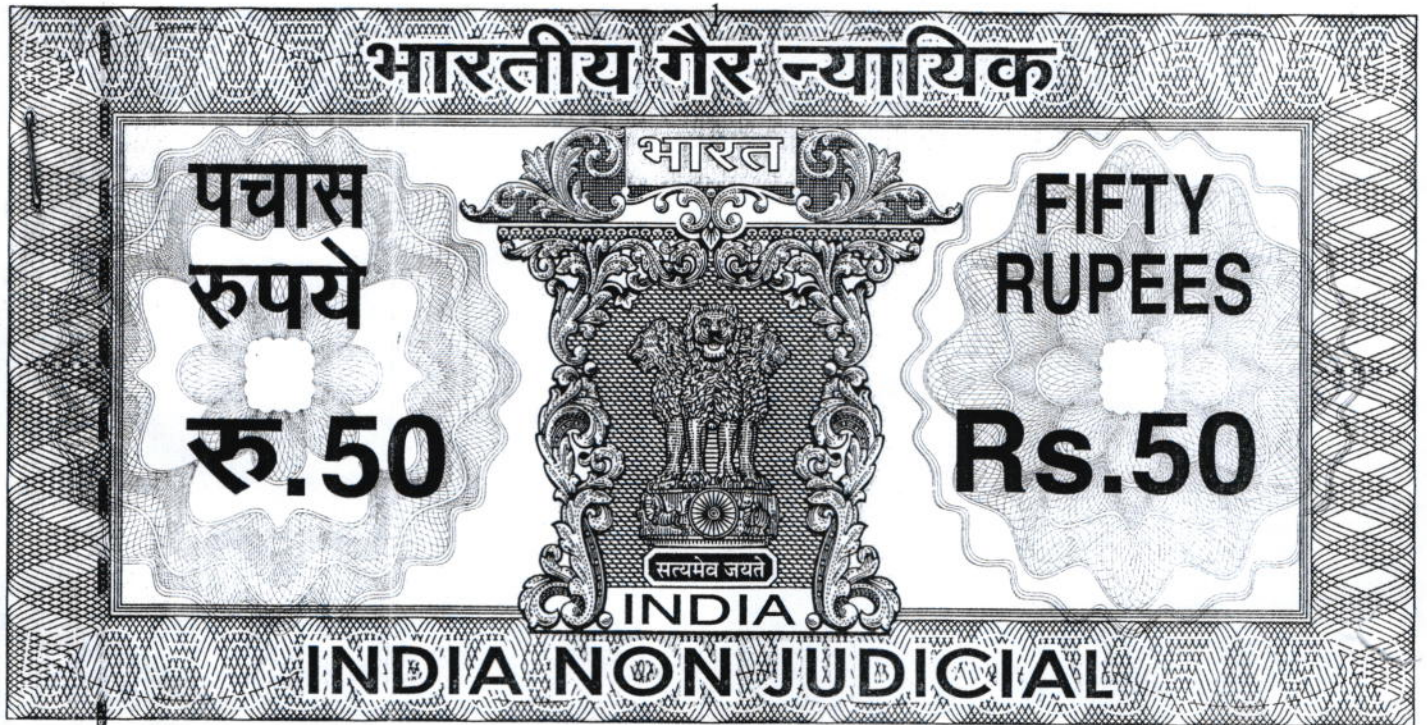
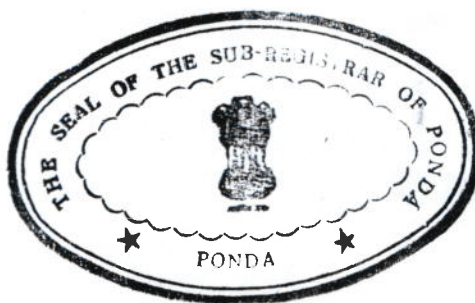




गोवा GOA

Serial No. 6293 Date of Vend POND B 281464
Value of Vend POND Rs. 501-
Name of the POND Pundhara
Endorser Son of
Signature of Endorser
Signature of Purchaser
Licence No. 2/68



AGREEMENT FOR DEVELOPMENT

CUM SALE

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Signature of Endorser
Signature of Purchaser
Signature of Sub-Registrar

MGSB CO-OP. BANK LTD.

Ponda, Goa Branch

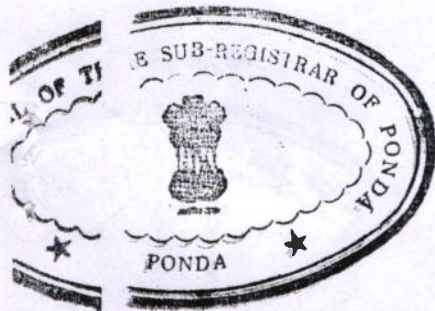
Ponda
Officer / Manager

MGSB Co-Operative Bank Ltd/
(Multi State Scheduled Bank)
Ponda Branch, Royal House
Kaziwada, Ponda-Goa-403 401

D-5/STP(V)/C.A./35/R/2006-RD(PART)

भारत 17460 NON JUDICIAL ग पोवा
186680 DEC 24 2018
17:12
R.0308250/- PB6651
INDIA STAMP DUTY GOA

chaser Name *Rudhra Developers*



AGREEMENT FOR DEVELOPMENT

CUM SALE

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Sh *Shil* *18/12/18*

**THIS AGREEMENT FOR DEVELOPMENT
CUM SALE** is made and entered into on this 08th
day of January 2019.

BETWEEN

1. MR. SHAIKH HASSAN alias XEC HASSAN

MAMOD, son of Shaikh Babar, major, 72 years of age, married, businessman, Indian National, holding Aadhar card No. 4413 7664 6592 and Permanent Account No. AYHPS0201N and his wife,

2. MRS. NASIMA SHAIKH, daughter of Hyder Shaikh, major, 60 years of age, married, housewife, Indian National, holding Aadhar card No. 5094 4641 8301 and Permanent Account No. AYHPS0203Q, both residing at H. No. 8/1/3, Near Ponda Municipality, Sadar, Ponda-Goa, hereinafter jointly referred to as "**THE OWNERS**" (Which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, and assigns) of the **ONE PART**.



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AND

RUDHRA DEVELOPERS, a partnership firm, duly registered in the office of the registrar of firms at Panaji under No. 165/08 having its office at Shop No. G-3, Ashwek Residency, Opp. Anand Bhavan, St. Cruz, Tisk, Ponda-Goa, holding Permanent Account No. AAKFR8319R represented by its partners, **MR. VISHANT GANPAT NAIK**, son of Ganpat Naik, major, 43 years of age, married, businessman, Indian National, holding Aadhar Card No. 5540 2615 7765 and Permanent Account No. ADDPNI874F residing at H. No. 363, OPP. Viraj Wood Industry, Perigol, Kavlem, Ponda-Goa, authorised by its partners Mr. Sakib Gafar Shaikh, major, married, businessman, residing at H. No. 223, Patantali, Kavlem, Ponda-Goa, and Smt. Sabia Mohmad Jaman Shaikh, major, married, residing at H. No. 24, Muslinwada, Sanguem-Goa, hereinafter referred to as "**THE DEVELOPER**" (Which expression shall unless repugnant to the context

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or meaning thereof, include its current and future partners, heirs, successors-in-interest, executors, administrators, & assigns) of the **SECOND PART.**

WHEREAS there exist a property known as
"BORODO KOTACODIL alias
KOTEACODILMOL BOROD" situated at
 village Curti within the area and jurisdiction of the
 gram Panchayat of Curti Khandepar of the Taluka
 and Sub district of Ponda of the North Goa district
 of the state of Goa and which property is wholly
 registered in the land Registration Office of Ilhas
 Goa under No. 1318 of book B 15 (old) and
 enrolled in the matríz records under No. 716 and
 surveyed under No. 67/0 (part) of village Curti and
 which property as a whole is bounded as under:-

East: - With the survey No. 66, 68 and 63

West: - With the nalla after lies the boundary of
 Ponda Town,

North: - With the survey No. 68,

South: - With the Ponda Bethora Road.

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AND WHEREAS owner No. 1 and his brother Shaikh Yassin became the owners of the said property by virtue of deed of sale dtd. 15th July 1946 duly registered in the book of notary of Ponda Court Shri. Lobo under Book No. 269 at folios 16 reverses.

AND WHEREAS owner No. 1 and Shri. Sheikh Yassin developed the said land into various plots with roads, gutters, provision for electricity and water connection etc.



AND WHEREAS said property for the purpose of development is also converted from agricultural to residential purposes in terms of sanad dtd. 16/10/2002 under No. Conv/2460 dtd. 16/10/2002 issued by office of the Office of the Dy. Collector Ponda.

AND WHEREAS, the sub division of the said property has been duly approved by the village Panchayat of Curti Khandepar in terms of final NOC dtd. 18/12/2002 which NOC has been

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granted upon approval of the said sub division by town and country planning department in terms of NOC dtd.28/10/2002.

AND WHEREAS the entire property which has been sub divided into twenty nine plots with due access road and open space can be seen in the sub division plan which was revised subsequently and approved by the office of town planner on 25/03/2004 and NOC for the same has been issued by the village Panchayat of Curti Khandepar on 12/04/2004.



AND WHEREAS by virtue of deed of partition dtd. 28/06/2004 registered under No. 1126 at pages 85 to 98 (A) in book No.1, volume No. 760 dtd. 8/07/2004 in the office of Sub- registrar of Ponda, executed between owners, Shri. Shaik Yassin and his wife Hanifanbi and the developers Mr. Mangesh B. Kundaikar and Mr. Mulla Afzal, the owners have become the absolute owners or otherwise

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well and sufficiently entitled to plots No. 6, 7, 8, 9, 10, 11, 12, 13, 14, & 15 of the said property. Out of which plot no. 11 has been sold by the owners to Mr. Sudhakar Ramchandra Naik.

AND WHEREAS owners decided to develop plots namely plot Nos. 10, 12 to 15 by erecting a building therein meant for commercial and residential purposes after complying with the due formalities of law.



AND WHEREAS since the plot no. 11 was also formerly part of the same property, now sold to Mr. Sudhakar Ramchandra Naik and since he also wanted to develop the said plot no. 11, it was decided by the owners and said Sudhakar Ramchandra Naik to amalgamate plot no. 10 to 15 into one property with a view to take a common construction license and to save the setbacks which otherwise the parties would have to leave if separate licenses were asked for

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and accordingly the said plots were amalgamated into one property for the purpose of obtaining construction license only.

AND WHEREAS on obtaining the necessary construction license the respective construction activity was being carried on by the parties i.e. by the owners in the plot Nos.10, 12, to 15 at their own cost and expenses and by said Sudhakar Ramchandra Naik in the plot no.11 at his own cost and expenses and having completed the same, due occupancy certificate has been obtained by the said Sudhakar Ramchandra Naik separately in respect of his plot no.11 and the owners in respect of their construction in the remaining plots. However part of the construction under the said construction license remained to be carried out due to the financial constraint.

AND WHEREAS there arose some dispute between the owners and Mr. Sudhakar

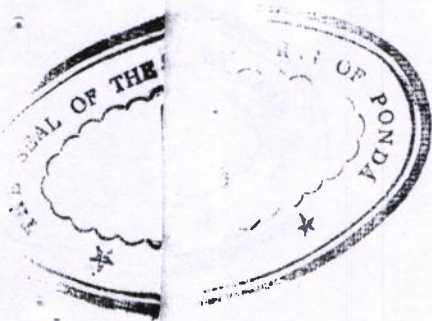
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Ramchandra Naik and the further construction by the owners came to halt. Therefore a civil suit was filed against Mr. Sudhakar R. Naik being R.C.S. No. 25/2014/C in the Civil Court at Ponda by the owners.

AND WHEREAS said suit has been decreed in terms of consent decree dtd. 28/01/2015 and in the said consent terms Mr. Sudhakar R. Naik has consented for undertaking construction in the amalgamated plots by the owners beyond the land allotted to Mr. Sudhakar R. Naik under the said consent terms.



AND WHEREAS Developer has requested the Owner to allow it to develop the remaining land under the construction license and the construction plan issued by the village panchayat of Curti-Khandepar being the construction license No. 27/2018-2019 and approved construction plan under order No. TPP/561/Curti/67/2018/2137.

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AND WHEREAS owners have agreed to authorize the Developer to develop the said land described in the Schedule-II hereunder written, by constructing new building thereon on Flat Ownership basis and the Owner is agreeable to directly convey the proportionate corresponding share in said land with the new building thereon to any Maintenance Co-operative Housing Society or other body that will be formed by the Purchasers of flats and other premises in such building, on the following terms and conditions agreed to between the parties hereto:



**NOW IT IS HEREBY AGREED BY AND
BETWEEN THE PARTIES AS FOLLOWS:**

1. **Definition** unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them:-

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a. **BUILDING** shall mean the building to be constructed on the amalgamated plots No.10, 12 to 15 as per the sanctioned plan.

b. **COMMON FACILITIES AND AMENITIES** shall include corridors, stair ways, passage -ways, drive-ways, pump room, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, provisions, maintenance and management of the said building but excluding the roof and terrace of the building.

c. **SALEABLE SPACE** shall mean the portion of the building available for the independent use and occupation after making due provisions for common facilities and the space required therefore.

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d. **OWNERS ALLOCATION** shall mean the five flats (mentioned in the schedule III), in the building which is to be allocated to the owner as part of owner's portion in accordance with terms and conditions of these presents including stilt parking space for the each flat marked and shown in the plan annexed hereinafter under No. P-12, P-13, P-14, P-15 and P-16, proportionate share in the common facilities and amenities.

e. **DEVELOPERS ALLOCATION** shall mean the remaining flats (as mentioned in schedule IV) in the building to be constructed in the same property after allocation made to the owner including stilt parking space marked and shown in the site plan annexed hereinafter under No. P-1 to P-11 for the each flat, proportionate share in the common facilities and amenities of the building on the said property.

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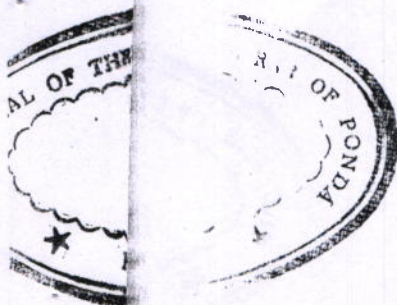
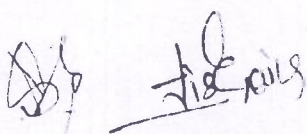
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f. **BUILDING PLAN** shall mean a plan prepared by the Architect appointed by the developer for the construction of the building on the said property and sanctioned by concerned Panchayat and/or other competent authorities.

g. **SERVICE CHARGE** shall mean and include proportionate share of the premium for the insurance of the building, water, fire and scavenging charge and taxes, electric lighting, sanitation, repairs and renewal charges, any charges for the bill collections and charges for management of common facilities, costs for renovation, replacements and maintenance and expenses in relation to the building including all common wiring, pipes, electrical and mechanical equipments, pumps, motors, generators, and other electrical and mechanical installation, appliances, tools, implements, apparatus and the stair - ways, corridors, halls passage-

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ways, garden, park-ways, open spaces and all other facilities whatsoever as may be mutually agreed upon from time to time by the owners of the flats, spaces and buildings, as the case may be.

LICENSE TO DEVELOP

2. The Owner hereby entrusts, hands over and gives license to Developer to enter into the said plot, develop the plot and construct multi-storeyed building thereon containing dwelling units and/or ownership flats with the best materials and in accordance with the plans and specifications mentioned hereinafter.
3. The developer hereby agrees to develop and/or cause to be developed the said plot by constructing a building with best materials containing in the building dwelling units and / or flats in accordance with the specification and plans the rules and regulations in relation thereto with the approval and/or sanction of the

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concerned authorities at his own costs, expenses and arranging his own finance and at his own risk and responsibility.

CONSIDERATION

4. In consideration of the owners having entrusted, giving license to the Developer to enter the said plot, develop, and construct multi storied building thereon having dwelling units and/or ownership flats at his own costs and conferring on him the rights, powers, privileges and benefits mentioned herein, the developer agrees to pay a sum of Rs. 40,00,000/- to the owners and to construct for the use and occupation of the owner the below mentioned premises in the said building.

- a. A flat bearing No. F-002 on the upper ground floor having super built up area of 88.38 sq. mtrs. which includes carpet area of 56.77 m² (as defined in RERA Act), exclusive balcony area of 16.25m²,

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external walls and proportionate common area of 15.36 m².

b. A flat bearing No. F-004 on the upper ground floor having super built up area of 88.38 sq. mtrs. which includes carpet area of 56.77 m² (as defined in RERA Act), exclusive balcony area of 16.25m², external walls and proportionate common area of 15.36 m².

c. A flat bearing No. F-101 on the first floor having super built up area of 88.38 sq. mtrs. which includes carpet area of 56.77 m² (as defined in RERA Act), exclusive balcony area of 16.25m², external walls and proportionate common area of 15.36 m².

d. A flat bearing No. F-104 on the first floor having super built up area of 88.38 sq. mtrs. which includes carpet area of 56.77 m² (as defined in RERA Act), exclusive

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balcony area of 16.25m^2 , external walls and proportionate common area of 15.36m^2 .

- e. A flat bearing No. F-202 on the Second floor having super built up area of 88.38sq. mtrs. which includes carpet area of 56.77m^2 (as defined in RERA Act), exclusive balcony area of 16.25m^2 , external walls and proportionate common area of 15.36m^2 .

The total construction cost of the owners allocation is Rs. 66,28,500/- (Rupees Sixty Six Lakhs Twenty Eight Thousand Five Hundred Only). Thus total value of the price consideration agreed to be paid by the developer to the owners is Rs. 1,06,28,500/- (Rupees One Crore Six lakhs Twenty Eight Thousand Five Hundred Only).

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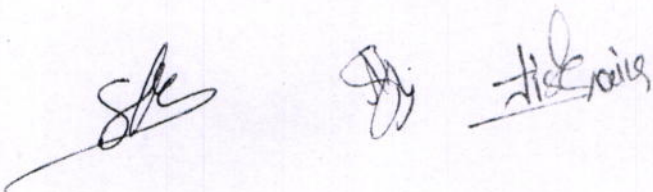
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DEVELOPER'S OBLIGATIONS

5. The development of the said plot by constructing buildings containing dwelling units and/or ownership flats shall commence forthwith with all earnestness in accordance with all the specifications, plans, schemes and approvals of the competent authorities applicable at the cost, risk and responsibility of the developer, the owner having no responsibility in respect thereof in any manner whatsoever save as contained herein.

6. In constructing the building and providing dwelling units the developer shall install in the said buildings at his own costs water storage tanks, overhead reservoirs, electrical installations, electrical wirings, water pipes and all other facilities and amenities attendant to dwelling units and/or ownership flats and/or as required to be provided in such buildings to make the dwelling units for comfortable habitation.

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TIME IS OF ESSENCE OF CONTRACT

7. The developer covenants and agrees to complete the development and construction of premises with all amenities therein and thereon and to hand over the premises mentioned at clause 4 above to the owner within thirty months from the date of commencement of construction work scheduled on 01/02/2019. Developer is entitled for three months grace period if the construction is not completed within the time period agreed in the present agreement and if the developer shows the sufficient cause to the satisfaction of the owner for the delay. The time of performance of these presents shall be the essence of the contract.

DEVELOPER'S RIGHTS

8. The developer shall be entitled to advertise in its own name about the building to be constructed and to put up advertisement Board on the property, to remove the debris and

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rubbish on demolition of the existing structures and to dispose of the same on its own account.

9. The developer shall be entitled to enter into any agreement with any building contractor, architect, appoint agents but not to assign the benefit of this contract, for the purpose of development of the said property in its own name and costs, risks and expenses.

10. After payment of the consideration money, the developer shall be entitled to allot flats or rights in the building to be constructed so far as they relate to developers allocation and to enter into any package deal or arrangements for sale and receive price consideration for the same in relation thereto.

OWNER TO BE INDEMNIFIED

11. Notwithstanding anything contained in these presents the developer shall indemnify and keep indemnified the owner against and from all losses, claims, damages, costs charges and

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expenses that may be made incurred or suffered by the owner in relation to the said plot, construction of new buildings and in relation thereto or for any breach of any contract by the developer or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.

OWNER TO EXECUTE DOCUMENTS

12. The owner shall at the request and costs, expenses and charges of the developer, sign, execute from time to time all plans, applications for layouts, construction of the said building and structures on the said property and all other documents that might be necessary for giving proper effect of these presents.

POWER OF ATTORNEY

13. The owner shall at the costs and request of the developer execute a power of attorney in favour

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of the developer giving him all necessary powers required to carry out the work of development and completion of the project herein and to sell the premises from developers allocation.

OWNER'S UNDERTAKINGS

14. The owners declares they have not agreed, committed or contracted or entered into any agreement for sale or lease of the said property or any part thereof to any person other than the developer and he had created any lien, charge, mortgage or encumbrance on the said property and that he would keep the said property free from encumbrance during the subsistence of these presents.

15. The owner further declares they have not done any act, thing deed or matter whereby or by reason whereof the development and construction of the said property and / or buildings may be affected or prevented in any

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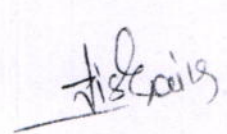
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manner whatsoever and that they undertakes to remove any possible impediment to the implementation of these presents, if the same is within their power and control.

16. The owner declares that they have not received and to his knowledge the Government, local authority or any other authority has not issued any notice affecting the said property or imposing any restriction on the development of the said property in the manner proposed herein.

17. The owners hereby agree covenants and undertakes not to cause any interference by themselves or through others in the development of the property or in the construction in the said flats on the said property by the developer or through its agents or do anything, deed or act preventing the developer from disposing of selling, assigning or disposing of or transferring any portion of

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the Developers allocation of the premises or to deal with the said developers allocation of the premises or to deal with the said developers allocation in any manner whatsoever.

18. The developer shall pay and bear all panchayat rates, taxes and other outgoing till developer delivers possession of the owners allocation to the owner from which date the owner will pay such rates, taxes and outgoing proportionate to the owners allocation and the developer will bear such rates, taxes and outgoing in respect of Developers allocation.



HANDING OVER POSSESSION OF OWNERS ALLOCATION

19. On obtaining completion certificate of the new building the developer shall give notice in writing to the owners when owners would be at liberty to take possession on and from the date specified of the owners allocation in the said

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premises. On receipt of the notice and from the date mentioned in the notice for taking possession the owners shall be responsible to pay all rates, taxes, service charges and other outgoing in respect of the common facilities in the building proportionate to the owners allocation. Provided that any additional insurance premium, costs expenses by way of maintenance for any particular use or for any portion within the owners allocation shall be paid by the owner.

20. In addition of the portion of the building in the owners allocation, the owner shall have exclusive right, title and interest in respect of the roof of the new building irrespective of owners allocation or developers allocation provided that any occupier of any flat in the said new building shall have the right to visit the roof of the technical hands and/or workers for the purpose of inspection of the overhead water tanks, installation of Radio Aerials, T.V.

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Antenna, Cable, etc. repairs and replacement thereof and the building to be constructed shall be given name as per the choice of the owner.

SCHEME FOR MANAGEMENT

21. A scheme shall be framed by the parties herein for the management and administration of the new building including the portions in common use and sharing the expenses of Management, administration and maintenance of amenities in the said building including the user thereof and such scheme and any rules and regulations framed under the scheme shall be binding on the occupiers of the said new building including in the owners allocation and in the developers allocation.

RESTRICTIONS AS TO USER OF THE BUILDING

22. Any transfer or any portion of the said building out of the owners allocation or Developers allocation shall be subject to the provisions

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contained herein and all occupiers shall be bound by the provisions contained in any agreement, rules, regulations, bye-laws and restrictions contained herein.

23. Neither the owner nor the developer nor any person occupying any portion of the said building whether in the owners allocation or in the developers allocation shall use or permit to be used his portion or space occupied by him or his agents for carrying on any illegal or immoral trade or activity to do or allow anything to be done that might cause any nuisance or annoyance or hazard to anybody inside the building or outside the building or to store any inflammable or explosive material, goods or products. The decision of the management as to whether any act will cause nuisance or annoyance or any substance is inflammable or explosive shall be final.

24. No structural alteration in the building shall be made without the written consent of the

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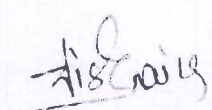
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management of the said building subject, however, to a sanction of the concerned authorities, if necessary.

25. On performing their obligation under these presents if the owner or developer transfers any portion out of their respective allocations, such transfer shall be subject to the terms and condition, restrictions and covenants contained herein and in any documents or conveyance that might be executed should recite about the transfer agreement.

26. It will be obligations of the owner, developer and occupier of each portion of the said new building to keep the interior walls, floors, ceilings, fittings, electric wirings and gadgets, fixtures, appurtenances, pipes, drains, sewers and all other amenities in their respective portions or spaces occupied by them in good repair and perfect working condition and take all possible steps to prevent any damage being caused to the

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building or any portion thereof or cause any inconvenience to the occupiers of any other portion of the said building and in case of failure to perform any of the obligations he shall be liable to indemnify the owner, occupier or the person suffering damages or injury.

27. The owner, developer, occupier or their agents in the new building shall not keep any articles or display anything in the corridor or places of the common use or do anything which might cause inconvenience or hindrances in any manner in the free movement of men and material.

28. The owner, developer, their agents, nominees or occupiers of any portion of the said building shall not throw or accumulate any dirt, rubbish, waste or refuse or permit or allow anybody to do the same inside the spaces the spaces meant for common use or in the compounds or in or about the building.

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29. After the management of the building decide that certain repairs, cleaning, testing or other things are necessary to be done in any portion of the new building, the owner, developer and occupier, as the case may be, shall permit the management or its nominee with or without workmen and technicians on prior notice to enter into and upon the rooms, flats, spaces for the purpose of repairing, cleaning, testing maintaining, re-building or replacing drains, gas connection, electric wiring, water pipes, sanitary drains and/or pipes and/or fittings and may other matter which might affect the enjoyment of any portion of the said building by any person being the owner or occupier thereof.

DEED OF CONVEYANCE

30. After completion of construction of the building, obtaining of certificate of completion or occupation, the developer shall make over

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the premises constructed for the use and occupation of the owner in the said building as mentioned in schedule III hereinafter written, to the owner where upon the owner shall execute deeds of conveyance with respect to the land corresponding to the built up area in favour of the developer, at the cost of the developer or in favour of condominium of flat-purchasers or society, Association or Company and the developer shall join therein as confirming party, if so required, all the expenses being borne by the developer and / or purchasers or flats.

FORFEITURE

31. On the developer failing to completing the building within the stipulated period or failing to perform the obligations towards the owner if circumstances occur disabling the developer to perform his part of the obligations under these presents, the owner shall be entitled to terminate the present agreement and, the power

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of attorney granted to the developer shall stand revoked, provided that the developer shall be entitled to remove the structures and materials without causing any damage to the said land. Any indulgence shown by the owner shall not be treated as waiver of any right of the owner.

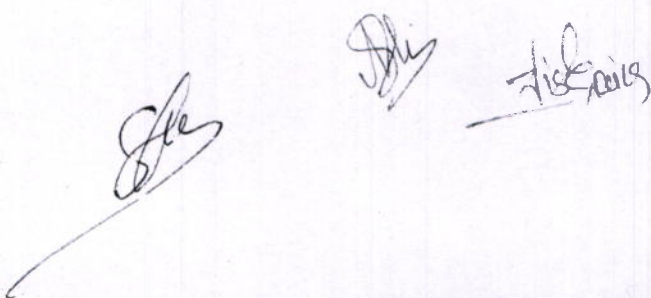
NOT PARTNERSHIP OR JOINT VENTURE

32. The parties hereby declare and agree that these presents do not constitute and the parties do not intend to be a partnership or joint venture or association of persons.

NOT A DEMISE

33. it is declared and agreed that these presents shall not be treated as a conveyance or demise or transfer of any right or title or interest in the said plot to the developer excepting the right to develop and/or construct multi-storied and these presents shall be treated only as a license

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in favour of the developer to do all acts things and deed expressly provided herein and contained in the power of attorney to be executed.

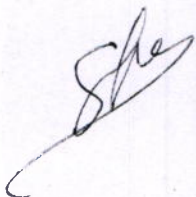
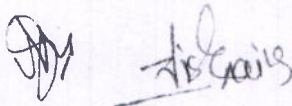
DELIVERY OF TITLE DEEDS

34. The developer shall be entitled to inspect the title deeds in possession of the owner and on payment of full consideration of money shall be entitled to delivery of such title deeds on accountable receipts with an undertaking to return the same when demanded.

FORCE MAJEURE

35. If either party be prevented from performing his part of the obligations under these presents due to the existence of force majeure such as earthquake, flood, riot, war, storm, tempest, civil commotion, blats, malicious damages, fire or any other act or omission or cause beyond the control of the party concerned provided that the cause was not induced by the party himself.

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JURISDICTION

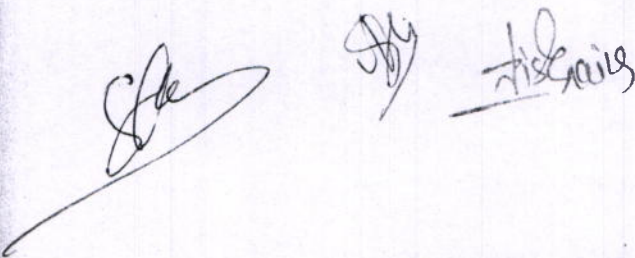
36. Only in the courts in Goa shall have jurisdiction to entertain try and determine or adjudicate all actions, suits, and legal proceedings arising out of or in relation to these presents, the award of Arbitrator or otherwise between the parties herein.

37. Present agreement has been typed on the stamp paper worth Rs. 3,08,250/- being 2.9% on the total value of the price consideration of Rs. 1,06,28,500/- (Rupees One Crore Six Lakhs Twenty Eight Thousand Five Hundred Only).

SCHEDULE I

ALL THAT property known as "**BORODO KOTACODIL** alias **KOTEACODILMOL BOROD**" situated at village Curti within the area and jurisdiction of the gram Panchayat of Curti Khandepar of the Taluka and Sub district of Ponda of the North Goa district of the state of Goa and which property is wholly registered

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in the land Registration Office of Ilhas Goa under No. 1318 of book B 15 (old) and enrolled in the matriz records under No. 716 and surveyed under No. 67/0 (part) of village Curti and which property as a whole is bounded as under:-

East: - With the survey No. 66, 68 and 63

West: - With the nalla after lies the boundary of Ponda

Town,

North: - With the survey No. 68,

South: - With the Ponda Bethora Road.

SCHEDULE II

(Schedule of the land corresponding to the built up area agreed to be developed and sold)

ALL THAT land admeasuring 1170.50 sq. mtrs. which corresponds to the built up area of 936.56 sq. mtrs. of the proposed building to be constructed in the land admeasuring 3368.48

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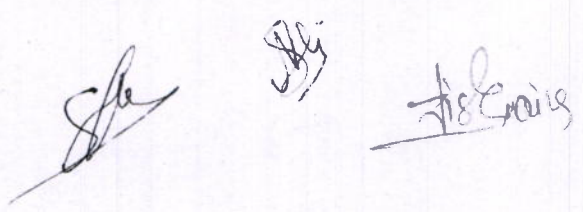
sq. mtrs. of the amalgamated plots No. 10,12 to 15 of the property described in schedule I above. Permissible area of the land for development from the amalgamated plots is 80% i.e. 2693.19 sq. mtrs. out of which owners have already used the land admeasuring 2197.50 sq. mtrs. which corresponds to 1756.63 sq. mtrs. of built up area.

SCHEDULE III

(owners allocation in the building to be constructed)

- a. A flat bearing No. F-002 on the upper ground floor having super built up area of 88.38 sq. mtrs. which includes carpet area of 56.77 m² (as defined in RERA Act), exclusive balcony area of 16.25m², external walls and proportionate common area of 15.36 m².
- b. A flat bearing No. F-004 on the upper ground floor having super built up area

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of 88.38 sq. mtrs. which includes carpet area of 56.77 m² (as defined in RERA Act), exclusive balcony area of 16.25m², external walls and proportionate common area of 15.36 m².

c. A flat bearing No. F-101 on the first floor having super built up area of 88.38 sq. mtrs. which includes carpet area of 56.77 m² (as defined in RERA Act), exclusive balcony area of 16.25m², external walls and proportionate common area of 15.36 m².

d. A flat bearing No. F-104 on the first floor having super built up area of 88.38 sq. mtrs. which includes carpet area of 56.77 m² (as defined in RERA Act), exclusive balcony area of 16.25m², external walls and proportionate common area of 15.36 m².

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- e. A flat bearing No. F-202 on the Second floor having super built up area of 88.38 sq. mtrs. which includes carpet area of 56.77 m² (as defined in RERA Act), exclusive balcony area of 16.25m², external walls and proportionate common area of 15.36 m².

SCHEDULE IV

(Developers allocation in the building to be constructed)

- a. A flat bearing No. F-001 on the upper ground floor having super built up area of 88.38 sq. mtrs. which includes carpet area of 56.77 m² (as defined in RERA Act), exclusive balcony area of 16.25m², external walls and proportionate common area of 15.36 m².
- b. A flat bearing No. F-003 on the upper ground floor having super built up area of 88.38 sq. mtrs. which includes carpet

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area of 56.77 m² (as defined in RERA Act), exclusive balcony area of 16.25m², external walls and proportionate common area of 15.36 m².

c. A flat bearing No. F-102 on the first floor having super built up area of 88.38 sq. mtrs. which includes carpet area of 56.77 m² (as defined in RERA Act), exclusive balcony area of 16.25m², external walls and proportionate common area of 15.36 m².

d. A flat bearing No. F-103 on the first floor having super built up area of 88.38 sq. mtrs. which includes carpet area of 56.77 m² (as defined in RERA Act), exclusive balcony area of 16.25m², external walls and proportionate common area of 15.36 m².

e. A flat bearing No. F-201 on the Second floor having super built up area of 88.38

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sq. mtrs. which includes carpet area of 56.77 m² (as defined in RERA Act), exclusive balcony area of 16.25m², external walls and proportionate common area of 15.36 m².

f. A flat bearing No. F-203 on the Second floor having super built up area of 88.38 sq. mtrs. which includes carpet area of 56.77 m² (as defined in RERA Act), exclusive balcony area of 16.25m², external walls and proportionate common area of 15.36 m².

g. A flat bearing No. F-204 on the second floor having super built up area of 88.38 sq. mtrs. which includes carpet area of 56.77 m² (as defined in RERA Act), exclusive balcony area of 16.25m², external walls and proportionate common area of 15.36 m².

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- h. A flat bearing No. F-301 on the third floor having super built up area of 88.61 sq. mtrs. which includes carpet area of 45.50 m² (as defined in RERA Act), exclusive balcony area of 12.48m², exclusive open terrace area 14.06m² and external walls and proportionate common area of 13.57m².
- i. A flat bearing No. F-302 on the third floor having super built up area of 88.61 sq. mtrs. which includes carpet area of 45.50 m² (as defined in RERA Act), exclusive balcony area of 12.48m², exclusive open terrace area 14.06m² and external walls and proportionate common area of 13.57m².
- j. A flat bearing No. F-303 on the third floor having super built up area of 88.61 sq. mtrs. which includes carpet area of 45.50 m² (as defined in RERA Act), exclusive balcony area of 12.48m²,

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exclusive open terrace area 14.06m^2 and external walls and proportionate common area of 13.57m^2 .

- k. A flat bearing No. F-304 on the third floor having super built up area of 88.61 sq. mtrs. which includes carpet area of 45.50 m^2 (as defined in RERA Act), exclusive balcony area of 12.48m^2 , exclusive open terrace area 14.06m^2 and external walls and proportionate common area of 13.57m^2 .

SCHEDULE V

(Specification of the flat mentioned in the III schedule)

1. **STRUCTURE R.C. C. (M; 20)** structure as per approved design of competent authority. External wall of 200/300 mm thick brick/laterite stone/concrete masonry and internal partition wall of 115 mm thick brick masonry.

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2. FLOOR AND WALL TILING:

The flooring in all room shall be vitrified tiles.

Ceramics tiles will be provided in following places:

- a. On toilet wall upto door height.
- b. Above the kitchen platform upto a height of 600mm (2)

3. WALL FINISH

The interior walls will have cream colour Acrylic washable paint. External walls painted with cement paint as per Architects colour choice.

4. DOORS AND WINDOWS:

The main entrance door frame will be of teak wood with teak wood door shutter/or approved marine ply. All other doors frames will be of salwood. All doors shall have brass/equivalent hinges and shall have general brass fittings viz tower bolt, handle stopper and latch. Main entrance door shall have Europa or equivalent night latch, door eye and a decorative brass handle on outside.

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All windows will be powder coated aluminum sliding shutters with clear glass.

Bathroom ventilators will be powder coated aluminum partially fixed/louvered type with provision for fitting exhaust fan.

5. KITCHEN:

Kitchen platform will be of polished black granite with single bowl stainless steel sink of size 24" *18

6. PLUMBING AND SANITARY INSTALLATIONS:

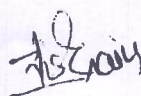
Concealed internal plumbing of UPVC/CPVC pipes.

Water closets and wash basins will be provided in the following places:

- a. Wash basin in toilets.
- b. Water closets in all toilets European style cromium plated fitting of standard make. One hot and one cold tap and one wall shower

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and one health faucet in all toilets will be provided. Provision for storage water geyser in all toilets (only provision and no fixture) provision for water purifier above kitchen platform (only provision no fixture). Hindware or CERA fittings (Plain Colour)

7. ELECTRICITY SUPPLY & WIRING:

Wiring will be concealed and suitable for three phase supply and flush plate switches.

The actual supply may be of single or three phase in accordance with the rules and regulations of the Goa Electricity Department in force at the time the complex is energized by them.

Separate meter located in the panel room and a sub main board with the apartment for easy isolation of supply.

The distributions of points are as follows:

Living/Dining room: Three light points, two fan points, Two 5 amps plug points on switchboard.

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One 5 amps plug point on separate board, TV and Telephone point and bell point.

Bed Rooms: Two light points, one fan point, one 5 amps plug point on switch board, one 5 amps plug point on separate board.

Toilet/Bathroom: Two light points, one exhaust fan point, one 5 amps plug point & one 15 amps point for geyser.

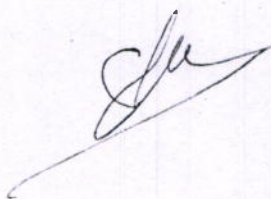
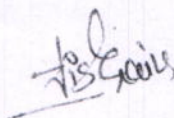
The wiring for 5 amps points will be 1.5 sq. mm rating adequate for showers / refrigerators & washing machine. The wiring of 15 amps points will be of 4.00 sq. mm rating adequate for storage heater and air conditioner.

Miniature circuit breakers will be provided for safety from overloads and short circuit.

Provision wiring for power inverter for one light point in living room, bed rooms, kitchen and toilets. One fan point in living and bed rooms.

Cable TV points in living room and master bed room.

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8. WATER SUPPLY:

There will be one overhead tank and one ground sump tank for additional storage of water. This will be connected to Government water supply lines.

Water from common overhead tank will be distributed to each individual unit.

A pump will be provided to lift the water from ground sump to overhead tank.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seal to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof, in the presence of the following witnesses, who have signed herein below.

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SIGNED SEALED AND DELIVERED

BY WITHIN NAMED OWNER No.1

MR. SHAIKH HASSAN



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OWNER No.1



RIGHT HAND FINGER PRINT OF THE

OWNER No.1



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Di *discain*

SIGNED SEALED AND DELIVERED

BY WITHIN NAMED OWNER No.2

MRS. NASIMA SHAIKH



JH

LEFT HAND FINGER PRINT OF THE OWNER

No.2



RIGHT HAND FINGER PRINT OF THE OWNER

No.2



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SIGNED SEALED AND DELIVERED

BY WITHIN NAMED DEVELOPER

RUDHRA DEVELOPERS

Through its partner

MR. VISHANT GANPAT NAIK



Vishant Naik
Vishant
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DEVELOPER

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RIGHT HAND FINGER PRINT OF THE
DEVELOPER

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Contd/-

Vishant Naik
Vishant
Vishant Naik

In the presence of

Following witnesses:

1. Puja B. Talekar ~~Patekar~~

R/o. Bethora, Ponda - Goa.

2. Kosha B. Parsekar ~~Parsekar~~

R/o. Tisk - Usgao Goa.

