are fully entitled to enter into this Agreement with the PURCHASER/DEVELOPER and that they have full rights and authority to sign and execute the same.
- h) that they have not agreed, committed or contracted or entered into any agreement for sale or lease or any other arrangement with third parties in respect of the Said Property.
- i) that they have not done any act, deed, matter or thing whereby or by reason whereof, the development of the Said Property may be prevented or affected in any manner whatsoever.



*Kamut S.S. Pratik Dail*  
*Pratik Dail*  
*Pratik Dail*  
*Pratik Dail*



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A.



- 2) Plot designated as Plot BD admeasuring 1,011 sq. meters, described in Part II of SCHEDULE II to the 28.3.2015 Partition Deed and hereinafter referred to as "*Plot BD*";
- 3) Plot designated as Plot E admeasuring 591 sq. meters, described in Part III of SCHEDULE II to the 28.3.2015 Partition Deed and hereinafter referred to as "*Plot E*";
- 4) Plot designated as Plot F admeasuring 173 sq. meters, described in Part IV of SCHEDULE II to the 28.3.2015 Partition Deed and hereinafter referred to as "*Plot F*";
- 5) Plot designated as Plot G admeasuring 3,895 sq. meters, described in Part V of SCHEDULE II to the 28.3.2015 Partition Deed and hereinafter referred to as "*Plot G*" and
- 6) Plot designated as Plot H admeasuring 3,936 sq. meters, described in Part VI of SCHEDULE II to the 28.3.2015 Partition Deed and hereinafter referred to as "*Plot H*".

B. The six plots formed out of the partitioning as aforesaid were allotted amongst the OWNERS as follows, viz.

- 1) Plot F and Plot G were allotted to the FIRST OWNERS;
- 2) Plot H was allotted to the SECOND OWNERS and

*Aravind*  
*Kareem S.S.*  
*Dailan*  
*Dailan DRS*  
*Alina*  
*Alina*



- 3) Plot AC, Plot BD and Plot E were allotted to the FIRST OWNERS and the SECOND OWNERS, to be held by them jointly and in common.



The OWNERS agree and declare that in the 28.3.2015 Partition Deed, the Eastern and Western boundaries of Plot G in Part V of SCHEDULE II to the 28.3.2015 Partition Deed and, likewise, the Eastern and Western boundaries of Plot H in Part VI of SCHEDULE II to the 28.3.2015 Partition Deed are erroneously stated and the parties will be separately executing an appropriate Deed Of Rectification to rectify the 28.3.2015 Partition Deed to show the correct boundaries of Plot G and Plot H.

9. Notwithstanding the partitioning effected by the 28.3.2015 Partition Deed, the OWNERS hereby agree to sell the Said Property to the PURCHASER/DEVELOPER and the PURCHASER/DEVELOPER agrees to purchase the Said Property from the OWNERS, for the purpose of developing the Said Property by constructing thereon, row houses (hereinafter referred to as the "Proposed Row Houses") and/or multi-storeyed building(s) (hereinafter referred to as the "Proposed Building Complex") and selling the proposed row houses and/or premises in the Proposed Building Complex to the public without reference to the OWNERS.
10. The parties are desirous of recording in writing the terms and conditions of their agreement and understanding.

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NOW THEREFORE THIS INDENTURE WITNESSETH AS UNDER:-

 The OWNERS hereby agree to sell the Said Property to the PURCHASER/DEVELOPER and the PURCHASER/DEVELOPER agrees to purchase the Said Property from the OWNERS, for the purpose of developing the Said Property by constructing thereon, row houses (hereinafter referred to as the "*Proposed Row Houses*") and/or multi-storeyed building(s) (hereinafter referred to as the "*Proposed Building Complex*") and selling the Proposed Row Houses and/or premises in the Proposed Building Complex to the public without reference to the OWNERS.

1A. The parties hereto further agree that in the event the PURCHASER/DEVELOPER does not desire to take up any portion of the Said Property for development, the PURCHASER/DEVELOPER shall be entitled to so intimate the OWNERS by a written communication whereupon such portions notified by the PURCHASER/DEVELOPER shall not be taken up for development.

1B. The Proposed Row Houses and the Proposed Building Complex shall be constructed by the PURCHASER/DEVELOPER on such portions of the Said Property as may be mutually agreed by and between the OWNERS and the PURCHASER/DEVELOPER.

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Daika

Alison

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2.

In consideration of the OWNERS agreeing to sell the Said Property to the PURCHASER/DEVELOPER, the PURCHASER/DEVELOPER shall pay/make good consideration of Rs. 6,19,00,000/- (Rupees six crores nineteen lakhs only) comprising the following, viz.

- a) Rs. 3,09,50,000/- (Rupees three crores nine lakhs and fifty thousand only) shall be paid/made good jointly to Parties Nos. 1 and 2 (DAMODAR LADU RAIKAR and INDIRA DAMODAR RAIKAR).
- b) Rs. 1,54,75,000/- (Rupees one crore fifty four lakhs and seventy-five thousand only) shall be paid/made good jointly to Parties Nos. 3 and 4 (RAMANAND RAIKAR and KAMESHWARI RAMANAND RAIKAR) and
- c) Rs. 1,54,75,000/- (Rupees one crore fifty four lakhs and seventy-five thousand only) shall be paid/made good jointly to Parties Nos. 5 and 6 herein (GOURISH RAIKAR and KALPANA GOURISH RAIKAR).

3. The consideration of Rs. 3,09,50,000/- (Rupees three crores nine lakhs and fifty thousand only) receivable by Parties Nos. 1 and 2 (DAMODAR LADU RAIKAR and INDIRA DAMODAR RAIKAR) from the PURCHASER/DEVELOPER shall comprise the following, viz.

- a) Rs. 5,00,000/- (Rupees five lakhs only) is being today at the time of execution of this agreement, less applicable Tax Deductible at Source.
- b) The PURCHASER/DEVELOPER has constructed for and allotted the following built-up premises, having present value of Rs. 2,44,60,000/- (Rupees two crores forty-four lakhs and sixty thousand only), viz.

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- 1) Flats Nos. 503 and 505 in Building "D" of the building complex known as "Supreme Colmorod County", situated at Colmorod, Margao, Goa, having an aggregate super built-up area of 237.05 sq. mts. and having a present value of Rs. 80,60,000/- (Rupees eighty lakhs and sixty thousand only);
  - 2) Two (2) flats, having approximate aggregate built-up area of 100 sq. mts. in the Proposed Building Complex and having a present value of Rs. 64,00,000/- (Rupees sixty four lakhs only);
  - 3) One (1) flat, having an approximate built-up area of 110 sq. mts., to be located in the building complex proposed to be put up by the PURCHASER/DEVELOPER's associate firm in a property situated at Margao, Goa which is presently surveyed under Chalta Nos. 217, 117 and 118, all of P. T. Sheet No. 215 of Margao City Survey and having a present value of Rs. 49,50,000/- (Rupees forty-nine lakhs fifty thousand only) and
  - 4) Flat No. D-104 in Building "D" of the building complex known as "Supreme By The Woods", situated in Survey Nos. 53/1-A-1, 53/1-A and 53/1-A-2, all of revenue Village Reis Magos in Bardez Taluka, having a super built-up area of 109.73 sq. mts. and having a present value of Rs. 50,50,000/- (Rupees fifty lakhs and fifty thousand only).
- c) The PURCHASER/DEVELOPER has paid a sum of Rs. 59,90,000/- (Rupees Fifty Nine lakhs and ninety thousand only), shall be paid within a period of 1 month from the date of execution of the agreement.

 Kamant S.S. 21/2 Devl. Chalta  
Pravir Devl. Chalta



4. Separate standard form agreements have been executed between the PURCHASER/DEVELOPER and/or its associate entities on the one hand and Parties Nos. 1 and 2 herein, on the other hand, in respect of the premises referred to in Clause 3(b) above, setting out detailed terms and conditions. All these agreements record that the considerations for the respective premises have been duly paid by Parties Nos. 1 and 2 herein.

5. Delivery of the premises referred to in Clause 3(b) above has already been effected, the receipt whereof Parties Nos. 1 and 2 do hereby admit and acknowledge.

6. The consideration of Rs. 1, 54, 75,000/- (Rupees one crore fifty four lakhs and seventy-five thousand only) receivable by Parties Nos. 3 and 4 (RAMANAND RAICAR and KAMESHWARI RAMANAND RAIKAR) from the PURCHASER/DEVELOPER shall comprise the following, viz.

- a) Rs. 2,50,000/- (Rupees two lakhs fifty thousand only) is being today at the time of execution of this agreement, less applicable Tax Deductible at Source.
- b) The PURCHASER/DEVELOPER has constructed for and allotted the following premises, having present value of Rs. 90,20,000/- (Rupees ninety lakhs twenty thousand only), viz. Flats Nos. 311 and 411 in Building "T" of the building complex known as "Supreme St. Anthony Complex", situated at Aquem, Margao, Goa, having an aggregate super built-up area of 281.90 sq. mts. and
- d) The PURCHASER/DEVELOPER has paid a sum of Rs. 62,05,000/- (Rupees Sixty Two Lakhs Five Thousand only), shall be paid within a period of 1 month from the date of execution of the agreement.

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7. Separate standard form agreement have been executed between the PURCHASER/DEVELOPER's associate entity on the one hand and Parties Nos. 3 and 4 herein on the other hand, in respect of the premises referred to in Clause 6(b) above, setting out detailed terms and conditions. This agreement records that the considerations for the premises have been duly paid by Parties Nos. 3 and 4 herein.

8. The premises referred to in Clause 6(b) have been duly delivered to Parties Nos. 3 and 4 herein, the receipt whereof Parties Nos. 3 and 4 do hereby admit and acknowledge.

9. The consideration of Rs. 1,54,75,000/- (Rupees one crore fifty-four lakhs and seventy-five thousand only) receivable by Parties Nos. 5 and 6 herein (GOURISH RAICAR and KALPANA GOURISH RAIKAR) shall comprise the following, viz.

- a) Rs. 2,50,000/- (Rupees two lakhs fifty thousand only) is being today at the time of execution of this agreement, less applicable Tax Deductible at Source.
- b) The PURCHASER/DEVELOPER has constructed for and allotted the following premises, having present value of Rs. 72,50,000/- (Rupees seventy-two lakhs and fifty thousand only), viz. Flats Nos. 604 and 605 in Building "D" of the building complex known as "Supreme Colmorod County", situated at Colmorod, Margao, Goa, having an aggregate super built-up area of 213.16 sq. mts., and

*Kamath S.S.*

*P.R. Dailer*

*Oliver*

*Aravind*

*Dale*

*Blair*





The PURCHASER/DEVELOPER has paid a sum of Rs. 79,75,000/-

(Rupees Seventy Nine Lakhs Seventy Five Thousand Only), shall be paid within a period of 1 month from the date of execution of the agreement.

10. A separate standard form agreement has been executed between the PURCHASER/DEVELOPER's associate entity on the one hand and Parties Nos. 5 and 6 herein, on the other hand, in respect of the premises referred to in Clause 9(b) above, setting out detailed terms and conditions. This agreement records that the consideration for the premises have been duly paid by Parties Nos. 5 and 6 herein.

11. The premises referred to in Clause 9(b) has been delivered to Parties Nos. 5 and 6, the receipt whereof Parties Nos. 5 and 6 do hereby admit and acknowledge.

12. The premises referred to in Clauses 3(b), 6(b) and 9(b) above are hereinafter jointly referred to as the "*Owners' Premises*".

13. The OWNERS agree and undertake that if a Co-operative Society or a Limited Company or other Legal Entity is formed of the purchasers of premises in the Proposed Building Complex for the purpose of maintenance and upkeep of the Proposed Building Complex and the Said Property (hereinafter referred to as the "*Said Maintenance Entity*"), that the OWNERS shall become members of the Said Maintenance Entity. The PURCHASER/DEVELOPER shall be entitled to insist on the OWNERS signing all such documents, forms and other papers as may be required for the formation of the Said Maintenance Entity and/or becoming members thereof as a pre-condition for and before handing over possession of the Owners' Premises.

*Kaust J.S.*

*Pratik*

*[Signature]*

*Daik*

*Daik*

*DPK*

*[Signature]*

*Daik*

*Daik*



The OWNERS agree and bind themselves to pay to the PURCHASER/DEVELOPER, after possession of the Owners' Premises is handed over, regularly every month, by the fifth day of each month, until the conveyance of the Said Property is executed in favour of the Said Maintenance Entity, the proportionate share that may be decided by the PURCHASER/DEVELOPER or, as the case may be, by the Said Maintenance Entity, for/towards: (a) all Municipal and other taxes and outgoings that may from time to time be levied against the Proposed Building Complex (b) water and electricity connection/consumption charges (c) charges of maintenance and management of the common lights of the Proposed Building Complex (d) other outgoings such as collection charges, charges for watchman, sweepers and (e) charges incurred for the maintenance of accounts incurred in connection with the Proposed Building Complex.

15. The OWNERS shall deposit and keep deposited with the PURCHASER/DEVELOPER at the time of taking possession of the said premises, such sum of money as hereinafter specified and such further sums as may be directed by the PURCHASER/DEVELOPER from time to time, towards the aforesaid expenses and outgoings. The said sum shall not carry interest and will remain with the PURCHASER/DEVELOPER until the conveyance is executed in favour of the Said Maintenance Entity, and on such conveyance being executed, the balance, if any, from the said deposit (after deducting all or any expenses as per this Clause and/or any other deduction as per any other Clause of this Agreement) shall be paid over to the Said Maintenance Entity.

Kaleet J.S.

Pravara

Bair

DRR  
Bailca

M

Alkova  
Pravara



16. The OWNERS shall deposit with the PURCHASER/DEVELOPER at the time of taking possession, such sum of money as hereinafter specified towards the cost, ~~TRAN~~ expense and fees for formation of the Said Maintenance Entity.



Deposits payable to the Water/Electricity Departments shall be paid/borne by the OWNERS and shall be paid to the PURCHASER/DEVELOPER as and when demanded by them. The PURCHASER/DEVELOPER shall however be entitled to collect such amounts at the time of handing over possession of the said premises to the OWNERS. In the event common meters are obtained for the Proposed Building Complex, the OWNERS shall bear such portion of the deposits as intimated by the PURCHASER/DEVELOPER.

18. Before handing over possession of the said premises to the OWNERS, the OWNERS shall deposit with the PURCHASER/DEVELOPER such sum as may be directed by the PURCHASER/DEVELOPER. Such sums shall be utilized by the PURCHASER/DEVELOPER for the purposes stated in Clauses 13 to 15 above as also for paying Infrastructure Tax in respect of the Owners' Premises as also all other taxes, cess and/or any other levies which are payable in respect of the said premises.

19. The OWNERS shall, within 180 days from today, make out a clear, unencumbered and marketable title to the Said Property to the sole and exclusive satisfaction of the PURCHASER/DEVELOPER. For such purpose, the OWNERS shall get their names mutated in the Record of Rights maintained in Forms I & XIV in respect of the Said Property.

Kareem J.S.

Pratibha

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Baiker

[Signature]

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[Signature]

20. After the execution of the 14.2.2013 Agreement, the PURCHASER/DEVELOPER became entitled to enter upon the Said Property, demolish all existing structures and with full right and authority to commence, carry on and complete development thereof, up to the completion of the Proposed Building Complex in all respects and the OWNERS hereby give permission to the PURCHASER/DEVELOPER for such purpose.



21. The PURCHASER/DEVELOPER shall position the plinth area of the Proposed Building Complex at any place as it desires on the Said Property.

22. Immediately upon execution of this Agreement, the PURCHASER/DEVELOPER shall be at liberty and be entitled to sell and/or allot the premises in the Proposed Building Complex and/or to enter into any package deal or arrangement for allotment of such premises at such price and on such terms and conditions as the PURCHASER/DEVELOPER may deem fit, and shall also be entitled to receive the monies of such sale/allotment of the premises in the Proposed Building Complex. The PURCHASER/DEVELOPER shall also be entitled to deliver possession of such premises upon completion of construction thereof, without any liability in respect thereof to the OWNERS.

23. It is however expressly agreed and understood that the OWNERS shall not be entitled to and shall have no right to and/or claim over monies collected from sale of premises in the Proposed Building Complex, the rights of the OWNERS being limited to receiving the Owners' Premises to the payment of the sums stipulated in Clauses 3(a), 3(c), 6(a), 6(c), 9(a) and 9(c) above. It is hereby provided that the OWNERS shall not be

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responsible and/or liable in any manner whatsoever to the purchasers of premises in the Proposed Building Complex, including to refund monies collected by the PURCHASER/DEVELOPER from the purchasers of premises in the Proposed Building Complex in case of any such eventuality.



24. It is hereby expressly provided that the PURCHASER/DEVELOPER shall be entitled to charge, mortgage, encumber or offer as security for any loan, the Said Property or any part thereof or any premises in the Proposed Building Complex(except the Owners' Premises) provided that the OWNERS shall in no event be liable in respect of the repayment of the loan for which the premises in the Proposed Building Complex are charged, mortgaged and/or encumbered as aforesaid.

25. The PURCHASER/DEVELOPER shall be entitled to issue advertisement in newspapers and in other media in respect of sale of premises in the Proposed Building Complex and to offer them for sale as also to erect such advertisement boards in or upon the Said Property.

26. The OWNERS shall, as and when required by the PURCHASER/DEVELOPER do all such acts, deeds and things as are required, necessary or expedient for the purpose of developing and constructing the Proposed Building Complex including to sign applications for grant/renewals of construction licence and plans, to approach and appear before all Authorities concerned and to apply for/obtain water/electricity connection as also change in user of land. If so called upon by the PURCHASER/DEVELOPER, the OWNERS shall execute a Power of Attorney in favour of the PURCHASER/DEVELOPER and/or their nominee(s) for signing

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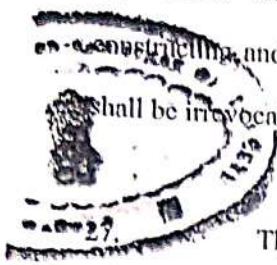
Datta

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Pratik

applications for grant/renewal of plans, licenses and for doing all other acts for  
and completing the Proposed Building Complex. Such Power of Attorney  
shall be irrevocable.



The development and the construction of the Proposed Building Complex shall be at the entire costs, expenses and risk and on the entire account of the PURCHASER/DEVELOPER. The PURCHASER/DEVELOPER agree that it will obtain all the requisite renewals of the permissions and licenses required to develop/construct the Proposed Building Complex, at its own cost and responsibility, but if necessary, in the name of the OWNERS. All finances for completion of the development of the Proposed Building Complex shall be provided for by the PURCHASER/DEVELOPER.

28. At the time each of the Owners' Premises is delivered to the respective person to whom such premises have been allotted, the OWNERS shall execute an irrevocable Power of Attorney which will empower the PURCHASER/DEVELOPER to execute a Deed or Deeds of Conveyance in respect of the Said Property and the premises in the Proposed Building Complex either in favour of the Said Maintenance Entity or favouring individual purchasers of premises in the Proposed Building Complex. All such Deed or Deeds of Conveyance shall be prepared exclusively by the PURCHASER/DEVELOPER's Advocate. The stamp duty, registration Fees and all other fees, costs, charges and expenses for such Deed or Deeds of Conveyance shall be borne by the individual purchasers of premises in the Proposed Building Complex or by the Said Maintenance Entity, as the case may be, and in no case by the OWNERS (except that the OWNERS may, as members of the Said Maintenance Entity, be required to contribute towards the stamp duty, registration Fees and all other fees, costs, charges and expenses).

Kaureat J.S.

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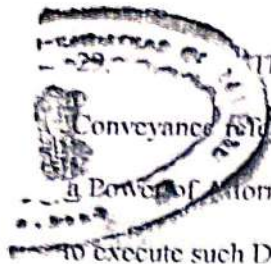
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The OWNERS agree and undertake to execute the Deed or Deeds of Conveyance referred to in Clause 28 above notwithstanding that they may have executed a Power of Attorney in favour of the PURCHASER/DEVELOPER and/or its nominee(s) to execute such Deed or Deeds of Conveyance.

30. The PURCHASER/DEVELOPER shall be entitled to enter into separate contracts in its own name with the building, labour contractor(s), architects and other technical and other consultants for carrying out the construction of the Proposed Building Complex.

31. The OWNERS shall not be liable for any accident or injuries that may be caused during the course of construction to any laboureres and/or workmen who may be engaged by the PURCHASER/DEVELOPER for the construction and/or to any third party. The OWNERS shall likewise not be liable for any damage that may be caused to any adjoining property and/or the property of any other third party during the course of construction. The OWNERS shall likewise not be liable in the event of any dispute between the PURCHASER/DEVELOPER and any of their contractors.

32. It is agreed and understood that the PURCHASER/DEVELOPER shall be entitled to name the Proposed Building Complex with such name as may be decided by the PURCHASER/DEVELOPER at its sole discretion.

33. The PURCHASER/DEVELOPER shall settle the claims of the persons occupying the Existing Houses and the Other Houses (enumerated in Recital 2), at the

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PURCHASER/DEVELOPER's entire cost and expense and the OWNERS shall not be liable to make any contribution or pay any sum or be liable in this respect in any manner.

However the OWNERS shall offer all cooperation to the PURCHASER/DEVELOPER in settling such claims including giving necessary authority to deal with the persons etc..

34. The parties hereto agree that upon the execution of this agreement, the 14.2.2013 Agreement shall stand substituted and replaced by this agreement.

35. All parties hereto shall be entitled to specific performance of this agreement provided they have fulfilled their respective obligations hereunder.

36. Stamp duty of Rs. 17,95,100/- is payable on this agreement and accordingly paid.

**SCHEDULE I ABOVE REFERRED**

**[Said Property ]**

All that immovable property known as "*Balopa Locu Naicalem*", situated in Village Navelim, Taluka Salcete, District South Goa, State Goa, which is described under No. 6322 at Folio 86(overleaf) of Book B 25 (Old Series), enrolled under Matriz No. 1435, surveyed under Survey No. 67/11 of revenue village Navelim of Salcete Taluka, having an area of 10,450 sq. mts. and bounded as follows:

East: By the property of Geronimo Costa;

West: By the coconut grove of the Coffer of Church of Margao and public access;

North: By the coconut grove known as "*Raular*" of the Coffer of Church of Margao and

South: By paddy fields "*Calvade*" of the Comunidade of Margao.

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

*Kaunat J.S.*  
*Pravara*  
*Deika*

*Deika*

*Calvade*

*Deika*





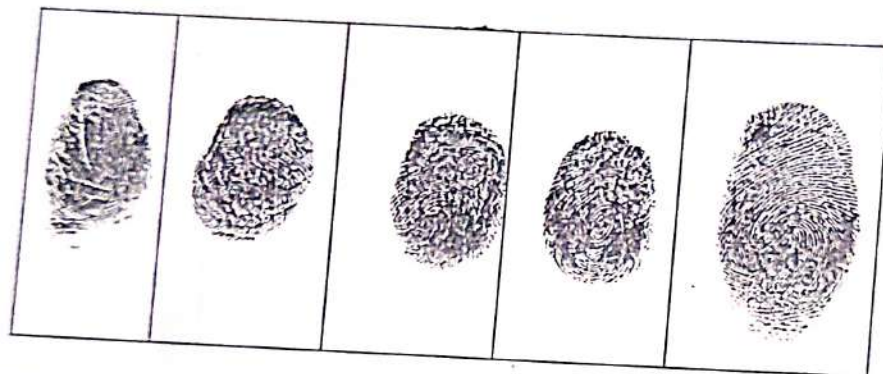
SIGNED AND EXECUTED BY THE FIRST OWNERS

D/L

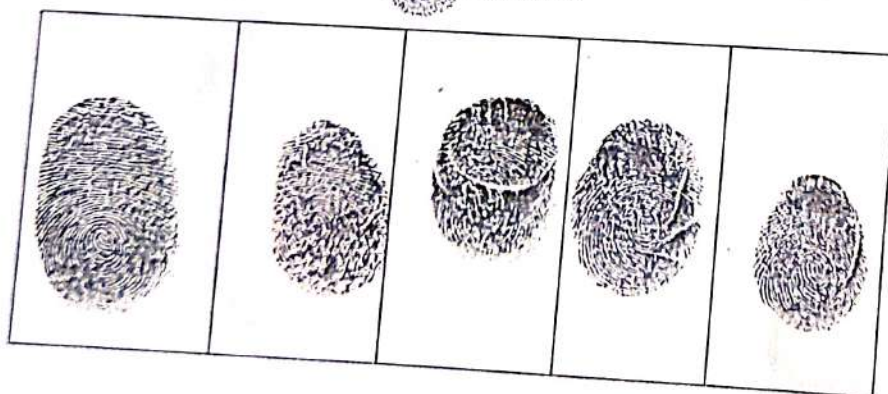


Damodar P. R. K.  
(MR. DAMODAR  
PURSHOTTAM alias LADU  
RAICAR)

Left-hand finger-prints of MR. DAMODAR PURSHOTTAM alias LADU  
RAICAR



Right-hand finger-prints of MR. DAMODAR PURSHOTTAM alias LADU  
RAICAR



O Kanunt S.S.

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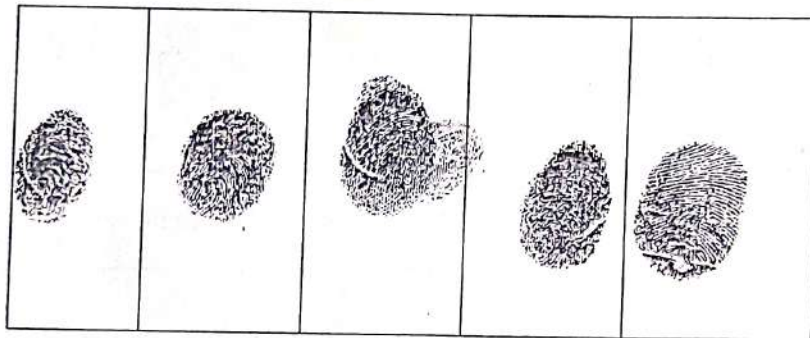
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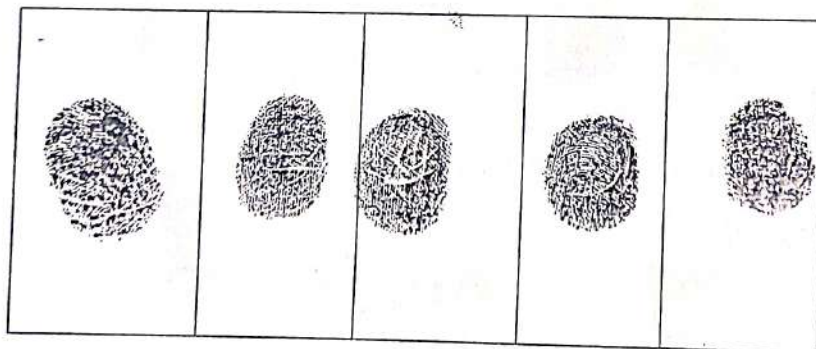
SIGNED AND EXECUTED BY THE FIRST OWNERS

<p>Dee</p> 	<p><i>Indira</i></p> <p>(MRS.INDIRA DAMODAR RAICAR)</p>
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Left-hand finger-prints of MRS. INDIRA DAMODAR RAICAR



Right-hand finger-prints of MRS. INDIRA DAMODAR RAICAR



*0 Karmat S.S.* *MR. Raicar* *Prasit* *Dee* *Dee* *Dee*

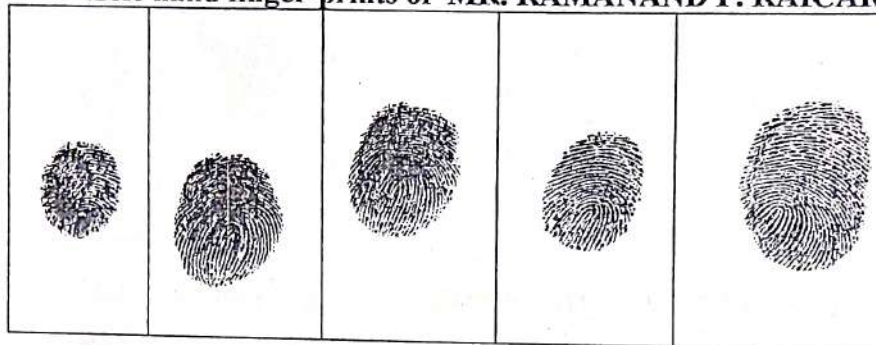


Phragmites

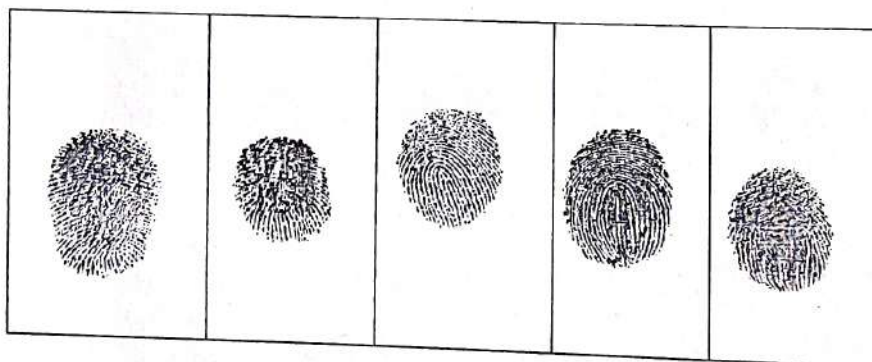


Praise

**Left-hand finger-prints of MR. RAMANAND P. RAICAR**



**Right-hand finger-prints of MR. RAMANAND P. RAICAR**



Kenneth J.S.

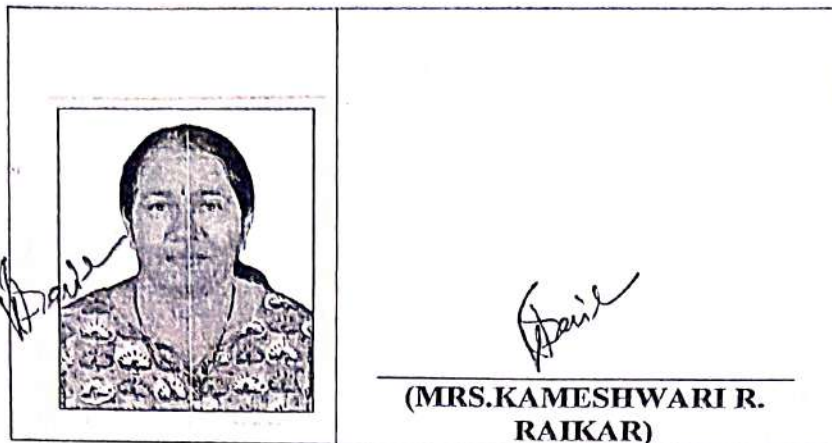
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Devils

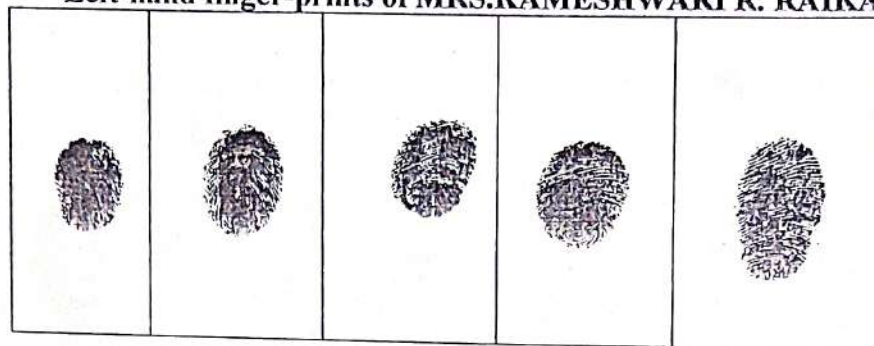
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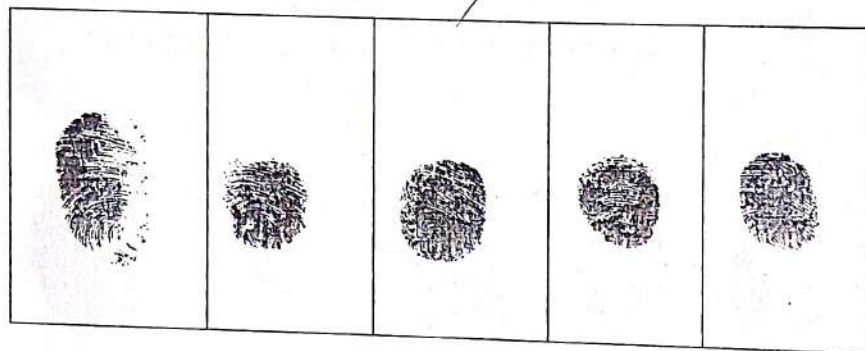
Chai kan



Left-hand finger-prints of MRS.KAMESHWARI R. RAIKAR



Right-hand finger-prints of MRS.KAMESHWARI R. RAIKAR



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Kamait 5.5

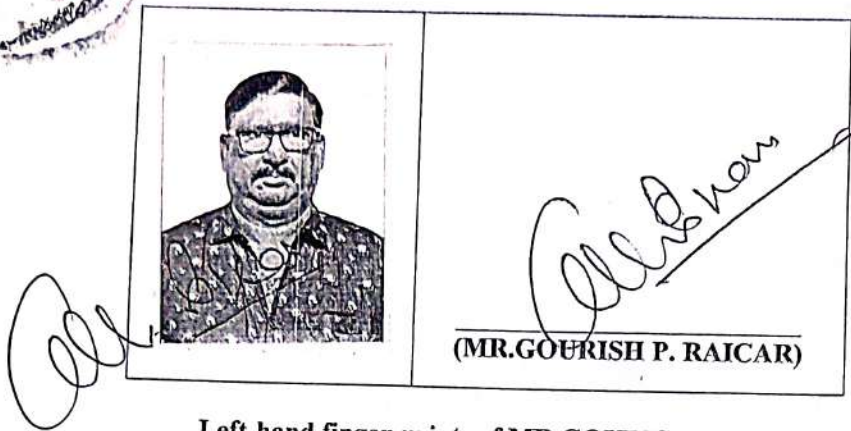
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Pratik

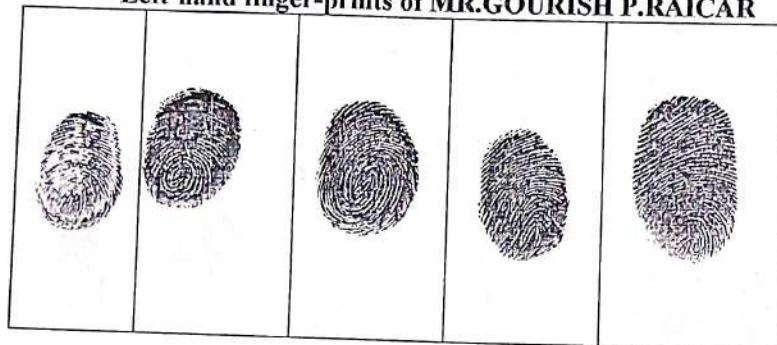
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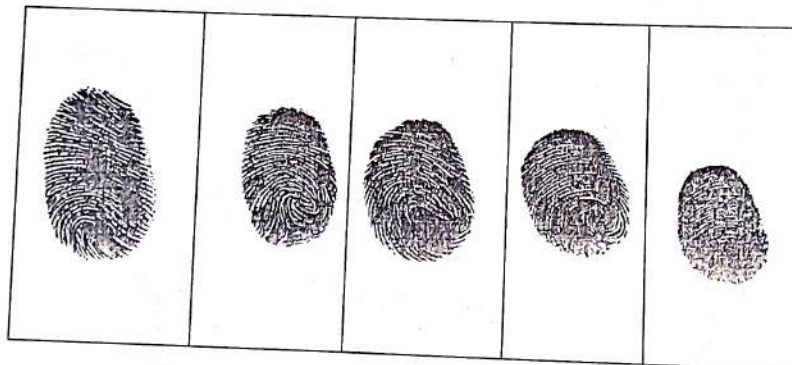




Left-hand finger-prints of MR.GOURISH P.RAICAR



Right-hand finger-prints of MR. GOURISH P.RAICAR



Kanunt S.S.

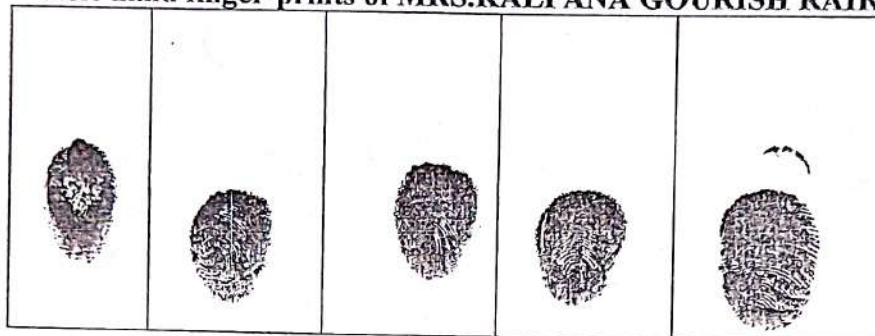
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Pratik Baiker

Gourish P. Raicar  
PPA Baiker

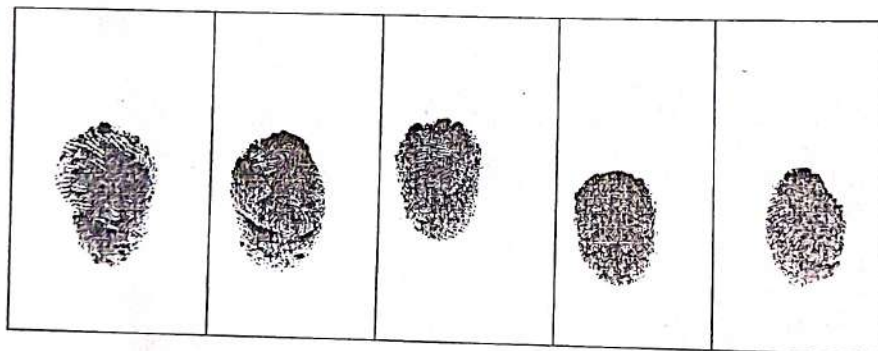


	<p><i>Raikar</i></p> <p>(MRS.KALPANA GOURISH RAIKAR)</p>
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Left-hand finger-prints of MRS.KALPANA GOURISH RAIKAR



Right-hand finger-prints of MRS.KALPANA GOURISH RAIKAR



*Q* *Karnat S.S.*

*DRR Benin*

*Pratik  
Pratik*

*Raikar*  
*Raikar*

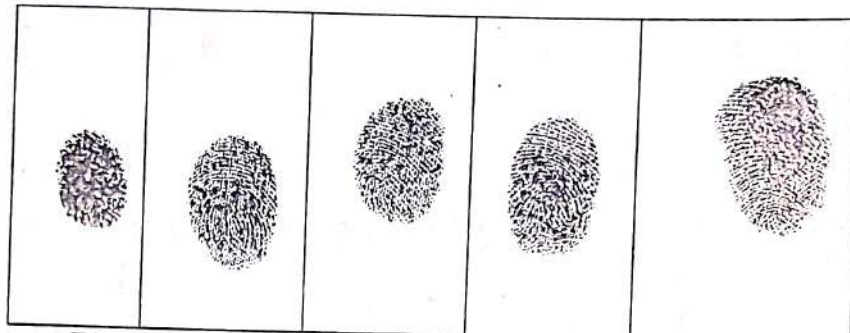


**SIGNED AND EXECUTED BY THE PURCHASER/DEVELOPER**

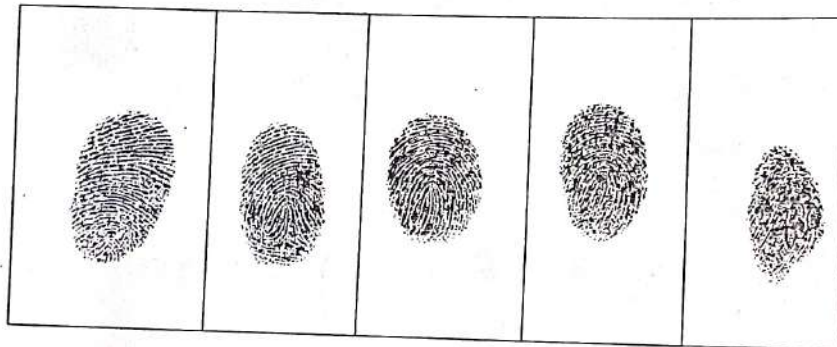


A black and white portrait photograph of a man with dark hair and a mustache, wearing a dark suit, white shirt, and a patterned tie.	<p>For and on behalf of M/S SUPREME REALTORS</p> A large, stylized handwritten signature in black ink. <p>(MR. YOGESH Y. NAIK) Partner</p>
--	--

**Left-hand finger-prints of MR. YOGESH YESHWANT NAIK**



**Right-hand finger-prints of MR. YOGESH YESHWANT NAIK**



*O* Karnat 5.5

7/1/12

Devika Wishan

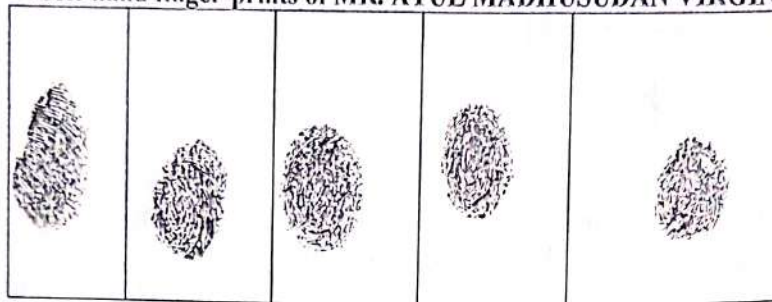
Pravir  
Devi

M Blair

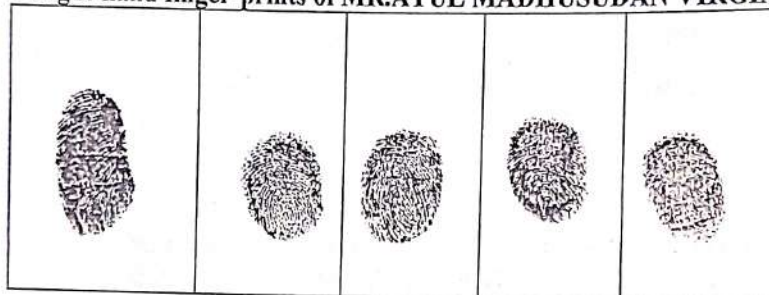


	For and on behalf of M/S SUPREME REALTORS
	 (MR. ATUL M. VIRGINCAR) Partner

Left-hand finger-prints of MR. ATUL MADHUSUDAN VIRGINCAR



Right-hand finger-prints of MR. ATUL MADHUSUDAN VIRGINCAR



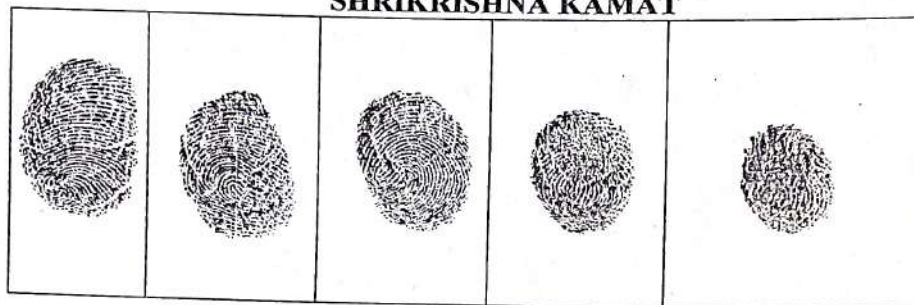
*Dr. Kausht S.S.* *MS Dealer* *Virgincar*  
*M* *Arish* *Paish* *Paishan*



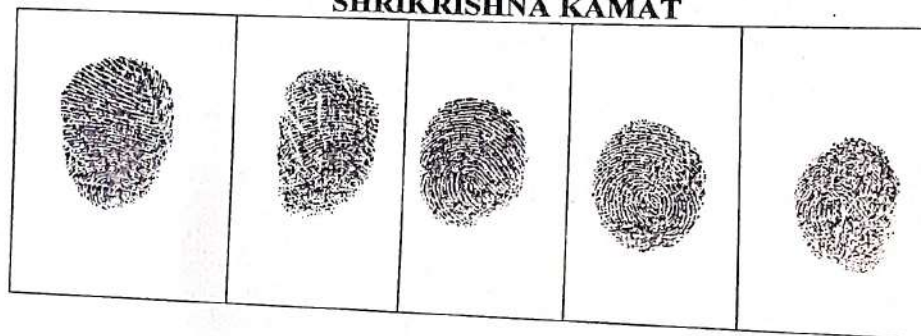


	<p>For and on behalf of M/S SUPREME REALTORS</p> <p><i>Kamat S.S.</i></p> <p>(MR. EKNATH <i>alias</i> JAGANATH SHRIKRISHNA KAMAT) Partner, for self and as duly constituted attorney of the other partners, viz. Mrs. Usha J. Kamat, Mrs. Asmita S. Hegde and Mr. Sanjay Krishna Hegde</p>
--	--

Left-hand finger-prints of MR. EKNATH *alias* JAGANATH  
SHRIKRISHNA KAMAT



Right-hand finger-prints of MR. EKNATH *alias* JAGANATH  
SHRIKRISHNA KAMAT



*Kamat S.S.*

*DRS De Silva*  
*Pravir*  
*De Silva*

*Usha*  
*De Silva*



R.S. Naryekar.

Name: Reena Santosh Naryekar

Address: H. no-197, Garavali  
Sakubhat, Salcete  
Mazgaon.

Kaveri 5s.

DR. Decker

Pratik  
Decker

Umesh.

Name: Umesh Maruti Jadhav.

Address: H. no. 18, Zariwaddo  
Daryolim Salcete  
Mazgaon.

Pratik





GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MARGAO-GOIA

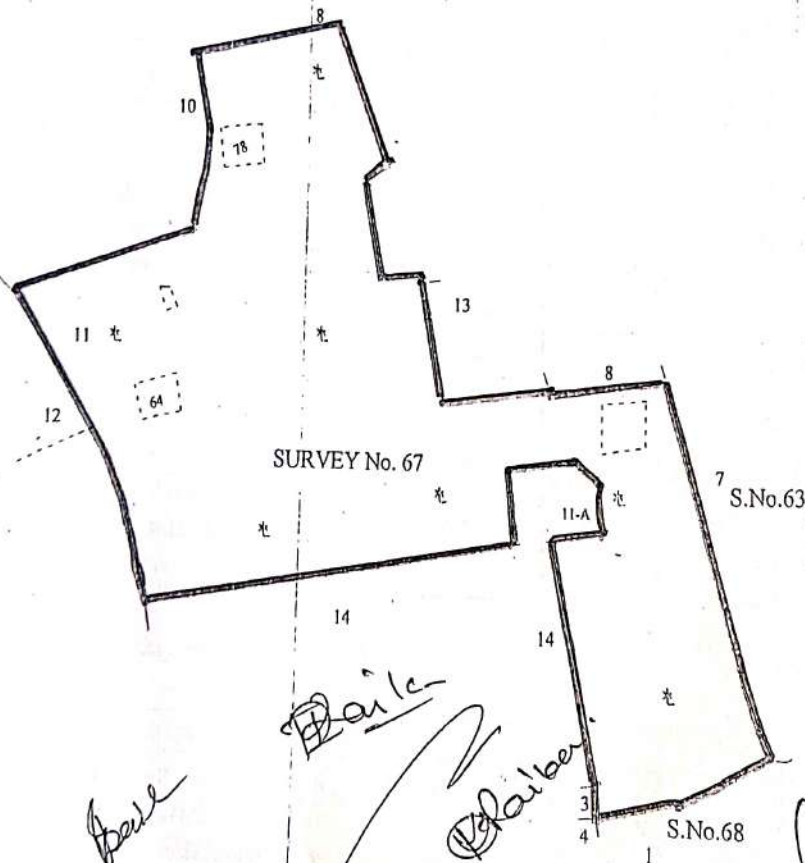
Plan Showing plots situated at  
Village : NAVELEM  
Taluka : SALCETE  
Survey No./Subdivision No. : 67/ 11  
Scale : 1:1000

Issued No. CMAR/1971/00














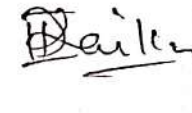






*[Signature]*

(Gajesh K. N. Nair)  
Inspector of Survey & Land Records  
Margao-Goa






Generated By : P.V.F.DESSAI  
On : 08-02-2019

Compared By: K.B. Gaude

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Kameshwari Ramanand Raikar ,S/o - D/o Wife Of Ramanand Raikar Age: 48, Marital Status: Married ,Gender:Female,Occupation: Government Service, Address1 - G-3 Mahalaxmi Apartments near Vithal Mandir Comba Margao, Address2 - , PAN No.: [REDACTED]			
3	Gourish Parisram Raikar ,S/o - D/o Late Parisram Raikar Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - F-1 Pearl Apartments Damodar Nagar Fatorda Salcete MArgao, Address2 - , PAN No.: [REDACTED]			
4	Kalpna Gourish Raikar ,S/o - D/o Wife Of Gourish Raikar Age: 51, Marital Status: Married ,Gender:Female,Occupation: Business, Address1 - F-1 Pearl Apartments Damodar Nagar Fatorda Salcete Margao, Address2 - , PAN No.: [REDACTED]			
5	Indiri Damodar Raikar ,S/o - D/o Wife Of Damodar Raikar Age: 73, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - SF-4 block 8 Prabhakar Apartments Opp. PWD Fatorda Salcete Goa, Address2 - , PAN No.: [REDACTED]			
6	Ramanand Parisram Raikar ,S/o - D/o Late Parisram Raikar Age: 57, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - G-3, Mahalaxmi Apartments Near Vithal Mandir Comba Margao, Address2 - , PAN No.: [REDACTED]			
7	Sanjay Baswant Kadangale ,S/o - D/o Late Baswant Kadangale Age: 48, Marital Status: ,Gender:Male,Occupation: Service, Address1 - H.no.17,Zariwaddo,Davorlim Salcete Goa, Address2 - , PAN No.: [REDACTED]			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser, Owner, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Umesh Maruti Jadhav, 52 , ,9823958374 , ,Self Employed , Marital status : Married 403707, H no 18 Zariwaddo Davorlim Salcete Margao Goa, H no 18 Zariwaddo Davorlim Salcete Margao Goa Davorlim, Salcete, SouthGoa, Goa			





# Government of Goa

## Document Registration Summary 2

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

Print Date & Time : 15-Nov-2019 01:11:13 pm

Document Serial Number :- 2019-MGO-3456

Presented at 01:11:12 pm on 15-Nov-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1795100
2	Registration Fee	500
3	Processing Fee	1070
Total		1796670

Stamp Duty Required :1795100

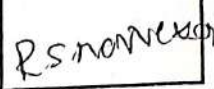
Stamp Duty Paid : 1795100

### Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sanjay Baswant Kadangale ,S/o - D/o Late Baswant Kadangale Age: 48, Marital Status: ,Gender:Male,Occupation: Service, Address1 - H.no.17,Zariwaddo,Davorlim Salcete Goa, Address2 - , PAN No.: [REDACTED]			

### Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Damodar Purshottam Alias Ladu Raicar ,S/o - D/o Late Purxotama Damodar Raicar Age: 73, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Flat no SF-4,Block 8, Prabhakar Apartments Opp. PWD Fatorda Salcete, Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Reena Santosh Narvekar, 35 , ,7798893819 , ,Housewife , Marital status : Married H.No.197 Per-Seraulim Sukubhat Salcete Margao, Seraulim, Salcete, SouthGoa, Goa			


Sub Registrar


- CUM -

REG - REGISTRAR  
SALCETE



Document Serial No:-2019-MGO-3456

	Book :- 1 Document Registration Number :- <b>MGO-1-3688-2019</b> Date : 09-Dec-2019
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Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)

**REGISTRAR**  
**- CUM -**  
**SUB-REGISTRAR**  
**SALCETE**