ZENOGEDIT CO-OP. BANK LTD.

with whand bignatory

CITIZEN CHERT CU-OPERATIVE

SUMMA REMRIER CO-OR, HIST SOCIETY LITO &

STLINGUEM ROAD, BOTEM,

PAREGIOO - COA-663 FEZ

PAREGIOO - COA-663 FEZ

\$-5|S114(b)|C21/12/3/2011-80

21883

16:24

NOM

CONTROL OF PLANTS OF THE

R.0580000/- P57223

Thousand Buly)

APR 05 2016

DEVELOPERS 170

AGREEMENT FOR DEVELOPMENT AND SALE

Meson & ST.

of Goa at Ponda, Goa, Taluka Ponda, District of South Goa State of April in the year two thousand Eighteen (06/04/2018) THIS AGREEMENT, made and entered on this Sixth day

BETWEEN

- Salkar, age 66 years, widow, housewife, Indian National, (1) MRS UJWALA UMESH VERLEKAR, D/o Vassant
- Umesh Verlekar, age 33 years, bachelor, service, Indian (2) MR National, GOURESH UMESH VERLEKAR, S/o Late
- (3) MRS. REEMA GOURESH VERLEKAR, D/o Ramesh National, Sangodkar age 29 years, bachelor, service, Indian

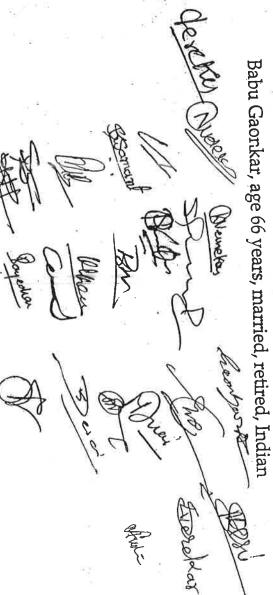
STR

(4) MR NIRAJ UMESH VERLEKAR, Verlekar, age 31 years, bachelor, service, Indian National, S/o Late Umesh

all R/o H. No. 59/A, Ganganagar, Curti,

Ponda Goa.

(5) MR DINESH GANPAT GAONKAR, 8/0 Ganpat



, and his wife,

(6) MRS VILASINI DINESH GAONKAR, D/o Raya Gaonkar, age National, 63 years, retired, married, Indian Anant

both R/o Ponda Goa.

Narayan Kulkarni, age 68 years, married, retired, Indian (7) MR VYANKATESH NARAYAN KULKARNI, National,

, and his wife,

8 housewife, Indian National, Bapurao MRS. Ramchandra DEEPA VYANKATESH Joshi, age 60 years, married, KULKARNI, D/o

, both R/o

Goa Kalpana Appts Temple Road, Khadpaband Ponda

Pandurang Sadashiv Dessai, age 72 years, married, retired, (9) MR GOPALKRISHNA PANDURANG DESSAI, S/o Indian National,

. R/o near Govt. Primary

School Khandepar Khandepar North Goa

Gopalkrishna Pandurang Dessai, age 43 years, married, (10) MR PANDURANG GOPALKRISHNA DESSAI, s/o Indian National,

and his

P Meunellar

Indian National, ... Pandurang Sawaıkar, age 41, years, married, housewife, (11) MRS SNEHA PANDURANG DESAI, d/o Jayant

Parsol, Khandepar, Ponda Goa, , both R/o H. no. 805,

Service, Gopalkrishna Pandurang Dessai, age 45 years, married, (12) MR SWAPNIL GOPALKRISHNA Indian National, DESSAI, s/o

and his

wife

National, (13) MRS Gajanan Vaze , age 44, years, married, housewife, Indian **MEDHA** SWAPNIL DESAI, d/o Keshav

L,both R/o H.no.804Parsol,

Khandepar, Ponda Goa,

PandhariVernekar, age 74 years, married, retired, Indian National, (14) MR SANVALO PANDHARI VERNEKAR, S/o

, and his son,

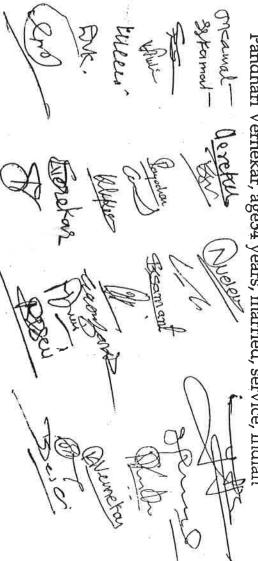
(15) service, Sanvalo MR.BHAVESH Pandhari Indian National, Vernekar, age SANVALO 33 years, VERNEKAR, Bachelor, S/o

resident at

H.no 331/B2, Dotor Bhat, Ela old Goa Velha-Goa

(16) MR PARESH SANVALO VERNEKAR, S/o Sanvalo

Pandhari Vernekar, age34 years, married, service, Indiar



S

_, and his wife,

Kishor S. Kundaikar age 30 years, married, housewife, Indian National, (17) MRS KARISHMA PARESH VERNEKAR, d/o

.., both r/o H.no 331/B2,

Dotor Bhat, Ela old Goa Velha-Goa.

Kamat, age 70 years, married, retired, Indian National, (18) MR SHRIKANT VINAYAK KAMAT, S/o Vinayak

i and his wife,

housewife, Pandurang (19) MRS. prabhu Indian National, SUREKHA Gaonkar, SHRIKANT age 61 years, KAMAT, married, D/o

both R/o

flat no G1 3A Bldg Santa Cruz Kurtarkar Nagari Ponda

age 69 years, Bachelor, retired, Indian National, (20) MR SATISH KRISHNA AUDI, S/o Krishna V.Audi,

SISTRA

Satyanarayan Tempir Dhavali Queula Ponda North Goa. National, GokuldasVerekar, (21) MR LAXMIKANT GOKULDAS r/o H.no 531/1 ,Shree Vaishnavi Dhavali Opp 69 years, married, VEREKAR, retired, Indian S/o

Oncemat 88 Komal nu The state of the s ASSOCIAL PROPERTY. Dunetas

0

housewife, Indian National (22) MRS. Laxmikant SAROJ LAXMIKANT VEREKAR, w/o, Mr. Gokuldas Verekar 59 years, married,

Bazar Near Vithoba Temple, Ponda Goa ,both R/o H.no. 156/14-1 upper

Samant, age 70 years, married, retired, Indian National, (23) MR KRISHNA SHRIDHAR SAMANT, S/o Shridhar

and his wife,

National, D.B.P Khanolkar, age 59 years, married, housewife, Indian (24) MRS. SHUBHALAXMI KRISHNA SAMANT, D/o

Prasad Shantinagar Char Rasta, Ponda Goa both R/o h.no.174/3-3 Mukund

years, married, retired, Indian National, (25) MR YESHWANT HARI TARI, S/o Hari Tari, age 69

and his

wife,

National, Jenu Shet, (26) MRS.SULBHA YESHWANT TARI, D/o age 63years, married, housewife, Tukaram Indian

administrators and assigns) OF THE ONE PART meaning expression shall, unless repugnant and hereinafter referred to as 'THE VENDORS' (which thereof, include , both R/o Durbhat, Ponda Goa their to the heirs, context or executors,

Setement Eures JACRE C

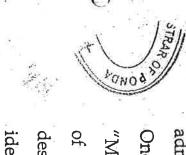
PONO SE

incorporated its Managing Director SHRI. RAJESH SHIVDAS SHET having office at Ponda, Goa (27) M/S. RITESH DEVELOPERS PVT. LTD., a company Silvanagar, married, businessman, VERENKAR, son of Shivdas Shet Verekar, aged 44 years, Ponda, Goa, under The Indian Companies Act 1956 Indian National, residing at

meaning expression shall unless repugnant to the context or hereinafter referred to as "THE PURCHASER" (which administrators and assigns) OF THE SECOND PART. thereof, include AND MOBILE NO. 9422437972, their heirs executors, and

WHEREAS the vendors do hereby represent as under

admeasuring about 20100 sq.mts. (Twenty Thousand And designation. Situated at Queula, Ponda Taluka, being of land of a larger original property "Malgui", which property represents a combined portion One Hundred Square Meters,) known as "Perighol", or Owner, in full possession, of an agricultural property, Schedule hereto annexed and hereinafter called as "THE That Miss Maria in detail, Bernardete the said property, Gracias was the Lawful of the same



garament some

AFORESAID PROPERTY"

uner.

F.

said larger property, being one piece or mts. is constituted by two combined pieces or plots of the b. That the aforesaid property with an area of 20100 sq. registration, in the by virtue known as plot A belongs to Miss Maria Bernardete Gracias 1983. registration office, ponda, under serial No. 153/83 on 6-4dated 5-4-83, presented for registration in the said Subor plot which is known as plot B which belongs to Miss on 30-03-1983, under serial No. 147/83 and the other piece Maria Bernardete Gracias by virtue of Gift Deed dated 30-03-83 Office of the Sub-registration. Ponda, of another Gift Deed plot which is presented for

mentioned that the said plot A has meters and the said plot B has an area of 10700 sq. mts so c. That the said property constituted by these two plots, identified in the First Schedule below, as per the said Deeds, admeasuring 21350 sq. meters, but after carefully hundred square meters) as mention above area of 20100 sq. meters (twenty thousand verification, it is found that the said property has an total in the aforesaid two Deeds an area of 10650 sq. of Gift has been and two Gift one

gaceman registered Registration No. 07 at pages 197 to 224 of Book-I volume d. That in terms of Deed of Sale dated 14/11/1986 and No. 05 dated 3/1/1989, before Sub Registrar said Miss Ponda Maria and bearing Bernardete

Service of the servic

STATE mun The state of the s

Tolaka

Sanyalo Pandhari Vernekar, Mr Shrikant Vinayak Kamat, Gracias sold and conveyed one of the plot being Plot No. 3 is hereinafter referred to as "SAID PLOT" and which plot Mr Krishna Shridhar Samant, Mr. Yeshwant Hari Tari, Mr Atchut Bodke, Mr Gopalkrishna Pandurang admeasuring Umersha Quereshi and Mr Shaik Abdul Karim, which plot Mr Satish Krishna Audi, Mr Laxmikant Gokuldas Verekar, Gaonkar, Mr Vyankatesh Narayan Kulkarni, Mr Jaikrishna Verlekar, Mr Rockey Rusario Lobo, Mrs Vilasini Dinesh particularly described 5600 sq.mts. ð Mr Umesh in schedule-II written Desai, Gopinath

each. right/share in the said plot to the extent of 400 sq. mts. admeasuri8ng 5600 their spouses became joint owners of the said plot No.3 Umersha Quereshi and Mr Shaik Abdul Karim, alongwith Satish Krishna Audi, Mr Laxmikant Gokuldas Verekar, Mr Pandhari Krishna Shridhar Samant, Mr. Bodke, Mr Gopalkrishna Pandurang Desai, Mr Sanvalo Rockey Rusario Lobo, Mrs Vilasini Dinesh Gaonkar, Mr Vyankatesh That accordingly Mr Umesh Gopinath Verlekar, Vernekar, Narayan Kulkarni, Mr Jaikrishna Mr Shrikant Vinayak Kamat, sq.mts. with 1/14 undivided Yeshwant Hari Tari, Mr Atchut Mr Mr

g. That Shri 12/05/2014 and, in terms Umesh Gopinath Verlekar expired of Deed of Succession and g

SA CITE E. 1.

No 1 to 4 were qualified as legal heirs of Late Umesh to 17 of Notarial Book of Deed No. 416, Vendor at serial Qualification of heirs dated 12/8/2016 drawn at pages 15 Gopinath Verlekar

h. That wife of Vendor No. 9 Mr Gopalkrishna Pandurang Dessai expired leaving behind him as Moiety holder and Vendor No. 10 to 13 as her universal legal heirs.

and Vendor No. 15 to 17 as her universal legal heirs Vernekar expired leaving behind him as Moiety holder wife of Vendor No. 14 Mr Sanvalo Pandhari

j. That Mr Rockey Rusario Lobo Alias Gabriel Lobo, and 1600 sq.mts. have in terms of Deed of Sale dated 6/4/2018 undivided right/share in the said plot area to the extent of wife Mrs Prafulla Jaikrishna Bodke who were Co-owners of Mehrunnisa Shaikh, Mr Jaikrishna Atchut Bodke and his Mr Zahin Ahamed Umarsha Quershi, Mr Junaid Umarsha Umarsha Qureshi, Miss Heenakausar Umarsha Qureshi, his wife, Mrs Milagrina Gabriel Lobo, Mrs Sabiha Mr Shaikh Abdul Karim, and his wife, Mrs 4 Samdana Bucunekay 1/18/20 E Home H

and registered before sub registrar Ponda under serial sq.mts to the purchaser herein. & undivided share in the said plot to the extent of 1600 have No. 949 dated 29/5/2018 sold and conveyed their

admeasuring 5600 sq.mts. of land to the extent of the season possession of the such the Vissol. undivided 1 Drawed vendors herein own and are in share in the said plot 4000

De.

men ONLOW S SEEX

15/2/20



square as THE SAID PLOT. schedule-II written hereunder and hereinafter referred to meters and more particularly described ij.

- 1. That the vendors are intending to sell the said plot for the purpose of undertaking construction of residential of Rs.2,00,00,000/- (Rupees Two Crore only) by adjusting premises in the said plot at/for a total price/consideration premises for the vendors to be retained by the vendors entire price towards the cost of construction of certain
- (m) That the vendors further do hereby declare
- schedule-I hereto is valid, legal, clear, marketable, unencumbered and subsisting. That the vendors' title to the said plot described Ħ.
- absolutely free from encumbrances, lien, charges and that authorities and/or any statutory body/bodies there are no dues payable to the Government or any other (b) That the said plot described in Schedule-I hereto is
- schedule-I hereto or any part thereof. sale, free from encumbrances, of the said plot described in (c) That there are no difficulties legal and otherwise for the
- state government or any local body or authority under any **a** Notification Municipal Act or any other Act or any scheme upon the vendors and that the acquisition or requisition has / had been received by or legislative Enactment, Government ordinance, order or That no attachment or notice from the central or including any Notice/Proceedings said_plot described in for S



88 ramat mesmat nun 聖

Derebus Degran

schedule-I hereto or any part thereof is not subject to any under the attachment or certificate or other recovery proceedings Regulation. Income-Tax Act or any statutory law or

- (e) That except this agreement, the vendors have thereof. said plot described in said plot and/or effecting the title of the arrangement/understanding/agreement into and shall Schedule-I hereto or any not enter vendors pertaining into part not any
- \oplus in respect of any claims of any parties over the said plot. The vendors undertake to indemnify the purchaser
- 8 in any newspaper for information of public publishes its intention to purchase/develop the said plot, That they have no objection if the developer
- vendors as described in schedule-II written hereunder. owner's premises to be constructed and retained for the development including for sale of the premises, except the director/nominee/manager to undertake all such acts of (h) That they are ready and willing to execute a power of favour Of. the developer and

hereto undertaking construction of project thereon, as attached AND WHEREAS purchaser has prepared the plan for



as contained herein and which are reduced in writing as the same by on certain terms, conditions and stipulations representations and declarations has agreed to purchase the purchaser believing of construction of the building/s over the said plot Rs.2,00,00,000/- (Rupees two Crore only) for the purpose to the purchaser parties hereto the vendors have agreed to sell the said plot AND WHEREAS pursuant to an agreement between the at/for a total price/consideration of to be true the aforesaid

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

installments as contained in clause (2) written hereunder. Rs.2,00,00,000/compounds and all structures standing thereon described alongwith the purchaser shall purchase from the vendors the said plot schedule The vendors shall sell to the purchaser (Rupees structure for a two Crore only) payable as also all structures, trees, total price/consideration and the of Ħ.

allot to the vendors the built up premises in the following of the payment of the consideration of Rs.2,00,00,000/-N (Rupees two Crore only) the purchaser shall construct and Towards the total price/ consideration, and in lieu

sun. QUERMON Sylvament manner (Talas A STAN Butwhan

VONO8

 \bigcirc

- built up) to Vendor No. (a) described in schedule-II written hereunder Duplex Bungalow admeasuring 1 to 4 which is more particularly 130 sq.mts. (super
- described in schedule-II written hereunder, built up) to Vendor No. 5 and 6 which is more particularly Duplex Bungalow admeasuring 130 sq.mts. (super
- up) to Vendor No. 7 and 8 which is more particularly described in schedule-II written hereunder (c) Duplex Bungalow admeasuring 130 sq.mts. (super built
- sq.mts. (super built up) each one on the First Floor and (d) Two double Bedroom Flats admeasuring 75 other on the second floor to Vendor No. 9 to 13 which is hereunder particularly described Ħ. schedule-II written to 80
- sq.mts. (super built up) each one on the First Floor and more particularly other on the second floor to Vendor No. 14 to 17 which is hereunder, Two double Bedroom Flats admeasuring 75 described in schedule-II written to 80
- particularly described in schedule-II written hereunder built up) to Vendor No. (f) Duplex Bungalow admeasuring 18 and 19 130 sq.mts. which is (super more
- built up) to Vendor No. (g) Duplex Bungalow admeasuring 130 sq.mts. 20 which is more particularly (super

QUICEMEN rues described in schedule-II written hereunder Ska ma 18 - 1 To railor - MAN Johnson ! Wennekon

particularly described in schedule-II written hereunder, built up) to Vendor No. (h) Duplex Bungalow admeasuring 130 sq.mts. (super 21and 22 which 18

up) to Vendor No. 23 and 24 which is more particularly described in schedule-II written hereunder (i) Duplex Bungalow admeasuring 130 sq.mts. (super built

which are hereinafter collectively referred to as THE VENDORS' PREMISES are 8 Duplex Bungalows an four double bedroom Flats up) to Vendor No. 25 and 26 which is more particularly (j) Duplex Bungalow admeasuring 130 sq.mts. (super built described in schedule-II written hereunder, which totally

agreement being an obligation to be performed by the attorney shall be irrevocable and coextensive with this may be necessary and ancillary thereto and such power of undertake such works as are intended hereunder or as favour of the purchaser's director a power of attorney to undertaking construction, the vendors shall execute 3. For the purpose of the development of the said plot for

premises as may be deemed expedient by the purchaser shopping center/s, business centers or any other type of comprising purchaser to carry out the construction on the said plot by constructing thereon residential/commercial building/s vendor of shops, hereby authorize offices, residential and nominate the premises,

Second Second

Dien Constitute of the Constit

- 12

purchaser finds fit, proper and convenient to be transferred on ownership basis or in such manner as

offices, flats/or other premises from the prospective purchasers of the respective shops reserved for the vendors as stated above, receiving money shops /offices, with the exception of vendors' premises apartments/shops, offices, or any other type of premises booking and effecting the sale of all the apartments plans, obtaining approval of the same from the concerned do what is needed including the preparation of building authorities The vendor hereby further authorize the purchaser by constructing the said residential

,-REGISTRAR OF and alterations as the purchaser or any licensing authority plot and the building to be constructed thereon said plot to its full permissible coverage as per floor area time for carrying out the effective development of the said plans that may be required by the Purchaser from time to and execute all necessary papers, deeds, documents and ratio (FAR) applicable. The vendors further agree to sign may and deem fit and necessary in order to develop the carrying out the approved construction with such addition The purchaser is entitled and solely responsible for

stipulations herein contained and the undertaking given the purchaser, the vendors do hereby permit the consideration enter the of the said terms, plot and the structures conditions and

Sykamut Streety

Sykamut Streety

Surfaces

Su

A Charles of the state of the s

standing thereon for proceedings with the project of the purchaser

- contractors, and workers deemed fit by the purchaser demolition of old structure etc. or part thereof as may be demarcating, surveying, measuring excavating, erecting, free to enter upon in the said plot described in Schedule-I and purchaser 20 its therein shall at all times Employees, all such representatives, works hereafter be
- on the said plot described in Schedule-I hereto except structures, premises, flats, shops, offices to be constructed with any body of the Purchaser's choice for the sale of any 9. The purchaser may enter into any type of Agreement in schedule II premises reserved for the vendors, and described

proper, the purchaser's director as their attorney. purchaser do hereby indemnify the vendors towards any who may enter into agreement with the purchaser and the whatsoever to any third parties/prospective purchasers vendors shall not be responsible/liable in any manner In all such agreements as the purchaser deem fit and arising out of any such agreement with them. claim of any such third parties/ vendors over said plot or any structure/s, the same shall of any claim arising due to defect in title of the vendors shall be represented by prospective However the purchasers However the

Jak a mid 30x2xxx be dealt with by the vendors. \$.

deliver to the purchaser all the documents of title of the 10. The said plot vendors, on demand by the purchaser, shall

11. The vendors have not entered into any agreement with or in favour of any person/s and have not executed with execute with or in favour of any person/s any sale deed or Schedule-I hereto or part thereof and the vendors shall not Agreement Schedule-I hereto during subsistence of this agreement agreement in respect of the said plot described in respect of any person/s of the said plot described any deed of sale Ħ. Ħ

12. Either parties to this agreement shall be entitled t

ACCOUNTRACE

specific performance of this agreement thereon for its own use and/or sell such premises in such purchaser is buying the said plot to construct building/s 13. buildings to the purchaser if found expedient by the purchaser without premises It is clearly understood between the parties that the reference ಕ prospective buyers procured by the vendors, except the owners'

14. agreement, the vendors agree to transfer and convey the said plot with the exception of the owners' premises allotted to referred to in clause (3)(i and ii) hereinabove, agreed to be schedule-II hereto, to the purchaser and / or nominees including a Co-Operative On fulfillment of the terms and conditions of this the vendors and fully described in Housing Society

nen PARSES A STANK!

formed by Purchaser or any of its nominees, transferee, prospective purchaser

society is formed by the occupants of the building and for required that purpose shall sign all the papers and forms as may be The vendors shall join as members with respect to the vendors' premises of the housing if such

schedule hereto or more than one sale deed for the part of their rights/share if so desired by the purchaser. The sale executed in favour deed/s as above shall, if so desired by the purchaser, be respect of all their rights in the said plot described in individual, co-operative society expenses, charges, stamp duty, registration fees etc. respect of such sale deed/s shall be borne by the entity specifically indicated by the purchaser. All costs, purchaser/its nominee/s. That the vendors shall execute one deed of sale of. any nominees/s / company trust/legal including Ħ. ij

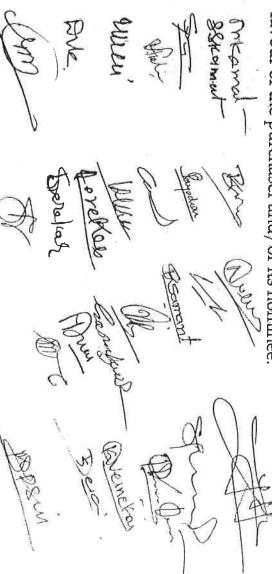
structures existing in the said plot, if required, be felled by the purchaser, without any additional consideration It is agreed between the parties that the trees and/or

liable for any defects in planning layout etc. and that the prepared by the purchaser shall be binding on the changes therein. However the vendors shall in no way be Vendors and the vendors shall not be entitled to seek All the plans, designs, layouts etc. that may be

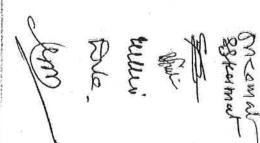
nun MCRMA STAR ST The same 15/2 the solar

location and area of the vendors' premises shall not be changed/reduced.

- 19 shops / any other structure / premises and settle the terms premises and also to appropriate themselves or and the and conditions for the sale and transfer of the such vendors and as listed in schedule-II written hereunder exception of owners' entire benefits of all the residential apartments with the prospective The purchaser is entitled to negotiate freely with the purchasers premises of the residential apartments රි be allotted to the
- with this agreement i.e. the owners' the specifications set out in the schedule No. II hereto. which are agreed to be built for the vendors in accordance certified by a architect / engineer of the project. Adherence to the specifications shall incase of doubt be The purchasers guarantees that the said premises, premises shall have
- licences, approvals, if pertaining to said plot from any authority, Department, Body council shall stand assigned in favour of purchaser All the rights, privileges pertaining to permissions, are obtained by the vendors the
- approvals on behalf of the vendors as their attorney by revisions, alterations changes in the plans, permissions favour of the purchaser and/or its nominee virtue of the power of attorney that shall be executed in The purchaser shall be entitled to seek renewals,



- 23. responsibility of the purchaser: The following costs and expenses shall be the sole
- a) All contractual obligations and money to be paid arising out of the same to any financier / proposed purchaser of
- 0, by the purchaser in the said plot, whether levied in the connection with the project of constructions to be started name of the vendor or in the name of purchaser. monies to be paid to any statutory body penalties, charges, duties, fines, taxes and other or authority in
- c) All stamp duties, legal fees, registration fees and other expenses associated with the preparation and execution of vendors or by the purchaser. the instrument of conveyance whether executed by the
- contractors, workers and employees of the purchaser All the liabilities and monies to be paid to the sub-
- execute any agreements for sale of any of the premises in 24 save and except the vendors' premises referred in clause the buildings proposed to be constructed without joining the vendors as parties to such agreements (3) herein above and described hereunder The vendors do hereby authorize the in schedule II written purchaser on said plot ç
- be encumbered for any costs, expenses or any liabilities incurred by the purcheser towards any party, nor shall the 25. The vendors shall not be liable nor shall the said plot property be liable J. 1885 for attachment any



execution of decree or any other proceedings against the premises in the proposed building/s, shall be entitled to purchasers of the alongwith proportionate right in said plot, to any bank or mortgage / agree to mortgage the respective premises financial institution However premises it is agreed that the agreeing to purchase any prospective

be cleared by the vendors at their own cost and expenses to the title of the vendors over the said plot, the same shall hereunder shall stand proportionately extended and the time for performance of the purchaser's obligation In case of any defects are noted/detected pertaining

In case any vendor all and whatever expenses incurred by purchaser's vendors the purchaser pursuant to monies paid hereunder obligation hereunder and seek from the such defects could not be rectified by the purchaser shall be entitled to suspend this agreement as also all the

27 such defects and seek performance of the agreement from the vendors notwithstanding such defects It shall be lawful for the purchaser to ignore any

vendors' premises described in schedule-II as agreed to be 83 occupancy certificate shall be the conclusive proof of such date of grant of license by municipality. The issuance of allotted to vendor within thirty six (36) months from the The purchaser shall complete the construction of

Line Mcamat completion かりたるまるた The second second

29. to perform this agreement in its true intent as also further Power of Attorney granting further powers to impart its true effect as may be desired by the purchaser confirming, correcting and / vendor shall execute any further agreement or modifying this agreement

neighboring properties disturbance 30. annoyance, property or do anything which shall cause unnecessary public or private nuisance in or upon the The purchaser shall not at any time cause or permit inconvenience, vendors OT sufferings, 8 the occupants hardships said the Or.

- the municipal taxes, land revenues, water charges and 33 in possession of the said plot outgoings from the date of the vendors put the purchaser electricity the aforesaid authorities. The purchaser shall pay all the departments, and that there are no dues payables to any of The vendors declare that they have already paid all charges etc. payable Ö the
- the said plot shall be handled at the entire risk of the purchaser in all respects It is specifically agreed that as from the date hereof
- It is hereby agreed that time is the essence of this
- 34. The parties are aware that the project to be constructed hereby agreed between the parties that all the said Act and Real estate Regulation and Development Act, 2016 and it is on the said property shall have to be registered under The

The stance

The second of th

Memory of the Me

responsible and liable for the same promoters of the project to be constructed on the said Purchaser/Promoter and that the the rules shall be applicable to the Vendors as well as themselves and registered as that both the parties shall be equally Startwo and Purchaser Vendors shall လ ရာ

allotted to the vendors as mentioned herein above shall be 32. The stamp duty, registration charges, if any required to paid and discharged by the Vendors. Deed/ Deed of Assignment with respect to premises to be charges, if any, payable upon such individual Transfer purchaser, be paid on this Agreement shall be borne and paid by the however the stamp duty and registration

(0

SCHUDULE-I-A

Panchayat limits of Queula, Taluka and Subrespectively, of a larger original property of the as "plot A" and plot B" of the Western and Eastern side constituted of two combined pieces of land or plots known sq.mts. known designations, situated at Queula Village, Ward Galaxiem, ALL THE agriculture property admeasuring about 20100 25 "Perigol" Or "Malgui", which is

3 Come BEBER Zzz

described in the Land Registration office of Ilhas Comarca District of Ponda, District of South Goa state of Goa such, forming now one distinct property, it is bounded on under No. 2612 of book B-seven new and under Matriz no. (conservatoria do RegistoPredial), at Panaji, as a whole, the East by water nalah partly and partly by road at constituted of two combined pieces or plots A and B, as of Queula, on the South by water nalah, beyond which and partly by the property of shri Shantdurga Devasthan Northern side on the North partly by existing old road Bandora-Queula nalah, beyond which there are the property of Rogunata V.S Zuarcar and others and Venctexa Boto Dovolcar and and which corner, on the west by water nalah partly property, as mentioned above, IS.



and partly by the property of C. Khawante under No. 84 The said property surveyed in the New Survey Records

SCHEDULE-I-B

admeasuring above and lies on the Southern side of the said property the larger property described in schedule-I written herein admeasuring 5600 sq. mts which Plot No. 3 forms part of ALL THAT PLOT being undivided share which is situated at ward Galaxirem, 4000 sq.mts. of the said Plot No.3 Queula of totally

ruem MEAM S) 雪

Panchayat limits of Queula, Taluka and Sub-District of Ponda, Goa District and which property represents two thirds of the property bearing Land registry No.2612 Book B-7 new Matriz no.306 and surveyed under new survey the North: by eight meters wide road, on the South and No. 84/4-C of village Queula, Taluka and is bounded on Plot No:1 of the said property. property of Zunvarcar and others, and on the West by the East by the said water nalah beyond which there is a



SCHEDULE-II

VENDORS PREMISES

(a) AMENITIES, FACILITIES AND SPECIFICATIONS TO BE DUPLEX BUNGALOW) PROVIDED FOR VENDORS' PREMISES (FLAT AND

STURCTURE RCC framed structure

masonary Plaster: Walls: 23cms. Laterite plaster finished with readymade lambi and 1:3 Cement per design mortar external plaster (spong finish) with grooves/bands as 1.3 cement mortar 12 mm thk internal stone masonary & 11.5cm bricks

Flooring: 2 X 2 Vitrified tiles in all rooms

Non skid ceramic tiles for toilet floor and ceramic tiles for

dado up to ceiling.

Windows: Aluminum colour anodized windows

Som Comed Som Comed The Co

Cherala

The state of the s

The state of the s

shutter.Living / Bedroom doors: Sal / Matti wood frame with flush door with Veneer. Doors: Main door-Teak wood frame with teak wood

Toilet doors: PVC moulded doors

Internal paints: Acrylic Distemper

External Paint Apex/ Weather shield or equivalent

Plumbing Piping: PVC and CPVC

Sanitaryware: Cera/Hindware(White) or equivalent

Electrical: Jaguar or Parryware or equivalent

Switches: Modular Switches

steel sink. Kitchen Granite Platform with 3 Ceramic title dado stainless

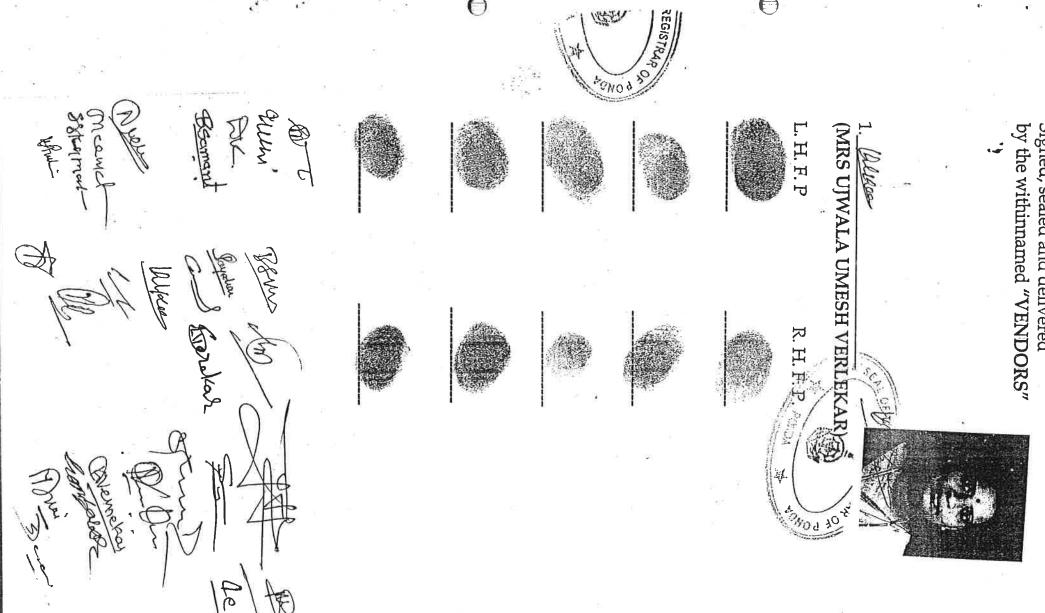
mentioned. subscribed their hands on the day and the year hereinabove

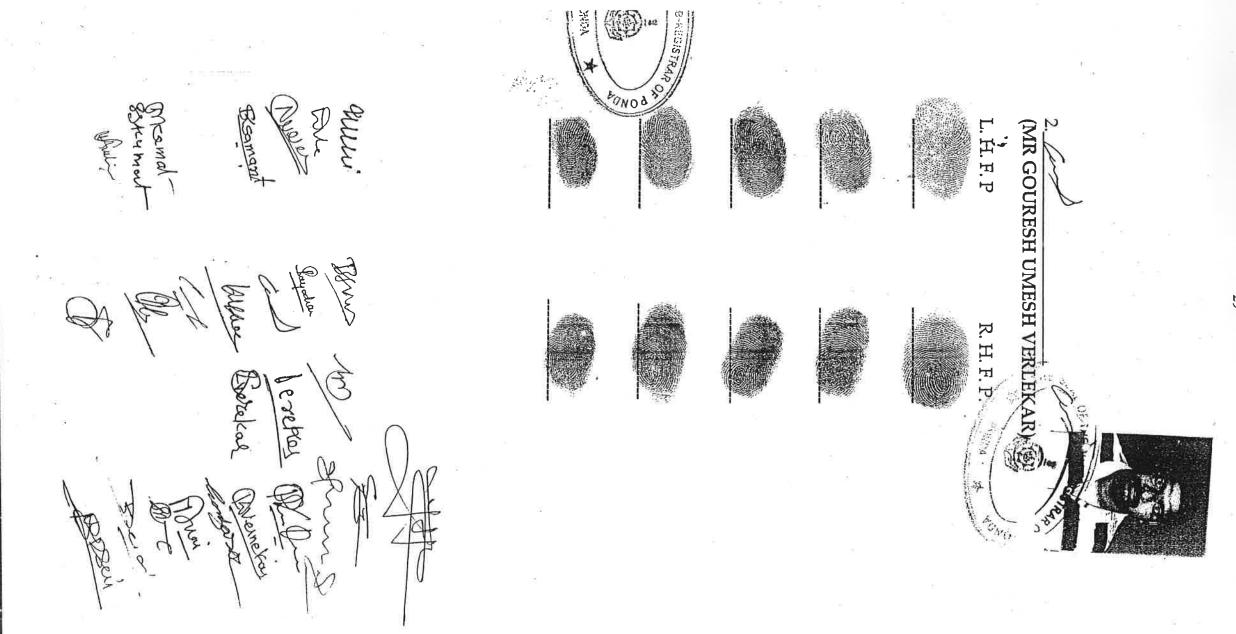
IN WITNESS WHEREOF the parties hereto have set and

Syrcamon Share

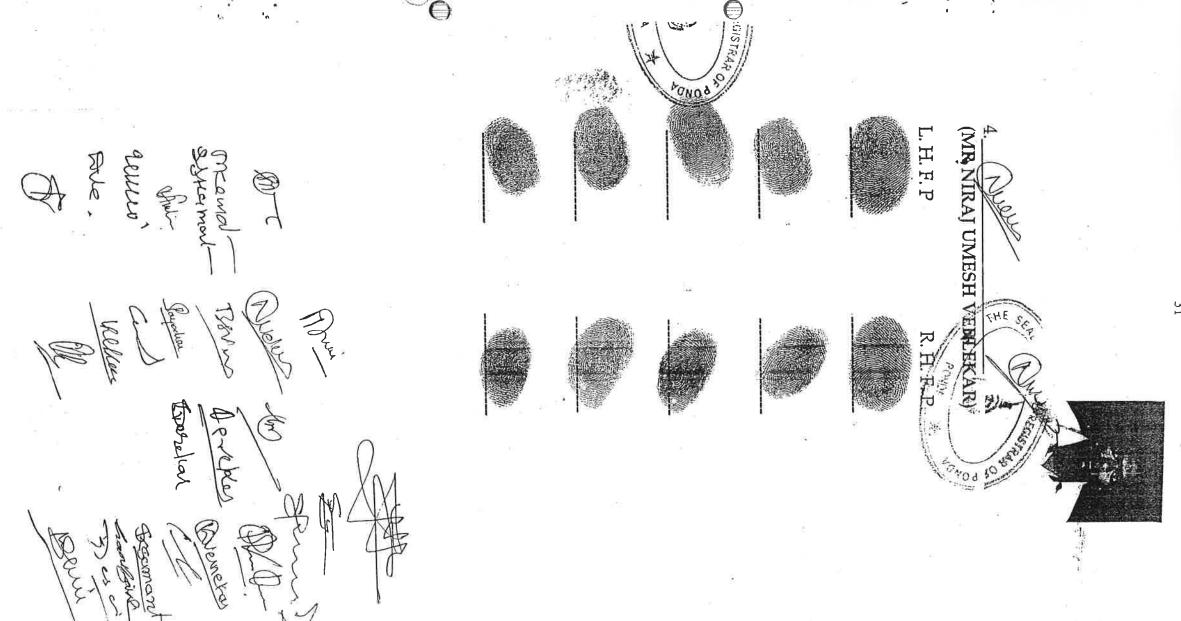
The state of the s

Signed, sealed and delivered by the withinnamed "VENDORS"

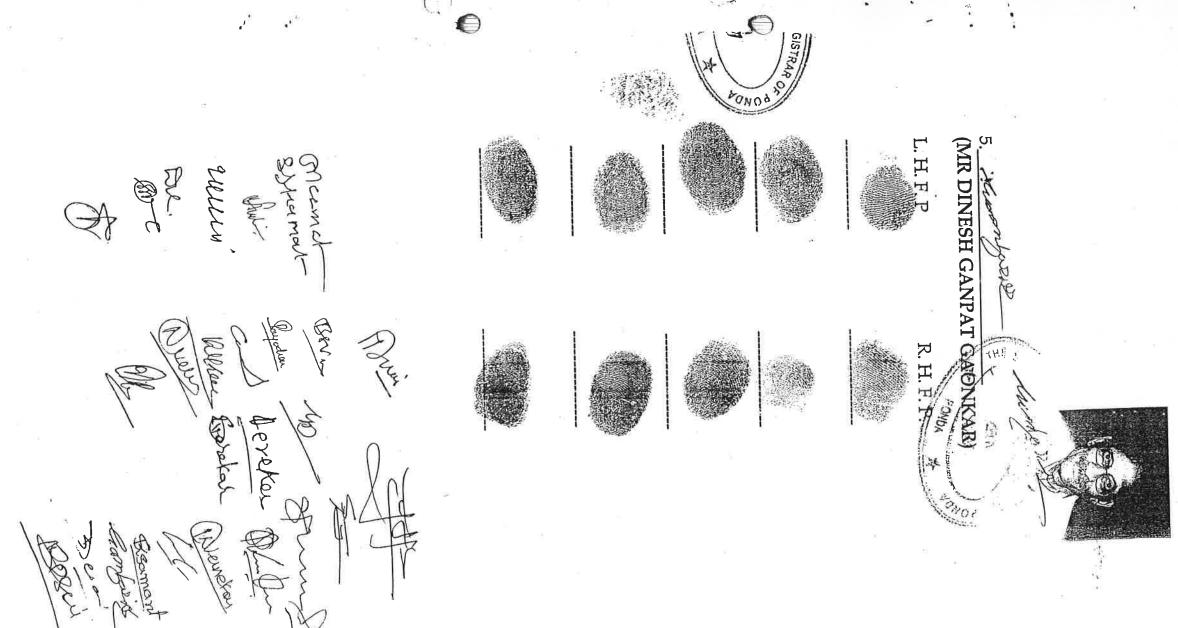


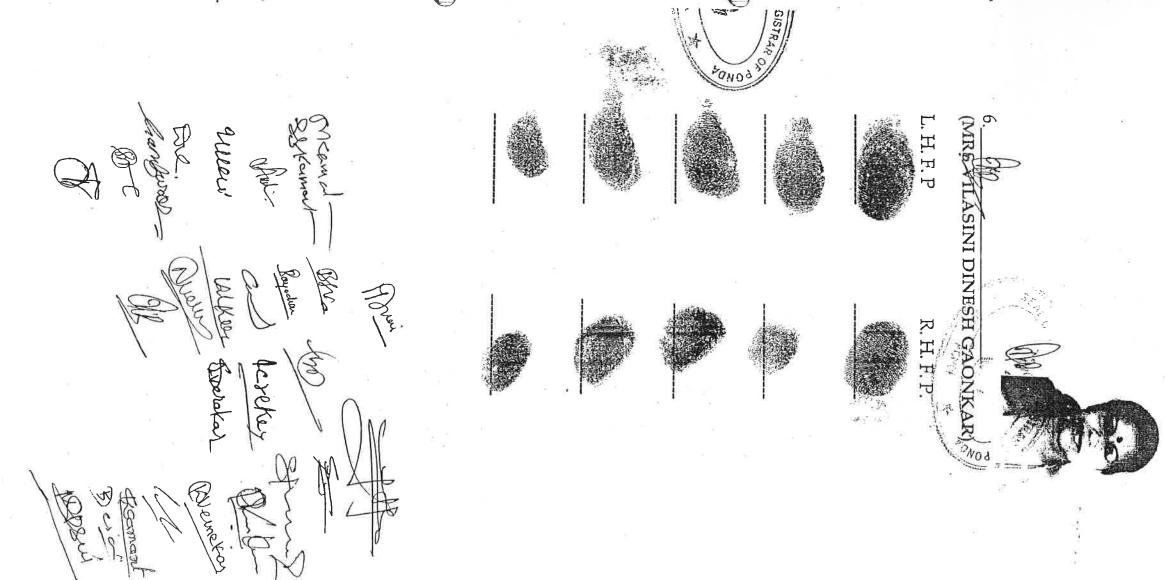




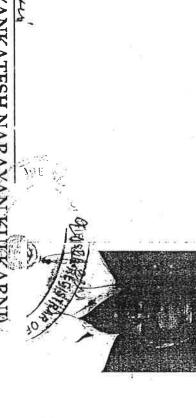








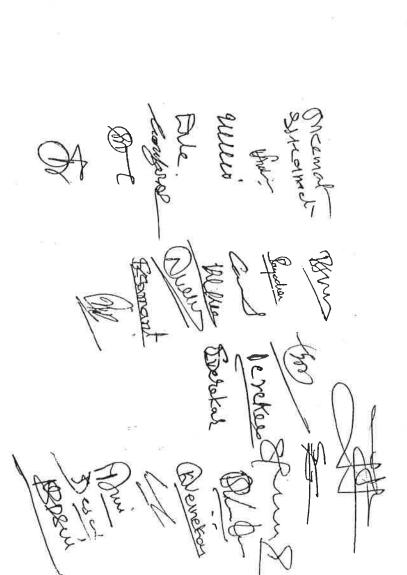
ر

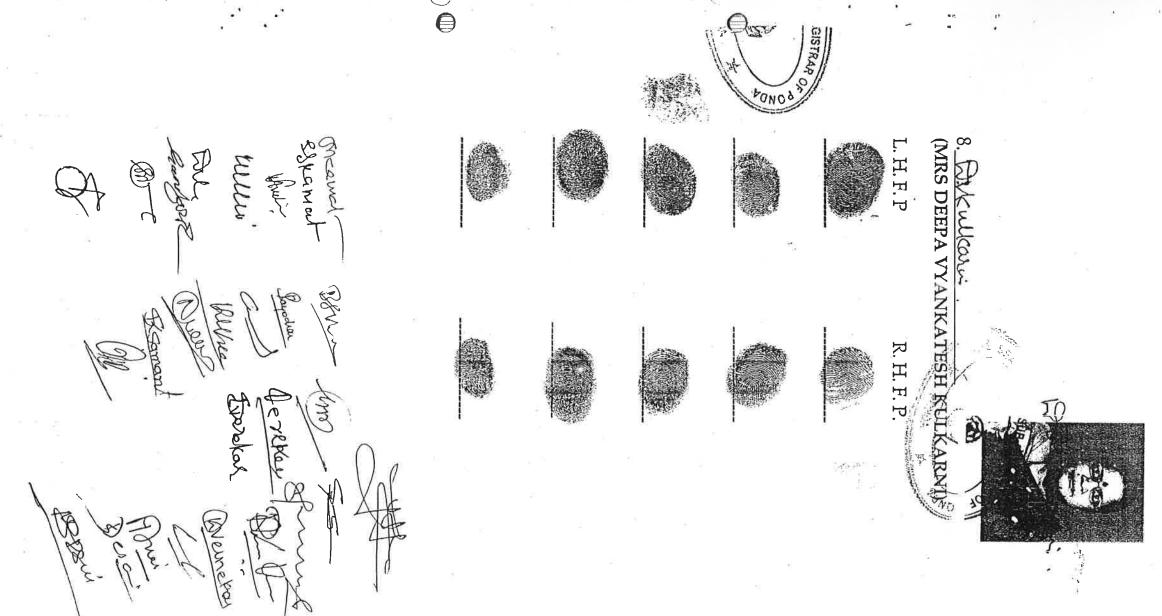


7. BULLA (MR VYANKATESH NARAYAN KULKARNI)

L. H. F. P

R. H. F. P.

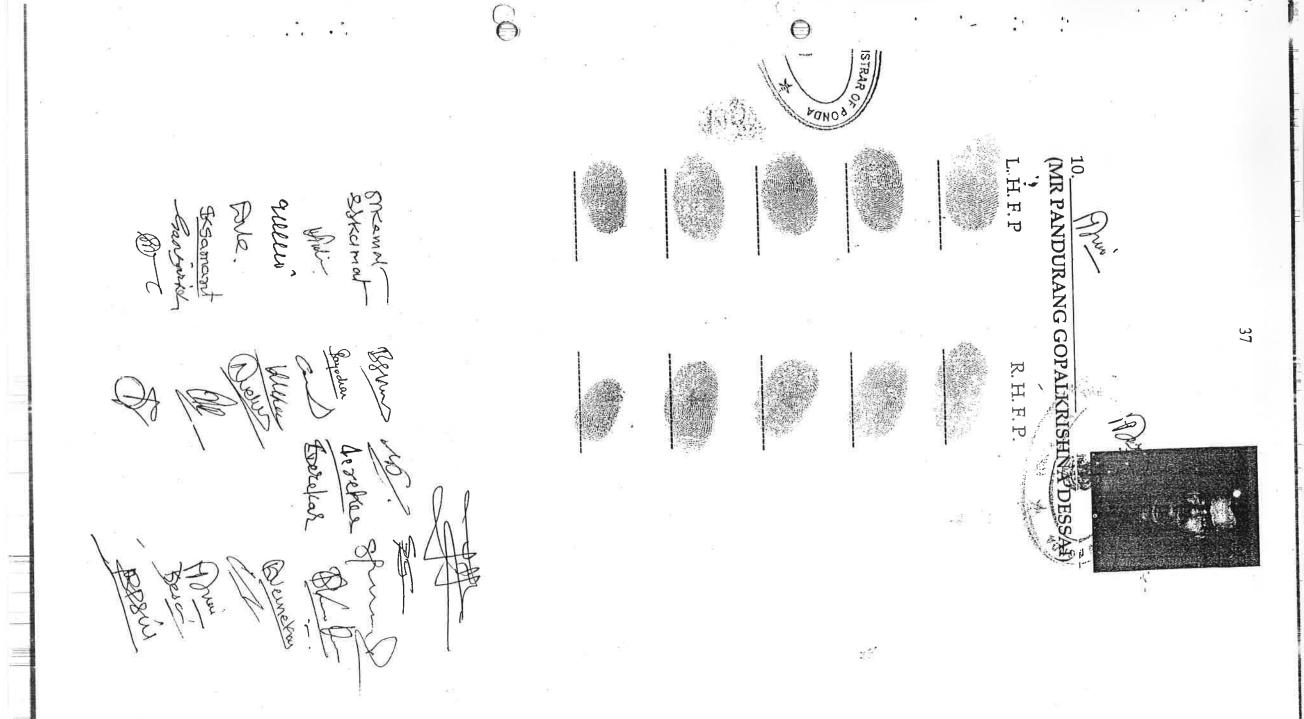


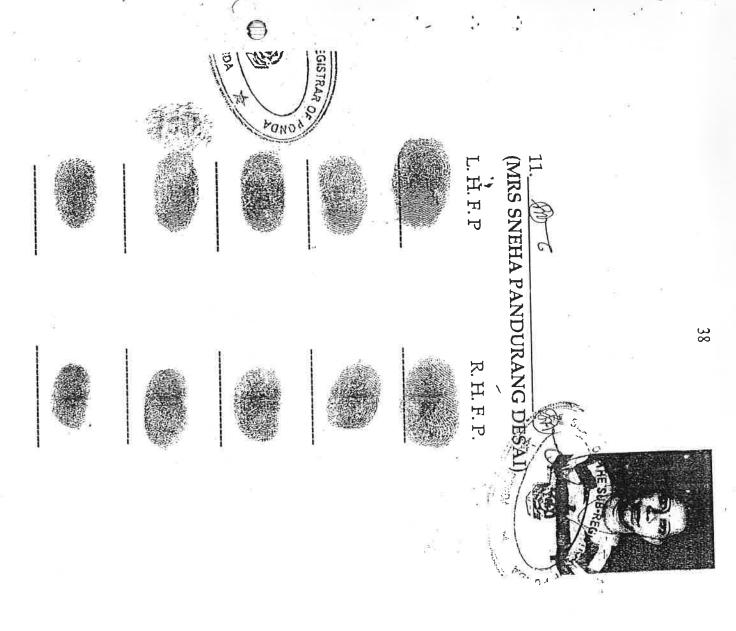




R.H.F.P.

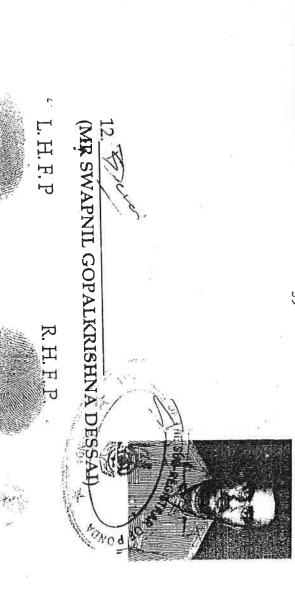
GISTRAROS M CAM AT Exercical Carl





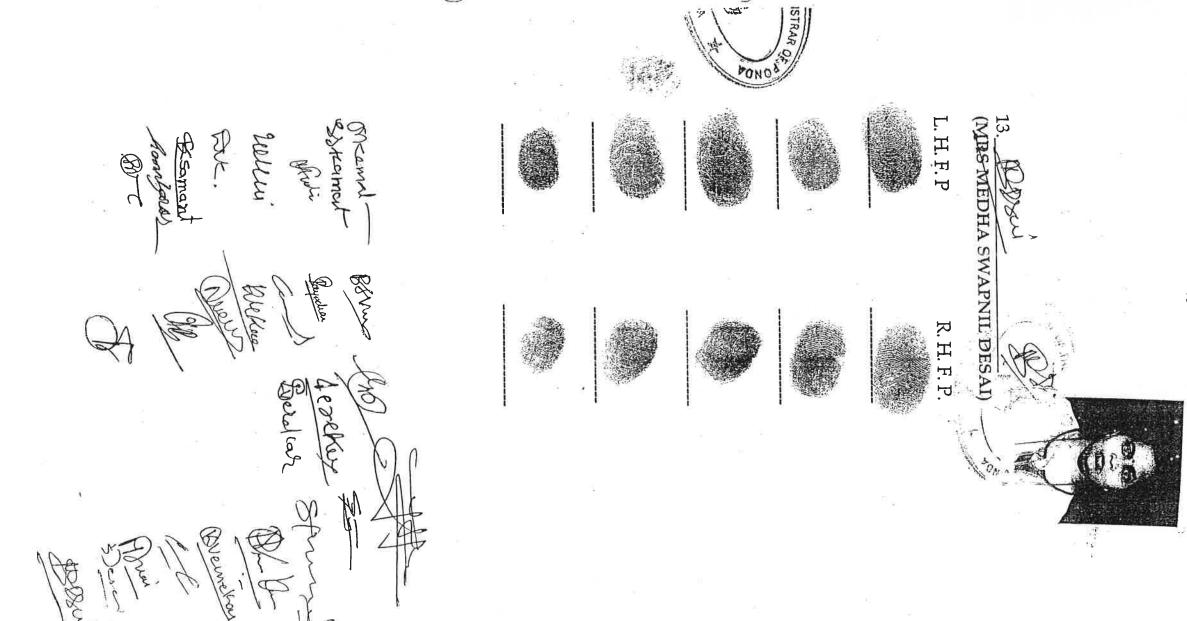
Skriment. Derekar.



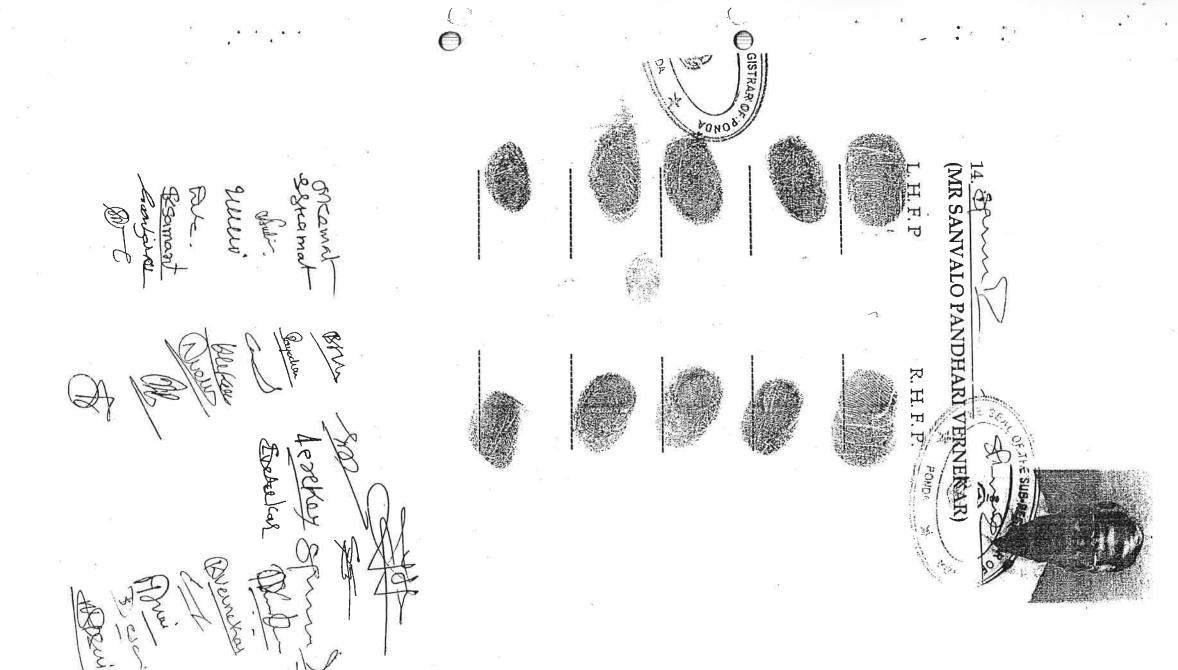


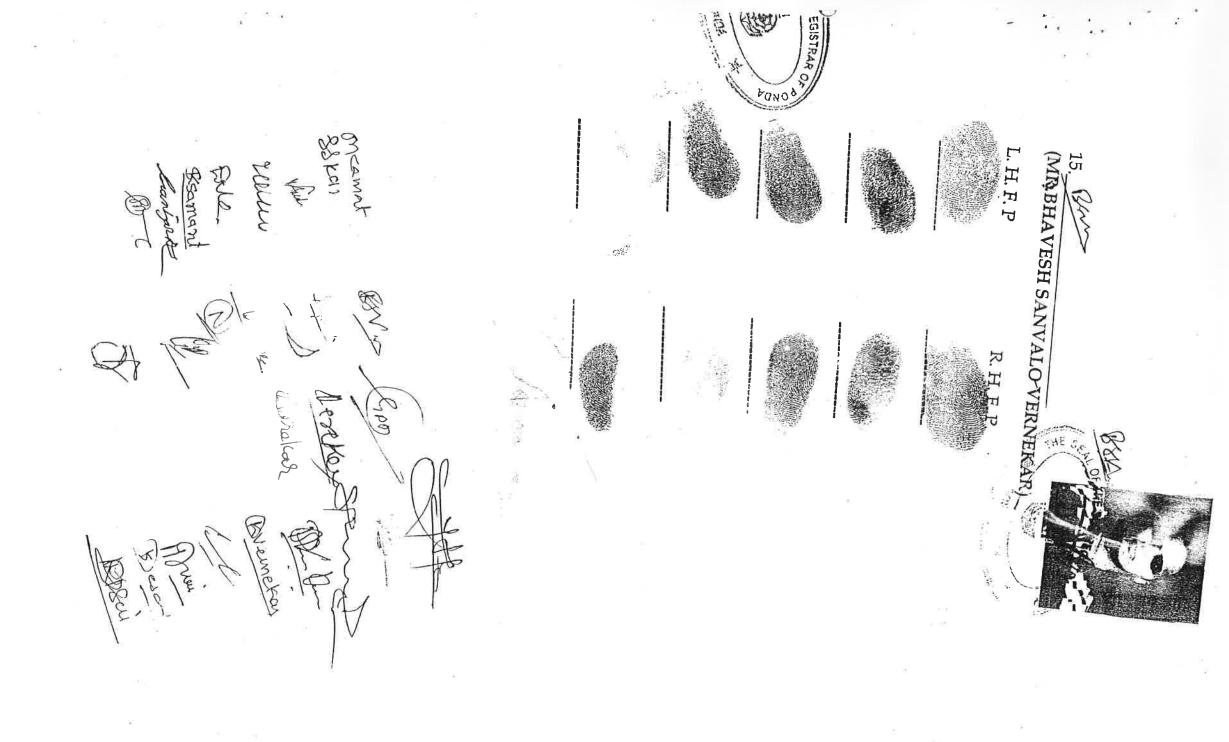
STRAG O

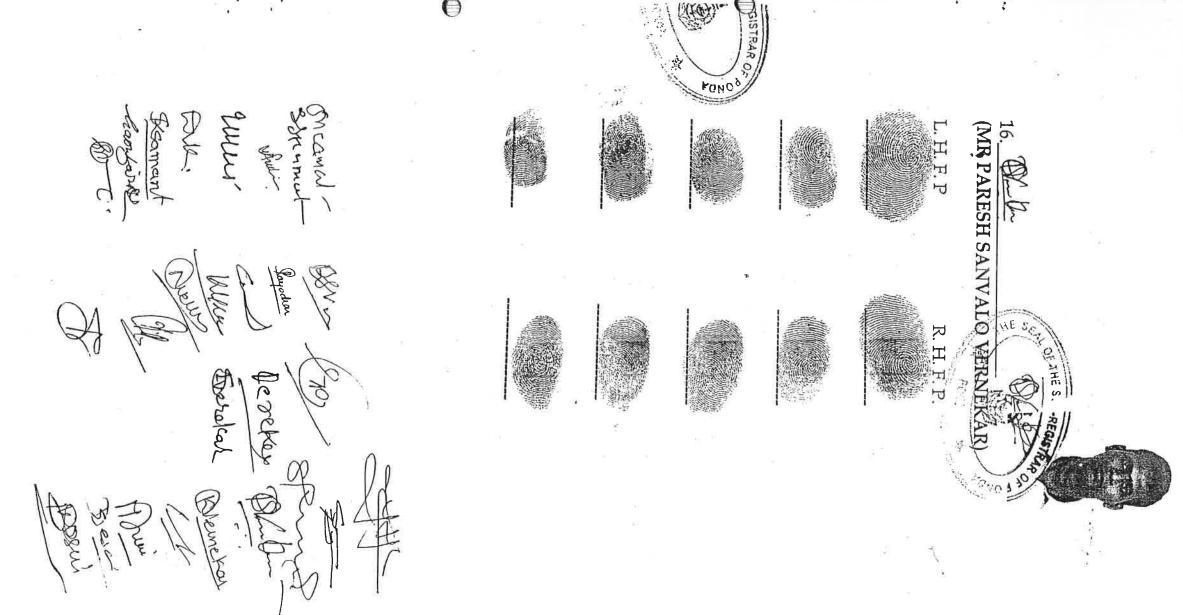
teller. reserve ! (relat

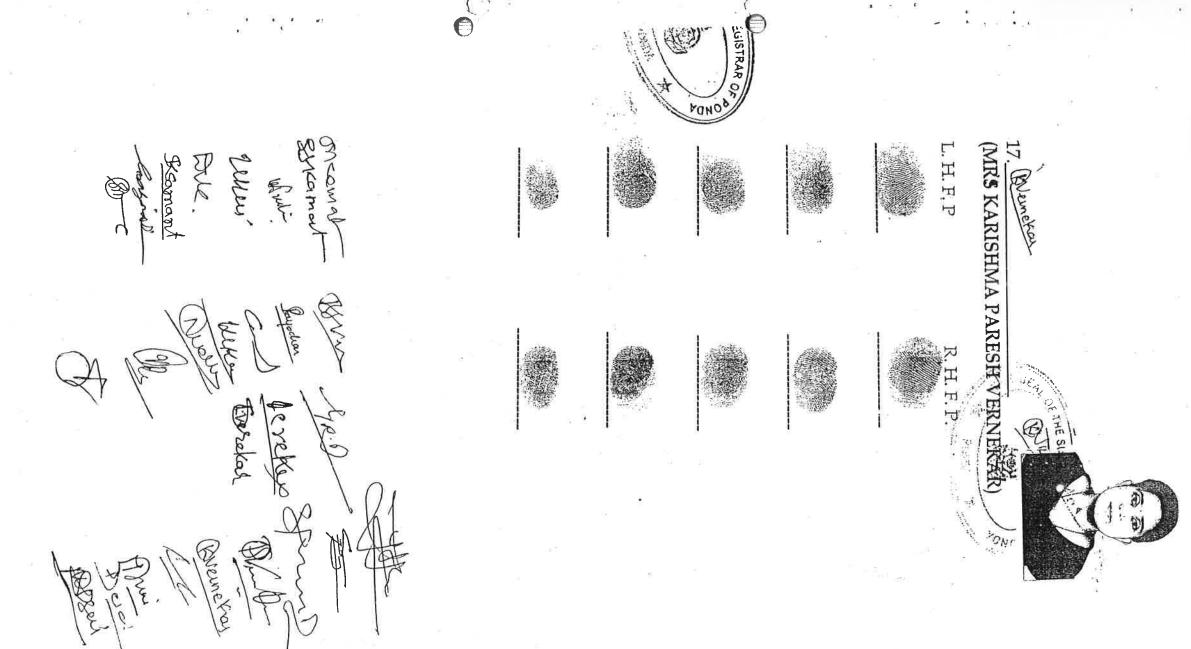




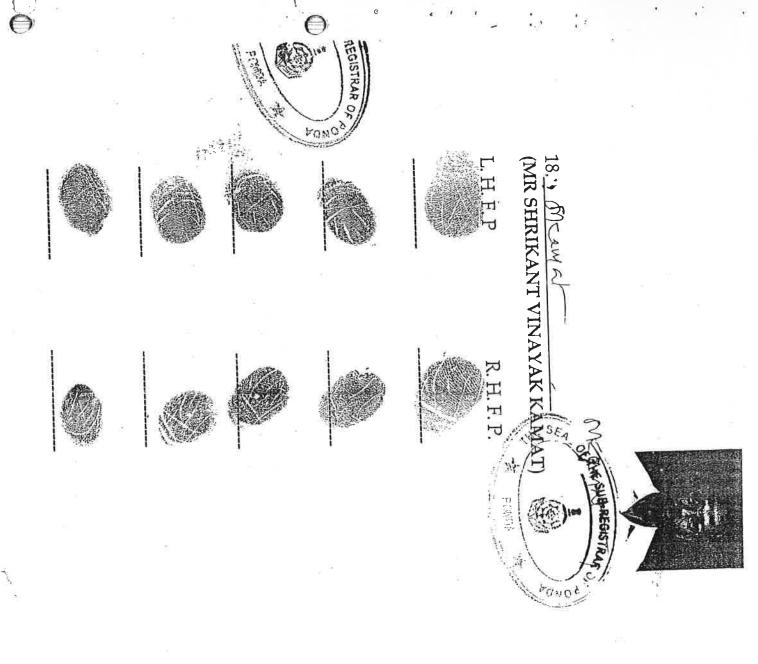












SKAMA!
SStama!
SCHOOL
STAMA!
SCHOOL
S

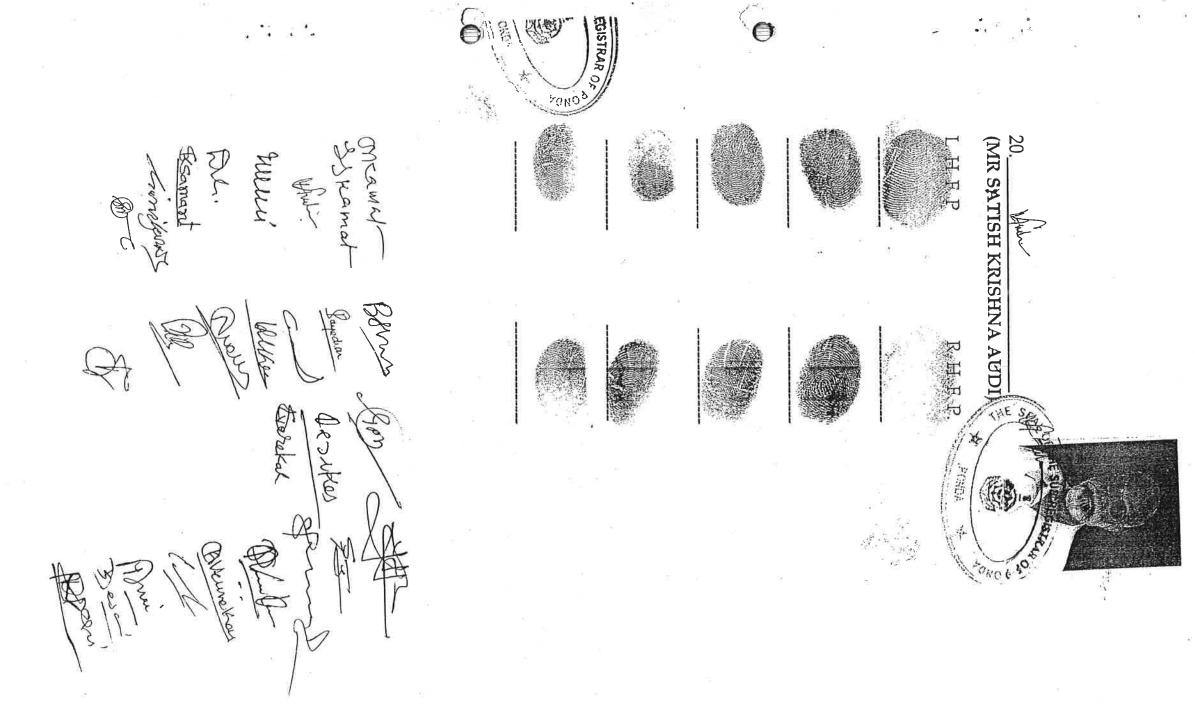




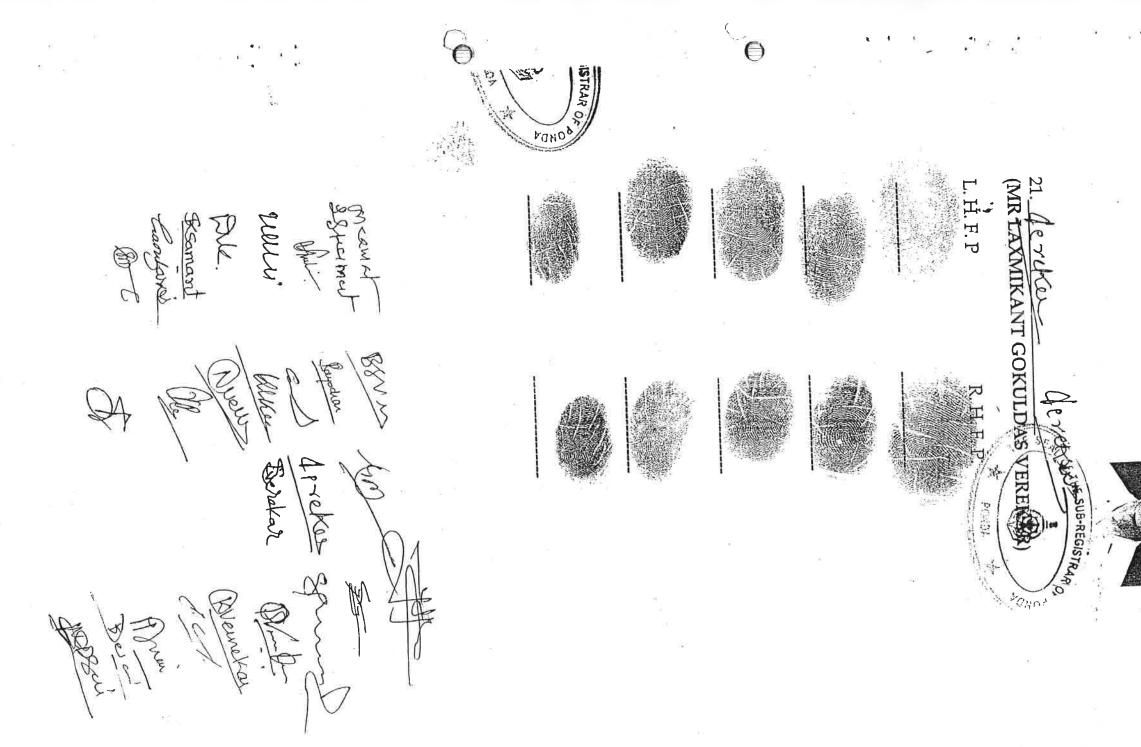


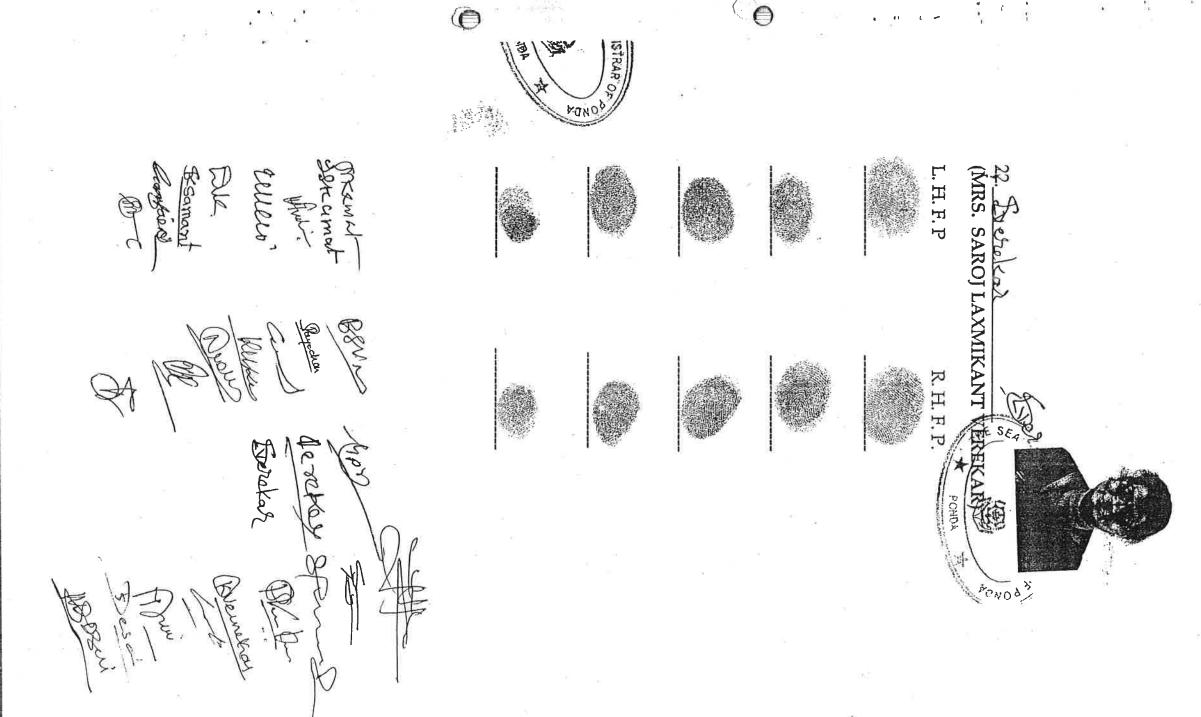
GISTRARO 19. SUREKHA SHRIKANT KAMA L.H.F.P R. H. F. P.

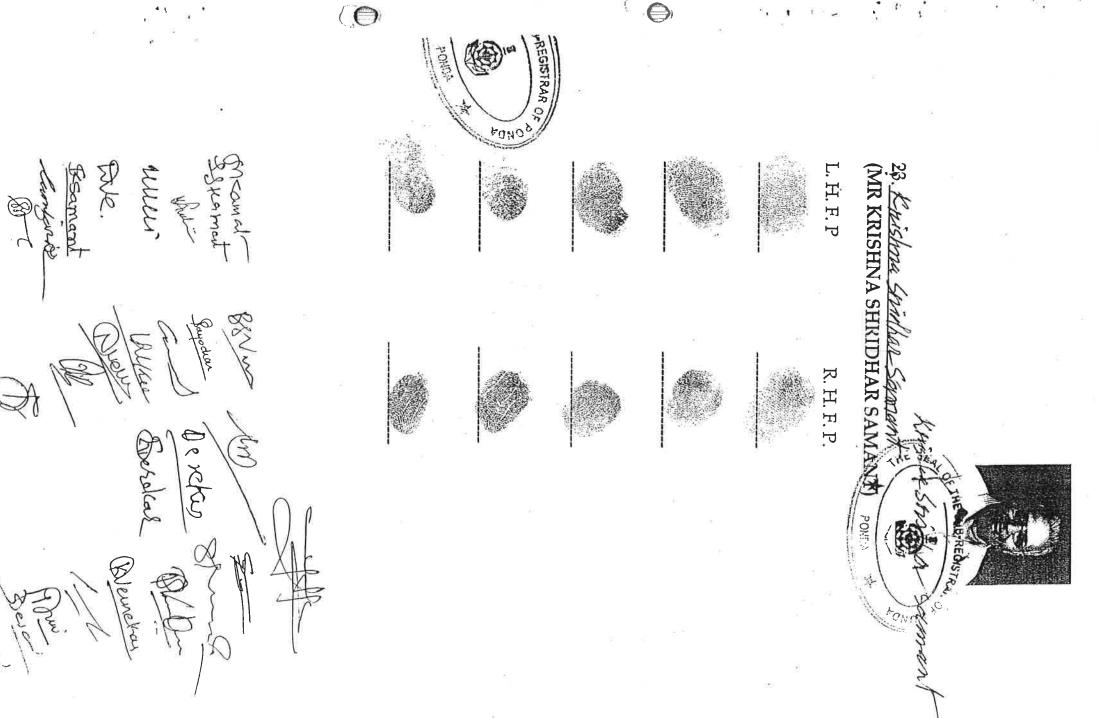
Elecui Fulleri Boschar









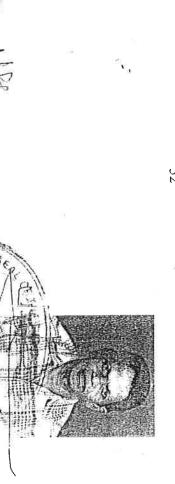


ISTRAR OF Dereka April 108

0

R. H. F. P.

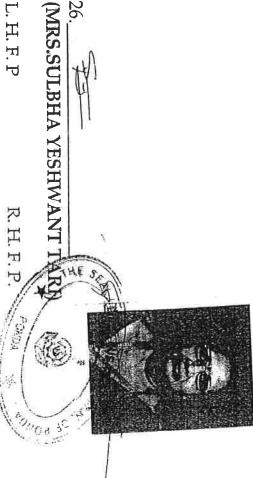
24. Samasit (MRS. SHUBHALAXMI KRISHNA)



(MR YESHWANT HARI TARI)

ISTRAR Amal-Surviver A Porcher Deselat

1.000

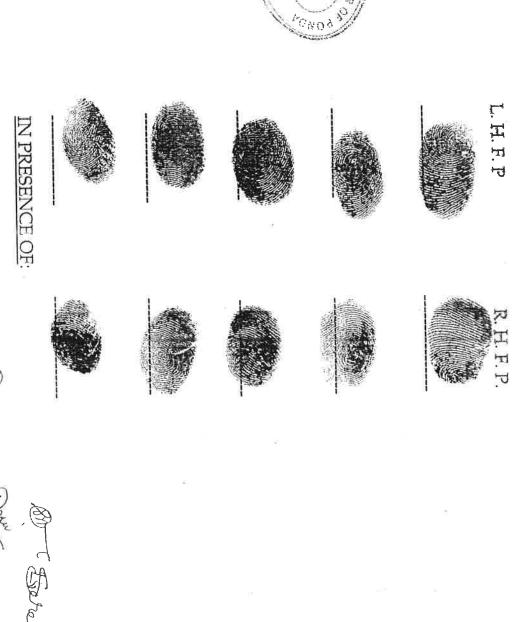


Acres of the

by the withinnamed "PURCHASER" Signed and delivered

through its managing director,
SHRI. RAJESH SHIVDAS SHET VERENKAR)

(M/S. RITESH DEVELOPERS PVT. LTD.)



1. Ash. Voulshow V- Merry

2. Maria Chomes

Son region momes



GOVERNMENT OF GOA

Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
PONDA - GOA

Generated By: Dishn D Bandecar(D'Man Gr.II)
Con: 23-03-2017 Plan Showing plots situated at
Village::QUEULA
Taluka::PONDA
Survey No./Subdivision No.: 34/ 3,4,4-c
Scale::1:1000 SURVEY No.84 4 (PART) 41 Compared By: Digvita Kerkar (H.S)

Share of the state of the state

west.

Memekon

Brownson

心是不是

2 × ×



Office of Sub-Registrar Ponda

Government of Goa

Print Date & Time: 29-05-2018 06:22:26 PM

Document Serial Number: 951

follows: Presented at 04:17:00 PM on 29-05-2018 in the office of the Sub-Registrar (Ponda) Along with fees paid as

701180.00	Total:	
1180.00	Processing Fees	2
7,000,000,00	Registration Fee	-23
KS. PS	Description	Sr. No

Stamp Duty Required: 580000.00

Stamp Duty Paid: 580000.00

Rajesh Shivdas Shet Verenkar presenter

-1
Name
Photo
Thumb Impression
Signature



Endorsements

1 - Ujwala Umesh Verlekar, D/o Vassant Salkar , Widow,Indian,age 66 Years,House-Wife,r/oH. no. 59/A Ganganagar , Curti Ponda Goa.

	Photo
	Thumb Impression
alla	Signature

2. Gouresh Umesh Verlekar, S/o late Umesh Verlekar, UnMarried,Indian,age 33 Years,Service,r/oH. no. 59/A, Ganganagar, Curti Ponda Goa.

Photo
Thumb Impression
Signature

3 . Reema Gounganagar . Curti Ponda Goa. : Reema Gouresh Verlekar , D/o Ramesh P. Salgodkar , UnMarried,Indian,age 29 Years,Service,r/oH. no. 9/A. Ganganagar . Curti Ponda Goa . '~

	Photo
	Thumb Impression
Dayochor	Signature
35/2	

Ganganagar, Curti Ponda Coa. Pan no. AJSDV1259M 4. Niraj Umesh Verlekar, 5/o late Umesh Verlekar, UnMarried,Indian,age 31 Years,Service,r/oH. no. 59/A,

	Photo
	Thumb Impression
STORY	Signature

Goa. . Dimesh Ganpat Gaonkar , S/o Ganpat Babu Gaonkar, Married,Indian,age 66 Years,retired,r/oR/o Ponda

	i	
-1	Photo	
	Thumb Impression	
hanhous	Signature	

. ฟรีโลรรักที่ Dinesh Gaonkar, D/o Anant Gaonkar , Married,Indian,age 63 Years,retired,r/oR/o Ponda Goa

Photo:
Thumb Impression
Signature

Wyankatesh Narayan Kulkarni, S/o Narayan Kulkarni, Married,Indian,age 68 Years,retired,r/oF-1, Kalpana Its Temple road, Khadpaband Ponda Goa

	Photo
	Thumb Impression
lue.	Signature

Wife, Flor-1, Kalpana Appts Temple road, Khadpaband Ponda Goa Deeps Wyankatosh Kulkarni, D/o Bapurao Ramchandra Joshi, Married, Indian, age 60 Years, House-

	Photo
	Thumb impression
Douker	Signature

9 . Gopalkrishna Pandurang Dessai, S/o Pandurang Sadashiv Dessai, Married,Indian,age 72 Years,retired,r/oNear Govt. Primary School Khandepar North Goa.

	- 245
	Photo
	Thumb impression .
Common of the co	Signature

Years, Service, r/oH. no. 805, Parsol Khandepar Ponda Goa 10 . Pandurang Gopalkrishna Dessai, S/o Gopalkrishna Pandurang Dessai, Married, Indian, age 43

The state of the s	Photo
	Thumb Impression
The second secon	Signature







no. 805, Parsol Khandepar Ponda Goa =-4 1-3 1 Smelha Paindurang Desai, D/o Jayant Pandurang Sawaikar, Married, Indian, age 41 Years, House-Wife, r/oH,

Photo
Thumb Impression
Signature

Years, Service, r/oH. no. 804 Parsol Khandepar, Ponda Goa 12. Swapnii Gopalkrishna Dessai, S/o Gopalkrishna Pandurang Dessai, Married,Indian,age 45

	Photo
	Thumb Impression
Mes es	Signature

13 . Medha Swapnit Desai, D/o Keshav Gajanan Vaze, Married,Indian,age 44 Years,House-Wife,r/oH. no. 804 Parsot Khandepar, Ponda Goa

PNOJ SE	Photo
	Thumb Impression
Dermi	Signature

14. Sanvalo Pandhari Vernekar, S/o Pandhari Vernekar, Married,Indian,age 74 Years,retired,r/oH. no. 331/BZ, Dotor Bhat, Ela Old Goa Velha Goa

	Photo
	Thumb Impression
A. V.	Signature

15. Bhavesh Sanwalo Vernekar, S/o Sanvalo Pandhari Vernekar, UnMarried,Indian,age 33 Years,Service,r/eH. no. 331/62, Dotor Bhat, Ela Old Goa Velha Goa

	Photo
	Thumb Impression
de	Signature

no. 331/82, Dotor Bhat , Ela Old Goa Velha Goa 16. Paresh Sanvalo Vernekar, S/o Sanvalo Pandhari Vernekar, Married, Indian, age 34 Years, Service, r/oH.
no 331/R7 Dotor Rhat Fla Old Goa Velha Goa -

CHOLO
Thumb Impression
Signature

331/BZ, Dotor Bhatt, Ela Old Goa Velha Goa Pan no. BQHPK7644C

	Photo Thumb Impression
(A) emrekous	Signature

Santa Cruz Kurtarkar Nagari Ponda Goa... 18. Shrikant Vinayak Kamat, S/o Vinayak Kamat, Married,Indian,age 70 Years, retired, r/oflat no. G1 3A Bldg

	Photo
1	
	Thumb impression
GALEM CY	Signature

Wife, r/oflat no. G1 3A Bldg Santa Cruz Kurtarkar Nagari Ponda Goa. 📆 . Surekha Shrikant Kamat, D/o Pandurang Prabhu Gaonkar , Married, Indian, age 61 Years, House

	Photo	
	Thumb Impression	
Synamat	Signature	

20 : Satish Krishna Audi, S/o Krishna V. Audi, UnMarried,Indian,age 69 Years,retired,r/oH. no 531/1, Shree

11	1	
Povo	1 3	0
	Photo	
	Thumb impression	
The state of the s	Signature	

156/14-1 Upper Bazar Near Vithoba Temple Ponda Goa. Laxmikant Sokuldas Verekar, S/o Gokuldas Verekar, Married, Indian, age 69 Years, retired, r/oH. no

Photo
Thumb impression
Signature

Wife, r/oH, no 156/14-1 Upper Bazar Near Vithoba Temple Ponda Goa Form 60 enclosed here with Saroj Laxmikant Verekar W//o Lexmikant Gokuldas Verekar, Married, Indian, age 59 Years, House-

Phot	
0	
Thumb Impression	
Signature	
	Si

23. Krishna Shridhar Samant, S/o Shridhar Samant, Married,Indian,age 70 Years,retired,r/oH. no. 174/3-3 Mukumd Prasad Shantinagar Ohar Rasta, Ponda Goa.

	Photo	
	_	
·	Signature	







24 . Shubhalaxmi Krishna Samant , D/o D.B. P Khanolkar , Married,Indian,age 59 Years,House-Wife,r/oH. no. 174/3-3 Mukund Prasad Shantinagar Char Rasta, Ponda Goa.

	Photo
	Thumb Impression
Assimant	Signature

25 Yeshwamt Mari Tari, S/o Hari Tari, Married,Indian,age 69 Years,retired,r/oDurbhat Ponda Goa.

Photo
Thumb limpression
Signature

× = 1 × 1 × 1	
	Photo
	Thusab sapression
A.	Signature

27. Rajesh Shivdas Shet Verenkar, s/o. Shivdas Shet Verenkar, Married,Indian,age 44 Years,Business,r/or/o. H.mo. 136/16, Atmaram Nivas, Silvanagar, Ponda-Goa

Developers Pvt. Ltd. having its office at Ponda-Goa

SNOS	Ph
	Photo
	Thumb limpression
A sile	Signature

Scanned By:-	1000	8 74		₹ Sq.
j.			Adv. Vaibhav Naik , S/o Vishwanath H Naik,UnMarried,Indian,age 27 Years,Advocate,r/o Khandepar Ponda Goa	Witness Details
1.	Salar Control	\\{\frac{1}{2}}	Manual -	Signature

Designed and Developed by C-DAC, ACTS, Pune

Signature:-

Book-1 Document
Registration Number PON-BK1-00923-2018
CD Number POND2 on
Date 30-05-2018

BED STEEL CONTRACTOR

Scanned By:-

Cotifica

Signature:-Daradra

Designed and Developed by C-DAC, ACTS, Pune