

(Kupera two lakh-three thousand in hundredth)

For CITIZEN CREDIT
CO-OP. BANK LTD.

CITIZEN CREDIT CO-OP BANK LTD
E-320, BUA DE OUREM
PANAJI, GOA 403 901

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Authorized Signatory

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

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Name of Purchaser MANAS DEVELOPERS (PROP. TANMAY KHOLKAR)



AGREEMENT FOR DEVELOPMENT

Tanmay Chatterjee Jyotsna Zomunthari

This Agreement for Development is made on this 21st day of March , 2016 at Vasco Da Gama Goa.

BETWEEN



M/s Manas Developers, having office at Plot No. 22/B, Happy Home Co-op. Housing Society, Ground Floor, La Campala, Miramar, Panaji - Goa - 403001, represented by its Proprietor **Mr. Tanmay Ulhas Kholkar**, aged 41 years, married, Indian National, businessman, having PAN Card No. **ADRPK1581A**, residing at **5th Floor, Block A, Adwalpalkar Shelter, Opp. Kamat Classic IV, Caranzalem Goa**, hereinafter referred to as the "**FIRST PARTY**" (which expression shall, wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include their legal representatives, executors, administrators, transferees and assigns) of the **ONE PART**.

AND

1. MR. Leoncio F.V. Desouza, alias **Levancio V.F. D'Souza** son of late Mr. Andre Antonio Sebestiao De Souza, aged 56 years, businessman, having PAN Card No. **AAHPD2550P** , Indian National, and his wife **Mrs. Zonunthari W/o Mr. Levancio V F D'souza** aged 55 years, Housewife having PAN



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Card No. **AAHPZ0282A** , Indian National, both residents of **H. No. 182, Near Old M.P.T. Hospital Desterro, Vasco- da- Gama, 403802** hereinafter together referred to as the "SECOND PARTY" (which expression shall, wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include its successors and assigns) of the OTHER PART.

WHEREAS:

- i) The SECOND PARTY is the owner in possession of properties bearing Survey No. 102/7 of Village Cortalim, South Goa, more particularly described in Schedule II referred to as the "SAID PROPERTY" which are more particularly delineated in red in Annexure - 1, which is part and parcel of a larger property more particularly described in Schedule I.
- ii) The SECOND PARTY has agreed to share the built up area in the ratio of 60:40 i.e 60% in favour of FIRST PARTY and 40% in favour of SECOND PARTY, in lieu of the FIRST PARTY entering into a Joint Venture for Development of the SAID PROPERTY on terms and conditions agreed herein.
- iii) The SECOND PARTY is solely and absolutely entitled to the SAID PROPERTY and that no other person or party


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has or have any right, title, interest or claim of any nature whatsoever, whether by way of sale, lease, charge, lien, gift, trust, easement, mortgage, license or otherwise howsoever into, over or upon the SAID PROPERTY or any part thereof and that the FIRST PARTY have good right, full power and absolute authority to deal with, develop and dispose of the said Property. On the basis of the above representations, the FIRST PARTY has offered to the SECOND PARTY to jointly develop the SAID PROPERTY by constructing thereon residential cum commercial Complex under DEVELOPMENT AGREEMENT on the basis of mutual shares in the ratio of 60:40, hereinafter referred to as the SAID PROJECT.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND UNDERSTOOD BETWEEN THE PARTIES HERETO AS UNDER:

1) **THE AGREEMENT:**

- a. The FIRST PARTY and the SECOND PARTY do hereby form and constitute this agreement for the SAID PROJECT.

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- b. The SECOND PARTY do hereby irrevocably grant to the FIRST PARTY the right to develop the SAID PROPERTY being that property admeasuring an area of 5850 sq. mts. along with house structures thereon including House Nos. 107 and 108 which is better shown delineated in red boundary line in the plan annexed hereto which by itself is a part and parcel of the larger property described in SCHEDULE -I hereinabove written and the property is bounded as under:- To the East: By the property under Survey No. 105/1, 1-A, 8 and 9; To the West: By the property under Survey No. 102/6, 6E and the Plot of 300 square meters sold of the same property. To the North: By Road and the property under Survey No. 105/7-A. To the South: By the property under Survey No. 118/3 and 4 more particularly described in Schedule - II and the FIRST PARTY has agreed to develop the same by constructing buildings and structures thereon as may be permitted by the concerned authorities at or for the consideration and on the terms and conditions set out hereinafter.


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b. The primary obligation and contribution of the FIRST PARTY shall be to invest all monies in terms of this Agreement for construction and development of the Residential / Commercial Complex and other resources as the FIRST PARTY may deem necessary for, and to undertake and complete, the SAID PROJECT.

c. After execution of this Agreement, the FIRST PARTY shall invest an amount as may be required towards development cost of the SAID PROJECT till the completion of the SAID PROJECT.

d. The FIRST PARTY at his own cost mutually shall:

- i) Obtain all the permissions, licences, approvals, N.O.C's and revisions, modifications, alterations thereof or of any term or condition therein etc. required by law for the SAID PROJECT and everything that is necessary in this regard;
- ii) Procure raw materials, labour and such other material as is required for the SAID PROJECT;
- iii) Engage services of Architects, Engineers, Contractors, Laborers, Workers and other

personnel as may be required for the purposes of development of the SAID PROPERTIES OR SAID PROJECTS and either through them or itself supervise the construction and ensure that the construction is being carried out as per the approved plans and designs;

- iv) Be in total and complete control of the construction and other activities to be carried out in and over the SAID PROPERTIES or pertaining to the SAID PROJECT;
- v) Obtain completion/occupancy certificate for the SAID PROJECT, as a whole or in parts, as per the rules and regulations applicable;
- vi) Put up a board or hoarding at the SAID PROPERTIES displaying the details about the development being undertaken as required by law or as deem fit by the FIRST PARTY including advertisements;
- vii) Issue advertisements to the public about the SAID PROJECT and/or the premises/unit(s) in the SAID PROJECT by such medium as deem fit by the FIRST PARTY, including advertisements inviting offers for purchase,


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lease etc. of premises/unit(s) in the SAID PROJECT.

4) **SHARES OF THE FIRST PARTY AND SECOND PARTY UNDER THE DEVELOPMENT AGREEMENT AND THEIR RESPECTIVE RIGHTS AND OBLIGATIONS IN RESPECT THEREOF:**

4.1. In consideration of the respective promises, obligations and contributions as aforesaid:

a. The FIRST PARTY shall get

i) 60% of the built up area in the SAID PROJECT.

b. The SECOND PARTY shall get

i) 40% of the built up area in the SAID PROJECT.

b. The FIRST PARTY shall have primacy in choosing/retaining the portion of the built up area or units constructed in the SAID PROJECT being the 60% share of the FIRST PARTY and the remainder units being 40% built up area will be retained by the SECOND PARTY.


  J. Jayaprakash Narayan

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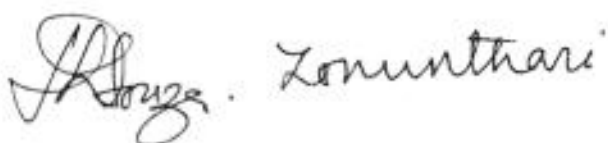
- ii. The FIRST PARTY shall revise the specifications relating to the exterior of the SAID PROJECT and/or all common structures, areas, amenities in and around SAID PROJECT.

7. **COMPLETION OF PROJECT**

7.1. The FIRST PARTY shall do all that is necessary to complete the project and shall comply with the terms and obligations.

7.2. The FIRST PARTY hereby agree and undertake that the SAID PROJECT shall be completed within the period of **36** months from the date of signing this Development agreement. Any further extension if required may be done as per mutual understandings between the parties. In case of any delay beyond the agreed period and extension period attributable to the First Party, the First Party undertakes to pay a monthly compensation of Rs. 1,00,000/- (Rupees One Lakh only) to the Second Party.

7.3 However due to any reason beyond the control of First Party, or due to any unforeseen circumstances , e.g. non availability of material, change of laws by the Government/ Local

  J. S. Zomunthari

authorities etc, acts of God such as floods, earthquake etc. the first party shall not be held responsible for the delay.

7.4. In the event, the PROJECT is completed under the circumstances mentioned above in Clause 8.2.

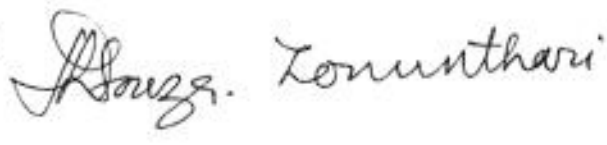
a. The FIRST PARTY shall get on ownership basis, premises identified into distinct units in the SAID PROJECT equivalent to 60% of the total built up area of the SAID PROJECT and

b. The SECOND PARTY shall get -

On ownership basis, premises identified into distinct units in the SAID PROJECT equivalent to 40% of the total built up area of the SAID PROJECT.

7.5 In the event of circumstances in terms of Clause 8.2, the actual identification of the units to be given to the FIRST PARTY and SECOND PARTY shall be done in a manner that FIRST PARTY and SECOND PARTY shall mutually agree.

7.6 After identification and allotment of units in terms of Clause 8.3, in respect of their respective premises/ units in the SAID PROJECT, the FIRST PARTY and SECOND PARTY shall execute the necessary documents/instruments of allotment of units.

7.7 After execution of necessary documents in terms of clause 8.4 above each party shall be free to deal with and dispose of their respective unit(s) in the SAID PROJECT, including entering into memorandum(s) of understanding, agreement(s) or deed(s) with any person, thereby selling, letting out, or agreeing to sell, let out or otherwise transfer or put another person in possession of any or all of their premise(s)/ unit(s) in the SAID PROEJCT and receive the consideration thereof, including earnest money or deposit and do all that is necessary in this regard, subject to the condition that The title and interest of the FIRST PARTY and the SECOND PARTY to the undivided proportionate share in the land of the said Property shall be joint and imparitable and the parties shall not be entitled for demarcation or partition of their right in or to the land of the said Property.

7.8 Upon completion of the project, the FIRST PARTY and SECOND PARTY shall execute necessary documents/instruments for sale of units in favour of respective Purchasers of the units along with proportionate undivided rights in the said properties.

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8. **FORMATION OF ENTITY:**

- 
- i. If mutually agreed The FIRST PARTY and SECOND PARTY shall assist each other in forming a co-operative society or a limited company or an association of persons or such other entity (hereafter referred to as "ENTITY") for owning and maintaining the SAID PROPERTY and the SAID PROJECT.
 - ii. It shall be entirely at the discretion of the parties to decide whether to form a co-operative society, a limited company, an association of persons or any other entity.
 - iii. When a decision in this matter is taken, the respective parties shall sign all form(s), application(s), deed(s), and other document(s) as may be required for the formation of the ENTITY.
 - iv. All costs, charges, fees, expenses including stamp duty, registration charges and other expenses in connection with preparation, execution and registration by the deed of conveyance and/or for the formation of the ENTITY shall be borne by the parties in the proportion of their holding in the

  Ranga. Lomunthari

SAID PROJECT and/or by the Purchaser of the units.

- v. After completion of the SAID PROJECT, the responsibility and liability for maintenance of the SAID PROJECT which includes all the units and common areas and the amenities shall be jointly of FIRST PARTY and SECOND PARTY.
- vi. For the purpose of Clause 9 (v) above, the FIRST PARTY and SECOND PARTY shall be at liberty to undertake maintenance by itself and/or appoint a Maintenance Agency and shall execute maintenance agreement with the purchasers of the units on terms and conditions it deems fit and necessary and the FIRST PARTY shall not be made liable in any manner in respect of the same.

9. **FINANCE**

- i. The parties hereby give their express consent to receive money/ finance by raising any loans, mortgage, or creating a charge or security interest against the SAID PROPERTIES or the SAID PROJECT, in favour of bank(s) or financial institution(s) etc.

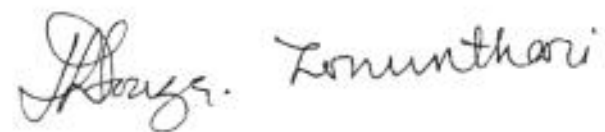
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10. **INCREASE IN FAR**

- i. In the event, before the execution of the final sale deed(s), the FSI/FAR presently allowed to the SAID PROPERTIES is increased or decreased or any other or further benefits /restrictions are granted/imposed by law or any authority in respect of the SAID PROPERTIES, all such benefits/restrictions shall accrue to or shared by, the FIRST PARTY and the SECOND PARTY in the ratio of 60:40 respectively.

11. **TERMINATION**

- i. In the event of breach of terms and conditions of this Agreement, either party shall be entitled to give a notice of 30 days stipulating the breach of the agreement and in the event, the breach is not remedied within the stipulated time, the concerned party is entitled to terminate the agreement by giving the notice to that effect. Upon termination of this Agreement, the units constructed shall be allotted in the proportion to the investment made by the FIRST PARTY or in lieu of above, SECOND PARTY is entitled to exercise the option of making payment to the FIRST PARTY to the extent of expenses incurred by him.

  Dr. Lomunthari

- ii. Except as aforesaid, this Agreement shall not be terminated until the completion of the SAID PROJECT.

12. **MISCELENEOUS**

- i. The SECOND PARTY shall execute an IRREVOCABLE Power of Attorney in favour of the FIRST PARTY for the purpose of development of the SAID PROPERTIES and sale of the units allocated to the First Party as per the sharing pattern and the FIRST PARTY shall have interest in the SAID PROPERTIES and such Irrevocable Power of Attorney shall not be terminated by the SECOND PARTY to the prejudice of the FIRST PARTY.
- ii. The respective rights and obligations of each party shall continue and subsist even after the completion of the SAID PROJECT and/or the lapse of this Development Agreement.
- ii. The SECOND PARTY covenants that they have not entered into any Agreement in respect of the SAID PROPERTIES with any THIRD PARTY and that they have not created any encumbrance of whatsoever nature in respect of the SAID PROPERTIES.

- iii. The SECOND PARTY does hereby undertake that pending subsistence of the present Agreement, the SECOND PARTY shall not deal with regards to the SAID PROPERTIES with any third party except as described herein or without the express written consent from the FIRST PARTY.
- iv. The SECOND PARTY does hereby undertake that they shall at all times hereafter do, perform, execute or cause to be done, performed and executed all such acts, deeds and things whatsoever which may be necessary for further, better and more perfectly every part thereof for development of the SAID PROJECT or according to the intent and meaning of this Agreement or as reasonably required by the SECOND PARTY.
- v. Nothing contained in this Agreement shall be construed to be a partnership between the parties except as provided in the clauses hereinabove nor shall anything contained in this Agreement be construed to create a relationship of a principal and agent between the parties nor will the FIRST PARTY be treated as a consumer qua the SECOND PARTY in


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respect of the SAID PREMISES or the SECOND PARTY treated as consumer qua the FIRST PARTY in respect of the SAID PROPERTIES.

vi. The parties hereto are entitled to specific performance of the terms of this agreement.

vii. All letters, notices, communications to the FIRST PARTY and the SECOND PARTY, by or under this agreement or otherwise shall be addressed at the addresses aforesaid. Any change in the above address shall be notified by the concerned party to the other party, in writing. Until and unless the communication of such change in address is received by the other party the above address shall be deemed to the valid and existing address of the parties. Any letters, reminders, notices, documents, papers or communication etc. sent on the above address or the changed address (subject to the immediately above preceding clause) by REGISTERED AD or Under Certificate of Posting shall be deemed to have been lawfully served and received by the respective parties.

viii. Any dispute shall be subject to the jurisdiction of courts in Goa.

ix. For the payment of stamp duty & registration fees the property is valued at Rs. 70,20,000/-

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Dr. H. S. D. S.

Dr. H. S. D. S.

Dr. H. S. D. S.

Dr. H. S. D. S. Zomunthari

SCHEDULE I

All that property known as "SANTANA BHAT" or "SANTANA BATA" or "SANTANABATT" admeasuring 6150 sq. mts., situated at Cortalim, within the limits of Village Panchayat of Cortalim, Taluka and Registration, District of Mormugao, District of South Goa, described in the Land Registration Office of Comarca of Salcete under No.37417 at folio 191, of Book B, No. 96 and enrolled at the Taluka Revenue Office under Matriz No. 188 and surveyed under survey No. 102/7.

SCHEDULE II

All that property admeasuring an area of 5850 sq. mts. along with house structures thereon including House Nos. 107 and 108 which is better shown delineated in red boundary line in the plan annexed hereto which by itself is a part and parcel of the larger property described in SCHEDULE -I hereinabove written and the property is bounded as under:-

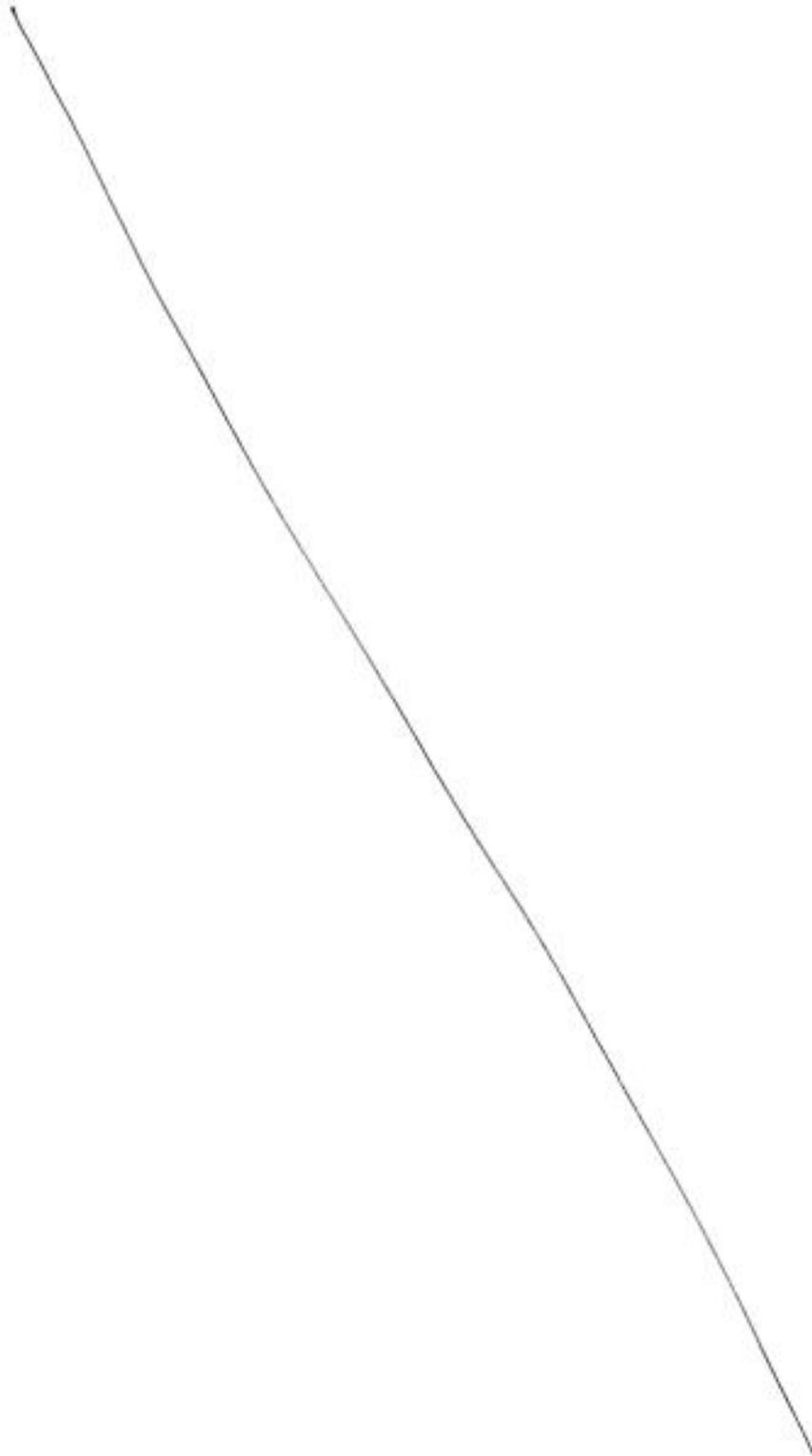
To the East: By the property under Survey No. 105/1,
1-A, 8 and 9;

To the West: By the property under Survey No. 102/6,
6E and the Plot of 300 square meters sold
of the same property.

 J. S. Chelkar. Zonunthari

To the North: By Road and the property under Survey No.
105/7-A

To the South: By the property under Survey No. 118/3
and 4



Sam Chatter.

Haqq. Zonunthari

IN WITNESS WHEREOF the parties hereto have signed this agreement on the day, month and year first hereinabove mentioned and in the presence of the witnesses hereinbelow mentioned.

Signed & Delivered by the within
named FIRST PARTY



Mr. TANMAY KHOLKAR
(Manas Developers)



LHFI

1) _____

2) _____

3) _____

4) _____

5) _____

RHFI

1) _____

2) _____

3) _____

4) _____

5) _____



Dr. B. S. Lunthari

Signed & Delivered by the within named

SECOND PARTY

Leouzo

1. MR. LEONCIO .F.V. DESOUZA

Leouzo



LHFI

RHFI

1)  _____

1)  _____

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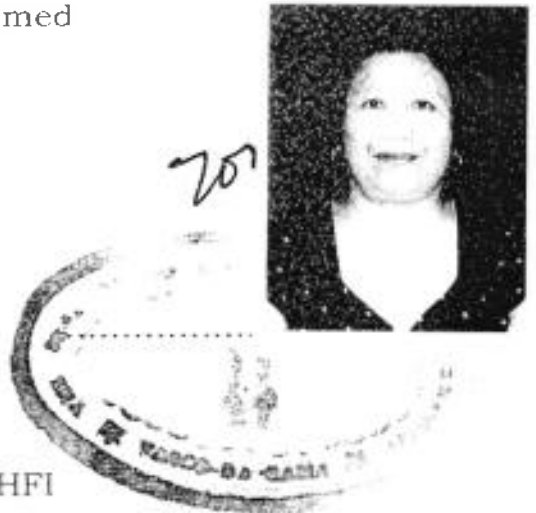
Signed & Delivered by the within named
SECOND PARTY

Zonunthari

1. MRS. ZONUNTHARI



LHFI



RHFI



[Signature]

[Signature] Zonunthari

In the presence of the following witnesses:

1) Name: Suhas D. Jale

Address: H.No. 70, Fontainhas,
Panaji, Goa



Name: Maruti G. Talbur

Address: H.No 1132/10,
Haleman Colony
Puravim, Goa.

 Raja. Lounthari



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

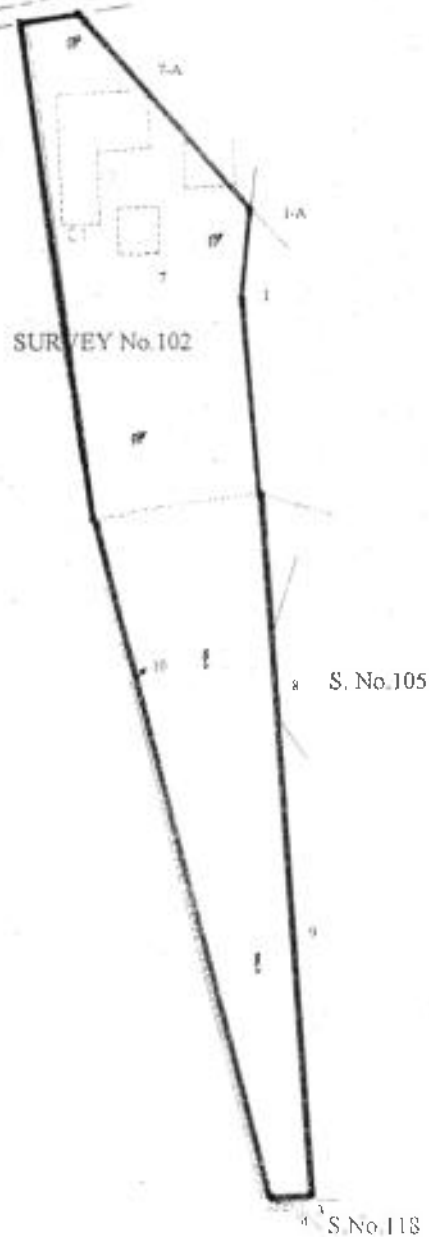


Plan showing plots situated at

Village CORTALIM of Montenegro Taluka

S No/Sub Div No 102/ 7

Scale 1:1000



Computer Generated by
 On 24/07/2009

Compared by -

K. Chatterjee

P. Souza. Lomonthari

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADRPK1581A



नाम /NAME

JIVOTTAM ULHAS KHOLKAR

पिता का नाम /FATHER'S NAME

ULHAS MAHABALESHWAR
KHOLKAR

जन्म तिथि /DATE OF BIRTH

04-01-1975

PRINTED SIGNATURE

[Handwritten signature]

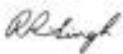
मुख्य आयकर आगुत, कर्नाटक एवं गोवा

Chief Commissioner of Income-tax, Karnataka & Goa



[Handwritten signature]

[Handwritten signature] Zonunthari

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AAHPD2550P	
	नाम /NAME LEVANCIO VINCENT FRANCIS D'SOUZA	
	पिता का नाम /FATHER'S NAME ANDRE ANTONIO SABASTIO D'SOUZA	
	जन्म तिथि /DATE OF BIRTH 02-12-1959	
हस्ताक्षर /SIGNATURE		
	आयकर निदेशक (प्रणाली) DIRECTOR OF INCOME TAX (SYSTEMS)	



 Lounthari

आन्तरिक विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

TONUMTHARI

CHALTAWIA

26/05/1985

Permanent Account Number

AAAD50252A

Signature



09/03/00

Paul Chatter

Prage. Tonumthari

अगर कार्ड खोने/पाए गए कृपया सूचित करें/लीटर
आन्तरिक विभाग इकाई एन एस सी एस
बीबी मॉडल, 'ए' विंग ट्रेड वर्ल्ड, कमला मिड कंपाउंड
एस बी मार्ग लोथर परेस मुम्बई - 400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDI,
4th Floor, 'A' Wing, Trade World,
Kumala Mills Compound,
B. Marg, Lower Park Mumbai - 400 013.

Tel: 01-22-2491 4630, Fax: 01-22-2493 8684,
email: tinuife@nsdi.co.in

DATA G. (continued)

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Endorsements

1970-1971

1972-1973

1974-1975

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Zomunthari

WILLIAMS, HEATHS

Hans Wilkens

SUB-REGISTRAL
MORMUGAO

Book 1 Documents
Registration Number MOK HK 1 00515-2016
CD Number MORTU 100
Date 21 03 2016

thmksipm

Sub Registrar (Mormugao)

SUB - REGISTRAR
MORMUGAO

Scanned By -

*Jesmond
Rodriguez*

Signature

Devised and Disposition: C (M) - 15, P-11





THIS MEMORANDUM OF UNDERSTANDING is made and entered at Panaji, Goa on this 26th day of April, 2018.

BETWEEN

MANAS DEVELOPERS, through its Sole Proprietor, **MR. TANMAY KHOLKAR**, son of Mr. Ulhas Kholkar, 41 years of age, married, businessman, Indian National, holding PAN Card No. ADRPK1581A, Aadhaar Card No. 6603 8907 4764, email ID manasdevelopers@gmail.com, Contact No. 0832-2463533, r/o 5th Floor, Adwalpalkar Shelter, Block A, Caranzalem GOa, hereinafter referred to as the "**THE PARTY NO. 1**" (which expression shall unless the same be repugnant to the context or meaning thereof be deemed to include his heirs, executors, legal representatives, administrators and assigns) of the **ONE PART**

AND

MR. LEONCIO F.V. DESOUZA, alias **LEVANCIO V.F. D'SOUZA** son of late Mr. Andre Antonio Sebastiao De Souza, aged about 56 years, businessman, having PAN Card No. **AAHPD2550P**, Indian National, and his wife **Mrs. Zonunthari W/O Mr. Levancio V.F. D'Souza** aged about 55 years, Housewife having PAN Card No. **AAHPZ0282A**, Indian National, both residents of **H.NO. 182, Near Old M.P.T. Hospital Desterro, Vasco - Da - Gama 403802**, hereinafter referred to as "**Land Owners**" (which expression shall unless repugnant to context or meaning thereof include their heirs successors legal representatives and assigns) of the **SECOND PART**.

Tanmay Chalkar

Levancio

Zonunthari



WHEREAS there exists a piece or parcel of land being two contiguous properties known as "Agrachem Xetta" and "Salt Pan" or "Pond" the former registered in the Land registration Office under No. 6799 at page 83v of Book B-18(New) and in the Land Revenue Office under No. 131 and bounded on the East, West, North and South by the coconut bund of the heirs of Luis Manuel de Abrue and the later registered in the Land Registration Office under No. 2450 and bounded on the East, North and South by the said former property "Agrachem Xetta" mentioned above and on the West by the property belonging to Miss Berta F. Abrue and Mariana Abrue and others, both situated at Taleigao, within the Municipal area of Panaji, Ilhas Taluka, Sub District of Ilhas, District of Goa and which is now known as "Lake - View Housing Colony" and hereafter referred to as the "**SAID PROPERTY**" for the sake of brevity which is more particularly described in **Schedule I** hereinbelow.

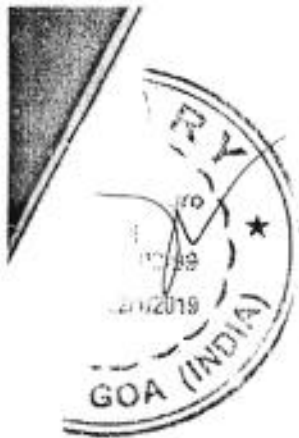
WHEREAS there exists All that piece and parcel of land admeasuring 5850 sq.mts, bearing survey No.102/7(Part), known as "SANTHANA BHAT" or "SANTANA BATA", situated at Cortalim within the within the jurisdiction of the limits of Village Panchayat of Cortalim-Quelossim, Taluka Registration, Sub-District, of Mormugao, District South Goa, in the State of Goa, and bounded as under:

North: Road and Sy. No. 105/7-A of Cortalim;

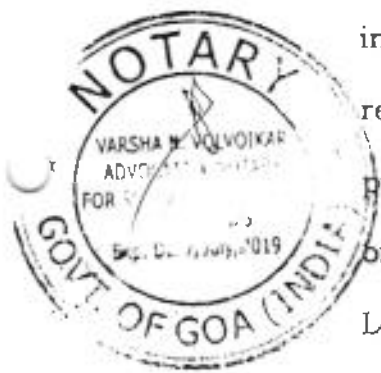
South: Sy. No. 118/3 and 4 of Cortalim;

East : Sy No. 105/1; 1-A; 8 and 9.

Varsha M. Polvoikar *Shri. Konunthari*



West: By the property under survey no. 102/6, 6E and the plot of 300 sq.mts sold to Mr. Chetan Kumar Palekar of the same property.



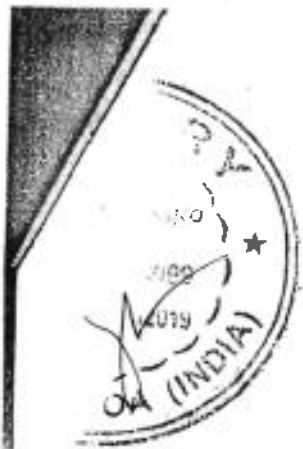
AND WHEREAS the **PARTY NO. 1** and **PARTY NO. 2** has entered into a joint development agreement on 21st day of March 2016 vide registration no. MOR-BK1-00515-2016, to develop the said property and the approved built up area to be divided in the ratio of 60:40 .(i.e. 60% to Manas Developers and 40% to Mr. and Mrs. Levancio V.F Desouza.

NOW THEREFORE THIS MOU WITNESSETH AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) The Share of the PARTY NO 2 (i.e 40% of the sealable area) is hereby allowed to be sold on their behalf by the Party no 1 prospective Puchasers only at a minimum consideration of Rs. 35000/- per square meter and the monies received against the sale to be transferred/paid to Party No 1, after deducting TDS or any other taxes as and when applicable.
- 2) The project consist of 3 Blocks, namely A, B and C.
 - a) Block A consists of a Showroom Spaceand 12 apartments
 - b) Block B Consists of 16 Apartments
 - c) Block C is a Stand alone Villa
- 3) The **total sealable** area of Apartments is **2571.67 sq mtrs** and therefore the share of **Party No 1(i.e. 60% of builtup**

A handwritten signature in black ink, appearing to read "Chetan Kumar Palekar".

A handwritten signature in black ink, appearing to read "Levancio V.F Desouza".



area) is 1543.00 sq. mtrs and Party No 2 (i.e. 40% of builtup area) is 1028.67 sq. mtrs.

- 4) The following Apartments are allotted by Party No 1. To Party No. n towards the share of **Party No 2** (i.e. 40% of the built up area)

SR.NO.	BLOCK	FLAT NO	FLOOR	Total sealable AREA
1.	A	101	First Floor	128.295
2.	A	103	First Floor	78.19
3.	A	104	First Floor	74.12
4.	A	204	Second Floor	65.60
5.	A	206	Second Floor	90.67
6.	B	301	Third Floor	98.29
7.	B	302	Third Floor	98.94
8.	B	401	Fourth Floor	98.29
9.	B	403	Fourth Floor	98.69
10.	B	501	Fifth Floor	98.54
11.	B	601	Sixth Floor	98.54
			TOTAL	1028.67



- 5) Upon sale of the Villa and Showroom or if it is retained, the sale consideration or lease amount will be divided in the same manner (i.e. in the ratio of 60:40) for Party No 1 and Party No 2 respectively.

- 6) The Party No 2 i.e **MR. LEONCIO F.V. DESOUZA, alias LEVANCIO V.F. D'SOUZA** and Mrs. Zonunthari give express consent by this MOU to Party No 1 to sell, receive money and do

[Signature]

[Signature] Zonunthari



any other acts along with the Power of Attorney earlier executed vide registration no MOR-BKPOA-00001-2016 dated 21.03.2016 with respect to allotted apartments and so also of the Villa and the Showroom Space as deemed fit by Party No. 1.

- 7) Party No 2. May retain some apartments out of his share at his own discretion only if he gives in writing, that he wants to retain the same, and therefore the Party no 1 will not sell the apartments which the Party no 2, intends to retain and give in writing to Party no. 1

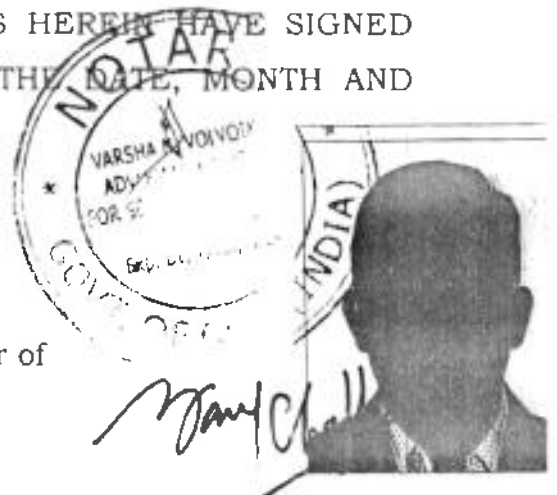


IN WITNESS WHEREOF THE PARTIES HEREBY HAVE SIGNED AND EXECUTED THE PRESENT ON THE DATE, MONTH AND YEAR HEREIN ABOVE WRITTEN.

SIGNED AND DELIVERED

BY THE WITHIN NAMED PARTY NO.1

MR. TANMAY KHOLKAR sole proprietor of
MANAS DEVELOPER



SIGNED AND DELIVERED

BY THE WITHIN NAMED PARTY NO. 2

MR. LEONCIO F.V. DESOUZA,
alias LEVANCIO V.F. D'SOUZA





7



Zonunthari

**SIGNED AND DELIVERED
BY THE WITHIN NAMED PARTY NO. 2
Mrs. ZONUNTHARI**

Zonunthari

In the Presence of Witnesses

1. Maruti G. Talwar

*Reg. No 6984
Dated 26-5-2017
TRUE COPY*

[Signature]

2.

*[Signature]
Kishor N. Fugro
NOTARY
DARGA
STATE OF GOA (INDIA)*



*[Signature]
26/4/2017*

**VARSHA N. VOLVOIKAR
NOTARY FOR SOUTH GOA
DISTRICT
STATE OF GOA (INDIA)
REG. NO. 375**

I hereby attest the signature of
Exemtable

who has been identified before
me by *29/11/2017*
whom I personally know

Reg. No. *299* Date *26/4/2017*