

Ref. No.

Date: 18/02/2018

OFFER LETTER

M/S M & C Builders & Developers, a registered partnership firm, registered under the Indian Partnership Act 1932, having its registered office at H.No.887,Acsona PattemBenaullim, Salcete, Goa, represented by its partner : (i) **Mr.Miguel Afonso**, son of late Mr. Joao Francisco Afonso, aged 40 years, married, occupation business, H.No.887,Acsona PattemBenaullim, Salcete-Goa;accepted the offer of the purchasers **MR. John Francis Fernandes**, son of Mr. Vincent Francis Fernandes, major in age, service, Indian National, resident of H.No. 82/1, Nuvem, Salcete, Goa, to purchase the Shop No. 04, Symphony, Nuvemsuring an area of 26.72 Sq. Mts. is situated at Murda Grande, Nuvem and also identified in the Village Panchayat of Nuvem and surveyed under survey No. 125/4-A of villageNuvem, SalceteTaluka, District South-Goa, Goa and is bounded as follows:

On the East :by Shop No. 3 of the same building,

On the West: by Shop No.5 of the same build,

On the North: by open setback of the same building ,

On the South: by access to the Parking.

The offer has been accepted by**M/S M& C Builders & Developers**and agreed to sell the SAID Shop No. 4and also identified in the Village Panchayat of Nuvemto the Purchasers for Total consideration of Rs. 26,00,000/- (Rupees Twenty Six lakhs only),which the Purchasers has agreed and paid the earnest money of Rs. 2,00,000/- (Rupees Two lakhs only) to the Vendor by cheque dated 20/02/2018 issued on HDFC, Margao Branch. The purchasers further agrees to pay the balance amount of Rs. 24,00,000/- (Rupees Twenty Four Lakhs only) within the period of 2 years. Since the Purchasers has paid the earnest money of Rs. 2,00,000/- (Rupees Two lakhs only) to the Vendor, the Vendor acknowledge having received the amount have issued an Offer letter to the Purchasers with the condition that the balance amount has to be paid to the Vendor within 2

years from the date of Offer letter or within ten days from the date of the sanctioning of the bank loan whichever is earlier in time. Execution of deed of sale is the essence of the Offer letter.

The Plan of the above mentioned SAID Flat is hereby enclosed to this letter.

The above terms have been exclusively agreed by the Purchasers.

MR. John Francis Fernandes
(Purchaser)

For M/S M & C Builders & Developers

Miguel Afonso
(Partner)