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197 (Rupees ninety thousand only)
 CITIZEN CREDIT CO-OP BANK LTD
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 PONDICHE, GOA-403 001
 147296 NON JUDICIAL STAMP
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 12:14
 R. 0090000/- PB6818
 INDIA STAMP DUTY GOA

Name of Purchaser Joaquim Francis
Fernandes

For CITIZEN CREDIT™
 CO-OP BANK LTD.
[Signature]
 Authorised Signatory

Serial No. 202/12
 Presented at the office of the
 Sub-Registrar of Quepem
 between the hours of 12:15
 and 12:30 on 23/02/2012
[Signature]
 SUB-REGISTRAR
 QUEPEM

Received fees for Rs.	Rs. <u>100/-</u>
Registration	<u>90/-</u>
Copying (follow)	<u>50/-</u>
Copying endorsements	<u>10/-</u>
Postage	
Total Rs.	250.00

[Signature]
 SUB-REGISTRAR
 QUEPEM

AGREEMENT FOR SALE & CONSTRUCTION

This agreement for sale and Construction is executed on this 23rd day of February of the year two thousand and Twelve at Quepem, Salcete, Goa, BETWEEN (1) MR. PANDURANG BAPU SAWANT, son of Mr. Bapu Santu Sawant, aged 65 years, married, Holder of PAN Card No. AGVP55708E, and his wife (2) MRS. NALINI PANDURANG SAWANT, daughter of Ramchandra Tukaram Chandgadkar, aged 61 years, housewife, both residing at Ashirwad, Block A, Pontemol, Curchorem,

[Signature]
 Joaquim Francis
 Fernandes

Chandkant Vitthal Nair
Jayant Balaji Nair
Joaquim Francis Fernandes

Goa, (3) MRS. DEVI JAYANT NAIK, daughter of Mr. Ramesh Padmanabh Kamat Helekar, aged 37 years, housewife, Holder of PAN Card No. ABZPN3472F and her husband (4) MR. JAYANT BALAJI NAIK, son of Balaji Anant Naik, aged 42 years, married, Holder of PAN Card No. ADMPN5161G, both residing at H.No. 2254, Ashirwad, Block B, Pontemol, Curcholem, Goa, (5) MR. ANANDU RAMACHANDRA NAIK, son of Ramachandra Naik, aged 51 years, married, Holder of PAN Card No. AAYPN1766A and his wife (6) MRS. NEETA ANANDU NAIK, daughter of Mr. Tikka Taku Naik, aged 47 years, housewife, both residing at Ashirwad Block C, Pontemol, Curcholem, Goa, (7) MR. GANAPATI RAMCHANDRA BABSHET, son of Ramchandra Babshet, aged 72 years, married, Holder of PAN Card No. AKEPB2697Q and his wife (8) MRS. HEMALATA GANAPATI BABSHET, daughter of Ramchandra Yallappa Konkankar, aged 61 years, housewife, both residing at Ashirwad Block D, Pontemol, Curcholem, Goa, (9) MRS. SMITA CHANDRAKANT NAIK, daughter of Buju Gansu Naik Govekar, aged 58 years, service, Holder of PAN Card No. ABHPN2455Q, and her husband (10)

Chandrakant Vikhal Naik
Jayant Balaji Naik.
Jacquim Francis Fernandes

MR.CHANDRAKANT VITHAL NAIK, son of late Mr. Vithal Naik, aged 68 years, married both residing at "Gurukruppa," H.No.888, Pontemol, Curcholem, Goa, Holder of PAN Card No. ABBPN9803E (11) MR. PRAMOD KUMAR CHAUBEY, son of Mr. Tapswarri Chaubey aged 52 years, married, and his wife (12) MRS. KANCHAN LATA CHAUBEY, daughter of Mr. Sursareedhar Dwivedi, aged 51 years, housewife, both residing at C-8, Department Quarters, Telephone Exchange, Ponda, Goa, all represented in this act by their duly appointed attorney MR.CHANDRAKANT VITHAL NAIK, and MR. JAYANT BALAJI NAIK, both above identified, by virtue of the power of attorney dated 23rd August 2011 executed before the Notary Public Mr. Rajendra T. Naik at Sanguem/Quepem/Ponda Goa, hereinafter called the OWNERS (which expression shall mean and include unless repugnant to the context their heirs, legal representatives executors and assigns) ON THE ONE SIDE, AND ON THE OTHER SIDE, SPACE ESTHETICS, a Proprietorship, with its office at F-4, 1st Floor Bldg A, Jairam Complex, Neugi Nagar, Panaji,Goa, represented in this act by its Proprietor Mr.

Chandrakant Vithal Naik

Jayant Balaji Naik

Joaquim Francis Fernandes

JOAQUIM FRANCIS FERNANDES, son of Andre Fernandes, aged 36 years, married, Indian National, residing at Bondir, Santa Cruz, Goa, Hold her of PAN Card No. AAEPF9378G, hereinafter called the PURCHASER (which expression shall mean and include unless repugnant to the context all his successors, administrators, legal representatives, executors and assigns);

WHEREAS there exists a property better described in the Schedule No. I;

WHEREAS the said property came to be owned by the above six set of co-owners by virtue of the sale deed of dated 8/10/2007, registered under No. 811 at pages 363 to 389 of Book No. I Vol. No. 442 dated 30/10/2007, sale deed dated 10/6/2004 registered under No. 426 at pages 174 to 200 of Book No. I, Vol. No. 330, dated 14/6/2004, sale deed dated 27/9/1993, registered under No. 356 at pages 195-217 of Book No. I, Vol. No. 74, dated 30/9/1993, sale deed dated 27/9/1993 registered under No. 357 at pages 218 to 245 of Book No. I Vol. No.

Chaudhant Vilhal Nait
Sayand Balaji Nait
Joaquim Francis Fernandes

74 dated 30/9/1993, sale deed dated 27/9/1993 registered under No. 353 age pages 113 to 140 of Book No. 1 Vol. No. 74 dated 30/9/1993 and sale deed dated 27/9/1993 registered under No. 354 at pages 141-167 of Book No. 1 Vol. No. 74, dated 30/9/1993 with respect to the various adjoining areas which all together constitute the property described in the Schedule No. I;

WHEREAS the owners desire to sell the said property described in the Schedule No. I for the purpose of construction of multi-storeyed buildings and the owners have represented that they all hold equal areas and therefore equal shares to the property described in the Schedule No. I;

WHEREAS the OWNERS and the PURCHASER agreed to sell and to buy the said property better described in the Schedule No. I hereunder written respectively for construction of buildings.

WHEREAS the owners agreed to sell and the Purchaser agreed to purchase the said property

Chankakout Vishal Nade
Jayant-Balaji Nade
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described in the Schedule No. I for the price of Rs. 90,00,000/- (Rupees ninety lakhs only) and it agreed that this price of Rs. 90,00,000/- (Rupees ninety lakhs only) payable for the said property, an amount of Rs. 90,00,000/- (Rupees ninety lakhs only) is to be paid with the construction of the six flats for the OWNERS which flats shall have built up area of about 684 sq. mts. with one open parking space for the six flats and as indicated in plan attached as Schedule No. II such that each set of owner will own one flat each valued at Rs. 14,99,000/- (Rupees fourteen lakhs ninety nine thousand only) and the balance of Rs. 1,000/- shall be paid as advance in this act.

NOW THIS DEED WITNESSES AS UNDER:

1. The owner shall sell and the Purchaser shall purchase the said property which is better described in the Schedule No. I hereto for the price of Rs. Rs. 90,00,000/- (Rupees ninety lakhs only) and as part of the aforesaid purchase price of the said plot described in the schedule No. I hereunder written in this act the Purchaser pays to the owners a sum of Rs. 6,000/- i.e

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Rs. 1,000/- to each of the six sets of co-owners, the receipt of which sum the owner does hereby admit and acknowledge and confirm and gives full discharge to the Purchaser concerning this sum and the balance sum of Rs. 89,94,000/- (Rupees eighty nine lakhs ninety four thousand only) shall be paid at the time of execution of deed of sale by adjusting the same fully as mentioned below i.e by delivering the said six flats to the said six sets of the owners of co-owners will arrange the sale of one flat either of 2 or 3 bed rooms each for the price at which the Purchaser will sell the other flats of 2 or 3 bedrooms respectively.

2. The final sale deed or deeds shall be executed at the cost and expenses of the Purchaser i.e. the stamp papers, registration charges, typing charges and fees etc., of the advocate shall be borne by the Purchaser.
3. The owners shall obtain the necessary NOC from the concerned Planning and Development Authority for the registration of the deed or deeds of sale, prior to the execution of the deed or deeds of sale and shall

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also obtain all other NOC's as may be required for the said registration of the deed or deeds of sale and shall take all the necessary steps to obtain the same and if it is necessary to amalgamate the various area purchased by them specially into one property then the promisors shall apply the amalgamation.

4. The owners/Promisors hereby declare that the said property described in the Schedule No. 1 or any part thereof is not the subject to any acquisition or requisition by any authority under the Land Acquisition Act or any other laws nor is it subject to any tenancy and also is neither the subject matter of any dispute nor have the owners/promisors created any charge, mortgage or any other such encumbrance including any other easement etc.
5. Presently, the property described in the Schedule No. 1 is accessible from the public road by a 8 mts wide passage through the property of Comunidade of Curchorem/Quepem and the promisor do not have any written document from the Comunidade evidencing the



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enjoyment of such a passage, the owners or co-owners shall obtain from the said Comunidade necessary permission to develop the said 8 mts wide passage into a macadamize asphalted road and shall obtain a grant or any confirmation of the existence of the said passage and for this purpose the owners shall make necessary applications to the Comunidade or to the Administrative of Comunidade or to any other authority . It is expressly agreed and understood that without such permissions or grant or confirmation the development in the property cannot be done.

6. The owners shall, obtain Income Tax clearances or certificates required, if necessary, for the purposes of registration of the deed or deeds of sale in favour of the Purchaser or his nominee/nominees.
7. The sale deed of the property shall be completed either in favour of the Purchaser or in favour of the Purchaser's nominee or nominees at the option of the Purchaser.

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Sayant-Balaji Nair.
Jaquim Francis Fernandes

8. While in process of obtaining the necessary approvals/permissions/NOC and said permissions or said grant or said confirmation from the Comunidade for the development of the said plot and also during the subsistence of this agreement, the owners shall not enter into any agreement with any other persons or any entity with respect to the said property.

9. The PURCHASER shall, under normal conditions, construct and complete the super built up area of about 684 sq.ms., consisting of listed areas of the said six flats the respective parking places better described in Schedule No.II, as per the plans annexed hereto and to be approved by the authorities with such variations and alterations as the Purchaser may consider necessary or as may be required by any Competent Authority to be made in them or in any of them but so as not to reduce OR TO INCREASE the total area of the SAID super built up area, within a period of 24 months from the date of the approvals or from the date of confirmation of access by the Comunidade whichever is later or such extended period as may

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Soyant Balaji Naidu
Jaquim Francis Fernandes

become necessary due to unforeseen circumstances. The OWNERS hereby expressly consent/s to the same. This provision shall be considered as the consent in writing of the OWNERS required by law. It is expressly agreed and understood that the Purchaser shall begin the works of construction only after the approval or after the said confirmation of access by the Comunidade is obtained. The built up area of 6 flats shall constitute a separate holding and this separate holding will be solely of the owners. The existing six water connections will be shifted and transferred for the said six flats constituting the said building of 684 sq.mts and the other built up area of other buildings shall have different water connections.

10. For the construction of the said super built up area consisting of six flats of about of 684 sq.mts with one open parking space each i.e each admeasuring totally 114 sq.mts along with one open parking space each in addition to the total of Rs. 6,000/- advance in this act owners agreed that the said plot described in Schedule No.1 hereunder written to be sold to the Purchaser

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under this agreement, partly adjusting the said price as stated above. This super built up area shall consist of separate building of 6 flats for the owners and the building shall be ground plus two floors

11. It is agreed by the OWNERS that they shall not seek the partition of the undivided rights to the land proportionate to the SAID super built up area described in the Schedule No. II agreed to be built for the OWNERS.

12. If any changes in or additions to the specifications mentioned in the Schedule No. III annexed hereto of the super built up area of the owners are desired by the OWNERS or by any set of owners to their respective flat the same shall be done by the PURCHASER, if possible/permitted, and in such an event such owners shall pay the additional cost of such additions/changes, before the respective item of work is taken up and it shall be considered as an extra item for the purpose of payment.

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13. The Purchaser shall and deliver the possession of the said flats along with its occupancy certificate within 24 months from the date of issuing of construction license/grant/confirmation of the said passage by the Comunidade and its permission lawfully obtained for asphaltting the same, whichever is later with a grace period of 6 months. On completion of the SAID super built up area of the apartments for the owners, the Purchaser shall give a notice in writing regarding the completion of the same and the OWNERS shall within one month from the receipt of the said notice take the delivery of the SAID super built up area.

14. In case the Purchaser is unable to complete the building/deliver possession as stipulated hereinabove due to any act of God, Civil Commotion, war, non-availability of building materials like cement and/or steel etc., or water supply or electric power or as a result of any notice, rule, order or notification of the Government and/or any other public or competent authority or for any other reason beyond the control of the PURCHASER, the PURCHASER shall not incur

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any liability and shall be entitled to a reasonable extension of time to complete and deliver possession of the SAID super built up area described in Schedule No.II.

15.The OWNERS shall be entitled to the use and enjoyment of the aforesaid super built up area described in the Schedule No. II hereunder written upon possession of the same having been received by the OWNERS and upon such possession , the owners shall have no claim against the PURCHASER in respect of any item of work which may be alleged not to have been carried out.

16.The OWNERS shall sign all the papers and documents and do all things necessary and matters as the PURCHASER may require from them from time to time for safeguarding the interest of the PURCHASER or his nominee or prospective Purchaser and of the OWNERS.

17.Any development/betterment charges or deposits if demanded by or to be paid to the Municipality/or

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Panchayat or any other competent Authority for the purpose of sanctioning the plans and/or issuing the commencement certificate and/or occupation certificate and/or building completion certificate and for giving water and electricity connection to the SAID flats of the OWNERS shall be payable by the PURCHASER. However, the delay by the concerned department for release of such connections shall not render the Purchaser liable to any damages for compensation. It is expressly agreed that there are existing six water connections which shall be transferred to the six flats to be built in the said building for the owners.

18. The address of the OWNERS for the purpose of any correspondence, notices, documents, papers tc., shall be at H.No. 888, Pontemol, Curchorem, Goa, and of the Purchaser shall be F-4, 1st Floor, Jairam Complex, A-1, Neugi Nagar, Panaji, Goa. The parties hereto shall also, from time to time keep themselves notified in the event of any change in their respective address. Any letters, reminders notices, documents, papers, etc.

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served at the said notified address or at the changed address by Reg. A.D. or Under Certificate of Posting shall be deemed to have been lawfully served.

19. So long as the area of the SAID super built up area of the owners is not altered and the specifications thereof set out in the Schedule No.III annexed hereto are not altered, the PURCHASER shall be at liberty and is hereby permitted to make variations in the layout/elevation of the building including relocating the common open spaces/all structures/buildings/garden spaces and/or varying the location of the access to the building, as the exigencies of the situation and the circumstances of the case may require. The Owners expressly hereby consent to all such variations.

20. If at any time prior to or after the execution of the Deed of Conveyance and/or handing over the respective premises to the units as stipulated in this Agreement, the Floor Area Ratio presently applicable

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to the SAID PROPERTY is increased, such increase shall enure for the benefit of the PURCHASER .

21. Upon completion of SAID BUILDING SCHEME, the Purchaser, the owners with the intervention of the confirming party shall convey/get conveyed the proportionate undivided area of the said plot to the individual holders of the units in the said building, while the owners shall continue to remain owners of the undivided share of the said plot proportionate to the super built up area built on the said plot by the Purchaser for the owners. It is further agreed that the unit holders in the said building shall organize themselves into an association or any entity for the purpose of maintenance and upkeep of the common amenities in the said building and the said plot with periodic contribution of monies from each of them for the said purpose, as may be decided by all the unit holders in the said building.

22. After occupancy certificate any taxes, charges or outgoings partly paid by the Panchayat or any other

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competent authority or electricity and water charges, exclusively pertaining to or corresponding to the super built up area of the OWNERS shall be borne by the OWNERS.

23. In view of the fact that the price of the said plot is to be paid by way of cost of the said built up areas whereby the said full price of the built up area is deemed to have been retained by the PURCHASER now itself, the price for the said built up areas has been fixed at the rate of Rs. 13,158/- per sq.mt.

24. The owners hereby authorize the Purchaser to enter into agreements for sale with respect to the other units in the building with third parties to raise the finances required for the purpose of the said development.

25. The Purchaser shall be entitled to give a suitable name for the project which shall not be thereafter giving such a name the Purchaser shall consider suggestions from the owners and will not be bound by such suggestions.

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Joaquim Francis Fernandes

26. If the said built up area of the OWNERS is not delivered to him within the aforesaid periods then the PURCHASER shall pay a compensation of Rs. 8,000/- (Rupees eight thousand only) for every month of delay for each flat till the delivery of the flats complete in all aspects and fit for occupation is given to the owners.

27. The owners and, if required by the Purchaser, shall also give a power of Attorney to the Purchaser to apply for the necessary licences, approvals etc, for the purposes of the said intended construction on the said plot.

28. All expenses including escalation of costs of construction of the built up area reserved for the OWNERS until the possession of the same is delivered to the OWNERS shall be borne exclusively by the PURCHASER.

29. Nothing contained in this agreement shall mean that the owners have given other than permissive possession of the said plot for the sole purpose of development thereof and until completion and delivery of the possession of the super-built-up-area for the

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Joaquim Francis Fernandes

owner and conveyance of the said plot to the promisor or his nominee/nominees, the physical possession of the said plot shall be deemed to remain always with the owner.

30. It is expressly agreed that for the development the Purchaser shall be entitled to demolish and raise to the ground all the blocks A to D and all the structures therein and any trees for the purposes of raising up the new construction and the Purchaser shall not be liable for such constructions or cutting down of the trees. The owners shall cease to occupy the said Blocks or structures within 15 days from the date of approvals/licence to enable the same structures to be brought down for the purpose of aforesaid. Any non-compliance by any of the set of the co-owners will automatically delay the entire project and the Purchaser will not be held liable for such delay but such set of co-owners shall be responsible or liable for any damages to which the Purchaser may be rendered liable by way of claims from prospective Purchaser and by way of increase in the cost of constructions.

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31. The Purchaser shall assist the owners and the other flats/shops/garage premises holders in the building to be constructed in forming a Co-operative Society, Limited Company, Association of persons or such other entity for and/or maintaining the said property and/or said building scheme. It shall be entirely at the discretion of the Purchaser to decide whether to form a Co-operative Society, a Limited company, an association of person or any other entity (hereinafter referred to as the Entity). When the Purchaser takes a decision in this matter the Purchaser and other flats/shops holders of said building scheme shall sign all forms, applications, deeds and other documents as may be required for the formation of the entity and for the conveyance of the said property and/or said building scheme in the name of the entity.

32. The Purchaser shall have the discretion to convey/get conveyed the said property and/or said building scheme in the name of the entity before the completion

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Joaquim Francis Fernandes

of the scheme. In the event the conveyance cannot be executed in the name of the entity the Purchaser shall execute/get executed the conveyance of the undivided portions of the said property in the name of all the flat/shop/garage holders in proportion to the built up area owned by each of them in SAID BUILDING SCHEME.

33. The owners agree and bind themselves to contribute such amount as may be decided by the Purchaser or the ENTITY as the SAID PROPERTY and said BUILDING SCHEME i.e. for common lights, water charges, watchman's remuneration, sweeper's remunerations, maintenance of garden, lift etc. the Purchaser or the ENTITY as the case may be, depending upon the circumstances shall be empowered to delete from or add to any maintenance services as they may deem fit.

34. If the Purchaser and/or the entity so decide, the owners shall have to pay to the Purchaser or the entity as the case may be such amounts required for the formation of the entity and for the proper

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Jayant-Bhaji Naut
Joaquim Francis Fernandes

maintenance of the building scheme as the entity and the Purchaser may decide.

35. Any taxes, charges, or outgoing levied by the Municipality/Panchayat or any other competent authority or electricity and water charges, exclusively pertaining to or corresponding to the super built up area of 684 sq.mts shall be borne by the purchaser but after the possession is delivered to the purchaser, the purchaser shall bear the electricity and water charges and house tax from the date the possession is given or is deemed to have been given to them.

36. If the Purchaser and /or the ENTITY are of the opinion that the amount fixed hereinabove will not be sufficient for proper maintenance of said BUILDING SCHEME, the Purchaser and/or the ENTITY are hereby authorized to increase this maintenance deposit with prior intimation to the owners and/or their transferees and the owners or their transferees shall pay the same within 15 days from the date of such intimation.

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Joaquim Francis Fernandes

37. The owners and the person/s to whom the said flats and shops are sold, let, sub-let, transferred, assigned or given possession of shall be governed by and shall observe and comply with all the bye-laws, rules and regulations that 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.

38. The owners hereby agree and undertake to be members of the 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 the formation and the registration of the entity and return to the Purchaser the same within 10 days of the same being intimated by the Purchaser to the Purchasers. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the bye-laws or rules and regulations framed by the entity as may be required by any competent authority. The owners shall be bound, from time to time to sign all papers and documents and to do all acts, deeds and

Chandrasekar V. Rad. Naidu
Sriprasad Balaji Nair.
Joaquim Francis Fernandes

things as may be necessary from time to time for safeguarding the interest of the Purchaser and of the other flat/shop/office premises holders in said building schemes.

39. In the event the entities are formed and/or registered before the completion of said building schemes, the entities and the owners together with other flat/shop/garage holders shall be subject to the overall authority and control of the Purchaser in respect of any matter concerning the said property or the said flats and shops or said building scheme of the this agreement. The Purchaser shall be in absolute control of those premises in said building scheme the construction of which is not financed by any of these purchaser/s. Should the Purchaser decide to retain any portion in said building scheme, he shall join the entity along with the other flat/shop holders.

40. All papers pertaining to the formation of the entity and the rules and regulations thereof and also all the necessary deed/deeds of conveyance are to be

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Sarpad - Balaji Wair.
Joachim Francis Fernandez

prepared by the advocate of the Purchaser. All costs, charges and expenses including stamp duty, registration charges and any other expenses in connection with preparation, execution and registration of the Deed/Deeds of Conveyance or for the formation of the ENTITY shall be borne by the flat/shop/office premises holders in such proportion as may be decided by the Builder and/or the ENTITY.

41. It is further expressly agreed that if at any time the Purchaser amalgamates this property with any adjoining property then he will be entitled to revise the present plan of construction and change the form and shape of the building and shall be entitled to extend the same or add floors etc as per law but in such a case the Purchaser shall, as far as possible retain the total built up area of 720 sq.mts and its location hereby agreed to be built for the owners while revising the said plans. Accordingly also, the undivided rights to the land corresponding to the said flats will also accordingly change and this clause shall be treated as

Chandrasekar Vignesh Nair
Surya - Balaji
Joaquim Francis Fernandes

the consent for all changes and no further consent will be required for the same.

42. The market value of the property described in the Schedule No. 1 is Rs. 90,00,000/- (Rupees ninety lakhs only).

43. The parties hereto shall have the right to specific performance of this agreement.

44. The parties hereto are Indian Nationals.

45. The executants declare that the subject matter of this sale deed does not pertain to occupancies of person belonging to schedule caste and schedule tribes.

46. The owners 2,6,8, 11 and 12 are not holding any PAN Card.

SCHEDULE NO. 1

All that piece of land admeasuring 2375 sq.ms of the property known as PONGUIRVOLO, situated at

Chandrakant Vikram Nale
Gayatri - Balaji Nale
Joaquim Francis Fernandes

Village Cacora, within the limits and jurisdiction of Curchorem Cacora Municipal Council, Taluka and Sub-District of Quepem, District of South Goa, state of Goa, described in the Land Registration Office as a whole under No. 2917, and not enrolled in the Taluka Revenue Office and surveyed under No. 16/4 Village Cacora along with the blocks A,B,C,D,E and F and a common water well and the said property is bounded as follows:-

On the East: By the nallah bearing survey No. 16/5.

On the West: By survey No. 16/3 and 16/8.

On the North: By the strip of Comunidade land bearing survey No. 129/1 beyond which lies public road and which strip is used as access.

On the South: By the existing tarred road and the property bearing survey No. 16/8.

This property is situated at Village Cacora, within the limits and jurisdiction of Curchorem Cacora Municipal Council, Taluka and Registration Sub-District of Quepem, District of South Goa, state of Goa.

Annexed hereto is the plan of the said property as Annexure "A".

Chandekant Vithal Naid
Jayant-Balaji Nair
Joachim Francis Fernandes

SCHEDULE NO. II

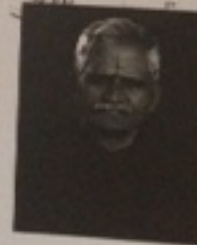
Flats as per the plan attached as Annexure "B".

SCHEDULE NO. III

Specifications as per the annexure "C"











IN WITNESS WHEREOF THE PARTIES HERETO SIGN
HEREUNDER:

SIGNED, EXECUTED AND DELIVERED
BY THE WITHINAMED OWNERS
MR. CHANDRAKANT VITHAL NAIK
FOR SELF AND AS ATTORNEY FOR
(1) MR. PANDURANG BAPU SAWANT
(2) MRS. NALINI PANDURANG SAWANT
(3) MRS. DEVI JAYANT NAIK
(4) MR. ANANDU RAMACHANDRA
NAIK (5) MRS. NEETA ANANDU NAIK
(6) MR. GANAPATI RAMCHANDRA
BABSHET (7) MRS. HEMALATA GANAPATI
BABSHET (8) MRS. SMITA CHANDRAKANT
NAIK (9) MR. PRAMOD KUMAR
CHAUBEY (10) MRS. KANCHAN LATA
CHAUBEY



Chandrakant Vithal Naik

Chandrakant Vithal Naik
Jayant-Balaji Naik
Joaquim Francis Fernandes

L.H.F.P	R.H.F.P
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 

Chandakant Vikal Naik
Joyant Balaji Naik
Jaquim Francis Fernandes



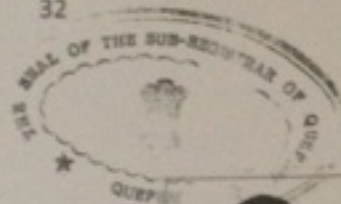
(2) MR. JAYANT BALAJI NAIK FOR SELF
AND AS ATTORNEY FOR ABOVE MENTIONED
OWNERS



Jayant-Balaji Naik

L.H.F.P	R.H.F.P
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

*Chandekant Yathal Naik
Jayant-Balaji Naik.
Joaquim Francis Fernandes*



SIGNED, EXECUTED AND DELIVERED BY THE WITHINAMED PURCHASER Mr. JOAQUIM FRANCIS FERNANDES Proprietor of SPACE ESTHETICS



Joaquim Francis Fernandes

L.H.F.P	R.H.F.P
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

Chaudhant Vithal Nair
Jayant-Balaji Nair.
Joaquim Francis Fernandes

WITNESSES:

1. Austin Loren Rodriguez

2. Vanali Karak Ballhas

chandakant Vithal Nair

Jayant Balaji Nair,

Joaquim Francis Fernandes

ANNEXURE 'C'

STANDARD SPECIFICATIONS OF FLATS

Basic Structure:

Reinforced cement concrete framed structure with 23 cms thick external wall and 11 cms thick internal walls. External plastering will be in double coat cement plaster and internal will be in single coat cement plaster with neeru finish. Door frames will be in sal wood or equivalent. Main door will be of polished Teakwood paneled shutter. The window shutters will be of aluminum fitted with figured glass. All fittings will be in aluminum.

Surface finishes:

External walls will be painted with cement based water proof paints and internal walls will be in oil bound distemper. All doors/windows will be self finished or oil-painted or polished as per the discretion of the Architect. The doors and windows will have no grills.

Floor finishes:

Flooring will be in Vitrified tiles for the living and dining rooms and ceramic for the internal rooms of size, make as approved by the Architect. The toilets will have anti-skid flooring and dado upto height as approved by the Architect. The kitchen will have granite platform with built-in steel sink. A dado of 60cms height of coloured glazed tiles will be provided above the platform.

Plumbing:

Internal plumbing will be concealed. W.C. pan and the wash basin will be coloured ceramic sanitary ware as per Architect's discretion. The building will have an underground sump. Each owner will be connected with their own water meter connection and an overhead tank with motor provided by each of them. Water supply pipes will be P.V.C. from the overhead tank.

Electrification:

Electrical wiring will be concealed with copper wires with each habitable room having two light points, 1 fan point, 2 plug points. W.C./Bath/Toilet will have 1 light point each. Living room will have a telephone and a T.V. point. 1 power plug point each will be provided for geyser provision in the toilet and for A/C in master bedroom. Each flat will be transferred with the existing meter connection of the owner, 3-phase if required will have to be intimated and the cost for the same would have to be borne by the flat owner.

Note: Any changes requested by the owners with respect to specifications as provided by the developer, if approved by the Architect shall be charged for separately.

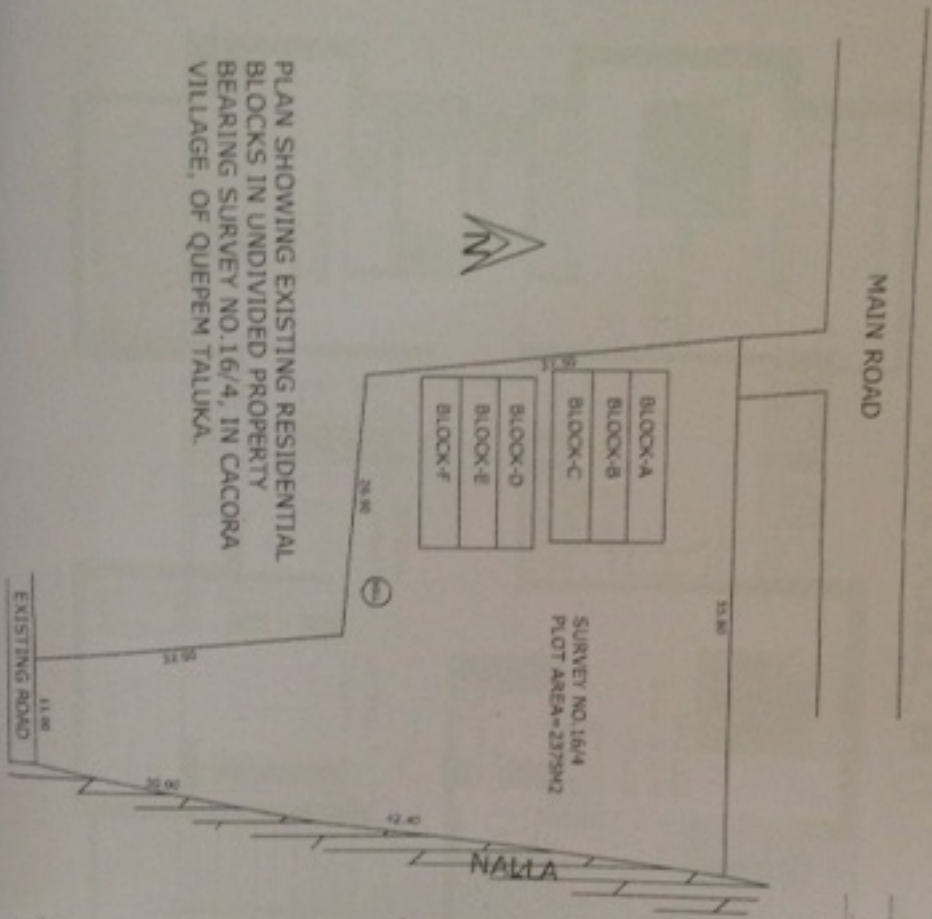
Chaudhant Vetal Nait

Sayed-Balaji Nani

Joaquim Francis Fernandes

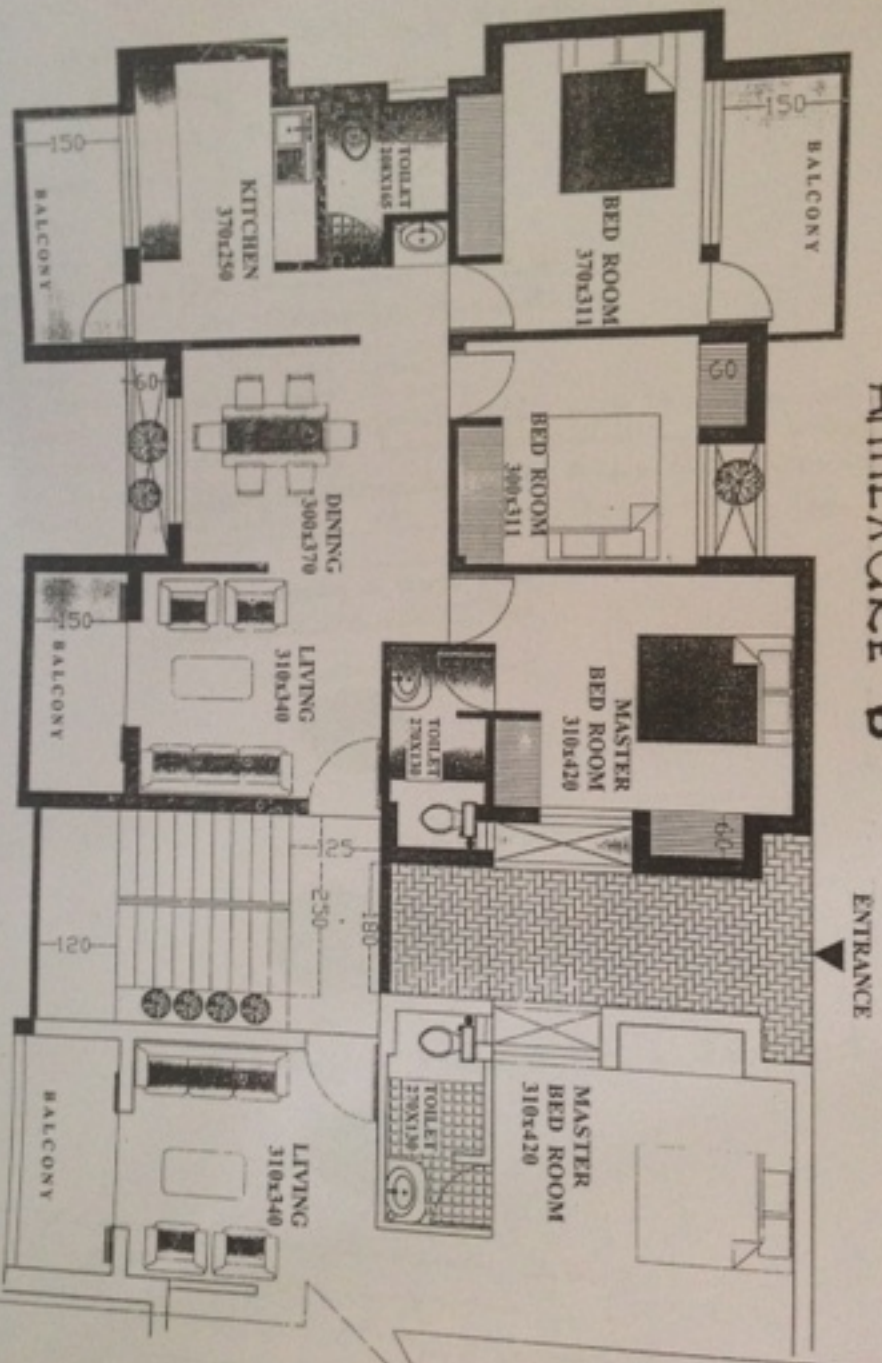
ANNEXURE 'A'

PLAN SHOWING EXISTING RESIDENTIAL
BLOCKS IN UNDIVIDED PROPERTY
BEARING SURVEY NO. 16/4, IN CACORA
VILLAGE, OF QUEPEN TALUKA.



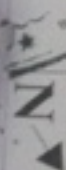
Charakter Nallad Nalle
Soyand - Balaji Nalle
Jaogunni Francis Funderho

ANNEXURE 'B'



NOTE:
 THE FURNITURE LAYOUT SHOWN IN THE FLAT IS ONLY *Suggested* INDICATIVE AND IS NOT INCLUDED IN THE FLAT COST.

REGISTERED RECONSTRUCTION OF THE RESIDENTIAL BUILDING IN
 ... A VILLAGE OF OVERSEAS TALENTA
 FINAL DESIGN - S.B.U.A.-114.005
 BUDAPEST
 OWNER - *ASHIR/RAJ, CHANDRA GOA*
 ARCHITECT - SPACE ESTHETICS
 TRUST NO. 1
 ...

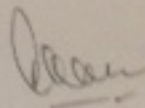


Elaboration of Unit 310/311

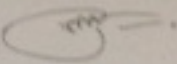
1. Mr. Chandrabent Vitthal Naik, s/o late. Mr. Vitthal Naik, age 68 yrs, married, s/o "Curukruppa" Hala 382, Panteval, Curdarem - Goa. Aid.
2. Mr. Jayant Balaji Naik, s/o Balaji A. Naik, age 42 yrs, married, s/o Hala 2254 Ashinwad, Panteval, Curdarem. Gov. for self and as attorney of.
 - a) Mr. Pandurang Bapu Jowant.
 - b) Mrs. Malini Pandurang Jowant.
 - c) Mrs. Devi Jayant Naik.
 - d) Mr. Anandu Ramachandra.
 - e) Mrs. Jesta Anandu Naik.
 - f) Mr. Ganapati Ganachandra Babshet.
 - g) Mrs. Hemalata Ganapati Babshet.
 - h) Mrs. Jyoti Chandrabent Naik.
 - i) Mr. Anant Kumar Chavhan.
 - j) Mrs. Panchanala Chavhan.
3. Space Ethetics, a proprietorship, with its office at Jainam Complex, Venuji Goa represented by its proprietor Mr. Joaquim ~~Francis~~ ^{Francis} Fernandes, age 35 yrs, married, Indira station, s/o Bando, Santa Cruz, Goa.

adults executing of the so called

~~Mr. Chandrabent Vitthal Naik~~
 Chandrabent Vitthal Naik



Mr. Jayant Balaji Naik



Mr. Joaquim Francis Fernandes



1-1994. Elsa Fernandes Uniao
 Affili to Div. - 1994 - 1995
 Louren. St. Cruz, Santa Cruz

and bound to the Gov. of Goa

- Elected
Procurador, dated 23rd of Feb/2012
[Signature]
SUB-REGISTRAR
QUEPEM

Registered No. 197
at pages 501 to 538
Bk. 1 Volume No. 621
Date 28/2/2012

[Signature]
SUB-REGISTRAR
QUEPEM



Note of Return
This document will be return on: 28/2/2012

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