

FOR CITIZEN CREDIT
CO-OP. BANK LTD.

Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO 1158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

भारत 13617



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NON JUDICIAL गोवा
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Rs.0269700/- PB7147

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GOA

Name of Purchaser VIJAY V.P. DHARWADKAR

Sr No 4691/2015
16/10/2015



AGREEMENT FOR DEVELOPMENT AND SALE

M. Harwadekar
Ramot
Harwadekar

Vrinda K. More

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Sesh Shree

H.A. Dhawade

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Ankush

Mapusa , Goa, on this 16th day of October , of the year 2015 ,

BETWEEN

1.MR. RAJIV GOVIND DHARWADKAR; son of late Govind W. Dharwadkar, of 59 years of age, married, service, holding PAN Card No.ABYPD6122B and his wife,

2. **MRS. YOJANA RAJIV DHARWADKAR;** daughter of late Purshuttam Naik, of 57 years of age, married, housewife, holding PAN No.BBCPD7994J, both residents of B-305, Raj-Maximus, Of L.M. Road, Near Vini Garden, Borivali(W), Mumbai-400108,

3. MR. JAYANT GOVIND DHARWADKAR; son of late Govind W. Dharwadkar, of 58 years of age, self employed , bachelor , not holding PAN Card, ration card submitted herewith , resident of House No.155, Near Srikrishna Temple, Khorlim, Mapusa, Goa-403507.

4. MR. SATISH GOVIND DHARWADKAR; son of late Govind W, Dharwadkar, of 57 years of age bachelor , service, holding PAN Card No.AJPPD9013J, resident of House No.155, Near Srikrishna Temple, Khorlim, Mapusa,Goa-403507.

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5. MRS. KUNDA KISHOR NAIK; daughter of late Govind W. Dharwadkar, of 54 years of age, married, housewife, holding PAN Card No.APLPN6235J and her husband

6. MR. KISHOR PURSHOTTAM NAIK, son of late Purushuttam Naik, of 63 years of age, married, service, holding PAN Card No. ADZPN4907H , both residents of House No.F12 /B2 Gulmohar Co-operative Housing Society Ltd, Khadpaband, Ponda, Goa 403401.

7. MR. HEMANT GOVIND DHARWADKAR; son of late Govind W. Dharwadkar, of 52 years of age, bachelor , businessman, not holding PAN Card , election card submitted , resident of House No.155, Near Srikrishna Temple, Khorlim, Mapusa, Goa-403 507.

8. MRS. MANDA GOVIND DHARWADKAR alias ISHA PRAVIN KAMAT; daughter of late Govind Dharwadkar, of 50 years of age, married, service, holding PAN Card No.COLPK7752J and her husband,

9. MR. PRAVIN ANANT KAMAT; son of late Anant Kamat, of 51 years of age, married, businessman, holding PAN Card No.AGYPR9735P , both residents of Ketan Apartments, La Campala Colony, Miramar, Panaji, Goa-403 001.

10. MRS. VINDA UPENDRA MOYE, daughter of late Govind Vaman Dharwadkar , of 45 years of age, married, housewife, holding PAN Card No.AODPM9962N and her husband;

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11. MR. UPENDRA P. MOYE; son of late Pandurang Ramnath Moye, of 51 years of age, businessman, holding PAN Card No.AODPM9960Q, both residents of House No.519, Ramvaddo, Cxel, Siolim, Bardez, Goa 403517 , hereinafter referred to as “ the **SELLERS/OWNERS** ” (which expression, unless repugnant or contrary to the meaning or context thereof, shall mean and include all their heirs, successors, legal representatives, administrators, executors and assigns) **OF THE FIRST PART,**

AND

MR. VIJAY VASSUDEV PRABHU DHARWADKAR, son of late Vassudev Dharwadkar , of 55 years of age, married , civil engineer, Indian National, having PAN card No. ADJPP1225A and resident of House No. E-172, Uttam Niwas , Khorlim, Mapusa, Bardez, Goa 403507 hereinafter referred to as the **PURCHASER /DEVELOPER** (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators, nominees , legal representatives and/or assigns) **OF THE SECOND PART; SHOWETH**

WHEREAS the Sellers are the exclusive owners in possession of an immovable property known as **TALEACHO SORVO** situated at Khorlim , within the limits of Mapusa Municipal Council , Taluka and Sub District of Bardez , District of North Goa, in the State of Goa

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together with a residential house bearing Municipal No.155 and survey No.(E551/11), a well and other structures situated therein , found described in the Land Registration office of Bardez at Mapusa under No.37274 at page 165 overleaf of Book B 95 and found enrolled in the taluka revenue office under Matriz No.2507 of first circumscription of Mapusa and is independently surveyed under Chalta No.15 of P. T. Sheet No.91 of City Survey Mapusa which admeasures 825 square meters in area and is bounded on the East and West by a public road, on the North by a passage and on the South by property bearing Chalta No.4 of P. T. Sheet No.93 of City Survey Mapusa and hereinafter referred to as the **"THE SAID PROPERTY"** and more particularly described in the **SCHEDULE I**

hereunder written and delineated on the plan annexed hereto.



AND WHEREAS the Said Property originally belonged to late Mr. Govind Waman Dharwadkar, the father of Seller No.1,3,4,5 ,7,8 and 10, who was married to late Mrs. Radhabai Govind Dharwadkar under the regime of communion of assets without an ante-nuptial contract and whose name stands recorded in possessors column of Form D in respect of the Said Property.

AND WHEREAS the Seller No.1 is married to the Seller No.2, the Seller No.5 is married to the Seller No.6 , Seller No.8 is married to the Seller No.9, the Seller No.10 is married to the Seller No.11 all

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under the regime of communion of assets prevailing in the State of Goa and the Seller No.3,4 and 7 are bachelors.

AND WHEREAS the said late Govind Waman Dharwadkar and late Radhabai Govind Dharwadkar have expired leaving behind only the sellers as their sole and universal heirs and successors and therefore the Sellers are the lawful and exclusive owners in exclusive possession of the Said Property.

AND WHEREAS the Purchaser / Developer who is a civil engineer by profession and is business of construction activity and development of lands accepted the offer made by the Sellers/Owners and the parties agreed to the same on the terms and conditions recorded hereinafter.



AND WHEREAS the Sellers/Owners have approached the Purchaser / Developer with an offer that the Purchaser / Developer may construct a building project in the Said Property containing a building or buildings, wherein premises will be available for residential cum commercial use with necessary infrastructure, after obtaining necessary No Objection permission, Sanad for conversion of use of land, clearance, construction licence from local authority etc., out of which five residential flats of one bedroom, a hall and a kitchen of 60m² super built-up area each approximately and one residential flats of two bedrooms, a hall and a kitchen of 100 m²

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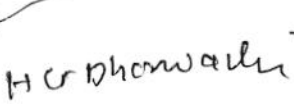
super built-up area approximately (which six flats shall hereinafter be referred to as the **SAID FLATS** for the sake of brevity and better described in **SCHEDULE II** annexed hereto) shall be owned by the Sellers/Owners and the remaining built up area together with the Said Property shall belong to the Purchaser / Developer, who shall be entitled to retain or dispose off such constructed areas to any person/s of the choice of the Purchaser / Developer and appropriate the proceeds arising therefrom.

AND WHEREAS the Purchaser / Developer have accepted the said offer of the Sellers/Owners under such mutually settled terms and conditions, which are set out herein below.



AND WHEREAS the Sellers have handed over the possession of the Said Property together with the well, compound wall and other structures situated therein except the said residential house situated therein for the purpose of development to the Purchaser/Developer and retaining the possession of the residential house in the Said Property until the day the Purchaser/Developer accommodates the Sellers in an alternate accommodation of one double bedroom flat of approximately 80 to 90 square meters in or around Mapusa City till such time the Said Flats are complete in all respects and occupancy certificates are obtained in respect of the same.




AND WHEREAS a Leave and Licence Agreement in respect of the aboveresferred alternate accommodation shall be directly executed between the Owner of the alternate accommodation and the Sellers and the licence fee shall be paid by the Purchaser / Developer till such time the Said Flats are complete in all respects and occupancy certificates are obtained in respect of the same and the letter of possession is handed over to the Sellers.

NOW THIS AGREEMENT FOR DEVELOPMENT AND SALE

WITNESSES AS UNDER:-



1. THAT the Sellers/Owners shall sell or otherwise transfer in favour of the Purchaser / Developer and/or in favour of any person/s nominated by the Purchaser / Developer, the Said Property and or undivided and ideal share in the Said Property ,for a total price consideration of Rs.33,00,000/- (Rupees Thirty Three Lakhs Only)-.

2. AND THAT out of the said price consideration herein fixed, the Purchaser / Developer Shall construct for the Sellers/Owners, on ownership basis the Said Flats i.e five residential flats of one bedroom, a hall and a kitchen of 60m² super built-up area each approximately and one residential flats of two bedrooms, a hall and a kitchen of 100 m² super built-up area approximately on the floors of the building to be constructed which shall be mutually decided in

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writing between the parties hereto after the construction licence is obtained from the local authority.

3. AND THAT the Sellers/Owners shall select the units after the plans are drawn and the Sellers/Owners shall within 10 days of the Purchaser / Developer having obtained the approval from the appropriate authorities, confirm the same. the Purchaser / Developer shall not open plans for sale prior to the confirmation by the Sellers/Owners, during the said period of 10 days and thereafter the same shall be opened for sale by the Purchaser / Developer to their prospective purchasers.

4. AND THAT the Purchaser / Developer shall be irrevocably entitle to all the remaining balance of the super built-up area and the additional and or increased FAR except the super built up areas agreed to be given to the Sellers/ Owners, and in respect of such super built-up area, the Purchaser / Developer shall be free to deal with the same and in this regard the Purchaser / Developer shall be entitled to enter in to firm commitments or agreements with its customers to dispose off any of the premises contained in the said balance super built-up area to any person/s of the choice of the Purchaser / Developer for such consideration as may be fixed by the Purchaser / Developer at his own discretion and appropriate the consideration if received from such customers. The Purchaser /

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Developer shall also be entitled to retain for themselves any one or more premises out of such super built-up area, for their own use.

5. AND THAT the specifications of the residential premises to be constructed for the ownership of the Sellers/Owners shall be as stated in **SCHEDULE-III** hereto on minimum basis.

6. AND THAT the Sellers/Owners shall vacate the Said Property situated therein and shall put the Purchaser/Developer in possession of the said property for its development upon the signing of this agreement and shall also vacate the residential house bearing No.155 situated within the Said Property or on or before 25th November, 2015 after which the Purchaser/Developer shall accommodate the Seller Nos.3,4 and 7 who are residing in the Said Property and the residential house situated therein in an alternate accommodation of one double bedroom flat of approximately 80 to 90 square meters in or around Mapusa City till such time the Said Flats are complete in all respects and occupancy certificates are obtained in respect of the same.

7. AND THAT a Leave and Licence Agreement in respect of the aboveresferred alternate accommodation shall be directly executed between the Owner of the alternate accommodation and the Sellers/Owners herein and the license fee shall be paid by the Purchaser / Developer till such time the Said Flats are complete in

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all respects and occupancy certificates are obtained in respect of the same and the letter of possession is handed over to the Sellers/Owners.

8. AND THAT on completion of the construction of the buildings in the said property, the Purchaser / Developer shall as part of the consideration allot and handover to the Sellers/ Owners the Said Flats i.e five residential flats of one bedroom, a hall and a kitchen of 60m² super built-up area each approximately and one residential flats of two bedrooms, a hall and a kitchen of 100 m² super built-up area each approximately on the floors of the building to be constructed in the Said Property as is agreed upon by the parties hereto and which is mutually valued at an amount of Rs.33,00,000/- (Rupees Thirty Three Lakhs Only).

9. AND THAT the Purchaser / Developer shall complete the construction work of the buildings including the Said Flats i.e five residential flats of one bedroom, a hall and a kitchen of 60m² super built-up area each approximately and one residential flats of two bedrooms, a hall and a kitchen of 100 m² super built-up area each approximately on the floors of the building to be constructed in the Said Property shall be handed over to Sellers/ owners within 24 months from the date of obtaining construction licence/ permissions from the Mapusa Municipal Council by the Purchaser / Developer , the Purchaser / Developer shall be eligible for an extension of additional period of 6 months after the expiry of 24

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months to complete the construction.

10. AND THAT the Purchaser / Developer shall complete the construction of the super built-up areas to be constructed for the ownership of the Sellers/ Owners, and tender the delivery or possession thereof to the Sellers/Owners as agreed herein below within a period stipulated hereinabove from the date of receipt of Construction Licence from the local authority along with the occupation certificate from the Mapusa Municipal Council , Power Supply with independent meter to each residential premises of the Sellers/ owners and common water supply, subject to the condition that in case of any unforeseen circumstances or causes not attributable to the Purchaser / Developer, such period shall stand reasonably extended. Separate agreement for sale and or deed of conveyance shall be signed between the Purchaser / Developer and the Sellers/ Owners in respect of the Said Flats i.e five residential flats of one bedroom, a hall and a kitchen of 60m² super built-up area each approximately and one residential flats of two bedrooms, a hall and a kitchen of 100 m² super built-up area each approximately on the floors of the building to be constructed in the Said Property. The Sellers/Owners apartments / flats shall also be built in accordance with the approved plans of the entire project.

11. AND THAT if case the possession of the said flats in not delivered to the Sellers/Owners by the Purchaser/Developer within the stipulated period mentioned hereinabove then in addition to the

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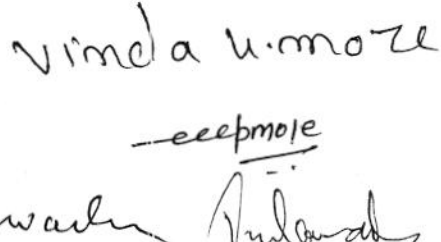
amount of Rs.33,00,000/- (Rupees Thirty Three Lakhs Only) which is the consideration in the present agreement executed in respect of the Said Property between the Sellers/Owners and the Purchaser/Developer, the Purchaser/ Developer shall be liable to pay compensation of Rs.67,00,000/- (Rupees Sixty Seven Lakhs Only) to the Sellers/Owners within a period of two months after the expiry of the period of 30 months stipulated hereinabove kept for completion of construction of the building project in the Said Property, which option shall be available only with the Sellers/Owners but only after giving a written notice to the Purchaser/Developer of their intention to use the said option.

12. AND THAT on failure to pay the said amount of Rs.1,00,00,000/- (Rupees One Crore Only) by the Purchaser/Developer to the Sellers/Owners after the Sellers/Owners utilize their above said option, the Purchaser/Developer shall be liable to pay the said amount with a simple interest of 7% per annum on the said amount from the expiry of abovementioned 30 months period.

13. AND THAT in the alternative, the Sellers/Owners not wanting to exercise the above option and without prejudice to what is provided in the preceding clause the Sellers/Owners shall be entitled to recover from the Purchaser/Developer a consolidated penalty of Rs.1,000/- per day from the expiry of 30 months stipulated hereinabove kept for completion of construction of the building







14. AND THAT upon receipt of an amount of Rs.1,00,00,000/- (Rupees One Crore Only) by the Sellers/Owners from the Purchaser/Developer , the Sellers/Owners shall have no further claims over the Said Flats and the same shall be the property of the Purchaser.



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his own name be entitled to submit to the Mapusa Municipal Council and all other concerned authorities plans for getting the said property developed. The Purchaser/Developer shall at their own cost get the said plans sanctioned by the concerned authorities. The Purchaser/Developer shall also at all times be entitled to alter and modify the building plans as they may desire and as permitted in accordance with the rules. The Purchaser/Developer shall at their cost be entitled to appoint Architects, Contractors, Engineers, Supervisors, Laboures etc. for development of the said property.

17. AND THAT the the Purchaser/Developer shall obtain in his own name or in the name of the Sellers/Owners the conversion sanad in respect of the Said Property at his own cost.

18. AND THAT the Sellers/ Owners shall get the mutation done of their names in the form D of the Said Property within a period of 6 months from the date of signing of this agreement at their own cost.

19. AND THAT the Purchaser/Developer and or his nominees shall be eligible to secure loan on the Said Property or any part thereof by mortgaging the Said Property and or the built up area without making the Sellers/Owners liable for the same and the liability to pay such loan shall be entirely that of the party taking the loan from any bank or financial institution.



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20. AND THAT the Sellers/Owners hereby declares and confirms as under:—

(a) The Sellers/Owners are otherwise well and sufficiently entitled to the said property described in the schedule hereunder written. Their title to the said property is free and marketable.

(b) No other person or persons except the Sellers/Owners have any right, claim or demand in respect of the said property or any part thereof;

(c) The Sellers/Owners have not created any other sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the Said Property and the Said Property is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Sellers/ Owner hereby declares that they shall hereafter not create any third party rights of whatsoever nature in respect of the said Property.

(d) The Sellers/Owners have not entered into any agreement or arrangement, oral or written with regard to the sale of the Said Property.

(e) There are no proceedings instituted by or against the

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Sellers/Owner in respect of the Said Property and pending in any Court or before any authority and the Said Property is not under any *lis pendens* except hereinbefore stated;

(f) No Notice from any Government or any other public Body or authority or any notice under any law including the Land Acquisition Act, the Town Planning Act, the Mapusa Municipal Council, North Goa Planning and Development Authority any other statute has been received or served upon the Sellers/Owners in respect of the Said Property or any part thereof which restricts or may restrict the development of the said property *except hereinbefore stated*; and



(g) The Said Property is not under any reservation and there are no restrictions on development thereof.

21. AND THAT the Purchaser/ Developers shall administer requisitions to the Sellers/Owners as and when required from the date of receipt of such original documents and title deeds as may be required which shall be supplied promptly by the Sellers/ Owners.

22. AND THAT the Sellers/Owners shall make out free and marketable title to the said property free from all reasonable doubts and encumbrances. The Sellers/Owner shall also furnish copies of all title deeds and documentation of the said property to the Purchaser/ Developer as proof of free and marketable title to the Said Property as

per the requirement of the Purchaser/ Developer.

23. AND THAT the Purchaser/Developer shall be entitled to form and register a co-operative Society/Association of persons and/or a limited company of all the purchasers of various premises in the newly constructed building and shall also admit / accept the Sellers/Owners as a member/shareholder of the same.

24. AND THAT the Purchaser/Developer is likely to constitute or cause to be constituted a Co-operative Society or ordinary Society or other entity, for the management of the buildings to be constructed in the Said Property, for maintenance of said buildings and the infrastructure in the Said Property such as landscape garden etc. in which case the Sellers/ Owners shall fully co-operate with the Purchaser/Developer and other persons acquiring various premises from the share of the Purchaser/Developers, to form and get registered such Society or entity, including participation in various resolutions, application forms, affidavits, undertakings, etc. The Sellers/ Owners by themselves and/or through their nominees shall also be liable to bear proportionate share of all expenditure relating to such Society or entity, including registration fees, professional fees, etc. and shall also contribute the maintenance charges/ corpus/ society charges etc as may be fixed by such Society or entity at the time of taking over the possession of their built up areas/ residential premises. The Sellers/ Owners by themselves and/or through their nominees shall also be liable to become members of the



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their nominees shall also be liable to pay to the Purchaser/Developer the charges of first house-tax to be paid at the time of obtaining the Occupancy Certificate to the local authority as well as the security deposit and connection charges regarding the electrical connections and common water connections and also infrastructure tax as applicable and any other taxes and levies imposed by the concerned authorities to the premises to be constructed for the Sellers/ Owners.

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operative Housing Society, Limited Company or condominium. The Purchaser/Developer shall be entitled to all muniments of title relating to the said property which will be handed over to the ultimate or prospective purchasers.

28. AND THAT the Deed of Conveyance in respect of the Said Property shall be executed by the Sellers/Owners as and when requested by the Purchaser/Developer .

29. AND THAT the Sellers/ Owners shall simultaneously on execution of the present agreement also execute a Special Irrevocable Power of Attorney in favour the Purchaser/Developer and/or his nominee or nominees in respect of the said property granting various powers contemplated in this Agreement and/or proper and effective performance of rights and obligations contained in this Agreement and for its development and sale of the Said Property and or proportionate share in the Said Property to any person including the Purchaser/Developer and or his nominees , authorising them to do all lawful acts, deeds, matters and things pertaining to the development and sale of the said property and for the said purpose to approach the authorities including the Mapusa Municipal Council and all the authorities appointed under various building Acts, rules and regulations, or any other law including land laws and for doing all acts, deeds, matters and things to be done or incurred by the Purchaser/ Developer in that behalf as also to sign all letters, applications, agreements, documents, court proceedings, affidavits

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and such other papers containing true facts and correct particulars as may from time to time be required in this behalf. The Purchaser/ Developer hereby agrees and undertakes to execute and cause the persons in whose favour the Sellers/Owners shall execute a Power of Attorney as aforesaid a proper Deed of Indemnity in such form as may be required by the Sellers/Owners thereby indemnifying the Sellers/Owners and all persons claiming under them and their respective estate and effects, of, from and against all actions, suits, proceedings, claims, demands, costs charges and expenses that may be taken or made by any one claiming under him or that the Sellers/Owners or any one claiming under them and may be liable to pay suffer or incur on account of anything done or caused or committed or omitted to be done by the Purchaser/ Developer or the person in whose favour a Special Irrevocable Power of Attorney hereby contemplated is executed by the Sellers/ Owners and that the said Indemnity shall continue to remain in full force and effect throughout for anything done or caused or committed to be done by the Purchaser/Developer or such persons the Power of Attorney is executed during the tenure of the said Power of Attorney.

30. AND THAT the entire development work shall be carried out by the Purchaser/Developer at his own risk, costs and expenses. He shall bear and pay the Bills of the suppliers of building materials, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the constructions work as also all other costs, charge and expenses that may be incurred in

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- Ram Lal
- Vinod Kumar
- H. D. Sharma



33. AND THAT the Purchaser/Developer shall in the course of erection and completion of the said buildings do all lawful acts and things required by and perform the works in conformity in all respects with the provisions of the statutes applicable thereto.

34. AND THAT the Purchaser/Developer shall not at any time cause or permit any public or private nuisance in or upon the Said Property or do anything which shall cause unnecessary annoyance, inconveniences suffering hardship or disturbance to the Sellers/Owners or to the occupants of the neighbouring properties.

Sellers/Owners or to the occupants of the neighbouring properties.

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35. AND THAT this Agreement shall be specifically performed by all the parties , neither party shall have any right to terminate this contract. The Purchaser/Developer shall be entitled transfer its development rights to any third person after informing the Sellers/ Owners to which the Sellers/ Owners shall have no objection of whatsoever and the consideration payable to the Sellers/ Owners then shall be liable to be paid by the Purchaser /Developer transferee.

35. AND THAT each party to the contract shall be entitled to get specific performance of their part performed from the party who is liable to perform that particular part.



36. AND THAT all disputes which may arise between the parties to this agreement, whether in relation to the interpretation of the clauses and conditions of this agreement and/or about the performance of these presents or concerning any act or omission of the other party to the disputes or to any act which ought to be done by the parties in disputes, or in relation to any matter whatsoever concerning this agreement shall be referred to arbitration in accordance with the provisions of Indian Arbitration and Conciliation Act, 1996.

37. AND THAT the stamp duty and registration charges, if any, in respect hereof shall be borne and paid by the Purchaser/Developer

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in respect of the present agreement and the Deed of Sale executed in his favour .

38. AND THAT the Seller No.2 is represented by her duly constituted attorney the Seller No.1 , her husband herein under an instrument of General Power Of Attorney executed on 12-09-2015 before the Notary Adv. N.K. Chandniramani , Greater Mumbai which document is registered in his books under No.327 dated 12-09-2015.

39. AND THAT the Seller No. 5 and Seller No.6 are represented herein by their son , their duly constituted attorney Mr. Omkar Kishor Naik, son of Kishor P. Naik , of 24 years of age, bachelor , service, holding PAN Card No. AOPPN0443P , resident of House No.F12 /B2 Gulmohar Co-operative Housing Society Ltd, Khadpaband, Ponda, Goa 403401 under an instrument of General Power Of Attorney executed on 15-10-2015 before the Notary Adv. Anita N. Khandeparkar , Ponda, Goa which document is registered in her books under No.385 dated 15-10-2015.

40. AND THAT the Seller No.9 is represented by her duly constituted attorney the Seller No.8 , her husband herein under an instrument of General Power Of Attorney dated 7-09-2015 before the Notary Adv. B. S. Gaunker, Panaji , Goa which document is registered in his books under No.3454/ 2015 dated 7-09-2015

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41. AND THAT the Sellers/Owners and the Purchaser/Developer hereby declare that the property in transaction does not belong to Schedule Caste/Schedule Tribes pursuant to the Notification No.RD/LAND/LRC/318/77 dated 21/08/1978.

42. This agreement is drawn on stamp paper of Rs. 2,69,700/- in full and final satisfaction of the stamp duty due on the same.



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(DESCRIPTION OF THE SAID PROPERTY)

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- Jagrawade
- Kamat
- Jeet
- Jeet
- H. G. Dhawan
- Rehwal
- Vinda U. More
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SCHEDULE-II**(SAID FLATS TO BE GIVEN TO THE SELLERS/OWNERS)**

1. One residential flat of one bedroom , a hall and a kitchen of 60 m² super built-up area approximately shall be transferred in the name of Sellers Nos. 1. Mr. Rajiv Govind Dharwadkar and his wife 2. Mrs. Yojana Rajiv Dharwadkar .

2. One residential flat of one bedroom , a hall and a kitchen of 60 m² super built-up area approximately shall be transferred in the name of Sellers Nos. 5. Mrs. Kunda Kishore Naik and her husband 6. Mr. Kishore Purshottam Naik.

3. One residential flat of one bedroom , a hall and a kitchen of 60 m² super built-up area approximately shall be transferred in the name of Sellers Nos. 7. Mr. Hemant G. Dharwadkar ;

4. One residential flat of one bedroom , a hall and a kitchen of 60 m² super built-up area approximately shall be transferred in the name of Sellers Nos. 8. Mrs. Manda P. Kamat Alias Isha Pravin Kamat and her husband No. 9. Mr. Pravin Anant Kamat.

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5. One residential flat of one bedroom , a hall and a kitchen of 60 m2 super built-up area approximately shall be transferred in the name of Sellers Nos. 10. Mrs. Vinda U. Moye and her husband No. 11. Mr. Upendra P. Moye ;

6. One residential flat of two bedrooms, a hall and a kitchen of 100 m2 super built-up area approximately shall be transferred in the name of Sellers Nos. 3. Mr. Jayant G. Dharwadkar and No. 4 Mr. Satish G. Dharwadkar , all constructed in the building to be constructed in the Said Property which aspect shall be mutually decided in writing between the parties hereto after the construction licence is obtained from the local authority on the floors of the building to be constructed in the Said Property described hereinabove.

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 Vinda U. moye
 Jayant G. Dharwadkar
 Satish G. Dharwadkar
 Upendra P. Moye
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SCHEDULE-III**(SPECIFICATION FOR RESIDENTIAL PREMISES)**

1. STRUCTURE: The structure shall be R.C.C. framed as per design approved by the Mapusa Municipal council.
2. WALLS: C.C. Block/bricks/laterite masonry in cement mortar, as per the discretion of the Builders.
3. DOORS & WINDOWS: Main door frame of teakwood/chemically treated wood with flush shutter 35mm. thick HDF moulded paneled granite/ marble/ chemically treated wood with FRP shutter/ O.S.T. flush shutter/ HDF moulded paneled shutter, as per the discretion of the Builders. All other door frames of sal wood/ chemically treated wood as per the discretion of the builder. Kitchen, bedroom and balcony shutters shall be 30 mm. thick, one side teak faced flush shutter and teakwood side French polished, other side oil painted. 30 mm. thick HDF moulded doors polished or painted on both sides. All door frames shall be of 4"x2¹/₂" section. All doors shall have stainless steel hinges and powder coated aluminium fittings. All windows shall be aluminum powder coated/colour anodized sliding type and ventilators with louvers, as per the discretion of the Builders.
4. PLASTER & PAINT: All the external surfaces of the building/s shall be plastered with two coats of cement mortar and finished with cement paint. All the internal walls will have cement plaster and painted with oil bound distemper. All the ceilings



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shall be finished in white wash/ painted with oil bound distemper, as per the discretion of the Purchaser/Developer.

5. ROOFING: Generally the roof slab will be sloping flat RCC Slab covered with mangalore tiles.

6. FLOORING & SKIRTING: Vitrified tiles for living/Dining. Ceramic/porcelain flooring for the rest of the flat, with same tiles skirting as per the discretion of the Purchaser/Developer.

7. TOILETS: Toilet block shall consist of a European w.c., wash-basin, C.P. fittings and a shower rose and tap with hot and cold water arrangement. All sanitary ware shall be provided in white colour. All toilets and baths shall be provided with glazed ceramic tiles dado up to a height of 2.10 meters with ceramic tiles flooring of 12"x12".

8. KITCHEN: Kitchen platform shall be approx. 2.50 meters long and provided with granite slab with stainless steel sink. A dado of glazed ceramic tiles, 60cms. High shall be provided over the kitchen platform. Electrical plug points and two taps for Aqua guard and washing machine shall be provided in kitchen/balcony as per the discretion of the Purchaser/Developer.

9. ELECTRICAL: All wiring shall be concealed on wall and slabs.

Bedroom shall have two light points, one fan point, and two 5

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amps plug points. Master bedroom shall have one 15 amps point for A.C. and one telephone point. Living/Dining shall have three light points, two fan points and two 5 amps plug points. Kitchen shall have two light points, one fan point, two 5 amps point and two 15 amps points, one on platform and one for washing machine. Toilet shall have one light point, one 5 amps point for exhaust and one 15 amps point for geyser. All balconies shall have one light point. A light point and bell push shall be provided outside at the entrance door

IN WITNESS WHEREOF the parties hereto have signed this Agreement, at Mapusa , Goa, on the day, month and the year first hereinabove mentioned.



[Signature]
Kamraj C.

[Signature]
S. S. S.

[Signature]
H. G. S. S.

[Signature]
R. S. S.

Vinoda U. Mote

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S. S. S.

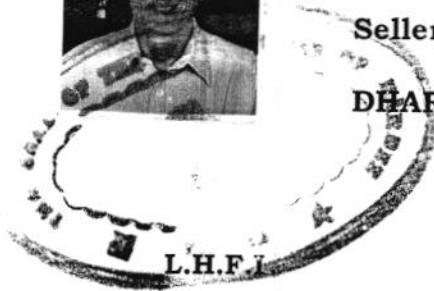
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S. S. S.

SELLER / OWNER NO.1

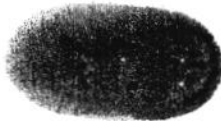
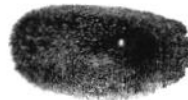
J. G. Phawadkar



MR. RAJIV GOVIND DHARWADKAR for
self and as duly constituted attorney of
Seller No.2 MRS. YOJANA RAJIV
DHARWADKAR



R.H.F.I



J. G. Phawadkar

J. G. Phawadkar
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H. G. Phawadkar

SELLER / OWNER NO.3

Sapt Dhekar



MR. JAYANT GOVIND DHARWADKAR



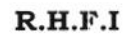
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Jayant Dharwadkar
Sapt Dhekar
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S. Dharwadkar

SDB



~~Samadhar~~
~~Gopawade~~
~~Satish~~
 14-6-2006
 Vinod Kumar
 14-6-2006
 14-6-2006

Indranil

SELLER / OWNER NOS. 5 & 6



MR. OMKAR KISHOR NAIK as duly constituted
attorney of Seller No. 5. MRS. KUNDA KISHORE
NAIK and Seller No.6 MR. KISHOR
PURSHOTTAM NAIK



R.H.F.I



Indranil
Siddhanta Samit
10/11/2018
H/O Phonsur
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SELLER / OWNER NO.7

H.G. Dharwadkar



MR. HEMANT GOVIND DHARWADKAR

L.H.F.I

R.H.F.I



Hemant Dharwadkar
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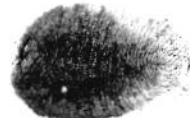
SELLER / OWNER NO.8



MRS. MANDA GOVIND DHARWADKAR alias ISHA
PRAVIN KAMAT for self and as duly constituted
attorney of Seller No.9 MR. PRAVIN ANANT KAMAT

L.H.F.I

R.H.F.I



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Dharwadkar
for self and
H. Dharwadkar

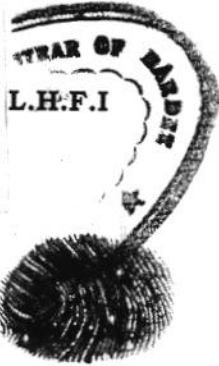
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SELLER / OWNER NO.11

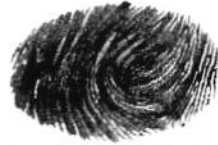
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MR. UPENDRA P. MOYE



R.H.F.I



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PURCHASER /DEVELOPER

MR. VIJAY VASSUDEV PRABHU DHARWADKAR

R.H.F.I



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WITNESSES

1. Funji (vthel Funji)

2. Funji Parameswar Pradhan

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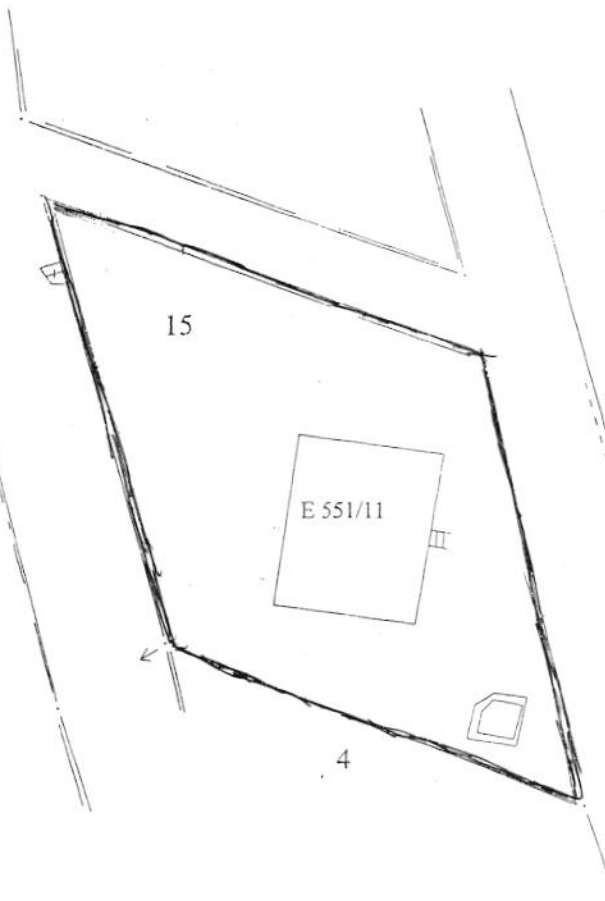
4691/15
15/10/13

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



Plan Showing plots situated at
City : MAPUSA
Taluka : BARDEZ
P.T.S No/Chalta No. : 91/15
Scale : 1 : 500

Dhayan
Inspector of Surveys &
Land Records
City Survey, Mapusa



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Compared By
(Signature)



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 16-10-2015 02:46:35 PM

Document Serial Number : 4691

Presented at 12:42:00 PM on 16-10-2015 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	66000.00
2	Processing Fees	950.00
	Total :	66950.00

Stamp Duty Required: 269700.00

Stamp Duty Paid: 269700.00

Vijay Vassudev Prabhu Dharwadkar presenter

Name	Photo	Thumb Impression	Signature
Vijay Vassudev Prabhu Dharwadkar, s/o late Vassudev Dharwadkar, Married, Indian, age 55 Years, civil engineer, r/o House No. E-2, Uttam Niwas, Khorlim, Mapusa, Bardez, Goa. PAN No. ADJPP1225A.			

Endorsements

Executant

1 . Rajiv Govind Dharwadkar, s/o late Govind W Dharwadkar, Married, Indian, age 59 Years, Service, r/o B-305, Raj Maximus, Of L.M. Road, Near Vini Garden, Borivali West Mumbai 400 108. PAN No. ABYPD6122B. For self and as POA holder for the Vendor No. 2-Yojana Rajiv Dharwadkar, vide POA dated 12/09/2015, executed before the Notary Adv. N. K. Chandiramani at Greater Mumbai under Sr. No. 327/2015.

Photo	Thumb Impression	Signature
		

2 . Omkar Kishor Naik, s/o Kishor P. Naik, UnMarried, Indian, age 24 Years, Service, r/o House No. F12/B2, Gulmohar Co-operative Housing Society Ltd, Khadpaband Ponda, Goa. As a POA holder for the Vendor No. 5 and 6- Kunda Kishor Naik and Kishor Purshottam Naik, vide POA dated 15/10/2015, executed before the Notary Adv. Anita Khandeparkar at Ponda under reg. No. 383/2015.

Photo	Thumb Impression	Signature
		

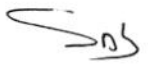
3 . Manda Govind Dharwadkar alias Isha Pravin Kamat, d/o late Govind Dharwadkar, Married, Indian, age 50 Years, Service, r/o Ketan Apts., La Campala Colony, Miramar, Panaji, Goa. 403 001. PAN No. COLPK7752J. For self and as POA holder for the Vendor No. 9- Pravin Anant Kamat- vide POA dated 07/09/2015, executed before the Notary Adv. B S Gaunker at Panaji under reg. No. 3454/2015.

Photo	Thumb Impression	Signature
		

4 . Jayant Govind Dharwadkar, s/o late Govind W. Dharwadkar, UnMarried, Indian, age 58 Years, self employed, r/o House No. 155, Near Srikrishna Temple, Khorlim, Mapusa, Bardez, Goa. Form 60 submitted.

Photo	Thumb Impression	Signature
		

5 . Satish Govind Dharwadkar, s/o late Govind W. Dharwadkar, UnMarried, Indian, age 57 Years, Service, r/o House No. 155, Near Srikrishna Temple, Khorlim, Mapusa, Bardez, Goa. 403507. PAN No. AJPPD9013J.

Photo	Thumb Impression	Signature
		

6 . Hemant Govind Dharwadkar, s/o late Govind W. Dharwadkar, UnMarried, Indian, age 52 Years, Business, r/o House No. 155, Near Srikrishna Temple, Khorlim, Mapusa, Bardez, Goa. Form 60 submitted.

Photo	Thumb Impression	Signature
		



H. G. D. Snowden



7 . Vinda Upendra Moye, d/o late Govind Vaman Dharwadkar, Married, Indian, age 45 Years, House-Wife, r/o House No. 519, Ramvaddo, Oxel, Siolim, Bardez, Goa. 403517 PAN No. AODPM9962N.

Photo	Thumb Impression	Signature
		V. u. moye

8 . Upendra P. Moye, s/o late Pandurang Ramnath Moye, Married, Indian, age 51 Years, Business, r/o House No. 519, Ramvaddo, Oxel, Siolim, Bardez, Goa. 403517 PAN No. AODPM9960Q.

Photo	Thumb Impression	Signature
		upendramoye

9 . Vijay Vassudev Prabhu Dharwadkar, s/o late Vassudev Dharwadkar, Married, Indian, age 55 Years, civil engineer, r/o House No. E-172, Uttam Niwas, Khorlim, Mapusa, Bardez, Goa. PAN No. ADJPP1225A.

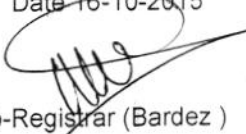
Photo	Thumb Impression	Signature
		Vijay Vassudev Prabhu Dharwadkar

Identification

Sr No.	Witness Details	Signature
1	Adv. Vithal Krishna Punaji , s/o late Krishna Punaji, Married, Indian, age 37 Years, advocate, r/o H.No. 9, Kantulim, Tuem, Pernem, Goa.	
2	Parmeshwar Pradhan , s/o Gopalcharan Pradhan, Married, Indian, age 50 Years, self employed, r/o Shetyewada, Duler, Mapusa, Bardez, Goa.	


Registrar
BARDEZ

Book-1 Document
Registration Number BRZ-BK1-08304-2015
CD Number BRZD773 on
Date 16-10-2015


Sub-Registrar (Bardez)

Scanned By:- *Sadanand*

Signature:- *Imaand*

Designed and Developed by C-DAC, ACTS, Pune

*Delivered by
Reshma
20/10/15*