

YES BANK LTD.
GROUND FLOOR,
SANTO AGOSTINHO
18TH JUNE ROAD
PANAJI - GOA 403001

D-5/STP(V)/C.R./35/28/2011-RD

भारत 00540 NON JUDICIAL गोंय
172709 JAN 16 2013
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R.0090000/- PB7118
INDIA STAMP DUTY GOA

Name of Purchaser
YES Bank Ltd.

Sanjay N. Raut

Authorized Signatory



AGREEMENT FOR JOINT DEVELOPMENT OF IMMOVABLE PROPERTY

Partly
Sulant
KONAR. K. ADIPAL

THIS AGREEMENT FOR JOINT Development of Immovable Property made and executed at Mapusa Bardez Goa on this 16th day of January 2013.

BETWEEN

(1) MR CONSTANCY alias KARU JHON FERNANDES,(Pan Card No AAKPF5074B) son of Late John Fernandes, age about 61 years, Occupation business, Married, Indian National, and his wife **(2) MRS SILVIA CONSTANCY FERNANDES,**(Pan Card No AAOPF4708L) wife of Shri of Constancy alias Karu Jhon Fernandes, age about 50 years, Housewife , Indian National both resident of Mayalay Banglow, Near St. Joseph College, Nandakhal, Virar (W) Taluka Vasai, District Thane, Maharastra, both represented herein by their duly constitute Power of Attorney Holder **MR KUNAL CONSTANCY FERNANDES,**(Pan Card No AAOPF4711B) son of Shri of Constancy alias Karu Jhon Fernandes, age about 30 years, Business, Married, Indian National resident of Mayalay Banglow, Near St. Joseph College, Nandakhal, Virar (W) Taluka Vasai, District Thane, Maharastra, Hereinafter referred to as "**OWNERS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in interest, administrative and permitted assigns) OF THE FIRST PART.

AND

M/S KUTEER REALTORS, a Partnership Firm, duly registered under the provisions of the Partnership Act having its office at 6/7, Sagar Park Co-Op Hsg Society, Opp Bharat Petroleum, sagarseth vasai (W), represented herein by their Partner **(1) MR. PRAJWAL HARESHWAR PATIL,**(Pan Card No ASPPP3727N) son of Shri Hareshwar Patil, age about 34 years, Business , Indian National, Married resident of "Sharmadeep" behind Ramedi Datta Mandir, Remedi, Mandalai Taluka Vasai, District Thane, Maharastra, **(2) MR. SANJAY NARENDRA RAUT,**(Pan Card No ACRPR7991J) son of Shri Narendra Raut, age about 43 years, Business , Indian National, Married resident of "Suyog", Tiwaliwadi, Karkhanis Lane, Opposite Vasai Gao St. Depot, Vasai, District Thane, Maharastra, herein after referred to as "**DEVELOPERS**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and assigns) of the Second Part.

Patil *Sant*
KONAL R FERNANDES



AND WHEREAS the OWNERS are represented herein by their Power of Attorney Holder as per Power of Attorney both dated 17/11/2012 executed and signed before the Joint Sub-Registrar Class II Vasai, Thane, bearing No. 11273/2012 and dated 17/11/2012 No. 11274/2012 dated 17/11/2012, the certified Xerox copy of the same is filed in the office of Civil Sub Registrar, Bardez Mapusa, Goa.

WHEREAS the OWNERS are the owners of all that property known as "VANGORBATA" located at Cunchelim, Mapusa Goa in the Taluka of Bardez, North Goa in the State of Goa, Surveyed under Chatta No 17 of P. T. Sheet No 9 of City Survey of Mapusa Goa and admeasuring an area of 2572 Sq. Mts. The same being described in the Land Registration Office of Bardez under No. 28806 of Book B 74 (new) and in the Taluka Revenue Office under No.730 and 772 of third circumscription of Mapusa Goa.

AND WHEREAS the OWNERS had purchased the said Property as per the Deed of Sale registered in the office of the Civil Sub Registrar of Bardez, Mapusa Goa bearing Registration No 4382 at pages 150 to 171 of Book No I volume No 2256 dated 14th August 2007. The said Property is hereby referred to as "the said property" more particularly described in the Schedule I hereunder written.

AND WHEREAS the OWNERS are also the owner of property known as "VANGORBATA" located at Cunchelim, Mapusa Goa in the Taluka of Bardez, North Goa in the State of Goa, Surveyed under Chatta No 17 A of P. T. Sheet No 9 of City Survey of Mapusa Goa and admeasuring an area of 1005 Sq. Mts, consist of two Plot of 341 Sq Mts and 625 Sq Mts respectively purchased by one Shri Anthony Fernandes, the brother of Party No 1. The same being described in the Land Registration Office of Bardez under No. 28806 of Book B 74 (new) and in the Taluka Revenue Office under No.730 and 772 of third circumscription of Mapusa Goa.

AND WHEREAS the OWNERS become the owners of the said area of 1005 Sq.Mts, consist of two Plot of 341 Sq Mts and 625 Sq Mts respectively purchased by one Shri Anthony Fernandes, the brother of Party No 1, as per the Consent Judgment and Decree passed by the Hon'ble Civil Judge Senior Division Mapusa Goa in Regular Civil Suit bearing No 364/1998/B dated 6th February 2006. The said Property is hereby referred to as "the said property" more particularly described in the Schedule II hereunder written.



KONAL. R. FERNADES

AND WHEREAS both the properties are adjacent to each another owned by the OWNERS and the same is totally measuring an area of 3577 Sq Mts and the said property proposed to be developed is shown in the red colour boundary line on the map annexed hereto and the same is part and parcel of the present Agreement for Development. The said properties are more particularly described in Schedule I and II herein under.

AND WHEREAS due to the magnitude of the development of the said property and also preoccupation of its other works, the OWNERS is desirous of developing the said properties more particularly described in the Schedule hereunder written in Joint Venture.

AND WHEREAS the DEVELOPERS are builders & promoters of repute and are well conversant and established in the field of development and construction with the necessary infrastructure and sources to develop and construct upon the said property and exploit the same to its full potential.

AND WHEREAS pursuant to mutual negotiations and discussions, the OWNERS and DEVELOPERS are now mutually desirous of developing the said property in joint venture and the parties hereto are therefore desirous of associating with each other as and by way of single Joint Venture Deed and have agreed to join in the said development on terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSTH and it is hereby agreed by and between the parties hereto as under:

1. With a view to develop the said Property described in the Schedules herein under written as may be permitted by all the convened authorities, the OWNERS hereby agreed to entrust and hand over to the DEVELOPERS the work and right of development of the said property described in the Schedule written on the terms herein after contained.
2. the DEVELOPERS hereby agrees to develop and/or cause to be developed the said property on the terms mentioned herein and as permitted by the concerned authorities by constructing one or more buildings thereon on flat and to other premises on ownership basis. The DEVELOPERS agrees that they will obtain the necessary permissions as required to developed the said property at their own costs and on their own responsibilities but in the name of OWNERS.

(Party) *Sulant*
FOR & IN PLACE OF DEVELOPERS

3. in consideration of OWNERS having agreed to entrust to the DEVELOPERS the development of the said property described in the schedule herein under written and to confer upon the DEVELOPERS the rights, powers, privileges and benefits as mentioned herein under, the DEVELOPERS agrees to construct a residential flats, at their own cost and expenses and agree to allocates 40% of the total developed area in the said Property in the form of ready flats, to the OWNERS as mutually agreed between both the parties. The ratio of allocation for the OWNERS as per the plan from 1 to 11 annexed hereto subject to approval from the competent authorities. The OWNERS may sell the Flats, so constructed and realizes the benefits arising out of the sale.
4. This agreement will not be treated as a partnership between the OWNERS and the DEVELOPERS or an agreement for sale of the said property by the OWNERS and the DEVELOPERS or the sale Deed of the sad Property by the OWNERS to the DEVELOPERS and the DEVELOPERS are given only a right to develop the said property as aforesaid.
5. The OWNERS hereby covenant and declare as under:-
- a. That the OWNERS are the absolute owners of and otherwise seized and possessed of the said property and have a clear and marketable title to the said property and the DEVELOPERS shall verify the same to their complete satisfaction.
 - b. That there are no outstanding encumbrances, mortgages, lien, notices, for requisition or reservation or assignments or otherwise or any outstanding interest or claims by or of any other party/person/s except clause (j) below.
 - c. That the OWNERS has a clear and absolute irrevocable right and authority to develop the said property and that the same is totally free from all claims and encumbrances.
 - d. That they the OWNERS or their predecessors in title or any body claiming from or under their name have not granted any right or way or easement or license or any other rights to any person over the said property.

Pratik *Surbant*
Kunal, Pr. Feb 19/20



- e. The OWNERS have not entered into any agreement or arrangement with anyone for development and / or construction of the new building/s on the said property nor have they accepted any amount by way of earnest deposit/ consideration howsoever from any one in respect of the proposed new building/s on the said property and that they are entitled to enter into this agreement with the DEVELOPERS.
- f. They the OWNERS have not made any commitment of any nature for sale/transfer of flat and premises in the proposed new building/s nor have they accepted any amount by way of deposit or otherwise however for sale/transfer/lease or disposal of any flat or premises in the said building/s.
- g. That the OWNERS, on their own, shall not hereafter make any commitment for sale/disposal in any manner of any of the tenements and other premises in the said proposed building/s to be constructed on the said property as the same are to be disposed off exclusively by the DEVELOPERS as herein provided.
- h. The OWNERS have not created any charge, mortgage, encumbrance, lease, lien or any third party interest or otherwise howsoever in respect of the said property and / or the said new proposed building/s and shall ensure that the DEVELOPERS is able to carry out the development and construction work on the said property in respect of the said proposed new buildings/s without any let or hindrance or obstruction from any quarter.
- i. The right of the DEVELOPERS to carry out development work in respect of the said property i.e. construction of the said new proposed building/s is absolute and complete (subject to the rules and regulations of Goa Town Planning Department and Panchayat and other concerned authorities governing development and construction) and the said right is free from all encumbrances, claims and demand of any nature whatsoever.
- j. The said property is not vacant. That the OWNERS shall settle the occupants in the existing building in the Plot mentioned in schedule II

Pratibha

Surbant

KUNAC / Mr. P. S. P. P.

herein under and make the building and bungalow free for demolition with in one month from the date of the grant of necessary permission from the concern authorities for the propose of construction of the said proposed residential flats.

- k. If the OWNERS failed to comply with the term (J) the above the time prescribed for the completion of residential flats, shall be extended by the Developer in proportion to the delay of the OWNERS.
- l. The OWNERS shall not encumber the said property or create any charge thereon of whatsoever nature, after the execution of this agreement.

The OWNERS hereby declares that statements and representations made in the foregoing recitals are true to their own knowledge and are made knowing fully well that relying upon the said statements and representations to be true and correct, the DEVELOPERS have agreed to participate with the OWNERS in the development of the said property viz. construction of the proposed new building and to undertake several obligations as herein set out and accordingly the OWNERS have agreed to introduce the development rights in the said property in the Joint Venture with the DEVELOPERS.

The DEVELOPERS agree and confirm as under:

- a. That they have agreed develop the said property by construction of building/s comprising of shops / commercial premises / showrooms/ residential units/tenements/Service apartments, etc. thereon on Ownership basis and the said proposed new building/s, etc. shall be constructed in accordance with the building plans and specifications approved by the concerned authorities as aforesaid. The proposed development specifications, various units to be constructed and the amenities to be provided will be decided by the DEVELOPERS in consultation with the OWNERS.

KUNAL. K. REDDY

- b. That the proposed new Building/s shall be constructed by the DEVELOPERS in accordance with the building plans as approved by the concerned authorities with such modifications thereto that is made by the DEVELOPERS and which would be subject to the approval of the concerned authorities.
- c. The DEVELOPERS shall contribute all the funds required for the purpose of developing the commercial building project on the said property from time to time for completion thereof and would be solely responsible for arrangement of such funds.
- d. The DEVELOPERS shall be in-charge of construction and funding of construction of the said proposed new building/s. The DEVELOPERS shall not stop the construction for want of finance or sales realization from bookings of the premises to be constructed in the Joint Venture. The Construction shall be in accordance with the sanctioned building plans and which are acceptable to the DEVELOPERS and to the satisfaction of the Architect appointed for the project.
- e. The DEVELOPERS shall pay a refundable security deposit of Rs. 20,000,00/- (Rupees Twenty Lakhs only) as per two Cheques, the details of the same as under:



Cheque No	Name of the Bank	date	amount
a. 100012	Bassein Catholic Bank	26/11/2012	10,000,00/-
b. 674834	Vasai Vikas Sahakari Bank Ltd	26/11/2012	10,000,00/-

That the first cheque was drawn by the Party No 1 and the second Cheque was drawn by the Party No 2 from their personal account respectively. That the OWNERS do here by admit and acknowledge the receipt of the said amount from the DEVELOPERS.

6. MANAGEMENT:

The management of the Joint Venture shall be as under:

- A. The OWNERS shall be duty bound and responsible for:



KONAL K. FERDINAND

- a. If in future, there will be any defect in the title detected, due to which the construction work on the said property has been stopped, the OWNERS should clear or cause to be cleared such defect in title of the said property, at their own costs within a period of three months from the date of the construction work actually stopped due to such defect in the title. In the event where the OWNERS shall compensate the DEVELOPERS all such losses suffered by the DEVELOPERS due to such delay. The quantum of such losses shall be determined by the DEVELOPERS and the OWNERS mutually and in case the parties are unable to arrive at such quantum, the same shall be referred to arbitration.
- b. Executing final sale deed/s of the said property in favour of the prospective buyers and/or the final organization of the premises purchasers as and when called for by the DEVELOPERS.
- c. Initiating and filing such suits, petitions, memorandums for the purpose of enforcing the rights of and upon the property in so far it relates to the title of the OWNERS to the property.
- d. Obtaining the official demarcation of the said property and verification of area there under as per revenue records or record of rights.
- e. However should there be any claims by any customer or other person due to any defect in the title of the OWNERS the loss arising there from shall be to the account of the OWNERS and the same shall not be treated as loss of Joint Venture or the DEVELOPERS.

B. DEVELOPERS:

- a. The DEVELOPERS shall be responsible for the entire construction of the housing cum commercial project in accordance with the building Plans and all expenses on the construction shall be funded by the Second Party. Without generality of the foregoing, the DEVELOPERS shall contribute the following towards construction.
- b. Cost of all materials involved in construction including flooring, cost of doors, windows sanitary fittings, common lighting, lifts, bore well, electrification and the like.


(Signature)

(Signature)

ROMAN K. FELDMAN

- c. Cost of wages and labour, direct and indirect, supervisory staff, technical staff, including statutory claims of ESI, PF, claims under the Workmen Compensation Act and the like.
- d. Payment to contractors, sub-Contractors and other agencies.
- e. Hire Charges for the equipments, centering Materials, Payment to professionals like Architects, Structural Engineers, Resident Engineers and the like.
- f. Marketing and office expenses.



C. The DEVELOPERS shall also be responsible for the following losses or claims that may arise against the Joint Venture:

- i. Any penalty or other claims by the person, municipality or other authority for infringement of any law or right or not complying with the rules or regulations relating to construction.
- ii. Any claim by any labour or other agencies for injury caused or damages caused.

7. The OWNERS and DEVELOPERS agrees:

The OWNERS and DEVELOPERS that as a consideration for jointly developing the said property the parties have mutually confirmed that the outlay of the OWNERS to the Joint Venture shall be the said property and the DEVELOPERS shall invest the entire requisite wherewithal, capital and efforts to implement the building project and complete the same together with all infrastructural development at their own cost and responsibility and its own account. The parties have determined to share 40% (Forty percent) saleable area of the ready Flats and ready sops mutual agreed to the OWNERS.

8. It is agreed by and between the parties that the said property shall be developed with in sixty months (Five years) from the date of getting the necessary permission for the development of the said property from the concern authorities. That the OWNERS shall make free the existing building by settling the occupants of the said building at their own cost with out putting any liability upon the DEVELOPERS. After getting vacant and peaceful possession of the said building, the DEVELOPERS shall entitle to



KONASA, ELURANK

enter in or upon the property for the purpose of development and carrying on the construction activities incidental and ancillary to the proposed building to be erected and constructed on the said Property by demolition of any existing structure/House over the said property. If any existing structure/House over the said Property was demolished then the DEVELOPERS is entitled to use the old material in the said House and also of the said House and the OWNERS shall have no claim over the same.

9. It is agreed by and between the parties that the said property shall be developed within sixty months (Five years) from the date of getting the necessary permission for the development of the said property from the concerned authorities but subject to reasonable extension on account of force majeure clause such as :-

- a. Non-availability of building material, electricity or water supply, war, civil commotion act of God.
- b. Any notices, orders, rules, statutes or equivalent by the Government, any authority or court, delay in granting license of construction, conversion sanad, water connection, completion or occupancy certificate(s) and/or any other circumstances whatever beyond the control of the or of unforeseen or unavoidable nature.
- c. Due to pendency of any litigation in relation to the development of the said Property

10. That the DEVELOPERS have deposited the amount of Rs.20,000,00/- (Rupees Twenty Lakhs only) as the security deposit free from interest with the OWNERS against the said development, which is received and acknowledged by the OWNERS, which shall be refundable and/or return to the DEVELOPERS after the development of the said Property as per the approved plan and the terms and conditions of the present Agreement and after getting 40% saleable area of Flats to the OWNERS.

11. In case subject to clause No 8 and 9, the DEVELOPERS failed to carry out and complete the said development work in the said property within the stipulated time then the present Development Agreement stands cancelled and the security amount shall be forfeited to the OWNERS.

 
ROMAR K. FERNANDO

12. in case any person take any objection in writing regarding the said Property or in respect of the Development therein, then the said objection is to be clear by the OWNERS at their own cost. In failure of this the OWNERS shall repay the deposit amount with interest at the rate of 18% per annum and also pay the investment made by the DEVELOPERS till such date with 18% per annum with in six months from such cancellation of this Agreement.
13. Except the said premises reserved for the OWNERS all other premises in the said building agreed to be constructed on the said property by the DEVELOPERS shall be the property of the DEVELOPERS along with the proportionate undivided share/right over the said Property , and the DEVELOPERS shall be free to sell all such premises except the said premises reserved for the OWNERS.
14. The Agreement of Sale to be entered into with the purchasers of premises/ units and other premises shall be in the name of M/s KUTEER REALTORS.
15. Individual Returns and Tax Liability
- The OWNERS shall get specified share of 40% percent saleable area of the flats of the entire project as a consideration for the contributing the said property under this agreement. The cost of acquisition of the said property for the development by the OWNERS is of no consequence to DEVELOPERS. Similarly DEVELOPERS shall get specified share of 60% percent saleable area of the flats, shops or all that remain after allocation of the 40% salable area of Flats to the OWNERS as a consideration for the construction and sale of the project. The cost of construction, sales and marketing to DEVELOPERS is of no consequence to OWNERS.
 - The liability towards the income tax or any other taxes shall be responsibility of each parties for their respective share. The VAT, Works Contract tax or Service Tax or similar taxes on construction activities will be the responsibility of each parties for their respective flats in the project.

16. INDEMNITY:



KUNIAL. K. FOLIAAPAS

It is hereby specifically understood and agreed between the OWNERS and the DEVELOPERS that the DEVELOPERS shall indemnify the OWNERS for any monetary and legal consequences arising out of any relationship contractual or otherwise entered into between the DEVELOPERS and outside third party/agency. It is made explicitly clear and unambiguous that the OWNERS is not in any way concerned with the building or development activities or business carried out by the DEVELOPERS upon the said property hence there is no monetary or other liabilities upon the OWNERS on account of this agreement.

17. It is also made clear and unambiguous that the DEVELOPERS shall remain liable to and shall indemnify the OWNERS in respect of all losses caused due to actions, claims, damages, compensation or costs, charges and compensation or costs, charges and expenses arising out of any accident or injury sustained by the OWNERS or by any workman or other person whether in the employment of the DEVELOPERS or not while in or upon the said works or the site or the same arising out of any act, default or negligence or error in judgment of their servants and agents.
18. The OWNERS hereby undertakes and declares that its right and title to the said property is free, clear and marketable and no third party rights or interest in the said property have been created and the same is not a subject matter of any litigation or order restraining or preventing the sale or transfer thereof and the OWNERS hereby do agree and undertake to keep the DEVELOPERS and their successors-in-title and assigns indemnified and harmless together with all cost, expenses and damages thereof in respect of any demand raised against the DEVELOPERS or loss caused to them by reasons of any person or persons claimed by, on behalf of or under the OWNERS or their predecessors-in-title.
19. The parties hereto agree and record that they shall from time to time hold site meetings to review the progress of the work as per the schedule and review the terms of the agreement. It is agreed and confirmed that any change or modification shall be rendered in writing in the form of supplementary Indenture hereto and not otherwise.


KUNAL A. FARID



20. The OWNERS shall execute simultaneously herewith a irrevocable Power of Attorney in favour of the nominees of the DEVELOPERS vesting in them various powers and authorities to develop the said property.

21. ARBITRATION

All disputes and difference whatsoever arising out of or touching these presents or the construction or application thereof or any thing therein contained including the performance of the respective obligations of each of the parties hereto during the subsistence of this Agreement, or any clause, matter or thing herein contained or the rights and liabilities of the parties herein shall be referred to arbitration. Each party shall appoint one arbitrator each and the said two appointed arbitrators shall appoint an umpire or third arbitrator within 30 days from the said two arbitrators being referred any dispute by either of the parties. The said three arbitrators shall form the tribunal and the arbitrators shall thereupon immediately enter into the proceedings and shall as far as possible pass award within 90 days from the appointment of Third Arbitrator. The Arbitration shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment in force for the time being. Such arbitration shall be conducted at Mapusa, Goa in English language. The award passed by the Arbitrators shall be final and conclusive and binding on the parties.

22. A duplicate of these presents has been executed simultaneously with these presents. The original will be retained by the DEVELOPERS while the said duplicate will be retained by the OWNERS.

23. All out of pocket and misc. expenses, etc. required for the successful implementation of the project and for effective development of the said property shall be borne and paid by the DEVELOPERS. It is specifically agreed that all costs and expenses such as stamp duty and registration fees, society formation charges, water connection charges, electric meter and electric transformer all other charges which the Government may impose from time to time shall be born by the respective parties for their shares of flats.



KUNIAL. K. KOLHAPUR

24. Parties are entitled for specific performance of this agreement and the time is the essence of the present Agreement.
25. The total area of both the Property is 3577 sq.mtrs. which is valued at Rs. 89,42,500/- and the necessary stamp duty is affixed herewith.
26. That the said Property not belonging to the Schedule Caste and Schedule Tribes pursuant to the Notification bearing No RD/LAND/LRC/318/77 dated 21/8/1978 and circular No 16/4/2011-RD dated 6/6/2011 issued by the Government of Goa

THE SCHEDULE I ABOVE REFERRED TO

Description of the sold property


ALL THAT property known as "VANGORBATA" located at Cunchelim, Mapusa Goa in the Taluka of Bardez, North Goa in the State of Goa, Surveyed under Chalta No 17 of P. T. Sheet No 9 of City Survey of Mapusa Goa and admeasuring an area of 2572 Sq. Mts. The same being described in the Land Registration Office of Bardez under No. 28806 of Book B 74 (new) and in the Taluka Revenue Office under No.730 and 772 of third circumscription of Mapusa Goa and being bounded as under:-

East : By Property bearing Survey No 72 sub Div No 3 of P. T. Sheet No 9.

West : By Nalla.

North : By Nalla.

South : By Property bearing Survey No 17 of P. T. Sheet No 9.


ANIL K. FERNANDES

THE SCHEDULE II ABOVE REFERRED TO

ALL THAT property known as "VANGOR BATT" or "VANGOR BATA" located at Cunchelim, Mapusa Goa in the Taluka of Bardez, North Goa in the State of Goa, Surveyed under Chatta No 17 A of P. T. Sheet No 9 of City Survey of Mapusa Goa and admeasuring an area of 1005 Sq. Mts, consist of two Plot of 341 Sq Mts and 625 Sq Mts, total admeasuring an area of 1005 Sq Mts. The same being described in the Land Registration Office of Bardez under No. 28806 of Book B 74 (new) and in the Taluka Revenue Office under No.730 and 772 of third circumscription of Mapusa Goa and being bounded as under:-


East : By Property bearing Survey No 72 sub Div No 3 of P. T. Sheet No 9.

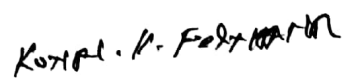
West : By Nalla.

North : By Property bearing Survey No 17 of P. T. Sheet No 9.

South : By Mapusa- Siolim Road.

IN WITNESS WHEREOF parties hereto have set their hands on this day and date first hereinabove mentioned.



Signed, Sealed and Delivered
By Within Named OWNERS
(1) MR CONSTANCY alias **KARU JHON FERNANDES**
(2) MRS SILVIA CONSTANCY FERNANDES
OWNERS No 1, and 2 are represented
herein through their duly constitute
power of Attorney holder
MR KUNAL CONSTANCY FERNANDES

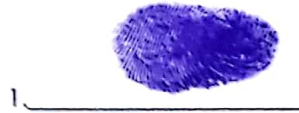


KUNAL K. FERNANDES

MR KUNAL CONSTANCY FERNANDES

Left Hand Thumb and Finger
Impression

Right Hand Thumb and
Finger Impression



KUNAL K. FERNANDES

Provy Surant

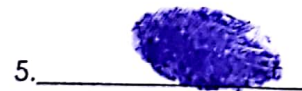
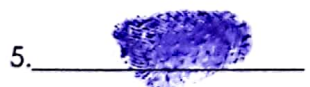
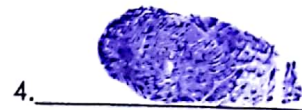
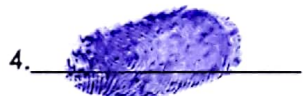
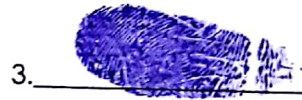
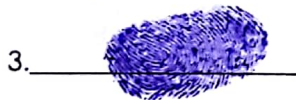
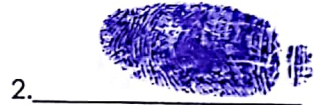
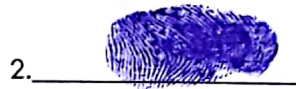
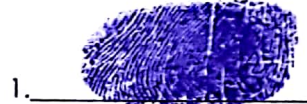
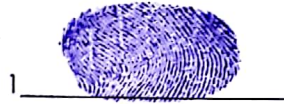
Signed, Sealed and Delivered
By Within Named DEVELOPERS
M/S KUTEER REALTORS,
a Partnership Firm, duly registered under the provisions
of the Partnership Act represented herein by their Partner
(1) MR. PRAJWAL HARESHWAR PATIL,



Prajwal

MR. PRAJWAL HARESHWAR PATIL,
Left Hand Thumb and Finger
Impression

Right Hand Thumb and
Finger Impression



KUNAL. K. Kulkarni

Prajwal Surant

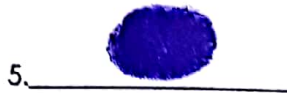
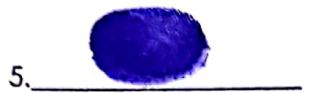
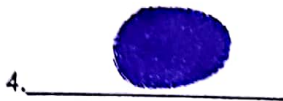
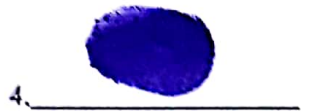
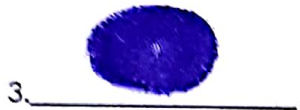
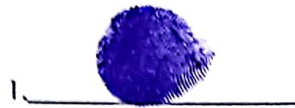
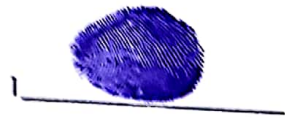
Signed, Sealed and Delivered
by Within Named DEVELOPERS
M/S KUTEER REALTORS,
a Partnership Firm, duly registered under the provisions
of the Partnership Act represented herein by their Partner
(2) MR.SANJAY NARENDRA RAUT,



Subant

MR.SANJAY NARENDRA RAUT,
Left Hand Thumb and Finger
Impression

Right Hand Thumb and
Finger Impression

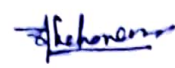




Komal K. Felista

Sanjay Subant

Witnesses:-

1. MR. WALTER BAPTISTA FERNANDES 

2. MR. MILIND RAJAN SUSHANE 

 K. K. FERNANDES
 Subant



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 16-01-2013 02:11:28 PM

Document Serial Number : 311

Presented at 01:40:00 PM on 16-01-2013 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	357700.00
2	Processing Fees	610.00
	Total :	358310.00

Stamp Duty Required: 89430.00

Stamp Duty Paid: 90000.00

Prajwal Hareshwar Patil presenter

Name	Photo	Thumb Impression	Signature
Prajwal Hareshwar Patil, s/o Hareshwar Patil , Married, Indian, age 34 Years, Business, r/o Sharmadeep Behind Ramedhi Datta Mandir Remedi Mandalai Taluka Vasai District Thane Maharashtra Partner of M/s Kuteer Realtors office 6/7 Sagar Park Co-op Hsg Society , Opp Bharat Petroleum Sagarseth Vasai (w)			

Endorsements

Executant



Kunal Constancy Fernandes, s/o Constancy alias Karu Jhon Fernandes, Married, Indian, age 30 years, Business, r/o Mayalay Banglow Nr. St. Joseph College Nandakhal Virai (w) Taluka Vasai District Thane Maharashtra POA for The Owners vide POA dated 17.11.2012 executed before the Joint Sub - Registrar Class II Vasai Thane bearing No. 11273/ 2012 and POA dated 17.11.2012 Under Reg No. 11274

Photo	Thumb Impression	Signature

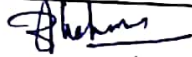

2. Prajwal Hareshwar Patil, s/o Hareshwar Patil, Married, Indian, age 34 Years, Business, r/o Sharmadeep Behind Farnedi Datta Mandir Remedi Mandalai Taluka Vasai District Thane Maharashtra Partner of M/s Kuteer Realtors office 6/7 Sagar Park Co-op Hsg Society, Opp Bharat Petroleum Sagarseth Vasai (w)

Photo	Thumb Impression	Signature
		

3. Sanjay Narendra Raut, s/o Narendra Raut, Married, Indian, age 43 Years, Business, r/o Sharmadeep Behind Farnedi Datta Mandir Remedi Mandalai Taluka Vasai District Thane Maharashtra Partner of M/s Kuteer Realtors office 6/7 Sagar Park Co-op Hsg Society, Opp Bharat Petroleum Sagarseth Vasai (w). The Developer

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Milind Rajan Shah, s/o Rajan Shah, Married, Indian, age 53 Years, Business, r/o Hari Pada Nirmal Malay Pada Vasai Thane	
2	Walter Fernandes, S/o Baptista Fernandes, UnMarried, Indian, age 42 Years, Business, r/o H.No. 141 D6 Cuchelim Mapusa Bardez Goa	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar
**SUB-REGISTRAR
BARDEZ**

Book-1 Document
Registration Number BRZ-BK1-00489-2013
CD Number BRZD432 on
Date 29-01-2013

Sub-Registrar (Bardez)

**SUB-REGISTRAR
BARDEZ**

Scanned By:-

[Handwritten signature]

Signature:-

[Handwritten signature]
01/02/13

Designed and Developed by C-DAC, ACTS, Pune

