

गोवा GOA

633407

Serial No 2653 place of vend Ponda 14/11/21  
Value of Stamp paper 1000/-  
Name of Purchaser Mahesh Ganesh Joshi  
Residing at Kavlem Son of Ganesh Joshi  
For the Purpose of .....  
Signature of Vendor ..... Signature of Purchaser .....

PRANAY S. S. KURTARKAR  
FOND, GOA  
No. AC/ST/PVEN/112/2003

-1-

AGREEMENT

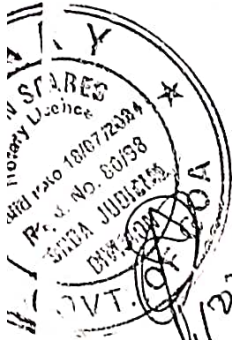


THIS AGREEMENT, made and entered on this 2<sup>nd</sup> day of November in the year two thousand twenty one (02/11/2021) at

*M. S. S.*

*M. M.*

Ponda, Goa Taluka Ponda, District of South Goa, State of Goa  
 BETWEEN (1) **SHRI. CHANDRAKANT @ KANTA PURUSHOTTM  
 SHET PARKAR**, son of Purushottam Shet Parker, Widower aged  
 93 years, holding PAN.: [REDACTED], Adhar Card  
 No. [REDACTED], (2) **MR. AJAY KANTA @ CHANDRAKANT  
 SHET PARKAR @ AJAY CHANDRAKANT SHET PARKAR**, son of  
 Chandrakant @ Kanta P. Shet Parker, major, married, aged  
 about 55 years, in business, holding Aadhar card  
 no. [REDACTED], (3) **SMT. PALLAVI AJAY SHET PARKAR**,  
 daughter of Somnath V. Mapari, housewife, aged 41 years,  
 holding PAN Card No. [REDACTED] and Aadhar  
 no. [REDACTED], (4) **SHRI. PURUSHOTTAM KANTA @  
 CHANDRAKANT SHETE PARKAR @ PURUHOTTAM  
 CHANRAKANT PARKER**, son of Chandrakant @ Kanta Parker,  
 married, service, aged about 58 years, holding  
 PAN. [REDACTED] Aadhar Card No. [REDACTED], (5) **MR.  
 INDIRA PURUSHOTTAM SHET PARKAR @ INDIRA  
 PURUSHOTTAM PARKAR**, housewife, aged about 52 years,  
 holding PAN.: [REDACTED], Aadhar no. [REDACTED], (6) **MR.  
 ALANKAR KANTA @ CHANDRAKANT SHET PARKAR @  
 ALANKAR CHANDRAKANT PARKAR**, son of Chandrakant @  
 Kanta Shet Parker, married, in business, aged 48 years, holding  
 PAN: [REDACTED] and Aadhar Card No. [REDACTED] (7) **SMT.  
 HARJEET ALANKAR PARKAR**, housewife, aged 41 years,  
 holding PAN: [REDACTED] and Aadhar card no: [REDACTED] all  
 residing at 152/8, Durgabhatt Ponda Goa, (8) **SHRI. RAVINDRA  
 HARISHCHANDRA DEULKAR**, son of Harishchandra Deulkar,  
 married, business, aged 58 years, holding PAN. [REDACTED],  
 Aadhar card no [REDACTED], (9) **MRS. ARCHANA RAVINDRA  
 DEULKAR**, daughter of Chandrakant @ Kanta Shet Parker,  
 housewife, aged 52 years, holding PAN.: [REDACTED] Aadhar No:  
 [REDACTED] both residing at H.No.188, Hotel Raviraj  
 Building, Chincal ward, Below Railway Bridge, Margao  
 Goa, (10) **SHRI. DAMODAR SHET SHIRODKAR @ SHRI.  
 DAMODAR K. SHIRODKAR**, son of Kashinath D.  
 Shirodkar, married, business, aged 67 years, Holding



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PAN: [REDACTED] and Aadhar No. [REDACTED] (11) **MRS. JENIN @ BHARATI DAMODAR SHETE SHIRODKAR @ SMT. DAMINI DAMODAR SHIRODKAR**, daughter of Chandrakant @ Kanta Shet Parkar, housewife, married, aged about 64 years, holding PAN: [REDACTED] and Aadhar no. [REDACTED], both residing at H.No.293, Valpoi Goa, (12) **MR. SURESH PURUSHOTTAM SHET PARKAR**, son of Purushottam Shet Parkar, widower, aged 67 years, holding PAN: [REDACTED] and Aadhar Card No. [REDACTED], residing at H.No.152/8 Durgabhadd Ponda Goa, (13) **SHRI. SUREKHA SUBHASH @ DAMODAR SHET PARKAR @ MRS. SUREKHA DAMODAR SHET PARKAR** wife of Subhash @ Damodar Purushottam Shet Parkar, housewife, aged about 51 year, holding Aadhar No. [REDACTED] residing at H. no. 152/8, Durgabhadd Ponda Goa (14) **SHRI. SUBHASH @ DAMODAR PURUSHOTTAM SHET PARKAR @ DAMODAR PURUSHOTTAM SHET PARKAR @ SUBHASH PURUSHOTTAM SHET PARKAR**, son of Purushottam Shet Parkar, married, business, aged 72 years, holding PAN: [REDACTED] and Aadhar No. [REDACTED] residing at H.No.152/8, Durgabhadd Ponda Goa all Indian National, and hereinafter referred to as THE OWNERS (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns) OF THE FIRST PART.

**AND**

(15) **M/S. GURUPRASAD BUILDERS**, a proprietorship concern, having its office at House no.295, Ambegal, Queula, Ponda, Goa, through its proprietor **SHRI. MAHESH GANESH JOSHI**, son of Ganesh Joshi, major, married, aged about 54 years, Adhar No: [REDACTED], PAN: [REDACTED], businessman, residing at H.No.295, Ambegal, Queula, Ponda, Goa, and hereinafter referred to as THE DEVELOPER (which expression shall, unless repugnant to the context or meaning thereof, include its heirs,



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successors, executors, administrators, nominee/s and assigns)  
OF THE SECOND PART.

All parties hereinabove are Indian Nationals.

The Within named (1) SHRI. CHANDRAKANT @ KANTA PURUSHOTTAM SHET PARKAR (2) MR. AJAY KANTA @ CHANDRAKANT SHET PARKAR @ AJAY CHANDRAKANT SHET PARKAR (3) SMT. PALLAVI AJAY SHET PARKAR (4) SHRI. PURUSHOTTAM KANTA @ CHANDRAKANT SHETE PARKAR @ PURUHOTTAM CHANRAKANT PARKER (5) MR.INDIRA PURUSHOTTAM SHET PARKAR @ INDIRA PURUSHOTTAM PARKAR, (6) MR. ALANKAR KANTA @ CHANDRAKANT SHET PARKAR @ALANKAR CHANDRAKANT PARKAR (7) SMT. HARJEET ALANKAR PARKAR (8) SHRI. RAVINDRA HARISHCHANDRA DEULKAR (9) MRS. ARCHANA RAVINDRA DEULKAR (10) SHRI. DAMODAR SHET SHIRODKAR @ Shri. Damodar K. Shirodkar, (11) MRS. JENIN @ BHARATI DAMODAR SHETE SHIRODKAR @ SMT. DAMINI DAMODAR SHIRODKAR (12) MR. SURESH PURUSHOTTAM SHET PARKAR, (13) SHRI.SUREKHA SUBHASH @ DAMODAR SHET PARKAR @ MRS. SUREKHA DAMODAR SHET PARKAR are represented herein by withinnamed (14) SHRI. SUBHASH @ DAMODAR PURUSHOTTAM SHET PARKAR @ DAMODAR PURUSHOTTAM SHET PARKAR @ SUBHASH PURUSHOTTAM SHET PARKAR, vide Power of attorney dated 25<sup>th</sup> May 2021, registered before the notary Public, Ponda Adv. Nelson Soares under no.2006 on 25/5/2021, a copy of which is attached hereto.

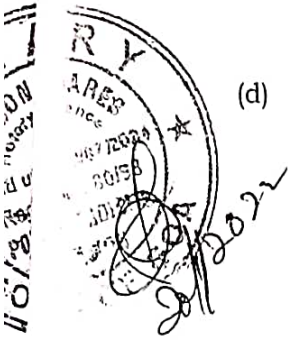
**WHEREAS** the owners own and are in possession of a portion of land and totally admeasuring 830sq.mts. and more particularly described in Schedule I (a) & (b) written hereunder and hereinafter collectively referred to as THE SAID PLOT.

*(Signature)*

*M.S.H.*

**AND WHEREAS** the owners do hereby declare:

- (a) That the owners' title to the said plot described in Schedule I (a) & (b) hereto is valid, legal, clear, marketable, unencumbered and subsisting.
- (b) That the said plot described in Schedule I (a) & (b) hereto is absolutely free from encumbrances, lien, charges and that there are no dues payable to the Government or any other authorities and/or any statutory body/bodies.
- (c) That there are no difficulties legal and otherwise for the sale, free from encumbrances, of the said plot described in Schedule I (a) & (b) hereto or any part thereof.
- (d) That no attachment or notice from the central or state government or any local body or authority under any Municipal Act or any other Act or any scheme or legislative Enactment, Government ordinance, order or Notification including any Notice/Proceedings for acquisition or requisition has/had been received by or upon the owners and that the said plot described in Schedule I (a) & (b) hereto or any part thereof is not subject to any attachment or certificate or other recovery proceedings under the Income-Tax Act or any statutory law or Regulation/mortgage to any Bank Institutions.
- (e) That there is no litigation or any legal proceedings pending in any Court/Tribunal or any other legal impediment in respect of the said plot described in Schedule I (a) & (b) hereto or any part thereof and/or any structure existing thereon.
- (f) That except this agreement, the owners have not entered into and shall not enter into any agreement pertaining to said plot and/or effecting the title of the owners to the said plot described in Schedule I (a) & (b) hereto or any part thereof.



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*[Handwritten signature]*

- (g) That the developer shall be entitled to undertake construction of any building/s on the said plot by demolition of any structure/s, standing thereon, cutting of any trees and/or by cutting/digging any land from the said plot and sell the same to any prospective purchaser/s of the choice of the developer without any reference to the owners except the premises reserved for the owners as contained herein,
- (h) The owners do hereby undertake to indemnify the developer in respect of any claims of any parties over the said plot.
- (i) That they shall not withdraw the power of attorney that shall be executed in favour of the developer in terms of clause (3) contained hereunder till so intimated by the developer and the said Power of Attorney shall be part performance of this agreement and shall be co-extensive to this agreement.

**AND WHEREAS** the owners have decided to develop the said plot by undertaking construction of commercial cum residential building/s on the said plot after demolition of existing mud house, cutting of trees, as per layout plan attached as annexure I hereunder.

**AND WHEREAS** pursuant to an offer by the developer the owners have decided to entrust the work of demolition of existing house and construction of the building as per the said plans approved by Ponda Municipal Council (PMC) and the developer has agreed to undertake the same by adjustment of the cost of development and its profits in kind by selling the premises in such building except the owners premises as described/defined in clause(g) hereunder and appropriate the sale proceeds thereof towards cost of development and on certain terms, conditions and stipulations hereinafter contained.





**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :**

1. The owners do hereby engage the developer to undertake the construction of building/s on the said plot on terms and conditions as contained herein.
2. The developer shall undertake construction of building/s on the said plot as per layout plan attached as ANNEXURE- I hereto at its own costs and expenses without any liability to the OWNERS. The DEVELOPER undertakes to submit to the OWNERS a copy of the actual plans after securing approval of the licensing authorities.
3. The owners shall, either personally or through attorney, execute in favour of the developer a power of attorney to undertake such works as are intended hereunder or as may be necessary and ancillary thereto and such power of attorney shall be coextensive with this agreement and shall be irrevocable as set out herein.
4. The owners hereby authorize and nominate the developer to carry out the development of the said plot by constructing thereon residential/commercial building/s tentatively as per the layout plan attached hereto or revised at the time of approval by Municipality in such manner as developer finds fit, proper and convenient. The owners hereby authorize the developer to do what is needed including obtaining approval renewals of permissions, licenses, etc. from the concerned authorities for constructing the said building/s or any commercial residential apartments / premises therein.
5. The developer shall be entitled and solely responsible for and carrying out the approved construction strictly as per the approved plan and to develop the said plot to its full permissible coverage and floor area ratio, as per the approved plan. The OWNERS further agree to sign and execute all necessary papers,



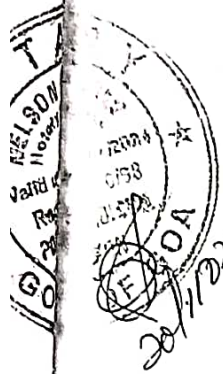
deeds, documents and plans that may be required by the developer from time to time for carrying out the effective development of the said plot and construction of building thereon.

6. The developer shall be entitled and solely responsible for and carrying out the approved construction strictly as per the approved plan and to develop the said plot to its full permissible coverage and floor area ratio. The owners further agree to sign and execute all necessary papers, deeds, documents and plans that may be required by the Developer from time to time for carrying out the effective development of the said plot and construction of building/s thereon.

7. In consideration of the terms, conditions and stipulations herein contained and the undertaking given by the developer, the owners have agreed to cut the trees and vacate the existing house occupied by them and thereafter permit the developer and its workmen and agents to enter the said plot for proceedings with the project of undertaking construction thereon.

8. The developer its Employees, representatives, developers, and workers shall at all times hereafter be free to enter upon in the said plot described in Schedule-I hereto and carry on therein all such works like demarcating, surveying, measuring excavating, erecting, demolition of old structures if any or part thereof as may be deemed fit by the developer.

9. In consideration of the cost of development of said plot by undertaking construction of building/s thereon and in lieu of payment of the price / costs of construction/profits in terms of monies, the developer shall be entitled to retain for itself/sell to third parties the premises in the building/s proposed to be constructed on the said plot, SAVE and EXCEPT the premises to be allotted to the owners which premises are more particularly described / enlisted in schedule II written hereunder and



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*[Handwritten signature]*




hereinafter called as OWNERS PREMISES and the other balance premises, which are hereinafter called as DEVELOPERS PREMISES shall be for the exclusive use, occupation, sale, disposal of the developer. The developer shall be entitled to sell / dispose off the DEVELOPERS PREMISES in said building/s and appropriate proceeds thereof towards cost of construction and profits.

10. It is agreed that the owners shall not be liable to pay any further price/consideration/cost to the developer nor the developer shall be liable to pay any further price/cost/consideration to the owners as the price of said plot.

11. The developer shall complete the construction of the owners premises as per the specifications given in schedule III written hereunder and shall complete the construction thereof in all respects and obtain the occupancy certificate thereof from Ponda Municipal Council within a period of 24 (Twenty four) months from the date of cutting and clearing of the trees from the said plot by the owners and vacating the existing residential house presently occupied by them OR obtaining the license for construction of building on the said plot ,whichever falls earlier, which period may be extended by further 6 months or such period due for unforeseen circumstances beyond the control of the developer like the present COVID Pandemic.

12. Subject to the terms of this agreement, the developer may enter into any type of Agreement with any body of the Developer's choice for the sale of developers premises to be constructed on the said plot which are other than those described in Schedule-II hereto. However, in execution of such agreement the rights of the owners on the owner's premises and the right in the said plot proportionate to owner's premises shall not be effected/encumbered/prejudiced.

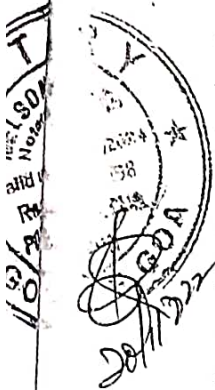

13. In all such agreements, as the developer deem fit and proper the owners shall be represented by the developer/its partner/proprietor as their attorney. However the owners shall not be responsible/liable in any manner whatsoever to any third parties/prospective sub-developers or sub contractor who may enter into agreement with the developer and the owners shall be indemnified by the developer towards any claim of any such third parties/prospective developers arising out of any such agreement with them. All the persons who enter into such agreement/s with the developer pertaining to developer's premises shall be deemed to have agreed for the limitation in liability of the owners for any act of commission or omission by the developer involving any third party.

14. The owners have not entered into any agreement with or in favour of any person/s and have not executed with or in favour of any person/s any deed of sale or Agreement in respect of the said plot described in Schedule-I hereto or part thereof and the owners shall not execute with or in favour of any person/s any sale deed or agreement in respect of the said plot described in Schedule-I hereto during subsistence of this agreement.

15. It is clearly understood between the parties that the developer shall be developing the said plot by undertaking construction of building as per the approved plan, provide drainages, leveling of ground, providing water and electric connections, water sump and complete the same in all respect for residential purpose and in consideration towards the cost of development, the developer shall be entitled to sell the developers premises along with the right in said plot and common amenities, proportionate to developer's premises and appropriate the sale proceeds thereof towards the cost of development and profits AND THAT developer shall have no right over the owners premises or right in the plot and common amenities proportionate to owners premises.

*[Handwritten signature]*

*M. J. by*



16. On fulfillment of the terms and conditions of this agreement, the owners agree to transfer and convey the undivided right / share in said plot equivalent / proportionate to the developers premises constructed by developer favoring itself to the developer and / or its nominee or nominees by retaining the balance right in favour of the owners and in doing so the developer shall be entitled to represent the owners as their attorney vide the instrument of Power of Attorney executed in performance of clause (3) hereinabove.

17. All costs, expenses, charges, stamp duty, registration fees etc. in respect of such sale deed/s if any executed in favour of owners shall be borne by the developer/its nominee/s.

18. All the plans, designs, layouts etc. that are prepared by the owners shall be binding on the developer. However if any changes are proposed the same shall be effected without rebate / reduction in area of the owners' premises.

It is further agreed that in case of increase in Floor Area Ratio (FAR) pertaining to the said plot, then in such event the increase shall be utilized and apportioned between the owners and developer herein as may be mutually agreed.

19. All the rights, privileges pertaining to permissions, licences, approvals, if are obtained by the owners pertaining to said plot from any authority, Department, Body council shall stand assigned in favour of the developer for the purpose of construction/ development and disposal of the developers premises.

20. Subject to the terms hereof, the developer shall be entitled to seek renewals, revisions, alterations changes in the plans, permissions approvals on behalf of the owners as their attorney by virtue of the power of attorney that shall be executed in favour of the developer.

21. The following costs and expenses shall be the sole responsibility and financial responsibility of the developer:

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*[Handwritten signature]*

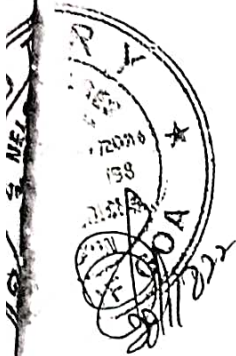


- a) All contractual obligations and money to be paid arising out of the same to any financier of developer.
- b) Any penalties, charges, duties, fines, taxes, fees and other monies to be paid to any statutory body or authority in connection with the project for constructions to be started by the developer in the said plot, whether levied in the name of the owner or in the name of developer.
- c) All stamp duties, legal fees, registration fees and other expenses associated with the preparation and execution of the instrument of conveyance whether executed by the owners or by the developer in favour of owners.
- d) All the liabilities and monies to be paid to the sub-developers, contractors, workers and employees of the developer, architect, engineers, etc.
- e) All the charges/deposits to be paid to any government office towards obtaining water/electric connection.

22. The owners covenant with the developer that the power of attorney that shall be executed in favour of the developer/its partner/s shall be irrevocable and the same shall be deemed to have been revoked only in writing duly signed by the owners and developer and only on termination of this agreement in writing by the developer and any mode of termination of agreement or revocation of power of attorney shall not be considered as termination/revocation between the parties, the intention being that as the developer shall be developing the said plot at its own cost and expenses and by incurring the expenses in connection with obtaining licenses/ permissions etc. for development, sale of premises etc., the unilateral revocation of power of attorney or termination of agreement shall cause severe losses to the developer in terms of expenses as also in terms of loss of reputation. However non compliance of the terms hereof shall decide the fate of this agreement.

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23. It is hereby agreed that time is the essence of this contract and that the developer shall complete and handover owner's premises in all respect including access road, provision of water and electricity supply, within the stipulated in clauses (11) above and in case of delay the developer shall pay to the owners a total sum of Rs.75000/- per month to compensate the rents that may be payable by the owners for continuing with alternate premises during the time of construction of the owners' premises..

24. The building to be constructed shall be named as DAMODAR RESIDENCY and the DEVELOPER shall affix a marble plaque in the front wall of the building with this name engraved.

25. After the completion of construction of building and after securing occupancy certificate, the DEVELOPER shall form a housing society it being mandatory on both the OWNERS as well the developer to join this society as members. In respect of their respective premises. This society shall look after maintenance of building/s externally, including maintenance of water supply and electricity lines, external lighting in the plot, septic tanks and soak pits, underground water storage tank and pumping water to overhead tanks to be built on tops of building. Maintenance within the premises shall be sole responsibility and liability of their respective owners.

26. Incase either the OWNERS or the DEVELOPER decide to sell their premises to any outside parties a condition shall be stipulated that it will be mandatory for such transferees to be member of the society in respect of premises acquired by them. It shall also be stipulated in such sale deeds with the third parties that the prospective buyers shall not be entitled to any additional built-up area if and when F.A.R. is increased beyond its present permissible limit and that his right to proportionate undivided land will stand reduced on account of increase of built area on account of change in F.A.R.

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NO. 10/2011

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SCHEDULE - I

(A) ALL that portion of land admeasuring 580sq.mts. in which there exist an old mud house bearing house no.E74 of the property known as GALL@GORBHATT BAGAYAT GALL@BABAKHAN POTVI @ SANTACRUZ, situated at ward Durgabhat, within the are and jurisdiction of Ponda Municipal Council of Taluka and sub district of Ponda of South Goa District of State of Goa, which land as a whole is registered in the Land registration office of Ilhas under no.2733of book B-7(new) and wholly recorded for matriz records under no.2 and forming part of survey no.152/1-B of village Ponda and which portion as a distinct unit is bounded on The **EAST** by plot sold to one Rohidas Sawant, **WEST** by plot of land of 250 sq.mts of the owners herein and now forming remaining part of the land under survey no.152/1-B of Ponda and Municipal road, **NORTH** by 1.00mts.passage,after which lies property of Dr. Sansguiri and **SOUTH** by plot of land admeasuring 250sq.mts sold to one Verlekar and survey no.152/2 of village Ponda,Goa.

(B) ALL that portion of land admeasuring 250sq.mts. in which there exist an old mud house bearing house no.E74 of the property known as GALL@GORBHATT BAGAYAT GALL@BABAKHAN POTVI @ SANTACRUZ, situated at ward Durgabhat, within the are and jurisdiction of Ponda Municipal Council of Taluka and sub district of Ponda of South Goa District of State of Goa, which land as a whole is registered in the Land registration office of Ilhas under no.2733of book B-7(new) and wholly recorded for matriz records under no.2 and forming part of survey no.152/1-B of village Ponda and which portion as a distinct unit is bounded on The **EAST** by the remaining portion of property of John Gomes now purchased by the owners herein and now forming part of new survey no.152/1-B of village Ponda,Goa, **WEST** By Municipal road, Ponda Durgabhat, **NORTH** by remaining land of Shri John Gomes and **SOUTH** by land sold to Padmanabh Verlekar.



*Verlekar*

*M. J. J.*

Both the portions described at (A) and (B) above totally admeasures 830 sq.mts and presently is distinctly surveyed under new survey no.152/1-B of village Ponda, Taluka Ponda, Goa.

**SCHEDULE - II**

**(LIST of Owners Premises)**

FLAT NO.	CARPET AREA	BUILT UP AREA	FLOOR
i) 101	60.10 sq.mts.	92.21sq.mts.	FIRST
ii) 102	64.20 sq.mts.	90.96 sq.mts	FIRST
iii) 103	60.10 sq.mts.	92.21 sq.mts	FIRST
iv) 201	60.10 sq.mts.	92.21sq.mts.	SECOND
v) 202	64.20 sq.mts.	90.96 sq.mts	SECOND

PARKING NO.	AREA	FLOOR
i) ST1	17.42 sq.mts.	GROUND
ii) ST2	11.12 sq.mts	GROUND
iii) ST3	9.24 sq.mts	GROUND
iv) ST4	12.19 sq.mts	GROUND
v) ST5	17.29 sq.mts	GROUND

**SCHEDULE - III**

**Specifications of Owners Premises**

**SPECIFICATION FOR FLATS**

**1. STRUCTURE :**

The building will have R.C.C. framed structure of column and beams. The external walls will be 23 cm thick Laterite Stone work and internal walls will be 11 cms thick single brick masonry wall.

**2. PLASTER :**

External plaster will be double coat and sand faced plaster. The internal plaster will be single coat cement plaster with wallready putty finish.

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**3. FLOORING :**

Toilet will have flooring of ceramic and dado of designer highlighter series ceramic tiles of 12"x 18" for full height. Living / Dinning, Kitchen and Bedroom will have the flooring of vitrified tiles of somany or equivalent make of 24" x 24" size with 4" high skirting of the same.

**4. DOORS :**

- The main door will be of teakwood paneled finished with hand polish with hardware fittings of Europa or equivalent make.
- Toilet door shutter and frame will be of Rubber moulded or equivalent.
- and all other habitable rooms will have flush door with frame of 4" x 2.5" aluminium fittings or equivalent.

**5. WINDOWS :**

All windows will be of Alluminium powder coated sliding type shutters.

**6. KITCHEN :**

It will be provided with a cooking platform of khadappa & Granite stone with designer ceramic tiles 8" x 8" for 2' ht. for dado and S. S. Sink .

**7. EXTERNAL DECOR :**

The external face of building will be provided with two coats of apex paint for body color and for borders .

**8. INTERNAL DECOR :**

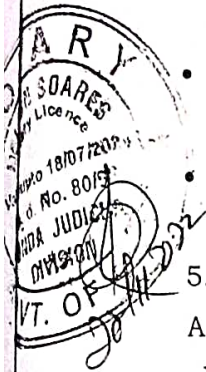
The walls and ceiling will be painted with plastic emulsion paint of asian make or equivalent and the doors with enamel paint.

**9. TOILETS :**

There will be provision of wall hung European Type W. C. , 3 in one shower with one washbasin of Cera or equivalent make.

**10. PLUMBING AND SANITARY:**

The internal plumbing will be of cpvc. pipes concealed type with hot and cold water system in the bathroom with "A" class fitting



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*M.M.*



and sanitary installation will be accordance with the PDA specification and a septic tank of adequate size will be provided.

**11. WATER TANK:**

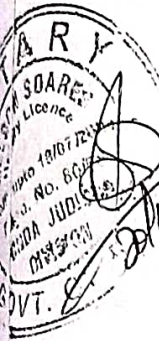
A common R.C.C. overhead tank or equivalent tank will be fitted on the terrace with an underground pump for the building.

**12. LIFT:**

Lift will be provided with ARD unit.

**13. ELECTRIFICATION:**

Concealed type : the wires shall be of Polycab or equivalent make and switches of Legrand or equivalent make.



Living Room:

- 2 Wall Light points,
- 2 Ceiling fan point,
- 1 Ceiling Chandelier Point.
- 1 T. V. point,
- 1 Telephone point &
- 1 5 AMP plug point.
- 1 Distribution box

Bedroom:

- 2 Light points,
- 1 Fan point,
- 1 Telephone extension &
- 2 5 AMP plug point
- 1 15 amp. Plug point.

Mast. Bedroom:

- 2 Light points,
- 1 Fan point,
- 1 T.v. point,
- 1 Telephone extension &
- 3 5 AMP plug point
- 1 15 amp. Plug point.

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*[Handwritten signature]*

Atchd. Toilet:

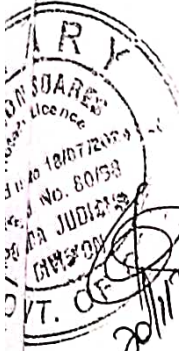
- 1 15 AMP for geyser plug point,
- 1 5 AMP (extra) plug point.
- 1 Wall light point,

Kitchen :

- 2 Wall Light points,
- 1 Fan point,
- 2 5 AMP plug point &
- 1 15 AMP Point for refrigerator.

Toilet:

- 1 15 AMP for geyser plug point,
- 1 5 AMP (extra) plug point.
- 1 Wall light point,



- Typical for all double bed room units
- Terrace, balcony & corridor will be provided with 1 light point.
- Bell buzzer & Bell push will be provided in all units.
- One light point at entrance will be provided in all units.

Staircase will have two light points one at mid landing & one at floor landing each.

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their hands on the day and the year hereinabove mentioned.

Signed and delivered by the within named OWNERS,  
through their attorney

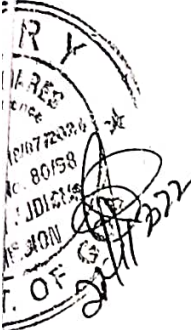


*[Handwritten signature]*

*[Handwritten signature]*

**SHRI. SUBHASH @ DAMODAR PURUSHOTTAM SHET PARKAR  
@ DAMODAR PURUSHOTTAM SHET PARKAR @ SUBHASH  
PURUSHOTTAM SHET PARKAR**

For self and as attorney of (1) SHRI. CHANDRAKANT @ KANTA  
PURUSHOTTAM SHET PARKAR (2) MR. AJAY KANTA @ CHANDRAKANT  
SHET PARKAR @ AJAY CHANDRAKANT SHET PARKAR (3) SMT.  
PALLAVI AJAY SHET PARKAR (4) SHRI. PURUSHOTTAM KANTA @  
CHANDRAKANT SHETE PARKAR @ PURUSHOTTAM CHANDRAKANT  
PARKER (5) MR.INDIRA PURUSHOTTAM SHET PARKAR@ INDIRA  
PURUSHOTTAM PARKAR, (6) MR. ALANKAR KANTA @ CHANDRAKANT  
SHET PARKAR @ ALANKAR CHANDRAKANT PARKAR (7) SMT.  
HARJEET ALANKAR PARKAR (8) SHRI. RAVINDRA HARISCHANDRA  
DEULKAR (9) MRS. ARCHANA RAVINDRA DEULKAR (10) SHRI.  
DAMODAR SHET SHIRODKAR @ Shri. Damodar K. Shirodkar, (11)  
MRS. JENIN @ BHARATI DAMODAR SHETE SHIRODKAR @ SMT.  
DAMINI DAMODAR SHIRODKAR (12) MR. SURESH PURUSHOTTAM  
SHET PARKAR, (13) SHRI.SUREKHA SUBHASH @DAMODAR SHET  
PARKAR @ MRS. SUREKHA DAMODAR SHET PARKAR



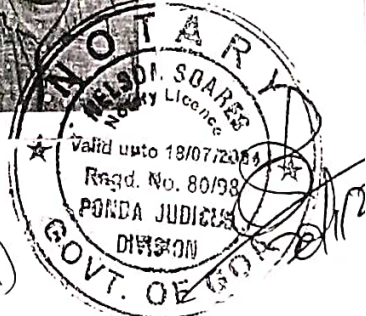
Signed and delivered by the within named DEVELOPER  
through its Proprietor



*[Handwritten signature]*

*[Handwritten signature]*

**SHRI. MAHESH GANESH JOSHI**



IN PRESENCE OF :-

1. *[Handwritten signature]* (Mony 607 MAKANBAR)
2. *[Handwritten signature]* (Jagadeish P. shet Kd vankar)

Signed and delivered by the within named OWNERS,  
through their attorney

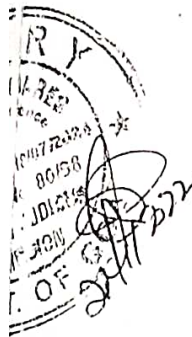


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*Handwritten signature*

**SHRI. SUBHASH @ DAMODAR PURUSHOTTAM SHET PARKAR  
@ DAMODAR PURUSHOTTAM SHET PARKAR @ SUBHASH  
PURUSHOTTAM SHET PARKAR**

For self and as attorney of (1) SHRI. CHANDRAKANT @ KANTA  
PURUSHOTTAM SHET PARKAR (2) MR. AJAY KANTA @ CHANDRAKANT  
SHET PARKAR @ AJAY CHANDRAKANT SHET PARKAR (3) SMT.  
PALLAVI AJAY SHET PARKAR (4) SHRI. PURUSHOTTAM KANTA @  
CHANDRAKANT SHETE PARKAR @ PURUSHOTTAM CHANDRAKANT  
PARKER (5) MR.INDIRA PURUSHOTTAM SHET PARKAR @ INDIRA  
PURUSHOTTAM PARKAR, (6) MR. ALANKAR KANTA @ CHANDRAKANT  
SHET PARKAR @ ALANKAR CHANDRAKANT PARKAR (7) SMT.  
HARJEET ALANKAR PARKAR (8) SHRI. RAVINDRA HARISCHANDRA  
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MRS. JENIN @ BHAPATI DAMODAR SHETE SHIRODKAR @ SMT.  
DAMINI DAMODAR SHIRODKAR (12) MR. SURESH PURUSHOTTAM  
SHET PARKAR, (13) SHRI.SUREKHA SUBHASH @DAMODAR SHET  
PARKAR @ MR'S. SUREKHA DAMODAR SHET PARKAR



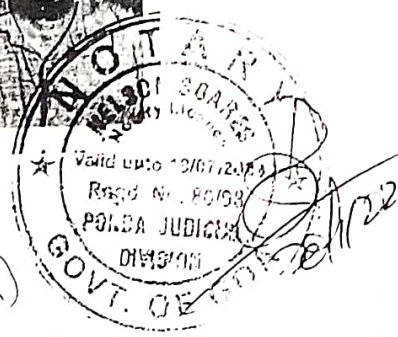
Signed and delivered by the within named DEVELOPER  
through its Proprietor



**SHRI. MAHESH GANESH JOSHI**

*Handwritten signature*

*Handwritten signature*



IN PRESENCE OF :-

1. *Handwritten signature* (Mangy 607 MAKANJAR)
2. *Handwritten signature* (Gagabirish P. shet Kodvekar)

DO HEREBY ATTEST  
PARTIES OF  
Chandrikani K.P.S.  
Parkar & 14 others (First Party)  
Mahesh G. Soshi (Second Party) who  
MADE BEFORE ME AND SIGNED BY ME acknowledged  
NOTARY OFFICE AT BOMBAI the agreement  
THIS 20 DAY OF Jan 22.  
SE NO 367 THE NOTARY  
Nelson Soares

