



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA SALCETE/MARGAO
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 22/Feb/2012 10:58 AM

Receipt No: 6216

Date of Receipt: 22/Feb/2012

Serial No. of the Document: 1149

Nature of Document: Agreement to sale with possession

Received the following amounts from Sri Datta Damodar Naik for Registration of above Document in Book-1 for the year 2012

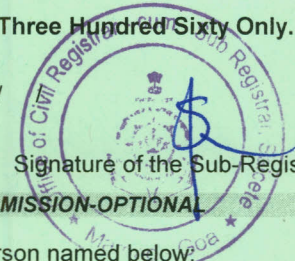
Rs.Ps

Registration Fee	2400000.00
Processing Fees	360.00
Total :	2400360.00

Amount in words: Rupees Twenty Four Lakh Three Hundred Sixty Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar



TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL

Please handover the Registered Document to the person named below:

Name of the Person Authorized: -----

Specimen Signature of the Person Authorized

Signature of the Presenter

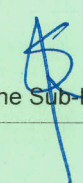
TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to -----

----- on 23/2/12

Signature of the person receiving the Document

Signature of the Sub-Registrar



(Rupees Nine Lakhs only)

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

भारत 00056
123936

NON JUDICIAL गोंया
FEB 18 2012



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

Rs.0900000/- PB7147

INDIA

STAMP DUTY

GOA

For CITIZEN CREDIT™
CO-OP. BANK LTD.

[Signature]
Authorised Signatory

Name of Purchaser COMMONWEALTH DEVELOPERS PVT. LTD

(Rupees Three Lakhs only)

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

भारत 00057
185931

NON JUDICIAL गोंया
FEB 18 2012



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

Rs.0300000/- PB7147

INDIA

STAMP DUTY

GOA

For CITIZEN CREDIT™
CO-OP. BANK LTD.

[Signature]
Authorised Signatory

Name of Purchaser COMMONWEALTH DEVELOPERS PVT. LTD.

1149/12



[Signature]
Datta Damedan Naik

AGREEMENT TO SELL

[Signature]
P. S. Angle

[Signature]
Indira V. Angle

[Signature]

This **AGREEMENT TO SELL** is made at Margao on this 22nd day of the month of **February** of the year **2012**.

BETWEEN

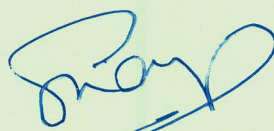
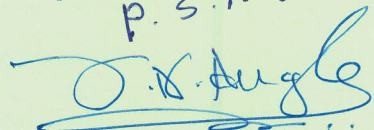
1(a) **MR. SUHAS NARCINVA PAI ANGLE**, son of Late Narcinva R. Pai Angle, aged about 73 years, married, Businessman, having PAN No. ABSPA7449Q and his wife


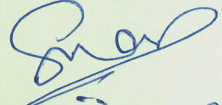
1(b) **MRS. PADMA SUHAS ANGLE**, daughter of Keshav Sinai Dubhashi, aged about 60 years, married, having PAN No. AEOPS8912D, both resident of Margao Goa ,

2(a) **MR. VILAS NARCINVA PAI ANGLE**, Son of Late Narcinva R. Pai Angle , aged about 72 Years, having PAN No. AAQPN2210F and his wife

2(b) **MRS. INDIRA VILAS ANGLE** Daughter of Damodar Pai, aged about 56 Years, Married, Housewife, having PAN No. AAQPV5866R both residents of Margao, Goa hereinafter referred to as the **PROSPECTIVE VENDORS** (which expression shall include their heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART**.

AND


P. S. Angle

Indira V. Angle


P. S. Angle

Indira V. Angle
D. To. Pai Angle

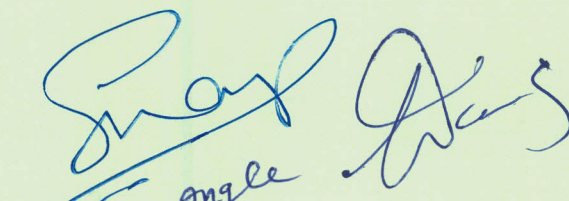
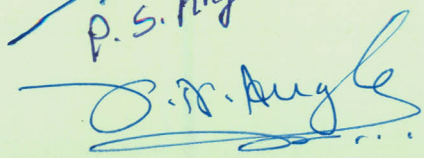


COMMONWEALTH DEVELOPERS PVT. LTD a Registered Company with registered office at Laxmi Building, P.O.Box No 7, Below Cine Lata, Margao Goa having PAN No. AABCD1337M and represented herein by its Director **Mr. DATTA DAMODAR NAIK** Son of Mr. Damodar K. Naik, Married, aged about 57 years, Married, Occupation: business resident of: Comba Margao Goa hereinafter jointly referred to as the **PROSPECTIVE VENDEE** (which expression shall include their heirs, successors, legal representatives, administrators, executors and assigns) of the **SECOND PART.**

All individuals intervening in this agreement are Indian Nationals.

WHEREAS

A. Within the jurisdiction of Margao Municipal Council there is a property denominated as "**AFORAMENTO CUPANGALI**", surveyed under chalta No. 1 of P.T. sheet No. 159 admeasuring 10,574 sq. mts. This property for the purpose of Land Revenue recorded under Matriz No. 1052 and is registered in the Land Registration office under No. 26689 and inscribed in favour Narcinva Poi Anglo upon a deed of sale executed in his favour dated 20/1/1949. In the property card maintained in form D under the Land Revenue Code, Narcinva R. Poi Angle is shown as the holder in the origin of title more clearly described in **SCHEDULE I** appearing


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D.R. Angle
INDIVAN. ANGLE

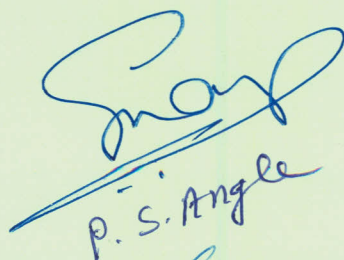
hereunder and hereinafter referred to as the **“SAID PROPERTY”**.

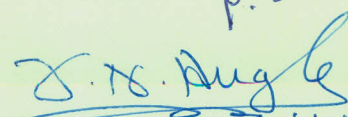
B. There exists one residential house constructed by Narcinva Poi Anglo in the said property hereinafter referred to as said house. The said House was recorded in the Margao Municipal Council for the purpose of House Tax under No. 88/1 in the old records which is now changed to 3/132 in the name of Narcinva Poi Anglo. This house was given on lease to one Mr. Devidasrao Moratgikar on rental basis for residential Purpose who is in possession of the same.

C. The Prospective Vendors had built a building consisting of ground, first and second floor in the year 1993 in the said property. Part of this building was given on lease for few months and then it remained unoccupied for last few years. This building is now in a dilapidated condition.

D. Narcinva Pai Angle expired on 8/5/1993 leaving behind his wife Mrs. Premabai N. Angle and following heirs i.e. (a). Bimba Vinayak Thaly (b) Mrs. Kunda Purushottam Sinkre and the PROSPECTIVE VENDORS (c) Suhas N. Pai Angle and (d) Mr. Vilas N. Pai Angle.

E. Subsequently said Bimba Vinayak Thaly along with her husband Mr. Vinayak J. Thaly & Mrs. Kunda Sinkre along with her husband Mr. Purushottam R. Sinkre relinquished all their rights title & interest which they inherited upon the death of their Father/ Father in Law vide two deed of


P. S. Angle

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relinquishment dt. 5/10/1993 drawn at Page 92 of book No. 770 at notarial office Mapusa & dt. 29/10/1993 at page 48 onwards Deeds Book No. 1355 at Notarial Office Salcete .

F. In view of the two deeds of Relinquishment PROSPECTIVE VENDORS became the Co-owner of the 50% of undivided share in the said property and 50% of undivided share was held by Mrs. Premabai N. Angle wife of Late Narcinva R. Poi Angle.

G. Bimba Vinayak Thaly wife of Mr. Vinayak J. Thaly expired on 14/5/1998 at Alto - Betim .

H. Mrs. Premabai Narcinva Angle wife of late Narcinva R. Pai Angle expired on 27/5/2005.

I. Mr. Rajan Vinayak Thaly, Mr. Paresh Vinayak Thaly, Miss. Priya Vinayak Thaly, Mrs. Neelam Rohan Khaunte and her husband Mr. Rohan A. Khaunte inherited 12.5% undivided share of the said property as Per the Article 1969 of the Portuguese Civil Code since Mrs. Bimba Vinayak Thaly expired prior to the death of Mrs. Premabai Narcinva Angle .

J. Mrs. Kunda Purushottam Sinkre & her husband Mr. Purushottam Rama Sinkre inherited 12.5% undivided share of the said property.

K. The **PROSPECTIVE VENDORS at Sr. No. 1(a)** inherited 12.5% undivided share of the said property, thereby making his total share **37.50 %** of the property.

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P. S. Angle

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Indira V. ANGLE

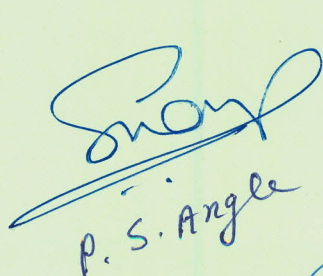


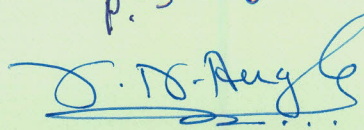
L. The **PROSPECTIVE VENDORS at Sr. No. 2(a)** inherited 12.5% undivided share of the property, thereby making his total share **37.50%** of the property.

M. The said Mr. Rajan Vinayak Thaly, Mr. Paresh Vinayak Thaly, Miss. Priya Vinayak Thaly, Mrs. Neelam Rohan Khaunte and her husband Mr. Rohan A. Khaunte along with Mrs. Kunda Purushottam Sinkre & her husband Mr. Purushottam Rama Sinkre sold their respective shares inherited upon the death of Late Premabai N. Angle to **PROSPECTIVE VENDORS No. 1(a) & 2(a)** by Deed of Sale dated 30/1/2012 duly registered in the Office of Sub-Registrar of Salcete under Reg. No. MGO-BK1-00652-2012.

N. The **PROSPECTIVE VENDORS** have agreed to sell the 75% undivided share of the said property on as is where is basis to the **PROSPECTIVE VENDEE** and for that purpose have represented as under:

- a) Except the tenancy of Mr. Devidasrao Moratgikar, the said property is free from all encumbrances, charges or defects in title of whatsoever nature;
- b) Subject to herein (a) above, The **PROSPECTIVE VENDORS** herein are the sole owners and possessors of the said property and no other person/s have any right, title or interest therein.


P. S. Angle


Indirav. Angle



- c) The said property is not subject to any land acquisition proceedings or any other proceedings;
- d) The said property is not subject to any attachments from any court of law nor any litigation's or proceedings pending in respect of the same in any court of law;
- e) The PROSPECTIVE VENDORS have clear, valid, subsisting marketable title to the said property;
- f) The said property has not been the subject matter of any previous Agreement of Sale, Mortgage, charge etc;

O. Considering the aforesaid representations and placing reliance upon representations, the PROSPECTIVE VENDEE has agreed to purchase 75% undivided share of the said property for the purpose of development by constructing multi storied building/s thereon, consisting of residential and other premises to be disposed off on ownership basis or in any other manner deemed fit by the PROSPECTIVE VENDEE in their sole discretion;

P. The parties hereto desire the conditions, terms and covenants of the aforesaid Agreement, to be reduced into writing;

Q. The PROSPECTIVE VENDORS have agreed to sell to the PROSPECTIVE VENDEES 75% undivided share in the said property for the construction of row villas , flats , Shops and/ or other premises as they deem fit and proper and the PROSPECTIVE VENDORS have agreed to sell and transfer the said



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D. N. Angle *INDIV. ANGLE*

75% share in the said property for the total consideration of **Rs.12,00,00,000/- (Rupees : Twelve Crores Only) .**

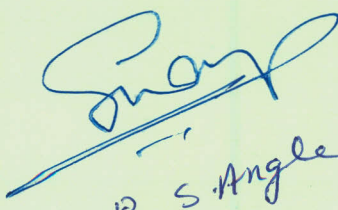
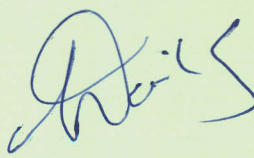
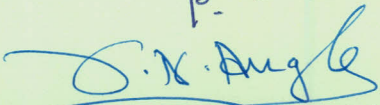
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The PROSPECTIVE VENDORS shall sell to the PROSPECTIVE VENDEE and the PROSPECTIVE VENDEE shall purchase from the PROSPECTIVE VENDORS 75% of undivided share of the said property described in **SCHEDULE- I** and shown in the plan attached hereto for total consideration **Rs. 12,00,00,000/- (Rupees: Twelve Crores only).**

2. The PROSPECTIVE VENDEE have agreed to pay
a) Sum of Rs. 8,88,03,720/- (Rupees: Eight Crores Eighty-eight lakhs three thousand seven hundred & Twenty only) as per clause 3(a), 3(b)(I) and 3(b)(II) hereunder

b) An amount of Rs. 3,11,96,280/- (Rupees: Three Crores Eleven Lakhs Ninety-six Thousand two hundred & eighty only) shall be adjusted by constructing and allotting to the PROSPECTIVE VENDORS and referred to in clause 3(b)(III) and herein after referred to as SAID PREMISES

i) 12 (2BHK) Apartments of 102 m2 super built up area each along with 12 parking slots under stilts in the said property totally valued at Rs. 2,44,80,000/-


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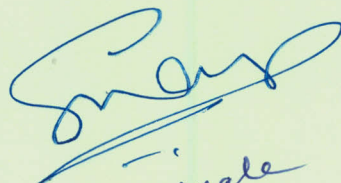
(Rupees: Two Crore Forty Four Lakhs Eighty Thousand Only) &

ii) 6 shops of 25 m² super built up area each in the said property totally valued at **Rs. 30,00,000/- (Rupees: Thirty Lakhs only)** and

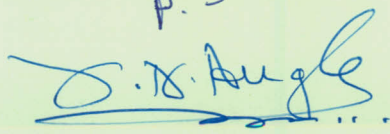
iii) 1 (3BHK) apartment admeasuring 107.70 sq.mts. of super built up area alongwith 1 Parking slot in the Basement in project of PROSPECTIVE VENDEE "CD Signature" at Gogola, Fatorda Goa . valued at **Rs. 37,16,280/- (Rupees Thirty-seven lakhs sixteen thousand two hundred & eighty only) .**

c) Separate Agreement will be executed between the PROSPECTIVE VENDORS and the PROSPECTIVE VENDEE towards the apartments and Shops agreed to be constructed and allotted to the PROSPECTIVE VENDORS in terms of Clause 2(b) . The Shops & Apartments agreed to be allotted to the PROSPECTIVE VENDORS in the said property will be identified on finalization of the plans. The possession of the Shops & Apartments to be constructed and allotted for the PROSPECTIVE VENDOR as referred to herein shall be handed over by PROSPECTIVE VENDEE after they are completed in all respects.

d) The PROSPECTIVE VENDEE shall not deliver possession of any premises to third parties in the said property until apartments/shops agreed to be constructed & allotted to the PROSPECTIVE VENDORS are handed over.



P. S. Angle



Indira V. Angle



3. (a) The PROSPECTIVE VENDEE had paid a sum of **Rs. 5,50,00,000/- (Rupees Five Crores Fifty Lakhs Only)** as earnest money and part consideration to the PROSPECTIVE VENDORS in the following manner:

Sr. No.	Party	Amount	Details of Cheque
1	PROSPECTIVE VENDORS at Sr. No. 1(a),	Rs. 2,00,00,000/- (Rupees Two Crores only)	Cheque No. 286929 dated 25/01/2012 drawn on HDFC BANK LTD, Margão
2	PROSPECTIVE VENDORS at Sr. No. 1(a)	Rs. 75,00,000/- (Rupees Seventy-five Lakhs only)	Cheque No. 286930 dated 30/01/2012 drawn on HDFC BANK LTD, Margão
3	PROSPECTIVE VENDORS at Sr. No. 2(a)	Rs. 2,00,00,000/- (Rupees Two Crores only)	Cheque No. 286931 dated 25/01/2012 drawn on HDFC BANK LTD, Margão
4	PROSPECTIVE VENDORS at Sr. No. 2(a)	Rs. 75,00,000/- (Rupees Seventy-five Lakhs only)	Cheque No. 286932 dated 30/01/2012 drawn on HDFC BANK LTD

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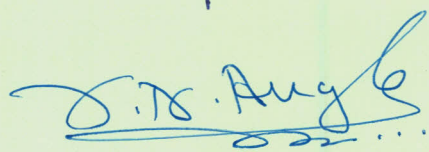


(b) The amount of **Rs.6,50,00,000/- (Rupees: Six Crores & Fifty Lakhs only)** which is to be paid to THE PROSPECTIVE VENDORS by THE PROSPECTIVE VENDEE shall be paid in the following manner.

I. On Signing of this Agreement **Rs. 1,38,03,720/- (Rupees One Crores Thirty-Eight Lakhs & Three Thousand Seven hundred & twenty only) as under,**

Sr. No.	Party	Amount	Details of Cheque
1	PROSPECTIVE VENDORS No.1(a)	Rs.35,43,720/- (Rupees :Thirty-five Lakhs Forty-three thousand Seven hundred & Twenty only)	Cheque No. 286953 dated 24/02/2012 drawn on HDFC BANK LTD, Margão
2	PROSPECTIVE VENDORS No.2(a)	Rs. 1,02,60,000/- (Rupees: One Crores Two Lakhs & Sixty thousand only)	Cheque No. 286954 dated 24/02/2012 drawn on HDFC BANK LTD, Margão


P. S. Angle


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Indirav. Angle



II Rs. 2,00,00,000/- (Rupees Two Crores only)
shall be paid by instalments as under:

Sr. No.	Party	Amount	Date of Instalment
1	PROSPECTIVE VENDORS No.1(a)	Rs. 40,00,000/- (Rupees Forty Lakhs only)	Cheque No. 286955 dated 24/03/2012 drawn on HDFC BANK LTD, Margão
2	PROSPECTIVE VENDORS No.1(a)	Rs. 30,00,000/- (Rupees Thirty Lakhs only)	Cheque No. 286957 dated 24/04/2012 drawn on HDFC BANK LTD, Margão
3	PROSPECTIVE VENDORS No.1(a)	Rs. 30,00,000/- (Rupees Thirty Lakhs only)	Cheque No. 286959 dated 24/05/2012 drawn on HDFC BANK LTD, Margão
4	PROSPECTIVE VENDORS No.2(a)	Rs. 40,00,000/- (Rupees Forty Lakhs only)	Cheque No. 286956 dated 24/03/2012 drawn on HDFC BANK LTD, Margão

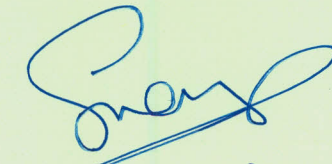


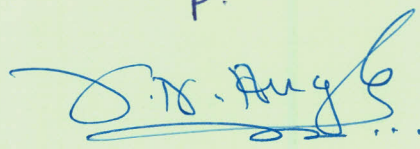
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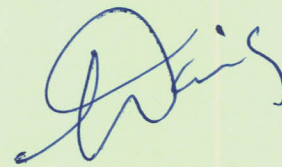
5	PROSPECTIVE VENDORS No.2(a)	Rs. 30,00,000/- (Rupees Thirty Lakhs only)	Cheque No. 286958 dated 24/04/2012 drawn on HDFC BANK LTD, Margão
6	PROSPECTIVE VENDORS No.2(a)	Rs. 30,00,000/- (Rupees Thirty Lakhs only)	Cheque No. 286960 dated 24/05/2012 drawn on HDFC BANK LTD, Margão

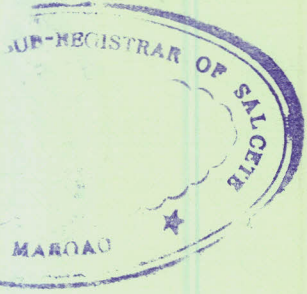
III. Balance amount of **Rs. 3,11,96,280/- (Rupees: Three Crores Eleven Lakhs Ninety-six Thousand two hundred & eighty only)** shall be adjusted by way of allotment of Super Built up Areas herein after referred to as said premises in clause 2(b) herein above i.e.

a) To the PROSPECTIVE VENDORS No.1(a) **Rs. 1,89,56,280/- (Rupees One crore Eighty-nine Lakhs & Fifty-six Thousand two hundred & eighty only)** by way of allotment of Super built up area


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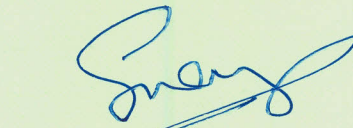

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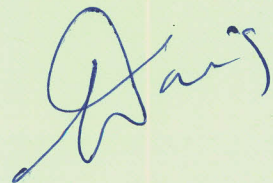


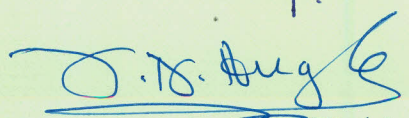


Sr. No.	Party	Details of Built-up Area	Consideration
1	PROSPECTIVE VENDORS No.1(a)	6 nos. of 2BHK Apartments admeasuring 102 m2 super built up area with 6 no. parking slots under the stilt in the said property	Rs.1,22,40,000/- (Rupees: One Crore Twenty Two Lakhs Forty thousand only)
2	PROSPECTIVE VENDORS No.1(a)	6 shops of 25 m2 super built up area each in the said property	30,00,000/- (Rupees Thirty lakhs only)
3	PROSPECTIVE VENDORS No.1(a)	1 no. Apartment of 3BHK having 107.70 m2 super built up area bearing no. B-407 situated on the Fourth Floor of the Building ' B ' with 1 parking slot in the Basement , in the project CD Signature at Gogola Margao Goa	Rs. 37,16,280/- (Rupees Thirty-seven lakhs sixteen thousand two hundred & eighty only)

b) To the PROSPECTIVE VENDORS No.2(a) **Rs. 1,22,40,000/- (Rupees One Crore Twenty-two Lakhs & Forty Thousand only)** by way of allotment


P. S. Angle



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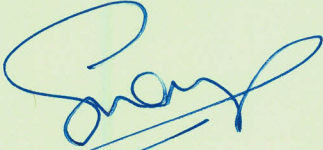
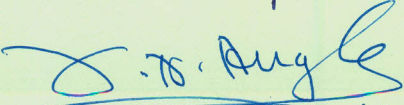
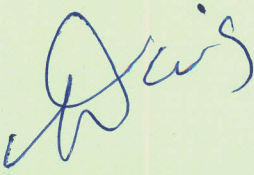
of 6 nos. of 2BHK apartments admeasuring 102 m2 super built up area each in the said Property .

Sr. No.	Party	Details of Built-up Area	Consideration
1	PROSPECTIVE VENDORS No.2(a)	6 nos. of 2BHK Apartments admeasuring 102 m2 super built up area each with 6 parking slots under the Stilt in the said property	Rs.1,22,40,000/- (Rupees: One Crore Twenty Two Lakhs Forty thousand only)

The Payment of consideration amount and allotment of said premises in the above manner is settled at the specific request of all the PROSPECTIVE VENDORS.

4 Without prejudice to the above, in case of default of payment of any of the instalments stipulated hereinabove, the PROSPECTIVE VENDEE shall be liable to pay along with instalment due, interest at the rate of 12 % per annum to be computed and paid quarterly from the due date to the date of payment. However the instalments will not be delayed beyond 60 days from the due date.

5. The PROSPECTIVE VENDEE is entitled to get the plans drawn for construction of shops and Apartments in the said property as they deem fit and proper and seek approvals from statutory authorities

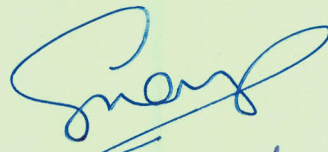

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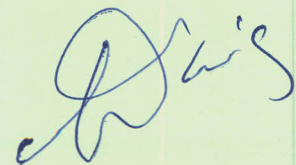


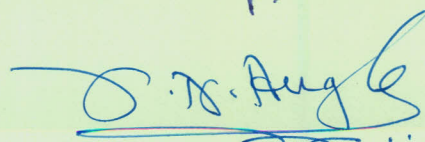
including the South Goa Planning and Development Authority and the Margão Municipal Council. The PROSPECTIVE VENDORS shall co-operate with the PROSPECTIVE VENDEE in obtaining the required approvals, no objection certificates, permissions etc. and in getting water and electricity connections for the purposes of construction and thereafter for the premises built in the said Property. The PROSPECTIVE VENDORS have executed a power of attorney in favour of the SHRI. DATTA DAMODAR NAIK & SHRI. DAMODAR alias CHIRAG DATTA NAIK authorising them to perform all the lawful acts, deeds, things and matter for enabling them to obtain all permissions, licences, for the development of the said Property and to enter into Third Party contracts in terms of Clause 7 and allowing the third parties to raise home loans towards premises to be constructed therein in terms of clause 18. However The PROSPECTIVE VENDORS will not incur any liability towards the loans.

6. The name of the project & Buildings shall be decided by the PROSPECTIVE VENDEE.

7. It is clearly understood that the PROSPECTIVE VENDEE have entered into this agreement for constructing shops, offices, apartments for sale to third parties of their choice. The PROSPECTIVE VENDEE may at any time hereafter, enter into agreements with parties of their choice for sale of apartments/premises/shops to be constructed in the


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said Property and to receive consideration amount on those agreements without any reference to the PROSPECTIVE VENDORS.

8. Upon the said premises being completed in all respects and are ready for delivery, and the requisite application for the issuance of the occupancy certificate having been filed to the competent authority THE PROSPECTIVE VENDEE will issue a written notice to THE PROSPECTIVE VENDORS informing THE PROSPECTIVE VENDORS that the said premises are completed and ready for delivery and calling upon THE PROSPECTIVE VENDORS to take physical possession of the same within a period of 30 (thirty) days.

9. Upon receipt of the notice, by THE PROSPECTIVE VENDEE in terms of clause 8, THE PROSPECTIVE VENDORS shall take possession of the said premises and shall be liable to pay all outgoings in respect of the premises while taking possession of the premises.

10. Notwithstanding anything contained in this Agreement, it is clearly understood that this is not a development agreement but an agreement to sell the said property which is being sold to THE PROSPECTIVE VENDEE, and the consideration amount is agreed to be given partly in the form of built up area at the instruction and request of THE PROSPECTIVE VENDORS. It is understood by and



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between the parties that THE PROSPECTIVE VENDORS shall be entitled to the proportionate undivided right to the land corresponding to the super built up area allotted to THE PROSPECTIVE VENDORS, which cannot be partitioned .

11. The PROSPECTIVE VENDEE shall hand over possession of the Premises agreed to be constructed and allotted to THE PROSPECTIVE VENDORS in the said property within 36 months of the Margao Municipal Council issuing construction license and the Apartment to be allotted in the Project CD Signature at Gogol Margao Goa of the PROSPECTIVE VENDEE shall be handed over on or before December 2015. The PROSPECTIVE VENDEE shall be entitled to reasonable extension of time for offering possession of the said premises on the aforesaid date, if the possession of the premises is delayed on account of:

i) War, armed rebellion or natural calamity due to which construction work could not be undertaken

(ii) Any notice order, rule, notification of the government and/ or any other public or competent authority and/ or any judicial authority, due to which approval/work had to be stopped and /or Delay on the part of the Government/ Statutory Authority in issuing Approval/ Occupancy certificate and /or completion certificate and/ or releasing water and electricity supply in case the said premises is otherwise completed in all respect and proper



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application are made to the Government/statutory authority

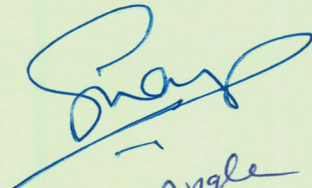
(iii) If due to any agitation/ movement by the citizens/people or by any non governmental organization and/or due to any stoppage of work ordered by any statutory authority, the construction work cannot be started or is held up during construction period despite approvals by statutory authorities.

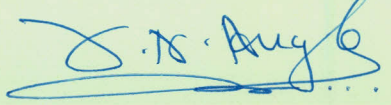
12. A) THE PROSPECTIVE VENDORS shall be liable to pay

i) all out goings such as House tax, Stamp Duty, Registration charges, service tax , Society formation charges, 2 years maintenance expenditure as decided by the PROSPECTIVE VENDEE at the time of possession and any other fees/taxes imposed by any statutory authorities in respect of the said premises or any of them.

(ii)Electricity bill, water bill specifically in respect of the said premises.

These amounts are liable to be paid irrespective of whether the physical possession has been actually taken over. THE PROSPECTIVE VENDEE is not liable to grant possession of the said premises without the PROSPECTIVE VENDORS effecting payments under this clause.


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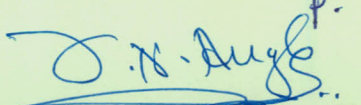
B. In case of any delay in completing and handing over of the possession of the premises, the PROSPECTIVE VENDEE shall be liable to pay the PROSPECTIVE VENDORS liquidated damages at the rate of Rs. 10,000/- (Rupees Ten Thousand Only) per apartment /per shop per month of delay.

13. The PROSPECTIVE VENDORS shall be entitled to enjoy and/or sell/dispose the said premises allotted to them to any party they deem fit and proper i.e. the PROSPECTIVE VENDORS are entitled to enter into any third party contract/s in respect of the said premises on terms the PROSPECTIVE VENDORS deem fit and proper at any time hereafter. The PROSPECTIVE VENDEES will not charge any transfer charges towards such sale.

14. The PROSPECTIVE VENDORS and/or third parties purchasing/occupying the said premises to be allotted for the PROSPECTIVE VENDORS shall have to become members of Co-operative Housing Society in case such a society is formed by the PROSPECTIVE VENDEE's of the said premises in the said property.

15. The PROSPECTIVE VENDEE does hereby covenants with the VENDOR as under:

a) The PROSPECTIVE VENDEE shall be entitled to develop the said Property at their own costs, risk,




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expenses and responsibility by putting up thereon multi storied building/s in accordance with laws and regulations in force, the plans to be approved and construction licences to be obtained from the concerned authorities. The PROSPECTIVE VENDEE shall be free to revise the said plans from time to time in the manner they deem fit and proper, provided that such revision are according to laws and regulations and duly sanctioned by concerned authorities.

b) The PROSPECTIVE VENDEE shall be at liberty to enter into Agreements for sale in respect of the flats and other premises in the proposed building/s to be constructed with proportionate rights in the said Property at such price and on such terms and conditions and covenants as the PROSPECTIVE VENDEE may deem fit and proper, but all such agreements shall only be valid upon due and prompt compliance of the essential terms of this agreement by the PROSPECTIVE VENDEE.

c) The PROSPECTIVE VENDEE agree that all the sales or agreements to sell, transfer or conveyance of the premises in the proposed building/s shall be at the risk, costs, account and responsibility of the PROSPECTIVE VENDEE. It is hereby clarified that the intention of the parties hereto is that the PROSPECTIVE VENDEE shall alone be liable and responsible to any third parties in connection with all dealings between the PROSPECTIVE VENDEE and



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[Signature] Indira V. Angle

such parties. All proceeds of sale of various premises shall be sole entitlement of the PROSPECTIVE VENDEE without any share/interest to the PROSPECTIVE VENDORS.

d) The PROSPECTIVE VENDEE shall bear all the expenses concerning the construction and development of the said property. Besides the responsibility for the construction, responsibility towards workmen and all other matters shall exclusively vest with the PROSPECTIVE VENDEE, without any reference to the PROSPECTIVE VENDORS.

e) The PROSPECTIVE VENDEE shall alone be responsible for violation, if any, of any laws, regulations, deviations from plans approved by concerned authorities and pay all outgoings regarding the proposed development of the said Property.

16. The PROSPECTIVE VENDORS do hereby covenant with the PROSPECTIVE VENDEE as under:

a) That the representations held out by the PROSPECTIVE VENDORS are true and are hereby reiterated.

b) That the PROSPECTIVE VENDEE are in possession of the said Property for the purpose of carrying out development and construction works, which includes filling, levelling, surveying,



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excavations etc. The PROSPECTIVE VENDEE will be further entitled to construct temporary structures for the stay of the labourers during the period of construction, dumping and storage of materials, fencing and carrying out all other incidental works in connection with the construction and development of the said Property. The possession of the Property is delivered today on executing this Agreement.

c) The PROSPECTIVE VENDORS, shall execute a Deed of Sale in respect of the said Property in favour of the PROSPECTIVE VENDEE or their nominee/s. In the alternative, and if so requested by the PROSPECTIVE VENDEE, the PROSPECTIVE VENDORS shall execute a Sale Deed in respect of the said Property with a Co-operative Society or any legal entity, which shall comprise the owners or financiers of various premises in proposed building/s to be constructed in the said Property. If the PROSPECTIVE VENDEE so requests the PROSPECTIVE VENDORS shall execute individually sale deeds in respect of the PROSPECTIVE BUYERS of various flats and other premises in the said proposed building/s. All the costs, expenses and charges concerning the preparation, execution, stamp duty and registration fees of such deed/s, shall be exclusively borne by the PROSPECTIVE VENDEE or their nominees and customers without any reference to the PROSPECTIVE VENDORS.



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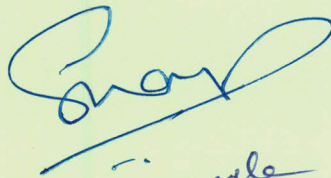
d) Consequent upon receipt of said consideration in full, the PROSPECTIVE VENDORS shall have no right, title or interest in the said Property.

e) If during the subsistence of this Agreement and thereafter, the Floor Area Ratio applicable to the said Property increases, such increase shall ensure for the benefit of the PROSPECTIVE VENDEE without any further consideration to the PROSPECTIVE VENDORS.

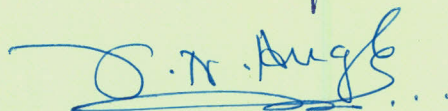
17. The PROSPECTIVE VENDEE shall be free to assign their rights and interest created under this Agreement to any other person/s subject to compliance of all obligations to The PROSPECTIVE VENDORS.

18. The Third parties entering into contracts /agreements to purchase apartments/ premises/shops to be constructed in the said Property shall be entitled to raise finance from any Banks /financial institution without in any way creating any liability to the PROSPECTIVE VENDOR towards the said loans.

19. All parties to the agreement shall be entitled for specific performance of this Agreement.



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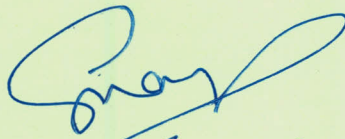
20. All parties agree and undertake to co-operate with each other for giving effect to the terms of the present agreement and do all such acts, deeds and things as may be necessary for compliance thereof.

21. The PROSPECTIVE VENDORS has agreed to sell the said Property to the PROSPECTIVE VENDEE and allowed to develop the same by constructing building/s thereon and the PROSPECTIVE VENDEE shall not sell the said Property as a whole or part of it to any third party.

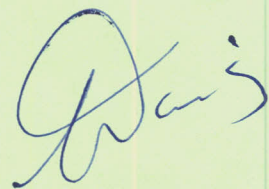
22. The PROSPECTIVE VENDORS have today delivered to the PROSPECTIVE VENDEE the possession of the said Property upon executing this Agreement.

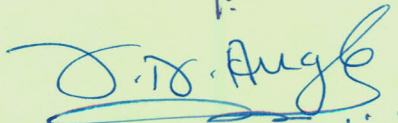
23. All letters, receipts, payments and/or notices to be served on both parties as contemplated by this Agreement, shall be deemed to have been duly served if sent to the parties by Registered A.D Post / Under Certificate of Posting at their addresses specified below:

THE PROSPECTIVE VENDORS
Mr. Suhas Narcinva Pai Angle
Opp. Devrai Housing Complex,
Aquem Margao Goa

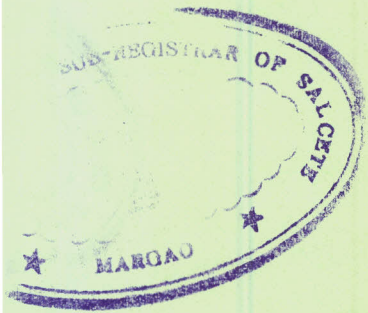


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Indira V. Angle



THE PROSPECTIVE VENDEE**Mr. Datta D. Naik****Commonwealth Developers Pvt. Ltd****Laxmi Building, P.O.Box No 7,****Below Cine Lata,****Margao Goa**

24. This agreement is signed in duplicate and each party has retained a copy.

SCHEDULE 'I'

All that Property named AFORAMENTO CUPANGALE situated in the Village of Margao, Taluka & Sub-District of Salcete, District of South Goa, State of Goa, duly registered in the Land Registration Office under No. 26689 and recorded in the Land Revenue Office under Matriz No. 1052 and surveyed under chalta No. 1 of P.T. sheet No. 159 of city survey Margao admeasuring 10,574 sq. mts and is bound on as follows:

On the East: by Road beyond which Property of Bicu Xete Gondolicar;

On the West: by the Property of Babona Quensorcar;

On the North : by Comunidade &

On the South : by Public Road

And as per new Survey records said property is bounded On the East: by 5 meter Road & partly by Property surveyed under chalta no. 2 of P.T. Sheet No. 159; On the West & North : by property surveyed under chalta no. 16P of P.T. sheet No. 131 & On the



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D. N. Angle
Indirav. Angle

[Signature]

South : by Public Road leading from Margao to Gogal Housing Board herein after referred to as said property.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the Day, Month, Year and place first herein above mentioned

Signed and Delivered by the within named

PROSPECTIVE VENDORS:-

1(a)

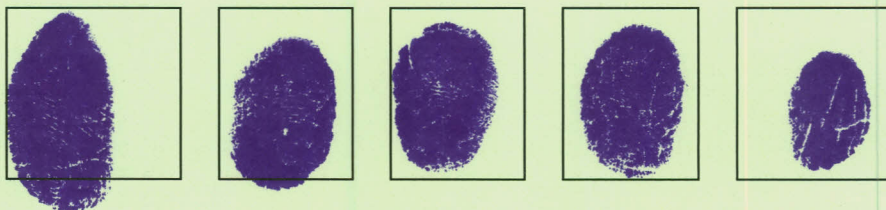


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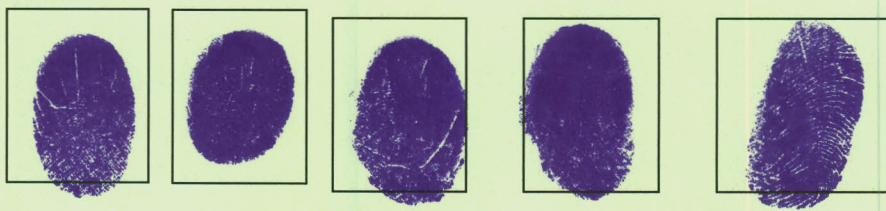
MR. SUHAS N. PAI ANGLE



RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



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P. S. Angle

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1(b)



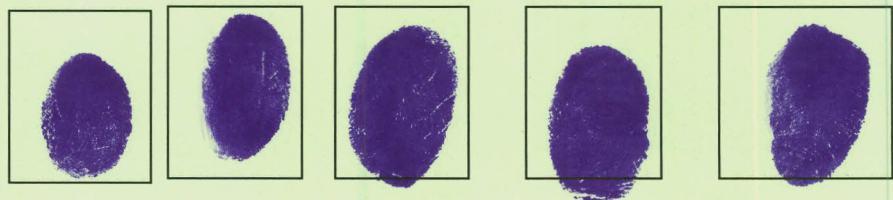
P. S. Angle

MRS. PADMA S. ANGLE

RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



Indira V. Angle
P. S. Angle

Indira V. Angle

Indira V. Angle
Indira V. Angle

2(a)



V. N. Pai Angle

V. N. Pai Angle
MR. VILAS N. PAI ANGLE

RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



P. S. Angle
P. S. Angle

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Indirav. Angle

2(b)



INDIRA V. ANGLE

INDIRA V. ANGLE

MR. INDIRA V. ANGLE

RIGHT HAND FINGER PRINTS



LEFT HAND FINGERPRINTS



Conrad

P. S. Angle

D. N. Angle

INDIRA V. ANGLE

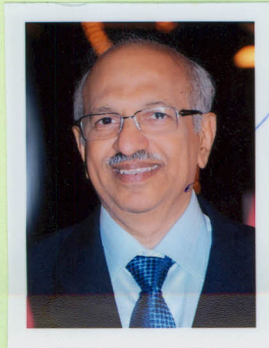
Prithvi



Signed and Delivered by the within named

PROSPECTIVE VENDEE:-

For COMMONWEALTH DEVELOPERS PRIVATE LIMITED



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For Commonwealth Developers Pvt. Ltd.

[Handwritten signature]
Director/Manager & Director

**Mr. DATTA D. NAIK
MANAGING DIRECTOR**

RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



In the presence of: -

a. PRITHAM P. KANE *[Signature]*

b. Adv. Ramnath N.P. Dessai *[Signature]*

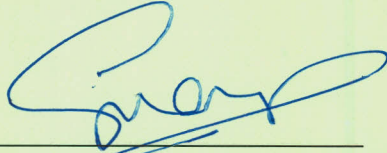
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P. S. Angle

[Signature] Indira V. Angle

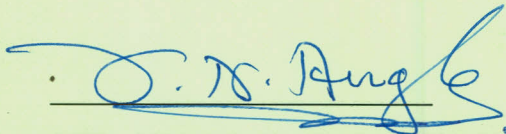
RECEIPT

Received of and from the with named PROSPECTIVE
 VENDEE the sum of **Rs. 1,38,03,720/- (Rupees
 One Crores Thirty-Eight Lakhs & Three Thousand
 Seven hundred & twenty only)** being earnest
 money within mentioned.

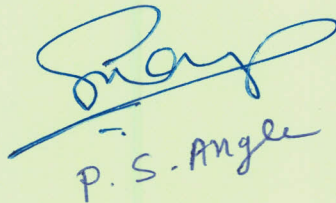
We say received



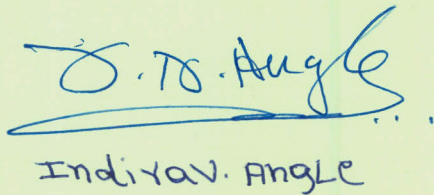
MR. SUHAS N. PAI ANGLE



MR. VILAS N. PAI ANGLE



P.S. Angle



Indira V. Angle



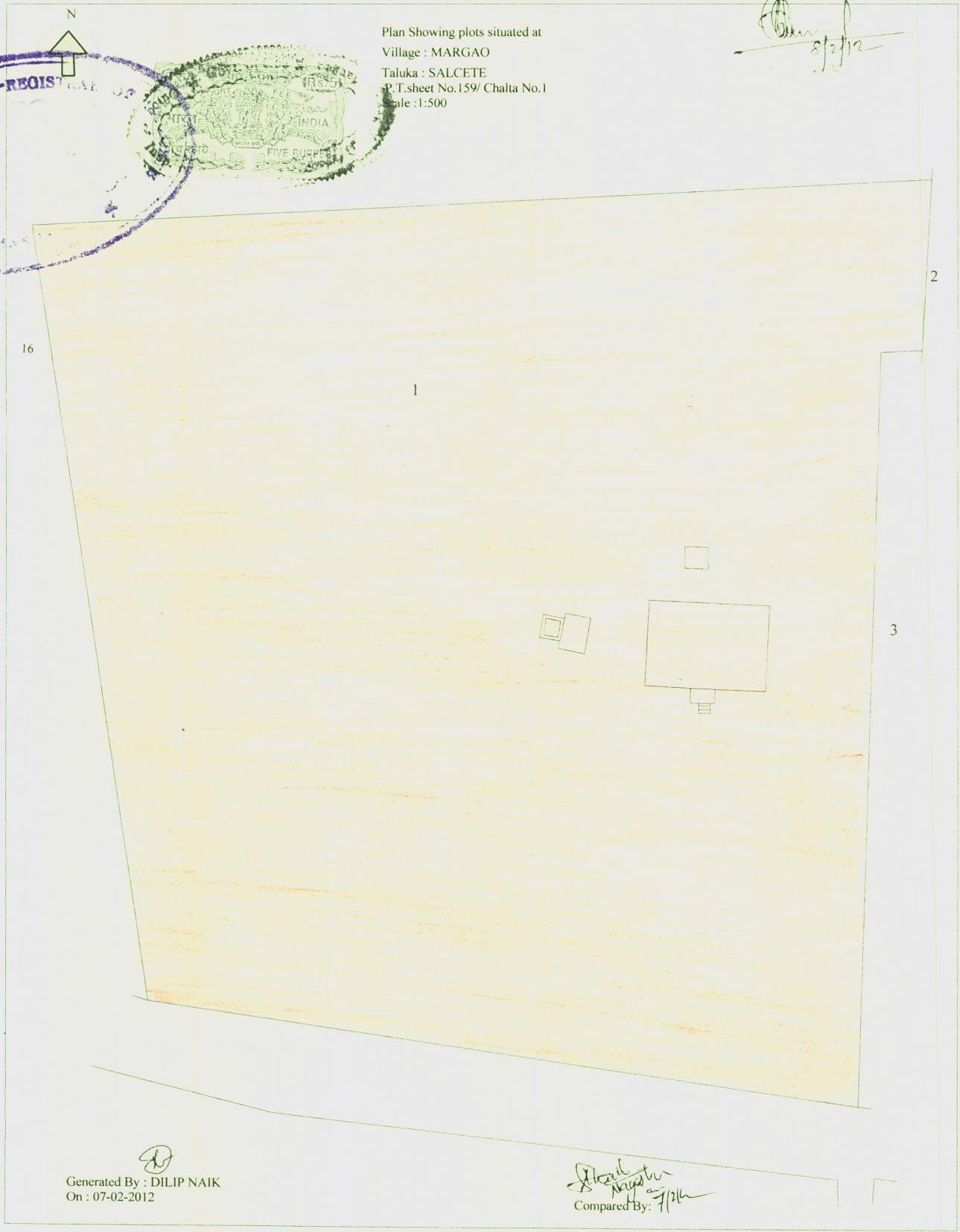



GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MARGAO-GOA

Plan Showing plots situated at
 Village : MARGAO
 Taluka : SALCETE
 P.T.sheet No.159/ Chalta No.1
 Scale : 1:500

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 8/2/12

ON-REGISTRATION



Generated By : DILIP NAIK
 On : 07-02-2012

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 Compared By: 7/2/12

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 P. S. Angle
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 Indiran. Angle

For Commonwealth Developers Pvt. Ltd.
[Handwritten signature]
 Director/Manager : Director



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 22-02-2012 10:58:15 AM

Document Serial Number : 1149



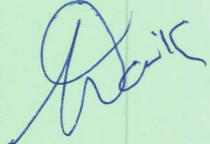
Presented at 10:23:00 AM on 22-02-2012 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	2400000.00
2	Processing Fees	360.00
	Total :	2400360.00

Stamp Duty Required: 1200000.00

Stamp Duty Paid: 1200000.00

Datta Damodar Naik presenter

Name	Photo	Thumb Impression	Signature
Datta Damodar Naik ,S/o. Damodar K. Naik , Married,Indian,age 57 Years,Business,r/oComba, Margao, Salcete- Goa As a Managing Director of Commonwealth Developers Pvt. Ltd, with its office at Laxmi Bldg, P.O. Box No. 7, Below Cine Lata, Margao, Goa			

Endorsements

Executant

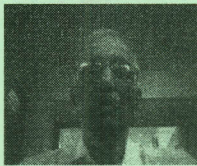
1 . Suhas Narcinva Pai Angle , S/o. Late Narcinva R. Pai Angle, Married,Indian,age 73 Years,Business,r/oMargao, Salcete - Goa

Photo	Thumb Impression	Signature
		

2 . Padma Suhas Angle , D/o. Keshav Sinai Dubhashi , Married,Indian,age 60 Years,House-Wife,r/oMargao, Salcete - Goa

Photo	Thumb Impression	Signature
		<i>P. S. Angle</i>

Vilas Narcinva Pai Angle , S/o. Late Narcinva R. Pai Angle , Married,Indian,age 72 Years,Business,r/oMargao, Salcete - Goa

Photo	Thumb Impression	Signature
		<i>V. N. Angle</i>

4 . Indira Vilas Angle , D/o. Damodar Pai , Married,Indian,age 56 Years,House-Wife,r/oMargao, Salcete - Goa

Photo	Thumb Impression	Signature
		<i>Indira V. Angle</i>

5 . Datta Damodar Naik , S/o. Damodar K. Naik , Married,Indian,age 57 Years,Business,r/oComba, Margao, Salcete- Goa As a Managing Director of Commonwealth Developers Pvt. Ltd, with its office at Laxmi Bldg, P.O. Box No. 7, Below Cine Lata, Margao, Goa

Photo	Thumb Impression	Signature
		<i>D. Naik</i>

Identification

Sr No.	Witness Details	Signature
1	Ramesh Shantaram Gaitonde , S/o. Shantaram Gaitonde ,Married,Indian,age 58 Years,Service,r/o Curtorim, Salcete - Goa	<i>[Signature]</i>

[Signature]
 SUB-REGISTRAR
 SALCETE

Book-1 Document
Registration Number MGO-BK1-01155-2012
CD Number MGOD58 on
Date 22-02-2012

Sub-Registrar (Salcete/Margao)

SUB-REGISTRAR
SALCETE

Scanned By:-

Aditya White

Signature:-

Aditya

Designed and Developed by C-DAC, ACTS, Pune