



गोंया GOA

38122
Place of Vendor: Margao Date of Sale: 21/05/08
Value of Stamp Paper: 50/- (Fifty Rupees)
Name of the Purchaser: Talak Homes & Estates
Residing at: Margao - Goa
Son of: _____
A: there is no one single stamp paper for the value of Rs. _____
Additional stamp paper for the completion of the value is attached along with

Signature of the Vendor

Signature of Purchaser



MILAGRES S. COUTINHO
Govt. Authorised Stamp Vender
Damodar Bldg., Phase II, 105, 1st Flr,
Near Central Bank/Police Station,
MADGAON, GOA-403 601.
Tel: 2713260/9822981417
L.No.JUD/STP/13/2003/AC.

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is executed at
Margao on this 16th day of June of the Christian year 2008.

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गोवा GOA

38123

Place of Vendor: Madgaon Date of issue: 21/05/2008

127449

Value of Stamp Paper: 50/- (Fifty only)

Name of the Purchaser:

Residing in:

Son of:

As there is no one single stamp paper for the value of Rs.

Additional stamp paper for the completion of the value is affixed along with

Signature of the Vendor

Signature of Purchaser

MILAGRES S. COUTINHO
Govt. Authorised Stamp Vendor
Damodar Bldg., Phase II, 105, 1st Flr,
Near Central Bank/Police Station,
MADGAON, GOA-403 801.
Tel: 2713280/9822981417

L.No.JUD/STPI/13/2003/JAG.

-2-

BETWEEN

1). Mrs. DOLOROSA LUIS, daughter of Mr. Thomas D'Cunha, aged 37 years, married, housewife; and her husband

2) Mr. TONY LUIS, son of Mr. Milagres Luis, aged 41 years, married, businessman both residents of Conde, Quepem, Goa (hereinafter called 'the PROMISORS' which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the ONE PART.

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AND

M/s. **TALAK HOMES & ESTATES**, a partnership firm duly registered under Indian Partnership Act having its registered office at Ashiyana, Comba, Margao, Goa, represented by its Managing Partner Shri. **MADHAV VISHNU TALAK**, son of Vishnu Talak, aged 52 years, married, businessman, resident of Comba, Margao, Goa (hereinafter called 'the **PROMISEE**' which expression shall, unless it is repugnant to the meaning of the context thereof, be deemed to mean and include its partners, successors and assigns) of the **OTHER PART**.

All the parties are Indian Nationals.

WHEREAS there exist at Quepem of the taluka of Quepem a property named "**VARZEA BIMBIGAL**" also known as "**BHIMGAL**", which property is hereinafter called 'the entire property' and is more particularly described in Schedule "A" appended herein under,

WHEREAS the entire property is inscribed in transmission in the Land Registration Office at Quepem in the name of Cabido da se Primacial e Cathedral da Arquidiocese da Goa e Damao;

WHEREAS by deed of Perpetual Lease dated 31st May 1997, the said Cabido da se Primacial e Cathedral da Arquidiocese da Goa e Damiao leased to Mrs. Rosalinda D'Cunha in perpetuity, Plot 'E' of the entire property, which Deed is duly registered in the Office of the Sub Registrar at Quepem under No. 430 at pages 445 to 463 of Book No. I Volume No. 152;

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WHEREAS the said Deed was rectified by Deed of Rectification dated 23rd March 1998 duly registered in the Office of the Sub Registrar, at Quepem under No. 227 at pages 253 to 260 of Book No. 1 Volume No. 164;

WHEREAS by the said Deed was further rectified by Deed of Rectification dated 8th July 1999 duly registered in the Office of Sub Registrar at Quepem under No. 387 at pages 365 to 376 Book No. 1 Volume No. 195;

WHEREAS the said plot E is herein after called 'the said plot' and is more particularly described in Schedule 'B' appended hereinunder;

WHEREAS the said Rosalina D'Cunha, who was the widow of Thomas Augusto D'Cunha expired and inventory proceedings bearing Inventario No. 6/2001/Q were conducted in the Court of the Comarca Judge of Salcete and Quepem, the said plot having been described therein under the Item No. 3;

WHEREAS by Judgment dated 30th June 2001 the said plot was allotted to the PROMISOR No. 1 herein;

WHEREAS the PROMISOR No. 1 is married to PROMISOR No. 2 and hence the PROMISORS are jointly entitled to the rights of perpetual lessees in respect to the said plot;

WHEREAS by letter dated 1st May 2008, the said Cabido da se Primacial e Cathedral da Arquidiocese da Goa e Damao has given its

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No Objection to the PROMISORS selling the structures or buildings constructed in the said plot;

AND WHEREAS the PROMISEE has approached the PROMISORS with a request that he be permitted to develop the said plot ;

WHEREAS the PROMISORS have acceded to the said request

NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AS UNDER:

1. The PROMISORS hereby entrust to the PROMISEE and the PROMISEE takes over from the PROMISORS the said plot being plot 'E' of the property known as "VARZEA BIMBIGAL" also known as "BHIMGAL", situated at Quepem of the Taluka of Quepem, more particularly described in Schedule "B" appended herein under,

2. The PROMISEE shall pay to the PROMISORS the total consideration of Rs. 38,00,000/- (Rupees THIRTY EIGHT LAKHS Only) which shall be payable as follows:

a) By the construction and allotment of a flat having an super built up area of 90 square metres on 3rd floor of the building to be constructed in the said plot.

b) By the payment of an amount of Rs. 23,00,000/- (Rupees TWENTY THREE LAKHS Only) which shall be paid as under:

i) Rs. 5,00,000/- (Rupees FIVE LAKHS Only) paid by the PROMISEE to the PROMISORS at the time of



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execution to the present agreement, receipt whereof is hereby admitted and acknowledge by the **PROMISORS**,

ii) Rs. 18,00,000/- (Rupees **EIGHTEEN LAKHS** Only) to be paid by the **PROMISEE** to the **PROMISOR** on obtaining of conversion, approval of plans and obtaining of licence and obtaining of separate survey number of the said plot.

- 3) In case the **PROMISEE** delays in making the payment of the installments as aforesaid, it shall also be liable to pay to the **PROMISORS** interest @ 12% p.a. from the date when the said installment fell due until final payment.
- 4) The **PROMISEE** shall be entitled to get plans drawn up for the construction of compound wall/buildings in the said plot as well as to apply for conversion of the said plot from agricultural to non-agricultural use and also to construct compound wall encircling the said plot.
- 5) The **PROMISORS** shall execute a Power of Attorney in favour of Shri. **MADHAV VISHNU TALAK**/Shri. **ARUN VISHNU TALAK**, partners of the **PROMISEE**, enabling them to execute the requisite works in connection with the said project which they intend to put up in the said plot as detailed above:
- 6) The said flat to be allotted to the **PROMISORS** as stipulated above shall be constructed as per the specifications laid down in Schedule 'C' below.



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7) In case of **PROMISORS** desire any change in the fixtures, fittings or materials or in the specifications, they shall have to pay for additional cost, if any, payable. Such cost shall be fixed in advance in writing.

8) In case the fittings, fixtures or materials specified in the specification are not readily available in the market, the **PROMISEE** shall be entitled to replace the same by fittings, fixtures or materials of comparable quality and the **PROMISORS** shall be deemed to have consented thereto.

9) The **PROMISEE** shall construct and allot the flat within a period of 24 months from the date of approval of plans and obtaining of licence, with a grace period of 6 months subject, however, to the condition that such time limit shall be extended incase there is delay caused by one or any of the following reasons:

- i Any curb of freeze imposed by the Municipality or Government or any other public authority
- ii Any war, riots or civil consent which result in delay in construction
- iii Any shortage of raw materials in the market.

10) In case delay in construction is caused due to any of the above reasons, the **PROMISEE** shall be liable for such delay. However, if there is delay in construction due to any reasons attributable to the **PROMISEE**, then the **PROMISEE** shall be liable to pay an amount of Rs. 3,000/- (Rupees **THREE THOUSAND** Only) per month to the **PROMISOR** during the period of delay as and by way of liquidated damages.



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- 11) The **PROMISOR** shall regularly visit the site of construction of the said flat to be allotted to them and shall inform the **PROMISEE** in writing in case of any discrepancies and it shall then be the responsibility of the **PROMISEE** to correct the same. However, in case nothing is informed to the **PROMISEE**, the **PROMISOR** shall not be entitled to claim that there is any defect in the construction subsequent.
- 12) The **PROMISORS** covenant that they have good right and absolute title to the said plot and that the same is free from all charges, liens and encumbrances whatsoever.
- 13) The **PROMISORS** further covenant that they have not entered into any agreement or executed any deed or done anything which would in any way prevent them from entering into the present agreement.
- 14) The **PROMISOR** shall answer any queries or interrogatories which may be posed by the **PROMISEE** or its advocate in respect to the title of the **PROMISORS** in the said property.
- 15) On payment of the full consideration as specified above, the **PROMISORS** shall execute a Deed of Perpetual Sub-Lease in respect of the said plot in favour of the **PROMISEE** or its nominee/s duly designated in writing. However, in case of a deed in favour of a nominee, the **PROMISEE** shall be a confirming party to the deed.
- 16) The deed in respect of the said plot shall be drawn by the advocate of the **PROMISEE** and the **PROMISORS** shall make



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available to the said advocate all documents of title of the said plot.

17) All expenses arising out of or incidental to the execution or registration of the present agreement of the deed, whether by way of stamp duty, registration fees, typing charges, drafting charges, etc. shall be borne exclusively by the **PROMISEE**.

18) In case the development work in the said plot has to be suspended or stopped due to any defect in title of the **PROMISORS**, then the **PROMISORS** shall compensate the **PROMISEE** for any losses or damages suffered by it thereby,

SCHEDULE 'A'

Property named "VARZEA BIMBIGAL" also known as "BHIMGAL", situated at Quepem, within the jurisdiction of Quepem Municipal Council, taluka and sub-district, of Quepem, district of South Goa, State of Goa, described in the Land Registration Office of Quepem under the number 5508 of Book B No. 5 of the old series, enrolled in the Land Revenue Roll under Matriz No. 162, surveyed under Survey No. 170, Sub-divisions Nos. 1-24 and bounded on the EAST by the paddy field Nomoxi of Gunof Folo Dessai of Cusmane, on the WEST by the paddy-field Moroda of Ramacaondra Sinai Sirvoicar of Cusmane, on the NORTH by the palm grove Cusmane of Inacio Caetano Nogueira from Quepem and on the SOUTH by the paddy fields Moroda and Nomoxi.

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SCHEDULE 'B'

Plot 'E' of the property "VARZEA BIMBIGAL" also known as "BHIMGAL", described in schedule 'A; above Plot 'E' with an area of 1176 square metres, surveyed under survey nos. 170/8 (part), 14 (part), 15 (part), 16(part), 18(part), 13 (part), 22(part), 23(part), and bounded on the East by the plot F of the said property, on the West by Plot D of the said property, on the North by 6 metres wide Access and on the South by the property surveyed under Survey Nos. 4 and 5.

The above plot is better identified and delineated in the plan annexed hereto and which shall form part of this agreement

SCHEDULE 'C'

SPECIFICATIONS

1. The building will be R.C.C. framed structure with 23cm thick laterite stone or brick walls or cement blocks externally and single brick wall or laterite stone walls for partitions.
2. The walls will be finished with 12mm cement plaster internally with neeru finish and with 18 mm thick cement plaster externally.
3. Flooring will be of vitrified tiles in the living room and ceramic tiles in all other rooms.
4. Flooring and dados in the bathroom and W.C. shall be provided with coloured ceramic tiles and upto 5 feet height with all sanitary fittings ivory white in colour.

5. The kitchen platform shall be provided with black granite on the top surface with steel sink
6. The frames of the doors and windows shall be of Matti-wood or Sal wood
7. The main door in the flats shall be of 32 mm thick teak wood paneled doors or novopan flush doors.
8. The remaining doors shall be 32 mm thick commercial flush doors.
9. Main door fixtures shall be of brass and the remaining doors and windows fixtures shall be of aluminium.
10. The wiring shall be of open type in pipes in the flats.
11. The walls shall be painted with distemper internally and the external walls shall be painted with Snowcem.
12. The doors shall be painted with oil paint or French polish.
13. The water shall be supplied through P.V.C. rigid pipes lines.
14. All drainage shall be supplied through cast iron or P.V.C. pipes
15. All windows shall have ventilators.
16. Kitchen shall be provided with loft.

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IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day, month and year first hereinabove written.

PROMISORS



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1. Mrs. DOLOROSA LUIS

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LEFT HAND FINGERPRINTS



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2. Mr. TONY LUIS

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



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[Signature]

PROMISEE



M/s. TALAK HOMES & ESTATES, rep. by
Managing Partner Mr. MADHAV VISHNU
TALAK.

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



WITNESSES.

1.

[Signature]

2.

[Signature]

[Signature]
✓



EXECUTED BEFORE ME &
WHICH I ATTEST

[Signature]

A. V. PRABHU DESSAI
NOTARY

Place: *[Signature]* PO 1

Date: 16.06.2008

Regd. No. 2865/08

16 JUN 2008

NOTARIAL

NOTARIAL



गोवा GOA

38124

No. 38124 Place of Vendor: Margao Date of Sale: 21/06/08

127450

value of Stamp Paper: 50/- (Fifty only)

Name of the Purchaser: _____

Reading: _____

Sold: _____

There is no one single stamp paper of the value of Rs. _____

Additional stamp paper for the completion of the value is attached along with

Signature of the Vendor

Signature of Purchaser



MILAGRES S. COUTINHO
 Govt. Authorised Stamp Vendor
 Damodar Bldg., Phase II, 105, 1st Flr.
 Near Central Bank/Police Station,
 MADGAON, GOA-403 601.
 Tel: 2713280/9822981417
 L.No. JUD/STP/13/2003/AC.

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is executed at
 Margao on this 16th day of June of the Christian year 2008.

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 Desai





गोवा GOA

38125

21/05/08

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Place of Vendor/Marginal Date of issue
Value of Stamp Paper
Name of the Purchaser
Residing at
Son of
As there is no one single stamp paper for the value of Rs
Additional stamp paper for the completion of the value is attached along with

Signature of the Vendor

Signature of Purchaser

MILAGRES S. COUTINHO
Govt. Authorised Stamp Vendor
Damodar Bldg., Phase II, 105, 1st Flr,
Near Central Bank/Police Station,
MADGAON, GOA-403 601,
Tel: 2713280/9822981417

L.No.JUD/STP/13/2003/AC.

BETWEEN

- 1) Mr. JEETENDRA GAONKAR, son of Shri. Ramdas Nilu Gaonkar, aged 31 years, married, businessman; and his wife
- 2) Mrs. SUJAL JEETENDRA GAONKAR, daughter of Shri. Chandra Shet Dessai, aged 28 years, married, housewife, both resident of H. No. 13, Pirla (Maina), Quepem, Goa (hereinafter called 'the PROMISORS' which expression shall, unless it is repugnant to the meaning of the context thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the ONE PART.

Signature of Shri. Chandra Shet Dessai

M/s. TALAK HOMES & ESTATES, a partnership firm duly registered under Indian Partnership Act having its registered office at Ashiyana, Comba, Margao, Goa, represented by its Managing Partner Shri. MADHAV VISHNU TALAK, son of Vishnu Talak, aged 52 years, married, businessman, resident of Comba, Margao, Goa (hereinafter called 'the PROMISEE' which expression shall, unless it is repugnant to the meaning of the context thereof, be deemed to mean and include its partners, successors and assigns) of the OTHER PART.



All the parties hereto are Indian Nationals.

WHEREAS there exist at Quepem of the taluka of Quepem a property named "VARZEA BIMBIGAL" also known as "BHIMGAL", which property is hereinafter called 'the entire property' and is more particularly described in Schedule "A" appended herein under,



WHEREAS the entire property is inscribed in transmission in the Land Registration Office at Quepem in the name of Cabido da se Primacial e Cathedral da Arquidiocese da Goa e Damao;

WHEREAS by deed of Perpetual Lease dated 20th February 1997, the said Cabido da se Primacial e Cathedral da Arquidiocese da Goa e Damao leased to Mrs. Joaquina Inocencia da Costa alias Jesuina Mascarenhas in perpetuity, Plots A and F of the entire property, which Deed is duly registered in the Office of the Sub Registrar at

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Quepem under No. 124 at pages 436 to 452 of Book No. 1 Volume No. 140;

WHEREAS the said Deed was rectified by Deed of Rectification dated 20th April 1998 duly registered in the Office of the Sub Registrar at Quepem under No. 196 at pages 168 to 180 of Book No. 1 Volume No. 163;



WHEREAS by Deed of Perpetual Sub-Lease dated 23rd July 2003 duly registered in the Office of Sub Registrar of Quepem under No. 464 at pages 1 to 19 Book No. 1 Volume No. 302, the said Joaquina Inocencia da Costa alias Jesuina Mascarenhas sub-let Plot F of the said property to Mrs. Josida Rodrigues, wife of Mr. Victor Rodrigues, in perpetuity;



WHEREAS by Deed of Perpetual Sub-Lease dated 22.1.2004 duly registered in the Office of the Sub-Registrar of Quepem under the No. 85 at pages 134 to 163 of Book No. 1 Vol. No. 318, the said Mrs. Josida Rodrigues, and her husband Mr. Victor Rodrigues sublet in perpetuity the said Plot F of the entire property to the **PROMISOR No. 1** herein,

WHEREAS the said Plot F is herein after called "the said plot" and is more particularly described in Schedule 'B' appended herein under;

WHEREAS the **PROMISOR No. 1** is married to **PROMISOR No. 2** and hence the **PROMISORS** are jointly entitled to the rights

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of perpetual lessees in respect to the said plots;

WHEREAS by letter dated 1st May 2008, the said Cabido da se Primacial e Cathedral da Arquidiocese da Goa e Damao has given its No Objection to the **PROMISORS** subletting the said plot;



WHEREAS the **PROMISEE** has approached the **PROMISORS** with a request that he be permitted to develop the said plot;

AND WHEREAS the **PROMISORS** have acceded to the said request

NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AS UNDER:

- 1) The **PROMISORS** hereby entrust to the **PROMISEE** and the **PROMISEE** takes over from the **PROMISORS** the said plot being plot 'F' of the property known as "VARZEA BIMBIGAL" also known as "BHIMGAL", situated at Quepem of the Taluka of Quepem, more particularly described in Schedule 'B' appended herein under;
- 2) The **PROMISEE** shall pay to the **PROMISORS** the total consideration of Rs. 38,00,000/- (Rupees **THIRTY EIGHT LAKHS** Only) which shall be payable as follows:

- a) By the construction and allotment of a flat having a super built-up area of 90 square metres on 3rd floor of the building to be constructed in the said plot.

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- b) By the payment of an amount of Rs. 23,00,000/- (Rupees **TWENTY THREE LAKHS** Only) which shall be paid as under:



- i) Rs. 10,00,000/- (Rupees **TEN LAKHS** Only) paid by the **PROMISEE** to the **PROMISORS** at the time of execution to the present agreement, receipt whereof is hereby admitted and acknowledge by the **PROMISORS**.



- ii) Rs. 13,00,000/- (Rupees **THIRTEEN LAKHS** Only) to be paid by the **PROMISEE** to the **PROMISOR** on obtaining of conversion, approval of plans and obtaining of licence and obtaining of separate survey number of the said plot.

- 3) In case the **PROMISEE** delays in making the payment of the installments as aforesaid, it shall also be liable to pay to the **PROMISORS** interest @ 12% p.a. from the date when the said installment fell due until final payment.

- 4) The **PROMISEE** shall be entitled to get plans drawn up for the construction of compound wall/buildings in the said plot as well as to apply for conversion of the said plot from agricultural to non-agricultural use and also to construct compound wall encircling the said plot.

- 5) The **PROMISORS** shall execute a Power of Attorney in favour of Shri. Madhav Vishnu Talak/Shri. Arun Vishnu Talak, partners of

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the PROMISEE, enabling them to execute the requisite works in connection with the said project which they intend to put up in the said plot as detailed above.



6) The said flat to be allotted to the PROMISORS as stipulated above shall be constructed as per the specifications laid down in Schedule 'C' below.

7) In case of PROMISORS desire any change in the fixtures, fittings or materials or in the specifications, they shall have to pay for additional cost, if any, payable. Such cost shall be fixed in advance in writing.

8) In case the fittings, fixtures or materials specified in the specification are not readily available in the market, the PROMISEE shall be entitled to replace the same by fittings, fixtures or materials of comparable quality and the PROMISORS shall be deemed to have consented thereto.



9) The PROMISEE shall construct and allot the flat within a period of 24 months from the date of approval of plans and obtaining of licence, with a grace period of 6 months subject, however, to the condition that such time limit shall be extended incase there is delay caused by one or any of the following reasons:

- i) Any curb of freeze imposed by the Municipality or Government or any other public authority

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- ii) Any war, riots or civil consent which result in delay in construction
- iii) Any shortage of raw materials in the market.

10) In case delay in construction is caused due to any of the above reasons, the **PROMISEE** shall be liable for such delay. However, if there is delay in construction due to any reasons attributable to the **PROMISEE**, then the **PROMISEE** shall be liable to pay an amount of Rs. 3,000/- (Rupees **THREE THOUSAND** Only) per month to the **PROMISOR** during the period of delay as and by way of liquidated damages.

11) The **PROMISOR** shall regularly visit the site of construction of the said flat to be allotted to them and shall inform the **PROMISEE** in writing in case of any discrepancies and it shall then be the responsibility of the **PROMISEE** to correct the same. However, in case nothing is informed to the **PROMISEE**, the **PROMISOR** shall not be entitled to claim that there is any defect in the construction subsequent.

12) The **PROMISORS** covenant that they have good right and absolute title to the said plot and that the same is free from all charges, liens and encumbrances whatsoever.

13) The **PROMISORS** further covenant that they have not entered into any agreement or executed any deed or done anything which would in any way prevent them from entering into the present agreement.


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14) The **PROMISOR** shall answer any queries or interrogatories which may be posed by the **PROMISEE** or its advocate in respect to the title of the **PROMISORS** in the said property.

15) On payment of the full consideration as specified above, the **PROMISORS** shall execute a Deed of Perpetual Sub-Lease in respect of the said plot in favour of the **PROMISEE** or its nominee/s duly designated in writing. However, in case of a deed in favour of a nominee, the **PROMISEE** shall be a confirming party to the deed.

16) The deed in respect of the said plot shall be drawn by the advocate of the **PROMISEE** and the **PROMISORS** shall make available to the said advocate all documents of title of the said plots.

17) All expenses arising out of or incidental to the execution or registration of the present agreement of the deed, whether by way of stamp duty, registration fees, typing charges, drafting charges, etc. shall be borne exclusively by the **PROMISEE**.

18) In case the development work in the said plot has to be suspended or stopped due to any defect in title of the **PROMISORS**, then the **PROMISORS** shall compensate the **PROMISEE** for any losses or damages suffered by it thereby,

SCHEDULE 'A'

Property named "**VARZEA BIMBIGAL**" also known as "**BHIMGAL**", situated at Quepem, within the jurisdiction of Quepem Municipal Council, taluka and sub-district, of Quepem,

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district of South Goa, State of Goa, described in the Land Registration Office of Quepem under the number 5508 of Book B No. 5 of the old series, enrolled in the land revenue roll under the matriz number 162, surveyed under survey No.170, Sub-divisions Nos. 1-24 and bounded on the EAST by the paddy field Nomoxi of Gunof Folo Dessai of Cusmane, on the WEST by the paddy-field Moroda of Ramachondra Sinai Sirvoicar of Cusmane, on the NORTH by the palm grove Cusmane of Inacio Caetano Nogueira from Quepem and on the SOUTH by the paddy fields Moroda and Nomoxi.



SCHEDULE 'B'

Plot 'F' of the property "VARZEA BIMBIGAL" also known as "BHIMGAL", described in schedule 'A' above having an area of 1176 square metres, surveyed under survey Nos. 170 / 15 (part), 16 (part), 18 (part), 19, 22 (part), 23(part), and 24 and bounded on the EAST by the property surveyed under survey No. 171 of Village Quepem, on the WEST by Plot E of the same property, on the North by 6 metres wide road and on the SOUTH by the property surveyed under Survey No. 4 of Village Quepem.



The above plot is better identified and delineated in the plan annexed hereto and which shall form part of this agreement

SCHEDULE 'C'

SPECIFICATIONS

1. The building will be R.C.C. framed structure with 23cm thick laterite stone or brick walls or cement blocks externally and single brick wall or laterite stone walls for partitions.

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2. The walls will be finished with 12mm cement plaster internally with neeru finish and with 18 mm thick cement plaster externally.

3. Flooring will be of vitrified tiles in the living room and ceramic tiles in all other rooms.

4. Flooring and dados in the bathroom and W.C. shall be provided with coloured ceramic tiles and upto 5 feet height with all sanitary fittings ivory/white in colour.

5. The kitchen platform shall be provided with black granite on the top surface with steel sink

6. The frames of the doors and windows shall be of Matti-wood or Sal wood

7. The main door in the flats shall be of 32 mm thick teak wood paneled doors or novopan flush doors.

8. The remaining doors shall be 32 mm thick commercial flush doors.

9. Main door fixtures shall be of brass and the remaining doors and windows fixtures shall be of aluminium.

10. The wiring shall be of open type in pipes in the flats.

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11. The walls shall be painted with distemper internally and the external walls shall be painted with Snowcem.

12. The doors shall be painted with oil paint or French polish.

13. The water shall be supplied through P.V.C. rigid pipes lines.

14. All drainage shall be supplied through cast iron or P.V.C. pipes

15. All windows shall have ventilators.

16. Kitchen shall be provided with loft.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day, month and year first hereinabove written.


Sera



PROMISORS



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1. MR. JEETENDRA GAONKAR

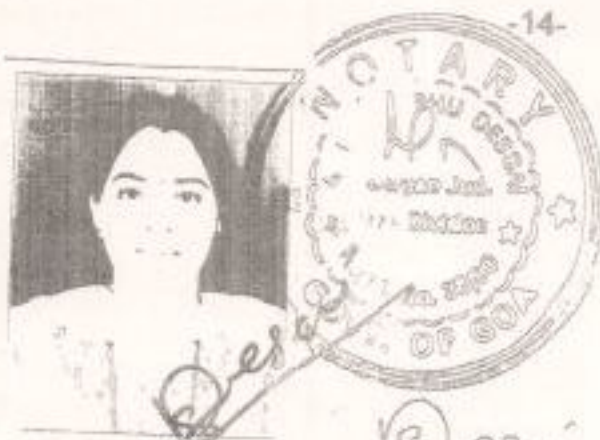
RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



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2. Mrs. SUJAL JEETENDRA GAONKAR



RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



Desai

PROMISEE



M/s. TALAK HOMES & ESTATES, rep. by
Managing Partner Mr. MADHAV VISHNU
TALAK.

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



WITNESSES

- 1.
- 2.

A. V. Prashu Dessai



EXECUTED BEFORE ME
WHICH I ATTEST

A. V. PRASHU DESSAI
NOTARY
Place:
Date: 16.06.2008
Regd. No. 9867/08

JUN 22 2008