

(Rupees Seven Lakhs, Eight thousand Only)

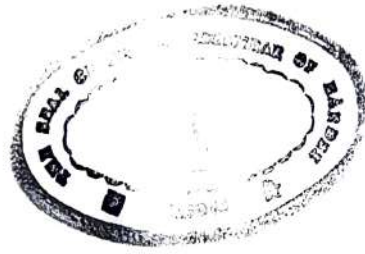
Boiya

Citizen's Cooperative Bank Ltd
Mapusa Branch
Shop No. 1, Ground floor Block D-1,
Veshan Homes
Mapusa Goa 403 517
D-3/STPM/GR/35/11/2013-RD

भारत
GOA
NON JUDICIAL
Stamp Duty 00000
Rs: 0708000
17.12.2020
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GOA
INDIA
--Seven/Eight/Zero/Zero--

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CHANDRASHEKHAR . C. BENKAR



Sl. No. - 2020 - BR2 - 3386
17/12/2020

AGREEMENT FOR CONSTRUCTION, DEVELOPMENT CUM SALE WITH POSSESSION

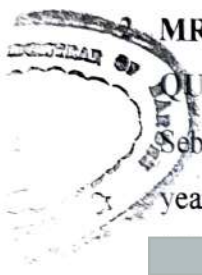
This Agreement for construction, development cum sale with possession is made on this 17th day of December, 2020 at Mapusa Bardez Goa.

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BETWEEN

1. **MRS MARIA EMA RUBIA PIA COUTINHO DE QUADROS, alias MRS. MARIA EMA RUBIA PIA COUTINHO DE QUADROS E PEREIRA**, daughter of the late Mr.Cristovam Jose Paulo De Quadros, widow of Mr.Sebastian Francis Pereira, 71 years old of age, housewife Retired, Indian National, holder of pan card no. [REDACTED] and Aadhar card no. [REDACTED]

 **MR. VALENTINE SAVIO PAUL MARTIN COUTINHO DE QUADROS E PEREIRA**, son of Mr.Sebastin Francis Pereira alias Sebastian Francis Victor Pereira, alias Sebastian Francis Victor Pereira, 37 years of age, Indian National, married, service, holding pan card bearing no. [REDACTED] and Aadhar card bearing no [REDACTED] and his wife,

3. **MRS VERONICA PAM PEREIRA**, daughter of Mr. George Andrew Moraes, 33 years of age, married, housewife, Indian National, holding pan card no [REDACTED] and Aadhar card no [REDACTED]

All above residents of 3-A/27, ARVIND Nagar, CHS Kalina Santacruz East Mumbai, Santa Cruz, P & T Colony, Mumbai, Maharashtra 400029, herein after referred to as the '**FIRST PARTIES/OWNERS/VENDORS** (which expression shall unless repugnant to the context and / or meaning thereof be deemed to include their heirs, legal representatives, executors, administrator and assigns) of the FIRST PART.



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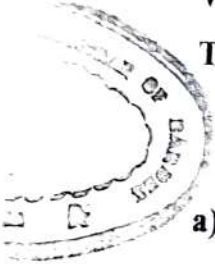
Veronica

Emilia Pereira

AND

MR.CHANDRASHEKHAR BENKAR , son of Chandrakant Benkar, age about 48 years , married, business, Indian National, holding pan card bearing no [REDACTED], resident of HNO 193, Xelpem , Duler, Mapusa-Goa, proprietor of **M/s .S .R Developers**, a proprietary firm having office address at HNO 193, Xelpem, Duler, Mapusa-Goa, hereinafter called the "**SECOND PARTY/DEVELOPER/PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof include his heirs, executors, administrator and assigns) of the **SECOND PART**.

WHEREAS THE FIRST PARTIES HAVE REPRESENTED TO THE SECOND PARTY THAT:-



a) There exist a property known as "**CONDICHEA GALUE**" alias "**CONDICHEM GALUM**", situated in the Ponxem ward of Thivim village which is presently stands surveyed under survey no. 360, sub division no. 1-**B**, within the jurisdiction of the village panchayat of Thivim , Taluka and Registration Sub- District of Bardez , District of North Goa hereinafter be referred to as **SAID PROPERTY**, admeasuring an area of 1233 sq.mts, and the said property is found described in the Land Registration Office of Bicholim, under Description no.15366 at page 167 overleaf of Book B-39, Description No. 15367 at pages 168 overleaf of book B-39 and Description No. 15368 at pages 168 overleaf of Book B-39, not found enrolled in the Taluka Revenue Office of Bicholim Goa. The above said property is more specifically described in schedule no. I written hereinunder at the end.

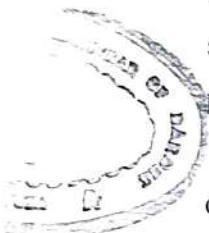


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b. The above said property was originally part and parcel of the bigger property bearing survey no 360 sub division I of village Thivim which belong and owned originally by the Comunidade of Thivim and by way of proceeding of final possession the same was allotted on aformento basis to Lourenco Manuel Lobo vide order of the Government dated 23.07.1937.

c) By way of Deed of Gift recorded at no.269/85, duly registered at no.585, pages 45 to 48 of book no.1, volume no.93 dated 27.12.1985, Donor namely Mary Josephine Pereira alias Mary Pereira alias Mary Lobo wife of Paulo Minguel Pereira gifted the said property to her only son namely Sebastian Francis Victor Pereira having inherited the said property from Lourenco Manuel Lobo.

d) Upon the death of all the ancestors namely Paul Minguel Pereira, Mary Josephina Pereira alias Lobo and Sebastian Francis Pereira vendor no I. Instituted the inventory proceeding before the Court of Civil Judge Senior Division "A" Court, At Bicholim, Goa bearing no 57/2005/A, wherein the said property was partition and allotted in two halves and vendor at serial no1 and 2 were jointly allotted the **Plot "B"** in the said inventory proceeding which is describe in schedule no I i.e. said property admeasuring an area of 1350 sq.mts and said partition was further confirmed by final order dated 4.2.2008 passed in the said inventory proceeding no. 57/2005/A duly registered in the office of Sub Register of Bardez at Mapusa Goa under no. 2826 from pages 43 to 64 of book no. IV volume no. 2616 dated 21.05.2008.



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e) Further, vide Order date 8.10.2018 passed in the partition case no. 15/107/2016/part/land by the court of the Deputy Collector and Sub Divisional Officer, Mapusa Sub Division at Mapusa Goa, the bigger property was partition and said property was given the separate survey no.360 sub division no.1-B of village Thivim, admeasuring an area of 1233 sq.mts.

f) Accordingly the names of the vendor no.1 and 2 were then recorded in the occupants column of the form I & XIV maintained as survey records by the Authority and in this manner the vendor no.1 and 2 and vendor no.3 by virtue of marriage with vendor no.2 and being govern by regime of communion of Assets and without any ante nuptial agreement became the legal owner and possession of the said property. Thus the Vendors herein are the absolute owner in possession of the said property.

g) In this manner the vendors having acquired the legal right in the said property, became the absolute legal owners in possession of the said property and have entered into quiet and peaceful possession and ownership thereof and have continued to be in its quiet and peaceful enjoyment, performing various possessory acts, as the rightful owner thereof, without any opposition, objection, obstruction, interference, interruption, let or hindrance from any body whomsoever in common.

h)That the said property is not subject to any notice or scheme or notification or proceedings under the Land Acquisition Act or Requisition, Administration of Evacue Properties Act, or any other claims, demands, charges, penalties by any statutory authority.


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i) That no attachment or notices from the Central or State Government or any other local body or authority under any Act or Scheme or legislative enactment, Government Ordinance, Order or notification including Notice/ Proceedings for Acquisition/ Requisition had/has been received by/ or served upon the Vendors and that the said property or any part thereof is not subject to any attachment or recovery proceeding under the Income Tax act or any other Act or Statute, Law or Regulation.

j) AND WHEREAS The VENDORS herein have now resolved to sale and dispose of the said property or any parties desiring to purchase the same as per the terms and condition to be agreed between the parties and at offered sale consideration price and the second party knowing the offer for sale of the said property did approached the said VENDORS and having believed all the above mentioned representations that come to be made to him by the said VENDORS and having believed all the above mentioned representations that came to be made to him by the said VENDORS, have expressed their readiness and willingness to purchase the said property with the intent to construct into it a multistoried building which will comprise of residential cum commercial building complex as per the building plan which shall be sanctioned and approved upon terms and conditions as agreed by and between the parties as under.

k) Further, the parties upon negotiations held by and between them have both agreed and declare to purchase and sell the said property for the offered, agreed and consented sale price consideration to be paid in kind (the first party shall be delivered a ready use and fully constructed F.A.R up to 40% of the F.A.R permissible as per building approved plan by the Building Regulatory Authority which is valued for the purpose of registration fee at **Rs.55,48, 500/- (Rupees Fifty five lakhs forty Eight**

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thousand five hundred only), and for the purpose of stamp duty the said land and premises is assessed to Rs.2,44,13,500/-(Rupees two crore forty four lakhs thirteen thousand five hundred only) which shall be paid/ settled and transfer to the first party by the second party all in kind free from all encumbrances, charges, demands whatsoever.

NOW THIS AGREEMENT WITNESSETH AS UNDER

1. AGREEMENT:

- (a) Vendors have agreed and consented to sell and the purchaser has agreed and consented to purchase the said property for the sale consideration as laid down in the clause 2 herein under which is to be paid to the vendors in the manner as agree by the purchaser to the vendors.

2. CONSIDERATION:

- (a) Said property is sold by the first parties to the second party for the total sale price consideration to be paid in kind (the first party shall be delivered a ready to use and fully constructed premises having total built up area 402.29 square meter which is as under:

aa. Three number residential apartments to be constructed on the Upper Ground Floor of the building to be constructed in the said property all having a total built up area admeasuring of 213.33 sq.mts. which is as follow:

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1. Residential Apartment no. UG1 admeasuring built up area of 59.37 sq mts.
2. Residential Apartment no .UG2 admeasuring built up area of 95.14 sq mts.
3. Residential Apartment no.UG3 admeasuring built up area of 58.82 sq.mts. AND

bb. Additional three number apartment total admeasuring a built up area of 177.85 sq.mts. all on second floor of the building to be constructed in the said property which is further divided into residential apartment as under:

1. Residential Apartment no. S1 admeasuring built up area of 59.37 sq.mts.
2. Residential Apartment no.S3 admeasuring built up area of 58.80 sq.mts and;
3. Residential Apartment no. S4 admeasuring built up area of 59.68 sq.mts.

cc. And Total commercial built up area admeasuring of 84 sq.mts. on the Ground floor comprises of shops no.1,2,6 & 9

which sale consideration to be paid and adjusted in kind to the First party towards sale of said property is hereinafter described in the Schedule no.II. Hereinunder and referred to as "SAID APARTMENT"

b. It is agreed by and between parties for some reason it is not possible to get the approval in the manner as being represented to the second party and as a result of which if there is change in the built up area and situation of the Apartment as per the modified plan the second party and the



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first parties agree to renegotiate the consideration in kind to be delivered to the first party in the nature of premises and in such situation the first party declares to renegotiate and re choose the Apartments however in no case the area to be delivered to the first party shall be increased or decreased in any manner however any minor increase and decrease in the built up area as promised the same shall be compensated on other floors and first parties agree to the said arrangement.

c. It is agreed, declared and consented by the parties that no any additional consideration in cash other then as agreed and laid above to be paid to the First parties nor shall be adjusted in any manner by the second party.

 COST/CHANGES AND ALTERATION:

The area of the said apartment to be constructed and to be handed over to the first party is finalized between the parties however there may be some variation in the built up area of the apartments at the time of obtaining approvals which changes are acceptable to the parties however the built up area as promised must be constructed and delivered to the first parties as agreed with the agreed variation in the approved building plan.

(b) The entire cost of the approval and sanction of the building plan and the cost towards associated work of approvals, sanctions, conversion to the project shall be borne by the Second Party only.

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4. DELIVERY OF POSSESSION:-

(a) AS SOON AS the building plans are approved by the second parties, the First Parties shall as matter of right will be entitled to have inspection of the approved plan identifying and showing said apartment to be given to the first parties.

(b) The SECOND PARTY shall construct and complete the said building project as per the approved sanctioned plan and shall hand over and deliver the possession of the said apartment within 24 months from the date of obtaining the approvals and permission for construction of the building project in the said property from all the concerned authorities such as Village Panchayat of Tivim, Town and Country Planning Departments and shall inform the FIRST PARTIES in writing about the completion of the said Apartment and shall call upon to take possession of the said apartment by addressing a letter to the First parties.

(c) THE FIRST PARTIES will be allowed a reasonable extension of time if the possession of the SAID APARTMENT project is delayed by reasons of non availability of water supply or electric power, sewage connection or by reason of war, Civil Commotion or any act of God or non-delivery of possession is due to or is a result of any act, rule, regulation, notice, order, notification or circular of the Government of Goa or the Central Government, or due to any legal proceeding / Tribunal and or any other competent authority or other reason beyond the control of the Second party. In such events the second parties will incur no liability for any such delay in delivery of possession.


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(d) Construction of the said apartment shall be as per specification mentioned in Schedule no.III with respect to quality of the work and any extra additional at the request of the First parties which is not stipulated in the agreement to be carried out by the party of the Second party in the said apartment to be constructed shall pay towards any such additional work.

(e) The cost of transferring the said apartments in favour of the First party so as to signing and drafting of the sale deed and stamp duty shall be borne by the second party.

5.DEFECTS:

(a) It is the duty of the First Parties to inspect, verify and satisfy themselves of the quality of construction of THE SAID APARTMENT" and the same confirms to the details/Specifications agreed herein, while the same is being carried out and assure that the "SAID APARTMENTS" are complete and free from all defects and deficiencies at the time of taking delivery of possession.

(b) The letter acknowledging delivery of possession shall signify and be treated as conclusive, that the First parties are satisfied with the quality of construction of the "SAID APARTMENTS" and of the common areas, and the same is free from all defects and deficiencies and is complete in all respect.

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(c) In the event any defects arise after taking possession, the Vendors shall within 30 days of such defects having arisen shall intimate the Second Party about the same in writing. In any event, no claim or complain in respect of any defects subsequently arising shall be entertained or SECOND PARTY shall not be held liable in respect of same, after a period of 12 months from the date of taking delivery or deemed delivery as stipulated above.

6. AUTHORITY

- a) The Vendors have expressly authorized the developer/Second party to construct in the said property the residential cum commercial building and have agreed and declare for that purpose to execute a power of attorney in favour of the party of the second part or its agents on directions authorising them to do all necessary acts and perform action for the purpose of development of the said property and to approach the concerned authority and sign all letters, applications, agreement, documents, swear affidavits and sign and execute all necessary papers and submits documents from time to time in order to obtain the necessary permissions and approvals.
- b) The First parties have agreed, authorized and conveyed no objection to the second party to enter, sign and execute into an respective agreement for sale of premises being constructed in the said building with the respective purchaser of the apartments except and other then the apartment reserved and to be constructed for the Vendors as specified in the Schedule II hereinafter.

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- c) The Vendors have further authorized the second party to clean the said property exist therein and also authorized to dispose of the material post demolition in the manner the Second Party wishes to at his sole risk and outcome.

7. USE AND MAINTENANCE:-

- (a) After expiry of 30 days from the date of calling upon the Purchaser to take possession of "THE SAID APARTMENTS"

i) The first parties shall be responsible to maintain the "SAID APARTMENTS" and ensure that the walls, partition wall, sewer, drains, pipes and appurtenances thereto are in good and tenable condition.

ii) The Purchaser together with all other office/premises holders of building project shall be responsible, for maintaining the SAID PROPERTY, SAID BUILDING and all common amenities, facilities and areas.

8. FORMATION OF ENTITY:-

- i) For maintenance of all common amenities, facilities and area of Building to be constructed and said property including the accesses and approach roads, the First parties shall become the member and also shall cooperate and assist second party and the respective Purchasers of the premises, in forming an association of persons or such other entity

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(hereinafter referred to as an ENTITY). It shall be entirely at the discretion of the purchaser of respective premises to decide whether to form a co-operative society, a limited company, association of persons or any other entity. When the second party take a decision in this matter, all the purchasers including the First parties shall sign all forms, applications, deeds, and other requires documents as may be needed to form an entity.

ii) The First Parties and the person to whom the SAID APARTMENTS" may be let, sub-let, transferred, assigned or given possession of by the First parties shall be governed by and shall observe and comply with all byelaws, rules and regulations and may be laid down by the Entity from time to time and shall also be governed by the laws which may be applicable to the Entity.

iii) The First Parties hereby agrees and undertakes to be a member of entity to be formed in the manner herein appearing and also from time to time to sign and execute all applications for registration and for membership and other papers and documents necessary for formation and registration of the entity and return to the second party the same within 10 days of the same being intimated to the Purchaser.

iv) All papers pertaining to the formation of the entity and rules and regulation thereof as also all the necessary deeds, deed of conveyance shall be prepared by the Second party or the advocate of the second party. All the cost, charges, fees, expenses including stamp duty, registration fees and other expenses in connection with preparation, execution and registration for the formation of the entity shall be borne

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by the first parties and other premises holders (which shall be contributed by such premises holder individually in such proportion as may be decided by the Sellers or the entity.

9.GENERAL

a) Provided it does not in any way affect or prejudice the right of the first parties in respect of the "SAID APARTMENTS", the Second Party shall be at liberty to sell, assign transfer or otherwise deal with their rights, title and interest in said property and or other premises being constructed in the said building project.

b) The parties shall be bound to sign all the papers and documents and do all the things and matter as the Second party may require from Vendors from time to time in this behalf for safeguarding, interalia the interest of the Vendors and the SECOND PARTY.

c) All letters, notice and communications to the Purchaser, by or under this agreement or otherwise shall be addressed on the following address:-

FIRST PARTIES/VENDORS:-

A) MRS MARIA EMA RUBIA PIA COUTINHO DE QUADROS, alias MRS. MARIA EMA RUBIA PIA COUTINHO DE QUADROS E PEREIRA, daughter of the late Mr. Cristovam Jose Paulo De Quadros, widow of Mr. Sebastian Francis Pereira, 71 years old of age, housewife Retired, Indian National, holder of pan card no. BDFPP955B and Adhar card no. 422693329392.

A.

V. Pereira
Maria

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Emilia Pereira

B)MR. VALENTINE SAVIO PAUL MARTIN COUTINHO DE QUADROS E PEREIRA, son of Mr. Sebastin Francis Pereira alias Sebastian Francis Victor Pereira, alias Sebastian Francis Victor Pereira, 37 years of age, Indian National, married, service, holding pan card bearing no. AMPPP4688J and Aadhar card bearing no 967540752458 and his wife,

C)MRS VERONICA PAM PEREIRA, daughter of Mr. George Andrew Moraes,33 years of age, married, housewife, Indian National, holding pan card no. APJPM3257M and aadhar card no 902324755617.

Addressed:3-A/27, ARVIND Nagar, CHS Kalina Santacruz East
Mumbai, Santa Cruz, P & T Colony, Mumbai, Maharashtra 400029

SECOND PARTY/ PURCHASER

MR.CHANDRASHEKHAR BENKAR , son of Chandrakant Benkar, age about 48 years , married, business, Indian National, holding pan card bearing no AHMPB6331N, Address: HNO 193, Xelpem, Duler, Mapusa-Goa

d) Any change in the above address shall be notified to the parties by the either parties in writing.

e)If any one or more of this clauses of this agreement for any reason, are held to be invalid, illegal or unenforceable, such offending clauses shall not affect the other clauses of this agreement and same will be binding and valid in all other respect except such offending clauses.





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f) Parties of the First party shall not interfere, hinder or pose any problem for the smooth development of the said property as agreed as per the approved plan.

g) The parties of the second part is authorised and eligible to change, alter and modify plan as per his choice however no such changes shall reduce or effect the built up area constructed and promise and agreed to be delivered to the first parties.

h) All the cost related to stamp duty and registration and other related cost until transfer of the said apartments to the first parties shall be borne by the second parties.

i) Parties have all agreed that all the disputes if any shall be adjudicated by the Court of Bicholim only.

j) The Second Party is authorized to form a private limited company, Partnership firm wherein the second party shall be one of the director or partner and the Second party is further permitted to transfer, assign, and enter into any agreement for development of said property thereby transfer the right and benefit under this agreement to the said newly formed entity and such entity shall be bound by all the terms and condition as agreed and declared to by and between parties and said arrangement is unconditionally agreed and consented to by the parties hereto.

k) It is agreed by and between the parties that till the construction is completed, the Second party shall provide an alternate accommodation of 2BHK flat to the First parties.



18/-





SCHEDULE I

DESCRIPTION OF THE PROPERTY

All that immovable property known as "CONDICHEA GALUE" @ "CONDICHEM GALUM", situated in the Poxnem ward of Thivim village which is presently stands surveyed under survey no.360 sub-division 1-B within the jurisdiction of the Village Panchayat of Thivim, Taluka and Registration Sub-District of Bardez, District of North Goa hereinafter be referred to as Said Property, admeasuring an area of 1233 sq.mts (one thousand two hundred and thirty three sq.mts) and the said property is found described in the Land Registration Office of Bicholim under description no.15366 at page 167 overleaf of book B-39 description no.15367 at pages 168 overleaf of Book B-39 and Description no.15368 at pages 168 overleaf of Book B-39 not found enrolled in the Taluka Revenue Office of Bicholim Goa. The said property is bounded as under:-

On the North:- By Road

On the South:- by the property bearing survey no.361/1,

On the East:- By property bearing survey no.360/1-A

On the West:- by road.

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SCHEDULE-II

(DESCRIPTION OF THE SAID APARTMENT TO BE DELIVERED TO THE FIRST PARTIES IN ADJUSTMENT TO THE SALE CONSIDERATION IN KIND)

A. Three residential apartments which shall be constructed on the Upper Ground Floor of the building to be constructed in the said property all having total built up area admeasuring 213.33 sq.mts which is as follows:-

- i) Residential apartment no. UG1 admeasuring an built up area of 59.37 sq.mts.
- ii) Residential apartment no. UG2 admeasuring an built up area of 94.14 sq.mts.
- iii) Residential apartment no. UG3 admeasuring an built up area of 58.82 sq.mts.

B) Additional three apartment total admeasuring an built up area of 178.73 sq.mt all on second floor of the building to be constructed in the said property which is further divided into residential apartment as under:-

- i) Residential apartment no. S1 admeasuring an built up area of 59.37 sq.mts
- ii) Residential apartment no. S3 admeasuring an built up area of 59.68 sq.mts
- iii) Residential apartment no. S4 admeasuring an built up area of 59.68 sq.mts.

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C) Total Commercial built up area admeasuring an area of 84 sq.mts on the ground floor bearing shop no.1,2,6 and 9.

SCHEDULE-III

SPECIFICIATION OF WORK/ITEMS

THE STRUCTURE:-

The building will be RCC framed structured using TMT steel and M-30 grade concrete. All internal Walls will be of 4" thick and the external wall thick brick/laterite masonry.

FLOORING:-The flooring will be of vitrified tiles of reputed make for the entire office with skirting.

Internal Décor:- All walls and ceiling will be of cement mortar plastered and painted with paint of reputed make.

Doors:-The main door will be solid flush doors of thick teak ply with melamine polish on both sides. The door frames of the main door will be of solid wood.

Electrical Installation:- The electrical wiring will be concealed with Finolex cables or equivalent. All switches will be of SSK/Anchor or equivalent reputed make . Adequate power points for telephone, intercom and AC point will be provided.

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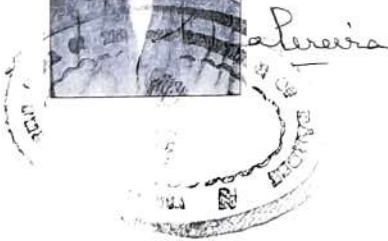
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Toilet:- The toilet doors will be of solid flush doors/FRP or any other water proof material. The toilet door frame will be of granite/Marble or FRP or equivalent quality. There will be one wash basin and one commode(Western)

IN WITNESS WHEREOF the parties have sign this agreement for construction cum sale on the day month and year first herein abovementioned.

SIGNED AND DELIVERED BY WITHINNAMED FIRST PARTY MRS MARIA EMA RUBIA PIA COUTINHO DE QUADROS, alias MRS. MARIA EMA RUBIA PIA COUTINHO DE QUADROS E PEREIRA,



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MRS.MARIA EMA RUBIA PIA COUTINHO DE QUADROS, alias MRS. MARIA EMA RUBIA PIA COUTINHO DE QUADROS E PEREIRA,

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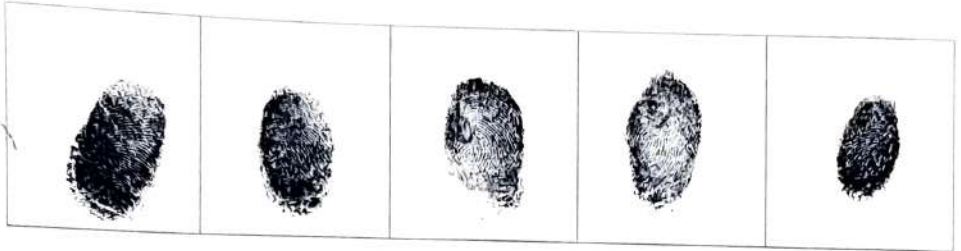
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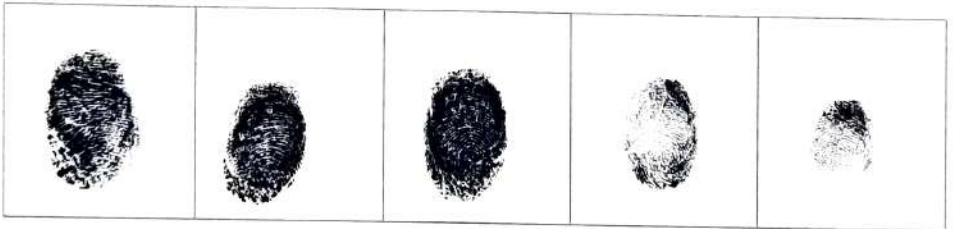
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L.H.T.I OF THE FIRST PARTY MRS.MARIA EMA RUBIA PIA COUTINHO DE QUADROS, alias MRS. MARIA EMA RUBIA PIA COUTINHO DE QUADROS E PEREIRA,



R.H.T.I OF THE FIRST PARTY MRS.MARIA EMA RUBIA PIA COUTINHO DE QUADROS, alias MRS. MARIA EMA RUBIA PIA COUTINHO DE QUADROS E PEREIRA,



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Ema Pereira

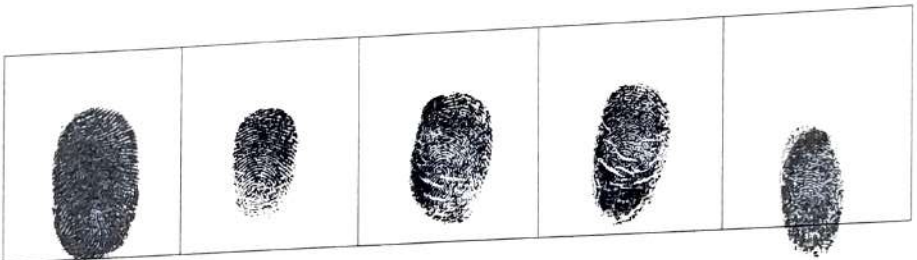
SIGNED AND DELIVERED BY WITHIN NAMED FIRST PARTY
MR. VALENTINE SAVIO PAUL MARTIN COUTINHO DE
QUADROS E PEREIRA



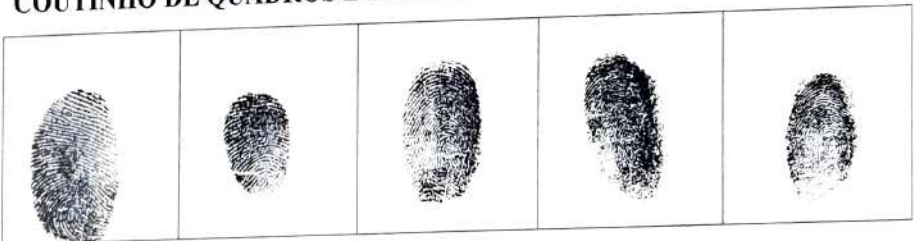
Perreira

MR. VALENTINE SAVIO PAUL
MARTIN COUTINHO DE QUADROS E PEREIRA

L.H.T.I OF THE FIRST PARTY MR. VALENTINE SAVIO PAUL MARTIN
COUTINHO DE QUADROS E PEREIRA



R.H.T.I OF THE FIRST PARTY MR. VALENTINE SAVIO PAUL MARTIN
COUTINHO DE QUADROS E PEREIRA



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Em Perreira

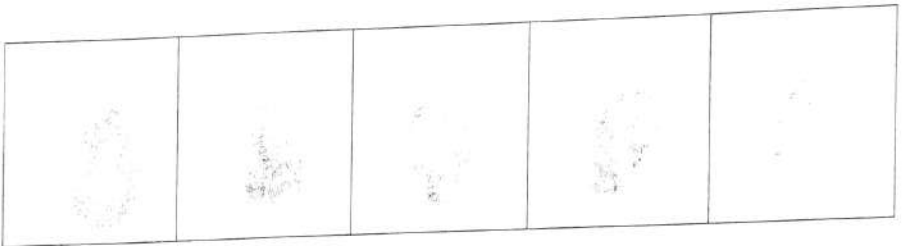
SIGNED AND DELIVERED BY WITHIN NAMED FIRST PARTY
MRS VERONICA PAM PEREIRA.



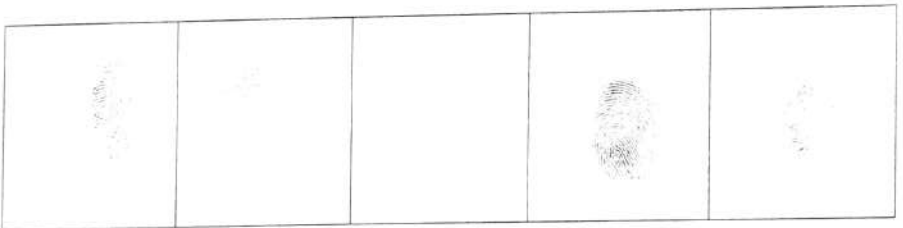
Veronica

MRS VERONICA PAM PEREIRA

L.H.T.I OF THE FIRST PARTY MRS VERONICA PAM PEREIRA



R.H.T.I OF THE FIRST PARTY MRS VERONICA PAM PEREIRA



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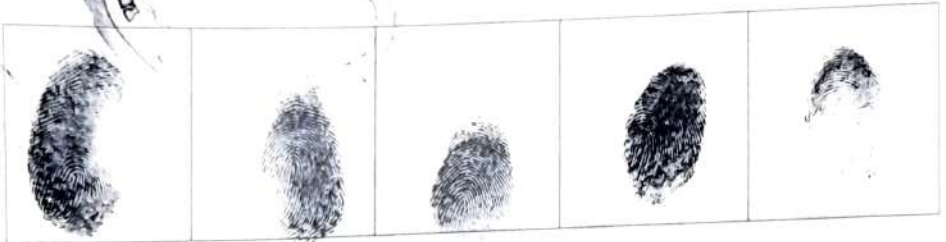
Veronica

SIGNED AND DELIVERED BY WITHINNAMED SECOND PARTY
MR.CHANDRASHEKHAR BENKAR.

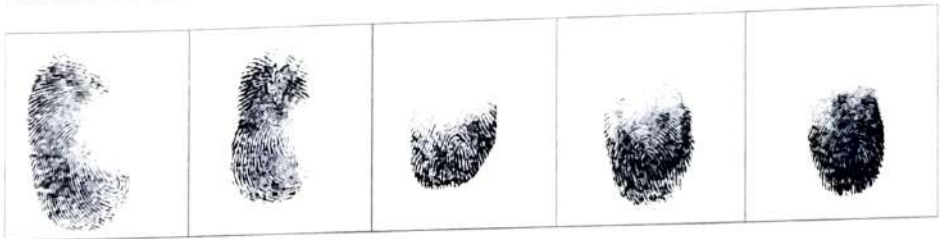


MR.CHANDRASHEKHAR BENKAR.

R.H.T.I OF THE SECOND PARTY MR.CHANDRASHEKHAR BENKAR.



R.H.T.I OF THE SECOND PARTY MR.CHANDRASHEKHAR BENKAR.



IN PRESENCE OF TWO WITNESSES

1.Miss Nandita Narayan Porob
d/o Shri Narayan Porob
aged:-26 years Occupation:-Advocate,
spinster, r/o Dangui Colony,Mapusa, Bardez-Goa.....

2.Adv.Pravir R. Sangodkar,
Son of Ravindra R. Sangodkar,
Aged:35 years, occupation lawyer,
Married, resident of H.no.302,
Liverament Wada, Sangolda Bardez-Goa.....