

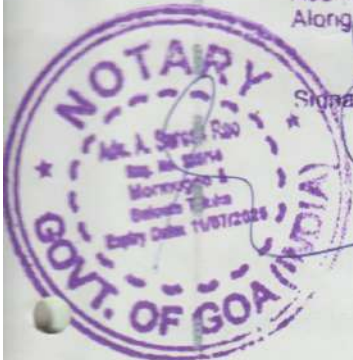


गोवा GOA

16 AUG 2021

661988

Serial No. 10149/21 Place of Vending Vasco Date of Sale:.....
 Vendor's Name : Apurva A. Shet Address: Chicalim
 Licence No.: JUD/VEN-LIC/1/2015/AC-1
 Value of Stamp Paper: ₹500/- (Rupees five hundred only)
 Name of Purchaser: Madhan Investment & Trading Pvt Ltd
 R/O: Vasco Name of Father:
 Purpose: Declaration Transacting Parties:
 As there is no one Stamp Paper for the value of Rs.
 Additional: Stamp Paper for the completion of the value is attached along with
 Along with:



Signature of Stamp Vendor:

Signature of Purchaser: *AVBundejw***DECLARATION - CUM - CONFIRMATION***Dashtya**NDShettye**AVBundejw*

....2/-

Askya

MS Shetye

MBundejew

9

This Declaration is made and entered on this 1st day of August, 2021 at Vasco-Da-Gama, Goa.

BY AND BETWEEN

1. **MR. DATTARAJ ATMARAM SHETYE**, son of Shri Atmaram Jaganath Shetye, aged about 72 years, retired, married, Aadhar Card No. [REDACTED], PAN Card No. [REDACTED] and his wife **MRS. NUTAN D. SHETYE**, aged about 68 years, Housewife, Aadhar Card No. [REDACTED] and PAN Card No. [REDACTED], both residents of H. NO. 112, Patrong Baina, Vasco-Da-Gama, S.O., South Goa, Goa - 403802, hereinafter jointly referred to as the **"OWNERS"** (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators, successors and assigns) of the **ONE PART**;

2. **M/S. MADHAVI INVESTMENT & TRADING PVT. LTD.**, having their registered office at Roshan Mahal, 1st Floor, Swatantra Path, Vasco-da-Gama, Goa - 403802, having PAN Card No. [REDACTED] herein represented by its Director **MRS. MADHAVI ABHIJIT SHETYE**, wife of **MR. ABHIJIT D. SHETYE**, aged about 42 years, businesswoman, with PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], resident of Vasco-Da-Gama, Goa, hereinafter referred to as the **"DEVELOPER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their legal heirs representatives, nominees, administrators and assigns) of the **OTHER PART**.

All the above parties are Indian Nationals.

Askya

MS Shetye

MBundejew

WHEREAS there exists ALL THAT Talhao (Plot) No. 958 situated at Vasco-da-Gama, Goa, admeasuring an area of 1,111.00 (One Thousand One Hundred Eleven) square meters surveyed under Chalta No. 27, 28 & 29 of P. T. Sheet No. 132 of Vasco City which is more particularly described in SCHEDULE - I hereunder written and better shown delineated in red boundary line in the plan annexed hereto (herein after referred as to the "Said Property") situated within the limits of Mormugao Municipal Council, Mormugao Taluka, South Goa District, State of Goa described at the 'Conservatoria do Registo Predial' of the 'Comarca' of Salcete under No. 36314 enrolled in the Land Revenue records under Matriz No. 2433 of which the OWNERS are the co-owners along with the PURCHASER.

AND WHEREAS the OWNERS expressly declare that they are the owners of the distinct portion of the said property to an extent of 458.00 square meters (Four hundred fifty eight) square meters having been bequeathed by Memorandum of Understanding dated 24th day of January 2012 which portion is better shown delineated in red colour boundary line in the plan annexed hereto (hereinafter referred to as the SAID PLOT) which otherwise forms undivided portion of the Said Property and the remaining portion thereof belongs to other owners wherein the OWNERS have no right, title, interest and claim.

Details of Boundaries:

- On the North : By the building Gajraj Residency
- On the South : By the House of Mohan Shetye bearing Chalta No.27
(part) of P.T. Sheet No. 132
- On the East : By the house / property of Mr. Dilip Shetye
- On the West : By O. D. P. Road

AND WHEREAS the OWNERS have offered for absolute sale and / or transfer, assignment of their entire / whole share, title, interest, claim, demand in/over the Said Property unto and in favour of the PURCHASER so as to enable the PURCHASER to develop and sell the constructed units therein to third party specifically consisting of flats, shops, garages etc. and accordingly the PURCHASER has agreed to purchase the same for which the parties have entered into this declaration in writing.

NOW THEREFORE THIS DECLARATION WITNESSTH AND IT IS
HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The OWNERS have agreed to absolutely transfer, assign, sale and convey ALL THEIR share, title, interest, claim, demand in/over the said property including quitting and handing over vacant and open area without structure to the PURCHASER and the Said Property which is better shown delineated in red boundary line in the plan annexed hereto and more particularly described in SCHEDULE - I written hereunder absolutely unto and in favour of the PURCHASER for the total price consideration as under:

a. The PURCHASER shall construct and deliver to the OWNERS free of cost two flats situated on the 5th floor admeasuring an area of approximately 96.00 square meters of super built - up area which are more particularly described in SCHEDULE - II hereunder written to be constructed in the Said Property (which shall be hereinafter referred to as the 'SAID PREMISES')

2. a. The PURCHASER subject to any reasons of non-availability of material/s, labour and / or water supply, electric power/drainage/sewage connection or any reason of war, civil commotion or any act of God, notice order, rule or notification of the Government or 'Force Majeure' and/or any other circumstances beyond the PURCHASER's control, the PURCHASER shall complete the construction of the SAID OWNERS PREMISES in all respects and ensure that the same is kept ready for occupation within a period of 48 months from the date of obtaining permissions / licences from the competent authorities.

b. Within 10 days of the PURCHASER offering possession of the SAID OWNERS PREMISES, the OWNERS shall take possession thereof after inspecting the same in all respects as no any further grievance/claim/objection would be entertained thereafter and it shall be deemed that the possession of the SAID OWNERS PREMISES has been delivered unto the OWNERS.

ASK 9/1

NDshetye

MBundejw

....5/-

3. The OWNERS immediately prior to taking over possession shall be bound to pay any taxes, charges, fees and/or deposits to be paid to the competent authorities including Municipal Council, Planning authorities, water, electricity department including infrastructure tax, swachbharat tax, labour tax, service tax, GST, Cess etc., in respect/connected to the SAID OWNERS PREMISES and/or proportionate to the SAID OWNERS PREMISES vis-à-vis the aforesaid building proposed to be constructed in the SAID PLOT.

4. The OWNERS hereby authorize, empower and permit the PURCHASER irrevocably to enter upon the Said Property for the purpose of undertaking development, improvement and carrying on the construction activities in the Said Property without any interference, objection of any nature whatsoever from the OWNERS and/or any one claiming through them including selling, transferring, assigning and conveying the same unto such third parties upon such terms as the PURCHASER deems fit excluding the SAID OWNERS PREMISES.

5. The OWNERS by themselves and/or cause such parties at the option of the PURCHASER, shall be bound to transfer, assign, sell and/or execute the necessary conveyance, transfer, assignment of the Said Property and/or any part thereof or constructed units thereon unto and in favour of the PURCHASER or his nominee/assignee as the case may be (excluding the SAID OWNERS PREMISES), as the OWNERS are only entitled to the consideration as agreed in clause (1) above.

6. The PURCHASER or his nominees/s, assignees shall be entitled to demand specific performance of this contract as the OWNERS are only entitled as a consideration as appearing in clause (1) above. All the costs and expenses relating to the aforesaid transfer, sale, conveyance etc. of the Said Property or any part thereof in the name of the PURCHASER or his subsequent purchaser / buyer / assignee / nominee shall be borne by the PURCHASER without

Maski

Mashetty

M. Bundelwar

any cost to the OWNERS but however cost, expenses for the transfer / assignment of the aforesaid flat agreed to be delivered to the OWNERS and / or their assignee / nominee, if any shall be exclusively / solely borne by the OWNERS without any cost/expense to the PURCHASER.

7. The OWNERS shall and will from time to time and at all times hereafter at the request of the PURCHASER shall execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely grant and assuring the Said Property granted unto and to the use and enjoyment of the PURCHASER or his nominees as may be required excluding SAID OWNERS PREMISES

8. At any time after signing of the present Agreement (notwithstanding with the grant of general comprehensive power of attorney), the OWNERS shall make, sign and execute such applications, petitions, documents, letters and declarations as are required by the PURCHASER and hereby authorize, empower and clothe the PURCHASER irrevocably to sign on behalf of and to represent the OWNERS for the purpose of signing, executing and submitting all applications, drawings, plans and all such other documents that may be necessary to be signed or executed before for all the concerned authorities for the purpose of constructions, development, improvement including obtaining and renewing permissions, licenses of constructions, NOC's and statutory approvals and certificates from the concerned authorities such as Mormugao Municipal Council, Planning & Development Authority etc. The entire cost and expenses of all such applications, documents, petitions and declarations and building plans, licenses, architect, Engineer's fees shall however be borne by the PURCHASER. The PURCHASER shall also be liable to reimburse the OWNERS in respect of any claims against the OWNERS in the event of any violations of regulations constructions in the Said Property.

MA Shetye

MA Shetye

MA Bunde/w

....7/-

9. The OWNERS shall fully co-operate with the PURCHASER to obtain necessary water, sewage and electricity connections as also occupancy/completion certificate to the building and/or buildings in the Said Property.

10. The PURCHASER shall be free to sell, transfer, assign, allot and/or convey all the constructed units in the Said Property (excluding the SAID PREMISES) to any person/s or party or parties of his own choice and upon such terms and conditions as the PURCHASER deems fit, at the entire discretion and to appropriate the sale proceeds entirely for himself and accordingly the OWNERS hereby authorize, empower and clothe the PURCHASER irrevocably in this behalf and shall have no objection whatsoever for the PURCHASER to enter into any type of agreement/s, contracts, deed/s with person or persons of his own choice for the sale or disposal of the constructed units and / or the Said Property without any reference to the OWNERS and further the OWNERS agree to join to such agreement/s or conveyance deed with the prospective PURCHASER or his assignee / nominee for the sale, transfer and/or assign of the aforesaid units constructed in the Said Property and/or the Said Property or any parts thereof upon the requests from the PURCHASER in this regard excluding the SAID OWNERS PREMISES.

11. All notices to be served on the PURCHASER and the OWNERS shall be deemed to have been duly served if sent at their addresses above mentioned by Registered Post A.D.

12. The parties hereto are entitled to claim specific performance of the terms of this agreement

13. All disputes which may rise between the parties to this Agreement, whether in relation to the interpretation of the clauses and conditions of this Agreement and about the performance of these presents or concerning any act of omission of the other party to the disputes or to any act which ought to be done by the parties in disputes or in relation to any matter whatsoever concerning this Agreement shall be referred to Goa Jurisdiction.

MSK/2

MSH/2

MSH/2

SCHEDULE - I

ALL THAT Talhao (Plot) No. 958 situated at Vasco da Gama, Goa, admeasuring an area of 1,111.00 (One thousand one hundred eleven) square meters surveyed under Chalta No. 27, 28 & 29 of P. T. Sheet No. 132 of Vasco City which is more particularly described in SCHEDULE I hereunder written and better shown delineated in red boundary line in the plan annexed hereto (herein after referred to as to the "Said Property") situated within the limits of Mormugao Municipal Council, Mormugao, South Goa District, State of Goa, described at 'Conservatoria do Registo Predial' of the 'Comarca' of Salcete under No. 36314 enrolled in the Land Revenue records under No. 2433 and the aforesaid property is bounded as under:

On the North : Gajraj Residency (building)
On the South : Residential house of Mr. Mohan Shetye
On the East : House / Property of Mr. Dilip Shetye
On the West : O.D.P. Road

SCHEDULE - II

Details of owner's flats

ALL THAT Flats situated on the fifth floor admeasuring an area of approximately 96.00 square meters each of super built-up area

Carpet Area : 64.29 sq. mtr.
Balcony Area : 17.84 sq. mtr.
Common Area : 14.06 sq. mtr.

N. B. : Approximate areas are mentioned subject to approval.

Md. Y. A.

M. Shetye

M. Bundelw

.....9/-

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seals to these Declaration terms on the day, year and place first hereinabove written.

SIGNED AND DELIVERED BY)

The within named OWNERS)

At Vasco, in the presence of)

Witnesses)

Dattaraj

Nutan

Mr. Dattaraj Atmaram Shetye Mrs. Nutan Dattaraj Shetye

SIGNED AND DELIVERED BY)

The within named DEVELOPER)

At Vasco, in the presence of)

Witnesses)

Madhavi

Mrs. Madhavi Abhijit Shetye





EXECUTED BEFORE ME
BY *the aforesaid*
parties through
WHICH I ATTEST *document*
mentioned therein

17/8/21
A. Suresh Rao
Advocate & Notary
Mormugao & Salcete Taluka
0-7, First Floor,
Chase Chambers
Vasco-da-Gama, Goa-403802

Reg. Ser. No. 1828/2021

Date, 17/8/2021



CERTIFIED TRUE COPY



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of the Inspector of Survey & Land Records
VASCO -GOA



Plan Showing plots situated at

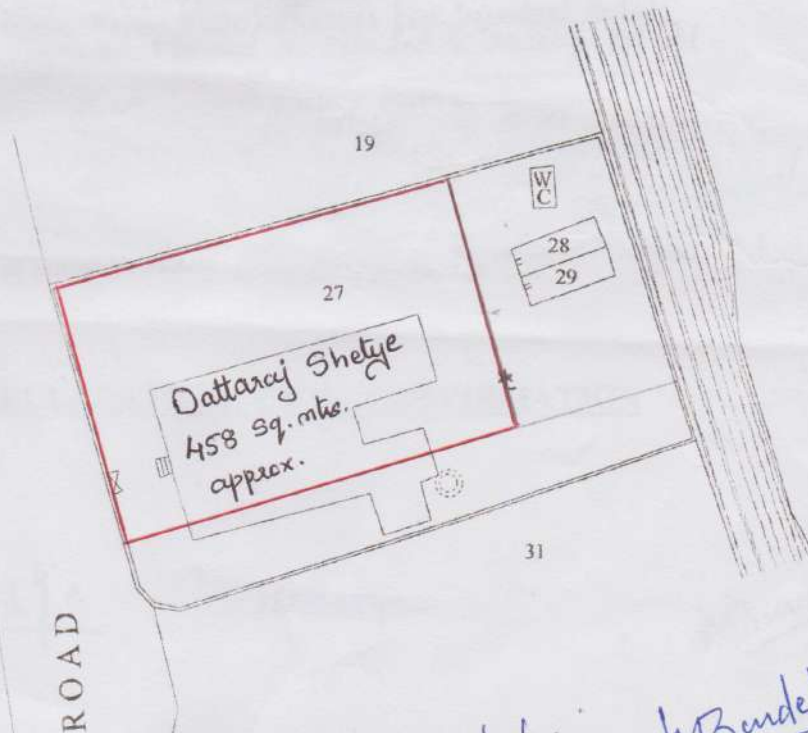
CITY VASCO

Taluka : MORMUGAO

P.T.Sheet No.132 /Chalta No. 27,28 & 29

Scale :1:500

Inward No: 3878



Dattaraj

nosshetye

M Bunde

Prails

Generated By : KUSHTA
On : 10-06-2014

Compared By:

DUP

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

111770

Sl. No. 217, Place of Vending - VASCO, Date of Sale 08/11/2022

Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco

License No. - JUD/VEN-LIC/2/2015/AC-I

Value of Stamp Paper 25000/-Name of Purchaser MADHAVI INVESTMENT &Father's Name TRADING PVT. LTD.R/O VASCO Purpose As there is no single Stamp Paper available for the value of Rs. 145200/-

Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchaser

AGREEMENT FOR SALE-CUM-DEVELOPMENT



गोवा GOA

111771

111771



Sl. No. 217 Place of Vending - VASCO, Date of Sale 08/4/2022
 Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco
 License No. - JUD/VEN-LIC/2/2015/AC-I
 Value of Stamp Paper 25000/-
 Name of Purchaser MADHAVI INVESTMENT &
 Father's Name TRADING PVT. LTD
 R/O VASCO Purpose As there is no single Stamp Paper available for the value of Rs. 145200/-
 Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchaser

THIS AGREEMENT IS MADE AND EXECUTED AT VASCO DA GAMA, GOA ON THIS 11TH DAY OF APRIL OF THE YEAR TWO THOUSAND TWENTY TWO (11.04.2022)

[Handwritten signature]

[Handwritten signature]

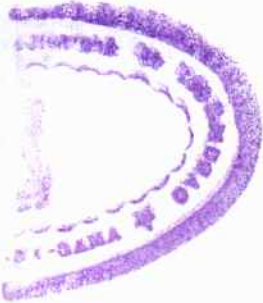
[Handwritten signature]



गोवा GOA

111772

111772



Sl. No. 217, Place of Vending - VASCO, Date of Sale 08/4/2022
 Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco
 License No. - JUD/VEN-LIC/2/2015/AC-I
 Value of Stamp Paper 25000/-
 Name of Purchaser MADHAI INVESTMENT &
 Father's Name TRADING PVT. LTD.
 R/O VASCO Purpose As there is no single Stamp Paper available for the value of Rs. 145200/-
 Additional Stamp Paper for the completion of the Value is attached along with

Ranjana
 Signature of Stamp Vendor

M. Bandekar
 Signature of Purchaser

BY AND BETWEEN

1. MR. DILIP A. SHETYE, son of Atmaram Shetye aged about 72 years, retired, Aadhar Card No. Pan Card

Dilip A. Shetye

Shetye

M. Bandekar



111773

गोवा GOA

Sl. No. 217, Place of Vending - VASCO, Date of Sale 08/4/2022
 Vendor - RANJANA CHAUDHARY resident of Destemo, Vasco
 License No. - JUD/VEN-LIC/2/2015/AC-I
 Value of Stamp Paper 25000/-
 Name of Purchaser MADHAVI INVESTMENTS
 Father's Name TRADING PVT. LTD.
 R/O VASCO Purpose As there is no single Stamp Paper available for the value of Rs. 145200/-
 Additional Stamp Paper for the completion of the Value is attached along with
 Signature of Stamp Vendor [Signature] Signature of Purchase [Signature]

No. _____, Mobile No. 9158881958, and his wife 1a.
 MRS. SUREKHA D. SHETYE, aged about 68 years, housewife,
 Aadhar Card No. _____ Pan Card No. _____
 both residents of UG-004, Prabhu Residency Group, Opposite
 Socorro Panchayat, Alto Porvorim, Bardez, Goa hereinafter
 jointly referred to as the "OWNERS" (which expression, unless

[Signature]

[Signature]

[Signature]



गोवा GOA

111774

Sl. No. 217, Place of Vending - VASCO, Date of Sale 08/4/2022
 Vendor - RANJANA CHAUDHARY resident of Destemo, Vasco
 License No. - JUD/VEN-LIC/2/2015/AC-I
 Value of Stamp Paper 25000/-
 Name of Purchaser MADHAVI INVESTMENT &
 Father's Name TRADING PVT. LTD.
 R/O VASCO Purpose ---
 As there is no single Stamp Paper available for the value of Rs. 145200/-
 Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchase

repugnant to the context or meaning thereof, shall mean and include their respective heirs, agents, successors, administration and assigns) of the ONE PART

AND

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये



TWENTY
THOUSAND RUPEES

Rs. 20000

049475

049475

गोवा GOA

Sl. No. 217, Place of Vending - VASCO, Date of Sale 08/4/2022

Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco

License No. - JUD/VEN-LIC/2/2015/AC-1

Value of Stamp Paper 20000/-

Name of Purchaser MADHAVI INVESTMENT &

Father's Name TRADING PVT. LTD

R/O VASCO Purpose

As there is no single Stamp Paper available for the value of Rs. 145200/-

Additional Stamp Paper for the completion of the Value is attached along with

Ranjana
Signature of Stamp Vendor

M. Bhandarkar
Signature of Purchaser

2. MADHAVI INVESTMENT AND TRADING PVT. LTD., having their registered office at Roshan Mahal, 1st floor, Swatantra Path, Vasco-da-Gama - Goa, and having PAN Card No. herein represented by its DIRECTOR - MRS. MADHAVI ABHIJIT SHETYE, wife of Abhijit Shetye, aged about 40 years, businesswoman, with PAN Card No.

Drawn -

Shetye

M. Bhandarkar



गोवा GOA

A 609120

Sl. No. 217, Place of Maturity - VASCO, Date of Sale 08/4/2022
 Vendor - RANJANA CHAUDHARI, Resident of Desterro, Vasco
 License No. - JUDIVEN-LICID/2016/AC-I
 Value of Stamp Paper 100/-
 Name of Purchaser MADHAVI INVESTMENT &
 Father's Name TRADING PVT. LTD.
 R/O VASCO
 As there is no single Stamp Paper available for the value of Rs. 145200/-
 Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchaser

and Aadhar Card No. _____ and a
 resident of Vasco-da-Gama - Goa hereinafter referred to as
 the 'PURCHASER-CUM-DEVELOPER' (which expression shall
 unless repugnant to the context or meaning thereof be
 deemed to mean and include its successor-in-title,
 administrators and assigns) of the OTHER PART.

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गोवा GOA

A 609121

Sl. No. 217, Place of Vending - VASCO, Date of Sale 08/4/2022
 Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco
 License No. - JUD/VEN-LIC/212015/AC-I
 Value of Stamp Paper 100/-
 Name of Purchaser MADHAVI INVESTMENT &
 Father's Name TRADING PVT. LTD.
 R/O VASCO Purpose Purchase
 As there is no single Stamp Paper available for the value of Rs. 145200/-
 Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchase

WHEREAS the OWNERS are the sole, exclusive and absolute owners of ALL THAT one-third share with clear, unencumbered and marketable title to ALL THAT property known as Talhao (Plot

[Signature]

[Signature]

[Signature]

958, situated at Baina within the municipal limits of of Mormugao Municipal Council, Taluka of Mormugao, South Goa, Goa described under No. 36314 in the Land Registration Office of Salcete at Margao and enrolled in nthe Taluka Revenue Office under matriz No. 2433 surveyed under Chalta No. 27, 28 and 29 of P. T. Sheet No. 132 of Vasco City totally admeasuring an area of 1111.00 (One Thousand One Hundred Eleven) square metres which is more particularly described in the SCHEDULE - I hereunder written and the entire property shall be hereinafter referred to as the 'SAID PROPERTY' and the share of the VENDORS shall be hereinafter referred to as the 'Said Share').

WHEREAS the SAID PROPERTY originally owned by Shri. Jaganata Balcrisna Xetia who alongwith his wife Smt. Janquibai Jeganata Xetie vide Deed of Gift dated 27.12.1959 drawn on Book of Notes No. 109, folio 1 to 5 overleaf of the Special Civil Court Mormugao, (Julgado Municipal Especial de Mormugao) gifted inter alia the SAID PROPERTY unto their son, Mr. Atmarama Jeganata Xetia and accordingly the SAID PROPERTY is seen inscribed in the name of said Atmarama Jaganata Xetye.

AND WHEREAS vide Gift Deed dated 01.10.1984, said Shri. Atmarama Jeganata Shetye and his wife Ushadevi Atmarama Shetye gifted their one-third share in the SAID PROPERTY unto Shri. Mohan Visvonata Shetye alias Mohan Vishwanath Shetye married to Mrs. Vasanti.

AND WHEREAS vide Deed of Succession dated 18.09.1998, duly registered before the Notary Public of Mormugao, upon the death of Shri. Atmaram Jaganath Shetye, which occurred on 19.2.1987 and his wife Smt. Ushadevi on 07.02.1995, they left behind their two son namely Mr. Dattaraj Atmaram Shetye married to Mrs. Nutan D. Shetye and Mr. Dilip Atmaram Shetye married to Mrs. Surekha Dilip Shetye as the sole and universal heirs.

Datta

Shetye

Atmarama

AND WHEREAS in view of the above the aforesaid parties namely Mr. Dattaraj Atmaram Shetye married to Mrs. Nutan D. Shetye, Mr. Dilip Atmaram Shetye married to Mrs. Surekha D. Shetye and Shri. Mohan Visvonata Shetye alias Mohan Vishwanath Shetye married to Mrs. Vasanti M. Shetye became the joint owner of the SAID PROPERTY entitled by virtue of the aforestated documents being one-third share each that is to an extent of 370.33 square metres each in the SAID PROPERTY and accordingly the Form 'D' of the SAID PROPERTY under the column of 'Origin of the title of the SAID PROPERTY is seen recorded in the above three names alongwith their respective spouse.

AND WHEREAS by virtue of mutual agreement between the aforesaid children namely Mr. Dattaraj Atmaram Shetye married to Mrs. Nutan D. Shetye, Mr. Dilip Atmaram Shetye married to Mrs. Surekha D. Shetye, it was mutually agreed that Mr. Dattaraj Atmaram Shetye with his spouse Mrs. Nutan D. Shetye shall have undivided right, title, interest, claim in the SAID PROPERTY to an extent of 463.67 square metres and Mr. Dilip Atmaram Shetye with his spouse Mrs. Surekha D. Shetye shall have undivided right, title, interest, claim in the SAID PROPERTY to an extent of 277.00 square metres and balance one-third undivided right, title, interest, claim in the SAID PROPERTY to an extent of 370.33 square metres is owned by said Shri. Mohan Visvonata Shetye alias Mohan Vishwanath Shetye married to Mrs. Vasanti M. Shetye.

AND WHEREAS the PURCHASER-CUM-DEVELOPER agreed to purchase for undertaking development and sale of units in the SAID PROPERTY at its sole risk, cost and expenses and the OWNERS have agreed to sell, transfer, assign and convey ALL THEIR undivided right, title, interest, claim, demand of any nature whatsoever in the SAID PROPERTY including their one-third share therein to an extent of 370.33 square meters and/or the aforesaid mutually agreed share to an extent of 277.00 square metres for the total price consideration as under:

Dattaraj

Shetye

M. Bunde

A) The PURCHASER-CUM-DEVELOPER shall free of cost shall construct and handover ALL THAT two flat/s both situated on the second floor admeasuring super built-up area of 96.50 (Ninety Six Point Fifty) square metres each with two four wheeler Parking slot in the proposed building to be constructed in the SAID PROPERTY and the aforesaid unit is better shown delineated in red colour boundary line in the plan annexed hereto at Annexure - II and more particularly described in SCHEDULE - II written hereunder and shall be hereinafter jointly referred to as the 'SAID OWNERS PREMISES'

NOW THEREFORE THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The OWNERS have agreed to absolutely transfer, assign, sale and convey ALL THEIR undivided right, title, interest, claim, demand of any nature whatsoever in the SAID PROPERTY including their one-third share therein to an extent of 370.33 square metres and/or the aforesaid mutually agreed share to an extent of 277.00 square metres absolutely unto and in favour of the PURCHASER-CUM-DEVELOPER for the total price consideration as under:

A) The PURCHASER-CUM-DEVELOPER shall free of cost shall construct and handover ALL THAT two flat/s both situated on the second floor admeasuring super built-up area of 96.50 (Ninety Six Point Fifty) square metres each with two four wheeler Parking slot in the proposed building to be constructed in the SAID PROPERTY and the aforesaid units are better shown delineated in red colour boundary line in the plan annexed hereto at Annexure - II and more particularly described in SCHEDULE - II written hereunder and shall be hereinafter jointly referred to as the 'SAID OWNERS PREMISES'

2. The PURCHASER-CUM-DEVELOPER being the price consideration as above shall be compulsorily bound to complete at their own risk, cost and expenses shall handover absolutely free of charge/cost/expenses, the SAID OWNERS PREMISES to the

[Signature]

[Signature]

[Signature]

OWNERS to be constructed in the SAID PROPERTY alongwith occupancy certificate from the Mormugao Municipal Council, which unit is more particularly described in SCHEDULE - II hereunder written.

3. The OWNERS hereby irreversibly and irrevocably authorise, empower and permit the PURCHASER-CUM-DEVELOPER to enter upon the SAID PROPERTY for the purpose of undertaking development, improvement and carrying on the construction activities in the SAID PROPERTY without any interference, objection of any nature whatsoever from the OWNERS and/or any one claiming through them including entering into agreement/deed for the sale of such units unto such third parties and receipt of the entire price consideration thereof upon such terms as the PURCHASER-CUM-DEVELOPER deems fit excluding SAID OWNERS PREMISES subject to the following terms as appearing in this agreement.

4. Subject to the OWNERS obtaining possession of the SAID OWNERS PREMISES as mutually agreed within the time stipulated hereunder or as per the terms enumerated in this agreement, the OWNERS shall be compulsorily bound to transfer, assign, sell and/or convey and for this to sign, execute the necessary conveyance/sale deed of the respective units belonging to the PURCHASER-CUM-DEVELOPER and/or the SAID PROPERTY unto and in its favour or its nominees/assignees as the case may be, without any cost, expenses to the OWNERS since the OWNERS is solely entitled to the consideration as per clause (1) above.

5. It has been expressly agreed by the parties hereto that the OWNERS shall sign, execute the final conveyance/sale deed of all such units in the SAID PROPERTY alongwith proportionate undivided share in the SAID PROPERTY excluding the SAID OWNERS PREMISES or in case the PURCHASER-CUM-DEVELOPER intends to convey the SAID PROPERTY unto the Co-operative

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[Signature]

Housing Society, than the OWNERS shall sign, execute the final conveyance deed in favour of the Society subject to the allotment of the SAID OWNERS PREMISES unto the OWNERS. The OWNERS however shall contribute society maintenance and such other contributions for the formation and registration and shall co-operate and become member of such Society

6. The PURCHASER-CUM-DEVELOPER or its nominees/s, assignees shall be entitled to demand specific performance of this contract as the OWNERS are only entitled as a consideration as appearing in clause (1) above within the stipulated time. All the costs and expenses relating to the aforesaid transfer, sale, conveyance etc. of such constructed units in the SAID PROPERTY or any part thereof unto third parties shall be borne by the PURCHASER-CUM-DEVELOPER or its assignee/nominee without any cost to the OWNERS.

7. The PURCHASER-CUM-DEVELOPER shall be compulsorily bound to handover the SAID OWNERS PREMISES fully completed in all respect alongwith occupancy Certificate within the maximum period of 36 (thirty six) months with extension of 12 (twelve) months from the date of obtaining construction licence which is of absolute essence.

8. The specification of the SAID OWNERS PREMISES constructed in the SAID PROPERTY shall be as described in SCHEDULE - III written hereunder and in case the OWNERS require or desire any change, modification, alteration, addition, substitution or replacement in the specification/amenities of the said units being the SAID OWNERS PREMISES, the PURCHASER-CUM-DEVELOPER shall carry on such change upon prior written request from the OWNERS and finalization of the additional cost shall be as mutually agreed between the OWNERS and the PURCHASER-CUM-DEVELOPER

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9. Within 30 days of the PURCHASER-CUM-DEVELOPER's offering possession of the SAID OWNERS PREMISES alongwith Occupancy Certificate from the Municipal Council, the OWNERS shall take possession thereof after inspecting the same, failing which it shall be deemed that the OWNERS have taken over the possession thereof by releasing the PURCHASER-CUM-DEVELOPER. Before taking over the possession, the OWNERS shall be bound to pay any taxes, cesses and asuch other payment/s as may be applicable in respect of the SAID OWNERS PREMISES.

10. The OWNERS shall grant reasonable extension of time in case the PURCHASER-CUM-DEVELOPER is unable to deliver possession of the SAID OWNERS PREMISES by the date stipulated in clause (7) above, if such completion of the scheme is delayed due to any act of God, war, embargo, pandemic and/or force majeure beyond the control of the PURCHASER-CUM-DEVELOPER including but not limited to any delay caused owing to obtaining required permission/licence from the concerned authorities.

11. The PURCHASER-CUM-DEVELOPER shall be free at his own discretion to put up advertisement board/hoarding in the SAID PROPERTY.

12. The OWNERS shall and will from time to time and at all times hereafter at the request of the PURCHASER-CUM-DEVELOPER shall execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the proportionate undivided share/Floor area ratio of the SAID PROPERTY agreed to be sold to the PURCHASER-CUM-DEVELOPER under the terms under this agreement since the consideration to which the OWNERS are entitled is strictly restricted as per clause (1) above.

[Signature]

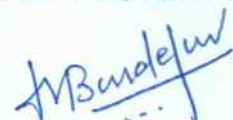
[Signature]

[Signature]

13. At any time after signing of the present Agreement (notwithstanding with the grant of general comprehensive power of attorney), the OWNERS shall make, sign and execute such applications, petitions, documents, letters and declarations as are required by the PURCHASER-CUM-DEVELOPER including all applications, drawings, plans and all such other documents that may be necessary to be signed or executed before for all the concerned authorities for the purpose of constructions, development, improvement including obtaining and renewing permissions, licenses of constructions, NOC's and statutory approvals and certificates from the concerned authorities such as Mormugao Planning & Development Authority, Mormugao Municipal Council, Health Department etc. The entire risk, cost and expenses of all such obtaining and renewing of permission/licence/NOC's shall however be borne solely by the PURCHASER-CUM-DEVELOPER. The PURCHASER-CUM-DEVELOPER shall also be liable to reimburse the OWNERS in respect of any claims against the OWNERS in the event of any violations of regulations constructions in the SAID PROPERTY and/or with the third parties and the PURCHASER-CUM-DEVELOPER hereby indemnify and keep the OWNERS indemnified absolutely and forever.

14. The OWNERS shall fully co-operate with the PURCHASER-CUM-DEVELOPER to obtain necessary permission. NOC, water, sewage and electricity connections as also occupancy/completion certificate to the building and/or buildings in the SAID PROPERTY.

15. The PURCHASER-CUM-DEVELOPERS hereby indemnify the OWNERS of any or all claims, compensation etc. in respect of any injury or accident to artisan/workman or any other persons in the SAID PROPERTY whether in employment or not which includes such indemnification owing to any activity of development/construction undertaken in the SAID PROPERTY.



16. The PURCHASER-CUM-DEVELOPER shall be free to enter into agreement/sale deed for the sale of the units constructed in the SAID PROPERTY excluding the SAID OWNERS PREMISES to any person/s or party or parties of his own choice and upon such terms and conditions as the PURCHASER-CUM-DEVELOPER deems fit, at the entire discretion and to appropriate the sale proceeds entirely for itself and accordingly the OWNERS hereby irreversibly authorise, empower and clothe the PURCHASER-CUM-DEVELOPER in this behalf and shall have no objection whatsoever for the PURCHASER-CUM-DEVELOPER to enter into any type of agreement/s, deed/s, contracts with person or persons of its own choice for the sale or disposal of the constructed units therein excluding SAID OWNERS PREMISES but however the PURCHASER-CUM-DEVELOPER shall be bound to follow the terms of this agreement, which shall be strictly binding.

17. a) The PURCHASER-CUM-DEVELOPER shall mutually decide whether to form a Co-operative Society, a Limited Company, Association of Persons or any other entity (hereinafter referred to as the 'ENTITY') for the purpose of owning the units and/or maintenance of the common benefits, privileges in the SAID PROPERTY.

b) Whenever such decisions are taken all the purchasers of the units including to the corresponding SAID OWNERS PREMISES and their assignee/nominee shall be bound to sign all forms, application, deeds and other documents as may be required for the formation of the ENTITY as the case may be and that respective buyers/owners (including assignees/nominees) of such units in the SAID PROPERTY shall be governed by and shall observe and comply with all the bye-laws, rules and regulations that may be laid down by the ENTITY from time to time and shall also governed by the laws which may be applicable to the ENTITY.

c) All cost, charges, expenses including stamp duty registration charges and any other expense in connection with preparation, execution and registration of the Deed/Deeds of the conveyance or

D. S. S.

D. S. S.

M. B. S.

for the formation of the ENTITY shall be solely borne by the PURCHASER-CUM-DEVELOPER or its assignee/nominee only without any cost/expenses to the OWNERS excluding the SAID OWNERS PREMISES.

18. The PURCHASER-CUM-DEVELOPER has absolutely no claim, right of any nature whatsoever other than in respect of exclusively and only to the SAID PROPERTY and corresponding benefits, privileges of Floor area ratio for the purpose of construction of building thereon. It is expressly agreed that the OWNERS have liberty to sell, assign, transfer or otherwise deal with the SAID OWNERS PREMISES at their sole and entire discretion and the PURCHASER-CUM-DEVELOPER shall in no way obstruct, interfere, object thereof and that the PURCHASER-CUM-DEVELOPER shall forthwith sign, execute any documents, deeds in this regard without any claim or demand.

19. All notices to be served on the PURCHASER-CUM-DEVELOPER and the OWNERS shall be deemed to have been duly served if sent at their addresses as below mentioned by Registered Post A.D. The parties shall be bound to notify to the other party of any change in this respective addresses

Any letter, reminders, notices, documents, papers etc. served at the said notified address or at the changed address by Regd. A.D. shall be deemed to have lawfully served to the respective parties.

20. The parties hereto are entitled to claim specific performance of the terms under this agreement.

21. All disputes which may rise between the parties to this Agreement, whether in relation to the interpretation of the clauses and conditions of this Agreement and about the performance of these presents or concerning any act of omission of the other party to the disputes or to any act which ought to be done by the parties

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[Signature]

[Signature]

in disputes or in relation to any matter whatsoever concerning this Agreement shall be referred to arbitration in accordance with the provisions of Arbitration and Conciliation Act, 1996.

22. That all the costs of stamping, engrossing and registration of this agreement and any other paper relating to this agreement shall be borne by the PURCHASER-CUM-DEVELOPER.

23. For the purpose of valuation for stamp duty the total super built-up area consists of two flats of 96.5 square metres each which totals to an area of 193.00 square metres being the cost of construction at Rs. 25,000/- whereby the total value for the purpose of stamp duty works out to 48,40,000/- which is the fair market value since the transfer is between the VENDORS and the wholly owned promoters of the PURCHASER-CUM-DEVELOPER being within the family relation

24. The possession of the SAID PROPERTY has not been delivered and the same shall be done by appropriate documents.

SCHEDULE - I

ALL THAT property known as Talhao (Plot No. 958, situated at Baina within the municipal limits of of Mormugao Municipal Council, Taluka of Mormugao, South Goa, Goa described under No. 36314 in the Land Registration Office of Salcete at Margao and enrolled in nthe Taluka Revenue Office under matriz No. 2433 surveyed under Chalta No. 27, 28 and 29 of P. T. Sheet No. 132 of Vasco City totally admeasuring an area of 1111.00 (One Thousand One Hundred Eleven) square metres shown hatched in black colour and the aforesaid property is bounded as under:

On the North: By the property surveyed under Chalta No. 19 of P. T Sheet no. 132

On the South: By the property surveyed under Chalta No. 19 of P. T Sheet no. 132

Drawn

Shelte

M Bunde/w

On the West: By Road

On the East: By Nullah

The present sale from the OWNERS being said share which is undivided right, title, interest, claim, demand of any nature whatsoever in the SAID PROPERTY including their one-third share therein to an extent of 370.33 square metres and/or the aforesaid mutually agreed share to an extent of 277.00 square metres

SCHEDULE II



ALL THAT two flat/s both situated on the second floor admeasuring super built-up area of 96.50 (Ninety Six Point Fifty) square metres each with two four wheeler Parking slot in the proposed building to be constructed in the SAID PROPERTY and the aforesaid unit is better shown delineated in red colour boundary line in the plan annexed hereto at Annexure - II.

SCHEDULE - III Building Specifications [SPECIFICATIONS]

1. Structure : R. C. C. framed structure
 2. External walls: 20/23 cm thick from laterite stones/blocks. Internal shall be of 10 cm thick fly ash/khanapur bricks and/or cement concrete blocks.
 3. External plaster: Cement mortar in two coats.
 4. Internal plaster: Single coat cement plaster with acrylic putti.
 5. Flooring and wall tiles: For all the flooring shall be of vitrified tiles and toilet flooring shall of anti-skid ceramic tiles and wall cladding in glazed ceramic tiles.
 6. Sanitary Fixtures: Basins of Hindware make or equivalent. Wall mounted/floor mounted WC's of Hindware make or equivalent.
 7. Plumbing lines: Kitec and UPVC
 8. Kitchen: Stainless steel sink with drain board 60 cm Granite Platform with 45 cms dado tiles. Provision for electronic water purification system
 9. External paint: Water based acrylic over sponge finish plaster
 10. Internal paint: Smooth plaster with emulsion paints of [premium brand.
 11. Electrical switches: Concealed copper wiring of PVC insulation of premium brand. Modular switches. Power point provisions for
- Handwritten signatures and initials are visible at the bottom of the page.*

various kitchen appliances. Provision for Geyser points in bathrooms. Sufficient number of points for lightings and power. Provision for AC's in bedrooms. T.V/Telephone points in all bedrooms/living room. Three nos. 15 Amps. In kitchen and one no. 15 Amp in Balcony.

12. Water supply provide by P.W.D, Govet. Of Goa with common meter for all flats. Sump & overhead tank of adequate size

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seals to these presents in the presence of Two witnesses on the day, year and place first hereinabove written.

SIGNED, SEALED AND DELIVERED
by the within named OWNERS
MR. DILIP A. SHETYE

[Signature]

				
				
				
LHTI				
				
LEFT HAND FINGER PRINTS				
				
RIGHT HAND FINGER PRINTS				

[Signature]

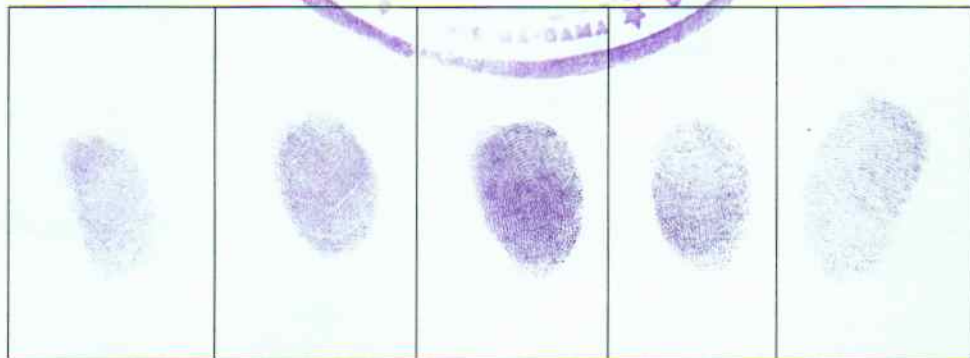
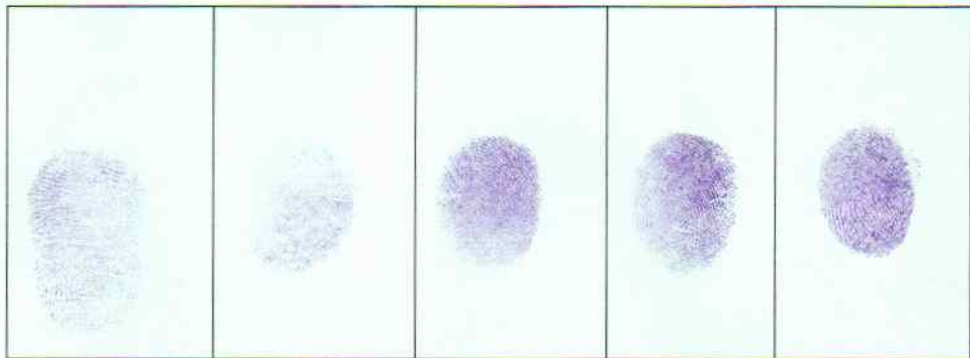
[Signature: Shetye]

[Signature: V. Bhandarkar]

MRS. SUREKHA D. SHETYE

Shetye

LHTI

LEFT HAND FINGER PRINTSRIGHT HAND FINGER PRINTS

Dm-

ShetyeBundejw

SIGNED, SEALED AND DELIVERED
by the within named PURCHASER-CUM-DEVELOPER
MADHAVI INVESTMENT AND TRADING PVT. LTD
through its DIRECTOR
MRS. MADHAVI ABHIJIT SHETYE

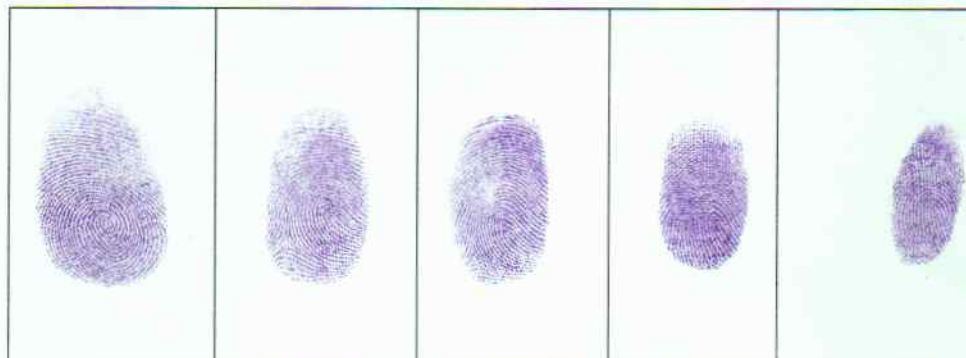
M. Bundekar



LTI



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

WITNESSES:

1. *Pandurang V. Yadav* *Pandurang*

2. *Ashlesha Mathkar* *Ashlesha Mathkar*

D. Shetye

Shetye

M. Bundekar



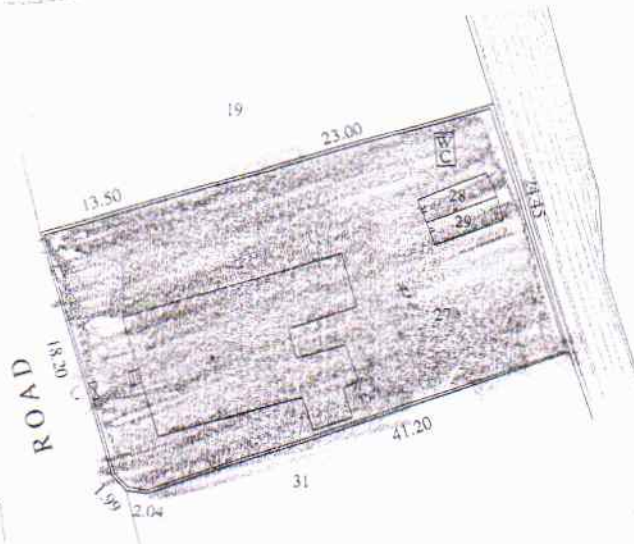
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Surveys and Land Records
VASCO-GOA

PLAN

SHOWING THE LAND BEARING CHALTA NO. 27, 28 AND 29 OF P. T. SHEET NO. 132 SITUATED AT VASCO CITY OF MORMUGAO TALUKA APPLIED BY DATTARAJ SHETYE AND OTHERS FOR CONVERSION OF LAND FROM AGRICULTURAL PURPOSE INTO NON - AGRICULTURAL PURPOSE VIDE ORDER NO.AC-1/MOR/SG/CONV 48/2018/612 DATED 14/01/2019 FROM O/o. ADDITIONAL COLLECTOR-1, SOUTH GOA DISTRICT, MARGAO - GOA.

SCALE : 1:500

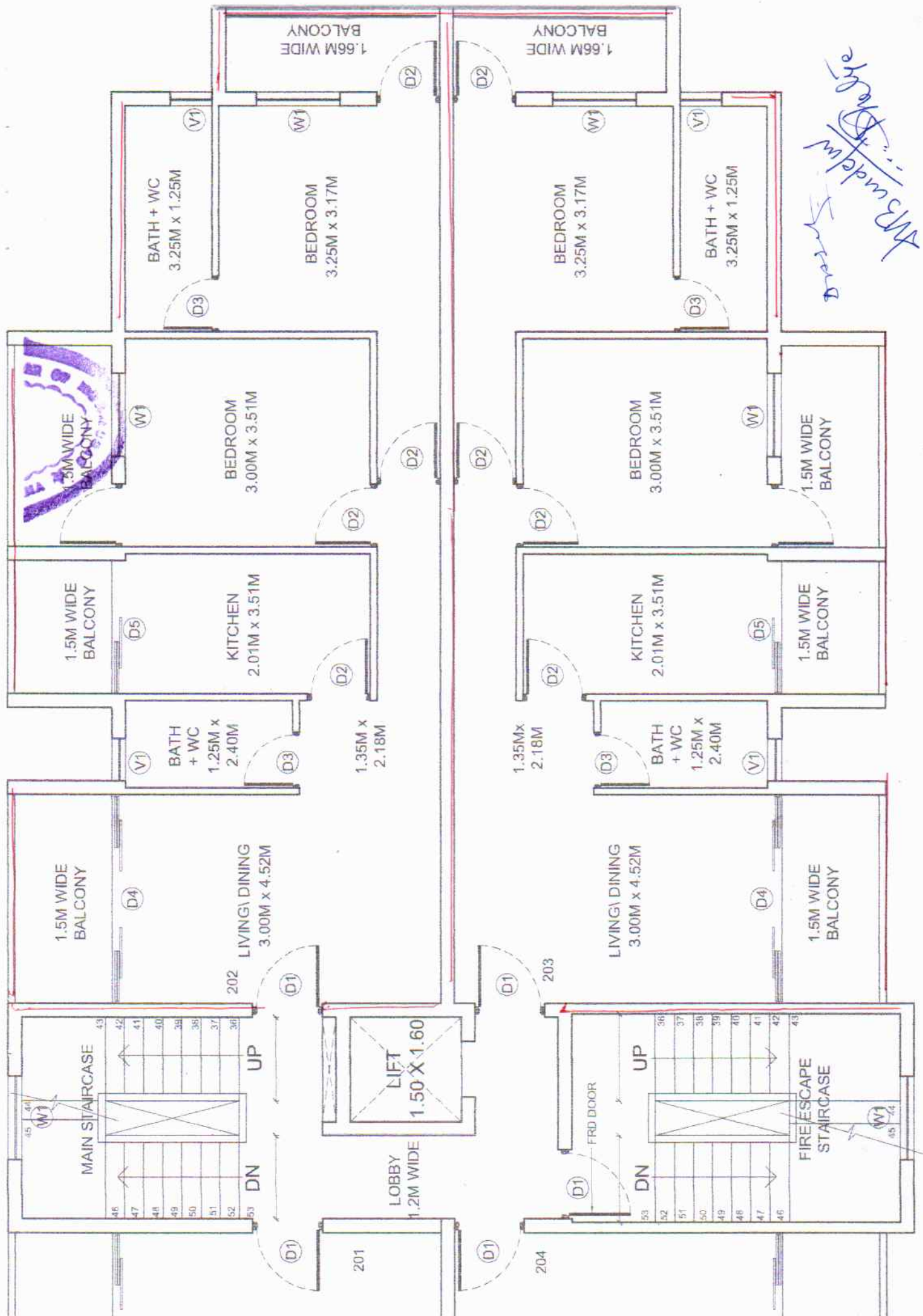
AREA OF CHALTA NO. 27 OF P. T. SHEET NO. 132	1080.00 SQ. MTRS.
AREA OF CHALTA NO. 28 OF P. T. SHEET NO. 132	15.00 SQ. MTRS.
AREA OF CHALTA NO. 29 OF P. T. SHEET NO. 132	16.00 SQ. MTRS.
TOTAL	1111.00 SQ. MTRS.



PREPARED BY:-
SMT SYDNEY XAVIER (F.S.)

VERIFIED BY:-
SHRI SAGAR NAYELKAR (H.S.)

Drawn by APB model/m



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-Apr-2022 01:10:48 pm

Document Serial Number :- 2022-MOR-629

Presented at 01:08:38 pm on 12-Apr-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	140400
2	Registration Fee	145200
3	Processing Fee	1180
Total		286780

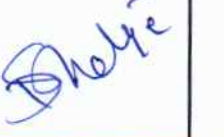
Stamp Duty Required :140400/-

Stamp Duty Paid : 145200/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Madhavi Abhijit Shetye ,Age: , Marital Status: ,Gender:,Occupation: , Address1 - Roshan Mahal, Ist Floor, Vasco da Gama, Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Dilip Shetye , Father Name:Atmaram Shetye, Age: 72, Marital Status: Married ,Gender:Male,Occupation: Other, UG-4, Prabhu Residency Group, Alto Porvorim, Bardez, Goa, PAN No.:			
2	Surekha Shetye , Father Name:D Desai, Age: 68, Marital Status: Married ,Gender:Female,Occupation: Other, UG-4, Prabhu Residency Group, Alto Porvorim, Goa, PAN No.:			
3	Madhavi Abhijit Shetye , , Age: , Marital Status: ,Gender:,Occupation: , Roshan Mahal, Ist Floor, Vasco da Gama, Goa, PAN No.:			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Pandurang Yadwad, Age: 70, DOB: , Mobile: 9822165951 , Email: , Occupation: Service , Marital status : Married , Address: 403802, H No. 130, H No. 130, Roshan Mahal, Vasco da Gama, Vasco Da Gama, Mormugao, South Goa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: Aslesha Mathkar, Age: 43, DOB: , Mobile: 9822165951 , Email: , Occupation: Service , Marital status : Married , Address: 403802, First Floor, First Floor, Roshan Mahal, Vasco da Gama, Vasco Da Gama, Mormugao, South Goa, Goa			

Sub Registrar

SUB - REGISTRAR
MORMUGAO

Document Serial Number :- 2022-MOR-629



Document Serial No:-2022-MOR-629

Book :- 1 Document
Registration Number :- **MOR-1-596-2022**
Date : 12-Apr-2022



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

**SUB - REGISTRAR
MORMUGAO**



भारतीय न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

111759

Sl. No. 216, Place of Vending - VASCO, Date of Sale 08/4/2022

Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco

License No. - JUD/VEN-LIC/2/2015/AC-I

Value of Stamp Paper 25000/-

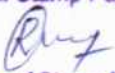
Name of Purchaser MADHAVI INVESTMENT &

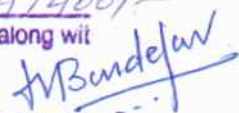
Father's Name TRADING PVT. LTD

R/O VASCO Purpose

As there is no single Stamp Paper available for the value of Rs. 147400/-

Additional Stamp Paper for the completion of the Value is attached along with


Signature of Stamp Vendor


Signature of Purchaser



AGREEMENT FOR SALE-CUM-DEVELOPMENT

THIS AGREEMENT IS MADE AND EXECUTED AT VASCO DA GAMA, GOA ON THIS 11TH DAY OF APRIL OF THE YEAR TWO THOUSAND TWENTY TWO (11.04.2022)



v. m. shetye. 

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

111760

Sl. No. 216 Place of Vending - VASCO, Date of Sale 08/4/2022
Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco
License No. - JUD/VEN-LIC/2/2015/AC-I
Value of Stamp Paper 25000/-
Name of Purchaser MADHAVI INVESTMENT
Father's Name TRADING PVT. LTD.
R/O Vasco Purpose
As there is no single Stamp Paper available for the value of Rs. 147400/-
Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchaser

BY AND BETWEEN

(1) MR. MOHAN VISHWANATH SHETYE, son of Mr. Vishwanatah Shetye, aged about 87 years, retired, Aadhar Card No.

Pan Card No.

Mobile No. 9820222081,

and his wife 1a. MRS. VASANTI M. SHETYE, aged about 79

[Signature]

v. M. Shetye.

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

111767

Sl. No. 216, Place of Vending - VASCO, Date of Sale 08/4/2022

Vendor - RANJANA CHAUDHARY resident of Destem, Vasco

License No. - JUD/VEN-LIC/2/2015/AC-I

Value of Stamp Paper 25000/-

Name of Purchaser MADHAVI INVESTMENT &

Father's Name TRADING PVT. LTD.

R/O VASCO Purpose

As there is no single Stamp Paper available for the value of Rs. 147400/-

Additional Stamp Paper for the completion of the Value is attached along wit:

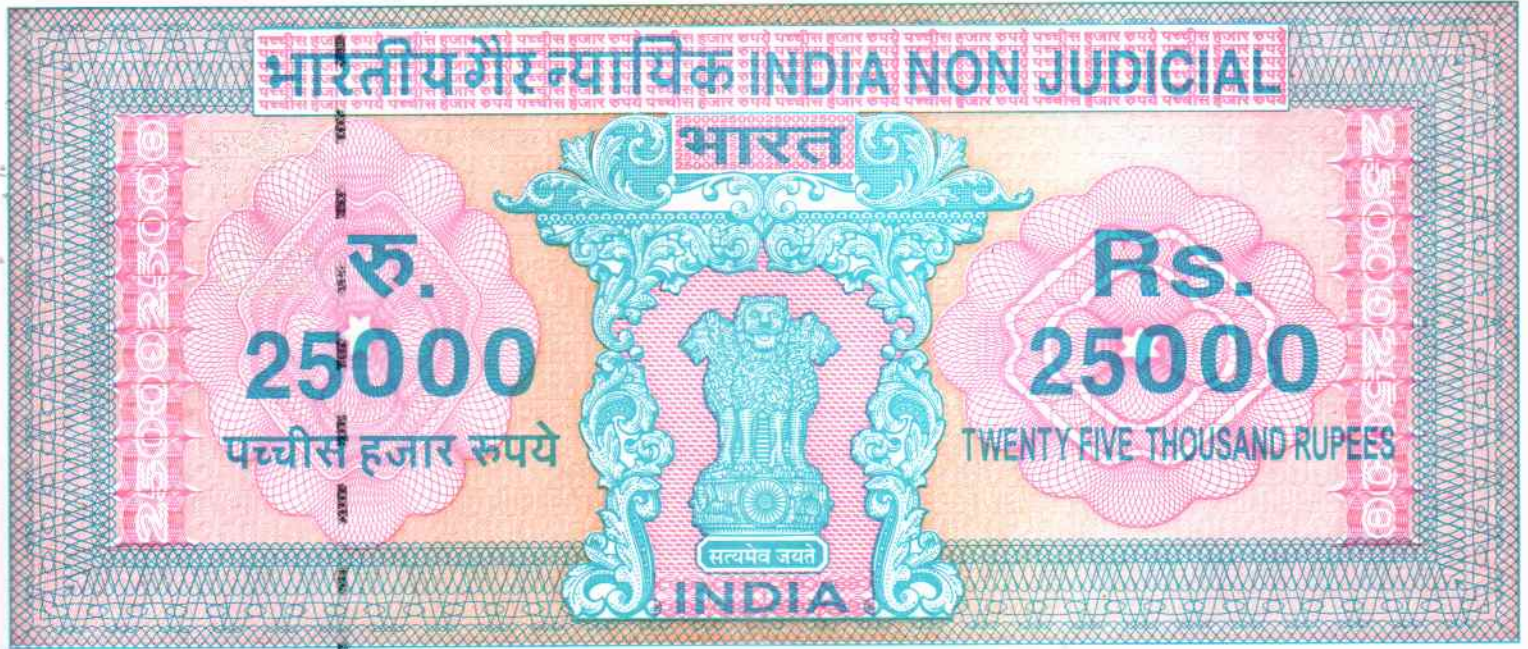
Signature of Stamp Vendor

Signature of Purchase

years, housewife, Aadhar Card No. Pan Card No. both residents of UG-004, Prabhu Residency Group, Opposite Soçorro Panchayat, Alto Porvorim, Bardez, Goa hereinafter jointly referred to as the "OWNERS" (which expression, unless repugnant to the context or meaning thereof, shall mean and include their respective heirs, agents, successors, administration and assigns) of the ONE PART

[Signature]

v.m. shetye. *[Signature]*



गोवा GOA

111768

Sl. No. 216 Place of Vending - VASCO, Date of Sale 08/4/2022
 Vendor - RANJANA CHAUDHARY resident of Destemo, Vasco
 License No. - JUD/VEN-LIC/2/2015/AC-I
 Value of Stamp Paper 25000/-
 Name of Purchaser MADHAVI INVESTMENT &
 Father's Name TRADING PVT. LTD
 R/O VASCO Purpose
 As there is no single Stamp Paper available for the value of Rs. 147400/-
 Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchaser

AND

2. MADHAVI INVESTMENT AND TRADING PVT. LTD., having their registered office at Roshan Mahal, 1st floor, Swatantra Path, Vasco-da-Gama - Goa, and having PAN Card No.

[Signature]
 v. M. Shetye.

[Signature]
 H. Bundejw



गोवा GOA

111769

St. No. 216, Place of Vending - VASCO, Date of Sale 08/4/2022
 Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco
 License No. - JUD/VEN-LIC/2/2015/AC-I
 Value of Stamp Paper 25000/-
 Name of Purchaser MADHAVI INVESTMENT &
 Father's Name TRADING PVT. LTD.
 R/O VASCO Purpose
 As there is no single Stamp Paper available for the value of Rs. 147400/-
 Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchase

herein represented by its DIRECTOR - MRS.
 MADHAVI ABHIJIT SHETYE, wife of Mr. Abhijit Shetye, aged
 about 40 years, businesswoman, with PAN Card No.
), and Aadhar Card No. and a
 resident of Vasco-da-Gama - Goa hereinafter referred to as
 the 'PURCHASER-CUM-DEVELOPER' (which expression shall
 unless repugnant to the context or meaning thereof be

(Signature)

V.M. Shetye. *(Signature)*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये



TWENTY
THOUSAND RUPEES

Rs. 20000

049474

049474

Sl. No. 216, Place of Vending - VASCO, Date of Sale 08/4/2022

Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco

Licensee No. - JUD/VEN-LIC/2/2015/AC-I

Value of Stamp Paper 20000/-

Name of Purchaser MADHAVI INVESTMENT &

Father's Name TRADING PVT. LTD.

R/O VASCO Purpose

As there is no single Stamp Paper available for the value of Rs. 147400/-

Additional Stamp Paper for the completion of the Value is attached along with

[Signature]

Signature of Stamp Vendor

[Signature]

Signature of Purchaser

deemed to mean and include its successor-in-title, administrators and assigns) of the OTHER PART.

WHEREAS the OWNERS are the sole, exclusive and absolute owners of ALL THAT one-third share with clear, unencumbered and marketable title to ALL THAT property known as Talhao (Plot

[Signature]

V.M. Shetye.

[Signature]



गोवा GOA

687612

Sl. No. 216, Place of Vendor - VASCO, Date of Sale 08/4/2022
 Vendor - RANJANA CHAUDHARY resident of Destemo, Vasco
 License No. - JUD/VEN-LIC/2/2015/AC-I
 Value of Stamp Paper 1000/-
 Name of Purchaser MADHAVI INVESTMENT &
 Father's Name TRADING PVT. LTD.
 R/O VASCO Purpose
 As there is no single Stamp Paper available for the value of Rs. 147400/-
 Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchaser

No. 958, situated at Baina within the municipal limits of of Mormugao Municipal Council, Taluka of Mormugao, South Goa, Goa described under No. 36314 in the Land Registration Office of Salcete at Margao and enrolled in nthe Taluka Revenue Office under matriz No. 2433 surveyed under Chalta No. 27, 28 and 29 of P. T. Sheet No. 132 of Vasco City totally admeasuring an area of 1111.00 (One Thousand One Hundred

v. M. Shetye.



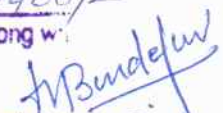
गोवा GOA

687613

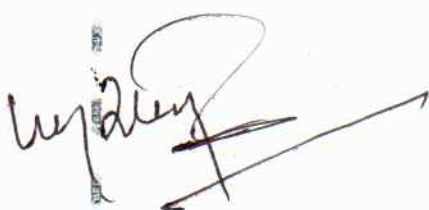
Sl. NO. 216, Place of V. VASCO, Date of Sale 08/4/2022Vendor - RANJANA CHAUDHARY resident of Desterro, VascoLicense No. - JUD/VEN-LIC/2/2015/AC-IValue of Stamp Paper 1000/-Name of Purchaser MADHAVI INVESTMENT &Father's Name TRADINGR/O VASCO Purpose As there is no single Stamp Paper available for the value of Rs. 147400/-

Additional Stamp Paper for the completion of the Value is attached along with


 Signature of Stamp Vendor


 Signature of Purchaser

Eleven) square metres which is more particularly described in the SCHEDULE - I hereunder written and the entire property shall be hereinafter referred to as the 'SAID PROPERTY' and the share of the VENDORS shall be hereinafter referred to as the 'Said Share').



 v. M. Shetye. 



गोवा GOA

A 609116



Sl. No. 216 Place of Vending - VASCO, Date of Sale 08/4/2022
 Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco
 License No. - JUD/VEN-LIC/2/2015/AC-I
 Value of Stamp Paper 100/-
 Name of Purchaser MADHAVI INVESTMENT &
 Father's Name TRADING PVT. LTD
 RO VASCO Purpose ---
 As there is no single Stamp Paper available for the value of Rs. 147400/-
 Additional Stamp Paper for the completion of the Value is attached along with

Ranjana
 Signature of Stamp Vendor

M. Bunde
 Signature of Purchaser

WHEREAS the SAID PROPERTY originally owned by Shri. Jaganata Balcrisna Xetic who alongwith his wife Smt. Janquibai Jeganata Xetie vide Deed of Gift dated 27.12.1959 drawn on Book of Notes No. 109, folio 1 to 5 overleaf of the Special Civil Court Mormugao, (Julgado Municipal Especial de Mormugão) gifted inter alia the SAID PROPERTY unto their son, Mr. Atmarama Jeganata Xetic and accordingly the SAID PROPERTY

V. M. Shetye

V. M. Shetye. M. Bunde



गोवा GOA

A 609117

Sl. No. 216, Place of Vending - VASCO, Date of Sale 08/4/2022
 Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco
 License No. - JUD/VEN-LIC/2/2015/AC-I
 Value of Stamp Paper 100/-
 Name of Purchaser MADHAYI INVESTMENT &
 Father's Name TRADING PVT. LTD.
 R/O VASCO Portugal
 As there is no single Stamp Paper available for the value of Rs. 147400/-
 Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchase

is seen inscribed in the name of said Atmarama Jaganata Xetye.

AND WHEREAS vide Gift Deed dated 01.10.1984, said Shri. Atmarama Jaganata Shetye and his wife Ushadevi Atmarama Shetye gifted their one-third share in the SAID PROPERTY unto

v.M. Shetye.



गोवा GOA

A 609118

Sl. No. 216 Place of Vending - VASCO Date of Sale 08/4/2022
 Vendor - RANJANA CHAUDHARY resident of Oesterro, Vasco
 License No. - JUD/VEN-LIC/217015/AC-I
 Value of Stamp Paper 100/-
 Name of Purchaser MADHAVI INVESTMENT &
 Father's Name TRADING PVT. LTD.
 R/O VASCO Purpose
 As there is no single Stamp Paper available for the value of Rs. 147400/-
 Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchaser

Shri. Mohan Visvonata Shetye alias Mohan Vishwanath Shetye
 married to Mrs. Vasanti.

AND WHEREAS vide Deed of Succession dated 18.09.1998,
 duly registered before the Notary Public of Mormugao, upon
 the death of Shri. Atmaram Jaganath Shetye, which occurred
 on 19.2.1987 and his wife Smt. Ushadevi on 07.02.1995, they

V. M. Shetye.



गोवा GOA

A 609119

Sl. No. 216, Place of Vending - VASCO, Date of Sale 08/4/2022
 Vendor - RANJANA CHAUDHARY resident of Oesterro, Vasco
 License No. - JUD/VEN-LIC/212015/AC-I
 Value of Stamp Paper 100/-
 Name of Purchaser MADHAVI INVESTMENT &
 Father's Name TRADING PVT. LTD.
 R/O VASCO Purchase
 As there is no single Stamp Paper available for the value of Rs. 147400/-
 Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchase

left behind their two son namely Mr. Dattaraj Atmaram Shetye married to Mrs. Nutan D. Shetye and Mr. Dilip Atmaram Shetye married to Mrs. Surekha Dilip Shetye as the sole and universal heirs.

v.m. shetye.

AND WHEREAS in view of the above the aforesaid parties namely Mr. Dattaraj Atmaram Shetye married to Mrs. Nutan D. Shetye, Mr. Dilip Atmaram Shetye married to Mrs. Surekha D. Shetye and Shri. Mohan Visvonata Shetye alias Mohan Vishwanath Shetye married to Mrs. Vasanti M. Shetye became the joint owner of the SAID PROPERTY entitled by virtue of the aforesaid documents being one-third share each that is to an extent of 370.33 square metres each in the SAID PROPERTY and accordingly the Form 'D' of the SAID PROPERTY under the column of 'Origin of the title of the SAID PROPERTY is seen recorded in the above three names alongwith their respective spouse.



AND WHEREAS by virtue of mutual agreement between the aforesaid children namely Mr. Dattaraj Atmaram Shetye married to Mrs. Nutan D. Shetye, Mr. Dilip Atmaram Shetye married to Mrs. Surekha D. Shetye, it was mutually agreed that Mr. Dattaraj Atmaram Shetye with his spouse Mrs. Nutan D. Shetye shall have undivided right, title, interest, claim in the SAID PROPERTY to an extent of 463.67 square metres and Mr. Dilip Atmaram Shetye with his spouse Mrs. Surekha D. Shetye shall have undivided right, title, interest, claim in the SAID PROPERTY to an extent of 277.00 square metres and balance one-third undivided right, title, interest, claim in the SAID PROPERTY to an extent of 370.33 square metres is owned by said Shri. Mohan Visvonata Shetye alias Mohan Vishwanath Shetye married to Mrs. Vasanti M. Shetye.

AND WHEREAS the PURCHASER-CUM-DEVELOPER agreed to purchase for undertaking development and sale of units in the SAID PROPERTY at its sole risk, cost and expenses and the OWNERS have agreed to sell, transfer, assign and convey ALL THEIR undivided right, title, interest, claim, demand of any nature whatsoever in the SAID PROPERTY including their one-third share of 370.33 square metres therein for the total price consideration as under:



V. M. Shetye,



A) The PURCHASER-CUM-DEVELOPER shall free of cost shall construct and handover unto Mrs. Minal Ashish Kulkarni (daughter) ALL THAT one flat situated on the third floor admeasuring super built-up area of 96.50 (Ninety Six Point Fifty) square metres with one four wheeler Parking slot in the proposed building to be constructed in the SAID PROPERTY and the aforesaid unit is better shown delineated in red colour boundary line in the plan annexed hereto at Annexure - II and more particularly described in SCHEDULE - II written hereunder and shall be hereinafter jointly referred to as the 'SAID OWNERS PREMISES'

B) In addition to the aforesaid unit, the PURCHASER-CUM-DEVELOPER has also paid the monetary consideration of Rs. 25,00,000/- (Twenty Five Lakhs only) and accordingly the parties have entered into this agreement in writing.

NOW THEREFORE THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The OWNERS have agreed to absolutely transfer, assign, sale and convey ALL THEIR undivided right, title, interest, claim, demand of any nature whatsoever in the SAID PROPERTY including their one-third share of 370.33 square metres therein absolutely unto and in favour of the PURCHASER-CUM-DEVELOPER for the total price consideration as under:

A) The PURCHASER-CUM-DEVELOPER shall free of cost shall construct and handover unto Mrs. Minal Ashish Kulkarni (daughter) ALL THAT one flat situated on the third floor admeasuring super built-up area of 96.50 (Ninety Six Point Fifty) square metres with one four wheeler Parking slot in the proposed building to be constructed in the SAID PROPERTY and the aforesaid unit is better shown delineated in red colour boundary line in the plan annexed hereto at Annexure - II and more particularly described in



V. M. Shetye 

SCHEDULE - II written hereunder and shall be hereinafter jointly referred to as the 'SAID OWNERS PREMISES'

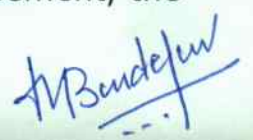
B) In addition to the aforesaid unit, the PURCHASER-CUM-DEVELOPER has already paid the monetary consideration of Rs. 25,00,000/- (Twenty Five Lakhs only), the receipt whereof the OWNERS hereby admit and acknowledge and release and discharge the PURCHASER-CUM-DEVELOPER absolutely and forever.

2. The PURCHASER-CUM-DEVELOPER being the price consideration as above shall be compulsorily bound to complete at their own risk, cost and expenses shall handover absolutely free of charge/cost/expenses, the SAID OWNERS PREMISES to the OWNERS representative as per the request of the OWNERS to their daughter, Mrs. Minal Ashish Kulkarni to be constructed in the SAID PROPERTY alongwith occupancy certificate from the Mormugao Municipal Council, which unit is more particularly described in SCHEDULE - II hereunder written.

3. The OWNERS hereby irreversibly and irrevocably authorise, empower and permit the PURCHASER-CUM-DEVELOPER to enter upon the SAID PROPERTY for the purpose of undertaking development, improvement and carrying on the construction activities in the SAID PROPERTY without any interference, objection of any nature whatsoever from the OWNERS and/or any one claiming through them including entering into agreement/deed for the sale of such units unto such third parties and receipt of the entire price consideration thereof upon such terms as the PURCHASER-CUM-DEVELOPER deems fit excluding SAID OWNERS PREMISES subject to the following terms as appearing in this agreement.

4. Subject to the OWNERS obtaining possession of the SAID OWNERS PREMISES as mutually agreed within the time stipulated hereunder or as per the terms enumerated in this agreement, the



V. M. Shetup. 

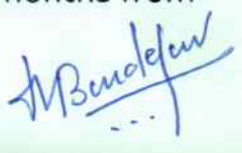
OWNERS shall be compulsorily bound to transfer, assign, sell and/or convey and for this to sign, execute the necessary conveyance/sale deed of the respective units belonging to the PURCHASER-CUM-DEVELOPER and/or the SAID PROPERTY unto and in its favour or its nominees/assignees as the case may be, without any cost, expenses to the OWNERS since the OWNERS is solely entitled to the consideration as per clause (1) above.

5. It has been expressly agreed by the parties hereto that the OWNERS shall sign, execute the final conveyance/sale deed of all such units in the SAID PROPERTY alongwith proportionate undivided share in the SAID PROPERTY excluding the SAID OWNERS PREMISES or in case the PURCHASER-CUM-DEVELOPER intends to convey the SAID PROPERTY unto the Co-operative Housing Society, than the OWNERS shall sign, execute the final conveyance deed in favour of the Society subject to the allotment of the SAID OWNERS PREMISES unto the OWNERS. The OWNERS however shall contribute society maintenance and such other contributions for the formation and registration and shall co-operate and become member of such Society

6. The PURCHASER-CUM-DEVELOPER or its nominees/s, assignees shall be entitled to demand specific performance of this contract as the OWNERS are only entitled as a consideration as appearing in clause (1) above within the stipulated time. All the costs and expenses relating to the aforesaid transfer, sale, conveyance etc. of such constructed units in the SAID PROPERTY or any part thereof unto third parties shall be borne by the PURCHASER-CUM-DEVELOPER or its assignee/nominee without any cost to the OWNERS.

7. The PURCHASER-CUM-DEVELOPER shall be compulsorily bound to handover the SAID OWNERS PREMISES fully completed in all respect alongwith occupancy Certificate within the maximum period of 36 (thirty six) months with extension of 12 (twelve) months from



V. M. Shetye. 

the date of obtaining construction licence which is of absolute essence.

8. The specification of the SAID OWNERS PREMISES constructed in the SAID PROPERTY shall be as described in SCHEDULE - III written hereunder and in case the OWNERS require or desire any change, modification, alteration, addition, substitution or replacement in the specification/amenities of the said units being the SAID OWNERS PREMISES, the PURCHASER-CUM-DEVELOPER shall carry on such change upon prior written request from the OWNERS and finalization of the additional cost shall be as mutually agreed between the OWNERS and the PURCHASER-CUM-DEVELOPER

9. Within 30 days of the PURCHASER-CUM-DEVELOPER's offering possession of the SAID OWNERS PREMISES alongwith Occupancy Certificate from the Municipal Council, the OWNERS shall take possession thereof after inspecting the same, failing which it shall be deemed that the OWNERS have taken over the possession thereof by releasing the PURCHASER-CUM-DEVELOPER. Before taking over the possession, the OWNERS shall be bound to pay any taxes, cesses and asuch other payment/s as may be applicable in respect of the SAID OWNERS PREMISES.

10. The OWNERS shall grant reasonable extension of time in case the PURCHASER-CUM-DEVELOPER is unable to deliver possession of the SAID OWNERS PREMISES by the date stipulated in clause (7) above, if such completion of the scheme is delayed due to any act of God, war, embargo, pandemic and/or force majeure beyond the control of the PURCHASER-CUM-DEVELOPER including but not limited to any delay caused owing to obtaining required permission/licence from the concerned authorities.



V. M. Shetye



11. The PURCHASER-CUM-DEVELOPER shall be free at his own discretion to put up advertisement board/hoarding in the SAID PROPERTY.

12. The OWNERS shall and will from time to time and at all times hereafter at the request of the PURCHASER-CUM-DEVELOPER shall execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the proportionate undivided share/Floor area ratio of the SAID PROPERTY agreed to be sold to the PURCHASER-CUM-DEVELOPER under the terms under this agreement since the consideration to which the OWNERS are entitled is strictly restricted as per clause (1) above.



13. At any time after signing of the present Agreement (notwithstanding with the grant of general comprehensive power of attorney), the OWNERS shall make, sign and execute such applications, petitions, documents, letters and declarations as are required by the PURCHASER-CUM-DEVELOPER including all applications, drawings, plans and all such other documents that may be necessary to be signed or executed before for all the concerned authorities for the purpose of constructions, development, improvement including obtaining and renewing permissions, licenses of constructions, NOC's and statutory approvals and certificates from the concerned authorities such as Mormugao Planning & Development Authority, Mormugao Municipal Council, Health Department etc. The entire risk, cost and expenses of all such obtaining and renewing of permission/licence/NOC's shall however be borne solely by the PURCHASER-CUM-DEVELOPER. The PURCHASER-CUM-DEVELOPER shall also be liable to reimburse the OWNERS in respect of any claims against the OWNERS in the event of any violations of regulations constructions in the SAID PROPERTY and/or with the third parties



V. M. Shetye. 

and the PURCHASER-CUM-DEVELOPER hereby indemnify and keep the OWNERS indemnified absolutely and forever.

14. The OWNERS shall fully co-operate with the PURCHASER-CUM-DEVELOPER to obtain necessary permission. NOC, water, sewage and electricity connections as also occupancy/completion certificate to the building and/or buildings in the SAID PROPERTY.

15. The PURCHASER-CUM-DEVELOPERS hereby indemnify the OWNERS of any or all claims, compensation etc. in respect of any injury or accident to artisan/workman or any other persons in the SAID PROPERTY whether in employment or not which includes such indemnification owing to any activity of development/construction undertaken in the SAID PROPERTY.



16. The PURCHASER-CUM-DEVELOPER shall be free to enter into agreement/sale deed for the sale of the units constructed in the SAID PROPERTY excluding the SAID OWNERS PREMISES to any person/s or party or parties of his own choice and upon such terms and conditions as the PURCHASER-CUM-DEVELOPER deems fit, at the entire discretion and to appropriate the sale proceeds entirely for itself and accordingly the OWNERS hereby irreversibly authorise, empower and clothe the PURCHASER-CUM-DEVELOPER in this behalf and shall have no objection whatsoever for the PURCHASER-CUM-DEVELOPER to enter into any type of agreement/s, deed/s, contracts with person or persons of its own choice for the sale or disposal of the constructed units therein excluding SAID OWNERS PREMISES but however the PURCHASER-CUM-DEVELOPER shall be bound to follow the terms of this agreement, which shall be strictly binding.

17. a) The PURCHASER-CUM-DEVELOPER shall mutually decide whether to form a Co-operative Society, a Limited Company, Association of Persons or any other entity (hereinafter referred to as the 'ENTITY') for the purpose of owning the units and/or



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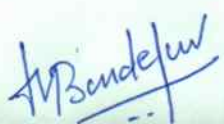
maintenance of the common benefits, privileges in the SAID PROPERTY.

b) Whenever such decisions are taken all the purchasers of the units including to the corresponding SAID OWNERS PREMISES and their assignee/nominee shall be bound to sign all forms, application, deeds and other documents as may be required for the formation of the ENTITY as the case may be and that respective buyers/owners (including assignees/nominees) of such units in the SAID PROPERTY shall be governed by and shall observe and comply with all the bye-laws, rules and regulations that may be laid down by the ENTITY from time to time and shall also governed by the laws which may be applicable to the ENTITY.

c) All cost, charges, expenses including stamp duty registration charges and any other expense in connection with preparation, execution and registration of the Deed/Deeds of the conveyance or for the formation of the ENTITY shall be solely borne by the PURCHASER-CUM-DEVELOPER or its assignee/nominee only without any cost/expenses to the OWNERS excluding the SAID OWNERS PREMISES.

18. The PURCHASER-CUM-DEVELOPER has absolutely no claim, right of any nature whatsoever other than in respect of exclusively and only to the SAID PROPERTY and corresponding benefits, privileges of Floor area ratio for the purpose of construction of building thereon. It is expressly agreed that the OWNERS have liberty to sell, assign, transfer or otherwise deal with the SAID OWNERS PREMISES at their sole and entire discretion and the PURCHASER-CUM-DEVELOPER shall in no way obstruct, interfere, object thereof and that the PURCHASER-CUM-DEVELOPER shall forthwith sign, execute any documents, deeds in this regard without any claim or demand.

19. All notices to be served on the PURCHASER-CUM-DEVELOPER and the OWNERS shall be deemed to have been duly served if sent at their addresses as below mentioned by Registered Post A.D. The

v. M. Shetye 

parties shall be bound to notify to the other party of any change in this respective addresses.

Any letter, reminders, notices, documents, papers etc. served at the said notified address or at the changed address by Regd. A.D. shall be deemed to have lawfully served to the respective parties.

20. The parties hereto are entitled to claim specific performance of the terms under this agreement.

21. All disputes which may rise between the parties to this Agreement, whether in relation to the interpretation of the clauses and conditions of this Agreement and about the performance of these presents or concerning any act of omission of the other party to the disputes or to any act which ought to be done by the parties in disputes or in relation to any matter whatsoever concerning this Agreement shall be referred to arbitration in accordance with the provisions of Arbitration and Conciliation Act, 1996.

22. That all the costs of stamping, engrossing and registration of this agreement and any other paper relating to this agreement shall be borne by the PURCHASER-CUM-DEVELOPER.

23. For the purpose of valuation for stamp duty the total super built-up area consists of one flat of 96.5 square metres being the cost of construction at Rs. 25,000/- which amounts to Rs. 24,12,500 and monetary consideration is Rs. 25,00,000/- whereby the total value for the purpose of stamp duty works out to 49,12,500/- which is the fair market value since the transfer is between the VENDORS and the wholly owned promotes of the PURCHASER-CUM-DEVELOPER being within the close family relation being uncle and nephew and accordingly stamp duty of 3 % and registration fee of 3% is paid.




V. M. Shetye.

24. The possession of the SAID PROPERTY has not been delivered and the same shall be done by appropriate documents.

SCHEDULE - I

ALL THAT property known as Talhao (Plot No. 958, situated at Baina within the municipal limits of of Mormugao Municipal Council, Taluka of Mormugao, South Goa, Goa described under No. 36314 in the Land Registration Office of Salcete at Margao and enrolled in nthe Taluka Revenue Office under matriz No. 2433 surveyed under Chalta No. 27, 28 and 29 of P. T. Sheet No. 132 of Vasco City totally admeasuring an area of 1111.00 (One Thousand One Hundred Eleven) square metres shown hatched in black colour and the aforesaid property is bounded as under:

On the North: By the property surveyed under Chalta No. 19 of P. T Sheet no. 132

On the South: By the property surveyed under Chalta No. 19 of P. T Sheet no. 132

On the West: By Road

On the East: By Nullah

The present sale from the OWNERS being said share which is undivided right, title, interest, claim, demand of any nature whatsoever in the SAID PROPERTY including their one-third share therein to an extent of 370.33 square metres

SCHEDULE II

ALL THAT one flat situated on the third floor admeasuring super built-up area of 96.50 (Ninety Six Point Fifty) square metres with one four wheeler Parking slot in the proposed building to be constructed in the SAID PROPERTY and the aforesaid unit is better shown delineated in red colour boundary line in the plan annexed hereto at Annexure - II



v. M. Shetye.



SCHEDULE - III
Building Specifications

1. Structure : R. C. C. framed structure
 2. External walls: 20/23 cm thick from laterite stones/blocks. Internal shall be of 10 cm thick fly ash/khanapur bricks and/or cement concrete blocks.
 3. External plaster: Cement mortar in two coats.
 4. Internal plaster: Single coat cement plaster with acrylic putti.
 5. Flooring and wall tiles: For all the flooring shall be of vitrified tiles and toilet flooring shall be of anti-skid ceramic tiles and wall cladding in glazed ceramic tiles.
 6. Sanitary Fixtures: Basins of Hindware make or equivalent. Wall mounted/floor mounted WC's of Hindware make or equivalent.
 7. Plumbing lines: Kitec and UPVC
 8. Kitchen: Stainless steel sink with drain board 60 cm Granite Platform with 45 cms dado tiles. Provision for electronic water purification system
 9. External paint: Water based acrylic over sponge finish plaster
 10. Internal paint: Smooth plaster with emulsion paints of [premium brand.
 11. Electrical switches: Concealed copper wiring of PVC insulation of premium brand. Modular switches. Power point provisions for various kitchen appliances. Provision for Geyser points in bathrooms. Sufficient number of points for lightings and power. Provision for AC's in bedrooms. T.V/Telephone points in all bedrooms/living room. Three nos. 15 Amps. In kitchen and one no. 15 Amp in Balcony.
- Water supply provide by P.W.D, Govt. Of Goa with common meter for all flats. Sump & overhead tank of adequate size



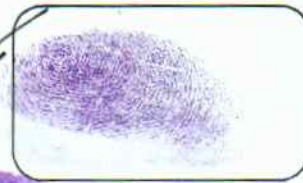
[Signature]

[Signature]
V. M. Shetye.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seals to these presents in the presence of Two witnesses on the day, year and place first hereinabove written.

SIGNED, SEALED AND DELIVERED
by the within named OWNERS
MR. MOHAN VISHWANATH SHETYE

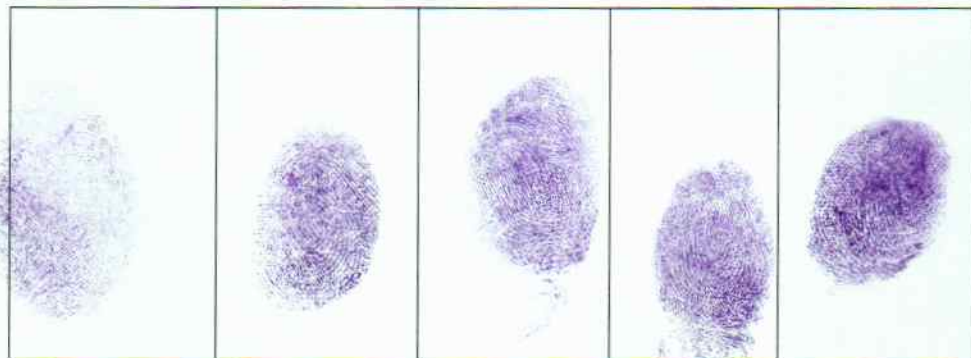


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LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



v. M. Shetye -

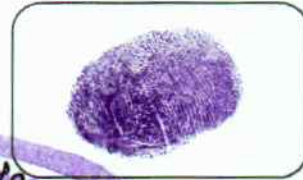


MRS. VASANTI M. SHETYE

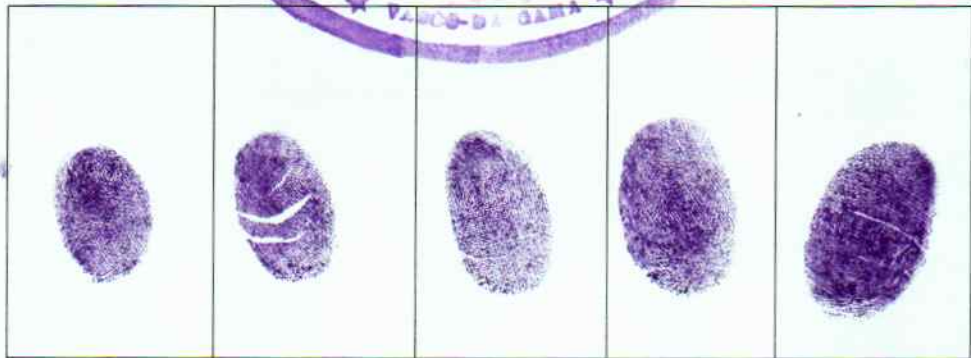
V. M. Shetye.



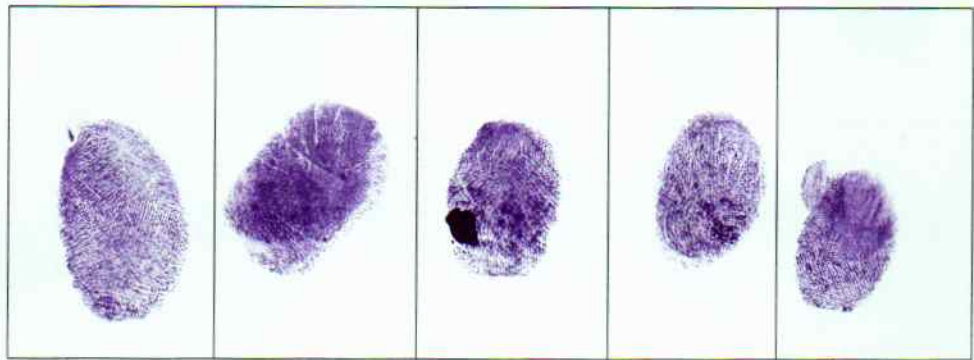
V. M. Shetye.



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LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

Signature

V. M. Shetye. ABunde/aw

SIGNED, SEALED AND DELIVERED
by the within named PURCHASER-CUM-DEVELOPER
MADHAVI INVESTMENT AND TRADING PVT. LTD
through its DIRECTOR
MRS. MADHAVI ABHIJIT SHETYE

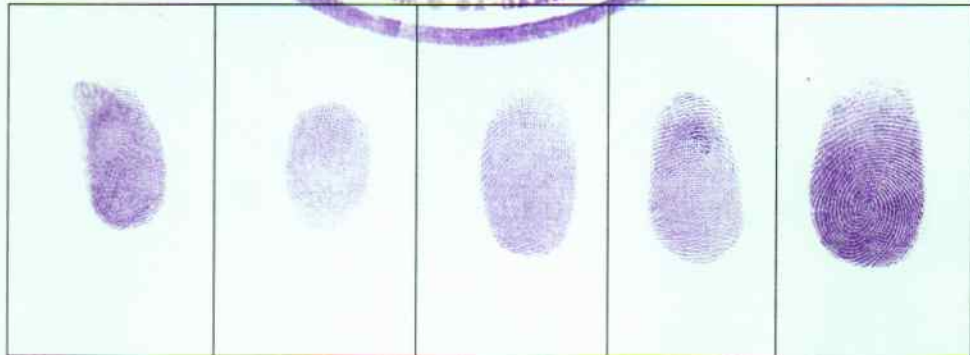
M. Bundekar



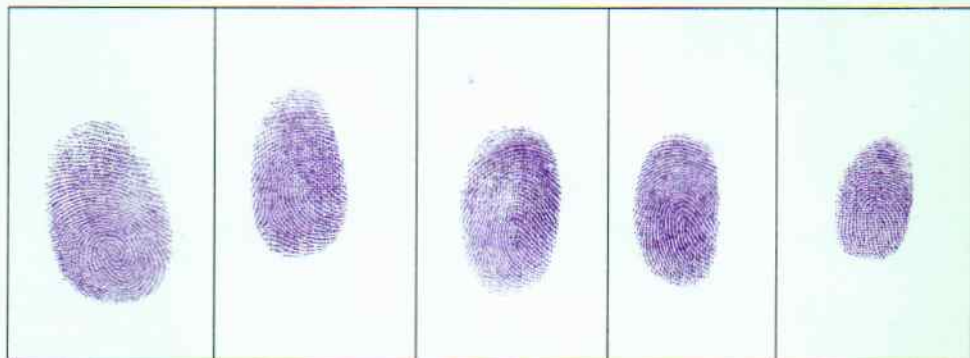
M. Bundekar



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LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

WITNESSES:

1. *[Signature]* Paadurang V - Yadwad

2. *[Signature]* V. M. Shetye.

M. Bundekar



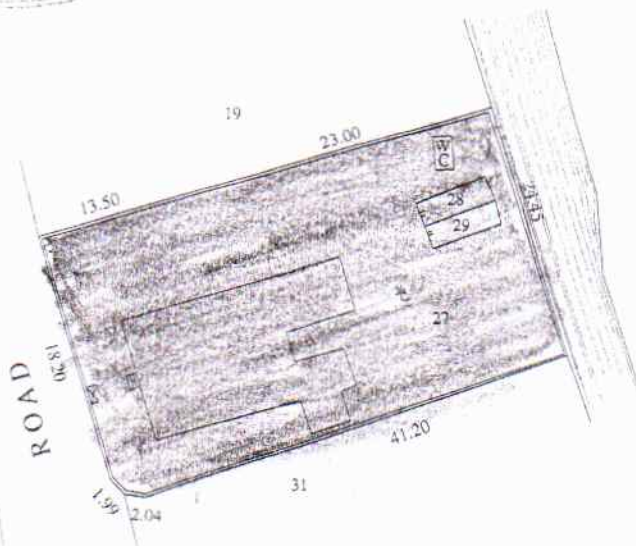
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Surveys and Land Records
VASCO-GOA

PLAN

SHOWING THE LAND BEARING CHALTA NO. 27, 28 AND 29 OF P. T. SHEET NO. 132 SITUATED AT VASCO CITY OF MORMUGAO TALUKA APPLIED BY DATTARAJ SHETYE AND OTHERS FOR CONVERSION OF LAND FROM AGRICULTURAL PURPOSE INTO NON - AGRICULTURAL PURPOSE VIDE ORDER NO.AC-1/MOR/SG/CONV 48/2018/612 DATED 14/01/2019 FROM O/o. ADDITIONAL COLLECTOR-I, SOUTH GOA DISTRICT, MARGAO - GOA.

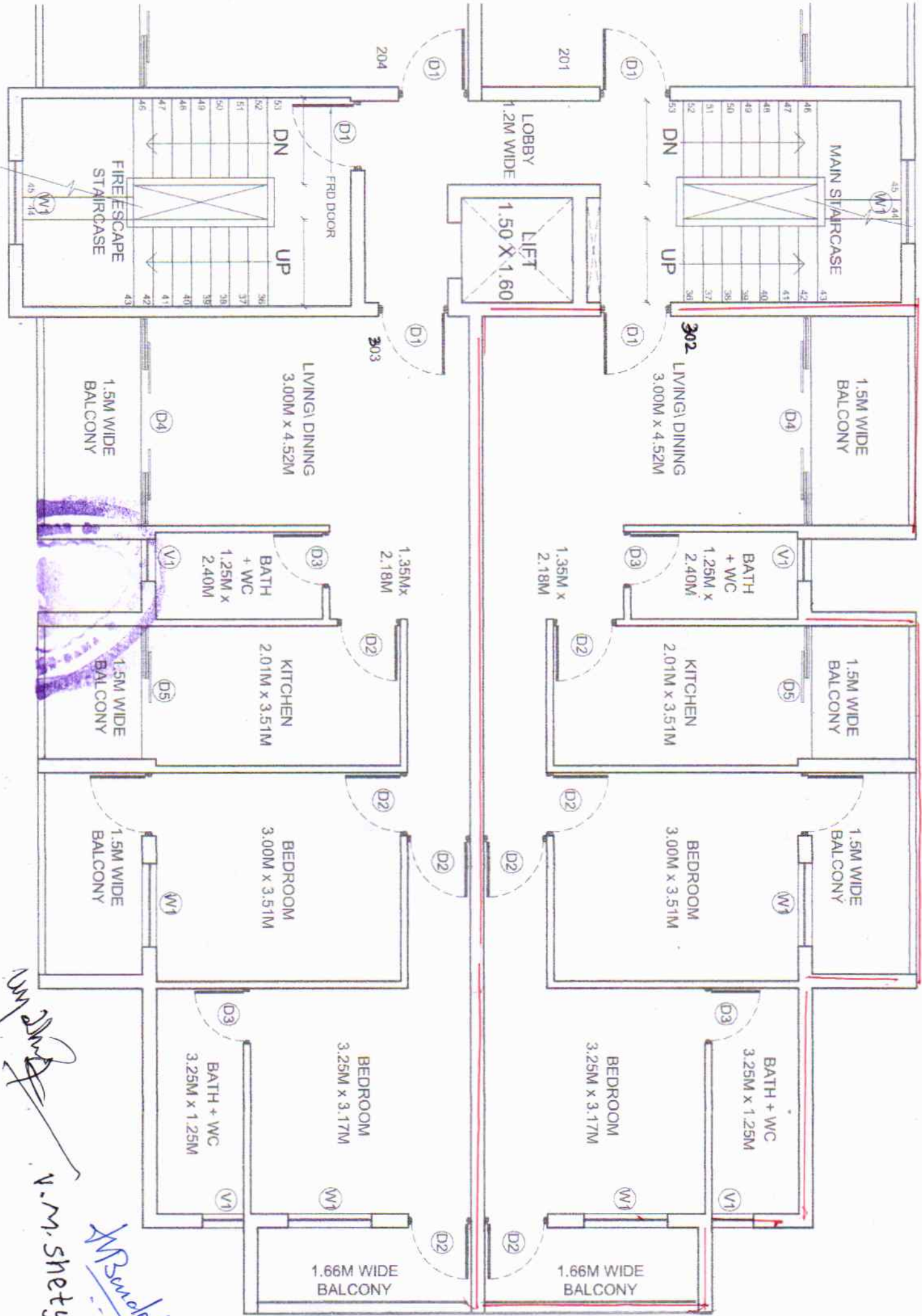
SCALE:1:500

AREA OF CHALTA NO. 27 OF P. T. SHEET NO. 132	1080.00 SQ.MTRS.
AREA OF CHALTA NO. 28 OF P. T. SHEET NO. 132	15.00 SQ.MTRS.
AREA OF CHALTA NO. 29 OF P. T. SHEET NO. 132	16.00 SQ.MTRS.
TOTAL	1111.00 SQ.MTRS.



PREPARED BY:-
SMT SYDNEY XAVIER (F.S.)

VERIFIED BY:
SHRI SAGAR NAYELKAR (H.S.)



Handwritten notes:

W.M. Shetye

Handwritten signature



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-Apr-2022 01:01:38 pm

Document Serial Number :- 2022-MOR-624

Presented at 12:38:03 pm on 12-Apr-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	142500
2	Registration Fee	147380
3	Processing Fee	1180
Total		291060

Stamp Duty Required : 142500/-

Stamp Duty Paid : 147400/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Madhavi Shetye , Age: , Marital Status: , Gender: , Occupation: , Address1 - Roshan Mahal Swatantra Path Vasco da Gma aGoa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mohan Vishwanath Shetye , Father Name: Vishwanath Shetye, Age: 87, Marital Status: Married , Gender: Male, Occupation: Other, Alto Porvorim Goa, PAN No.:			
2	Vasanti M Shetye , Father Name: Shetye, Age: 79, Marital Status: Married , Gender: Female, Occupation: Housewife, Alto Provorim Goa, PAN No.:			
3	Madhavi Shetye , , Age: , Marital Status: , Gender: , Occupation: , Roshan Mahal Swatantra Path Vasco da Gma aGoa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Pandurang Vasant Yadwad, Age: 70, DOB: , Mobile: 8855024429 , Email: , Occupation: Other , Marital status : Married , Address: 403802, Vasco da Gama Goa, Vasco Da Gama, Mormugao, South Goa, Goa			
2	Name: Ashiesha Deepak Mathkar, Age: 43, DOB: , Mobile: 8855024429 , Email: , Occupation: Service , Marital status : Married , Address: 403802, Vasco da Gama Goa, Vasco Da Gama, Mormugao, South Goa, Goa			

Sub Registrar

SUB - REGISTRAR
MORMUGAO

Document Serial Number :- 2022-MOR-624



Document Serial No:-2022-MOR-624

Book :- 1 Document

Registration Number :- **MOR-1-597-2022**

Date : 12-Apr-2022

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

**SUB-REGISTRAR
MORMUGAO**

