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गोवा GOA

Sl. No. 1844 Place of Vendor: Margao, Date of Issue: 13.10.2010, 132388

Value of Stamp Paper Rs. Hundred.

Name of the Purchaser Ramraj Enterprises

Son of \_\_\_\_\_ Residing at Margao

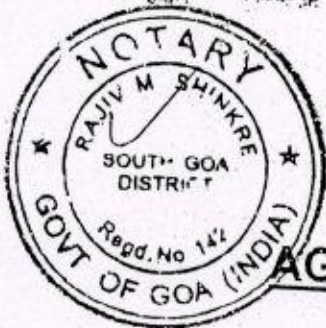
As there is no one single stamp paper for the value of Rs. \_\_\_\_\_

\_\_\_\_\_ additional stamp paper for the completion of the value is attached along with.

**Hermey U. D'Souza**  
 Govt. Authorised Stamp Vender  
 Maria Luiza Plaza, Shop No. 5-2,  
 Comba, Margao-Goa  
 Ph.: 2711449, 9637052514  
 L.No. JUD/VEN-LIC/2007/AC-1

Sign: [Signature]

Signature of purchaser



**AGREEMENT FOR SALE**

THIS AGREEMENT TO SELL is executed at Margao on this 8<sup>th</sup> day of October, of the Christian year 2011.

[Signature]

[Signature]



BETWEEN

1. (a) Dr. **RAJESH JAKKAPPA PAWAR**, son of Jakkappa Pawar, aged 40 years, married, businessman, and his wife

(b) Mrs. **SMITA RAJESH PAWAR**, wife of Dr. Rajesh Jakkappa Pawar, aged 34 year, married, both resident of 3/9/10, Avdhut Akhada, Gavbhag, Ichalkaranji, Kolhapur, Maharashtra State,

2. Mrs. **SUSHEELA JAKKAPPA PAWAR** wife of late Jakkappa Pawar, aged 61 years, widow, resident of H. No. 670/A, Near Vithal Rukhmini Temple, Shantinagar, Vasco da-Gama, Goa represented by Dr. **RAJESH PAWAR**, son of late Jakkappa Pawar, aged 40 years, married, businessmen resident of 3/9/10, Avdhut Ahada, Gavbhag, Ichalkaranji, Kolhapur, Maharashtra by Power of Attorney dated 4<sup>th</sup> August, 2011 executed before the Notary Adv. (Mrs) **VIDHYA A. SHET** under registration No. 25608/2011 dated 4<sup>th</sup> August, 2011.

3. (a) Mr. **JAYESH JAKKAPPA PAWAR**, son of late Jakkappa Pawar, aged 29 years, married, occupation service and his wife

(b) Mrs. **ARUNA ANAND RAO**, wife of Jayesh Pawar, aged 29 years, married, service both presently residing at 28 Garrick Cresecent, East Croydon London, CRO 5PW, United Kingdom both represented by Dr. **RAJESH PAWAR**, son of late Jakkappa Pawar, aged 40 years, married, businessmen resident of 3/9/10, Avdhut Ahada, Gavbhag, Ichalkaranji, Kolhapur, Maharashtra by Power of Attorney dated 19/08/2011 executed before Asstt. Consular Officer, High Commission of India, London GBRLC 0854811 dated 19<sup>th</sup> August, 2011 and Certified by Additional Collector of North Goa on 7<sup>th</sup> September, 2011 at Panaji, Goa

*Rajesh Pawar*

*Sm* *R*



4. (a) Mrs. **RAJASHREE JADHAV**, daughter of late Jakkappa Pawar, aged 38 years, married, occupation service and her husband

(b) Mr. **JAYANT MADHKAR JADHAV**, son of Madhkar Jadhav, aged 41 years, married, occupation service both resident of H. No. 6/210/A 'Madhusheela', Near Our Lady of Candelaria High School, Sasmolem, Baina, Vasco da Gama, Goa both represented by Dr. **RAJESH PAWAR**, son of late Jakkappa Pawar, aged 40 years, married, businessmen resident of 3/9/10, Avdut Ahada, Gavbhag, Ichalkaranji, Kolhapur, Maharashtra by Power of Attorney dated 7<sup>th</sup> October, 2011 executed before the Notary Adv. (Mrs) **VIDHYA A. SHET** under registration No. 32792/2011 dated 7<sup>th</sup> October, 2011.



(a) Mrs. **VRUSHALI MANOJ MANE**, (before Marriage name - Miss **JAYSHREE JAKAPPA PAWAR**) daughter of late Jakkappa Pawar, aged 34 years, married, occupation service and her husband

(b) Mr. **MANOJ ANANDRAO MANE**, son of Anandrao Mane, aged 39 years, married, Occupation Business, both resident of Plot No. 1016/25, Krishnaji Bhoite Nagar, Apate Nagar, Kolhapur both represented by Dr. **RAJESH PAWAR**, son of late Jakkappa Pawar, aged 40 years, married, businessmen resident of 3/9/10, Avdut Ahada, Gavbhag, Ichalkaranji, Kolhapur, Maharashtra by Power of Attorney dated 7<sup>th</sup> October, 2011 executed before the Notary Adv. **D. A. NALAWADE** under registration No. 3381/2011 dated 7<sup>th</sup> October, 2011.

(hereinafter called 'the **PROMISORS**' which expression shall, unless it is repugnant to the meaning of the context thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PART**.

*Manoj Mane*

*Shet*



-4-  
AND

*82*  
**R. N. TALAK & DEVELOPERS**  
M/s. ~~RAMRAJ ENTERPRISES~~, (PAN No: AAFFR1062A) a  
~~PROPRIETORSHIP~~  
partnership firm having its office at Ashiyana, Comba, Margao,  
Goa, represented by its ~~Managing Partner~~ Shri. **RAJENDRA**  
**NARAYAN TALAK**, son of Narayan Talak, aged 53 years,  
married, businessman, resident of Comba, Margao, Goa and  
(hereinafter called "The **PROMISEE**" which expression shall,  
unless it is repugnant to the meaning or the context thereof, be  
deemed to mean and include its partners, successors and  
assigns) of the **SECOND PART**. *Km*

All the parties hereto are Indian Nationals.

**WHEREAS** the **PROMISORS** are lawful **CO-OWNERS**, in full  
possession of the property admeasuring 8200 square metres of  
the property situated at Queula, Ponda Taluka and surveyed  
under No. 84/3 described in **Schedule 'B'** hereinafter referred as  
said property.

**WHEREAS** the said property is a part of the property known as  
"Perighol" or "Malgui", identified in **Schedule 'A'** with an area  
20,100 square metres is constituted by two combined pieces of  
land or plots of the said larger property, being one piece of land  
or plots of the said larger property, being one piece or plot which  
is known as Plot A belongs to Miss **MARIA BERNARDETE**  
**GRACIAS** by virtue of Gift Deed dated 30-3-83 presented, for  
registration, in the office of Sub-register, Ponda, on 31-3-83,  
under serial No. 147/83 and the other piece or plot which is  
known as Plot B which belongs her, by virtue of another Gift  
Deed dated 4-4-83, presented, for registration, in the said Sub-  
registrar office, Ponda, uner serial NO. 153/83 on 6-4-1983

*Rajeshwar*

*Shri. R.*





**AND WHEREAS** in the aforesaid two deeds of gift has been mentioned that the said Plot A has an area of 10650 sq.mts., and the said Plot B has an area of 10700 sq.mts. So the said property constituted by these two plots identified in the First Schedule "A" below, as per the said two gift deeds, admeasures 21350 sq.mts. but after carefully verification, it is found that the said property has a total area of 20100 sq.mts. (twenty thousand and one hundred square metres ) as mentioned above

**AND WHERAS** the aforesaid property has been divided into three plots known as "Plot No. One". "Plot No. two" and "Plot No. three". The said plot number one lies on the Western side of the aforesaid property; the Plot No two lies on the Northern side, and the Plot number three lies on the Southern side of the aforesaid property, having the said plot Nos. 1,2 and 3 respectively, an area of 8200 sq mts., 6300 sq.mts. and 5600 sq.mts.



**WHEREAS** the **PROMISORS** and others purchased the Plot No. 1 admeasuring 8200 square metres by deed of Sale registered under No. 509 at page 113 to 140 of Book No. 1 Volume No. 40 dated 21<sup>st</sup> August, 1991 before Sub Register of Ponda hereby referred as '**said property**' and described in **SCHEDULE 'B'** and more clearly demarked in the plan annexed.

**WHEREAS** the **PROMISORS** are thus the **CO-OWNERS** of the said property.

**WHEREAS** the **PROMISEE** has approached the **PROMISORS** with a request to develop the said property along with others;

*Prayeshmanan*

*Sh...* *Ra*



AND WHEREAS the PROMISORS have acceded to the said request

NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AS UNDER:

- 1) The PROMISORS hereby entrust to the PROMISEE and the PROMISEE takes over from the PROMISORS and others the said property being plot Survey No. 84/3 more particularly described in Schedule 'B' appended herein under,

The PROMISEE shall pay to the PROMISORS the total consideration as below

One Row Villa , Villa No. B-5 admeasuring 136 square metres with car park as per the plan annexed and Rs. 50,000/- (RUPEES FIFTY THOUSAND Only) which will be paid at the time of agreement.

- 3) The PROMISEE shall be entitled to get plans drawn up for the construction of compound wall/buildings in the said plot as well as to apply for conversion of the said plot.

- 4) The PROMISORS shall execute a Power of Attorney in favour of Shri. RAJENDRA N. TALAK, <sup>PROPRIETOR</sup> partner of M/S. RAMRAJ <sup>R. N. TALAK</sup> ENTERPRISES, the PROMISEE, enabling them to execute the

*Rajendran*

*Shri. R. N. Talak*





requisite works in connection with the said project which they intend to put up in the said plot as detailed above.

- 5) The said Row Villa to be allotted to the **PROMISORS** as stipulated above shall be constructed as per the specifications laid down in Schedule 'C' below.
- 6) In case of **PROMISORS** desire any change in the fixtures, fittings or materials or in the specifications, they shall have to pay for additional cost, if any, payable. Such cost shall be fixed in advance in writing.



In case the fittings, fixtures or materials specified in the specification are not readily available in the market, the **PROMISEE** shall be entitled to replace the same by fittings, fixtures or materials of equal quality and the **PROMISORS** will be informed accordingly.

- 8) The **PROMISEE** shall construct and allot the Row Villa within a period of 24 months from the date of agreement, with a grace period of 6 months subject, however, to the condition that such time limit shall be extended incase there is delay caused by one or any of the following reasons:
- i) Any curb of freeze imposed by the Municipality or Government or any other public authority
  - ii) Any war, riots or civil consent which result in delay in construction
  - iii) Any shortage of raw materials in the market.

P. N. K. K. K.

S. S. S. S. S. S.



9) The **PROMISORS** shall regularly visit the site of construction of the said row villa to be allotted to them and shall inform the **PROMISEE** in writing in case of any discrepancies and it shall then be the responsibility of the **PROMISEE** to correct the same. However, in case nothing is informed to the **PROMISEE**, the **PROMISORS** shall not be entitled to claim that there is any defect in the construction subsequent.

10) All the **PROMISORS** has no right in the said property other than receiving the row villa along with proportionate share of land and payment as mentioned in the said agreement.

The **PROMISORS** covenant that they have good right and absolute title to the said plot and that the same is free from all charges, liens and encumbrances whatsoever.

12) The **PROMISORS** further covenant that they have not entered into any agreement or executed any deed or done anything which would in any way prevent them from entering into the present agreement.

13) The **PROMISORS** shall answer any queries or interrogatories which may be posed by the **PROMISEE** or its advocate in respect to the title of the **PROMISORS** in the said property.

14) The **PROMISEE** shall obtain at their own cost, all the required permission or clearances necessary for the purpose of execution of registration of Sale deed in respect of the said property.

*[Signature]*

*[Signature]* *[Signature]*



- 15) The present agreement shall be specifically enforceable at the option of either party.
- 16) The Sale deed in respect of the said plot shall be drawn by the advocate of the **PROMISEE** and the **PROMISORS** shall make available to the said advocate all documents of title of the said plots.
- 17) Once the project is completed Housing Co-operative Society will be formed and Ownership of land with the project will be transferred to said society by the **PROMISORS**.
- 18) All expenses arising out of or incidental to the execution or registration of the present agreement of the deed, whether by way of stamp duty, registration fees, typing charges, drafting charges, etc. shall be borne exclusively by the **PROMISEE**.

SCHEDULE 'A'

The property admeasuring about 20100 sq.mtrs (twenty thousand and one hundred square metres) known as 'Perigol' or 'Malgui', which is constituted of two separated combined pieces of land or Plots known as 'Plot A' and 'Plot B' of the western and eastern side respectively of a larger original Property of the same designation situated at Queula, Taluka dn Sub-District of Ponda North Goa District. This property, as mentioned above, is constituted of two combined pieces or plots A and B and, as such, forming new one distinct property, it is bounded on the East by water nallah partly and partly by road at -8-northern side corner on the West by water nallah partly and partly by the property of Shri Shantadurga Devasthan of Queula, on the South By water nallah, beyond which there are the

Rajeshwar

Shri Rgn





property of Rogunata V.S. Zuarcar ad others and Venctexa Boto Dovolcar and on the North partly by existing old road Bandora Queula and partly by the propery of C. Khawante.. This property is a part of the said larger original property which represents 2/3 (two thirds) of the property described, in the Land Registration Office of Ilhas Camarca (Conservatoria do Registo Predial ) at Panaji, as a whole, under No. 2612 of Book B-seven new ( number two thousand six hundred and twelve of Book B-seven new ) and also 2/3 of the property registered in the matriz under matriz no.306 ( three hundred and six ) and the same represents part of the property surveyed in the New Survey Records under no.84 (number eighty four )

SCHEDULE 'B'



The ' SAID PROPERTY' known as " Plot number one" admeasuring 8200 sq.mts. ( eight thousand and two hundred square metres) of the aforesaid property identified more in detail in the Schedule 'A' This plot no. one lies on the western side of the aforesaid property and it is one plot (out) of the three plots in which has been divided the aforesaid property, identified, in the First Schedule above, which is situated at ward Galaxierm, Queula Village, Panchayat area of Queula, Taluka and sub-District of Ponda, North Goa District and which property represents part of the previous larger property, which corresponds to two thirds of the property bearing Land Registration No. 2612, Book B-7, new and survey no.84/3 (eight four, sub division,three), as a separate and distinct property.The ' said property' is bounded on the East by plots no. two and three which are separated by a road, on the west by property of Shri Shantadurga Devasthan artly and partly by water nalah, on the North by property of C, Khawante and on the South: by water nalah, beyond which there are the said properties of Dhavalkar and Zunvarkar.

*D. Venkatar*

*Shri. R.*



**SCHEDULE 'C'**  
**SPECIFICATIONS**

1. The Building will be R.C.C. framed structure. Structure with 20 cms thick laterite or brick walls externally or blocks and single brick walls for partition.
2. The walls will be finished with 12 mm cement plaster internally with neeru finish and with 18 mm thick cement plaster externally.
3. Flooring will be of Vitrified or marble tiles of first quality between Rs. 400/- to 500/-.  

The dado full height in the bathroom shall be provided with glazed tiles or ceramic tiles with hot and cold water arrangement.
5. The kitchen platform shall be provided with black granite stone on the top surface with stainless steel sink and 60 cm ceramic tiles above platform and loft.
6. The frames of the doors and windows will be of Sal wood or equivalent.
7. Windows and shutters will be of teak a wood.
8. The main door will be 35 mm teak wood panelled door and frame with double shutter.
9. Remaining doors will be flush doors kutti company.
10. All the fixtures for doors and windows will be of Brass.
11. The wiring shall be concealed with finolex multi stand brandt and other fittings of Anchor brand.

*A. Nandamur*

*ebw*

*Sh*



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12. The walls shall be painted with oil bound distemper internally and the external walls shall be painted with Santex or Apex.
13. The doors and windows shall be painted with oil paint/French polish.
14. The water shall be supplied through G.I./U.P.V.C. Rigid pipelines.
15. Windows shall be provided with grills.
16. The drainage shall be supplied through Cast Iron and A. C. Pipes or P. V. C. rigid pipes or equivalent.
17. To provide loft in each bedroom and kitchen.
18. Bathroom fitting should be of Crab Tree Company.
19. The W.C should be either European or Anglo Indian.
20. One A.C. Point provision in all bedroom and living room.
21. In bathroom to provide a geyser point.
22. Two Power Point in the kitchen.
23. Provision for Inverter for light and fan in each room.



*R. Venkatesh*

*S. R.*



PROMISOR



Rajesh Pawar

Dr. RAJESH JAKKAPPA PAWAR for self and  
PROMISORS No. 2, 3(a) & (b) 4 (a) & (b) 5 (a) & (b)



Smita Pawar

Mrs. SMITA RAJESH PAWAR

Rajesh Pawar

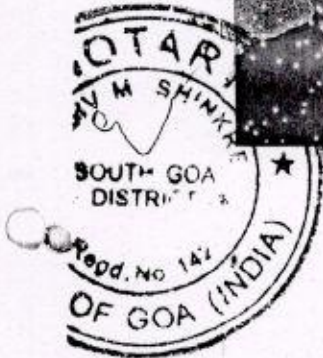
Smita



PROMISEE



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R. N. TALAK & DEVELOPERS  
M/s. ~~RAMRAJ ENTERPRISES~~, rep. by *Ron*  
Managing Partner Mr. RAJENDRA  
NARAYAN TALAK.

WITNESSES

1. *[Signature]* Arun Pandurang Mohite

2.

*[Handwritten signature]*

*[Handwritten signature]*



EXECUTED BEFORE ME  
WHICH I ATTEST

*[Handwritten signature]*

RAJIV HUKUND SHINKRE  
NOTARY, MARGAO  
SOUTH GOA DISTRICT  
STATE OF GOA, INDIA  
Reg. No. 61916  
Date... 8-10-2011









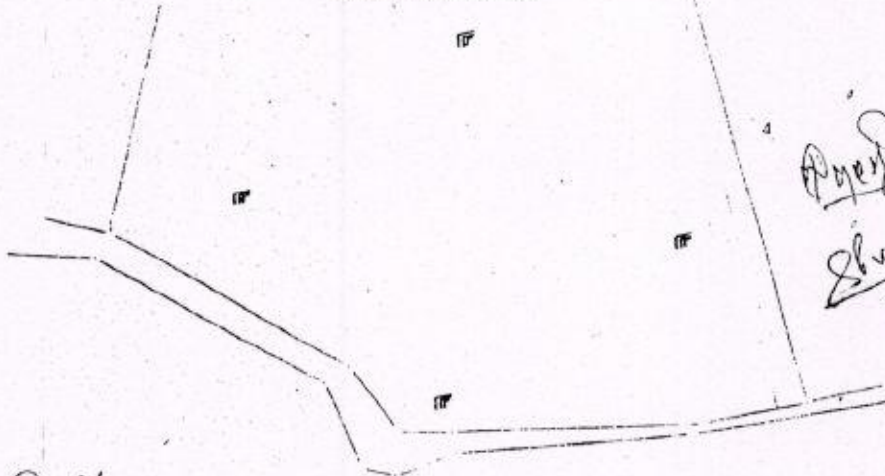
**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**PANAJI - GOA**



Plan showing plots situated at  
 Queula Village  
 Ponda Taluka  
 S.No./Sub Div No. 84/ 3  
 Scale 1:1000



**SURVEY No.84**



*Agarwal*  
*Shri*  
*Shri*

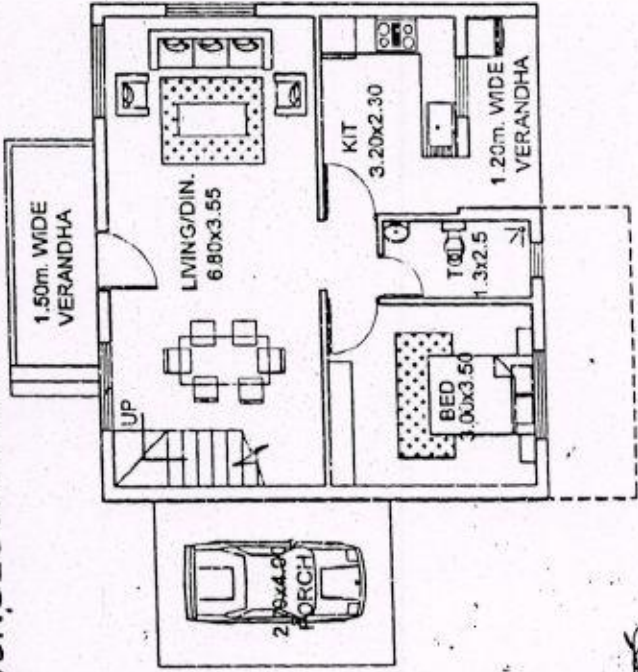
*Arvind*  
 Computer Generated On 10-09-2009

Computer Generated On 10-09-2009

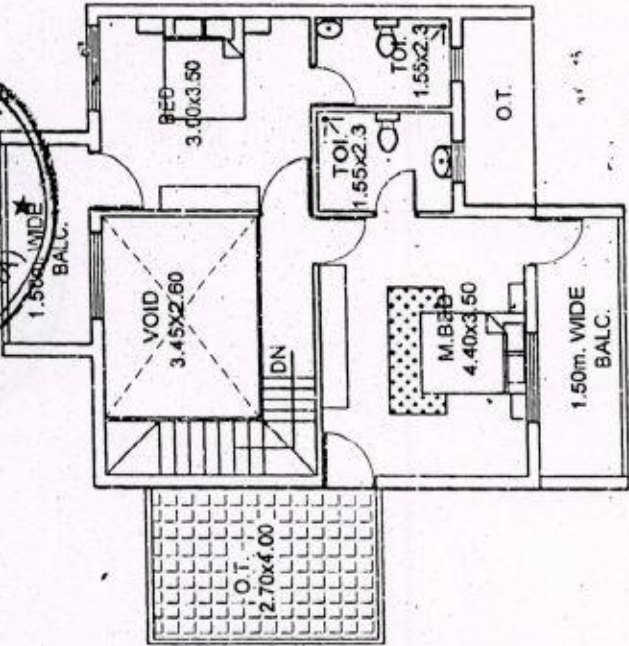




TYPICAL BUNGLOW PLAN.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DATE : 25-06-11

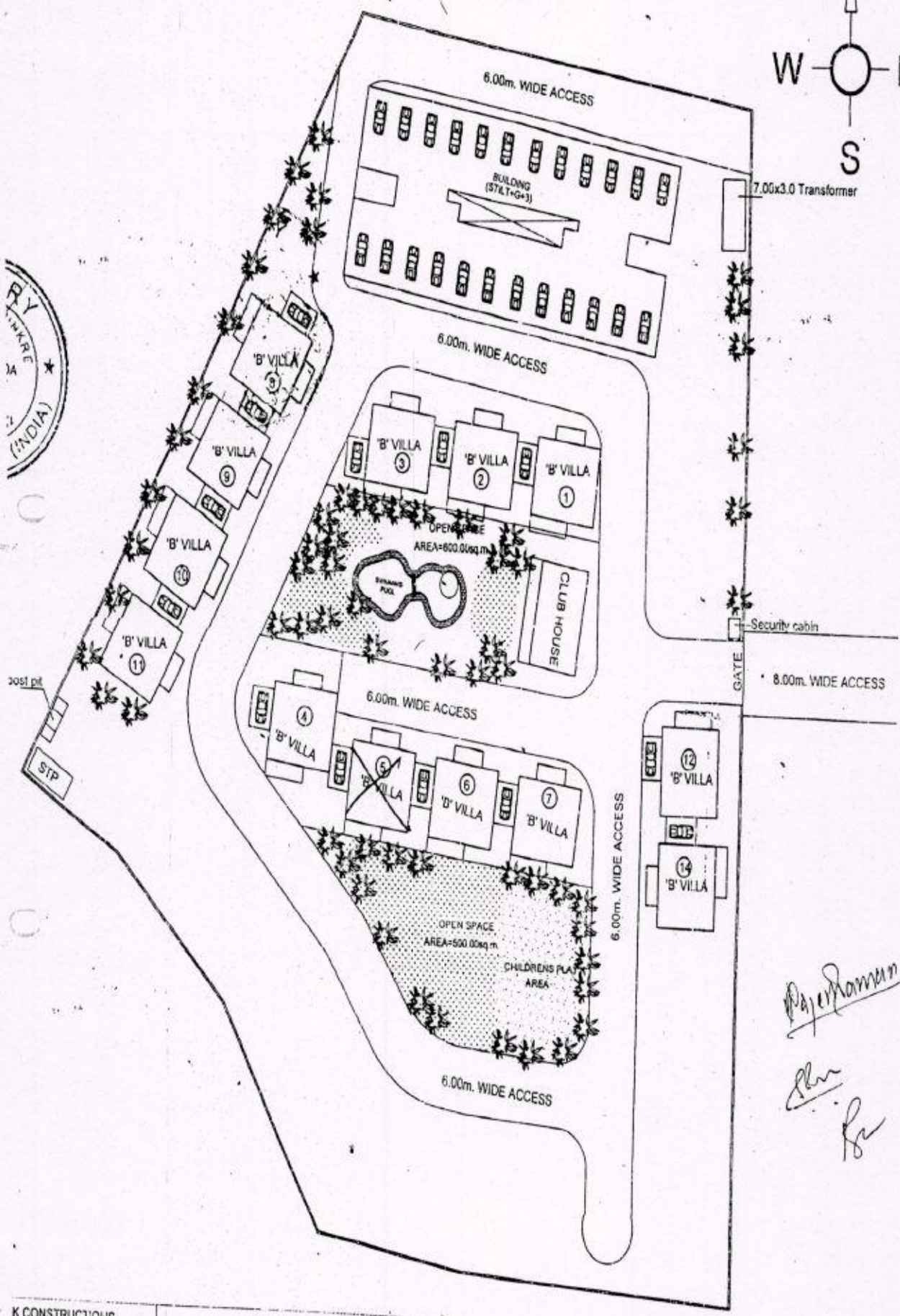
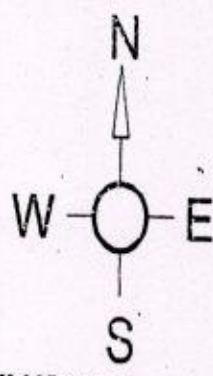
Sawant & Associates  
Architects, Engineers, Interior Designer  
Super Avenue 1st Floor  
Muller, Goa  
Phone No (91) : 2716097

DWG NO.3

TALAK CONSTRUCTIONS  
GROUP HOUSING AT QUELA, PONDA

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*Papermanan*  
*Plan*  
*for*

K CONSTRUCTIONS  
 USING AT QUELA,PONDA

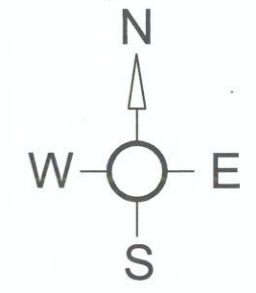
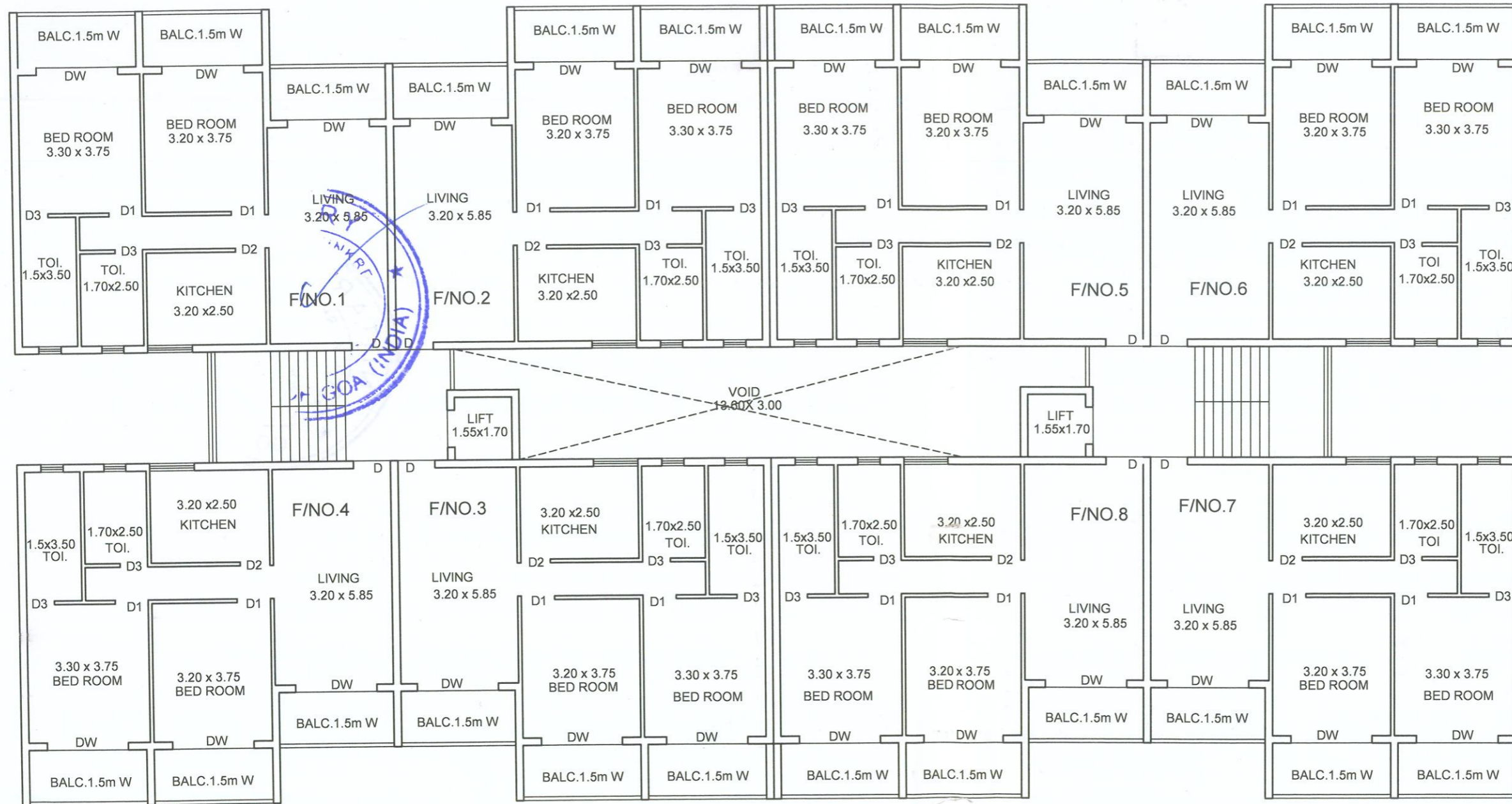
DWG NO.1

DATE: 25-09-11

*Sarav C. Aravind*  
 Architect  
 10/10, PONDICHERRY  
 PONDICHERRY



# 'A' BUILDING



Handwritten notes in blue ink on the right side of the plan:

- Original floor plan
- गोवा चि वि मंत्र
- 10) [Signature]
- 11) [Signature]
- 12) [Signature]

FIRST FLOOR PLAN

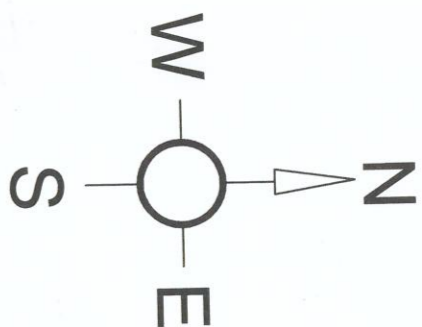
DATE : 25-08-11

TALAK CONSTRUCTIONS  
GROUP HOUSING AT QUELA, PONDA

DWG NO.2

Sawant & Associates  
Architects, Engineers, Interior Designers  
Sapana Arcade, 1st Floor  
Mullhat, Goa  
Phone No (0) : 2736693





DATE : 25-08-11