

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
MURGA BUSTEER CO-OP, NEW SOCIETY LTD
ST JAMES ROAD, PONDIA
PONDIA - GOA 403 002
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APR 17 2014
20:55:30
PONDIA

FOR CITIZEN CREDIT™
Co-operative Bank Ltd.

Authorised Signatory

Name of Purchaser AVR Realtors

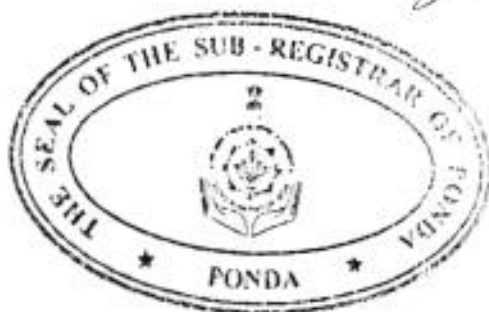
Serial No 937/14
Presented at the Office of the
Sub-Registrar of Pondia
between the hours of 12-40 on 17/4/2014
noon

Received fees for Rs. _____ N. P.
Registration 800000-00
Copying (Folio) 200-00
Copying Endorsements 10-00
Postage _____
Total Pay 800200-00

Jayannath S. Kamat Karant Sol.

~~REG - REGISTRAR~~
PONDIA

~~REG - REGISTRAR~~
PONDIA



AGREEMENT FOR DEVELOPMENT CUM SALE

THIS AGREEMENT is entered and executed at Pondia, Goa; on
Seventeen day of April Two Thousand Fourteen (17-04-2014)
between

Karant S.S. Gauat Karant
S.Kamat RB Ghutga RB Karant
Karant S.S.

1. Mr. JAGANNATH SHRIKRISHNA KAMAT, son of late Shrikrishna Jagannath Kamat, aged about 56 years, Indian National, business, holding Income Tax PAN AEOPS9342D, married; and his wife,
2. Mrs. USHA JAGANNATH KAMAT, daughter of late Ramaraya Guirim Keni, aged about 53 years, Indian National holding Income Tax PAN ACNPK9572E, housewife, both residents of first floor, Kamat Building, Near Hari Mandir, Margao, Goa;
3. Mrs. MILAN KRISHNA PAI ANGLE, daughter of late Shrikrishna Jagannath Kamat, aged about 53 years, Indian National, professor, holding Income Tax PAN AEFPP1051D, married; and her husband,
4. Mr. KRISHNA GURUDAS PAI ANGLE, son of late Gurudas Pai Angle, aged about 63 years, Indian National, Chartered Accountant, holding Income Tax PAN AFNPK6315E, both residents of behind Chowgule College, Fatorda, Margao GOA;
5. Mrs. LALITA DINESH TRIKANNAD, daughter of late Shrikrishna Jagannath Kamat, aged about 62 years, Indian National, retired teacher, holding Income Tax PAN ABHPT8735F, married; and her husband,
6. Mr. DINESH MUKUND TRIKANNAD, son of late Mukund Trikannad, aged about 72 years, Indian National, business, holding Income Tax PAN Card No. AARPT7918B, both residents of plot no.32, Gogol, Margao, Goa; [Mr. Dinesh Mukund Trikannad is represented herein by his Constituted Attorney and wife, Mrs. Lalita Dinesh Trikannad, by virtue of Power of Attorney dated 27-03-2014 executed before the Notary of, Mr. Rajendra G. Raut Dessai, under his Registration No. 15991/2014,

[Signature] Kamat S-S.

[Signature] RBK
[Signature] Kamat S-S

[Signature] RBK
[Signature] S-Kamat
[Signature]

Containing power to delegate; a notarized Xerox copy whereof is submitted to the Sub-Registrar of ²³Ponda -Goa for the purpose of registration of this document under The Indian Registration Act, 1908];

7. Mrs. **RAJANI BALKRISHNA KOLMULE**, daughter of late Shrikrishna Jagannath Kamat, aged about 64 years, Indian National, housewife, holding Income Tax PAN AEEPKO672A, married; and her husband,
8. Mr. **BALKRISHNA SHRIPAD KOLMULE**, son of late Shripad Kolmule, aged about 67 years, Indian National, business, holding Income Tax PAN Card No. AEEPK0673B, both residents of Bordem, Bicholim, Goa;
9. Smt. **REVATI BALKRISHNA GHOTGE**, daughter of late Shrikrishna Kamat, widow of Balkrishna Ghotge, aged about 60 years, Indian National, housewife, holding Income Tax PAN AGIPG1906D; resident of House No. M-1, Supreme Residency Complex, Colmorod, Navelim, Salcete, Goa;
10. Mr. **VIRENDRA VITHAL KAMAT**, son of Vithal Jagannath Kamat, aged about 44 years, Indian National, business, holding Income Tax PAN AAVPV1092N, married; and his wife,
11. Mrs. **SHALINI VIRENDRA KAMAT**, daughter of Shri Anil Venkatesh Pai Raikar, aged about 40 years, Indian National holding Income Tax PAN ADCPK8124C, both residents of 4th Floor, Kamat Commercial, Opposite Hari Mandir, Margao, Goa; collectively hereinafter referred to as the "INTENDING VENDORS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the FIRST PART;



[Handwritten signatures and initials]
General
RBS
Kamat J.S.
Shalini
Kamat J.S.
Kamat J.S.

AND

M/s. AVR REALTORS, a Partnership Firm, duly registered with the Registrar of Firms at Margao, Goa, under No. MGO-F8-2012 on 16/01/2012; having its place of business at Office No. T-3, Third floor, Kamat Commercial Bldg, Opp. Hari Mandir, Margao – Goa, holding Income Tax PAN Card No. AAUFA8343G; represented herein by its Partners:-

1. Mr. JAGANNATH SHRIKRISHNA KAMAT, son of late Shrikrishna Jagannath Kamat, aged about 56 years, Indian National, business, holding Income Tax PAN AEOPS9342D, married, resident of first floor, Kamat Building, Near Hari Mandir, Margao, Goa 403601;
2. Mr. RAMA DINANTH NAIK alias RAJIV NAIK, son of late Dinanath Rama Naik, aged about 41 years, Indian National, business, holding Income Tax PAN ABDPN8835C, married, resident of House No. E74, Comba, Margao, Goa 403601;
3. Mr. AMIT VYANKATESH KAMAT, son of Vyankatesh Kamat, aged about 40 years, Indian National, business, holding Income Tax PAN AACPK7304F, married, resident of House No.H-10, Saraswat Colony, Sitaladevi Temple Road, Mahim, Mumbai;
4. Mr. VIRENDRA VITHAL KAMAT, son of Vithal Jagannath Kamat, aged about 44 years, Indian National, business, holding Income Tax PAN AAVPV1092N, married, resident of 4th Floor, Kamat Commercial, Opposite Hari Mandir, Margao, Goa 403601; hereinafter referred to as the "INTENDING PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include all its Partners, successors in office, legal representatives, executors, administrators and assigns) of the SECOND PART.

AND WHEREAS the Partner No. 3 of the INTENDING PURCHASER, namely, Mr. Amit Vyankatesh Kamat, is represented herein by his duly Constituted Attorneys, the Partner No. 2 and the Partner No. 4 hereinabove written, by virtue of Power of Attorney dated 25th January

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2012 duly executed before the Notary of Mr. Vilas Anant Naik, under his Reg. No. 8337 dated 08/02/2012, notarized copy whereof is being presented before the Sub-Registrar of Ponda, along with this Agreement;

AND WHEREAS there exists a property in the village of Quela within the limits of Taluka of Ponda of the State of Goa, known as "one part of the property Bodriachem with its annex Boroddo", locally known as "SADAR" more particularly described in the SCHEDULE-A hereunder written and is hereinafter referred to as "the entire property" for the sake of brevity and convenience;

AND WHEREAS the entire property was originally owned by Shalini Kawalekar of Quela, Ponda;

AND WHEREAS by Deed of Sale, Declaration and Acquaintance of Loan dated 04/05/1964, duly registered in the Notarial Book No. 1214 at folio 4 reverse onwards by temporary notary of Judicial Division of Ponda, Shri. Raul Gerson Purificacao de Santa Rita Vas, the said Shalini Kawlekar, sold the entire property jointly unto (a) Mrs. Rukmini Vithal Kamat, and (b) Mrs. Gangabai Shrikrishna Kamat, i.e. the mother/mother-in-law of members No. 1 to 9 of the INTENDING VENDORS;

AND WHEREAS the said Mrs. Rukmini Vithal Kamat and her husband, Mr. Vithal Jagannath Kamat, filed Special Civil Suit No. 50/79 against Mrs. Gangabai Shrikrishna Kamat and her husband, Mr. Shrikrishna Jagannath Kamat, before the Civil Judge, Senior Division, Ponda, Goa, for the partition of the entire property;

AND WHEREAS vide Judgment and Decree dated 11/02/1987 duly modified/amended vide Order dated 23/03/1992 passed in the said suit, the entire property was divided into four plots Viz. Plot-A admeasuring 3,621.50 square meters, Plot-B admeasuring 3,621.50 square meters, Plot-C admeasuring 808.50 square meters and Plot-D admeasuring 808.50 square meters; and the Plot-A and Plot-C were allotted to said Mrs. Rukmini Vithal Kamat and her husband, Mr. Vithal Jagannath Kamat, and the Plot-B and Plot-D were allotted to said Mr. Shrikrishna J. Kamat and his wife, Mrs. Gangabai S. Kamat;

[Handwritten signatures and initials]
TSK RBK Kamat S.S. RBG Vithal Kamat S.S. Rukmini

AND WHEREAS areas of the said Plot-A and Plot-B taken together admeasures 7,243 square meters, in addition to an area of 301 square meters belonging to one Berta Albuquerque, and an area of 260 square meters constituting a strip near the Kapileshwari Nallah, all are commonly surveyed under Survey No. 33/1 of Ponda Village, totally admeasuring 7,804 square meters;

AND WHEREAS on actual measurement of the entire property bearing Survey No. 33/1 of Ponda Village, it is realized that (a) the area of the said Plot-A and Plot-B taken together admeasures 7,173 square meters (being the area of 3,621.50 square meters of Plot-A and an area of 3,551.50 square meters of Plot-B), (b) the area occupied by Berta Albuquerque is 411 square meters; and (b) the area constituting the strip near Kapileshwari Nallah is 220 square meters; thus the actual area of Survey No. 33/1 of Ponda village is 7,804 square meters;

AND WHEREAS said Mr. Shrikrishna Jagannath Kamat expired on 01-01-1998, leaving behind the members No. 1, 3, 5, 7 and 9 of the INTENDING VENDORS as his successors as declared in the Notarial Deed of Declaration for Succession of single heiress drawn on 16-08-1999 drawn in the office of the Ex-Officio Notary Public of Salcete at pages 55 onwards of Deeds Book No. 1407, duly rectified under the Notarial Deed of Addendum and Rectification to the previous Notarial Act drawn on 14-01-2000 drawn in the office of the Ex-Officio Notary Public of Salcete at pages 70 onwards of Deeds Book No. 1411; said member No. 9 of the INTENDING VENDORS being a widow at the time of death of her both the parents;

AND WHEREAS said Mrs. Gangabai Shrikrishna Kamat expired on 15.11.2005, leaving behind the members No. 1, 3, 5, 7 and 9 of the INTENDING VENDORS as her successors; said member No. 9 of the INTENDING VENDORS being a widow at the time of death of her both the parents; as declared in the Notarial Deed of Declaration for Succession of heirs drawn on 25-03-2013 drawn in the office of the Ex-Officio Notary Public of Salcete at pages 51V to 53 onwards of Notarial Deeds Book No. 1586;

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AND WHEREAS an area of 3,574.50 square meters of the Plot-A and an area of 1,025.50 square meters of the Plot-B was acquired by Government of Goa, for the purpose of construction of Telephone Exchange Building, vide Notification No. 22/132/86-RD dated 25/09/1991 published in Official Gazette at page 557 Series II No. 31 dated 30/10/1991, issued under Section 6 of the Land Acquisition Act, 1894; consequent to which an Award was passed in Case No. XX/1/Dy.Col/REV/91, acquiring a total area of 4,600 square meters from both the above said Plots;

AND WHEREAS, an area of 320 square meters was further acquired from the entire property for the work of improvement of Kapileshwari Nallah in Ponda Taluka from Varkhand to Kavale, vide Notice No. 7-24-2000-SLAO(N)/13 dated 28/02/2003 issued by the Special Land Acquisition Officer(N) under Section 12(2) of The Land Acquisition Act, 1894; out of which an area of 200 square meters forms part of the portion that was already acquired for Telephone Exchange Building and the balance area of 120 square meters is falling outside the area of the Plot-A and Plot-B;

AND WHEREAS an area of 100 square meters is shown as 'No Development Zone' in the Outline Development Plan of Ponda Village, which area also falls outside the area of Plot-A & Plot-B;

AND WHEREAS, in view of the above said, the area of the Plot-A is reduced to 47 square meters, and the area of the Plot-B is reduced to 2,526 square meters; aggregating to an area of 2,573 square meters of both the above said two Plots;

AND WHEREAS vide the Deed of Gift dated 16-01-2012 duly registered in the Office of the Sub-Registrar of Ponda, Goa, under Registration No. 87 at pages 165 to 190 of Book No. I, Volume No. 2007 on 17-01-2012, the owners of Plot-A namely, Mrs. Rukmini Vithal Kamat and her husband, Mr. Vithal Jagannath Kamat, have gifted the said available area of 47 square meters of Plot-A unto their son i.e. Mr. Virendra Vithal Kamat, i.e. the member No. 10 of the INTENDING VENDORS;

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[Signatures]
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AND WHEREAS in view of the devolution of rights as mentioned hereinabove, the members No. 10 and 11 of the INTENDING VENDORS became absolute owners in possession of the Plot-A; and the members No. 1 to 9 of the INTENDING VENDORS became owners in possession of the Plot-B;

AND WHEREAS the Deputy Collector of Ponda Taluka, Goa, vide Judgment and Order dated 25-11-2013 passed in Case No. PON/LRC/PART/185/2013 has ordered for the partition of the said area of 2,573 square meters comprised in the Plot-A and the Plot-B, from the entire property bearing Survey No. 33/1 of village Ponda, and such separated area of 2,573 square meters is now given new Survey No. 33/1-B of village Ponda of Ponda Taluka, and recorded in the names of the members No. 1 to 9 of the INTENDING VENDORS, as occupants thereof,

AND WHEREAS it is clarified that the members No. 10 and 11 are also the co-owners of the said new Survey No. 33/1-B of village Ponda, to the extent of 47 square meters, as stated hereinabove;

AND WHEREAS the property described in the SCHEDULE-B hereto is the said new Survey No. 33/1-B of village Ponda of Ponda Taluka, and is hereinafter referred to as "the subject land" for the sake of brevity and convenience;

AND WHEREAS the members No. 1 to 9 of the INTENDING VENDORS have approached the INTENDING PURCHASER with a proposal to sell to the INTENDING PURCHASER all their 83% (eighty three percent) undivided rights, shares and interest in the said Plot-B forming part of the subject land, and the members No. 10 and 11 of the INTENDING VENDORS have also approached the INTENDING PURCHASER with a proposal to sell to the INTENDING PURCHASER, the said Plot-A forming part of the subject land; which proposal is accepted by the INTENDING PURCHASER;

AND WHEREAS the parties hereto are desirous of recording the terms agreed between them, as under.

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1. The members No. 1 to 9 of the INTENDING VENDORS shall sell or otherwise transfer in favour of the INTENDING PURCHASER and/or their nominee/s, all their 83% (eighty three per cent) rights, shares and interests (i.e 2097.00 Sqmts ,Two thousand and ninety seven square metres) in the **Plot-B** forming part of the subject land described in the **SCHEDULE-B** hereto, for a total price consideration of **Rs.1,95,61,481/-** (Rupees One Crore Ninety Five Lakhs Sixty One Thousand Four Hundred Eighty One Only), which sum is payable by the INTENDING PURCHASER to the members No. 1 to 9 of the INTENDING VENDORS, in the manner stated hereinafter in this Agreement.
2. The members No. 10 and 11 of the INTENDING VENDORS shall sell or otherwise transfer in favour of the INTENDING PURCHASER, the **Plot-A** forming part of the subject land described in the **SCHEDULE-B** hereto, for a total price consideration of **Rs.4,38,519/-** (Rupees Four Lakh Thirty Eight Thousand Five Hundred and Nineteen Only), which entire amount shall be adjusted/set off against the price payable by the members No. 10 and 11 of the INTENDING VENDORS to the INTENDING PURCHASER for purchase of the commercial premises identified as Shop No. 10 admeasuring 33.04 square meters of super built-up area to be situated on the First floor of the Front wing of the building to be constructed by the INTENDING PURCHASER, in the subject land, as per the plans already approved and as per the specifications stated in the **SCHEDULE-D** hereinafter appearing on minimum basis.
3. The members No. 1 to 9 of the INTENDING VENDORS shall also authorise and empower the INTENDING PURCHASER to develop the entire **Plot-B** forming part of the subject land, including the 17% (seventeen per cent) undivided rights retained by the said members No. 1 to 9 of the INTENDING VENDORS; and for this purpose, the members No. 1 to 9 of the INTENDING VENDORS shall execute necessary Irrevocable Power of Attorney in favour of the Partner/s of

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the INTENDING PURCHASER, granting all such powers for development of the subject land.

4. The INTENDING PURCHASER shall construct building/s on the subject land upon obtaining all requisite permissions and licences from all the concerned authorities, at its own costs and expenses.
5. Share of the each members No. 1 to 9 of the INTENDING VENDORS in the above stated total price consideration, shall be as under:-

| No. | Name of the Intending Vendors | Share in the price | Share in 83% of plot-B area (Sqmts) | Amount (Rs.) |
|---------|---|--------------------|-------------------------------------|--------------|
| 1 & 2 | Mr. Jagannath Shrikrishna Kamat and his wife, Mrs. Usha Jagannath Kamat. | 1/5 th | 419.40 | 3912296 |
| 3 & 4 | Mrs. Milan Krishna Pai Angle and her husband, Mr. Krishna Gurudas Pai Angle | 1/5 th | 419.40 | 3912296 |
| 5 & 6 | Mrs. Lalita Dinesh Trikanad and her husband, Mr. Dinesh Mukund Trikanad. | 1/5 th | 419.40 | 3912296 |
| 7 & 8 | Mrs. Rajani Balkrishna Kolmule and her husband, Mr. Balkrishna Shripad Kolmule. | 1/5 th | 419.40 | 3912296 |
| 9 | Mrs. Revati Balkrishna Ghotge. | 1/5 th | 419.40 | 3912296 |
| Total:- | | | 2097.00 | 1,95,61,481 |

6. In lieu of making payment to the members No. 1 to 9 of the INTENDING VENDORS, of the entire price consideration of **Rs. 1,95,61,481/-** (Rupees One Crore Ninety Five Lakhs Sixty One Thousand Four Hundred Eighty One Only), the INTENDING PURCHASER shall construct at its own cost for the said members No. 1 to 9 of the INTENDING VENDORS, on ownership basis, certain built-up areas equivalent to 17% (seventeen per cent) of the total built-up areas of the entire building/s to be constructed in the subject land.

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R.B. Ghotge

7. Such built-up areas to be constructed for the members No. 1 to 9 of the INTENDING VENDORS shall be in the form of residential flats and commercial shops and/or offices, all to be situated in the Back wing of the building to be constructed in the subject land, as stated in the SCHEDULE-C hereinafter appearing, and hereinafter referred to as "Owners' Premises" for the sake of brevity and convenience, to be constructed as per the approved plans and as per the specifications stated in the SCHEDULE-D hereinafter appearing, on minimum basis.

It is clarified that the members No. 1 to 9 of the INTENDING VENDORS are entitled to chose any other premises in the building to be constructed in the subject land, other than those mentioned in the SCHEDULE-C hereto. In such an event, the concerned members of the INTENDING VENDORS shall execute with the INTENDING PURCHASER appropriate Deed of Modification of this agreement to record such changes, and register such Deed of Modification with the Sub-Registrar of Ponda, Goa.

Value of owners premises as per Schedule C is in excess / deficit of their entitlement in price consideration as shown in table below ,

| No. | Name of the Intending Vendors | Value of owners premises as per schedule C in Rs. | Share Entitlement amount in the consideration as per clause 5 (Rs.) | Excess/Deficit amount to be paid/received by intending Vendors in Rs. |
|-------|---|---|---|---|
| 1 & 2 | Mr. Jagannath Shrikrishna Kamat and his wife, Mrs. Usha Jagannath Kamat. | 39,73,290 | 39,12,296 | 60,993 |
| 3 & 4 | Mrs. Milan Krishna Pai Angle and her husband, Mr. Krishna Gurudas Pai Angle | 47,78,840 | 39,12,296 | 8,66,544 |

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| 5 & 6 | Mrs. Lalita Dinesh Trikannad and her husband, Mr. Dinesh Mukund Trikannad. | 3906590 | 3912296 | (-) 5,707 |
| 7 & 8 | Mrs. Rajani Balkrishna Kolmule and her husband, Mr. Balkrishna Shripad Kolmule. | 3806290 | 3912296 | (-) 1,06,007 |
| 9 | Mrs. Revati Balkrishna Ghotge. | 3855940 | 3912296 | (-) 56,357 |
| Total:- | | | 1,95,61,480 | |

The respective member/s of the INTENDING VENDORS, shall pay to / or receive from the INTENDING PURCHASER, the value of the owners premises which is in excess of their share entitlement in the price consideration, before taking possession of their respective units

8. Towards the security for due performance of the obligations cast upon the INTENDING PURCHASER under this Agreement, the INTENDING PURCHASER has paid to the members No. 1 to 9 of the INTENDING VENDORS, a total sum of **Rs.50,00,000/-** (Rupees Fifty Lakhs Only), in the following manner:-

| Paid to | Cheque details | Amount |
|--|---|-----------|
| Members No. 1 & 2 of the INTENDING VENDORS | Cheque No. 789926 drawn in the favour of member No. 1 of the INTENDING VENDORS. | 10,00,000 |
| Members No. 3 & 4 of the INTENDING VENDORS | Cheque No. 789927 drawn in the favour of member No. 3 of the INTENDING VENDORS. | 10,00,000 |

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[Signature] [Signature] [Signature]

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Note: All the above referred cheques are dated 09-05-2012 and 09-06-2012 and drawn on Margao branch of the Bicholim Urban Co-operative Bank, receipt of which all the members No. 1 to 9 of the INTENDING VENDORS do hereby acknowledge having received from the INTENDING PURCHASER.

9. The members No. 1 to 9 of the INTENDING VENDORS undertake to return to the INTENDING PURCHASER the said entire security deposit amount of Rs. 50,00,000/- (Rupees fifty lakhs only) without any accrued interest thereon, immediately on receipt of letter from the INTENDING PURCHASER disclosing obtaining of the Occupancy Certificate from the Ponda Municipal Council for the Owners' Premises. Unless the INTENDING VENDORS refunds the said sum of Rs 50,00,000/- to the INTENDING PURCHASER, the INTENDING VENDORS are not entitled to take possession of the Owners' Premises. This clause is essence of this Agreement.

In the alternate, the members No. 1 to 9 of the INTENDING VENDORS shall have the option to offer to return the built-up area to the INTENDING PURCHASER out of the entitlement of the said members No. 1 to 9 of the INTENDING VENDORS. In the event the members

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responsible in any manner for the development to be carried out by the INTENDING PURCHASER for the third parties, as the development and construction shall be at the cost and risk of the INTENDING PURCHASER.

14. Similarly, the members No. 1 to 9 of the INTENDING VENDORS shall be entitled to deal with the Owners' Premises and are entitled to dispose of the same to any person/s of their choice, for a consideration to be determined and received by the concerned members No. 1 to 9 of the INTENDING VENDORS at their own discretion and choice.

15. The approvals and licences obtained by the INTENDING PURCHASER for development of the subject land is based on the FSI/FAR available as on the date of such approval. In the event of prevailing FSI/FAR being increased, the INTENDING PURCHASER shall be bound to obtain the licence for construction in respect of such increased/additional FSI/FAR and in such an event, the INTENDING PURCHASER shall also give to the members No. 1 to 9 of the INTENDING VENDORS, 17% of the super built-up area to be constructed in such increased/additional FSI/FAR, by retaining unto themselves the balance 83% of super built-up area in such increased/additional FSI/FAR. It is clarified that such additional super built-up area, if available, shall be also be located in the same Back wing of the building to be constructed in the subject land. It is further clarified that the members No. 10 and 11 of the INTENDING VENDORS shall not be entitled for any additional price consideration and/or additional built-up areas in the event of availability of such additional FSI/FAR.

16. It is clarified that all common areas and amenities to be provided for the building/s to be constructed in the subject land, shall be for common use of all the premises holders in such building/s and neither the INTENDING VENDOR nor their nominee/s nor the INTENDING PURCHASER nor its nominee/s nor purchasers of various premises shall claim partition in such common areas.

Handwritten signatures and initials:
- *Radhakrishnan*
- *RBK*
- *RBK*
- *Kanungo S.S.*
- *Wahid*
- *RBG*
- *Bhramat*

17. Each of the residential premises in the building/s to be constructed in the subject land shall have independent demarcated stillt parking spaces, if so provided by the INTENDING PURCHASER, under the scheme of development proposed by them.
18. The specifications of the Owners' Premises shall be as stated in **SCHEDULE-D** hereto on minimum basis.
19. The INTENDING PURCHASER shall complete the construction of the Owners' Premises and tender delivery or possession thereof to the members No. 1 to 9 of the INTENDING VENDORS along with the Occupancy Certificate for such premises, within a period of **35 (thirty five) months** from the date of Construction Licence issued by the Ponda Municipal Council, Power supply with independent meter for each of the Owners' Premises, and common water supply, subject to the condition that in case of any unforeseen circumstances or causes not attributable to the INTENDING PURCHASER, such period shall stand reasonably extended.
20. However, the INTENDING PURCHASER shall not be negligent in obtaining all the requisite approvals for the development of the subject land and also not create any adverse circumstances, hindrances in obtaining such approvals. The INTENDING PURCHASER shall obtain all the approvals within the utmost reasonable time and shall also complete the construction of the 17% of the super built-up area of the entitlement of the members No. 1 to 9 of the INTENDING VENDORS, on priority basis, before any possession of the premise are given by the INTENDING PURCHASER to his prospective purchasers out of his entitlement of 83% of super built-up area, as stated above. This is essence of this contract.
21. In case the INTENDING PURCHASER is likely to constitute or cause to be constituted a Co-operative Housing or Maintenance Society or any other entity, for the management of the building/s to be constructed in the subject land, for maintenance of said building/s and the common amenities, the INTENDING VENDORS shall fully co-operate with the

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TBL RBK Karut S.S. Vajrath Saramat RBG



23. Correspondingly, the INTENDING PURCHASER shall be entitled to get transferred in its own name or in the name of its nominee/s and/or prospective purchaser/s, the balance 83% of undivided share in the Plot-B of the subject land along with the premises of the entitlement of the INTENDING PURCHASER in the building/s constructed or to be constructed in the subject land, including proportionate share in the common areas and amenities therein.

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Power of Attorney granting various powers contemplated in this Agreement and/or proper and effective performance of rights and obligations contained in this Agreement.

29. The members No. 10 and 11 of the INTENDING VENDORS assures the INTENDING PURCHASER that they are the only persons having exclusive title to and exclusive possession of, the said area of 47 square meters of Plot-A and that they are otherwise well and sufficiently entitled to the said area; and further that their title and possession in respect of the said area is free of any defects, clear of all encumbrances, marketable, and subsisting.
30. The members No. 1 to 9 of the INTENDING VENDORS assures the INTENDING PURCHASER that they are the only persons having exclusive title to and exclusive possession of the said area of 2,526 square meters of Plot-B and that they are otherwise well and sufficiently entitled to the said area; and further that their title and possession in respect of the said area is free of any defects, clear of all encumbrances, marketable, and subsisting.
31. The INTENDING VENDORS hereby further assure the INTENDING PURCHASER that they have not entered into any agreement or transaction, oral or in writing with any third party, in relation, whatsoever, to the subject land or any part thereof.
32. The INTENDING VENDORS also assure the INTENDING PURCHASER that the subject land or any part thereof is not subject matter of any seizure, attachment, proclamation of sale or any order or notification prohibiting any transaction in relation thereof.
33. The members No. 1 to 9 of the INTENDING VENDORS shall have the option to authorise the INTENDING PURCHASER to sell all or any of the Owners' Premises, for which the INTENDING PURCHASER shall intimate the INTENDING PURCHASER in writing, giving details of the intending purchaser, agreed price consideration, instalments fixed etc,

[Handwritten signatures and initials]
RBK *[Signature]* *[Signature]* *[Signature]*
RBK *[Signature]* *[Signature]* *[Signature]*
RBK *[Signature]* *[Signature]* *[Signature]*

34. Any dispute arising between the INTENDING PURCHASER and its prospective customers and the INTENDING VENDORS and their prospective customer with regard to quality and quantity of constructions, time specified for completion, including Consumer disputes if any, shall be dealt with by the INTENDING PURCHASER alone at its own costs and expenses.

35. It is expressly agreed that the INTENDING PURCHASER shall not give possession of the premises to its prospective purchasers of its entitlement of 83% of the super built-up area, unless the possession of the Owners' Premises are first delivered to the members No. 1 to 9 of the INTENDING VENDORS. However, the INTENDING PURCHASER is entitled to enter into firm commitment with his prospective purchaser for construction and/or sale of premises of its entitlement of 83% of super built-up area.

36. That the possession of the subject land is not handed over on this date and the same shall be delivered simultaneously on conveyance.

37. This Agreement shall be specifically performed by both the parties.

38. The INTENDING VENDORS declare that the subject land is not in occupation of schedule caste and/or schedule tribe communities.

39. That all the parties understand that the unenforceability or invalidity of any provision of this Agreement shall not affect the enforceability or validity of any other provision or unenforceability or invalidity of this agreement shall not render the intentions expressed, advantages derived, declarations made and obligations accepted, null and void.

40. Name of the complex shall be "AVR Shrikrishna Jagannath Kamat Towers".

41. The INTENDING PURCHASERS are entitled to mortgage the said land described in SCHEDULE excluding the 17% share in the said land retained by the INTENDING VENDORS to obtain bank finance and for



Handwritten signatures and initials:
- Top left: *[Signature]*
- Top middle: *Kamat S.*
- Top right: *[Signature]*
- Bottom left: *[Signature]*
- Bottom middle: *RBK*
- Bottom right: *[Signature]*
- Far right: *Sreemat*
- Bottom right: *RBG*

this purpose INTENDING VENDORS shall execute a power of attorney in favour of the INTENDING PURCHASERS.

42. Market Value of the subject land hereby agreed to be sold is also Rs.2,00,00,000/- (i.e. Rs.4,38,519/- in respect of Plot-A and Rs.1,95,61,481/- in respect of Plot-B) and stamp duty thereon @ 2.9% is paid on this Agreement.

SCHEDULE-A
(Description of the entire property)

ALL THAT landed property known as "ONE PART OF THE PROPERTY BODRIACHEM WITH ITS ANNEX BORODDO" locally known as "SADAR", situated in the Ponda City, within the limits of Ponda Municipal Council, Taluka and Sub-District of Ponda, District of North Goa, in the State of Goa, described in the Land Registration Office of Ponda under Description No. 8458 at page 132 of Book No. B-22 new, and enrolled in the Taluka Revenue Office of Ponda under Matriz Nos. 471, 559, 560, 562, 565 and 567, surveyed under the Old Cadastral Survey Nos. 156-A, 156-B, 156-C and 156-D, surveyed under the new survey under three Survey Nos. 37/0 and 33/1, 33/1-B of Ponda village and Taluka Ponda, totally admeasuring 9,421 square meters, and bounded as a whole, as under:-

- EAST:- By the Survey No. 36 sub-divisions 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 belonging to the heirs of Uttam Shet Rivankar ; and by the Survey No. 34/2 belonging to heirs of Bai Duino Coelho; and by the property of Topan Xete ;
- WEST:- By the Kapileshwari Nalla and further by the Survey No. 32/0;
- NORTH:- By nalla bearing Survey No. 33/3 and further by the survey No. 33/4, and
- SOUTH:- By the property acquired by Ponda Municipal Council for Market Complex surveyed under No. 33/2; and by the plot of Lotlikar petrol pump surveyed under No. 34/1;

Account 55
Srikumar
Prashant
R.B. Karmad
Prashant
Account 55

SCHEDULE-B

(Description of the subject land)

1. ALL THAT distinct and demarcated part of the PLOT-A, which part is admeasuring **47 square meters** of land forming part of the property bearing new Survey No. 33/1-B of village Ponda of Ponda Taluka, within the Municipal limits of Ponda, in turn forming part of the property described in the **SCHEDULE-A** hereinabove written. This distinct area of 47 square meters is having shape of a triangle with its base on East and its two sides are on North and South. Said triangle is bounded as under:-

EAST:- By the Municipal Road

NORTH:- By the remaining part of the Plot-A of the survey no. 33 sub-division 1 belonging to Mrs. Rukmini Vithal Kamat and her husband, Mr. Vithal Jaganath Kamat, acquired by Government of Goa, for the purpose of construction of Telephone Exchange Building

SOUTH:- By the part of Plot B of the survey no 33 sub-division 1 belonging to Mrs. Gangabai S. Kamat and her husband, Mr. Shrikrishna J. Kamat

2. ALL THAT distinct and demarcated part of PLOT-B, which part is admeasuring **2,526 square meters** of land forming part of the property bearing new Survey No. 33/1-B of village Ponda of Ponda Taluka, within the Municipal limits of Ponda, in turn forming part of the property described in the **SCHEDULE-A** hereinabove written. This distinct area of 2,526 square meters is bounded as under:-

EAST:- By the Municipal Road

[Signatures and stamps]
47
RBA
RBS
Kamat S.S.
Kamat
RBS

WEST:- By the part of Plot B of the survey no 33 sub-division 1 belonging to Mrs. Gangabai S. Kamat and her husband, Mr. Shrikrishna J. Kamat acquired by Government of Goa, for the purpose of construction of Telephone Exchange Building; and further by the Kapileshwari Nalla and by the survey no 32 sub-division 0


NORTH:- By the part of the Plot -A of the survey no. 33 sub-division 1 belonging to and in possession of Mrs. Rukmini Vithal Kamat and her Husband, Mr. Vithal Jaganath Kamat, and by the part of the Plot - A acquired by the Government of Goa, for the purpose of construction of Telephone Exchange Building

SOUTH:- By the property acquired by Ponda Municipal Council for Market Complex surveyed under no 33 sub-division 2; and by the plot of Lotlikar petrol pump surveyed under no. 34 sub-division 1;

The total area of 2,573 square meters being the subject matter of this Agreement, is now independently surveyed under new Survey No. 33/1-B of village Ponda of Ponda Taluka, in turn forming part of the property described in the **SCHEDULE-A** hereinabove written; and shown marked in red colour hatched lines in the Survey Plan of such new Survey No. 33/1-B of village Ponda of Ponda Taluka annexed to and forming part of this Agreement, and as a whole the same is bounded as under:-

EAST:- By the Municipal Road

WEST:- By the part of Plot B of the survey no 33 sub-division 1 belonging to Mrs. Gangabai S. Kamat and her husband, Mr. Shrikrishna J. Kamat acquired by Government of Goa, for the purpose of construction of Telephone Exchange Building;



The bottom section of the document contains several handwritten signatures and initials. On the left, there is a signature that appears to be 'Gangabai S. Kamat' and another 'RBK'. In the center, there is a signature 'Shrikrishna J. Kamat' and another 'RBK'. On the right, there is a signature 'Rukmini Vithal Kamat' and another 'RBK'. There are also some other initials and marks scattered around.

and further by the Kapileshwari Nalla and by the survey no 32 sub-division 0

NORTH:- By the part of the Plot-A of the survey no. 33 sub-division 1 belonging to Mrs. Rukmini Vithal Kamat and her husband, Mr. Vithal Jagannath Kamat, acquired by Government of Goa, for the purpose of construction of Telephone Exchange Building

SOUTH:- By the property acquired by Ponda Municipal Council for Market Complex surveyed under no 33 sub-division 2; and by the plot of Lotlikar petrol pump surveyed under no. 34 sub-division 1;

SCHEDULE-C

(Description of the Owners' Premises)

The Premises allotted towards the 17% (seventeen per cent) entitlement of the members No. 1 to 9 of the INTENDING VENDORS in the total super built-up area of the entire building/s to be constructed in the subject land, shall be as under:-

To the members No. 1 & 2 of the INTENDING VENDORS (i.e. Mr. Jagannath Shrikrishna Kamat and his wife, Mrs. Usha Jagannath Kamat) and shown in red colour hatched lines in the sale plan annexed to and forming part of this Agreement

| Unit No. | Floor Level | Super built-up area (m2) | Cost of civil work / built up area(Rs.) | Use of the unit |
|-----------|-------------|--------------------------|---|-----------------|
| Shop-30 | Ground | 19.71 | 3,31,486 | Commercial |
| Shop-33 | Ground | 20.26 | 3,40,736 | Commercial |
| Shop-23 | First | 26.19 | 4,40,468 | Commercial |
| Office-12 | Second | 55.80 | 9,38,453 | Commercial |
| Fiat-604 | Sixth | 114.29 | 19,22,147 | Residential |
| Total:- | | 236.25 | 39,73,290 | |

Handwritten signatures and initials:
Kamat S.S.
S. Kamat
R.B. Gholse
R.B. Gholse
Kamat S.S.

To the members No. 3 & 4 of the INTENDING VENDORS (i.e. Mrs. Milan Krishna Pai Angle and her husband, Mr. Krishna Gurudas Pai Angle): and shown in orange colour hatched lines in the sale plan annexed to and forming part of this Agreement

| Unit No. | Floor Level | Super built-up area (m2) | Cost of civil work / built up area(Rs.) | Use of the unit |
|----------|-------------|--------------------------|---|-----------------|
| Shop-19 | First | 32.14 | 4,41,331 | Commercial |
| Shop-26 | First | 29.56 | 4,05,903 | Commercial |
| Flat-505 | Fifth | 146.44 | 20,10,842 | Residential |
| Flat-506 | Fifth | 139.88 | 19,20,764 | Residential |
| Total:- | | 348.02 | 47,78,840 | |

To the members No. 5 & 6 of the INTENDING VENDORS (i.e. Mrs. Lalita Dinesh Trikanad and her husband, Mr. Dinesh Mukund Trikanad): and shown in yellow colour hatched lines in the sale plan annexed to and forming part of this Agreement

| Unit No. | Floor Level | Super built-up area (m2) | Cost of civil work / built up area(Rs.) | Use of the unit |
|----------|-------------|--------------------------|---|-----------------|
| Shop-29 | Ground | 20.37 | 3,37,335 | Commercial |
| Shop-34 | Ground | 20.04 | 3,31,870 | Commercial |
| Shop-24 | First | 20.93 | 3,46,608 | Commercial |
| Office-5 | Second | 57.31 | 9,49,074 | Commercial |
| Flat-504 | fifth | 117.25 | 19,41,703 | Residential |
| Total:- | | 235.90 | 39,06,590 | |

To the members No. 7 & 8 of the INTENDING VENDORS (i.e. Mrs. Rajani Balkrishna Kolmule and her husband, Mr. Balkrishna Shripad Kolmule): and shown in blue colour hatched lines in the sale plan annexed to and forming part of this Agreement

| Unit No. | Floor Level | Super built-up area (m2) | Cost of civil work / built up area(Rs.) | Use of the unit |
|----------|-------------|--------------------------|---|-----------------|
| Shop-35 | Ground | 20.17 | 2,71,386 | Commercial |
| Shop-25 | First | 20.85 | 2,80,536 | Commercial |
| Flat-605 | Sixth | 124.72 | 16,32,632 | Residential |
| Flat-606 | Sixth | 125.03 | 16,36,690 | Residential |
| Total:- | | 290.77 | 38,06,290 | |

Kanant S.S.
Sankant
KP
ABGholga
Wahat
ABKalmule
Kanant S.S.


To the member No. 9 of the INTENDING VENDORS (i.e. Mrs. Revati Balkrishna Ghotge): and shown in green colour hatched lines in the sale plan annexed to and forming part of this Agreement

| Unit No. | Floor Level | Super built-up area (m2) | Cost of civil work / built up area(Rs.) | Use of the unit |
|----------|-------------|--------------------------|---|-----------------|
| Shop-36 | Ground | 20.14 | 2,66,292 | Commercial |
| Shop-27 | First | 21.74 | 2,87,447 | Commercial |
| Flat-705 | Seventh | 124.72 | 16,49,051 | Residential |
| Flat-706 | Seventh | 125.03 | 16,53,150 | Residential |
| Total:- | | 291.64 | 38,55,940 | |

SCHEDULE-D

(Specification for residential premises)

1. STRUCTURE : The structure shall be R.C.C framed per design approved by the Ponda Municipal Council.
2. WALLS : C.C. Block/ bricks/ laterite masonry in cement mortar, as per the discretion of the Builders.
3. DOORS & WINDOWS :- Main door frame of teakwood with Flush shutter 35mm with both side teak faced, French polished, 35mm, thick HDF moulded paneled door polished or painted on both sides. Toilet door frame of aluminium with FRP shutter/ O.S.T. flush shutter/ HDF moulded paneled shutter, as per the discretion of the Builders. All other door frames of Sal wood as per the discretion of the Builder. Kitchen, bedroom and balcony shutters shall be 30mm, thick, one side teak faced flush shutter and teakwood side French polished, other side oil painted, 30mm, thick HDF moulded paneled doors polished or painted on both sides. All door frames shall be of 4" x 2 1/2" section. All doors shall have stainless steel hinges and powder coated aluminum fittings. All windows shall be aluminum powder coated/ colour anodized sliding type and ventilators with louvers, as per the discretion of the Builders.



 Signed by: *Revati Balkrishna Ghotge* (Mrs. Revati Balkrishna Ghotge)

 Signed by: *R.B. Ghotge* (R.B. Ghotge)

 Signed by: *R.B. Ghotge* (R.B. Ghotge)

 Signed by: *Revati Balkrishna Ghotge* (Mrs. Revati Balkrishna Ghotge)



1.STRUCTURE:

REMARKS:

Internal plaster: Single coat, cement plaster with neeru finish.

DISCUSSION

4.DOORS AND WINDOWS:-

[Handwritten signatures and initials: "Kamut 5-1", "Kamut 5-5", "RBK", "TSK", "RBG", "Skanat"]

general aluminium fittings. All the doors shall be provided with three coats of polish. All windows will be sliding type powder coated aluminium with $\frac{3}{4}$ " sections and tinted glass. MS Grills shall be provided for the windows.

5. PAINT:-

The walls will be painted with three coats of Oil Bound Distemper paint of Asian Paints of equivalent make, ceiling with three coats of white wash. The external walls will be painted with Apex paint.

6. ELECTRICAL:-

The installation will be of multistranded copper wires of either Anchor, Finolex, or any equivalent make and concealed type. The switches shall be of modular type. Each office shall be provided with one light point, one fan point and one 5 amp plug point. All electrical fixtures are to be provided by the Individual Purchaser of Premises. One 15 amps point for A.C. will be provided.

7. TOILET :-

Common Individual W.C. will have E.W.C pan with a bib cock and flush valve with stop cock and a wash basin inside. Toilet/s attached to office (if any) will have E.W.C. Pan seat cover with flush valve with stop cock, a wash basin with complete fittings, a wall mixer set with a shower rose. All the toilet / bathroom Chrome Plated fittings will be of ARK / Something Special/ Crabtree / MARK make or equivalent make. All the sanitary fittings in the toilet / bathroom will be of Hindustan/ Cera/ Parryware Sanitary Ware or equivalent make.

8. PLUMBING & SANITARY INSTALLATIONS :

For external water line Ki-tec pipe will be used. Alternatively UPVC pipe may be used with G.I. fittings (ISI mark). The UPVC pipe shall be of Prince make or equivalent make. For internal water line CPVC pipe of Astral make will be used with CPVC fittings of Astral make. For waste line 3" x 4" S.W.R. pipe will be used. The S.W.R. pipe shall be of Prince or equivalent make.


[Signatures and initials]
TSK RBK [Signature] S.S. [Signature] Dhamat RBG [Signature]

9. WATER TANK :

A common R.C.C. storage tank will be provided above the terrace slab. A common R.C.C. underground water storage sump will also be provided.

10. STAIRCASE & PASSAGE:

Staircase, landings and external passages will have flooring of Kota. The setbacks around the building will have flooring of interlocking tiles of Kurank make or cobblestone of Basant tiles make.

11. EXTRA WORK :

Extra work to be executed on the request of Individual Purchaser of shop Premises will be as per the prevailing market rates on advance payment.

(Specifications of Ownership Shops)

1. STRUCTURE:

The building will have R.C.C. framed structure of Columns, beams and slabs and will consist of ground and upper floors. The top slab shall be waterproofed. The external walls shall be of laterite stone masonry/cement blocks and the internal walls will be single brick masonry or cement block masonry.

2. PLASTER:

External plaster: Double coat, sand faced cement plaster.

Internal plaster: Single coat, cement plaster with neeru finish.

3. FLOORING:

The flooring of all Shops shall be of vitrified tiles. W.C. block will have ceramic tile flooring and dadoes of 1.5mtr height of ceramic tiles/Glazed tiles. The ceramic tiles shall be of Kajaria or Nitco or Naveen or Bell or equivalent make. Ceramic/Glazed/Mosaic tiles, Shades, Colours and sizes will be as per the availability of the stock. Any specific colour, shades or sizes will be charged extra.

(Signatures and initials)
TSK, ABK, Tamsa, Raju, Syamat, RBG, Tamsa Sr.

4. ROLLING SHUTTER:

The main entrance to the Shop will be provided with 18 gauge rolling door with primer and three coats of oil paint.

EXPERIMENT:

The walls will be painted with three coats of Oil bound Distemper of Asian Paints or equivalent make, ceiling with three coats of white wash. The external walls will be painted with Apex paint.

ELECTRICAL:

The installation will be of multistranded copper wires of either Anchor, ~~Fidex~~, or any equivalent make and concealed type. Each Shop shall be ~~provided~~ with one light point, one fan point and one 5amp plug point. All ~~electrical~~ fixtures and meter are to be provided by the Individual Purchaser of Premises.

7. EXTRA WORK:

Extra work to be executed on the request of Individual Purchaser of shop Premises, will be as per the prevailing market rates on advance payment.

IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands to this Agreement, on the day, month and the year first herein above mentioned.

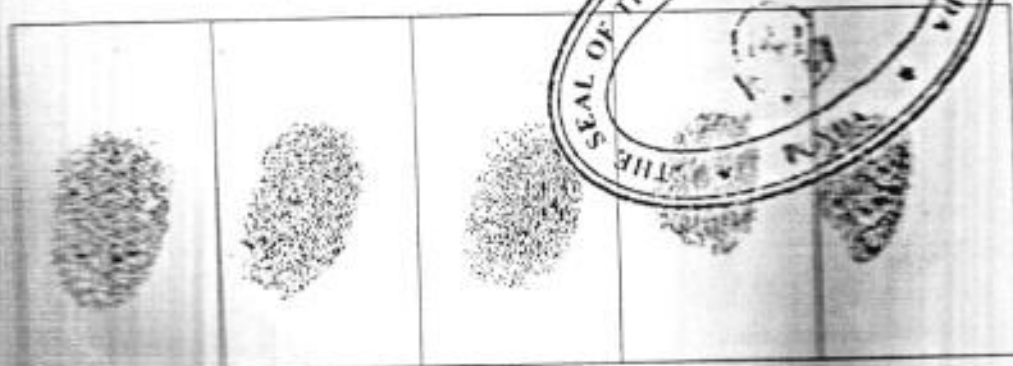
~~James~~
 James S.S.
~~James~~
 James
 RBK
 James S.S.
~~Michael~~
 RBG

SIGNED AND EXECUTED BY THE INTENDING VENDORS.

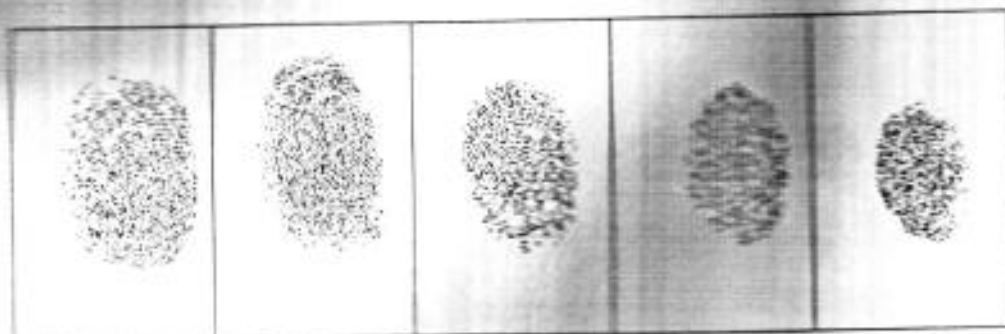
SIGNED, AFFIXED
FINGER Impressions &
DELIVERED by Mr.
JAGANNATH
SHRIKRISHNA KAMAT
for the within named "the
INTENDING VENDORS"

Kamat S.S.

Mr. Jagannath Shrikrishna Kamat




RIGHT HAND FINGER IMPRESSION

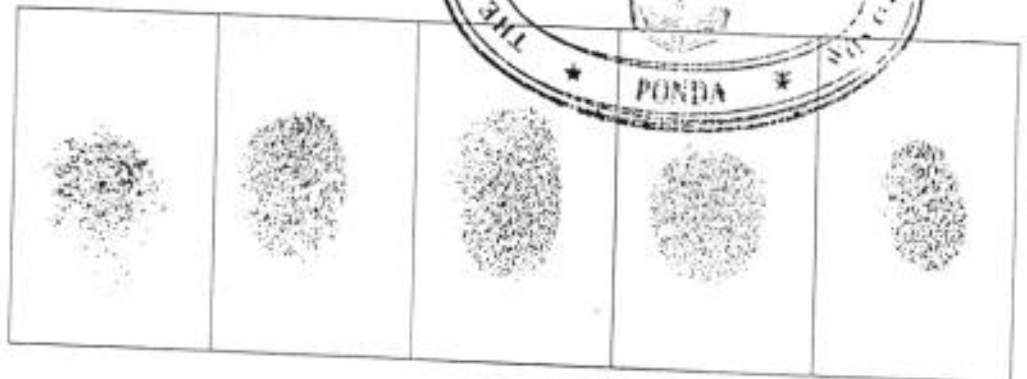


LEFT HAND FINGER IMPRESSION

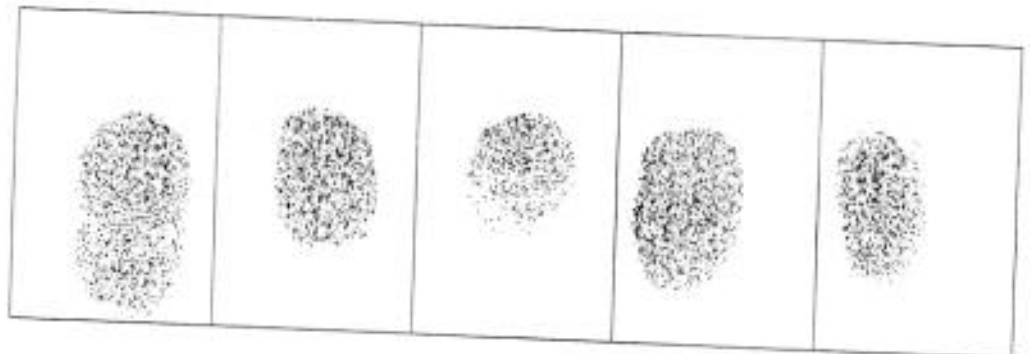
2
[Signature]
TSK RBK
[Signature]
Kamat S.S.
[Signature]
S. Kamat
RBG

SIGNED, AFFIXED
FINGER Impressions &
DELIVERED by Mrs.
USHA JAGANNATH
KAMAT for the within
titled "the INTENDING
VENDORS"


Mrs. Usha Jagannath Kamat.



RIGHT HAND FINGER IMPRESSION



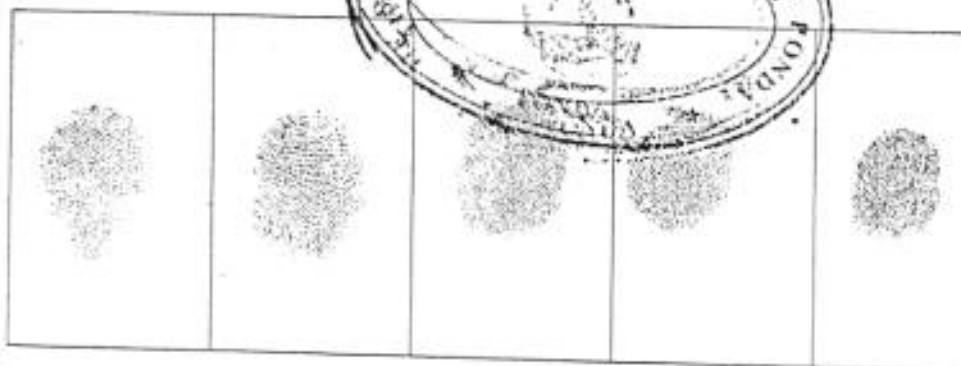
LEFT HAND FINGER IMPRESSION

  
RBK   
RBK  RBK

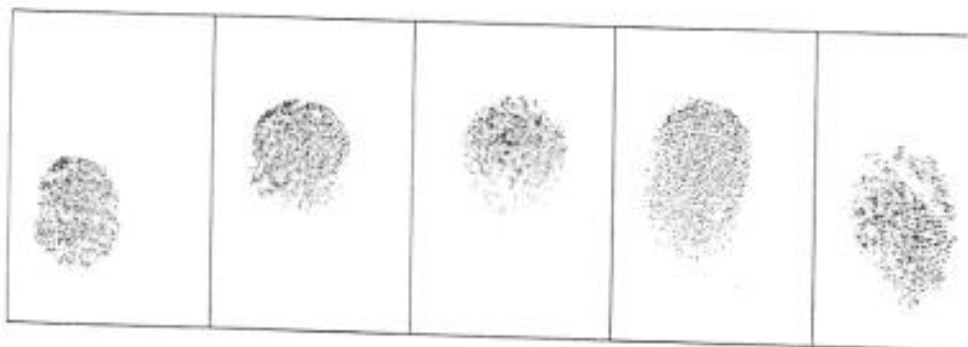
~~HERE~~ AFFIXED
~~HERE~~ Impressions &
~~HERE~~ by Mrs.
 MILAN KRISHNA PAI
 ANGLE for the within
 named "the INTENDING
 VENDORS"

[Handwritten Signature]

Mrs. Milan Krishna Pai Angle.



RIGHT HAND FINGER IMPRESSION



LEFT HAND FINGER IMPRESSION

[Handwritten signatures and initials]
 TSP RBR
 Kaveri S.S.
 W. S. S.
 R.B.G.
 Skamal

SIGNED, AFFIXED
FINGER Impressions &
DELIVERED by Mr.
KRISHNA PAI ANGLE for
the within named "the
INTENDING VENDORS"

Krishna Pai Angle,

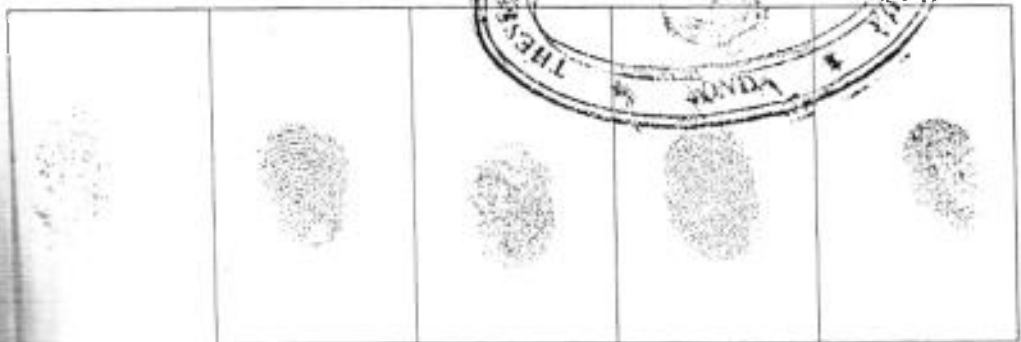


LEFT HAND FINGER IMPRESSION

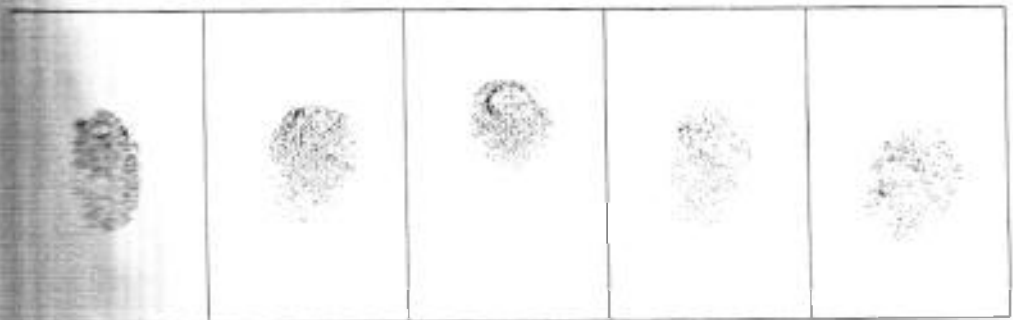
SIGNED, AFFIXED
FINGER Impressions &
DELIVERED by Mr.
KRISHNA PAI ANGLE for
the within named "the
INTENDING VENDORS"

Kpai Angle

Krishna Pai Angle.



RIGHT HAND FINGER IMPRESSION



LEFT HAND FINGER IMPRESSION

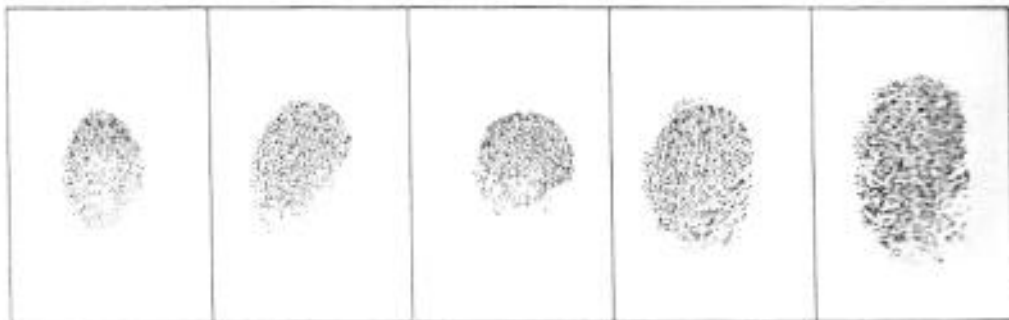
[Handwritten signatures and initials]
to RSK *W* *Kanur S.S.* *Ughat* *Syamat* *RBS*
Kanur S.S.

SIGNED, AFFIXED
FINGER Impressions &
DELIVERED by Mrs.
LALITA DINESH
TRIKANNAD for self and as
constituted attorney for
MR. DINESH MUKUND
TRIKANNAD for the
within named "the
INTENDING VENDORS"

Lalita Dinesh Trikannad
Mrs. Lalita Dinesh Trikannad



RIGHT HAND FINGER IMPRESSION



LEFT HAND FINGER IMPRESSION

Lalita Dinesh Trikannad
TSR RBK
Kanadas
W. K. S.
Stamat RBG

SIGNED, AFFIXED
FINGER Impressions &
DELIVERED by Mrs.
RAJANI BALKRISHNA
KOLMULE for the within
named "the INTENDING
VENDORS"

R.B. Kolmule
Mrs. Rajani Balkrishna Kolmule.



RIGHT HAND FINGER IMPRESSION

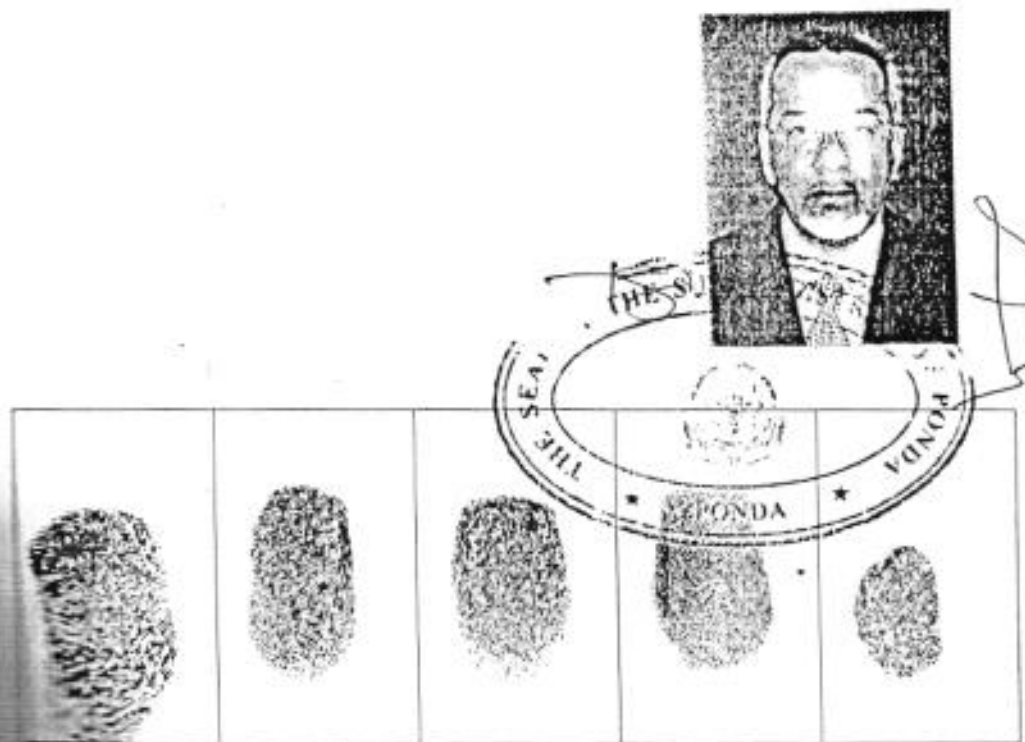


LEFT HAND FINGER IMPRESSION

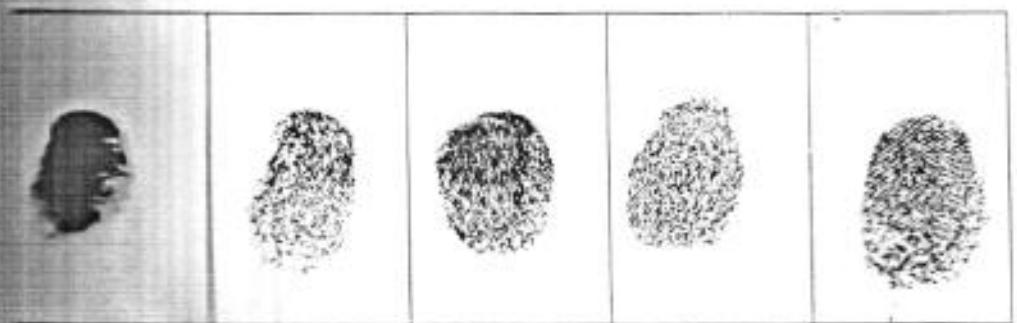
Deval Kaunt 5-5 Deval
2 Full RBR Omni W Ungke Sikant
Kaunt 5-5 RBS

SIGNED, AFFIXED
FINGER Impressions &
DELIVERED by Mr.
BALKRISHNA SHRIPAD
KOLMULE for the within
named "the INTENDING
VENDORS"



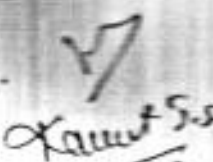


Mr. Balkrishna Shripad Kolmule.



RIGHT HAND FINGER IMPRESSION

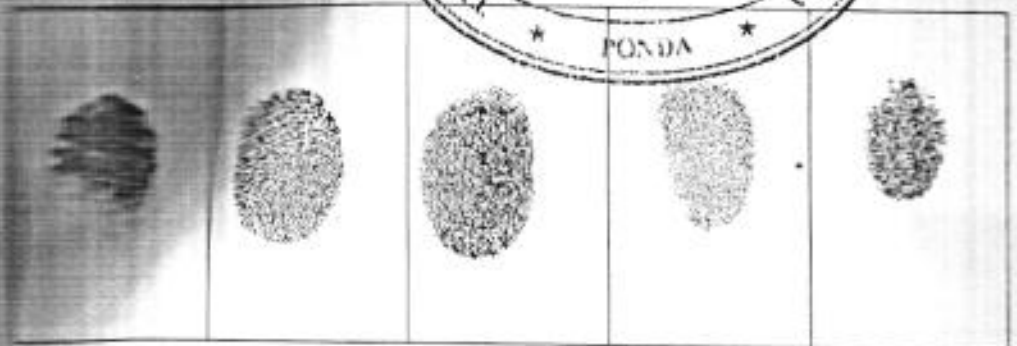


LEFT HAND FINGER IMPRESSION

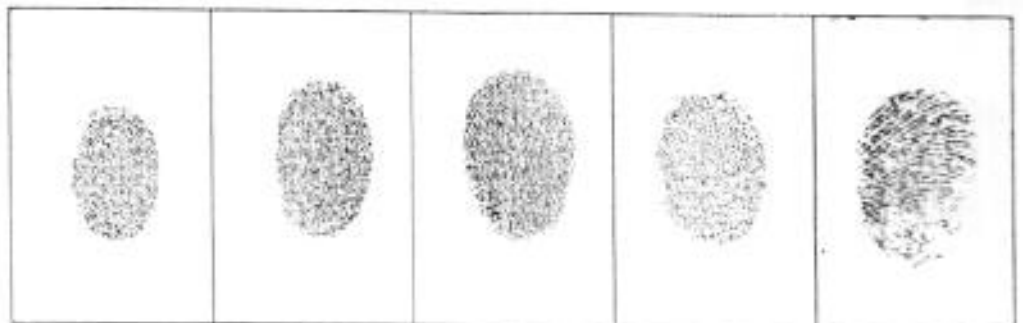

TSK RBK.   
  
RBK

SIGNED, AFFIXED
FINGER Impressions &
DELIVERED by Mrs.
REVATI BALKRISHNA
GHOTGE for the within
named "the INTENDING
VENDORS"

RB Ghotge
Mrs. Revati Balkrishna Ghotge.



RIGHT HAND FINGER IMPRESSION

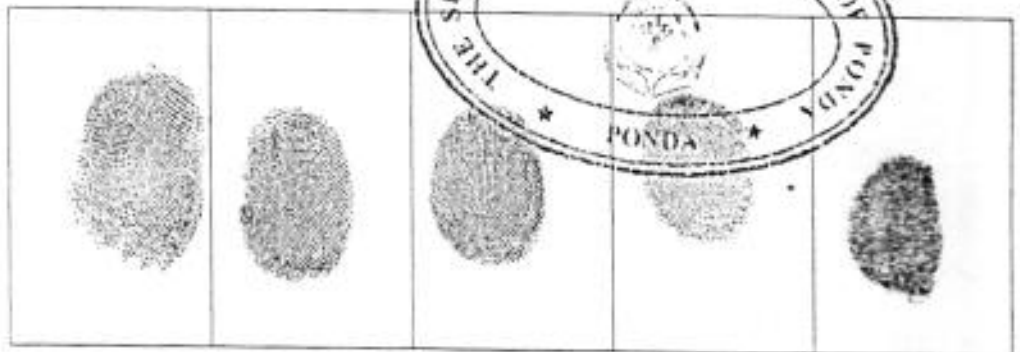


LEFT HAND FINGER IMPRESSION

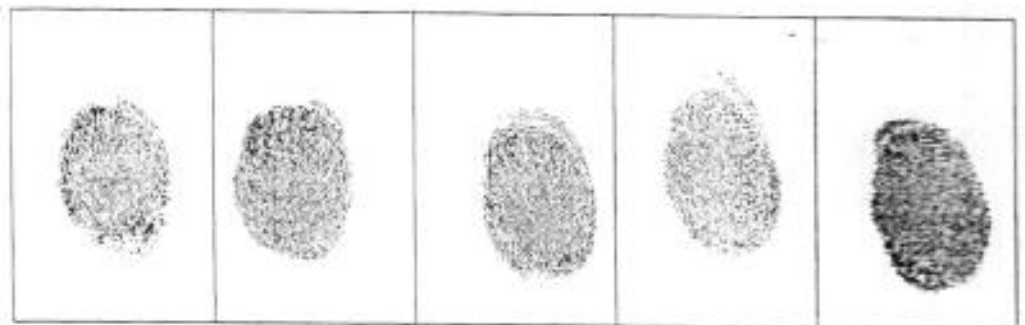
Qamul
TR RBR
Kamut 55
W
Kamut 55
W
Kamut 55
Qamul
Sakamat
RBG

SIGNED, AFFIXED
FINGER Impressions &
DELIVERED by Mr.
VIRENDRA VITHAL
KAMAT for the within
named "the INTENDING
VENDORS"


Mr. Virendra Vithal Kamat



RIGHT HAND FINGER IMPRESSION



LEFT HAND FINGER IMPRESSION


RBK

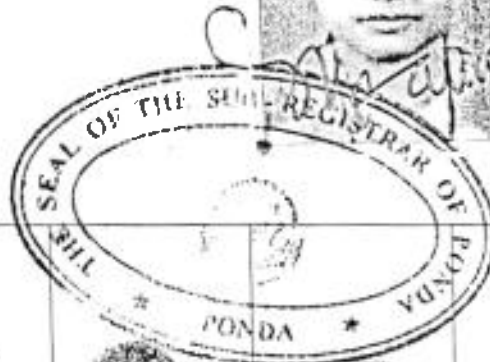
Kamat S.S.

Gokul
Sipamat
RBK

SIGNED, AFFIXED
FINGER Impressions &
DELIVERED by Mrs.
SHALINI VIRENDRA
KAMAT for the within
named "the INTENDING
VENDORS"

Shalini Virendra Kamat

Mrs. Shalini Virendra Kamat



RIGHT HAND FINGER IMPRESSION



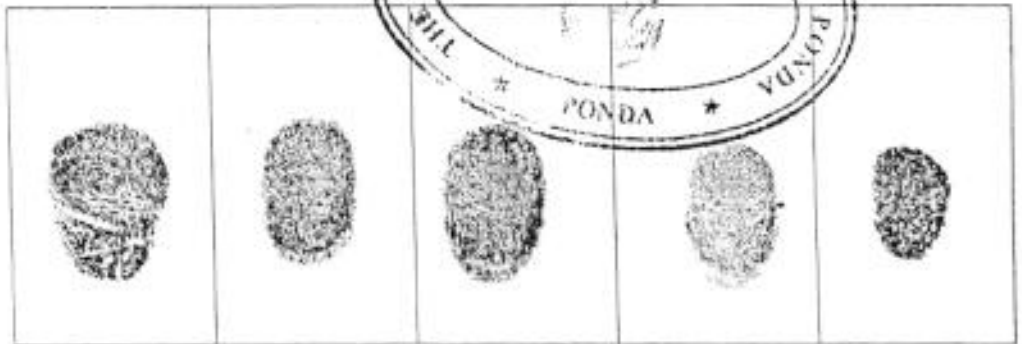
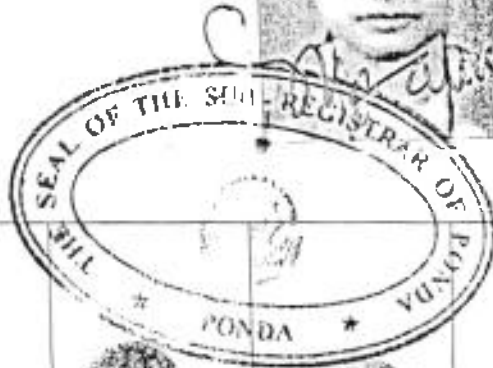
LEFT HAND FINGER IMPRESSION

Shalini Virendra Kamat
TSR RBK *Shalini Virendra Kamat*
Shalini Virendra Kamat RBG *Shalini Virendra Kamat*

SIGNED, AFFIXED
FINGER Impressions &
DELIVERED by Mrs.
SHALINI VIRENDRA
KAMAT for the within
named "the INTENDING
VENDORS"

Shalini Kamat

Mrs. Shalini Virendra Kamat



RIGHT HAND FINGER IMPRESSION



LEFT HAND FINGER IMPRESSION

Devi
TSE *RDK* *Kamat S.S.* *Shalini*
Shalini *Kamat S.S.* *Shalini*
Shalini *RBS* *Shalini*

SIGNED AND EXECUTED BY THE PURCHASING VENDORS.

SIGNED, AFFIXED
FINGER Impressions &
DELIVERED BY THE
WITHIN NAMED
"INTENDING
PURCHASER" M/S AVR
REALTORS Represented
by ITS PARTNER Mr.
JAGANNATH
SHRIKRISHNA KAMAT

Kamat J.S.

Mr. Jagannath Shrikrishna Kamat.



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RIGHT HAND FINGER IMPRESSION



LEFT HAND FINGER IMPRESSION

SALE

Ponda, Goa; on
(17-04-2014)

[Signature]

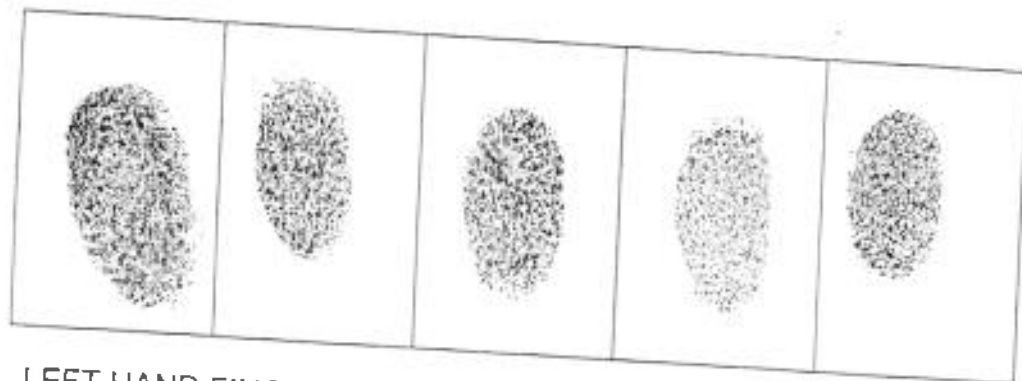
Kamat J.S.

[Signatures]
Kamat J.S.
PBS
S. Kamat
R.B.K.
Kamat J.S.
.. ..

James S. Smith



RIGHT HAND FINGER IMPRESSION



LEFT HAND FINGER IMPRESSION

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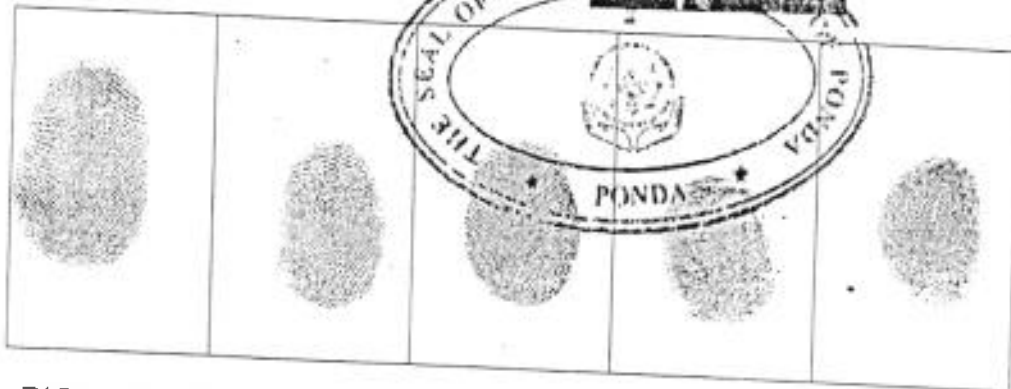
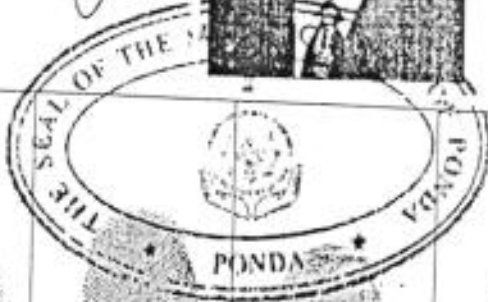
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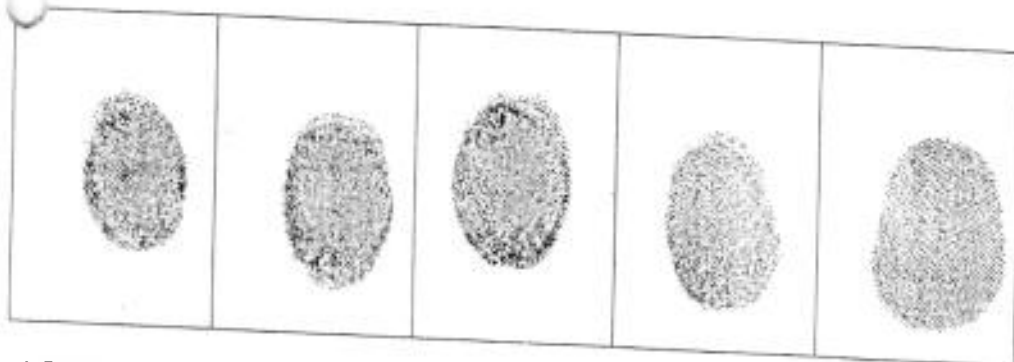
Gallat
TSK RBK
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SIGNED, AFFIXED
FINGER Impressions &
DELIVERED BY THE
WITHIN NAMED
"INTENDING
PURCHASER " M/S AVR
REALTORS Represented
by ITS PARTNER Mr.
VIRENDRA VITHAL
KAMAT for self and as
constituted attorney for
the partner Mr. AMIT
VYANKATESH KAMAT

Mr. Virendra Vithal Kamat



RIGHT HAND FINGER IMPRESSION



LEFT HAND FINGER IMPRESSION

WITNESSES:-

1. Rakesh Rautkar

2.

[Handwritten signatures and initials of witnesses and parties]
TSK RBK Kamat S.S. Kamat
S.Kamat
P.B.S.

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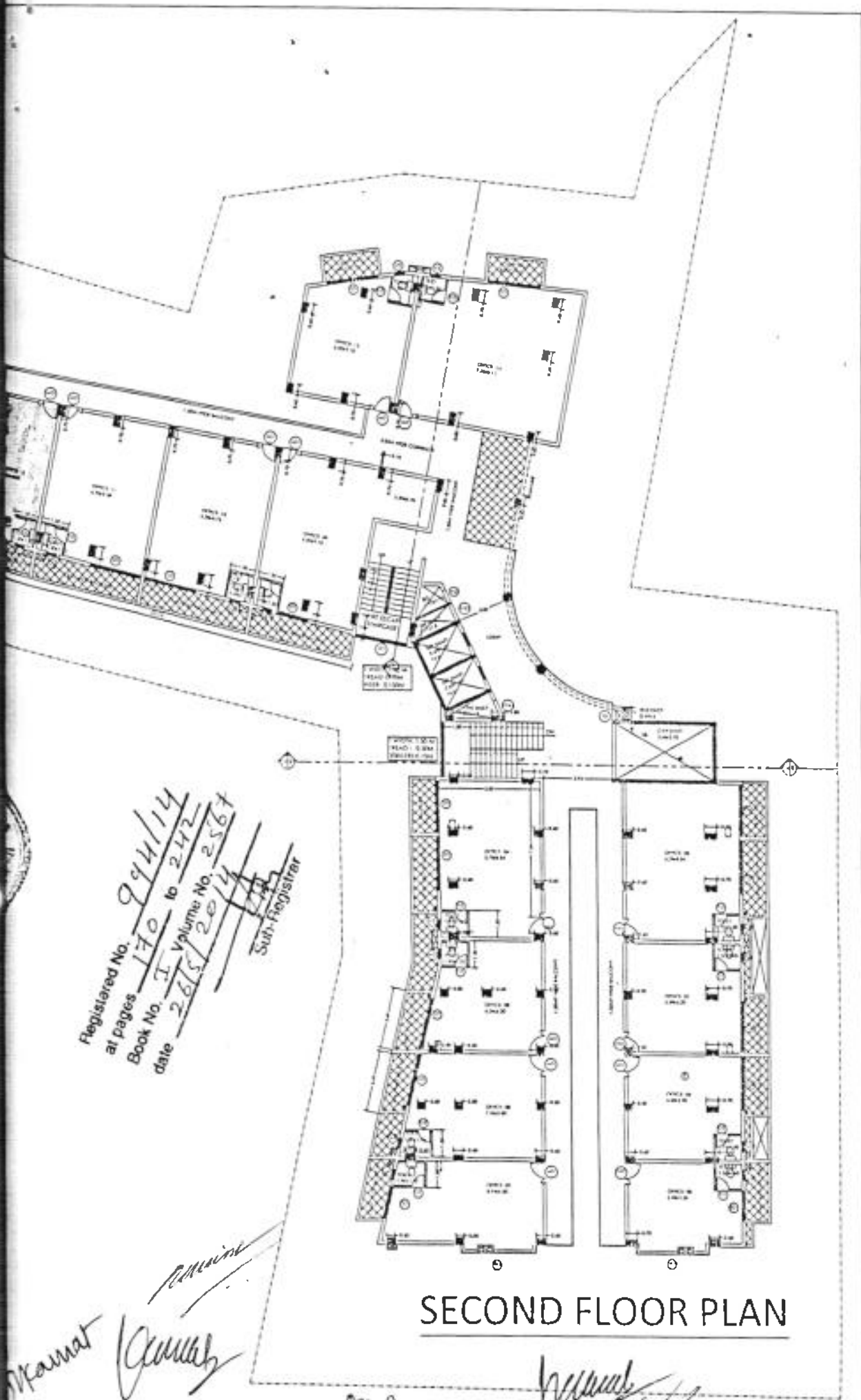


FIRST FLOOR PLAN

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Registered No. 994/14
 at pages 170 to 242
 Book No. I Volume No. 2567
 date 26/5/2014
 Sub-Registrar



SECOND FLOOR PLAN

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Book No. 7 Volume No. 2587
date 26/5/2014
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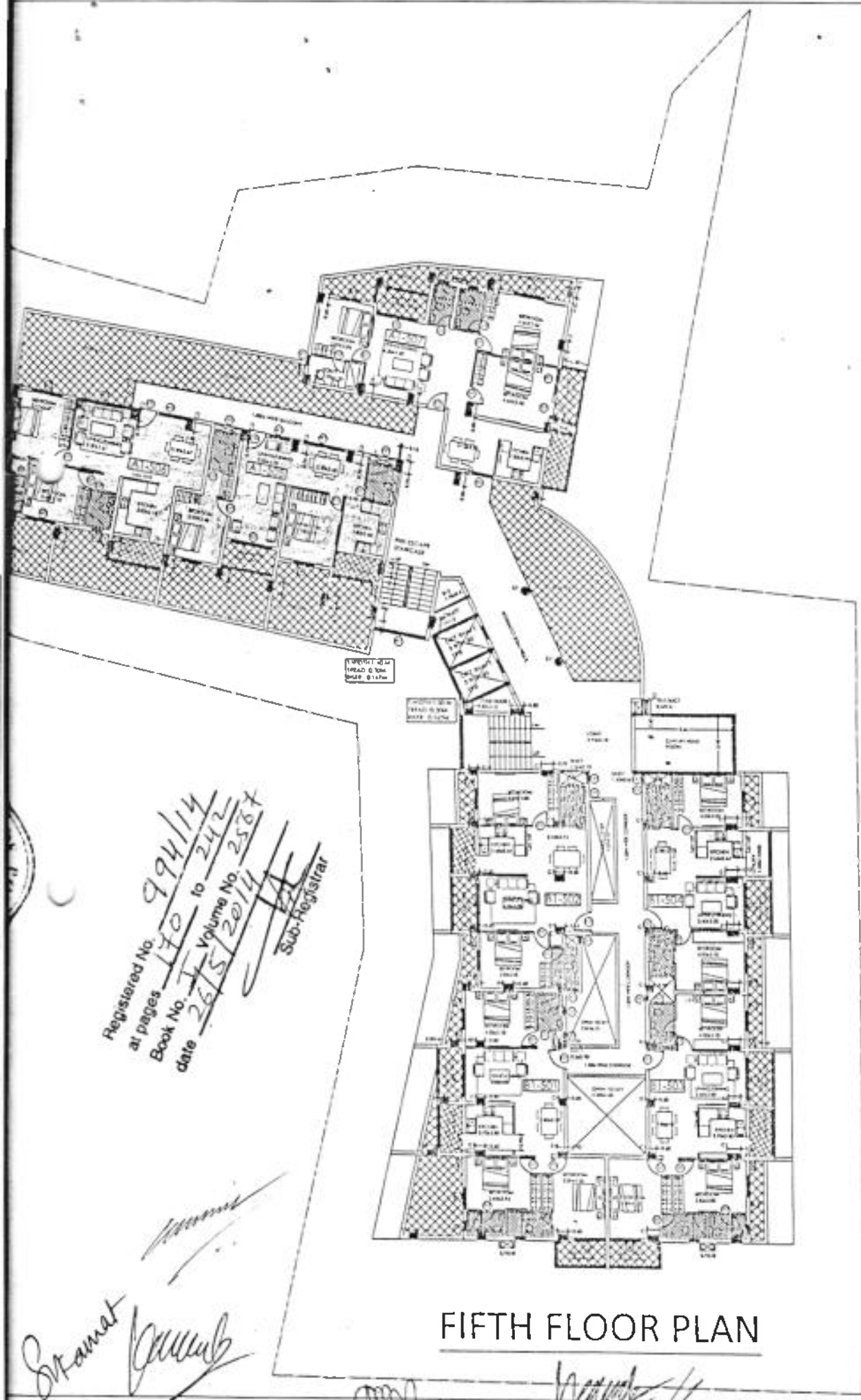
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RBS Exam 5.5

FIFTH FLOOR PLAN





SEVENTH FLOOR PLAN

Registered No. 994/14
 at pages 170 to 242
 Book No. 1 Volume No. 2567
 date 26/5/2014
 Sub-Registrar

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Handwritten signature and initials.

Handwritten notes and signatures at the bottom of the page, including 'RBS' and 'Kamran'.

Executing Parties:

- 1) Mr. Jagannath Shrikrishna Kamat, s/o late Shrikrishna Jagannath Kamat, 56 years, Indian National, business, married, and his wife,
- 2) Mrs. Usha Jagannath Kamat, d/o late Ramaraya Guirim Keni, 53 years, Indian National, Housewife, both R/o 1st floor, Kamat building, Near Hali Mandir, Margao, Goa.
- 3) Mrs. Milan Krishna Pai Angle, d/o late Shrikrishna Jagannath Kamat, 53 years, Indian National, Professor, married, and her husband,
- 4) Mr. Krishna Gueudas Pai Angle, s/o late Gueudas Pai Angle, 63 years, Indian National, Chartered Accountant, both R/o Factoria, Margao, Goa.
- 5) Mrs. Lalita Dinesh Trikannad, d/o late Shrikrishna Jagannath Kamat, 62 years, Indian National, Retired Teacher, married, R/o Gogol, Margao, for self and attorney of Mr. Dinesh Mukund Trikannad.
- 6) Mrs. Rajani Balkrishna Kolmule, d/o late Shrikrishna Jagannath Kamat, 64 years, Indian National, Housewife, married, and her husband,
- 7) Mr. Balkrishna Shripad Kolmule, s/o late Shripad Kolmule, 67 years, Indian National, business, Both R/o Beedem, Bicholim, Goa.
- 8) Smt. Revati Balkrishna Ghotge, d/o late Shrikrishna Kamat, w/o Balkrishna Ghotge, 60 years, Indian National, Housewife, R/o Nareim, Salcete.

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⑩ Mr. Virendra Vithal Kamat, s/o Vithal Jagannath Kamat, 44 years, Indian National, business, married, and his wife,

⑪ Mrs. Shalini Virendra Kamat, also s/o Anil Venkatesh Pai Raikar, 40 years, Indian National, both R/o Margao - Goa

⑫ M/s AVR Realtors, a partnership firm, having its office at Margao, rep. by its partners ① Mr. Jagannath Shrikishna Kamat, 56 years, Indian National, business, married, R/o Margao, Goa.

⑬ ① Mr. Rama Dhananath Naik alias Rajiv Naik, s/o Late Dhananath Rama Naik, 41 years, Indian National, business, married, R/o Comba, Margao, Goa, for self and as constituted attorney for the partner Mr. Amit Venkatesh Kamat.

⑭ ② Mr. Virendra Vithal Kamat s/o Vithal G. Kamat, 44 years, Indian National, business, married, R/o Margao

Executing party,

Goa.

Agreement for Development

Agreement for Development

> Jagannath S Kamat Kamat J.S.

> Usha J. Kamat Ushat

> Milan K Pai Angle M.Pai

> Krishna G. Pai Angle K.Pai

> Lalita Vithal Kamat Vithal

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net J.S.

> Rajani B. Kolmule RBKolmule



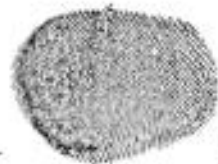
> Mr. Balprishna S Kolmule BSKolmule



> Revati B. Ghotge RBGhotge



> VIRENDRA V. KAMAT VKamat



> Shalini Virendra Kamat SKamat



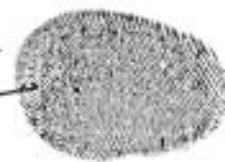
> Jagannath S. Kamat JKamat



> RAMA DINANATH NHK



> VIRENDRA V. KAMAT VKamat



Mr. Ratish Ramdas Revankar,
Major age, married, Service.
Indian National. No margin.

and known to the Sub-Registrar
states that he personally knows the
above executant and identifies him

Ponda dated 17th April, 2014

SUB-REGISTRAR
PONDA

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