

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Authorized Signatory

(Cheque two lakhs ninety thousand only)

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

भारत 26493

161933



INDIA

NON JUDICIAL गोवा
AUG 18 2020

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R.0290000/- PB7147

STAMP DUTY

GOA

Name of Purchaser YUVRAJ B. MAYHEAR

AGREEMENT FOR DEVELOPMENT CUM SALE







THIS AGREEMENT FOR DEVELOPMENT AND
SALE is executed at Mapusa, Bardez, Goa on this 18th day of
August, 2020

BETWEEN

1. MR. PINAK ANAND CHODANKAR, Son of late Anand Bhikaji Chodankar, Aged 42 years, Married, Business, holding PAN Card bearing no. [REDACTED], holding Aadhar Card bearing no. [REDACTED], Mobile No. [REDACTED], Indian National and Resident of House No. 481/2, 'Kalashree', Abbas waddo, Canca, Bardez, Goa and his wife;
2. MRS. GAURI PINAK CHODANKAR, Daughter of S. R. Borkar. Aged 38 years, Housewife, holding PAN Card bearing no. [REDACTED], holding Aadhar Card bearing no. [REDACTED], Mobile No. [REDACTED], Indian National and Resident of House No. 481/2, 'Kalashree', Abbas waddo, Canca, Bardez, Goa.
3. MR. GAJANAN ANAND CHODANKAR, Son of late Anand Bhikaji Chodankar, Aged 45 years, Married, Business, holding PAN Card bearing no. [REDACTED], holding Aadhar Card bearing no. [REDACTED] Mobile No. [REDACTED], Indian National and Resident of House No. 481/2, 'Kalashree', Abbas Waddo, Canca, Bardez, Goa and his wife;



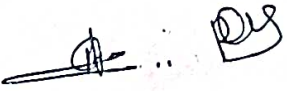





4. MRS. RANJEETA GAJANAN CHODANKAR, Daughter of Ratnakant Shirodkar, Aged 40 years, Married, Housewife, holding PAN Card bearing no. [REDACTED], holding Aadhar Card bearing no. [REDACTED], Mobile No. [REDACTED], Indian National and Resident of House No. 481/2, 'Kalashree', Abbas waddo, Canca, Bardez, Goa. (Hereinafter referred to as the "VENDORS" for the sake of brevity, which expression shall unless repugnant to the context and meaning thereof include their heirs, successors, administrators and assigns) OF THE ONE PART;

AND

MR. YUVRAJ BHARMA MAYEKAR Alias YUVRAJ BHARAMA MAYEKAR Alias YUVRAJ B. MAYEKAR, Son of Mr. Bharma Alias Bharama Mayekar, Aged 38 years, Married, Business, holding PAN Card bearing No. [REDACTED], holding Aadhar Card bearing No. [REDACTED], Mobile No. [REDACTED], Indian National and Resident of House No. 398/1, Dmello Vaddo, Canca, Bardez, Goa, and presently residing at Sodiem, Siolim, Bardez, Goa. (Hereinafter referred to as the "PURCHASER / DEVELOPER" for the sake of brevity, which expression shall unless repugnant to the context and meaning thereof include his heirs, successors, administrators and assigns) OF THE OTHER PART;
SHEWETH:

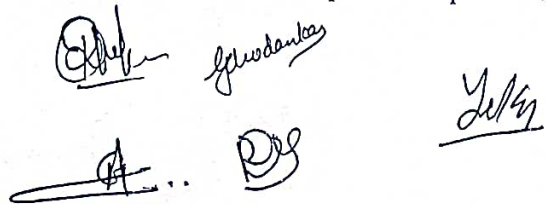
 *Ratnakant Shirodkar*
 *Yuvraj Bharmamayekar*  *Ranjeeta Chodankar*

WHEREAS vide Deed of Sale executed on 09/05/2013 and registered in the office of the Sub-Registrar of Bardez at Mapusa under registration No. 78 at pages 105 to 125 of Book No. I, Volume No. 3010, dated 16/05/2013, the VENDORS at serial nos. 1 and 2 purchased one plot i.e. plot no. 7, admeasuring 399 Sq. Mts. of the entire property surveyed under no. 27/7 from the original owners.

AND WHEREAS vide Deed of Sale executed on 09/05/2013 and registered in the office of the Sub-Registrar of Bardez at Mapusa under registration No. 79 at pages 126 to 146 of Book No. I, Volume No. 3010, dated 16/05/2013, the VENDORS at serial nos. 3 and 4 purchased one plot i.e. plot no. 8, admeasuring 311 Sq. Mts. of the entire property surveyed under no. 27/7 from the original owners.

AND WHEREAS after purchasing both the above said plots, the respective VENDORS herein filed two separate partition proceedings pertaining to their respective plots and got allotted separate sub division numbers to their said respective plots. Survey no. 27/7-B is allotted to plot no. 7 and Survey no. 27/7-C is allotted to plot no. 8.

AND WHEREAS by virtue of the above mentioned Sale Deeds, the VENDORS at serial nos. 1 and 2 became the exclusive owners in open and peaceful possession of the

The block contains several handwritten signatures. At the top left, there is a signature that appears to be 'G. S. ...'. To its right is a signature that looks like 'S. S. ...'. Below these, on the left, is a signature that looks like 'A. ...'. In the center is a signature that looks like 'D. ...'. On the right, there is a signature that looks like 'Y. S. ...'.

property by name "KUMBLAY MOROD", situated at Village Gurim, within the jurisdiction of the Village Panchayat of Gurim, Taluka Bardez, Sub-District Bardez, District North Goa, State of Goa, admeasuring 399 Sq. mts. and surveyed under no. 27 sub division 7-B. (Hereinafter referred to as the "said property no. 1" for the sake of brevity) and the VENDORS at serial nos. 3 and 4 became the exclusive owners in open and peaceful possession of the property by name "KUMBLAY MOROD", situated at Village Gurim, within the jurisdiction of the Village Panchayat of Gurim, Taluka Bardez, Sub-District Bardez, District North Goa, State of Goa, admeasuring 302 Sq. mts. and surveyed under no. 27 sub division 7-C. (Hereinafter referred to as the "said property no. 2" for the sake of brevity). The said property no. 1 and the said property no. 2 are more particularly described in Schedule - I and Schedule - II below respectively.

AND WHEREAS the said property no. 1 and the said property no. 2 were independent plots forming part and parcel of the larger property surveyed under no. 27/7 of Village Guirim, Bardez, Goa. That the said entire property surveyed under no. 27/7 of Village Guirim, Bardez, Goa originally belonged to Smt. Maria Flavia do Socorro Albertina D'Souza Furtado and others i.e. the respective heirs of late L.J.J.

 *guodante*
  

Zacarious do Rosario Mascarenhas Souza and late Dr. Joao Jose Felix Teodoro D'Souza.

AND WHEREAS the said property no. 1 and the said property no. 2 are adjoining to each other and are hereinafter collectively referred to as the "said properties" for the sake of brevity.

AND WHEREAS the PURCHASER / DEVELOPER herein with an intention of developing the said properties and constructing a building in the said properties approached the VENDORS herein with a request to sell to him the said properties surveyed under no. 27 sub divisions 7-B and 7-C.

AND WHEREAS the PURCHASER / DEVELOPER is desirous of developing the said properties by constructing a building in the said properties and further by selling the flats in the said proposed building to proposed buyers after obtaining necessary permissions from the Planning and Development Authority, Deputy Collector and Sub-Divisional Officer, Village Panchayat of Guirim, RERA and other Departments including the License for Construction.

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER / DEVELOPER has agreed to purchase the said properties surveyed under no. 27 sub

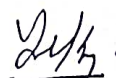
divisions 7-B and 7-C of Village Guirim, Bardez, Goa, for the total Consideration of Rs. 1,00,00,000/- (Rupees One Crore Only) and on the terms and conditions mutually agreed upon and hereinafter appearing.

**NOW THIS AGREEMENT FOR DEVELOPMENT AND
SALE WITNESSES AS UNDER:**

1. That the VENDORS shall sell and the PURCHASER / DEVELOPER shall purchase the said properties surveyed under no. 27 sub divisions 7-B and 7-C of Village Guirim, Bardez, Goa, with its appurtenances and free from encumbrances in consideration of Rs. 1,00,00,000/- (Rupees One Crore Only).
2. The VENDORS are not interested in total cash (Money) consideration and hence have requested the PURCHASER / DEVELOPER to construct for them one unit of Single Bedroom Flat admeasuring 65 sq. mtrs. and one unit of Double Bedroom Flat admeasuring 80 sq. mtrs.; both adjoining to each other on the Northern Side of the Ground Floor in the proposed building along with two Car Parking (i.e. One unit of stilt parking and the second unit reserved in an open space but covered) together valued at Rs. 39,50,000/- (Rupees Thirty Nine Lakh Fifty Thousand only). The balance consideration of

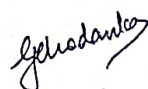
 



Rs. 60,50,000/- (Rupees Sixty Lakh Fifty Thousand only) is to be paid by the **PURCHASER / DEVELOPER** to the **VENDORS** vide Cheques. The Construction of the said flats should be as per the specifications mentioned in Schedule – III hereunder.

3. The **PURCHASER / DEVELOPER** has paid today an amount of Rs. 45,00,000/- (Rupees Forty Five Lakh Only) as earnest money to the **VENDORS** vide three Cheques bearing Nos. 361648, 361649 and 361650 respectively, all dated 18/08/2020 and all drawn on Corporation Bank, Parra Branch, and has agreed to pay to the **VENDORS** the balance amount of Rs. 15,50,000/- (Rupees Fifteen Lakh Fifty Thousand Only) within a period of Six months from the date of execution of this Agreement either vide RTGS and / or NEFT.
4. The **VENDORS** shall have the privilege to select the flat/s which will be allotted to them in lieu of their consideration immediately after the Construction License is obtained and construction plan is approved and the **PURCHASER / DEVELOPER** shall not be entitled to proceed with the development of the said properties until the flat/s are selected for themselves by the **VENDORS**.
5. The **PURCHASER / DEVELOPER** shall complete the construction of the proposed building in the said properties



within 18 months from the date of issuance of the Construction License. The **VENDORS** have agreed to extend the said period for a further period of six months.

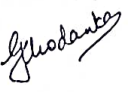
6. On the execution of this Agreement, the **VENDORS** have given the possession of the said properties to the **PURCHASER / DEVELOPER**.

7. The **PURCHASER / DEVELOPER** shall be entitled to proceed with the development of the said properties and the construction therein in accordance with the Rules and Regulations of the Concerned Authorities and the Development Control Rules and the Scheme that is sanctioned by the Competent Authority only after the flat/s are selected for themselves by the **VENDORS**.

8. The **PURCHASER / DEVELOPER** shall pay all the fees to the concerned authorities whenever required to obtain N.O.C., Licenses, Sanad, Approvals, etc.

9. The **PURCHASER / DEVELOPER** shall pay all the charges / salaries / wages of Engineers, Labourers, Contractors, etc. appointed by him for the development of the said properties.

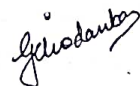
10. The **PURCHASER / DEVELOPER** shall do all lawful acts and things required to be done and perform the work in

  
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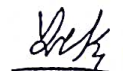
conformity in all respects with the provisions of the Statutes applicable thereto and with the Bye-Laws and Rules and Regulations, Development Control Rules and the Rules and Regulations of any other Public Body or Local Authority or Authorities having jurisdiction to regulate the same including RERA Registration and Construction License and its formalities and shall throughout save harmless and keep the VENDORS indemnified from and against all claims for the fees, charges, fines and other payments of whatsoever nature during the progress of the work may become payable or be demanded by the said Authorities in respect of the said works or of anything done or caused to be done or omitted to be done under the authority herein contained.

11. The PURCHASER / DEVELOPER shall obtain all other necessary N.O.C., permissions and sanctions from the Concerned Authority/s for the development of the said properties and construction of building in the said properties at his own costs, risks and responsibilities.

12. It shall be the responsibility of the PURCHASER / DEVELOPER to complete the development of the said properties and construction of building in the said properties within 18 months from the date of issuing of Construction License by the Village Panchayat of Guirim and as per the

 .. 



The said 18 months start from
the day of Issue of
Cancellation ¹¹ licence :

approvals of Concerned Authorities or within extended period
of six months as agreed upon in clause 5 of this Agreement. _

13. The PURCHASER / DEVELOPER shall not have ownership right in the said properties till the handing over of possession of the above mentioned flats as part consideration to the VENDORS.
14. The VENDORS shall sign, execute and verify all such papers, documents, plans, applications, letters, and / or documents which are required to be signed for obtaining necessary permissions from the Concerned Authorities and for the purpose of development of the said properties and construction of proposed building in the said properties.
15. Only upon the handing over of the possession of the above mentioned flats and upon the Execution of the Final Deed of Sale and upon the payment of total amount of Rs. 60,50,000/- (Rupees Sixty Lakh Fifty Thousand Only) by the PURCHASER / DEVELOPER to the VENDORS vide Cheques, the PURCHASER / DEVELOPER shall be entitled to sell the flats from the said proposed building to the proposed buyers.

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16. The VENDORS undertake to execute an irrevocable Power of Attorney in favour of the PURCHASER / DEVELOPER on the execution of this Agreement. ✓

17. The Agreement/s for Sale and / or the final Sale Deed of the respective flats shall be executed by the VENDORS at the request of the PURCHASER / DEVELOPER in favour of the proposed buyers at the costs of the respective buyers. and at the

Time of Sale deed vendors shall not demand cost

18. The PURCHASER / DEVELOPER shall carry out and ~~complete~~ *complete* the works of development and construction at his own ~~costs~~ *costs* and expenses within the stipulated period of 18 months or ~~within~~ *within* the extended period of six months.

19. It is clearly understood that the PURCHASER / DEVELOPER is buying the said properties for the purpose of development, for the purpose of constructing a building in the said properties and further to sell the flats in the said proposed building to the proposed buyers of the PURCHASER's / DEVELOPER's choice. The interest of the PURCHASER / DEVELOPER is purely commercial in nature.

20. The VENDORS agree and authorize the PURCHASER / DEVELOPER to carry out development of the said properties and they agree that the PURCHASER / DEVELOPER is entitled to commence the development work in the said

[Signatures]
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[Signature] *[Signature]*

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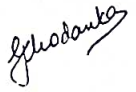
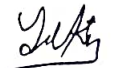
properties immediately as per the Rules and Regulations of the Concerned Authorities and then to construct the proposed building in the said properties only after the flat/s are selected for themselves by the VENDORS.

21. The VENDORS shall execute the final Sale Deed in favour of the PURCHASER / DEVELOPER in respect of the said properties if the PURCHASER / DEVELOPER hands over the possession of the above mentioned flats in the said proposed building to the VENDORS even before the completion of the entire project.
22. That the VENDORS have declared to the PURCHASER / DEVELOPER the Following:-
 - a) That both the said properties agreed to be sold are absolutely free from encumbrances, lien, mortgages and attachments of decree / awards of any Court, Tribunal etc.
 - b) That the VENDORS have not entered into any Agreement for Sale and / or Sale Deed in respect of the said properties with any third person.
 - c) That the VENDORS are the sole and exclusive owners in possession of the said properties and have absolute, good and marketable title to the said properties.

 
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23. It is hereby agreed that any amendment to this Agreement for Development and Sale shall be strictly reduced into writing and that this Agreement for Development and Sale shall not be amended in any other manner whatsoever.
24. It is hereby further agreed that time is the essence of this Agreement.
25. The parties to this Agreement shall be entitled to specifically enforce the terms of this Agreement by filing a Suit for Specific Performance of Contract.
26. It is hereby agreed that all the disputes which may arise between the parties to this Agreement whether in relation to the interpretation of the clauses and conditions of the Agreement and about the performance of these presence or concerning any act or commission of other party or the dispute, or any of them or in relation to any matter whatsoever concerning this Agreement, shall be referred to Arbitration in accordance with the provisions of the Indian Arbitration Act, 1940.
27. It is hereby agreed that any dispute pertaining to the title of the **VENDORS** in respect of the said properties with any third person/s shall be settled by the **VENDORS** at their own costs and the **PURCHASER / DEVELOPER** shall not be responsible and liable for the same.

28. If the **VENDORS** make default in completing the Sale even after the possession of the above mentioned flats is handed over to them and after the amount of Rs. 60,50,000/- (Rupees Sixty Lakh Fifty Thousand Only) is paid to them, the **PURCHASER / DEVELOPER** shall have the right to purchase the said properties by filing a Suit for Specific Performance of Contract against the **VENDORS**.
29. If the **PURCHASER / DEVELOPER** fails to complete the construction of the said flats within a period of 18 months from the date the Village Panchayat, Guirim issues a License for Construction of building in the said properties, the **PURCHASER / DEVELOPER** shall be entitled to an extension of Six months for completing the construction of the said flat. If the **PURCHASER / DEVELOPER** fails to complete the construction of the said flat and fails to hand over the possession of the same to the **VENDORS** within the said extended period of six months, then the **PURCHASER / DEVELOPER** shall be liable to pay to the **VENDORS** a sum of Rs. 15,000/- (Rupees Fifteen Thousand Only) per month as penalty till the construction of the said flats is completed and the possession of the said flats is handed over to the **VENDORS**.
30. On the execution of the present Agreement for Development and Sale, the **PURCHASER / DEVELOPER** hereby pays the

 
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Stamp Duty @ 2.9% on the total consideration of Rs. 1,00,000,00/- (Rupees One Crore Only) amounting to Rs. 2,90,000/- (Rupees Two Lakh Ninety Thousand Only) and considering that the possession of the said properties is already handed over to the **PURCHASER / DEVELOPER** on the execution of the present Agreement for Development and Sale, the Registration Charges @ 2.5% on the amount of Rs. 60,50,000/- (Rupees Sixty Lakh Fifty Thousand only) is paid by the **PURCHASER / DEVELOPER** herewith.

31. The valuation of the said flats in the proposed building which is agreed to be constructed by the **PURCHASER / DEVELOPER** for the **VENDORS** is Rs. 39,50,000/- (Rupees Thirty Nine Lakh Fifty Thousand Only) and since the possession of the said flats will be handed over to the **VENDORS** at the time of execution of the final Deed of Sale, the registration charges in respect of the said flats will be paid by the **PURCHASER / DEVELOPER** at the time of execution of the said Final Deed of Sale.

IN WITNESS WHEREOF the parties hereto have signed this Agreement for Development and Sale on the day, month and year herein before mentioned in the presence of witnesses.



SCHEDULE - I

ALL THAT property by name "KUMBIAY MOROD" or "KUMBIYA MOROD" also known as "SORVEM", or "DEMENCHEM BATA", situated at Village Gurim, within the jurisdiction of the Village Panchayat of Gurim, Taluka Bardez, Sub-District Bardez, District North Goa, State of Goa, presently surveyed under no. 27 sub division 7-B, admeasuring 399 Sq. mts. and bounded as under:-

EAST : by the property surveyed under no. 27/7.

WEST : partly by the property surveyed under no. 27/1 and partly by the property surveyed under no. 27/2.

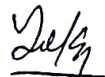
NORTH : by the property surveyed under no. 27/6.

AND

SOUTH : by the property surveyed under no. 27/7-C
And partly by the property surveyed under no. 27/7.

It is the portion of the entire property originally described as a whole in the Land Registration Office of Bardez under no. 7259 of Book B-90 (New) and enrolled in the Taluka Revenue Office of Bardez under Matriz No. 696.



SCHEDULE - II

ALL THAT property by name "KUMBIAY MOROD" or "KUMBIYA MOROD" also known as "SORVEM", or "DEMENCHEM BATA", situated at Village Gurim, within the jurisdiction of the Village Panchayat of Gurim, Taluka Bardez, Sub-District Bardez, District North Goa, State of Goa, presently surveyed under no. 27 sub division 7-C, admeasuring 302 Sq. mts. and bounded as under:-

EAST : by the property surveyed under no. 27/7-B.

WEST : partly by the property surveyed under no.
27/2.

NORTH : by the property surveyed under no. 27/7-B.

AND

SOUTH : by the property surveyed under no. 27/7

It is the portion of the entire property originally described as a whole in the Land Registration Office of Bardez under no. 7259 of Book B-90 (New) and enrolled in the Taluka Revenue Office of Bardez under Matriz No. 696.

[Handwritten signatures]

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SCHEDULE - III**(SPECIFICATIONS OF THE FLAT)**

STRUCTURE : R.C.C. Framed comprising of columns, beams, slabs. The top slab being sloppy and covered with Galvalume Sheets. The flat exposed roofs of the entire buildings will be waterproofed along with toilet block. The external walls shall comprise of laterite stones and internal walls shall comprise of bricks / light weight AAC Blocks.

PLASTER : Double coat sand faced cement plaster for external walls and single coat cement plaster for internal walls.

FLOORING : The Drawing Room floor shall be provided with Marbonite / Somany Tiles and the other rooms will be provided with Ceramic Tiles. The Bathroom and toilet will be provided with antiskid ceramic flooring with dado of 2.1 mts. height walls ceramic tiles.



- DOORS** : Main door of flat will be provided
FRAMES teakwood frame and all other doors will have Salwood frames and the same will be polished with teakwood polish.
- DOOR** : Main door will be of Teak Wood size
SHUTTERS of 1.0 X 2.20, bedroom and kitchen doors will be of Double Skin FRP doors. The bedroom and kitchen doors will be painted with oil paints.
- WINDOWS** : UPVC Sliding. Window grills will be of 10 mm. Sq. bar.
- HARDWARE** : The main door will have night-latch,
FITTINGS Handle on rear side, Mortise Lock. All other doors will have Aluminium handles latches and stopper.
- TOILETS &** : Doors will be sintex type with
BATHROOM aluminium frames. Wash basin and toilet pot will be of Cera brand. Two independent units consisting one European pan w.c. with Miranda type flush system and Geyser connection and also hot and cold water



mixing system. Two Wash basins will be provided in each independent unit, provision for spray nozzle in each unit and provision for washing matching tap and drain in the passage.

PLUMBING : All plumbing inside the flat will be concealed type with I. S. I. Mark Fittings. Total sanitary line of the building will be connected to the septic tanks. Wall outside plumbing material.

KITCHEN : The kitchen platform will consist of steel sink on granite top. The platform will be of Black granite with top liner and support pillar kaddappa and wall tiles.

ELECTRICALS : Concealed type with multistrand wires of ISI Mark. Electricity type will be duroflex, wire will be polycab and switch and socket will be of Anchor / Greatwhite.

LIVING : Main Board, 1 L.P., 1 F.P., 1 B.P., 1 Wall L.P., 1 L.P., outside main door, 2 Ceiling

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

I.P., T.V. & Telephone point 1 each,
5 amps p.p. on every switch board.

BEDS : 1 L.P., 1 F.P., 1 balcony L.P. with
Separate switch board and 1 plug point.

KITCHEN : 1 Fan Point, 2 Light Points, 1 15 amps
P. Point and 1 Plug point.

BATHROOM : 1 Light Point, 1 P. Point.

TOILET : 1 Light Point.

PASSAGE : 1 L.P. for wash basin with 5 amps P.P.

STAIRCASE : Will have kota or granite flooring for
landing and steps. Common L.P. at every
midland with two-way switch on each floor

WATER TANK : Underground sump and overhead P.V.C.
tank connected with water lifting pump.

PAINTING:

a) **INTERNAL WALLS** : 2 coat of Birla putty or Asian putty with
primer royal paint of the choice of the







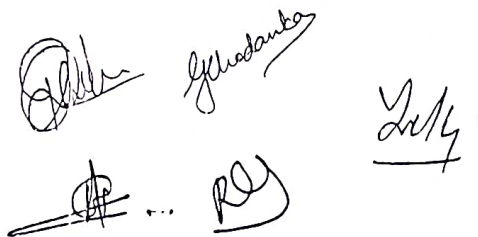




sellers. Ceilings will be white washed.

b) **EXTERNAL WALLS** : Entire building will be painted with 1 coat primer and 2 coats of Asian Apex paint and for grills oil paint.

PARKING : Two units of Car Parking. One unit shall be a stilt parking and the second unit shall be reserved in an open space but will be covered)

The block contains several handwritten signatures and initials. On the left, there is a signature that appears to be 'G. S. S.' and below it, a signature that looks like 'P. S.'. In the center, there is a signature that reads 'G. S. S.' and below it, the initials 'RS'. On the right, there is a signature that reads 'Z. S.'.

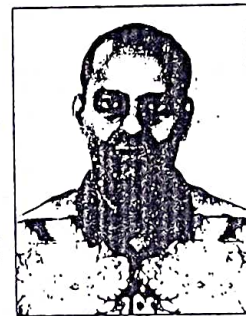
L.H.F.P.

R.H.F.P.



THE VENDOR NO. 1





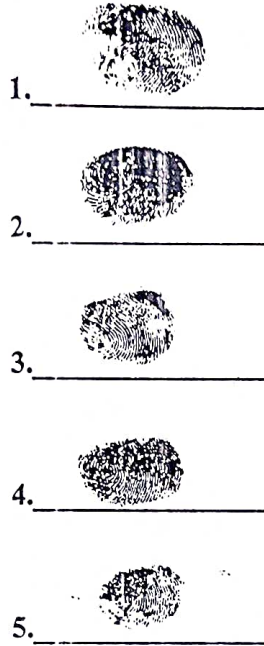
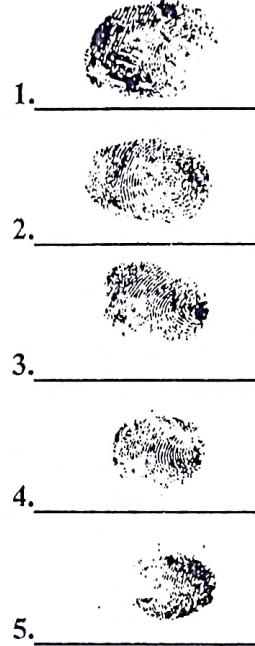
MR. PINAK ANAND CHODANKAR



L.H.F.P.

R.H.F.P.



THE VENDOR NO. 2 *Ghoshankar*

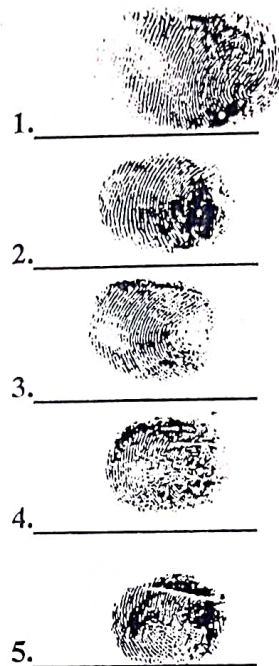
MRS. GAURI PINAK CHODANKAR

Ghoshankar *Ghoshankar*
~~*A*~~ .. *PS*

2/1/2

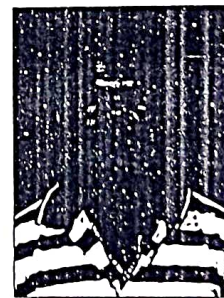
L.H.F.P.

R.H.F.P.



THE VENDOR NO. 3

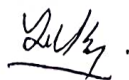


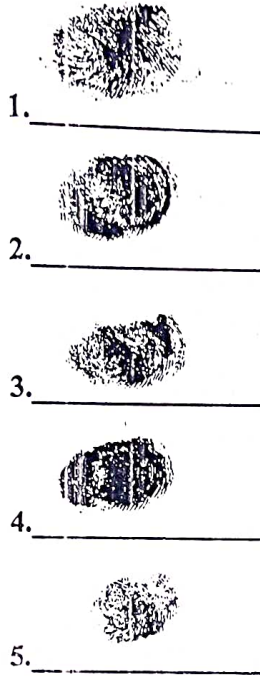
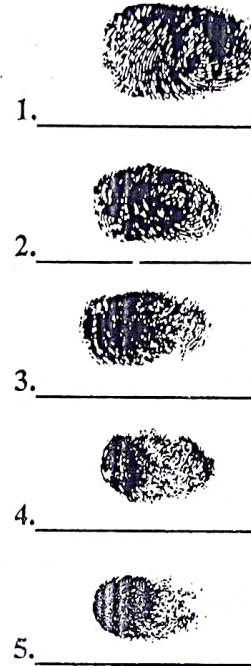


MR. GAJANAN ANAND CHODANKAR

 .. 



L.H.F.P.R.H.F.P.

THE VENDOR NO. 4



MRS. RANJEETA GAJANAN CHODANKAR

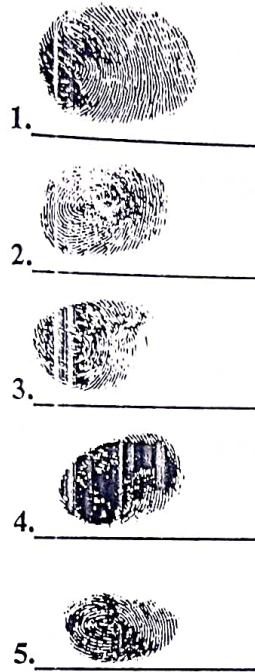
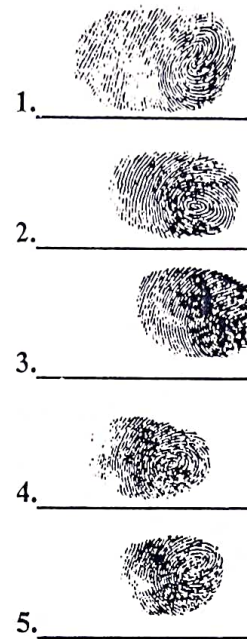
 *Chodankar*

 *RJ*

24/4

L.H.F.P.

R.H.F.P.



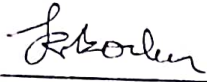
PURCHASER/DEVELOPER *Zuty*

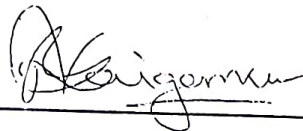
MR. YUVRAJ BHARMA MAYEKAR Alias
YUVRAJ BHARAMA MAYEKAR Alias '
YUVRAJ B. MAYEKAR

[Signature] *[Signature]*
[Signature] *[Signature]*

Zuty

WITNESSES:-

1. 
MR. JAIBHARAT RAMKRISHNA BORKAR

2. 
MR. RAJESH NAMDEV VAIGANKAR