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Name of Purchaser: CHANDRA DEVELOPERS LLP

2019 BRZ-4110  
16/12/2019



**AGREEMENT FOR DEVELOPMENT CUM  
EXCHANGE**

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*A. Dsouza*

CHANDRA DEVELOPERS LLP

*Bernadette*

*[Signature]*  
Desg. Partner / Auth. Signatory

*Ruisolkar*

**THIS AGREEMENT FOR DEVELOPMENT CUM EXCHANGE** is made and executed at Mapusa Bardez, Goa, on this 12<sup>th</sup> day of December 2019.

**BETWEEN**

**MR. ANTHONY FRANCIS DAVID D'SOUZA**, Son of John Cajetan D'Souza, aged 52 years, bachelor, business, Indian National, Holding Aadhar Card No- [REDACTED] and PAN Card No. [REDACTED] mobile no- [REDACTED] unmarried Occupation Service, Indian Nationals, resident of H.No. 3/1, Boman Wado, Cuchelim, Bardez – Goa hereinafter jointly referred to as "**THE OWNER**" (Which expression shall unless repugnant to the context or meaning thereof shall mean and include their respective heirs, legal representatives, executors, administrators and assigns) of "**THE FIRST PART**"

**AND**

**CHANDRA DEVELOPERS LLP**, (PAN CARD No. [REDACTED]) a Limited Liability partnership firm duly registered under LLP Act 2008, and incorporated under LLP identification No-**AAM-6732** having its registered office at H.No. 34, Sunrise Colony, Behind NSD, Alto-Dabolim, Goa, 403802 represented herein by its designated partner **MR.PRAVEEN CHANDRAKANT TILVE**. (PAN Card Holder No. [REDACTED]) and Aadhar Card No- [REDACTED] mobile no- [REDACTED] son of Late Shri Chandrakant T. Tilve, aged 39 years, Occupation Business, Indian National, resident of Tukaram Kunj, H.No. 34, Sunrise

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CHANDRA DEVELOPERS LLP

A. D'Souza

Desg. Partner / Auth. Signatory

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*[Signature]*

Colony, Behind NSD, Alto-Dabolim, Goa hereinafter referred to as the "PURCHASERS / DEVELOPERS/ BUILDER / PROMOTER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its successors in interest, executors, administrators and assigns) of "THE SECOND PART"

AND

1. SMT. BERNADETTA R. VIRNODKAR alias BERNADETTE FERRAO, Wife of Shri. Ramesh Virnodkar and daughter of Mr. Alex Michael Ferrao, aged 48 years, Married, Housewife, holding PAN Card- Aadhar Card , Mobile No. Indian National, and her husband;

2. SHRI. RAMESH NARAYAN VIRNODKAR, son of Shri. Narayan Virnodkar, aged 50 Years, Married, holding PAN Card Aadhar Card , Mobile No. , Indian National, both resident of H.No. 638, Khadpawaddo, Cuchelim, Bardez – Goa, hereinafter referred to as "THE CONFIRMING PARTY" (which expression shall unless repugnant to the context or meaning thereof to be deemed to include their heirs, co-heirs, executors, administrators and assigns) of the THIRD PART.

The PURCHASER / DEVELOPERS / BUILDER / PROMOTER is Indian limited Liability Partnership registered under LLP Act, 2008, likewise the Designated Partner /Authorized Signatory of the

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A. Dsouza CHANDRA DEVELOPERS Bernadetta  
Desg. Partner / Auth. Signatory Ramesh Virnodkar

"PURCHASERS / DEVELOPERS /BUILDER /PROMOTER" as well as the OWNER and CONFIRMING PARTY 1 and 2 ,are all Indian nationals and they all are competent to enter into this transaction of purchase/Development of immovable property and to execute this Agreement.

The PURCHASERS / DEVELOPERS /BUI LDER /PROMOTER has appointed as its authorized signatory, its Designated Partner SHRI PRAVEEN CHANDRAKANT TILVE, son of Late Shri Chandrakant Tilve, aged 39 years, occupation Business, married, resident of H.No-34, Sunrise Colony, behind NSD, Alto- Dabolim, Mormugao Goa vide resolution dated 09/12/2019. A Certified copy of the said resolution is annexed to this Agreement at **Annexure 3**.

The CONFIRMING PARTY NO.1 & 2 joined this Agreement as The "OWNER" has executed the will in favour of Confirming party No-1 .

Whereas The Vendors /Owners and confirming Party have specifically represented to the PURCHASERS /DEVELOPERS / BUILDER /PROMOTER as under:-

1. That there exists a Property, known as "BOMOGOLLO", admeasuring an area of 2448 Sq. Mtrs, situated at Cuchelim, Mapusa, within the Municipal Area of Mapusa, Taluka and Sub District of Bardez, District of North Goa, State of Goa within the Limits of of Mapusa Municipal Council, Surveyed under FORM "D"of the city Survey Mapusa under Chalta No. 12 of P.T Sheet No.

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5, alongwith residential house therein bearing H.No-03/1, described in the Land Registration Office of Bardez under No. 28280 at Page 196 of Book B-72 and inscribed under No. 21148 at pages 168 of G-27, hereinafter called as "**LARGER PROPERTY**" and more particularly described in Schedule hereunder written and shown in green in Plan Annexed at **Annexure-I**.

2. That the **LARGER PROPERTY** is found inscribed under number 21148, in the name of Maria Sebastiana alias Sebastiana Martins, which was bequeathed to her by Maria Dominica de Souza, by will dated 19<sup>th</sup> October 1920.

3. That upon the death of Maria Sebastiana alias Sebastiana Martins, inventory proceedings bearing No. **331/98** was instituted by Anthony Francis David D'souza in the Court of the Civil Judge Senior Divisional at Mapusa Bardez Goa in the said proceedings the said property was allotted to Anthony Joseph Luis D'Souza and Anthony Francis David D'souza in equal proportion.

4. That Upon the death of Joe John D'Souza alias Anthony Joseph Luis D'Souza, Inventory proceedings bearing No. 42/2017/C was instituted by Shri. Anthony Francis David D'Souza, in the Court of the Civil Judge Senior Divisional at Mapusa Bardez Goa. In the said proceedings the said **LARGER PROPERTY** was allotted to Shri. Anthony Francis David D'Souza thereby making him the absolute and lawful owner in possession occupation and enjoyment of the **LARGER PROPERTY** in the manner as stated above ,total admeasuring 2448 Square meter , Surveyed under

A. Dsouza

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Desg. Partner / Auth. Signatory

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FORM "D" of the city Survey Mapusa under Chalta No. 12 of P.T Sheet No. 5, Of Cuchelim, Mapusa, within the Municipal Area of Mapusa, Taluka and Sub District of Bardez, District of North Goa, State of Goa within the Limits of Mapusa Municipal Council.

**AND WHEREAS**, the **OWNER/VENDOR** has vide his will dated 12<sup>th</sup> April 2018, drawn on 12.04.2018, recorded at folio 71V to 72 of Book No. 332, the first party herein being bachelor having no ascendants and descendants and has executed a will, whereby the said property will be bequeathed infavour of Bernadetta R. Virnodkar alias Bernadetta Ferrao, upon the death of owner/ vendor, hence said Bernadetta R Virnodkar alias Bernadetta Ferrao are the confirming party to this agreement.

**AND WHEREAS**, the **CONFIRMING PARTY NO-2** has joined herein as party to the present agreement being husband of the **CONFIRMING PARTY NO-1** the said Bernadetta R. Virnodkar alias Bernadetta Ferrao.

**AND WHEREAS**, on the strength of being Real Estate Developer in the state of Goa the "**VENDOR /OWNER**" has approached the "**PURCHASERS/ DEVELOPER / BUILDER /PROMOTER**" with an proposal to develop the portion admeasuring 2000 sqm out of the said **LARGER PROPERTY** admeasuring 2448 square meters by constructing residential cum commercial multistoried buildings in the Portion admeasuring 2000 Square meters , herein after referred to as "**THE SAID PROPERTY**".

A. Dsouza

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Bernadetta

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Desg. Partner / Auth. Signatory

**AND WHEREAS, "THE SAID PROPERTY"** being the Subject matter of this Agreement, and which is to be developed by the Developer/Builder is Shown in red ink in the Plan Annexed at Annexure I hereto and Marked Under Letter "A" and is found more Particularly described in Schedule -II hereunder Written

**AND WHEREAS** the remaining portion of the Larger Property Which is shown in green ink and marked under letter "B" in the Plan annexed at annexure I hereto, admeasures 448 square meters in which consist a house bearing no-03/1 of **OWNER/VENDOR** is not the part of the Development and this Agreement for Development Cum Exchange.

**AND WHEREAS** the **PURCHASERS /DEVELOPERS /BUILDER/ PROMOTER** on the basis of the representations of the "**VENDORS/OWNERS**" **AND "CONFIRMING PARTY"** as aforesaid and believing the same to be true and correct and having satisfied themselves as regards the title of the "**VENDORS/OWNERS**" to the marketability of **THE SAID PROPERTY** and based on the copies of documents made available for scrutiny and inspection , have agreed to Develop **THE SAID PROPERTY** and Purchase the same in a **SCHEME OF DEVELOPMENT** on the **SAID PROPERTY** as per the terms and conditions agreed upon with the "**VENDORS/OWNERS**" and **CONFIRMING PARTY** as stipulated hereinafter.

**AND WHEREAS** the **PURCHASERS/ DEVELOPERS /BUILDER/PROMOTER** after discussion to Develop the **THE SAID PROPERTY** and to purchase the same, have offered to pay

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CHANDRA DEVELOPERS LLP

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to the **VENDORS/OWNERS** consideration of **Rs. 30,00,000/-** (Rupees Thirty Lakhs only) to be paid as per the modalities of payment appearing hereinafter and to construct for the **VENDORS/OWNERS** entirely at the cost of the **PURCHASER/DEVELOPER /BUILDER/PROMOTER** , a super built up area of 500.70 square meters out of whole proposed super built up area along with one car park for each Apartment , comprising of 5 units of 2 Bedroom Hall Kitchen , with Super built up Area of each unit more particularly detailed /described in **SCHEDULE -III** attached herein under.

Further the **VENDORS /OWNERS** and **Confirming Party** hereby specifically agree that the **PURCHASERS / DEVELOPERS /BUILDER/ PROMOTER** shall be entitled to make optimum utilization of the FAR admissible in a **SCHEME OF DEVELOPMENT** on **THE SAID PROPERTY** to construct the areas as may be permitted to be constructed and that the **VENDORS /OWNERS** and **THE CONFIRMING PARTY** have no claim whatsoever as regards the same except to the extent of the Super built up area and consideration entitlement of the **VENDOR /OWNER** in respect to the constructed areas to be delivered unto the **VENDOR /OWNER**.

The Super built up area being allotted to the **VENDORS/OWNERS** by way of 2 Bed room Apartments constructed on the Said Property having Super Built up area of 500.70 square meters hereinafter referred to as the **SAID PREMISES** and described more Particularly in the **Schedule III** hereunder Written, along with one car Park for each Apartment.

*A. Dsouza*

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CHANDRA DEVELOPERS LLP

*[Signature]*  
Desg. Partner / Auth. Signatory

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*Rumadkar*



The Constructed Super Built up area being delivered to the **VENDORS /OWNERS** is inclusive of:-

- a) Carpet Area of the Apartments of the **SAID PREMISES** as per RERA.
- b) Area Covered by the external Walls bounding the Carpet areas including internal walls, areas of exclusive allotted balconies/extended balconies/terraces /entrance lobby of Apartments of the "**SAID PREMISES**".
- c) Proportionate common areas chargeable to the individual Apartments of the "**SAID PREMISES**" consisting of the Incidence of staircase, passage, lift area (core) and other value additions which are common utility/ common areas as per RERA to the floor where the said apartments of the **SAID PREMISES** are located and identified.
- d) Proportionate value/area of the Society office/Club House ,lift Machine Room, The covered area below the lift Machine room, Ground Floor entrance lobby ,Ground floor lift Area (core) Generator Room , Club House, Swimming Pool which are common to the entire buildings and termed as Common area as per RERA which occupies the constructed /covered are chargeable to Apartments of the "**SAID PREMISES**" excluding the stilted car Parking facility which is allotted to the **VENDORS/OWNERS** in the role of the Holder ,Since the area occupied for the Car Parking facility is not included while evaluating the Super Built up area of the Apartments under this Agreement.
- e) The corresponding super built up areas and RERA carpet areas/Exclusively allotted balconies area/extended balconies

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areas/terrace areas/entrance lobby are given in **SCHEDULE III** hereinafter.

**AND WHEREAS** the **VENDORS/OWNERS** have accepted the offer of the **PURCHASER /DEVELOPER /BUILDER /PROMOTER** as aforesaid and the parties therefore have agreed to reduce the terms agreed upon in writing.

**NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:-**

1. In pursuance to the above agreement and in consideration of Rs. 30, 00,000/- (Rupees Thirty Lakhs Only) to be paid as mentioned herein below and in Exchange of "THE SAID PREMISES" to be handed over to the owners in the proposed Project to be approved on "THE SAID PROPERTY", the Developer shall develop the said property by constructing residential cum commercial multistoried buildings in the **SCHEME OF DEVELOPMENT** as per the proposed plan as and when approved by the concerned authority, in **THE SAID PROPERTY** more clearly described in schedule III hereunder written.

2. In pursuance to the above understanding the **OWNERS** and **THE CONFIRMING PARTY** have permitted the Developer/Builder to undertake the development work in **THE SAID PROPERTY** after necessary permissions are obtained from the concerned authorities, the **OWNERS** further agree and allow the Developer to sell, transfer assign and convey the constructed units therein to prospective purchasers under the terms

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A. Dsouza

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appearing hereunder and in terms of the power of attorney enclosed and forming part of this agreement, except the premises which are to be allotted to the **VENDOR/OWNER**

3. That the **VENDORS/OWNERS** and **THE CONFIRMING PARTY** have specifically declared to the **PURCHASER / DEVELOPER /BUILDER /PROMOTER**, with respect to **THE SAID PROPERTY** and **LARGER PROPERTY** as under:-

a. That the **VENDOR /OWNER** are the absolute and lawful owners in possession, occupation and enjoyment of **THE SAID PROPERTY/LARGER PROPERTY** and no person other than the **VENDORS/OWNERS** has any right, share or interest in **THE SAID PROPERTY**.

b. That there are no encumbrances or changes of any kind whatsoever on **THE SAID PROPERTY**.

c. That There are no claims against **THE SAID PROPERTY** by any Mundcar Under the Goa Daman & Diu Mundcars (protection from Eviction ) Control Act , or by any Tenant Under Goa Daman & Diu Agricultural Tenancy Act.

d. That The **VENDOR/OWNER** have not entered in to any Agreement for sale, Agreement or Development or MOU with any other person/s in respect to **THE SAID PROPERTY**.

e. That **THE SAID PROPERTY** or **THE LARGER PROPERTY** OR the House bearing no-03/1 located in the Plot B

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Bernadette

Desg. Partner / Auth. Signatory

Bernadette

of the **Larger Property** is neither subject to any lien or attachment by the government or by any Bank or financial institution for forming the Subject matter of any Land Acquisition of any Kind Whatsoever.

f. That there are no legal impediments whatsoever for the **PURCHASER/ DEVELOPER / BUILDER /PROMOTER** to enter in to the present Transaction with the **VENDOR/ OWNER** and **THE CONFIRMING PARTY**.

g. That The **VENDOR /OWNER** and **THE CONFIRMING PARTY** do hereby agree to indemnify and keep indemnified the **PURCHASER /DEVELOPER /BUILDER /PROMOTER** against any defect in title, of the **VENDOR /OWNER** or defect in title arising from "**THE PREDECESSORS IN TITLE OF THE VENDORS**" resulting in the development work of the **PURCHASER /DEVELOPER /BUILDER /PROMOTER** getting suspended or coming to a standstill or if Developer Unable to start the work of Proposed **SCHEME of DEVELO PMENT**, In eventuality of defect in the title, the **VENDORS /OWNERS** undertake to remove any defect in the title, within a period of two months and in case of failure, to compensate the **PURCHASER / DEVELOPER /BUILDER /PROMOTER**, to the extent of loss suffered by the **PURCHASER / DEVELOPER/BUILDER /PROMOTER** on the account of the investment of amount, interest of the material at site, idling of labour/personnel etc. being an amount of Rupees three lakhs only per month commencing on the expiry of two months mentioned above till the time that such defect in title/claim in title is rectified /cleared by **OWNER** and the

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A. Dsouza

CHANDRA DEVELOPERS PVT. LTD.

Desg. Partner / Auth. Signatory

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Confirming Party and in case the **PURCHASER / DEVELOPER /BUILDER /PROMOTER** opt to rescind the Agreement then as per the terms that may be agreed upon between the Parties.

h. That in case at any time in future, if any objection is raised to the present understanding or the present understanding is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in **THE SAID PROPERTY**, the **VENDORS /OWNERS** and **THE CONFIRMING PARTY** each of them, jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/ objectionist in **THE SAID PROPERTY** from the consideration determined herein and the **PURCHASERS /DEVELOPER/BUILDER /PROMOTER** shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the **VENDOR /OWNER OR THE CONFIRMING PARTY** for any such settlement made by them with the third party.

i. Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the Vendors or by any of their predecessors in title or any person claiming under or through the **VENDORS/OWNERS**, the **VENDORS/OWNERS** had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign , allow it for Development and assure the **THE SAID PROPERTY** unto and

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Desg. Partner / Auth. Signatory

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to the use of the **PURCHASERS /DEVELOPER/ BUILDER /PROMOTER.**

j. That **THE SAID PROPERTY** is or any part thereof is not falling under any zone prohibited for development and it falls in S-2 zone with 80% FSI.

i. **PREMISES AND CONSIDERATION:-**

1) That in pursuant of this Agreement the **VENDORS / OWNERS** and **THE CONFIRMING PARTY** have agreed to sell un to the **PURCHASER /DEVELOPERS/ BUILDER /PROMOTER "THE SAID PROPERTY"**, for the purpose of development by constructing thereon a cluster of residential buildings for sale on ownership basis to the prospective purchasers and in lieu thereof have agreed to pay to the **VENDORS /OWNERS** the Consideration as under:

A) Payment to the **VENDORS / OWNERS** a sum of **Rs. 30,00,000/-** (Rupees Thirty lakhs Only) in the following manner:-

a) A sum of **Rs. 4,65,000/-** (Rupees four Lakhs sixty five thousand Only) has been paid to the **VENDOR /OWNER** in installments before signing of this Agreement by **PURCHASER /DEVELOPER/BUILDER /PROMOTER .**

b) **Rs 20,00,000 /-** (Rupees Twenty lakhs Only) on the date of signing and registering of this agreement for Development Cum Exchange.

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*A. Dsouza*

CHANDRA DEVELOPERS LLP

*[Signature]*  
Desg. Partner / Auth. Signatory

*Bernadetta*

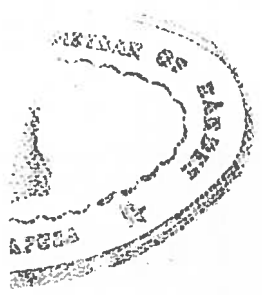
*[Signature]*

c) A sum of Rs.30,000/- (Rupees Thirty thousand Only) paid as TDS on account of Mr. Anthony Francis david D'souza.

d) Balance consideration of Rs. 5,0,5000/- (Rupees five Lakhs five Thousand Only) shall be paid to the **VENDORS/OWNERS**, after obtaining Construction Licence and all other necessary Licences /approvals, from North Goa Planning Department /Town and Country Planning Department, RERA Goa, Health Department, Construction License from Mapusa Municipal Council which are required and necessary for the commencement of the entire development of the said Property.

Delivery un to the **VENDORS/OWNERS** free of cost the **SAID PREMISES** comprising Super built up area of 500.70 Square meters in the **SAID PROPERTY** along with one car park for each apartment.

The **VENDORS / OWNERS** during the Progress of construction shall be entitled to enter in to agreement/s for sale or otherwise in respect to their apartments in the **SAID PREMISES** with their prospective purchasers and the **PURCHASERS / DEVELOPERS / BUILDER / PROMOTER** shall execute such Agreements as a Confirming Party to Confirm the delivery of the Apartments complete in all respects in terms agreed upon in such Agreements and upon confirmation of receipt of reimbursement of GST amount to the



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Desg. Partner / Auth. Signatory

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**BUILDER/DEVELOPERS** as agreed herein below. A model draft Agreement shall be finalized by the **PURCHASERS / DEVELOPERS /BUILDER /PROMOTER** for this purpose and with clauses suggested by the **PURCHASERS /DEVELOPERS/ BUILDER /PROMOTER** and which is in conformity with Agreement for Sale/ Sale Deed executed with other prospective Purchasers of the Apartments.

The **VENDORS / OWNERS** and **THE CONFIRMING PARTY** also specifically agree that the **PURCHASERS /DEVELOPERS /BUILDER /PROMOTER** Shall be entitled to enter in to Agreement for Sale, lease, assignment, allotment of all the Super built up Area constructed by the **PURCHASER / DEVELOPER / BUILDER / PROMOTER** with prospective Purchaser/s , if necessary ,along with the undivided right, share and interest in the **SAID PROPERTY**, other than the Super built up area reserved as aforesaid for the **VENDORS /OWNERS** and as permissible in the **SAID PROPERTY** as per the **SCHEME OF DEVELOPMENT** and the **VENDORS /OWNERS AND CONFIRMING PARTY** do hereby specifically confirm that they have given their express consent for the same without any liability and obligations to the **VENDORS /OWNERS AND CONFIRMING PARTY**.

The **VENDORS /OWNERS** hereby permit the **PURCHASERS/DEVELOPERS/BUILDER/PROMOTER** at their own cost, efforts and expense, do all planning, construction, development of the **SAID PROPERTY** and to appoint Architect, structural engineer, Elevation Architect, model Maker, Licensed

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A. Dsouza CHANDRA DEVELOPERS LLP

Deag. Partner / Auth. Signatory

Bernadetta

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Site Engineer, Licensed Plumbing Contractor, Electrical Contractor, Clerk, Geologist, civil Contractor, labour Contractor etc and /or appoint agencies for effective planning of the project ,layout and to prepare ,amend and put up the plans and obtain necessary approval/sanction of the Plan/s, layouts from the Concerned Planning and Development Authority/ town and Country Planning Department, Village Panchayat/ Concerned Municipal Council ,Real Estate Regulatory Authority of Goa (RERA Goa),local state or central and /or any other concerned authorities and to get the same revised from time to time and execute ,carry out and complete the work of construction and development of the said Buildings and also to appoint agencies for maintenance and betterment of the **SAID PROPERTY** in all respects.

It is represented by the **VENDOR/OWNER** that they have already applied for the Sanad Conversion and they have already got NOC/clearances from Department of Forest Goa, Mamlatdar of Bardez ,North Goa Planning Department and hence agreed By the **VENDOR/OWNER** and **THE CONFIRMING PARTY** to do the Sanad Conversion of the **SAID PROPERTY** at their own efforts and the entire cost, and expenses towards the **SANAD Conversion** fees and other miscellaneous expenses shall be borne by the **BUILDER/DEVELOPER**.

It is also agreed by the **VENDOR/OWNER** and or **THE CONFIRMING PARTY** to pay the GST charges to be paid to the Government against their to be allotted **SAID PREMISES** , and

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A. Dsouza

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Desg. Partner / Auth. Signatory

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which is presently calculated at 5% Of the total cost of the per apartment to be handed over to the **VENDOR/OWNER** .

However, **VENDOR/OWNER** and **THE CONFIRMING PARTY** have requested the **BUILDER/DEVELOPER** to pay the GST charges which is presently calculated @5% of total cost of per apartment, and the same GST amount paid by the **BUILDER/DEVELOPER** on behalf of **VENDOR/OWNER** shall be reimbursed by the **VENDOR /OWNER** and **THE CONFIRMING PARTY** to the **BUILDER/DEVELOPER** on or before handing over the Possession of their **SAID PREMISES** and upon receipt of above reimbursement of GST to the **BUILDER /DEVELOPER** shall Handover the Possession of the **SAID PREMISES** for the Exclusive use of the **VENDOR/OWNER**.

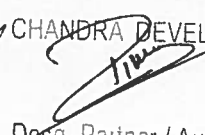
The **SAID PREMISES** allotted to the **VENDOR /OWNER** is shown marked in red ink in the floor Plan of 2 Bedroom Flats, and site Plan showing location of Buildings in which the Flats are allotted are marked in red ink and attached herein for this Agreement, along with the Calculation of allotment of super built up area as enclosed at **Annexure II**

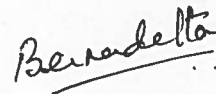
2) The **PURCHASERS / DEVELOPERS /BUILDER /PROMOTER** warrants that:-

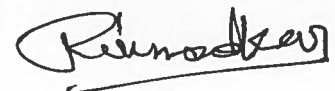
a) The **SAID PREMISES** allotted unto the **VENDORS /OWNERS** shall confirm to the standard specification detailed in **SCHEDULE IV**.

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 CHANDRA DEVELOPERS LLP

  
Desg. Partner / Auth. Signatory





b) The **PURCHASERS / DEVELOPER /BUILDER /PROMOTER** shall allot to the **VENDORS/OWNERS** on ownership basis the **SAID PREMISES** admeasuring approximately 500.70 Square meters (including the incidence of staircase and other common facilities as per RERA, corresponding to the built up & carpet areas (as per RERA) of the **SAID PREMISES** as stated in detail in **SCHEDULE III**, constructed on the **SAID PROPERTY** as per the site plan annexed, along with one car park for each Apartment, with such variations and altercations as may be required by any competent Authority , to be made in them or in any of them but so as not to reduce the super built up area of the **SAID PREMISES**.

The **PURCHASER/DEVELOPER** shall not be required to take any further permission of consent of the **VENDORS /OWNERS** or **CONFIRMING PARTY** to carry out the Completion of the "**SCHEME OF DEVELOPMENT**" of the **SAID PROPERTY**.

**II. DELIVERY, USE AND MAINTENANCE OF THE SAID PREMISES:**

1.a) The **PURCAHSERS / DEVELOPERS / BUILDER /PROMOTER** shall deliver the possession of the **SAID PREMISES** to the **VENDORS/OWNERS** in 40 months from the date of obtaining Construction License, and Goa RERA clearance for the **SCHEME OF DEVELOPMENT**, along with The Technical Clearance of the North Goa Planning and Development Authority/Town and Country Planning Department .

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The **PURCHASERS / DEVELOPERS /BUILDER /PROMOTER** have made it clear that they will Endeavour to obtain the construction license, and RERA immediately after obtaining the sanad conversion for the SAID PROPERTY. The **PURCAHSER /DEVELOPER /BUILDER /PROMOTER** have further made it clear that they will obtain occupancy certificate and permanent electricity connection for the **SAID PREMISES** post Completion certificate from North Goa Planning and Development Authority/ Town and Country Planning Department.

i) It has however been clearly agreed and understood that the **VENDORS/OWNERS** shall co-operate with the **PURCHASERS /DEVELOPERS / BUILDER /PROMOTER** in all matters pertaining to the construction and shall sign applications, plans, documents etc ., as may be required to be submitted to the statutory Authorities, village Panchayat, Municipal Council, Government of Goa, Real Estate Regulatory Authority of Goa (RERA-Goa) , including any Affidavit or declaration as may be necessary ,within reasonable time not exceeding three days from the receipt of such application/document from the **PURCHASER /DEVELOPER /BUILDER / PROMOTER**.

ii) The **VENDORS/OWNERS** and the **CONFIRMING PARTY** shall also co-operate and sign and execute all applications and documents required for the formation of the Society /Entity/general Society as may be decided by the **PURCHASERS /DEVELOPERS /BUILDER /PROMOTER** in their capacity as chief Promoter as envisaged hereinafter under this Agreement for Development cum exchange.

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iii) It is expressly agreed by **THE VENDOR/OWNER** and **THE CONFIRMING PARTY** to carry out the Partition of **THE SAID PROPERTY (PLOT A)** and the remaining portion of the Larger Property (**PLOT B**) before the taking over of the possession of the **SAID PREMISES** , and the **BUILDER / DEVELOPER** shall co-operate and assist the **VENDOR/OWNER** in completing the Partition process.

b) The **PURCHASERS /DEVELOPERS /BUILDER /PROMOTER** upon receipt of the requisite Occupancy Certificate shall by a notice in writing intimate the **VENDORS /OWNERS/CONFIRMING PARTY** to take delivery of the **SAID PREMISES** as indicated in the Notice within Seven days from the date of receipt of such notice, failing which date the **VENDORS /OWNERS** shall be deemed to have taken Possession and delivery of the **SAID PREMISES**

The **VENDORS/OWNERS** and **THE CONFIRMING PARTY** agree to pay the house tax and electricity charges of the **SAID PREMISES** to the concerned authorities from the date of occupancy certificate.

After the receipt of the notice to take possession, the **VENDORS/OWNERS** or **THE CONFIRMING PARTY** shall be entitled to take inspection of the Apartments whose possession is offered ,and in case the **VENDORS/OWNERS** find any item of work as set out in the specification as not to have been completed in any apartment , the **VENDORS/OWNERS** shall be entitled to

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draw the attention of the **PURCHASER/DEVELOPER /BUILDER /PROMOTER** to the item/s not completed and shall take possession only after the said item of work is completed which shall than be the date of deemed possession for the purpose of this agreement.

It is agreed and understood that failure to take delivery of the **SAID PREMISES** on the stipulated date and will not exonerate the **VENDORS /OWNERS** or **THE CONFIRMING PARTY** from their liability to pay the outgoings such as house tax, electricity charges, Maintenance charges and any other taxes etc from the deemed date of possession of the **SAID PREMISES**.

Upon delivery of the **SAID PREMISES** to the **VENDORS/OWNERS** and **THE CONFIRMING PARTY** and upon the request & sole discretion of the **PURCHASER /DEVELOPER/ BUILDER/ PROMOTER**, the Vendor shall execute suitable documents/s for the conveyance of the **SAID PROPERTY** i.e land comprised in the **SCHEME OF DEVELOPMENT** in favour of **PURCHASER/ DEVELOPER/ BUILDER /PROMOTER** and /or the **SOCIETY /ENTITY/ GENERALSOCIETY/ ASSOCIATION** or alternatively if society cannot be formed by executing individual sale Deeds

Upon Delivery of the **SAID PREMISES** to the **VENDORS/OWNERS** the **VENDORS/OWNERS** or **CONFIRMING PARTY** will not have any claim or shall not claim any proportionate share in the **SAID PROPERTY** ,even if the sale deed of the said Property Is not executed in the favour of the

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individual/prospective purchaser or in the name of the **SOCIETY /ENTITY/ GENERAL SOCIETY/ ASSOCIATION.**

2) The **PURCHASER /DEVELOPER/ BUILDER/ PROMOTER** shall not incur any liability if they are unable to complete the construction and handover the possession of the said premises as agreed to be given to the **VENDORS/ OWNERS** or **THE CONFIRMING PARTY** by the date stipulated in Clause II 1(a) hereinabove, if the completion is delayed beyond the control of the developer by reason of non-availability of steel, Sand and/or cement or other building materials in the market or water supply or electric power or by reason of war, civil commotion or any act of God or if non-delivery of possession arising out of or as a result of any notice, order, rule or notification of the Government or any other Public or Competent Authority or any objection arising due to any claims in the title of the **SAID PROPERTY/LARGER PROPERTY** or for any other reason totally beyond the control of developer adversely affecting to undertake such development and under no circumstance attributable to the developer in any manner whatsoever and in any of the aforesaid events the **PURCHASER/DEVELOPER/BUILDER/PROMOTER** shall be entitled to an extension of time corresponding to the extent of the length of such event for the delivery of the **SAID PREMISES.**

If for no reason other than the above, the **PURCHASER/ DEVELOPER /BUILDER /PROMOTER** are unable to or fail to give possession of the Said Premises to the **VENDORS / OWNERS** within the time period specified in clause No II 1(a), the **PURCHASER / DEVELOPER /BUILDER/ PROMOTER** shall

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compensate the Vendors /Owners by an amount agreed upon as Rs.10,000/- (Rupees Ten Thousand Only) per flat per month of delay.

3) The **VENDORS /OWNER** or **THE CONFIRMING PARTY** shall use the **SAID PREMISES** only for the purpose of residence or for any purpose which is permissible as per the prevailing laws.

4) The "**VENDORS / OWNERS/ THE CONFIRMING PARTY** shall from the date of possession maintain the allotted Apartments, The walls, Partition Walls, sewers, drains, pipes and appurtenances thereto, at their cost, in good and tenatable repair and condition and shall not do or suffer to be done anything in or to the Allotted Apartments and / or common passages, or the compound which may be against the conditions or technical advice of the **PURCHASERS / DEVELOPERS /BUILDER/PROMOTER**, Rules or Bye-laws of the Village Panchayat or any other Authority and shall attend to and answers and will be responsible for all actions and violations of any such conditions or rules or bye-laws.

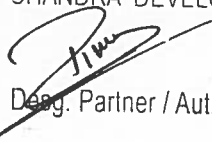
5) The **VENDORS /OWNERS** and **THE CONFIRMING PARTY** shall permit **THE PURCHASERS /DEVELOPERS /BUILDER /PROMOTER** and their surveyors and agents , with or without workmen and other persons at all reasonable times to enter in to and upon the **SAID PREMISES** or any part thereof at all reasonable times to view and examine the state and conditions thereof and the **VENDORS/OWNERS** shall within three days of **THE PURCHASERS/ DEVELOPERS /BUILDER /PROMOTER**

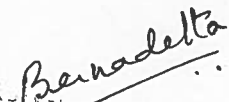
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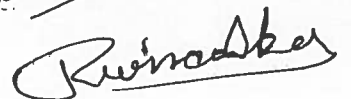
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giving a notice in writing to the **VENDORS /OWNERS**, consent to that effect and permit the **PURCHASERS /DEVELOPERS /BUILDER/ PROMOTER** to attend to all defects ,decay and requirements of repair, and also for the purpose of repairing any part of the building/s and for the purpose of making repairs, maintaining , re-building ,cleaning, lighting and keeping in order and conditions all the services, drains, pipes, cables, water courses, gutters, wires, partition walls or structure or other conveniences belonging to or serving or used for the said buildings, and also for the Purpose of laying, maintaining, repairing, and testing drainage and water pipes and electric and communication wires and cables and for similar other purpose and for all other purposes contemplated by and under this Agreement.

6) The Specifications for all the Apartments to be constructed in the **SCHEME OF DEVELOPMENT** shall be as set out in the **SCHEDULE IV** annexed hereto.

**III DEFECTS/ DEFICIENCY-EXTENT OF COVERAGE:**

a) Upon the **VENDORS/OWNERS** or **THE CONFIRMING PARTY** taking delivery of the "**SAID PREMISES**", the **VENDORS/OWNERS** and **THE CONFIRMING PARTY** shall have no claim against the **PURCHASERS/DEVELOPERS /BUILDER / PROMOTER** in respect of any item of work in the **SAID PREMISES** which may be alleged not to have been carried out or completed, except when the **VENDOR** has drawn the attention of the developer pursuant to the notice to take possession as regards to any incomplete or defective works if any,

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and the developer shall be duly bound to rectify the defects or complete the works as the case may be.

Plaster cracks being inherent phenomena of newly constructed Apartments and shall not be considered as defective work as also shade/colour/ size variations in painting ,flooring tiles, glazed tiles shall not be considered as defective work.

The **PURCHASERS /DEVELOPERS/ BUILDER /PROMOTER** shall not be responsible for absorption of certain colour pigments resulting in stains for vitrified tiles if done by **VENDORS** and consequently the **VENDORS/ OWNERS** and **THE CONFIRMING PARTY** are advised to avoid spillage of French polish ,colour pigment, turmeric, kumkum etc on the tiles, after the possession of the **SAID PREMISES** have been taken over by the **VENDORS/OWNERS**.

b) The defect liability period for the structure of the Buildings including the **SAID PREMISES** under this Agreement, shall be 12 Calendar months from the date of issuance of Occupancy Certificate/handing over actual possession, however the defect liability shall commence from 15days of actual completion of PDI( pre Delivery Inspection) conducted jointly by the **VENDOR** and **BUILDER/DEVELOPER** ,whichever is earlier.

Besides, the coverage of defect liability period, on the part of the **PURCHASERS /DEVELOPERS/ BUILDER/ PROMOTER** of the **SAID PREMISES** shall be confined to first sale by the **VENDORS /OWNERS** or **THE CONFIRMING PARTY** to

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Prospective purchasers only and does not extend subsequent transactions, irrespective of the fact whether the said second sale transaction takes place either before or after the stipulated period of 12 months; as averred hereinabove, wherein the **PURCHASERS / DEVELOPERS /BUILDER /PROMOTER** shall only be a Confirming Party.

**IV) ALLOTMENT OF CAR PARKING AREA/SLOT:**

a) The **VENDORS/OWNERS** shall be made available adequate parking spaces comprising of at least one Parking slot for each Apartment and available on the Stilt Floor of each Building.

b) No car parking area/ slot shall be held by any person who has not been allotted in his/her favour an Apartment in the **SCHEME OF DEVELOPMENT**.

c) The **VENDORS /OWNERS** to whom the stilted car parking areas/slots are allotted by the **PURCHASERS/ DEVELOPERS/ BUILDER /PROMOTER** agree and undertake not to allot /sell any Car parking area /slot to any third person And the same has been allotted to specific flat, the beneficial use of the said stilt parking area can only be availed by successor in interest in the each apartment allotted.

The **VENDORS/OWNERS** agree and undertake not to enclose or put any barricades in any manner in respect of the allotted stilted car parking area/ slot as stated hereinabove. Any damage to the structure or supporting columns of the stilted car parking area/slot while parking the car, if caused, shall be rectified

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at his own cost by the **VENDORS /OWNERS** to the satisfaction of the **PURCHASERS /DEVELOPERS /BUILDER /PROMOTER**.

**V) TAXES AND OUTGOING:**

(a) GST (Goods and Service Tax) which is presently in force shall be borne by the **BUILDER /DEVELOPER** proportionate to the extent of the super built-up area of the **SAID PREMISES**.

(b) Any new levy or tax of any nature demanded by local Bodies / State Government Authorities Central Government Authorities if levied or becomes due and payable after the date of signing of this Agreement on the **SCHEME OF DEVELOPMENT** shall be borne by the **VENDORS / OWNERS** proportionately to the extent of the super built-up area of the **SAID PREMISES**

(c) From the date of issue of the Occupancy Certificate for the **SAID PREMISE S** the **VENDORS /OWNERS** or **THE CONFIRMING PARTY** shall be liable to pay the House Tax, electricity charges and all other taxes, charges, assessments, levies etc by whatever name called, as the owner of the **SAID PREMISES**. The **PURCHASERS / DEVELOPERS /BUILDER/ PROMOTER** shall not be responsible for any default in payment of such taxes thereafter.

**VI) VARIATION IN-PLANS :**

(a) It is hereby specifically agreed and consented to by the **VENDORS /OWNERS** that the **PURCHASERS /DEVELOPERS /BUILDER /PROMOTER** shall be entitled, to make such variations

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and alterations in the Building plans or in the layout/elevation of the buildings including relocating the open spaces/structures/buildings /garden spaces and / or varying the location of the access to the buildings, as the exigencies of the situation and the circumstances of the case may require during the execution and completion of the **SCHEME OF DEVELOPMENT** in the **SAID PROPERTY** before getting the Occupancy Certificate, subject to the condition that the Super built up area of the **SAID PREMISES** being allotted to the **VENDORS/OWNERS** are not altered and the Standard Specification set out in **Schedule IV** hereinafter written are not altered.

The **VENDORS/OWNERS** hereby give their express consent to the above and it shall be considered as consent in writing of the **VENDORS/OWNERS** and **THE CONFIRMING PARTY** as required under the law. It is however agreed and understood that the **PURCHASERS/ DEVELOPERS /BUILDER/ PROMOTER** shall obtain the consent of the **VENDORS/OWNERS** for major variations in the plans pertaining to the said property.

b) All plans for the **SCHEME OF DEVELOPMENT** are to be prepared for approval(s)/ construction license(s) on the basis of the Survey plans of the **SAID PROPERTY** and areas mentioned therein, and the **PURCHASERS /DEVELOPERS /BUILDER/PROMOTER** are expressly entitled to revise the plans/ approval(s)/ construction license(s) based on actual site conditions, which shall be construed as final for all purposes.

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(c) In the event the **VENDORS /OWNERS** desire to make any Changes or additions within the **SAID PREMISES** to the Standard Specifications detailed in **SCHEDULE NO. IV** hereinafter written, and if permitted by the **PURCHASERS /DEVELOPERS/ BUILDER/ PROMOTER** subject to the overall approval of the authorities concerned, the **VENDORS /OWNERS** shall have to pay the additional cost of such changes /additions / alterations and for the purpose of payment the same shall be considered as an, extra item of work. In such event the **BUILDER / DEVELOPERS** Irrespective of the payment received for carrying out the extra item of work shall be entitled for sufficient extension of time over and above the time specified above to deliver the possession of the **SAID PREMISES**, as changes / additions / alterations would warrant additional time for the execution of work.

The functional efficiency / effectivity of such extra items of work required by the **VENDORS / OWNERS** in the **SAID PREMISES** shall not be the responsibility of the **PURCHASERS / DEVELOPERS / BUILDER/ PROMOTER** and shall not be covered under defect liability.

In the event the **VENDORS/OWNERS AND THE CONFIRMING PARTY**, either during the subsistence of this Agreement or after taking over the possession of the **SAID PREMISES** makes any changes or additions in the electrical layout more particularly described in detail in **SCHEDULE IV** hereinafter appearing, leading to the increase in the total electrical load over and above the electrical load originally provided by the **PURCHASERS /DEVELOPERS** for the **SAID PREMISES** , then

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in such an event the **PURCHASERS/DEVELOPERS** shall not be held responsible, accountable or liable or answerable either to compensate or replace any wiring material, fixtures & fittings exhibiting strain due to the increased load, either in its quality or performance and the **VENDORS/OWNERS** shall be solely responsible for the same at their own risk and cost. The **VENDORS/OWNERS** also shall under no circumstances be entitled to make any structural changes such as to any beams, columns etc. of the **SAID PREMISES/ Building/s** for all times to come.

**VII) FORMATION OF ENTITY:**

a) The **PURCHASERS / DEVELOPERS /BUILDER /PROMOTER** shall either upon handing over of the **SAID PREMISES** to the **VENDORS /OWNERS /THE CONFIRMING PARTY** as per **SCHEME OF DEVELOPMENT** on the said Property or upon the completion of the entire development of the **SAID PROPERTY** i.e. upon completion of **SCHEME OF DEVELOPMENT** or as per **RERA-GOA** authority compulsion /rules shall assist the **VENDORS /OWNERS** along with the Purchaser/s of Apartments in the **SCHEME OF DEVELOPMENT** in facilitating them either to form a single **SOCIETY/ ENTITY/ GENERAL SOCIETY /ASSOCIATION** for owning and /or maintaining the **SCHEME OF DEVELOPMENT** and/or the **SAID PROPERTY**. The **VENDORS/OWNERS AND the CONFIRMINGPARTY** shall also co-operate in getting conveyed the land buildings appurtenant to the **SCHEME OF DEVELOPMENT** i.e. the **SAID PROPERTY** in the name of the **SOCIETY/ENTITY/ GENERAL SOCIETY**. In the event the

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SOCIETY/ENTITY/GENERAL SOCIETY is not formed, the **VENDORS /OWNERS AND THE CONFIRMING PARTY** agree to get conveyed the undivided impartible and proportionate share corresponding to the extent of the holdings of the Premises other than the **SAID PREMISES** in the name of the prospective buyers in the **SCHEME OF DEVELOPMENT** by retaining the share in the land of unsold premises and further assist in the formation of GENERAL SOCIETY for the purpose of maintenance/ upkeep of the Buildings in terms of the **SCHEME OF DEVELOPMENT** of the **SAID PROPERTY**.

In case the Sale is not made in favour of the SOCIETY /ENTITY /GENERAL SOCIETY, the **VENDORS /OWNERS or THE CONFIRMING PARTY** shall be entitled to retain the undivided share in the land only corresponding to the FAR utilized for the **SAID PREMISES**.

b) The decision of the **PURCHASERS /DEVELOPERS/ BUILDER / PROMOTER** in regard, to the preceding para shall be final and binding on all the purchasers of Apartments in the **SCHEME OF DEVELOPMENT** including the **VENDORS /OWNERS and THE CONFIRMING PARTY** herein in respect of the **SAID PREMISES** being allotted to them.

c) The **VENDORS / OWNERS AND THE CONFIRMING PARTY** shall co-operate with the signing all forms applications, Deeds and other documents as may be required either for the admittance to the SOCIETY / ENTITY /GENERAL SOCIETY/ Association and for the Conveyance of the **SAID PROPERTY**.

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d) The **VENDORS /OWNERS OR THE CONFIRMING PARTY** to whom the **SAID PREMISES** are being allotted shall be governed by and shall observe and comply with all the Bye-laws, Rules and Regulations that may be laid down by the **SOCIETY /ENTITY /GENERAL SOCIETY/ Association** as may be applicable from time to time (as and when formed).

e) The **VENDORS / OWNERS OR THE CONFIRMING PARTY** hereby agree/s and undertakes to be a member of the **SOCIETY/ENTITY /GENERAL SOCIETY** in respect of the **SAID PREMISES** being allotted to them and also from time to time to sign and execute all applications for registration and for membership and other papers and documents necessary in this regard.

f) The **VENDORS/OWNERS** shall be bound, from time to time to sign all papers and documents and to do all acts, deeds and things as may be necessary from time to time, for safeguarding the interest of the **PURCHASERS /DEVELOPERS/ BUILDER/PROMOTER** and of the other Apartment purchasers in the **SCHEME OF DEVELOPMENT** on the **SAID PROPERTY**.

g) The **PURCHASERS / DEVELOPERS** shall be in absolute Control of Apartments in the **SCHEME OF DEVELOPMENT** other than the **SAID PREMISES** allotted to the **VENDORS /OWNERS**, as per the **SCHEME OF DEVELOPMENT**.

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h) All the papers pertaining to the admission to the SOCIETY/ENTITY/GENERAL SOCIETY and the rules and regulations thereof as also all the necessary Deed / Deeds of Conveyance including the subsequent sale if any in **SCHEME OF DEVELOPMENT** till such time the admission is taken to the SOCIETY /ENTITY/GENERAL SOCIETY shall be prepared by the Advocate of the **PURCHASER/ DEVELOPER /BUILDER/ PROMOTER.**

i) All costs, charges, expenses including stamp duty, registration charges, Advocate fees /professional charges and any other expenses in connection with the preparation execution and registration of Conveyance Deed / Individual sale deed / formation of General Society and/or other connected matters shall be borne by the **VENDORS/OWNERS AND THE CONFIRMING PARTY** in respect of the **SAID PREMISES** allotted to them and other purchasers of Apartments in the **SCHEME OF DEVELOPMENT** in proportion and to the extent of the Super built up area of the Apartment allotted to them.

**VIII) UPKEEP OF COMMON AMENITIES AND EXPENDITURE RELATING THERETO:**

a) The **PURCHASERS/ DEVELOPERS /BUILDER /PROMOTER** from the date of completion of the **SCHEME OF DEVELOPMENT** till the SOCIETY/ ENTITY/GENERAL SOCIETY is formed and registered, shall on behalf of all the purchaser/s including the **VENDORS/OWNERS** in respect of the **SAID PREMISES** in the **SCHEME OF DEVELOPMENT**, shall manage

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and administer the upkeep and maintenance of the common amenities , common areas of the scheme of Development and the overall responsibility regarding the upkeep and maintenance of the common amenities and common areas of the "**SCHEME OF DEVELOPMENT**" in the **SAID PROPERTY** shall be that of all the buyers and **VENDORS/OWNERS OR THE CONFIRMING PARTY**

b) The **VENDORS/OWNERS** of the **SAID PREMISES** therefore shall at the time of taking possession of the Apartment/s deposit in respect of each Residential Apartment with the **PURCHASERS/ DEVELOPERS/ BUILDER /PROMOTER** as under:

i) Rs.20,000 / (Rupees Twenty Thousand Only) one time as Initial deposit to defray the expenses as referred to in clause (c) herein below.

ii) Rs.1,000 /-(Rupees One Thousand Only) as membership of the **SOCIETY/ENTITY/GENERAL SOCIETY**.

c) The **VENDORS /OWNERS AND THE CONFIRMING PARTY** agree and bind themselves to contribute monthly regularly in respect of the **SAID PREMISES** allotted to them by the **PURCHASERS / DEVELOPERS /BUILDER / PROMOTER** such amount as may be decided by the **PURCHASERS /DEVELOPERS / BUILDER / PROMOTER** till the formation of the **SOCIETY/ ENTITY GENERAL SOCIETY** and furthermore to the **SOCIETY / ENTITY / GENERAL SOCIETY** such amount as may

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be decided by the SOCIETY/ ENTITY / GENERAL SOCIETY after its formation as the case may be, for the regular upkeep / governance and proper maintenance of the **SAID PREMISES** and the buildings standing thereon including the maintenance of common lights, water charges, Security's remuneration, maintenance of open spaces garden, lift , caretaker's salary , Sweeper's S alary etc irrespective of the use of these Services by the **VENDORS/OWNERS** for the **SAID PREMISES** and other owners of the **SCHEME OF DEVELOPMENT** on the **SAID PROPERTY**. Accordingly therefore obligation to pay monthly regularly on the part of the **VENDORS/ OWNERS OR THE CONFIRMING PARTY** herein shall start from the deemed date of possession as stated in Clause II(b) above. The **PURCHASERS /DEVELOPERS** or the SOCIETY/ ENTITY / GENERAL SOCIETY as the case may be, depending upon the circumstances, shall be empowered to revise any item of service for better governance of the **SAID PREMISES** as they may deem fit and proper depending upon the exigencies of the situation from time to time.

d) Provided, further, the **VENDOR/OWNER AND OR THE CONFIRMING PARTY** from the date of taking possession deemed possession of **SAID PREMISES** i.e. Apartments shall be required to pay regularly to the **PURCHASERS/ DEVELOPERS /BUILDER/ PROMOTER** till such time the SOCIETY /ENTITY / GENERAL SOCIETY is formed or promoted and thereafter to the SOCIETY/ ENTITY /GENERAL SOCIETY maintenance charges at Rs 15/- (Rupees Fifteen Only) per square metre per month of the Super built-up area of the Apartments area, due and payable in advance by the 5<sup>th</sup> of the month, along with the applicable GST

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levied by the competent authorities being the obligatory maintenance charges and expenses of the **VENDOR /OWNER** share towards expenses incurred or and to be incurred in terms of Clause VIII (c) referred hereinabove .

e) It is also agreed upon that in case at any time the **PURCHASERS /DEVELOPERS /BUILDER/ PROMOTER** or the Society find the amounts collected to be insufficient, the **PURCHASERS/ DEVELOPERS /BUILDER/ PROMOTER** and /or the Society shall be entitled to increase the monthly maintenance charges on the **SAID PREMISES** along with other Apartments in the **SAID SCHEME OF DEVELOPMENT**.

**IX) DISCLAIMER:**

a) The **PURCHASERS /DEVELOPERS /BUILDER/ PROMOTER** hereby disclaim any responsibility after the formation of the **SOCIETY / ENTITY/GENERAL SOCIETY** and the **SOCIETY/ ENTITY / GENERAL SOCIETY** as the case may be since then, the **SOCIETY / ENTITY/ GENERAL SOCIETY** shall alone be responsible and liable to pay all the aforesaid expenses stated in clause VIII hereinabove towards upkeep and maintenance of the common amenities and common areas. The **PURCHASERS /DEVELOPERS** shall not be held responsible for any such alleged default in the payments occurring thereafter or otherwise by the **SOCIETY/ ENTITY/GENERAL SOCIETY**

b) It is clearly agreed and understood by the **VENDORS/OWNERS** in respect of the **SAID PREMISES** being allotted to them along with the purchasers of Apartments in the

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Desg. Partner / Auth. Signatory

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**SCHEME OF DEVELOPMENT** that the **PURCHASERS/ DEVELOPERS** responsibility during the above period till such time the **SOCIETY/ ENTITY/GENERAL SOCIETY** is formed shall only be confined to the extent of managing, administering and effecting payment of the above expenses towards the upkeep of common amenities and common areas in the **SCHEME OF DEVELOPMENT**. The **PURCHASERS / DEVELOPERS / BUILDER / PROMOTER** shall not be held responsible or accountable for non compliance of insurance of the building, elevator, insurance of generator, third party insurance or any accidents or mishaps of any nature either in, club house, internal roads and thefts that may occur within the **SCHEME OF DEVELOPMENT**, except up to the warranty /guarantee period provided by the suppliers of elevators, generators or any other materials used in the Scheme of Development /Said Premises.

(c) The **VENDORS/OWNERS** in respect of the **SAID PREMISES** being allotted to them, understand that the **PURCHASERS /DEVELOPERS /BUILDER/ PROMOTER** shall not be held responsible on account of deficiencies of manufactured items of construction material used in the **SAID PREMISES** such as electrical goods, bath fittings, sanitary ware and accessories tiles, electrical goods however a warranty certificate if provided by the manufacturer for a period equivalent to the defect liability period i.e. 12 months in respect of the manufactured goods shall be provided to the **VENDORS/OWNERS** in respect of the manufactured items as stated above used in the **SAID PREMISES**

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A. Dsouza

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X) **GENERAL:**

a) The parties herein agree that, they have tentatively finalized on the proposed plan of the Proposed **SCHEME OF DEVELOPMENT** and the super built-up area of about 500.70 Sq. Mtrs, as mentioned herein above at clause I 2b), to be handed over to the owners free of cost as per terms mentioned herein above.

The **VENDORS/OWNERS** hereby confirm having taken inspection to their full satisfaction, of the requisite Plans relating to the proposed **SCHEME OF DEVELOPMENT** in the Said Property.

b) The **VENDORS/OWNERS** hereby specifically agree that the **PURCHASERS /DEVELOPERS/ BUILDER /PROMOTER** shall be entitled to make optimum utilization of the FAR admissible to construct the areas as may be permitted to be constructed and that the **VENDORS/OWNERS** shall have no claim whatsoever as regards all areas constructed, save and except to the extent of the **SAID PREMISES** as applicable unto the **VENDORS /OWNERS**.

c) It is also understood and agreed by and between the parties that Independent terrace, if any, is not a common amenity and shall be allotted on exclusive basis as a value addition for the Flats as shown in the Annexure appended hereto However, no construction is permitted nor any roof garden is allowed to be put up in order to ensure the safety and to prevent probable damages (leakages etc) to the Slab beneath the open terrace.

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Desg. Partner / Auth. Signatory

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d) After execution of the present agreement and upon receipt of necessary approvals from the concerned authorities the **PURCHASERS/ DEVELOPERS/ BUILDER/PROMOTER** shall be entitled independently on their own accord to negotiate and/or agree to sell, assign, transfer or otherwise deal with the right, title and interest to all constructed areas in the **SCHEME OF DEVELOPMENT**, other than the **SAID PREMISES** allotted in the "**SCHEME OF DEVELOPMENT** to the **VENDOR /OWNER** and without affecting the rights of the **VENDORS /OWNERS** in respect of the **SAID PREMISES** i.e. the Super Built up area constructed in the **SAID PREMISES**, to any prospective purchaser/s of the Apartments, for such price and on such terms and conditions as may be agreed upon between the Developers and such prospective purchasers and for that purpose to enter into on their own behalf and responsibility, agreements or such other writings or documents in their own name , and the **VENDORS /OWNERS** specifically declare that they have No Objection for the same.

It is also agreed that the **PURCHASERS /DEVELOPERS /BUILDER/PROMOTER** shall be entitled to receive and retain with them all the money/monies from the Prospective Purchaser/s to whom Apartments (except the allotted SAID PREMISES) are sold or allotted, as the case may be, in the said **SCHEME OF DEVELOPMENT** to be constructed by the Developer in the **SAID PROPERTY** and to appropriate the same in such manner as the Developers may deem fit, All the money/monies which shall be received by the developer from such Purchaser/s shall exclusively belong to the **PURCHASERS/ DEVELOPERS/ BUILDER/PROMOTER** and will be received by them on his own

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A. Dongre

CHANDRA DEVELOPERS. L.P.

Desg. Partner / Auth. Signatory

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account towards cost of construction at his own risk without any liability and / or obligation to the **VENDORS/OWNERS**.

It is agreed between the Parties herein that if additional increase in FAR is made available by the government for want of change of zone and if the FAR is increased up to 100% from present 80% and if the Plan of the **SCHEME OF DEVELOPMENT** is changed and varied to utilize the additional FAR than under such circumstances the **BUILDER** shall allot additional 2 Flats.

e) The **VENDOR/OWNER** shall be bound to sign all the papers and documents and do all the things and matters as the **PURCHASERS/DEVELOPERS** may require from them from time to time in this behalf for safeguarding, interalia, the interest of the **PURCHASERS/ DEVELOPERS** and the **VENDORS /OWNERS** as well as the safeguarding the interest of the Prospective Purchaser/s of Apartments in the **SCHEME OF DEVELOPMENT**.

f) The **VENDORS /OWNERS** and THE CONFIRMING PARTY mailing address and email address for communication shall be as under:

**MR. ANTHONY FRANCIS DAVID DSOUZA**  
"H.NO- 03/1, Bomon Wado,  
Cuchelim, Bardez – Goa

Contact Mobile no -  
Email :-

**MR. RAMESH NARAYAN VIRNODKAR and**  
**MRS. BERNADETTA R VIRNODKAR @BERNADETTA**  
**FERRAO**  
H.No. 638, Khadpawaddo,  
Cuchelim, Bardez – Goa

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*A. Dsouza*

CHANDRA DEVELOPERS

*Desg. Partner / Auth. Signatory*

*Bernadetta*

*R. Virnodkar*

CONTACT NO -  
Email :-

The mailing address and email address of the **DEVELOPER /PURCHASER /BUILDER /PROMOTER** is as under:

**CHANDRA DEVELOPERS LLP**  
H.NO- 34, SUNRISE COLONY, BEHIND NSD,  
ALTO- DABOLIM -GOA  
403802.

Contact number

The **VENDORS /OWNERS** and **Purchasers /Developers /BUILDER/ PROMOTER** shall also, from time to time notify any change in his /their address. Any letters, reminders, notices, documents, papers etc sent at the aforesaid notified address or at the changed address by hand delivery or Registered A.D. or Under Certificate of Posting or through a courier service agency also by e-mail, shall be deemed to have been lawfully served to the Parties.

g) The **VENDORS / OWNERS** hereby consent to the **PURCHASERS/ DEVELOPERS /BUILDER /PROMOTER** herein as well as the diverse prospective purchasers of Apartments in **SCHEME OF DEVELOPMENT** to raise funds /loans/monies from any Bank/s or any Financial Institution/s for purchase of their respective Apartment , wherein the **PURCHASERS/ DEVELOPERS/ BUILDER /PROMOTER** shall issue a NOC as required by the Bank / Financial institution for mortgaging the

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Desg. Partner / Auth. Signatory

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premises allotted, without affecting in any manner the Apartments being allotted to the **VENDORS /OWNERS** in the Scheme of Development and their proportionate undivided right of the **SAID PROPERTY** on the basis of an Irrevocable Power of Attorney of **VENDORS/ OWNERS** in favour of **PURCHASERS/ DEVELOPERS /BUILDER/ PROMOTER**.

h) The **BUILDER/DEVELOPER** makes clear That the **VENDORS/OWNERS** are entitled to sell/transfer assign the **SAID PREMISES** in favour of any third party, however the **VENDORS/OWNERS** shall by written intimation inform the **PURCHASERS/ DEVELOPERS/ BUILDER /PROMOTER** the details of the party to whom the units would be sold/assigned in order to facilitate the **PURCHASERS/ DEVELOPERS /BUILDER /PROMOTER** to properly administer, manage the premises in the **SCHEME OF DEVELOPMENT**. The **VENDORS/ OWNERS** shall also ensure that the **PURCHASERS /DEVELOPERS/ BUILDER /PROMOTER** are a Confirming Party to any such Agreement and to such sale the **BUILDER/DEVELOPER** shall not object.

i) The **VENDORS /OWNERS** shall co-operate and assist the **PURCHASER/ DEVELOPER/ BUILDER /PROMOTER** to obtain all necessary permissions/ NOC /license from the concerned authorities for which; **VENDORS /OWNERS AND THE CONFIRMING PARTY** agree to assign Powers to the **PURCHASER/ DEVELOPER /BUILDER /PROMOTER** through Irrevocable Power of attorney to represent Vendors/owners in all Concerned Departments pertaining to the work of approvals of the Proposed Scheme of Development or any other work required by

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A. Dsouza

CHANDRA DEVELOPER.

Desg. Partner / Auth. Signator,

*Bernadette*

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**PURCHASER / DEVELOPER towards the Proposed SCHEME OF DEVELOPMENT.**

j) The **VENDORS /OWNERS** shall obtain from the **PURCHASERS /DEVELOPERS /BUILDER /PROMOTER** till the formation of the **SOCIETY /ENTITY /GENERAL SOCIETY** and later on from the **SOCIETY/ ENTITY /GENERAL SOCIETY** prior **NOC** towards **No Dues Certificate** in respect of and before the units are being sold assigned. The **PURCHASERS /DEVELOPERS** shall issue such **N.O.C**, within 7 days from the date of intimation.

k) It is clearly agreed and understood that in view of the **PURCHASERS/ DEVELOPERS/ BUILDER /PROMOTER** having effected substantial payment and further having made expenses towards the planning of the Project, the **PURCHASERS/ DEVELOPERS/ BUILDER/ PROMOTER** shall be entitled to the specific performance of this Agreement, and the **VENDORS /OWNERS** shall not be entitled to terminate this Agreement on any grounds whatsoever. The **VENDORS /OWNERS** also being entitled to seek specific performance of this Agreement to the extent of receiving the consideration as clearly agreed upon herein. Time shall be the essence of this Agreement.

l) The **PURCHASERS /DEVELOPERS /BUILDER/ PROMOTER** and the **VENDORS /OWNERS** or **THE CONFIRMING PARTY** have decided to name the Scheme of **DEVELOPMENT** as "**MARIGOLD FLORESTA**" and have no Objection for the same.

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CHANDRA DEVELOPERS LLP

Desg. Partner / Auth. Signatory,

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m) It has been clearly agreed and understood that this agreement is understood to be binding on the parties for all times to come. Consequently, in case of the demise of any of the **VENDOR/OWNER**, this Agreement shall be binding and enforceable as against **THE CONFIRMING PARTY** and they shall be bound to honor this agreement and comply with all the terms and conditions of this Agreement, and shall not be entitled to demand any further consideration, and shall be entitled to the constructed areas in the SAID PREMISES in terms agreed upon hereincheck

n) The list of Manufacturers/Suppliers is enclosed as Annexure

o) This Agreement shall supercede all previous arrangement or understanding between the parties.

**XII) DISPUTES / SETTLEMENT /LITIGATION/**  
**JURISDICTION:**

a) In the event any dispute or differences arising between the parties hereto in respect to this Agreement or in respect of any provisions (clauses) in this Agreement, or anything arising out of it, and /or about the performance of these presents or concerning any act or omission of the other party to the disputes or to any act which ought to be done by the parties in dispute or in relation to any matter whatsoever concerning this Agreement, the Court at Mapusa, Goa or in North Goa shall have the jurisdiction.

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Desg. Partner / Auth. Signatory

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b) In the event there is any litigation concerning the SAID PROPERTY and/or in relation to the title of the VENDORS/OWNERS to the SAID PROPERTY, it shall be the duty of the VENDORS/OWNERS AND THE CONFIRMING PARTY to settle the same entirely at their costs and responsibility and without any liability to the PURCHASERS / DEVELOPERS /BUILDER/ PROMOTER. Any delay resulting from such disputes shall make available additional time to the PURCHASERS/ DEVELOPERS /BUILDER / PROMOTER for the completion/delivery of the SAID PREMISES AND "THE SCHEME OF DEVELOPMENT"

c) That Both the Parties hereto in this Agreement agrees that, in case for any reasons which are not mentioned in this agreement and which are beyond the Control of Parties hereto , if the necessary approvals for the proposed project are not received from all the Concerned Authorities/ Departments of Government of Goa/ Concerned village Panchayat , than , or due to any litigation in respect of the Title of the SAID PROPERTY ,under such circumstances VENDOR /OWNER AND THE CONFIRMING PARTY will refund to the PURCHASERS /DEVELOPERS /BUILDER /PROMOTER, the entire monies paid to them by the PURCHASERS/ DEVELOPERS/ BUILDER/ PROMOTER under this Agreement and monies paid from time to time without any interest paid to the PURCHASERS/ DEVELOPERS/ BUILDER/ PROMOTER without any deductions within 30 days from , PURCHASERS / DEVELOPERS /BUILDER /PROMOTER informing the Vendors/Owners in writing/ Email provided at clause no. XI (f) herein above about Such failure/restrictions in obtaining

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the necessary Development approvals. However if **VENDORS /OWNER** fails to pay back/ refund the monies paid to them by the **PURCHASERS/ DEVELOPER /BUILDER /PROMOTER** within 30 days, an interest calculated at 5% per month will be charged to the Vendors/owners , till such time , the owners refunds entire monies paid to them from time to time.

**XIII)** The **VENDORS/OWNERS AND THE CONFIRMING PARTY** have vide the Clauses below conferred on the **PURCHASERS /DEVELOPERS** Irrevocable Powers and constituted the **PURCHASERS /DEVELOPERS** and their Designated Partners **SHRI PRAVEEN CHANDRAKANT TILVE** , and/or **SHRI JAYPRAKASH CHANDRAKANT TILVE** authorizing the **PURCHASERS / DEVELOPERS** and /or their Designated Partners to perform all the lawful acts, deeds, things and matters more particularly stated herein below :-

i) To sign and execute all papers plans applications and other documents for obtaining of the Permission/License / N.O.C. from the competent Authorities for the carrying of the construction on the **SAID PROPERTY**.

ii) To apply for and obtain all Permissions /Licenses /N.O.C.'s that may be required from the Collector of North Goa, the Addl. Collector, the Dy. Collector, the Mamlatdar, the Village Panchayat , Municipal council of Mapusa Bardez –Goa, Forest Department, Electricity Department, P.W.D, The Town & Country Planning Department, the Planning & Development Authority, Health Department, Pollution Control Board of Goa , Real Estate

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Regulatory Authority of Goa (RERA Goa) , Health Department, and from any other Authority or Department for the carrying of the construction activity on the **SAID PROPERTY** .

iii) To apply for the renewals, revisions of the Permissions, N.O.C.'s Licenses already obtained in respect to the construction on the **SAID PROPERTY**.

iv) To apply for the connection for water supply, the connection for electricity supply for the construction on the **SAID PROPERTY** or in the construction that may be carried out on the **SAID PROPERTY**.

v) To sign and execute any Agreement of Sale, Deed of Rectification, Deed of Ratification or any Deed or document in connection with the construction and sale on the **SAID PROPERTY** with the Prospective Purchasers of the Apartments in the **SCHEME OF DEVELOPMENT**, other than the constructed areas reserved for us,(as duly earmarked in Annexure) and to receive from them any amount and to issue valid receipts, in view of the investment made bgy them.

vi) To sign and execute the Deed of Sale in respect to the **SAID PROPERTY** either in full or in parts.

vii) To sign and execute any document /Deeds , Agreement for sale as aforesaid before the Notary or the Sub-Registrar in the State of Goa /Sub- registrar of Bardez Goa or any other Authority , concerning the **SAID PROPERTY** and to admit the execution before the said Authority.

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A. De Souza

CHANDRA DEVELOPERS LLP

Desg. Partner / Auth. Signatory

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viii) To appear and act for us and on our behalf or to represent us before courts, Tribunals, Forums, Authorities or to represent us before the Village Panchayat, the Mamlatdar for Mutation, Ministry of Environment Clearance, Goa Pollution Control Board (GPCB), Real Estate regulatory Authority of Goa (RERA GOA), Forest Department, Town and Country Planning Department, Electricity Department, Public Works Department, Department of Directorate of Health , Directorate of Land Survey Department, Police authorities and any other Government Department, Semi-Government Department, Authority and/or Body as also all Courts, Civil, Criminal and Revenue in connection with any matter concerning the **SAID PROPERTY**.

ix) To sign, verify and file proceedings, suits, petitions, appeals, revisions or writs in any Court of Law, or to file any application, affidavits, statements ,undertaking, Indemnity Bond, etc., before any authorities

x) To apply for and obtain the No Objection Certificate, Occupancy Certificate and/or completion Certificate in respect of the building/s to be constructed and completed on the **SAID PROPERTY**.

xi) For the aforesaid purpose to make sign, execute, prepare and submit applications, forms, papers, documents, plans, undertakings, terms and conditions to carry on correspondence, swear affidavits, make personal appearances as may be required by the authorities concerned.

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A. Souza

CHANDRA DEVELOPERS LLP

Desg. Partner / Auth. Signatory

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xii) To make any letter, application, representation, or any other writing in our name and to represent our interests in any matter concerning the **SAID PROPERTY** and for the carrying of the construction on the **SAID PROPERTY**.

It is clearly agreed and understood between the parties that the **PURCHASERS/DEVELOPERS** shall be entitled to execute the Deed of Sale in respect to the **SAID PROPERTY** after handing over the constructed areas in the **SAID PREMISES** to the **VENDORS/OWNERS**.

**XIIV) The PURCHASER /DEVELOPERS /BUILDER /PROMOTER** undertake that they shall not alienate the rights conferred upon them, both under this agreement and the Power of Attorney, in favour of any third party /parties in whatsoever manner either with consideration or without, and/or will not sell the project either implicitly or explicitly to a third party before fulfilling their obligations towards the owners under this agreement and not without written consent of vendor/owner . Any such action on part of the developers will be violative of the terms and conditions and spirit of this agreement and in no way shall be binding on the **VENDORS/OWNERS**.

**XV) THE PURCHASERS / DEVELOPERS/ BUILDER/ PROMOTER** simultaneously upon execution of this Agreement Publish the Public Notice in the News Paper, inviting objections if any from the General Public or any other Third party or financial Institutions or any such person claiming right in the **THE SAID**

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CHANDRA DEVELOPERS LLP

*[Signature]*  
Deeg. Partner / Auth. Signatory

*Bernadette*

*[Signature]*

**PROPERTY**, or part thereof and the **VENDORS/OWNERS** have herein given their NOC for such Publication.

**XVI)** The **VENDORS /OWNERS** on execution of this Agreement have hereby handed over to the **PURCHASERS /DEVELOPERS/ BUILDER/ PROMOTER** the possession of the **SAID PROPERTY** comprising of an area of 2000 square meters shown more particularly on the Plan annexed hereto and described more particularly in the **Schedule II**.

**XVII)** The **VENDOR/OWNER** and The Confirming Party herein declare that they shall execute irrevocable power of Attorney in favour of the developer within 7 days from the date of receipt of this Agreement.

**XVIII)** For the purpose of stamp duty the **SAID PREMISES** are valued at Rs. 1,75,24,500/- ( Rupees One crore Seventy Five lakhs Twenty four thousand five Hundred Only) { i.e Rs.35,000/- \* 500.70 Sq. mtrs} and the land is valued at Rs.50,00,000/- (Rupees fifty lakhs Only) {i.e 2000 Sq. Mtrs\* Rs 2500/-per Sq. mtrs} and accordingly stamp duty @ 2.9% is paid on 2,25,24,500/- (Rupees Two crore twenty five Lakhs Twenty Four Thousand Five Hundred Only) which amount to Rs. 6,53,220/- (Rupees Six Lakhs fifty Three thousand Two hundred and Twenty only).

**XIX)** As the possession of the Land has been handed over to Builder/Developer/Purchaser for development ,registration fees @ 2% is paid on Rs. 50,00,000/- (Rupees fifty Lakhs Only) which amounts to Rs. 1,00,000/- (Rupees One Lakhs Only) has been paid on this Agreement.

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**SCHEDULE I ABOVE REFERRED TO**  
**(DESCRIPTION OF "LARGER PROPERTY")**

All that Property Known As "**BOMOGOLLO**", admeasuring an area of 2448 Sq. Mtrs, situated at Cuchelim, Mapusa, within the Municipal Area of Mapusa, Taluka and Sub District of Bardez, District of North Goa, State of Goa within the Limits of of Mapusa Municipal Council, Surveyed under FORM "D" of the city Survey Mapusa under Chalta No. 12 of P.T Sheet No. 5, alongwith residential house therein bearing H.No-03/1, described in the Land Registration Office of Bardez under No. 28280 at Page 196 of Book B-72 and inscribed under No. 21148 at pages 168 of G-27,,and the office of the Civil Registrar Cum Sub Registrar of Bardez at Mapusa the same being bounded on or towards the:

On the East : By Chalta No. 8 of P.T Sheet No. 5

On the West : By Main Road

On the North : By Chalta No. 8 of P.T Sheet No. 5 and

On the South : By Road.

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**SCHEDULE-II**  
**THE SAID PROPERTY**

**ALL THAT SAID PROPERTY** admeasuring an area of 2,000 Sq. Mtrs, a distinct and independent piece or parcel of the SAID **LARGER PROPERTY** known as "**BOMOGOLLO**", situated at Cuchelim, Mapusa, within the Municipal Area of Mapusa, Taluka and Sub District of Bardez, District of North Goa, State of Goa within the Limits of of Mapusa Municipal Council, Surveyed under chalta No. 12 of P.T Sheet No. 5, described in the Land Registration Office of Bardez under No. 28280 at Page 196 of Book B-72 and inscribed under No. 21148 at pages 168 of G-27, more clearly shown in red ink in the plan annexed hereto THE SAID PROPERTY is bounded as under :

On the East : Remaining part of the same property

On the West : Main Road

On the North : Chalta No. 8 and

On the South : Internal Road.

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A. Dsouza CHANDRA DEVELOPERS LLP  
*Bernadetta*  
*Rimolkar*  
Desg. Partner / Auth. Signatory

**SCHEDULE - III**

Sr. No	Wing	Apartment No	Type	Floor	RERA Carpet	Area of Exclusively allotted Balconies/Terraces /lobbies/Extended Balconies & External walls	S.B.U area inclusive of RERA Carpet, exclusively allotted Balconies/lobbies/Terrace s/External walls & common areas	No. Of Car Park allotted
1	Wing-1	101	2BHK	First Floor	53.80 Sq.mts	23.40 Sq.mts	100.14 Sq. Mts	1. NO
2	Wing-1	104	2BHK	First Floor	53.80 Sq.mts	23.40 Sq.mts	100.14 Sq. Mts	1. NO
3	Wing-2	102	2BHK	First Floor	53.80 Sq.mts	23.40 Sq.mts	100.14 Sq. Mts	1. NO
4	Wing-2	103	2BHK	First Floor	53.80 Sq.mts	23.40 Sq.mts	100.14 Sq. Mts	1. NO
5	Wing-2	203	2BHK	Second Floor	53.80 Sq.mts	23.40 Sq.mts	100.14 Sq. Mts	1. NO
<b>TOTAL</b>					<b>269.00 SQ.MTS</b>	<b>117.00 SQ.MTS</b>	<b>500.70 SQ.MTS</b>	<b>5 .NOS</b>

**NOTE: NET SUPER BUILT UP AREA TO BE OFFERED IS = 500.70 SQ. MTS**

A. Dsouza

CHANDRA DEVELOPERS

Desg. Partner / Auth. Signatory

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**SCHEDULE NO. IV**  
**STANDARD SPECIFICATIONS**  
**STANDARD SPECIFICATION OF APARTMENTS**

1. **STRUCTURE**: The Buildings consists of a reinforced Cement Concrete framed structure. The masonry in plinth is laterite stone/cement concrete block in cement mortar. The masonry in superstructure is 20 cm thick laterite masonry/cement concrete block/Bricks in cement mortar. All partition walls are of brick burnt masonry in cement mortar.
2. **PLASTER**: The Internal plaster is in one coat of cement mortar and finished with neeru. The external plaster in general is in two coats of cement mortar.
3. **FLOOR FINISH**: EACH APARTMENT except the toilet is finished with Vitrified tiles (basic rate of tiles: Rs. 400/- per sq. mt.). The flooring of the toilet is finished with ceramic tile in floor (Basic rate of ceramic tiles: Rs.400/- per sq.mt). Dado is provided up to full height with glazed tiles (Basic cost of glazed tile: Rs. 400/- per sq. mtr). The terrace slab is waterproofed and finished with Indian patent stone above it. The passages is provided with ceramic tile flooring (Basic cost 400/- per sq.mtr).
4. **WINDOWS**: The Windows in general are of powder coated aluminum sliding type. The toilet ventilators are in aluminum/HDPE frame and glass louvered type.
5. **DOORS**: Main door are of teak wood paneled shutter along with teak wood frame. All bedroom and balcony doors are flush

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A. Dsouza

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Desg. Partner / Auth. Signat

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doors. Toilet door's shutters are of HDPE. All door frames are of Sal wood. All doors are provided with SS Fittings and SS Hinges. Main door accessories are in Brass.

6. **PAINTING**: Internal walls and ceiling are painted with 2 coats of Acrylic base Oil Bound Distemper. External walls are painted with 2 coats of water proof cement paint over a coat of Primer.

7. **KITCHEN**: Cooking Platform with a stainless steel sink at one end is provided in the kitchen. The Platform is finished with granite stone costing @ Rs 130/- per sqft. The dado above platform and sink is provided with glazed tile costing @Rs 400/ per sqmts and up to 60 cm ht. The standard length of kitchen platform including sink is 8 Rft.

8. **TOILET/BATH**: Toilet is provided with European style W.C pan. The floor is of ceramic tile and having a glazed tile dado up to ceiling; Wash basin is provided in Toilet.

9. **DRAINAGE**: All sewage water is connected to the septic tank/sewerage line as per the requirements of the Local Authority.

10. **WATER SUPPLY**: Water is supplied to every Apartment through a common overhead tank provided for each Building which services all the Apartments. One underground sump and one electric pump is provided.

11. **ELECTRICAL INSTALLATION**: All wiring is in copper wire concealed in walls and slabs.

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CHANDRA DEVELOPE

Desg. Partner / Auth. Signature,

*Bernadette*

*Bernadette*



Electrical load of Each APARTMENT is distributed in the following manner:

- i) Hall / Dining: 3 Nos- 5 amps points, 4 Nos lighting points, 2 Nos fan points, 1 No. T.V Point (However it is to be noted that no provision for A.C Point has been provided in the Hall/Dining)
- ii) Bedrooms: 1 No 5 amps point, 2 Nos light points, 1No fan point & 1 No- 15 amps point only in master bedroom for the provision of A.C
- iii) Kitchen : 3 Nos -5 amps point, 1 Nos 15 amps points, 2 Nos light points, 1 No. fan point (No provision is made for A.C point in the kitchen)
- iv) Toilets: Each Toilet is provided with 1 No.- 5 Amps point, 1 No. light point and 1 No -15 amps point for water heater in master bedrooms toilet .  
1 No 5 amps point and light point is provided near the wash basin.
- v) General: 1 No light point in the passage leading to the hall, 1 No light point above the entrance door, 1 No light point each in the balcony, 1 No light point in the passage outside the toilet have been provided.

The total consumption load of electricity for EACH APARTMENT is designed, as per the above said electrical layout for 5 Kilowatts load. The VENDORS/OWNERS clearly understands the above

Page 57 of 66

A. Dhanu  
CHANDRA DEVELOPERS LLP  
Desg. Partner / Auth. Signatory  
Benadetta  
Rameshkar

said electrical layout and expressly agrees to abide by the same and not make any variation which are likely to increase the design load, since the entire electric system comprising of switches, MCBs, main distribution box, internal wiring as wiring from the DB to the Electric Meter has been designed and installed taking into consideration the above load.

12. **GENERAL:** The Purchaser / Developers / Builder / Promoter shall obtain the electric connection for the **SAID PREMISES** from the respective Government Departments.

However upon the sale of Apartments allotted to the VENDORS/OWNERS to the Prospective purchasers, an amount of Rs. 60,000/- (Rupees Sixty Thousand Only) excluding GST/Taxes shall be paid to the **PURCHASERS / DEVELOPERS / BUILDER / PROMOTER**, by the Prospective Purchaser of the **VENDORS/OWNERS** towards Electricity Connection charges.

The **PURCHASERS / DEVELOPERS / BUILDER / PROMOTER** shall get prepared the Electrical test report of the **SAID PREMISES** and get the Works executed as per Government Regulations.

13. **EXTRA WORKS:** Any additional works desired by the **VENDORS/OWNERS**, if permitted by the **PURCHASERS/DEVELOPERS/BUILDER/PROMOTER** Subject to overall approval of the authorities concerned/as approved by RERA, if need be, shall further be executed by the **PURCHASERS / DEVELOPERS / BUILDER/PROMOTER** subject to further extension of reasonable period of time purely at the sole

Page 58 of 66

A. Dwivedi

CHANDRA DEVELOPERS LLP

Desg. Partner / Auth. Signatory

Bernadella

Ravinder

discretion of the **PURCHASERS / DEVELOPERS/ BUILDER / PROMOTER**, provided the **VENDORS/OWNERS** furnishes the details of extra items of work sufficiently well in advance before taking up internal works and the **VENDORS /OWNERS** shall have to pay additional cost for such extra item work, in advance.

14. **SOCIETY OFFICE / CLUB HOUSE:** The **VENDORS /OWNERS** towards the membership of the Society and the Club shall also pay towards maintenance, staff salary of the Club House equipment, Electricity Consumption, Water Consumption, Equipment Maintenance Charges @ Rs.500/- per Apartment per month for EACH APARTMENT.

#### **LIST OF MANUFACTURERS**

1) **FLOORING:**

- a) Vitrified Tiles : Simpolo /somany/Quro/  
with ISI mark or equivalent
- b) Ceramic Tiles : Simpolo /Somany/Antiqua /  
with ISI mark or equivalent
- c) Glazed Tiles : Simpolo /Somany/sweet/  
With ISI or equivalent make

2) **WINDOWS:**

- a) Aluminum : 3/4" series with ISI mark or  
equivalent
- b) Powder coating : Ivory / offwhite / Brown or  
equivalent
- c) Accessories : Maruti /with ISI mark or  
equivalent

Page 59 of 66

A. Dsouza

CHANDRA DEVELOPERS L.

Desc. Partner / Auth. Signatory

*Bernadetta*

*Ranadker*

2) DOORS :

- a) Flush doors : Apple/with ISI mark or equivalent
- b) Teakwood : African/local Teak wood
- c) Shutters for toilet : HDPE /FRP or equivalent

4) PAINT:

- a) Internal : ICI/Asian or equivalent OBD
- b) External : ICI/Asian or equivalent waterproof

5) KITCHEN SINK : S.S with ISI mark or equivalent

6) TOILET BATH FITTINGS  
/KITCHEN SINK  
FITTINGS :

Beneleve/ C.P. with ISI mark or equivalent

7) SANITARY FITTINGS : Beneleve/Cera or equivalent

8) ELEVATOR : OTIS or equivalent

9) ELECTRICALS:

- a) Switches /Sockets : Anchor make or equivalent
- b) Cables and wires : Polycab/ Anchor or equivalent

A. Deouze

CHANDRA DEVELOP

Desg. Partner / Auth. Sign...

Bernadella

Rivankar

c) Main distribution Board/MCBs : Anchor/MDS make or equivalent

10) WATER SUPPLY :

a) External : UPVC Astral/Prince Make or equivalent

b) Internal : CPVC Astral/Prince Make or equivalent

11) DRAIN PIPES:

a) Sewage line : Prince/Finolex or equivalent

b) Rain water : Prince/ Finolex or equivalent

**IN WITNESS WHEREOF** the Parties hereto have set hands on the day and year first herein above mentioned

Page 61 of 66

A. Desai

CHANDRA DEVELOPERS LLP

Desg. Partner / Auth. Signatory

Benadette

Rishabh

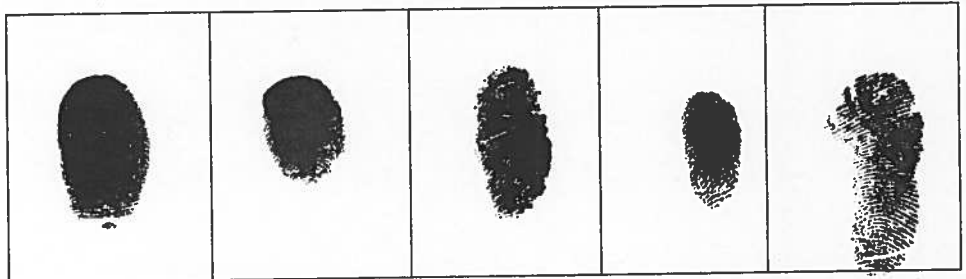
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BY THE Within named  
VENDORS/OWNERS  
of the First Part

SHRI. ANTHONY FRANCIS  
DAVID D'SOUZA

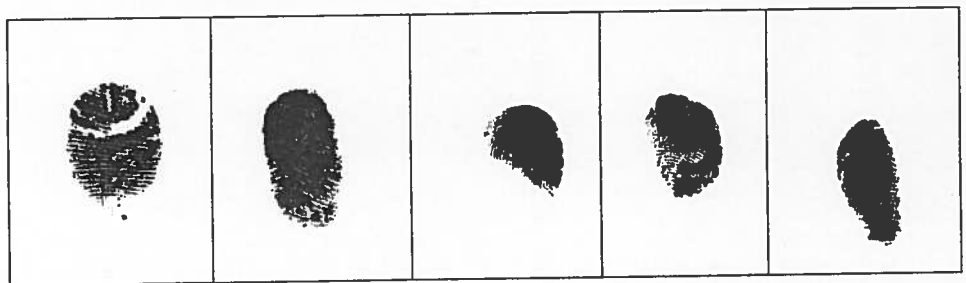
A. Dsouza



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



A. Dsouza *Brenadella*  
CHANDRA DEVELOPERS LLP  
*Prasadkar*  
Desg. Partner / Auth. Signatory

SIGNED AND DELIVERED BY  
THE Within named PURCHASERS/  
DEVELOPERS/BUILDER/PROMOTER  
CHANDRA DEVELOPERS LLP represented  
herein by Designated Partner  
SHRI. PRAVEEN C TILVE  
Of the SECOND PART

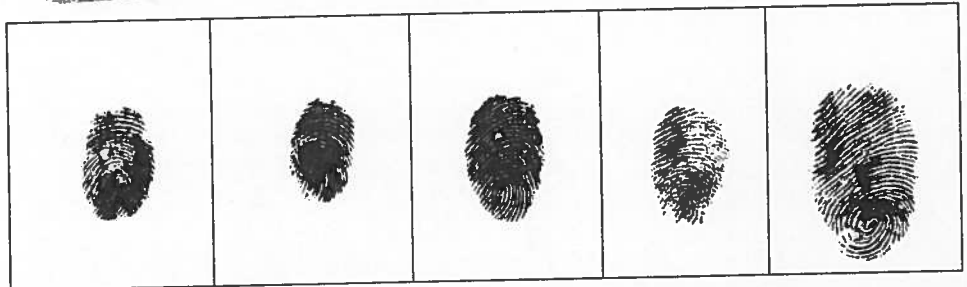
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CHANDRA DEVELOPERS LLP

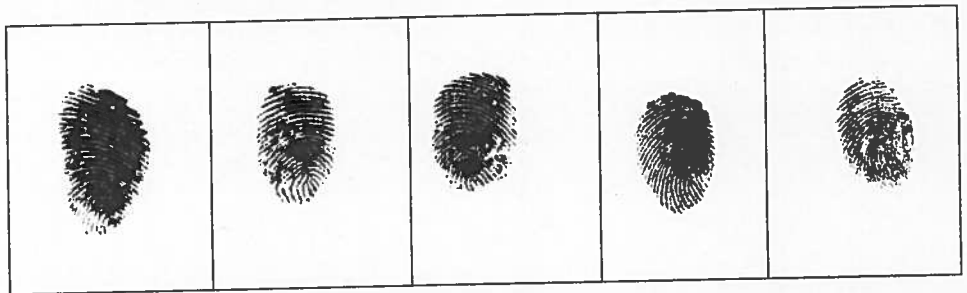
~~Desg. Partner / Auth. Signatory~~



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



A. Desouza

CHANDRA DEVELOPERS LLP

~~Desg. Partner / Auth. Signatory~~

*Bernadette*

*Permalbar*

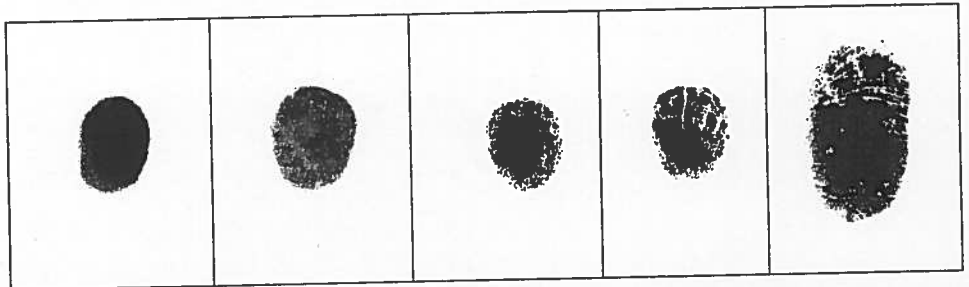
SIGNED AND DELIVERED  
BY the within named  
"THE CONFIRMING  
PARTY No. 1"

SMT. BERNADETTA R. VIRNODKAR  
alias BERNADETTE FERRAO

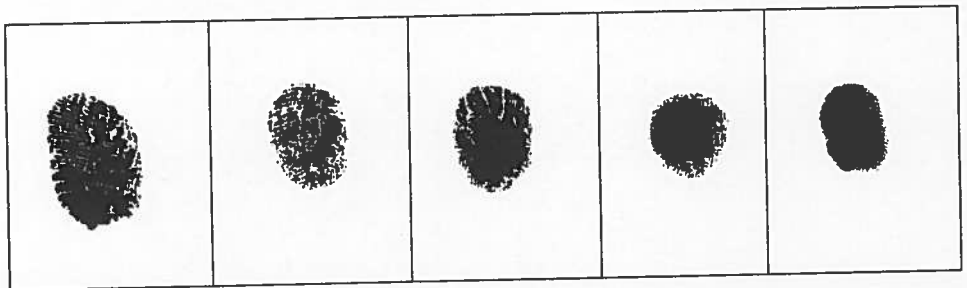
Bernadetta



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



Page 64 of 66

A. Dsouza

CHANDRA DEVELOPERS LLP

Desg. Partner / Auth. Signatory

Bernadetta

Virnodkar



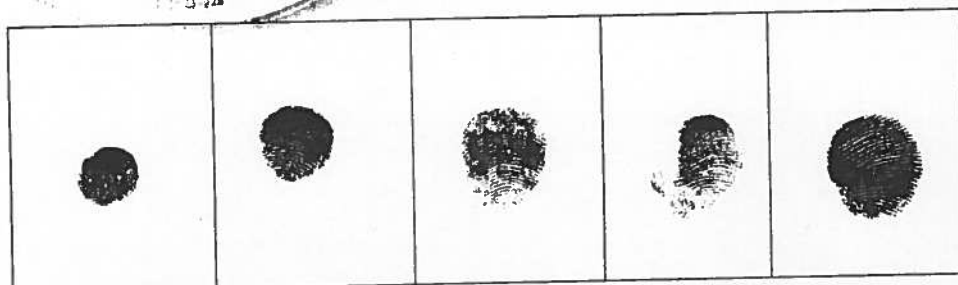
SIGNED AND DELIVERED  
BY the within named  
"THE CONFIRMING  
PARTY No. 2"

SHRI. RAMESH VIRNODKAR

*R. Virnodkar*



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



Page 65 of 66

*A. Deouze*

CHANDRA DEVELOPERS  
*Chandra*  
Engg. Partner / Auth. Signatory

*Bernadetta*

*R. Virnodkar*


**WITNESSES:**

Johnson Policarpo De'souza  
Year of Birth 1966

Male

H.No 278 Gohatbhat Vaddo  
Arpora Bardez Goa -

1.

  
\_\_\_\_\_

Nagesh Damodar Shetgaonkar

H.No - 999, Kancholim Wado,

Morjim Pernem Goa

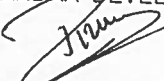


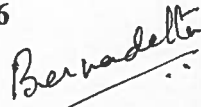
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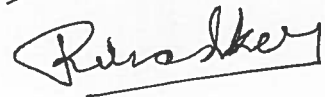
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A. De'souza

CHANDRA DEVELOPERS LLP

  
Desg. Partner / Auth. Signatory







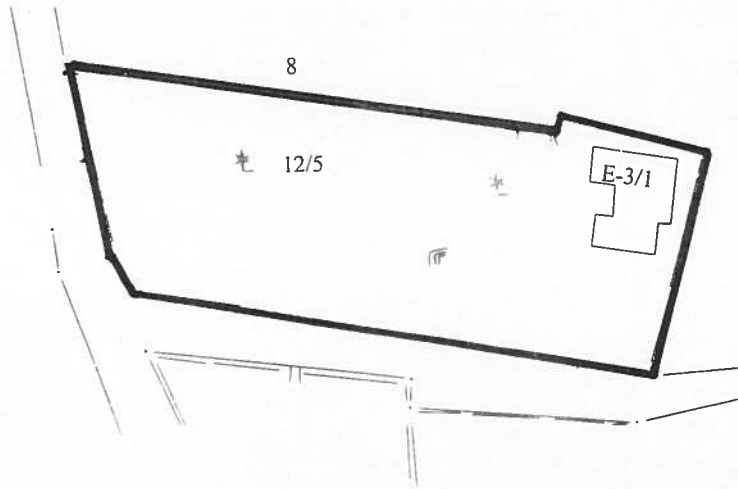
**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**Office of Inspector of Survey and Land Records**  
**MAPUSA - GOA**

Inward No: 9939

Plan Showing plots situated at  
 Village : CUNCHELMIM  
 Taluka : BARDEZ  
 P.T. Sheet No./ Chalta No. : 5/ 12  
 Scale : 1:1000



*(Rajesh R. Pai Kuchelkar)*  
 Inspector of Survey &  
 Land Records.



*A. Dsouza*

CHANDRA DEVELOPERS  
*[Signature]*  
 Desg. Partner / Auth. Signatory

*Bernadelta*  
*[Signature]*

Generated By : Pratap Moulekar (D'Man Gr. II)  
 On : 15-10-2018

*Pratap Moulekar (D'Man Gr. II)*  
 Compared By:



**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**Office of Inspector of Survey and Land Records**  
**MAPUSA - GOA**

Inward No: 9939



Plan Showing plots situated at  
 Village : CUNCHELMIM  
 Taluka : BARDEZ  
 P.T. Sheet No./ Chalta No. : 5/ 12  
 Scale :1:1000

NO CHANGES FOR REGISTERED  
 A DEPT. OF *Sale*  
 VIDE *M/49(E)/1955/912/2019*  
 DATED

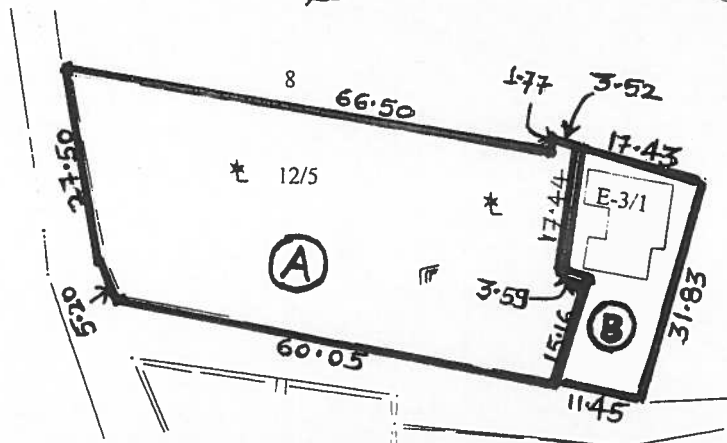
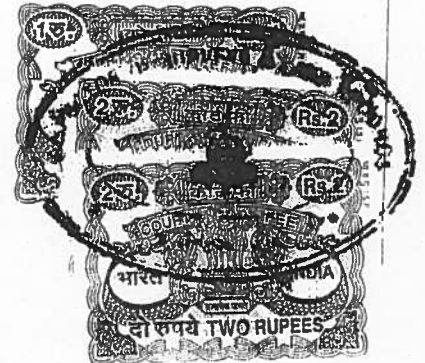
**26 DEC 2019**

*[Handwritten Signature]*

*[Handwritten Signature]*  
 (Rajesh R. Pai Kuchelkar)  
 Inspector of Survey &  
 Land Records.



REGISTERED  
 PLANNING & DEV. AUTHORITY  
 PANAJI - GOA



Plot A - 2000.00 SQMT.

Plot B - 448.00 SQMT.

Generated By : Pratap Moulekar (D'Man Gr. II)  
 On : 15-10-2018

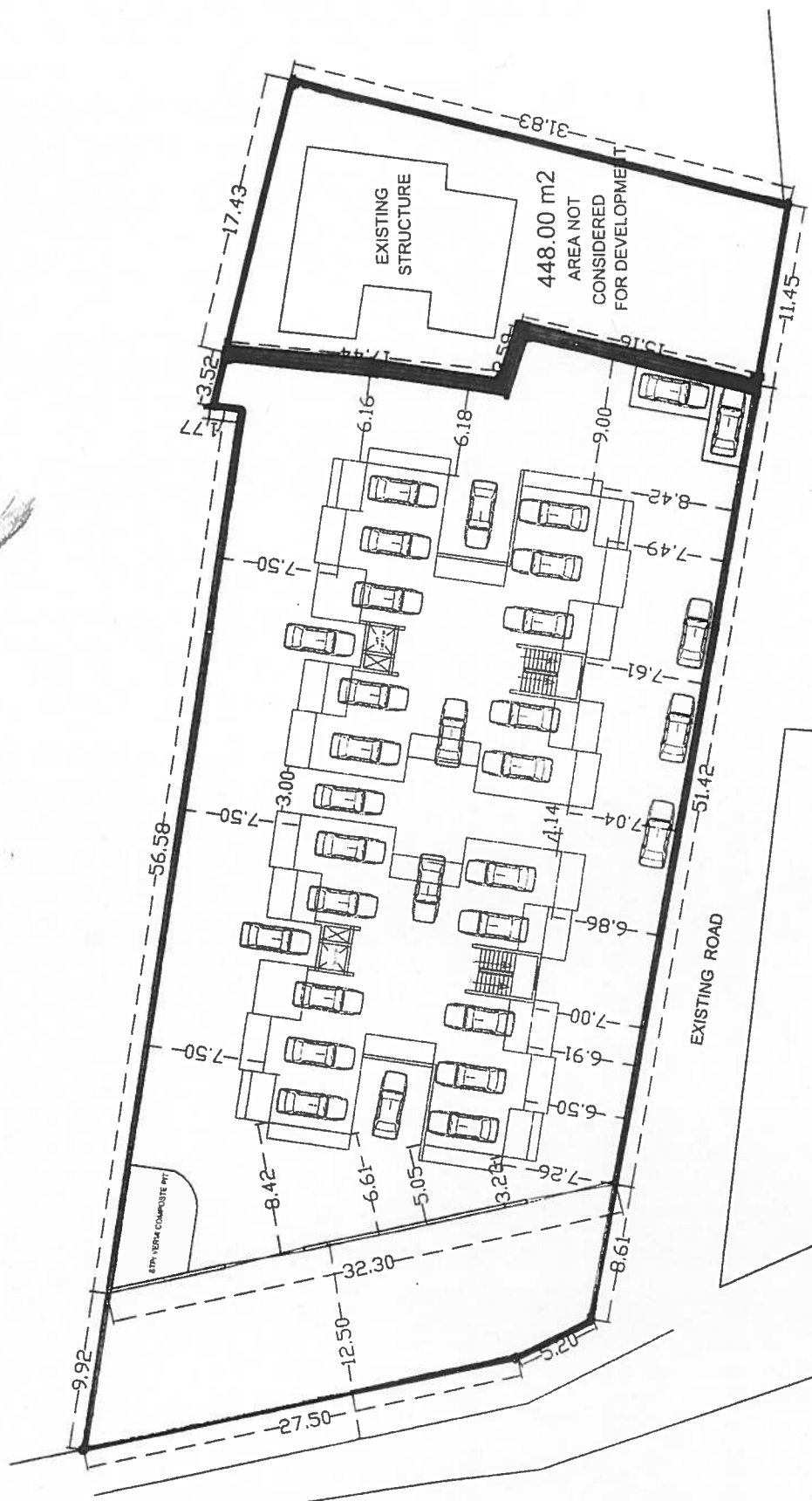
*A. Dsouza*

CHANDRA DEVELOPERS

*[Handwritten Signature]*  
 Desg. Partner/ Auth. Signatory

*Bernadella*  
*[Handwritten Signature]*

CHANDRA DEVELOPERS LLP

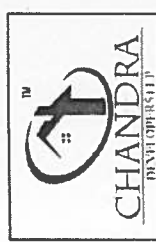


PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING ON PROPERTY BEARING P.T SHEET NO. 5, CHALTA NO. 12, SITUATED AT CUNCHELM VILLAGE OF BARDEZ TALUKA, GOA.

SITE PLAN



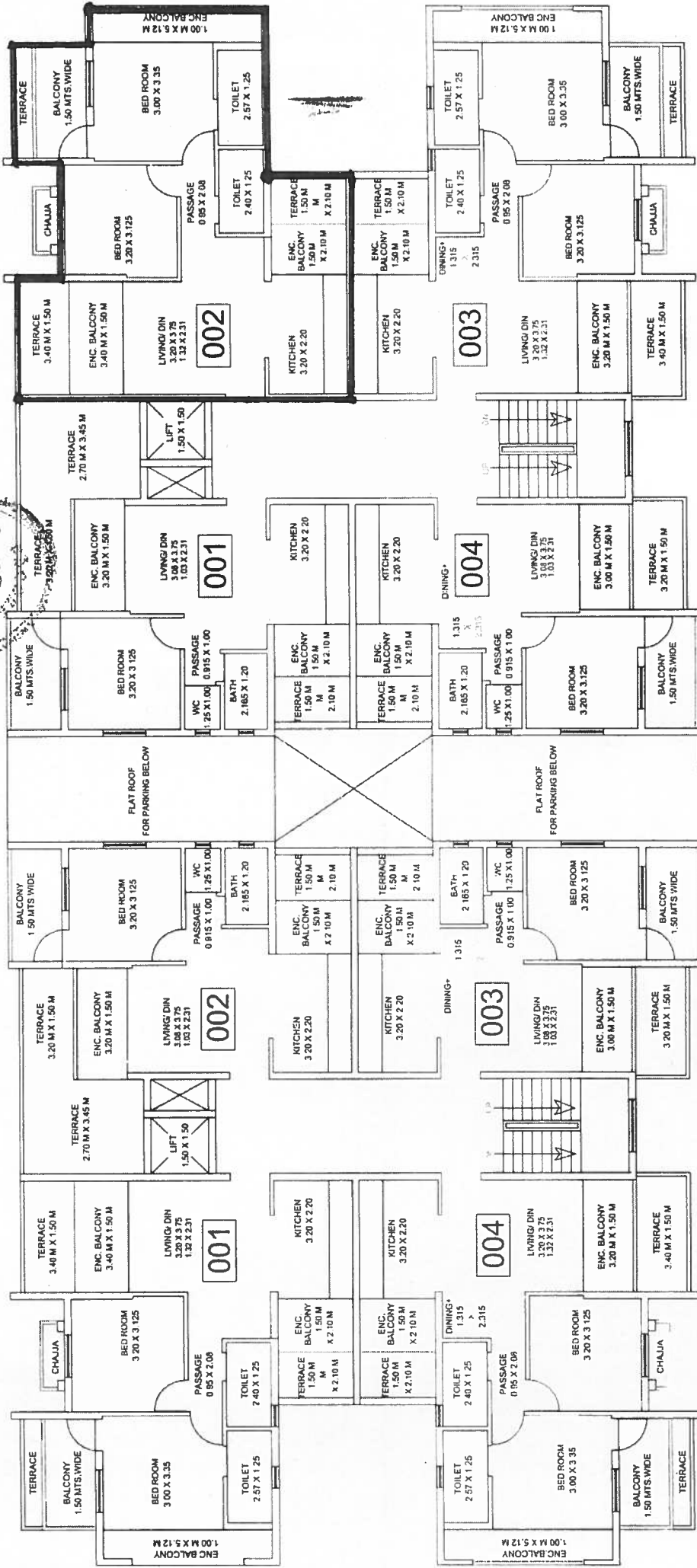
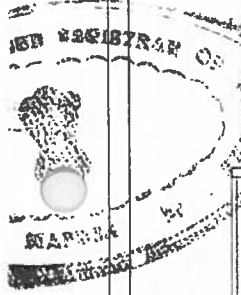
CHANDRA DEVELOPERS LLP



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CHANDRA DEVELOPERS  
 Desg. Partner / Auth. Signat

Bernadetta  
 Puroshkar



WING 1

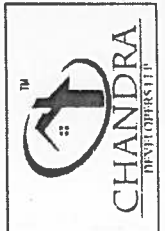
WING 1



PROPOSED CONSTRUCTION OF RESIDENTIAL  
 BUILDING ON PROPERTY BEARING,  
 P.T SHEET NO. 5, CHALTA NO. 12, SITUATED AT  
 CUNCHELM VILLAGE OF BARDEZ TALUKA, GOA.

UPPER GROUND FLOOR PLAN

CHANDRA  
 DEVELOPERS LLP

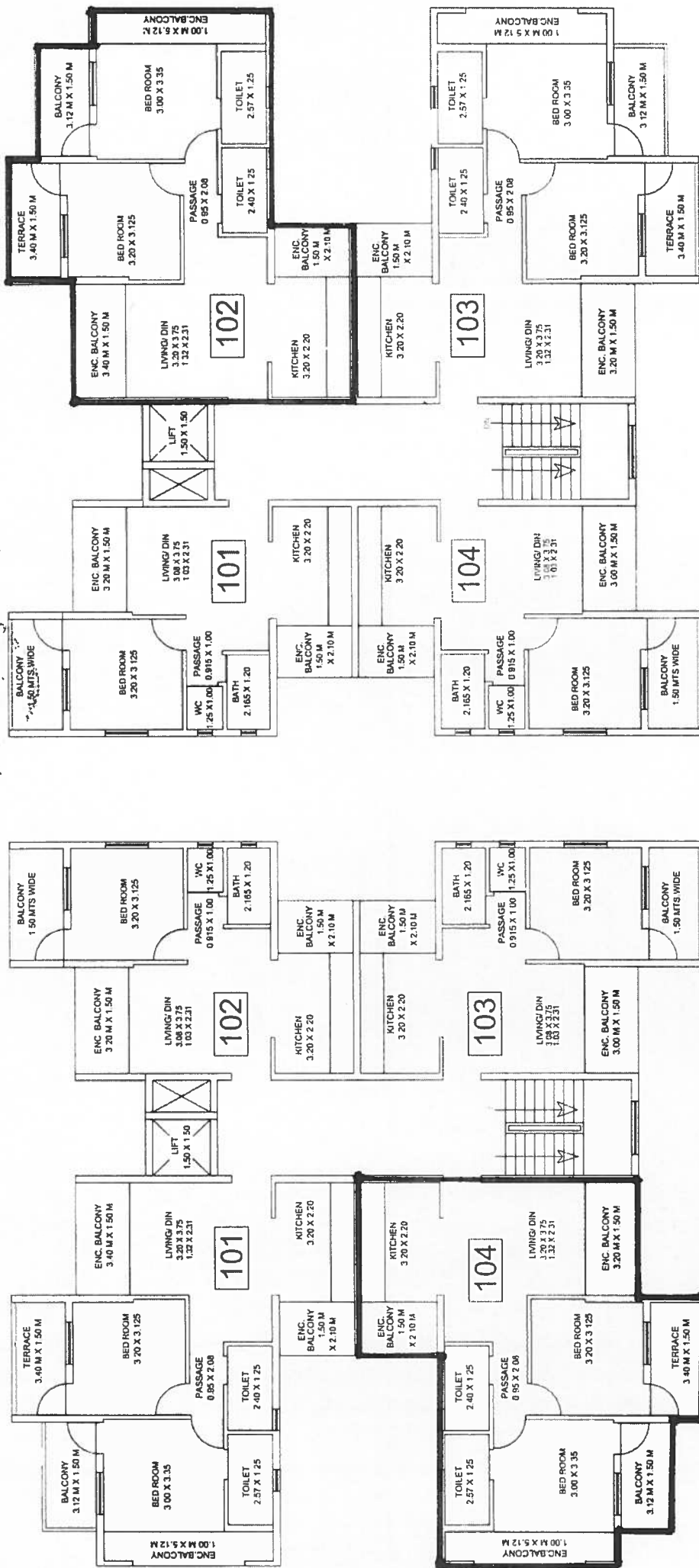
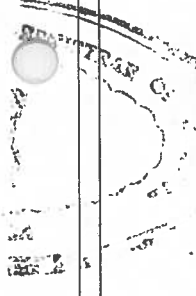


CHANDRA DEVELOPER

A. Douze

Desg. Partner / Auth. Signatory

Bernadetta  
 Reisulker



WING 2

WING 1



PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING ON PROPERTY BEARING, P.T SHEET NO. 5, CHALTA NO. 12, SITUATED AT CUNCHELM VILLAGE OF BARDEZ TALUKA, GOA.

FIRST FLOOR PLAN

CHANDRA DEVELOPERS LLP

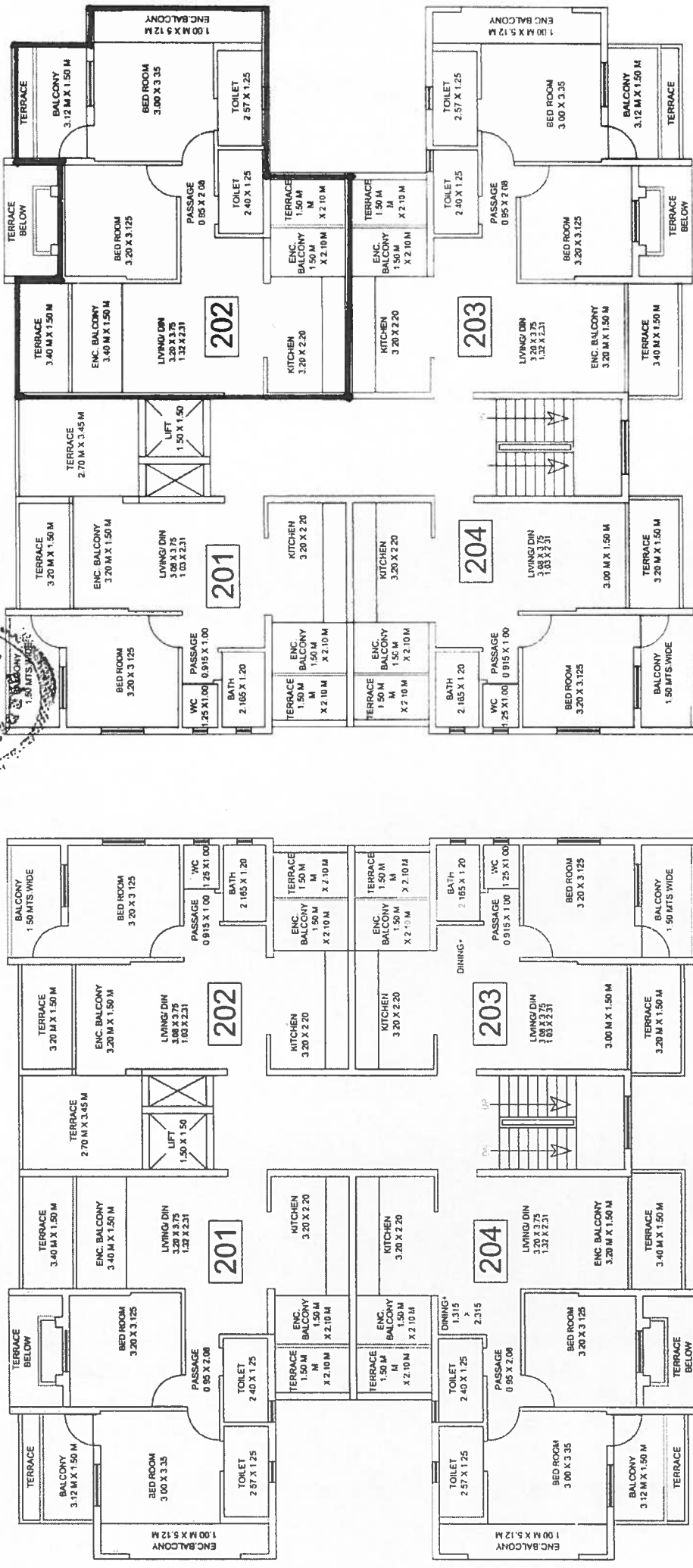
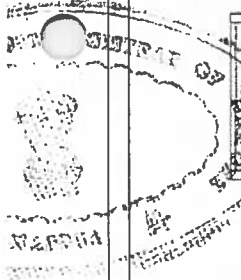


CHANDRA DEVELOPERS LLP

A. Dsouza

*[Signature]*  
Desg. Partner / Auth. Signatory

Bernadella  
*[Signature]*



WING 2

WING 1



PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING ON PROPERTY BEARING, P.T SHEET NO. 5, CHALTA NO. 12, SITUATED AT CUNCHELM VILLAGE OF BARDEZ TALUKA, GOA.

SECOND FLOOR PLAN



CHANDRA DEVELOPERS LLP

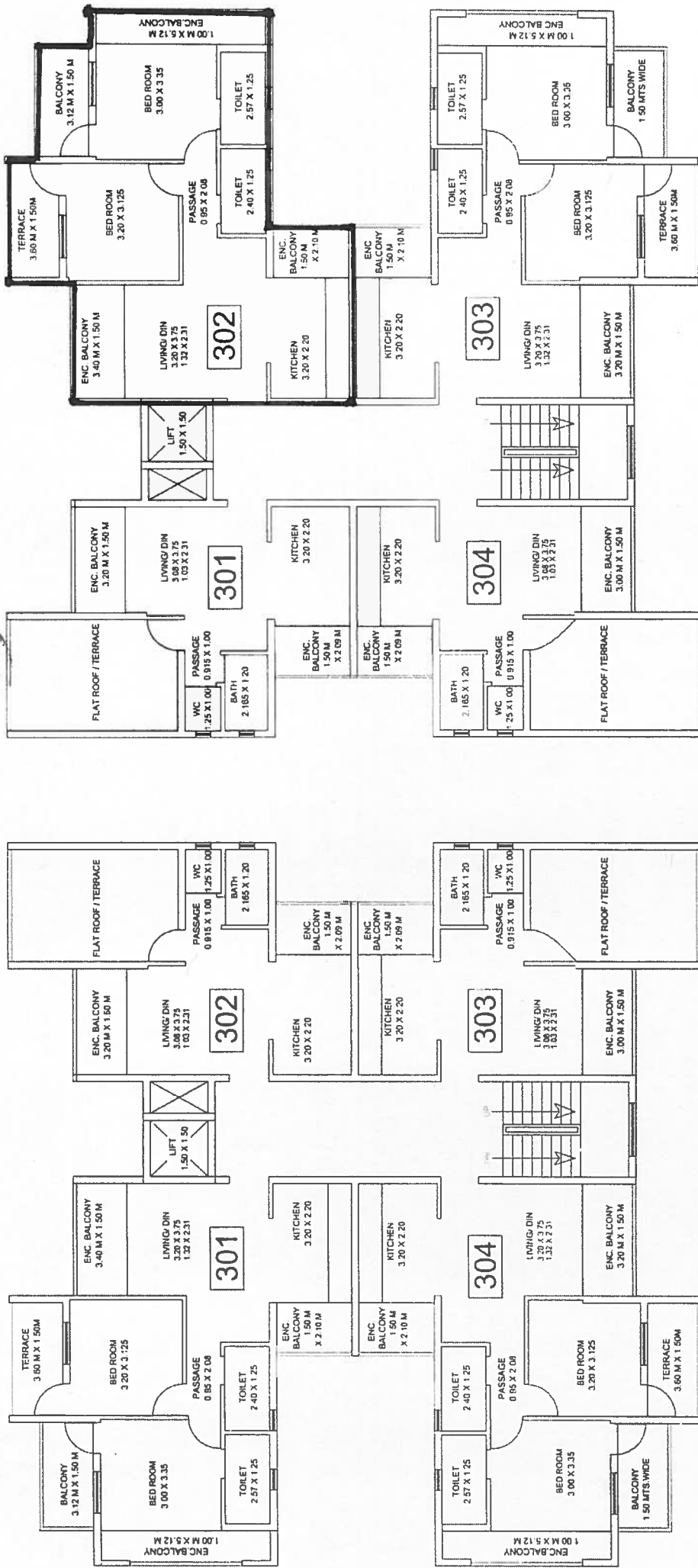
A. Dsouza

CHANDRA DEVELOPERS LLP

Desg. Partner / Auth. Signatory

Bernadetta Piusolker





WING 2

WING 1



THIRD FLOOR PLAN

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING ON PROPERTY BEARING, P.T SHEET NO. 5, CHALTA NO. 12, SITUATED AT CUNCHELM VILLAGE OF BARDEZ TALUKA, GOA.

CHANDRA DEVELOPERS LLP



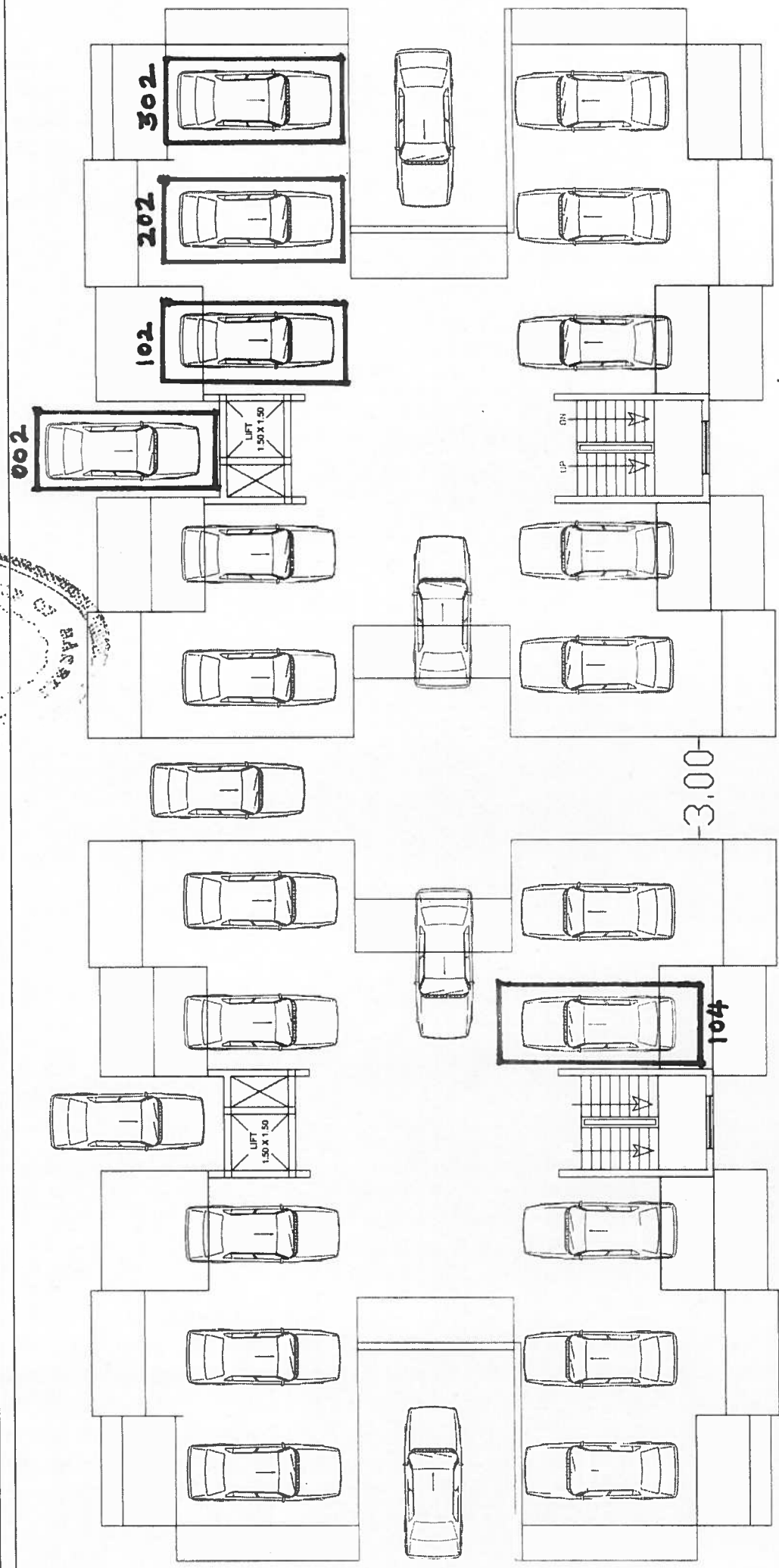
A. Deonje

Desg. Partner / Auth. Signatory

Bernadette

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CHANDRA DEVELOPERS LLP

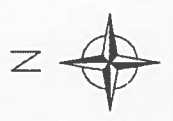


WING 2

WING 1

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING ON PROPERTY BEARING, P.T SHEET NO. 5, CHALTA NO. 12, SITUATED AT CUNCHELM VILLAGE OF BARDEZ TALUKA, GOA.

STILT FLOOR PLAN



CHANDRA DEVELOPERS LLP



CHANDRA DEVELOPERS LLP

A. Deonze

*[Signature]*  
 Desg. Partner / Auth. Signatory

*[Signature]*  
 Bernadette Runkler



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 16-Dec-2019 01:12:30 pm

Document Serial Number :- 2019-BRZ-4110

Presented at 01:12:12 pm on 16-Dec-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	145000
2	Registration Fee	100000
3	Processing Fee	990
<b>Total</b>		<b>245990</b>

Stamp Duty Required :145000









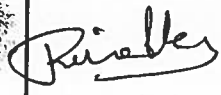
Stamp Duty Paid : 145000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Praveen Chandrakant Tilve ,S/o - D/o Age: , Marital Status: , Gender:, Occupation: , Address1 - H.No. 34, Sunrise Colony, Behind NSD, Alto -Dabolim, Goa, Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Anthony Francis David DSouza ,S/o - D/o John Cajetan Dsouza Age: 52, Marital Status: Bachelor , Gender:Male, Occupation: Unemployed, Address1 - H.No. 3-1, Boman Wado, Cuchelim, Bardez, Goa, Address2 - , PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p><b>Praveen Chandrakant Tilve ,S/o - D/o</b>  <b>Age: ,</b>  <b>Marital Status: ,Gender:,Occupation: , Address1 - H.No. 34,</b>  <b>Sunrise Colony, Behind NSD, Alto -Dabolim, Goa, Address2 - ,</b>  <b>PAN No.:</b></p>			
3	<p><b>Bernadetta R Virnodkar ,S/o - D/o Alex Micheal Ferrao</b>  <b>Age: 48,</b>  <b>Marital Status: Married ,Gender:Female,Occupation:</b>  <b>Housewife, Address1 - H.No. 638, Khadpawaddo, Cuchelim,</b>  <b>Bardez, Goa, Address2 - ,</b>  <b>PAN No.:</b></p>			
4	<p><b>Ramesh Narayan Virnodkar ,S/o - D/o Narayan Virnodkar</b>  <b>Age: 50,</b>  <b>Marital Status: Married ,Gender:Male,Occupation: Service,</b>  <b>Address1 - H.No. 638, Khadpawaddo, Cuchelim, Bardez, Goa,</b>  <b>Address2 - ,</b>  <b>PAN No.:</b></p>			

**Witness:**

I/We individually/Collectively recognize the Purchaser, Confirming Party, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	<p><b>Naresh Damodar Shetgaonkar, 35 , ,8975325778 , ,Self</b>  <b>Employed , Marital status : Unmarried</b>  <b>403512, H.No. 999 Kancholem Wada Morjim North Goa, H.No.</b>  <b>999 Kancholem Wada Morjim North Goa</b>  <b>Morgim, Pernem, NorthGoa, Goa</b></p>			
	<p><b>Johnson Policarpo De Souza, 53 , ,9890223471 , ,Service ,</b>  <b>Marital status : Married</b>  <b>403516, H.No. 278 Ghorbhat Vaddo Bardez Arpora Calangute</b>  <b>Goa, H.No. 278 Ghorbhat Vaddo Bardez Arpora Calangute Goa</b>  <b>Arpora, Bardez, NorthGoa, Goa</b></p>			

*Palankar*  
 16/12/19  
 Sub Registrar

**SUB REGISTRAR**  
**BARDEZ**

Document Serial No:-2019-BRZ-4110

Book :- 1 Document  
Registration Number :- **BRZ-1-4029-2019**  
Date : 16-Dec-2019

*Ralamkar*  
*16/12/19*

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

**SUB REGISTRAR**  
**BARDEZ**  
**BARDEZ**



# Receipt

Original Copy

## FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez  
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 16-Dec-2019 13:30:22

Date of Receipt: 16-Dec-2019

Receipt No : 2019-20/9/3170

Serial No. of the Document : 2019-BRZ-4110

Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**

Received the following amounts from **Praveen Chandrakant Tilve** for Registration of above Document in Book-1 for the year 2019

Registration Fee	100000	E-Challan	• Challan Number : 201901414997 • CIN Number : CPX0157705	100000
Processing Fee	990	E-Challan	• Challan Number : 201901414997 • CIN Number : CPX0157705	1000
<b>Total Paid</b>	<b>101000 ( Rupees One Lakh One Thousand only )</b>			

Probable date of issue of Registered Document: 16/12/19

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL  
Please handover the Registered Document to the person named below  
**Name of the Person Authorized :**

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT  
The Registered Document has been handed over to on Dated **16-Dec-2019**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar

**NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY**

Archdiocese Bldg., 1<sup>st</sup> floor, Mala Link Road,  
PANAJI-GOA

Ref. No. NGPDA/M/49(6)/1955/ 912 /19

Date: 6/12/2019

**NO OBJECTION CERTIFICATE**

Under Section 49(6) of the Goa, Daman & Diu Town & Country Planning Act, 1974 North Goa Planning and Development Authority has no objection for the registration of The **Sale Deed of share of land admeasuring area 2000.00 m2 /2448.00 m2 of property bearing Chalta no. 12 of P.T. Sheet No. 5 at Cuchelim.**

Details of the property is stated by the applicant are as follows:-

1. **Area of the property:** - 2000.00 m2 /2448.00 m2
2. **Property name of any:** - "BOMOGOLLO"
3. **Registration No.:** - 28280 at page 196 of book B-72 Bardez
4. **Matriz No. :-** ---

Boundary details :-

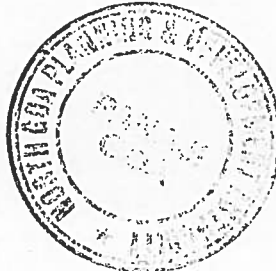
- North by :- Chalta No. 8**  
**East by :- Remaining part of same property**  
**West by :- Main road**  
**South by :- Internal road**

1. The property/plot falls in **Settlement S -2 zone.**
2. This N.O.C. is issued at the request of the applicant and is subjected to verification of ownership documents by appropriated Authority, before registration of Deed.
3. This N.O.C. is to be read along with the plan enclosed.
4. It will not be binding on this Authority to grant any development permission in the aforementioned property under Section 44 of the Town & Country Planning Act. 1974 based on this N.O.C.
5. This NOC is valid for **THREE YEARS** only.
6. **This NOC is not to be construed to be the approval of the sub-division and also this NOC does guarantee the purchaser of the land permission u/s. 44 of TCP Act, if it does not exist the planning regulation at the time applicant applies for the Development u/s. 44. This NOC is issued as per the decision of the Authority in its 56<sup>th</sup> meeting held on 31/3/2015**

  
(R.K.PANDITA)

**MEMBER SECRETARY**

To,  
Anthony Francis David D'souza,  
H.no.3/1, Bamon Vaddo,  
Cuchelim Bardez Goa.



//ak..



**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**Office of Inspector of Survey and Land Records**  
**MAPUSA - GOA**

Inward No: 9939



Plan Showing plots situated at  
 Village : CUNCHELM  
 Taluka : BARDEZ  
 P.T. Sheet No./ Chalta No. : 5/ 12  
 Scale : 1:1000

**NO OBJECTION FOR REGISTRATION**

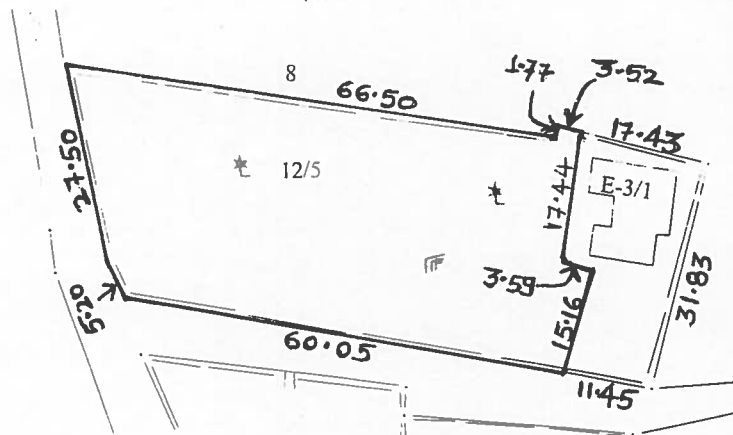
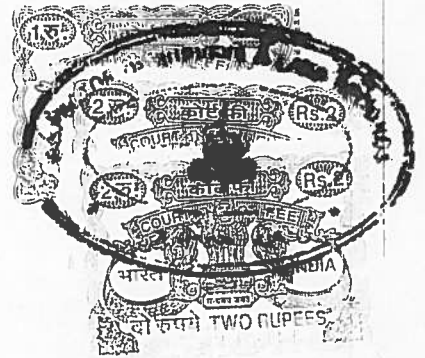
A DEED OF *sale*  
 VIDE NO. GOA/ M/49(6)/1955/912/2019  
 DATED

**6 DEC 2019**

*[Signature]*

MEMBER SECRETARY  
 SURVEY & LAND RECORDS  
 PLANNING & DEV. AUTHORITY  
 PANJIM - GOA

*[Signature]*  
 (Rajesh R. Pai Kuchelkar)  
 Inspector of Survey &  
 Land Records.



- 2000.00 SQMT.

*[Signature]*

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