



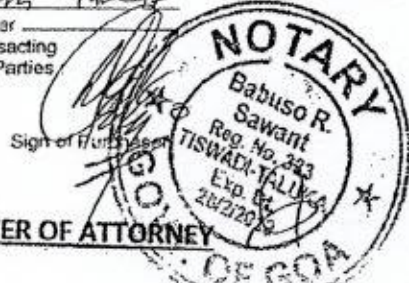
गोवा GOA



Serial No. 4903 Place of Vendor, Panaji Date 15/4/17
 Value of Stamp Paper 1000
 Name of Purchaser Rajesh Kumar
 Residence _____ Name of Father _____
 Purpose _____ Transacting Parties _____

414800

Sign of Stamp Vendor
 Mangala N. Karapurkar
 License No AC/STP/VEN/747/99



IRREVOCABLE POWER OF ATTORNEY

- | | | | | | |
|-------|-------|-------|-------|-------|-------|
| 1(a) | 1(b) | 2(a) | 2(b) | 3(a) | 3(b) |
| 4(a) | 4(b) | 5(a) | 6(a) | 7(a) | 7(b) |
| 8(a) | 8(b) | 9(a) | 9(b) | 10(a) | 11(a) |
| 11(b) | 12(a) | 12(b) | 13(a) | 13(b) | 13(c) |
| 13(d) | 14(a) | 14(b) | 15(a) | 15(b) | 16(a) |
| 17(a) | 18(a) | 18(b) | 19(a) | 19(b) | 20(a) |
| 20(b) | 21(a) | 21(b) | 22(a) | 22(b) | 23(a) |
| 23(b) | 24(a) | 24(b) | 25(a) | 25(b) | 26(a) |
| 26(b) | 27(a) | 27(b) | 28(a) | 28(b) | 29(a) |
| 30(a) | | | | | |



KNOW ALL MEN by these presents that We

- 1 (a) Mr. Joaquim Viegas, Son of Late Shri Rosario Viegas, aged 64 years, married, occupation Business Indian National, holder of Pan Card bearing no.ABPPV0303F and his wife.;
- (b) Mrs. Flory Viegas, daughter of Late Shri Philip Alphonsu, aged 53 years, married, occupation Housewife Indian National, holder of Pan Card bearing no.ABPPV0302E, both resident of H No.18/158/1, Vodlem Bhat, Near Ideal School, Taleigao AND;
- 2 (a) Mr. Jaiwant Chimalkar, Son of Mr.Fatu Chimalkar aged 56 years, married, occupation service, Indian National, holder of Pan Card bearing no.ADXPC8576H and his wife.;
- (b) Mrs. Sujata Chimalkar daughter of Mr.Ramkrishna Acharya aged 53 years, married, occupation service, Indian National, holder of Pan Card bearing no.ABIPC5650R, and both resident of H No.4A, Govt. Quarters, Patto, Panjim Goa, AND;
- 3 (a) Mr. Madhav Pai, Son of Late Govind Pai, aged 67 years, married, occupation retire Indian National, holder of Pan Card bearing no.ADHPP0403A and his wife.;
- (b) Mrs. Malati Pai daughter of Late Murlidhar Nadkarni, aged 60 years, married, occupation housewife, Indian National, holder of Pan Card bearing no.ALEPP2386F, both resident of H No.32/12, Dr. A.B.Road, Opp. EDC House, Panjim, Goa AND;



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7(a)		7(b)		8(a)		8(b)		9(a)		9(b)	
10(a)		10(b)		11(a)		11(b)		11(c)		11(d)	
12(a)		12(b)		12(c)		12(d)		12(e)		12(f)	
13(a)		13(b)		13(c)		13(d)		13(e)		13(f)	
14(a)		14(b)		14(c)		14(d)		14(e)		14(f)	
15(a)		15(b)		15(c)		15(d)		15(e)		15(f)	
16(a)		16(b)		16(c)		16(d)		16(e)		16(f)	
17(a)		17(b)		17(c)		17(d)		17(e)		17(f)	
18(a)		18(b)		18(c)		18(d)		18(e)		18(f)	
19(a)		19(b)		19(c)		19(d)		19(e)		19(f)	
20(a)		20(b)		20(c)		20(d)		20(e)		20(f)	
21(a)		21(b)		21(c)		21(d)		21(e)		21(f)	
22(a)		22(b)		22(c)		22(d)		22(e)		22(f)	
23(a)		23(b)		23(c)		23(d)		23(e)		23(f)	
24(a)		24(b)		24(c)		24(d)		24(e)		24(f)	
25(a)		25(b)		25(c)		25(d)		25(e)		25(f)	
26(a)		26(b)		26(c)		26(d)		26(e)		26(f)	
27(a)		27(b)		27(c)		27(d)		27(e)		27(f)	
28(a)		28(b)		28(c)		28(d)		28(e)		28(f)	
29(a)		29(b)		29(c)		29(d)		29(e)		29(f)	
30(a)		30(b)		30(c)		30(d)		30(e)		30(f)	

Proprietor



- 4 (a) Mr. Suresh Shivaji Nimbalkar, Son of Late Shri Shivaji B. Nimbalkar aged 61 years, married, occupation retire, Indian National, holder of Pan Card bearing no.ADGPN6800L and his wife.;
- (b) Mrs. Nirmala Suresh Nimbalkar daughter of Mr. Nagappa Wadkar aged 49 years, married, occupation Housewife, Indian National, holder of Pan Card bearing no.BAVPN8834R, both resident of H No.80 Sushila Bhavan, Dr. Dada Vaidya Road, Near Mahalaxmi Temple, Panjim Goa AND;
- 5 (a) Mr. Edson Edmond Rodrigues, Son of Late Michael Fracis Rodrigues, aged 55 years, widower, occupation business, Indian National, holder of Pan Card bearing no.AABPE5407A, resident of H No.Flat -1, Swapna Apartment, 1st Floor, Caculo Colony, Next to Goa Marriott Resort, Miramar, Goa, AND;
- 6 (a) Mr. Salil Gauns Dessai, Son of Mr.Vilas Gauns Dessai, aged 31 years, unmarried, occupation Business, Indian National, holder of Pan Card bearing no.ATQPG9745H, resident of 477-1, Dhamad Sheldem, Quepem, South, Goa AND.;
- 7 (a) Mr. Mahesh Nadkarni, Son of Late Murlidhar Nadkarni, aged 56 years, married, occupation Govt. Service Indian National, holder of Pan Card bearing no.ACOPM2572K and his wife.;
- (b) Mrs. Maya M. Nadkarni daughter of Late Madhusudhan Kakodkar, aged 53 years, married, occupation Govt. Service Indian National, holder of Pan Card bearing no.ADCPN9893R, both resident of Bail Par, Sanguem-Goa AND.;

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17(a) [Signature] 18(a) [Signature] 18(b) [Signature] 19(a) [Signature] 19(b) [Signature] 20(a) [Signature]

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30(a) [Signature]

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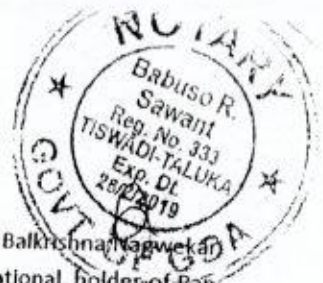


- 8 (a) Mrs. Ujwala Uttam Kedar, Daughter of Mr. Shantaram Karelkar, aged 48 years, married, occupation Housewife, Indian National, holder of Pan Card bearing no. FILPK1181C, and his wife.; her husband, ^{son} ~~husband~~ *Uttam Kedar.*
- (b) Mr. Uttam Pandurang Kedar, ^{son} daughter of Mr. Pandurang Kedar, aged 55 years, married, occupation Business, Indian National, holder of Pan Card bearing no. AGRPK7764Q, both resident of 181/21, Borbhat, Tallegao, Tiswadi, Goa, Goa, AND;
- 9 (a) Mr. Pramod Shivnath Chauhan, Son of Mr. Shivnath Chauhan, aged 33 years, married, occupation Business, holder of Pan Card bearing no. AJMPC7462R, Indian National, and his wife.;
- (b) Mrs. Munni Chauhan, daughter of Mr. Hari Chauhan, aged 27 years, married, occupation Housewife, Indian National, holder of Aadhar Card bearing no. 519304360773, both resident of H No.165, Shankar Wadi, Near Shankar Temple, Tiswadi, Taleigao Goa AND;
- 10 (a) Miss Surekha Pai, Daughter of Late Shri Datta Vishnu Pai aged 61 years, unmarried, occupation retired Indian National, holder of Pan Card bearing no. AFJPP6889C, resident of 2nd Floor, Srirang and Mansion, Dr. A.G. Borkar Road, Panjim, Goa AND;

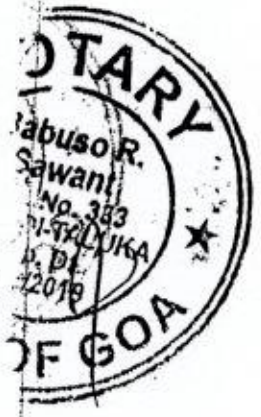


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4(a) <i>[Signature]</i>	4(b) <i>[Signature]</i>	5(a) <i>[Signature]</i>	6(a) <i>[Signature]</i>	7(a) <i>[Signature]</i>	7(b) <i>[Signature]</i>
8(a) <i>[Signature]</i>	8(b) <i>[Signature]</i>	9(a) <i>[Signature]</i>	9(b) <i>[Signature]</i>	10(a) <i>[Signature]</i>	11(a) <i>[Signature]</i>
11(b) <i>[Signature]</i>	12(a) <i>[Signature]</i>	12(b) <i>[Signature]</i>	13(a) <i>[Signature]</i>	13(b) <i>[Signature]</i>	13(c) <i>[Signature]</i>
13(d) <i>[Signature]</i>	14(a) <i>[Signature]</i>	14(b) <i>[Signature]</i>	15(a) <i>[Signature]</i>	15(b) <i>[Signature]</i>	16(a) <i>[Signature]</i>
17(a) <i>[Signature]</i>	18(a) <i>[Signature]</i>	18(b) <i>[Signature]</i>	19(a) <i>[Signature]</i>	19(b) <i>[Signature]</i>	20(a) <i>[Signature]</i>
20(b) <i>[Signature]</i>	21(a) <i>[Signature]</i>	21(b) <i>[Signature]</i>	22(a) <i>[Signature]</i>	22(b) <i>[Signature]</i>	23(a) <i>[Signature]</i>
23(b) <i>[Signature]</i>	24(a) <i>[Signature]</i>	24(b) <i>[Signature]</i>	25(a) <i>[Signature]</i>	25(b) <i>[Signature]</i>	26(a) <i>[Signature]</i>
26(b) <i>[Signature]</i>	27(a) <i>[Signature]</i>	27(b) <i>[Signature]</i>	28(a) <i>[Signature]</i>	28(b) <i>[Signature]</i>	29(a) <i>[Signature]</i>
30(a) <i>[Signature]</i>					

[Signature]
 Proprietor



- 11 (a) Mr. Pundalik Balkrishna Nagwekar, Son of Late Shri Balkrishna Nagwekar aged 72 years, married, occupation Retire Indian National, holder of Pan Card bearing no.ACJPN4245P, and his wife.;
- (b) Mrs. Priti Pundalik Nagewkar daughter of Late Shri Madhukar Haldankar aged 61 years, married, occupation housewife, Indian National, holder of Pan Card bearing no.ABZPN3551F, both resident of H No.181/1, A-2, Classic Enclave Apartment, Borbahat, Near Hotel Shell Top, Taleigao, Goa AND;
- 12 (a) Mr. Pramod Subha Prabhu, Son of Late Shri Subha D Prabhu aged 61 years, married, occupation Service, Indian National, holder of Pan Card bearing no. ADKPP8774B, and his wife.;
- (b) Mrs. Preeta Pramod Prabhu, daughter of Late Shri Raghuvir Shenvikenkre aged 58 years, married, occupation Service, Indian National, holder of Pan Card bearing no.ADKPP8775A, both resident of H No.A-3, Classic Enclave, Bhor Bhat, Near Priority Automobile, Taleigao, Caranzalem, Goa AND;
- 13 (a) Mr. Munnalal N. Gupta, Son of Shri Narayan Gupta aged 41 years, married, occupation business Indian National, holder of Pan Card bearing no.AHCPG8376L, and his wife.;



1(a)	<i>[Signature]</i>	1(b)	<i>[Signature]</i>	2(a)	<i>[Signature]</i>	2(b)	<i>[Signature]</i>	3(a)	<i>[Signature]</i>	3(b)	<i>[Signature]</i>
4(a)	<i>[Signature]</i>	4(b)	<i>[Signature]</i>	5(a)	<i>[Signature]</i>	5(b)	<i>[Signature]</i>	6(a)	<i>[Signature]</i>	6(b)	<i>[Signature]</i>
8(a)	<i>[Signature]</i>	8(b)	<i>[Signature]</i>	9(a)	<i>[Signature]</i>	9(b)	<i>[Signature]</i>	10(a)	<i>[Signature]</i>	10(b)	<i>[Signature]</i>
11(b)	<i>[Signature]</i>	12(a)	<i>[Signature]</i>	12(b)	<i>[Signature]</i>	13(a)	<i>[Signature]</i>	13(b)	<i>[Signature]</i>	13(c)	<i>[Signature]</i>
13(d)	<i>[Signature]</i>	14(a)	<i>[Signature]</i>	14(b)	<i>[Signature]</i>	15(a)	<i>[Signature]</i>	15(b)	<i>[Signature]</i>	16(a)	<i>[Signature]</i>
17(a)	<i>[Signature]</i>	18(a)	<i>[Signature]</i>	18(b)	<i>[Signature]</i>	19(a)	<i>[Signature]</i>	19(b)	<i>[Signature]</i>	20(a)	<i>[Signature]</i>
20(b)	<i>[Signature]</i>	21(a)	<i>[Signature]</i>	21(b)	<i>[Signature]</i>	22(a)	<i>[Signature]</i>	22(b)	<i>[Signature]</i>	23(a)	<i>[Signature]</i>
23(b)	<i>[Signature]</i>	24(a)	<i>[Signature]</i>	24(b)	<i>[Signature]</i>	25(a)	<i>[Signature]</i>	25(b)	<i>[Signature]</i>	26(a)	<i>[Signature]</i>
26(b)	<i>[Signature]</i>	27(a)	<i>[Signature]</i>	27(b)	<i>[Signature]</i>	28(a)	<i>[Signature]</i>	28(b)	<i>[Signature]</i>	29(a)	<i>[Signature]</i>
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[Signature]
Proprietor



- (b) Mrs Sarla Gupta daughter of Shri Moolchand Gupta aged 35 years, married, occupation housewife Indian National, holder of Pan Card bearing no.ALVPG6685K, both resident of H No.A-5,2nd Floor, Classic Enclave, Borbahat, Taleigao, Goa AND;
- (c) Mr. Santosh N. Gupta, Son of Shri Narayandas Gupta aged 39 years, married, occupation business Indian National, holder of Pan Card bearing no.AICPG6400G, and his wife.;
- (d) Mrs Neha Gupta daughter of Shri Satish Gupta aged 34 years, married, occupation housewife Indian National, holder of Pan Card bearing no.ALVPG6685J, both resident of H No.A-5, S F, Classic Enclave, Behind Parab Hospital, Caranzalem, Taleigao, Goa;
- 14 (a) Mr. Pradip Amblye, Son of Mr.Madhukar Amblye, aged 59 years, married, occupation Business Indian National, holder of Pan Card bearing no.AIXPA9846J and his wife.;
- (b) Mrs. Priyanka Pradip Ambiye daughter of Late Shri Nilkanth G Lad, aged 50 years, married, occupation Business Indian National, holder of Pan Card bearing no.AIXPA9845M, both resident of Taleigao, Goa, AND;



1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
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13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Rajesh
Proprietor



- 15 (a) Mr. Satish Samant, Son of Mr. Balkrishna Samant, aged 43 years, married, occupation Service, Indian National, holder of Pan Card bearing no.ARMPS3367D, and his wife.;
- (b) Mr. S. Deepali Satish Samant, daughter of Mr. Baliram Thakur, aged 39 years, married, occupation Service, Indian National, holder of Pan Card bearing no.ARMPS6025J, both resident of h No.A-502, Supriya Towers, New D.P.Road, Aundh, Pune City, Ganeshkhid, Pune, AND;
- 16 (a) Ms. Sangeeta Jadhav alias Chakrabarti, daughter of Mr.Durga Prasad Chakrabarti aged 48 years, divorce, occupation Service Indian National, holder of Pan Card bearing no.ABVPJ5794N, resident of B-4, Classic Enclave, 2nd Floor, New Taleigao Road, Near Skoda Showroom, Taleigao, Goa AND;
- 17 (a) Mr. Sanjay Dina Mulvi, Son of Mr. Dina K Mulvi, aged 44 years, unmarried, occupation Business Indian National, holder of Pan Card bearing no.ACLPMG500A, resident of H No.C-1, Classic Enclave, Borbahat, Behind Shel Top Hotel, Taleigao, Tiswadi Goa AND
- 18 (a) Mrs. Smita Prabhu, daughter of Late Shri Virupaksha Balawant Deshpande aged 53 years, married, occupation Service Indian National, holder of Pan Card bearing no.ACZPP1243M and her husband.;
- (b) Mr. Girish Anand Prabhu son of Late Shri Anand Waman Prabhu aged 53 years, married, occupation Service Indian National, holder of Pan Card bearing no.ACZPP1244N, both resident of H No.160/2, Plot No.2, Housing Board, Durga Wadi, Near Garden, Taleigao, Goa AND;

1(a) [Signature] 1(b) [Signature] 2(a) [Signature] 2(b) [Signature] 3(a) [Signature] 3(b) [Signature]

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13(d) [Signature] 14(a) [Signature] 14(b) [Signature] 15(a) [Signature] 15(b) [Signature] 16(a) [Signature]

17(a) [Signature] 18(a) [Signature] 18(b) [Signature] 19(a) [Signature] 19(b) [Signature] 20(a) [Signature]

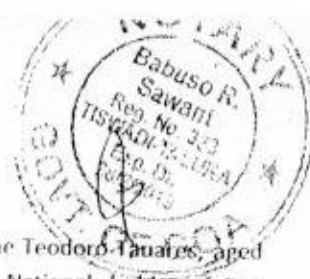
20(b) [Signature] 21(a) [Signature] 21(b) [Signature] 22(a) [Signature] 22(b) [Signature] 23(a) [Signature]

23(b) [Signature] 24(a) [Signature] 24(b) [Signature] 25(a) [Signature] 25(b) [Signature] 26(a) [Signature]

26(b) [Signature] 27(a) [Signature] 27(b) [Signature] 28(a) [Signature] 28(b) [Signature] 29(a) [Signature]

30(a) [Signature]

[Signature]
Proprietor



- 19 (a) Mrs. Antonette Carvalho, Daughter of Mr Brone Teodoro Tavares, aged 46 years, married, occupation Service Indian National, holder of Pan Card bearing no. BNIPC1366D, and her husband ;
- (b) Mr. Menino Carvalho Son of Mr. Hubert Carvalho aged 51 years, married, occupation Service Indian National, holder of Pan Card bearing no. ALWPC0925F, both resident of Ataihe Building, 2nd Floor, M.G.Road, Above Shivsagar, Panjim, Goa, AND;
- 20 (a) Mrs. Sumitra Mangesh Parab, Daughter of Mr. Chandrakant Naik, aged 53 years, married, occupation Housewife, Indian National, holder of Pan Card bearing no. ASLPP9919L and her husband;
- (b) Mr. Mangesh Gopi Parab son of Late Shri Gopi Parab aged 55 years, married, occupation Buiness Indian National, holder of Pan Card bearing no. ASLPP9920F, both resident of H No.C-9, 2nd Floor, Bhorbhat, Taleigao Tiswadi, Goa AND;
- 21 (a) Mr. Deepak Borkar, Son of Mr. Narayan Borkar, aged 55 years, married, occupation service, Indian National, holder of Pan Card bearing no. ACIPB2365D, and his wife.;
- (b) Mrs. Deepa Borkar, daughter of Mr. Murari Bandekar, aged 50 years, married, occupation Housewife, Indian National, holder of Pan Card bearing no. BGHPB7479L, both resident of H. No.181/20, Block No.C-11, Classic Enclave, Borbahat, Taleigao, Goa AND;



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30(a) *[Signature]*

[Signature]
Proprietor



- 22 (a) Mr. Pramod Mahabaleshwar Savant, Son of Mr. Mahabaleshwar Savant, aged 54 years, married, occupation service, Indian National, holder of Pan Card bearing no. BEVPS8417Q, and his wife;
- (b) Mrs. Medha Pramod Savant, daughter of Mr. Laxman Rane, aged 47 years, married, occupation Service, Indian National, holder of Pan Card bearing no. HHVPS9140C, both resident of H. No.18/181/26, D-1, 1st Floor, Classic Enclave, Borbhat, Taleigao, Goa, AND;
- 23 (a) Mr. Shripad R. Nayak, Son of Mr. Ramchandra Nayak, aged 59 years, married, occupation Service, Indian National, holder of Pan Card bearing no. ABDPN5811A, and his wife;
- (b) Mrs. Medha Shripad Nayak, daughter of Mr. Balu Shanbhag, aged 52 years, married, occupation housewife, Indian National, holder of Pan Card bearing no. ALGPN0002L, both resident of D-2, Classic Enclave, Borbhat, Taleigao, Caranzalem, Goa, AND;
- 24 (a) Mr. Nazim Pradhan, Son of Late Mr. Shabanalli Pradhan, aged 53 years, married, occupation Service Indian National, holder of Pan Card bearing no. ADHPP0970C, and his wife;
- (b) Mrs. Aruna Pradhan daughter of Sureshchandra Joshi aged 49 years, married, occupation Service, Indian National, holder of Pan Card bearing no. AGAPP1386J, both resident of Flat. No. B-4/7, Chamunda Residency, Mitra Bazaar, Caranzalem, Panaji, Goa AND;

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
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11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

[Signature]
Proprietor



- 25 (a) Mrs. Vassudha Salgaonkar, Daughter of Mr. Vidyadhar Vithal Nalk, aged 53 years, married, occupation housewife Indian National, holder of Pan Card bearing no. ACTPN1851B and her husband.;
- (b) Mr. Ramesh Kashiram Salgaonkar son of Mr. Kashiram Salgaonkar aged 60 years, married, occupation business Indian National, holder of Pan Card bearing no. AHQP55373R both resident of 18/168/18, Raj Complex, Near Ideal High School, Taleigao, Caranzalem, Goa AND;
- 26 (a) Mr. Shankar Raghuvir Vadkar, Son of Late Raghuvir Shankar Vadkar, aged 65 years, married, occupation retire, Indian National, holder of Pan Card bearing no. AGRP8429R and his wife.;
- (b) Mrs. Parvati Shankar Vadkar, daughter of Late Raghoba Yeshwanth Halanekar aged 62 years, married, occupation retire, Indian National, holder of Pan Card bearing no. AMCPV1194L, both resident of H No. 24 31st January Road, Fountainhas, Panjim Goa AND;
- 27 (a) Mr. Ramesh Khot, Son of Mr. Gangaram Khot, aged 60 years, married, occupation Retired, Indian National, holder of Pan Card bearing no. AEIPK0314H, and his wife.;
- (b) Mrs. Latika Krishnaji Khot, daughter of Mr. Krishnaji Saple, aged 55 years, married, occupation Service, Indian National, holder of Pan Card bearing no. CHIPS1260E, both resident of H No. E-4, First Floor, Classic Enclave, Near Parab Hosiptal, Taleigao, Goa AND;

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Rajdeep
Proprietor



- 28 (a) Mr. Ranjeet Appa Desai, Son of Shri Appa Satu Desai, aged 44 years, married, occupation Service, Indian National, holder of Pan Card bearing no.AAYPD8568N, and his wife;
- (b) Mrs. Rajasi Ranjeet Desai daughter of Mr.Mukund R Naik Kadam, aged 37 years, married, occupation Service, Indian National, holder of Pan Card bearing no.AKHPK7795B, both resident of H No.E-6, 2nd Floor, Classic Enclave, Near parab Hospital, Taleigao, Caranzalem, Goa AND;
- 29 (a) Mr. Dheeraj Vasant Bandodkar, Son of Mr. Vasant Bandodkar, aged 45 years, unmarried, occupation service, Indian National, holder of Pan Card bearing no.AGQPB3758A, resident of H No.619, Thane, Near Cortalim Out Post, Curtalim, South Goa, Goa, AND;
- 30 (a) Mrs. Shruti Suhas Anvekar, wife of Late Suhas Dattu Anvenkar, & daughter of Mahadeo Sitaram Lotlikar, Proprietor of M/s. CLASSIC BUILDERS, businesswomen, 49 years of age, Indian National, holder of Pan Card bearing no.A1PPAS276Q, resident of H No.195/2, Vihar Bidg. F/3,, Opp. St. Inez Church, Bablo Colony, St. Inez, Panjim, Goa.

1(a)	2	1(b)	Migau	2(a)	RC	2(b)		3(a)		3(b)	
4(a)	5	4(b)	Got Haty	5(a)		6(a)		7(a)		7(b)	
8(a)	Kedak	8(b)	Shankar	9(a)	Prasad	9(b)		10(a)	S-Dai	11(a)	
11(b)	Prasad	12(a)	Prasad	12(b)	Prasad	13(a)		13(b)		13(c)	
13(d)	Nehru	14(a)		14(b)		15(a)		15(b)		16(a)	
17(a)	Pradeep	18(a)		18(b)		19(a)		19(b)		20(a)	
20(b)	M.R.	21(a)		21(b)		22(a)		22(b)		23(a)	
23(b)	M.S.	24(a)		24(b)		25(a)		25(b)		26(a)	
26(b)		27(a)		27(b)		28(a)		28(b)		29(a)	
30(a)	S. Anvekar										

ROJED
Proprietor

WE DO HEREBY SEND GREETINGS.



WHEREAS, We are the co-owners of the Flat of the building known as "Classic Enclave", consisting of 36 Flats, situated Near Skoda Showroom, New by-pass Road, Taleigao, Tiswadi Taluka, constructed on the property known as "BORBHAT", situated within the limits of Village Panchayat of Taleigao, Taleigao - Tiswadi, Goa., which is fully more better described in Schedule - I, hereunder written and hereinafter be referred to as the "SAID PROPERTY".



- | | | | | | |
|-------|-------|-------|-------|-------|-------|
| 1(a) | 1(b) | 2(a) | 2(b) | 3(a) | 3(b) |
| | | | | | |
| 4(a) | 4(b) | 5(a) | 6(a) | 7(a) | 7(b) |
| | | | | | |
| 8(a) | 8(b) | 9(a) | 9(b) | 10(a) | 11(a) |
| | | | | | |
| 11(b) | 12(a) | 12(b) | 13(a) | 13(b) | 13(c) |
| | | | | | |
| 13(d) | 14(a) | 14(b) | 15(a) | 15(b) | 16(a) |
| | | | | | |
| 17(a) | 18(a) | 18(b) | 19(a) | 19(b) | 20(a) |
| | | | | | |
| 20(b) | 21(a) | 21(b) | 22(a) | 22(b) | 23(a) |
| | | | | | |
| 23(b) | 24(a) | 24(b) | 25(a) | 25(b) | 26(a) |
| | | | | | |
| 26(b) | 27(a) | 27(b) | 28(a) | 28(b) | 29(a) |
| | | | | | |
| 30(a) | | | | | |


Producer



ANDWHEREAS, we are interested in re-development of our joint common property the said building constructed on the SAID PROPERTY, and for the purpose of aforesaid work of obtaining various licenses/permissions, NOC's required for re-development, and for any other purposes as may be required by the law, therefore by this power of attorney we do hereby jointly and severally appoint, nominate & constitute **MR. RAJESH TARKAR**, Proprietor of **M/S. RAJDEEP BUILDERS**, Builder cum Developer, Indian National, holder of Pan Card bearing no. **AFOPT9698A**, having its registered office at Office no. 202, 2nd Floor, Mathias Plaza, Above Canara Bank, 18th June Road, Panaji, Goa., to be our true and lawful attorney, to represent us in our names and on our behalf, to do all or any of the following acts, deeds and things, only limited to and in respect of :-

- 1(a) 1(b) 2(a) 2(b) 3(a) 3(b)
- 4(a) 4(b) 5(a) 6(a) 7(a) 7(b)
- 8(a) 8(b) 9(a) 9(b) 10(a) 11(a)
- 11(a) 12(a) 12(b) 13(a) 13(b) 13(c)
- 13(d) 14(a) 14(b) 15(a) 15(b) 16(a)
- 17(a) 18(a) 18(b) 19(a) 19(b) 20(a)
- 20(b) 21(a) 21(b) 22(a) 22(b) 23(a)
- 23(b) 24(a) 24(b) 25(a) 25(b) 26(a)
- 26(b) 27(a) 27(b) 28(a) 28(b) 29(a)
- 30(a)

Proprietor



1. To sign or make or declare any affidavits, declarations, applications, undertakings, receipt, representation, correspondence and dealings with all the Government or Semi-Government offices, local authorities, statutory bodies and authorities, tribunals, corporation's or any other government departments including filing up of applications, forms, etc., for the purpose of re-development of the said property by constructing the new residential buildings.
2. To apply for and obtain the N.O.C, permissions, license, approval from P.D.A., NGPDA and or any concerned authority for raising new construction in the said property for us and on our behalf and also construction license from the Village Panchayat of Taleigao or Local Municipal Council.



1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Proprietor



3. To obtain all the licenses and approvals or permissions in his name or on behalf of his firm known as "RAJDEEP BUILDERS", for the construction of the proposed new buildings in the said property.
4. To sign all the necessary applications, forms, documents for completing the formalities as required as per law to obtain all the valid approvals, licenses, and permissions for construction of the commercial cum residential building/s in the said property.
5. To represent us and on our behalf before the Local Municipal/Local Village Panchayat office, Post Office, revenue offices or central or any other state government office or before other authority for any purpose or purposes whatsoever and do all acts as may be expedient before the same or in connection with the approvals/licenses of the said proposed buildings/construction thereon.



1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	10(b)
11(a)	11(b)	12(a)	12(b)	13(a)	13(b)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Rajdeep Builders
 Director

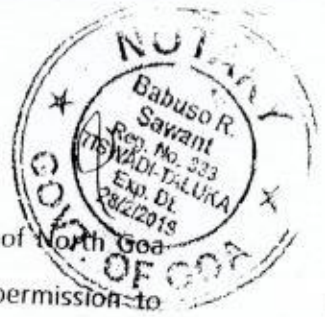


6. To represent us and on our behalf before the Electricity Department for obtaining NOC & permission for construction of the said proposed buildings and wall in the said property.
7. To represent us and on our behalf before the Public Work Department for obtaining NOC & permission for construction of the said proposed buildings and wall in the said property.
8. To represent us and on our behalf before the Fire Department for obtaining NOC & permission for Construction of the said proposed buildings and wall in the said property.
9. To represent us and on our behalf before the Health department for obtaining NOC & permission for construction of the said proposed buildings and wall in the said property.



1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Proprietor



10. To make application to the Office of the Collector of North Goa Planning and Development Authority to obtain permission to change the use of the said land to "Non-Agricultural" under the provisions of Section 44 of the Town and Country Planning Act 1974 and to procure Conversion Sanad and change of zone and for the purpose of procuring such permissions, to sign, execute, affirm, declare and deliver all applications, affidavits, declarations, statements, undertakings, indemnities in the usual form and other writings and to take all steps to procure such permission in respect of the said property and also to sign and make application before the concerned department for the change of zone from S-2 to C-1 or C-1 plus or for any other zone as permissible as per law.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

[Signature]
Proprietor



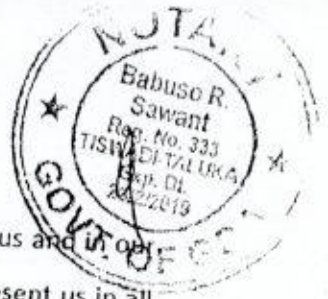
11. To apply & obtain requisite licences, approvals and permissions for construction of the proposed building/s or partition from the Mamlatdar, Municipality, Planning Development Authority, Town & Country Planning Department, Village Panchayat of Taleigao, Tiswadi taluka - Goa or from any competent authority and also to appear before the Collector, Deputy Collector, Mamlatdar, Talathi, P.D.A, T.C.P, Village Panchayat of Taleigao, Tiswadi taluka - Goa or before any competent authority.

12. To institute, prosecute or defend suits or other legal proceedings in all Courts, including civil, criminal, collector, Dy. Collector, Mamlatdar, Magistrates, Tribunals, to sign and verify pleadings, give evidence, receive notices, summonses and letters.



1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Proprietor



13. To accept service of summons or legal processes for us and in our names and to appear on my behalf of us and to represent us in all Courts Civil or Criminal, Appellate or Original, and before all Judicial, Executive and Revenue Officers and other Tribunals and to conduct any action or proceedings or to defend and contest any proceedings for us on our behalf pertaining to the said property.



14. To sign on our behalf and receive all registered letters, notices and other things that may be sent in our names.

15. To appoint Architects, Advocate, Engineers, Supervisors, Workmen and other persons as desired by the said attorneys for the legal purpose or for the re-development or construction of the building/s on the said property, or any other matters connected

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	10(b)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

11(b) R. G. Sawant
 12(a) P. S. Sawant
 12(b) P. S. Sawant
 13(a) M. S. Sawant
 13(b) S. S. Sawant
 13(c) S. S. Sawant
 14(a) P. S. Sawant
 14(b) P. S. Sawant
 15(a) S. S. Sawant
 15(b) S. S. Sawant
 16(a) S. S. Sawant
 17(a) S. S. Sawant
 18(a) S. S. Sawant
 18(b) S. S. Sawant
 19(a) S. S. Sawant
 19(b) S. S. Sawant
 20(a) S. S. Sawant
 21(a) S. S. Sawant
 21(b) S. S. Sawant
 22(a) S. S. Sawant
 22(b) S. S. Sawant
 23(a) S. S. Sawant
 23(b) S. S. Sawant
 24(a) S. S. Sawant
 24(b) S. S. Sawant
 25(a) S. S. Sawant
 25(b) S. S. Sawant
 26(a) S. S. Sawant
 26(b) S. S. Sawant
 27(a) S. S. Sawant
 27(b) S. S. Sawant
 28(a) S. S. Sawant
 28(b) S. S. Sawant
 29(a) S. S. Sawant
 30(a) S. S. Sawant



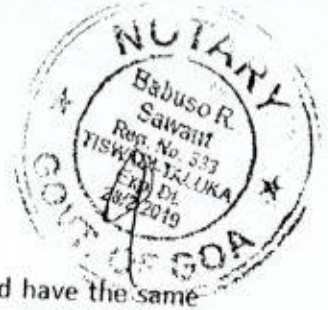
therewith on such terms and conditions and on payment of such fees and remuneration to them as my said attorney may deem fit.

16. To carry on correspondence with the Municipal Corporation, Assistant Engineers PWD Department, Health Department, Electricity Department, North Goa Planning and Development Authority and Village Panchayat of Taleigao, Tiswadi taluka, Goa or with any other concerned Public Bodies or authorities and to prepare, sign and execute papers, applications and documents including Affidavits, Plaints, Petitions, Declaration, usual Indemnity and usual Undertakings etc., as may be required for the purpose of procuring all necessary permissions, NOC's or sanctions for approval of the construction of the proposed building/s in the said property.



1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Proprietor



- 17. To have survey, resurvey of the said property and have the same demarcated and admeasured by the Office of the Taluka Inspector of Land Records, City Survey Office and for the said purpose to make applications and to make payment of the necessary charges/fees.
- 18. To pay all taxes, rates, charges, expenses and other outgoings in respect of the approvals or licenses for construction of the said proposed buildings in the said property, subject to cancel or revoke of the said irrevocable power of attorney, the said attorney will be refunded the cost incurred by him for obtaining all the approvals, permissions or licenses or any other expenses made.

1(a) <u>[Signature]</u>	1(b) <u>[Signature]</u>	2(a) <u>[Signature]</u>	2(b) <u>[Signature]</u>	3(a) <u>[Signature]</u>	3(b) <u>[Signature]</u>
4(a) <u>[Signature]</u>	4(b) <u>[Signature]</u>	5(a) <u>[Signature]</u>	6(a) <u>[Signature]</u>	7(a) <u>[Signature]</u>	7(b) <u>[Signature]</u>
8(a) <u>[Signature]</u>	8(b) <u>[Signature]</u>	9(a) <u>[Signature]</u>	9(b) <u>[Signature]</u>	10(a) <u>[Signature]</u>	11(a) <u>[Signature]</u>
11(b) <u>[Signature]</u>	12(a) <u>[Signature]</u>	12(b) <u>[Signature]</u>	13(a) <u>[Signature]</u>	13(b) <u>[Signature]</u>	13(c) <u>[Signature]</u>
13(d) <u>[Signature]</u>	14(a) <u>[Signature]</u>	14(b) <u>[Signature]</u>	15(a) <u>[Signature]</u>	15(b) <u>[Signature]</u>	16(a) <u>[Signature]</u>
17(a) <u>[Signature]</u>	18(a) <u>[Signature]</u>	18(b) <u>[Signature]</u>	19(a) <u>[Signature]</u>	19(b) <u>[Signature]</u>	20(a) <u>[Signature]</u>
20(b) <u>[Signature]</u>	21(a) <u>[Signature]</u>	21(b) <u>[Signature]</u>	22(a) <u>[Signature]</u>	22(b) <u>[Signature]</u>	23(a) <u>[Signature]</u>
23(b) <u>[Signature]</u>	24(a) <u>[Signature]</u>	24(b) <u>[Signature]</u>	25(a) <u>[Signature]</u>	25(b) <u>[Signature]</u>	26(a) <u>[Signature]</u>
26(b) <u>[Signature]</u>	27(a) <u>[Signature]</u>	27(b) <u>[Signature]</u>	28(a) <u>[Signature]</u>	28(b) <u>[Signature]</u>	29(a) <u>[Signature]</u>
30(a) <u>[Signature]</u>					

[Signature]
Proprietor



19. To compromise or settle the matter amicably relating to the said property.

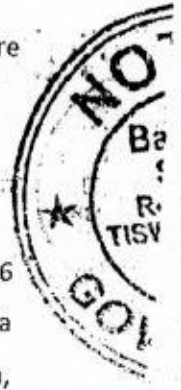
20. And generally to do every other act, thing or deed which we are capable or entitled to do lawfully.

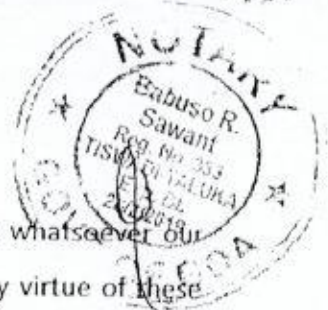
All the above powers exercisable on our behalf by the attorney are limited to our said building and said property namely:-

Schedule - I

a) All that buildings known as "Classic Enclave", consisting of 36 Flats, situated at Taleigao Classic Enclave Building, Near Skoda Showroom, New by-pass Road, Taleigao, Tiswadi Taluka, constructed on the property known as "BORBHAT", admeasuring 2550 sq.mtrs., situated within the limits of Village Panchayat of

- | | | | | | |
|-------|-------|-------|-------|-------|-------|
| 1(a) | 1(b) | 2(a) | 2(b) | 3(a) | 3(b) |
| 4(a) | 4(b) | 5(a) | 6(a) | 7(a) | 7(b) |
| 8(a) | 8(b) | 9(a) | 9(b) | 10(a) | 11(a) |
| 11(b) | 12(a) | 12(b) | 13(a) | 13(b) | 13(c) |
| 13(d) | 14(a) | 14(b) | 15(a) | 15(b) | 16(a) |
| 17(a) | 18(a) | 18(b) | 19(a) | 19(b) | 20(a) |
| 20(b) | 21(a) | 21(b) | 22(a) | 22(b) | 23(a) |
| 23(b) | 24(a) | 24(b) | 25(a) | 25(b) | 26(a) |
| 26(b) | 27(a) | 27(b) | 28(a) | 28(b) | 29(a) |
| 30(a) | | | | | |
- Proprietor





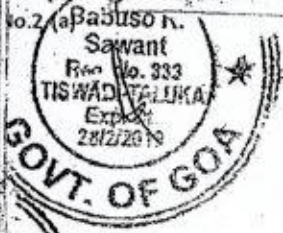
And we hereby agree to confirm and ratify all and whatsoever the said attorney may do or cause to be done anything by virtue of these presents.

IN WITNESS WHEREOF, We have signed this Power of Attorney on this 7th July, 2017.

Executant No.1 (a)



Executant No.2 (b)



Photo



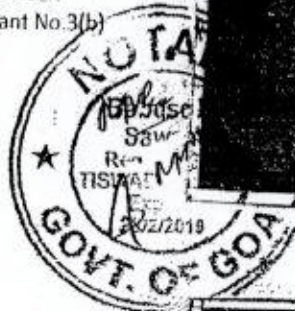
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- 29(b) *[Signature]*
- 29(c) *[Signature]*
- 30(a) *[Signature]*

[Signature]
Proprietor



Executant No.3(a)

Executant No.3(b)



Executant No.4 (a)

Executant No.4(b)



- 1(a) [Signature] 1(b) [Signature] 2(a) [Signature] 2(b) [Signature] 3(a) [Signature] 3(b) [Signature]
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- 30(a) [Signature]

[Signature]
Proprietor

NOTARY
Babuso R. Sawant
Reg. No. 333
TISWADI, ALUKA
Exp. Dt. 28/2/2019

Executant No. 8 (a)
NOTARY
Babuso R. Sawant
Reg. No. 333
TISWADI, ALUKA
Exp. Dt. 28/2/2019
GOVT. OF GOA

Executant No. 8 (b)
NOTARY
Babuso R. Sawant
Reg. No. 333
TISWADI, ALUKA
Exp. Dt. 28/2/2019
GOVT. OF GOA

NOTARY
Babuso R. Sawant
Reg. No. 333
TISWADI, ALUKA
Exp. Dt. 28/2/2019
GOVT. OF GOA

Executant No. 9 (a)

Executant No. 9 (b)



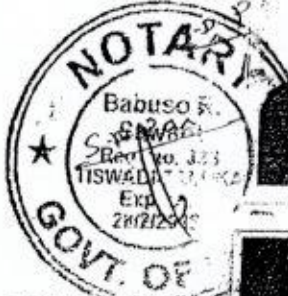
NOTARY
Babuso R. Sawant
Reg. No. 333
TISWADI, ALUKA
Exp. Dt. 28/2/2019
GOVT. OF GOA

NOTARY
Babuso R. Sawant
Reg. No. 333
TISWADI, ALUKA
Exp. Dt. 28/2/2019
GOVT. OF GOA

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[Signature]
Proprietor

Executant No.10(a)



Executant No.11(b)

Rangwadekar

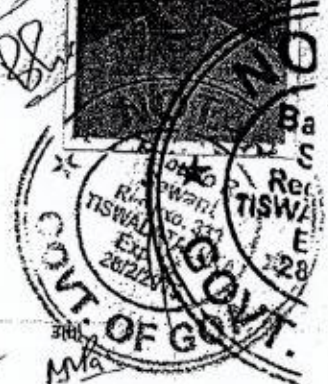
Rangwadekar



Executant No.12(a)

BP Shal

BP Shal



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- 26(b) 27(a) 27(b)
- 28(a) 28(b) 29(a)
- 30(a)

Proprietor



Executant No.12 (b)



Executant No.13 (b)

Sarla Gupta



Executant No.13 (c)

Santosh Gupta



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Proprietor

Executant No.15 (b)



Executant No.17 (a)

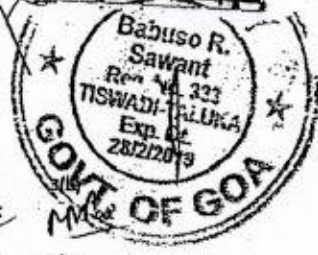


Executant No.18(a)



Babi

gosh



1(a) *JM*



3(a)

4(a) *S. G. D. S.*

7(a) *A.S.*

8(a) *Kedda*

9(a) *R. S. S.*

9(b) *H. S. S.*

10(a) *S. S. P. S.*

11(a) *B. S. S.*

11(b) *H. S. S.*

12(a) *P. S. S.*

12(b) *S. S. S.*

13(a) *P. S. S.*

13(b) *S. S. S.*

13(c) *S. S. S.*

13(d) *N. S. S.*

14(a) *P. S. S.*

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16(a) *S. S. S.*

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18(b) *G. S. S.*

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20(a) *S. S. S.*

20(b) *M. S. S.*

21(a) *S. S. S.*

21(b) *D. P. S.*

22(a) *P. S. S.*

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23(a) *S. S. S.*

23(b) *M. S. S.*

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24(b) *A. S. S.*

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25(b) *S. S. S.*

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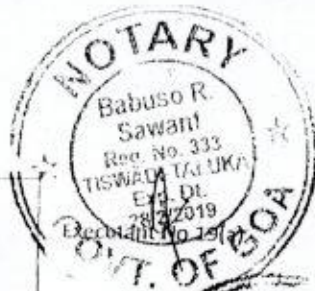
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29(a) *S. S. S.*

S. S. S.

Proprietor

Executant No.18 (b)



Executant No.19 (b)

[Handwritten signature]



Executant No.20(a)

[Handwritten signature]



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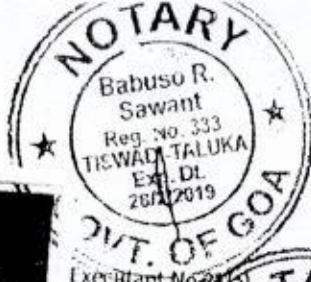
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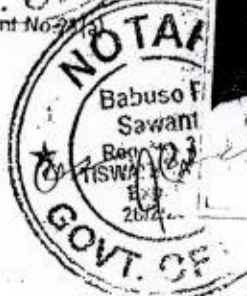
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Proprietor



Executant No.20 (b)

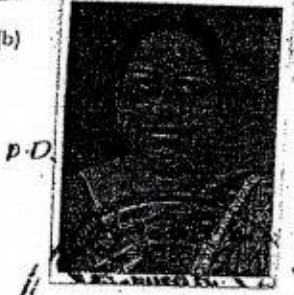


Executant No.21(a)



Executant No.21 (b)

D.D. Bsh



Executant No.22(a)

Present

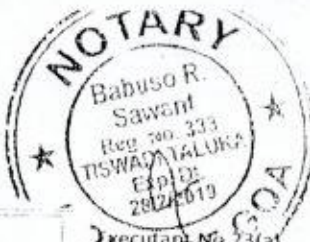


Present



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[Signature]
 Proprietor



Executant No.22 (b)



Executant No.23 (b)



Executant No.24(a)



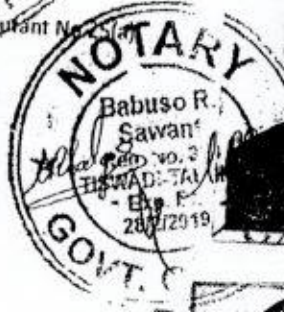
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[Signature]
Proprietor

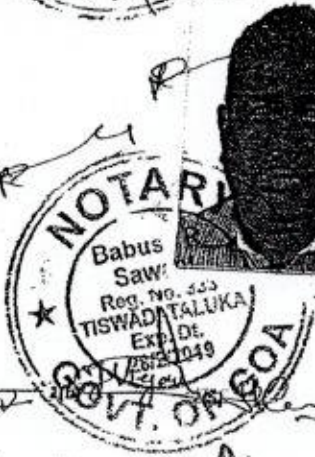
Executant No.24 (b)



Executant No.25(a)



Executant No.26(a)



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- 29(a) *[Signature]*
- 30(a) *[Signature]*

[Signature]
 Proprietor

NOTARY
Babusio R. Sawant
Reg. No. 333
TISWADI TALUKA
Exp. Dt. 28/2/2019

Executant No.26(b)
NOTARY
Babusio R. Sawant
Reg. No. 333
TISWADI TALUKA
Exp. Dt. 28/2/2019
GOVT OF GOA



NOTARY
Babusio R. Sawant
Reg. No. 333
TISWADI TALUKA
Exp. Dt. 28/2/2019
GOVT OF GOA



Executant No.27 (b)



Executant No.28(a)

Babusio



Babusio

NOTARY
Babusio R. Sawant
Reg. No. 333
TISWADI TALUKA
Exp. Dt. 28/2/2019
GOVT OF GOA

NOTARY
Babusio R. Sawant
Reg. No. 333
TISWADI TALUKA
Exp. Dt. 28/2/2019
GOVT OF GOA

- 1(a) *[Signature]* 1(b) *[Signature]* 2(a) *[Signature]* 2(b) *[Signature]* 3(a) *[Signature]* 3(b) *[Signature]*
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[Signature]
Proprietor

Executant No 28 (b)

Phesai



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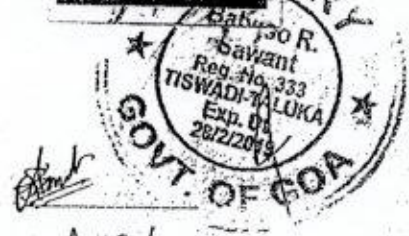
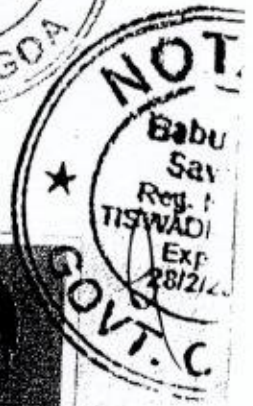
RAJESH
Proprietor

Executant No.30 (a)
S.S. number



[Signature]

MR. RAJESH TARKAR
Accepted by me



[Signature]
Amar

In the presence of :-

1. Mr. Amar Kamat, Pernem Goa
2. Mr. Amey Zuvarkar, Panjim Goa

1(a) <i>[Signature]</i>	1(b) <i>[Signature]</i>	2(a) <i>[Signature]</i>	2(b) <i>[Signature]</i>	3(a) <i>[Signature]</i>	3(b) <i>[Signature]</i>
4(a) <i>[Signature]</i>	4(b) <i>[Signature]</i>	5(a) <i>[Signature]</i>	6(a) <i>[Signature]</i>	7(a) <i>[Signature]</i>	7(b) <i>[Signature]</i>
8(a) <i>[Signature]</i>	8(b) <i>[Signature]</i>	9(a) <i>[Signature]</i>	9(b) <i>[Signature]</i>	10(a) <i>[Signature]</i>	11(a) <i>[Signature]</i>
11(b) <i>[Signature]</i>	12(a) <i>[Signature]</i>	12(b) <i>[Signature]</i>	13(a) <i>[Signature]</i>	13(b) <i>[Signature]</i>	13(d) <i>[Signature]</i>
13(d) <i>[Signature]</i>	14(a) <i>[Signature]</i>	14(b) <i>[Signature]</i>	15(a) <i>[Signature]</i>	15(b) <i>[Signature]</i>	16(a) <i>[Signature]</i>
17(a) <i>[Signature]</i>	18(a) <i>[Signature]</i>	18(b) <i>[Signature]</i>	19(a) <i>[Signature]</i>	19(b) <i>[Signature]</i>	20(a) <i>[Signature]</i>
20(b) <i>[Signature]</i>	21(a) <i>[Signature]</i>	21(b) <i>[Signature]</i>	22(a) <i>[Signature]</i>	22(b) <i>[Signature]</i>	23(a) <i>[Signature]</i>
23(b) <i>[Signature]</i>	24(a) <i>[Signature]</i>	24(b) <i>[Signature]</i>	25(a) <i>[Signature]</i>	25(b) <i>[Signature]</i>	26(a) <i>[Signature]</i>
26(b) <i>[Signature]</i>	27(a) <i>[Signature]</i>	27(b) <i>[Signature]</i>	28(a) <i>[Signature]</i>	28(b) <i>[Signature]</i>	29(a) <i>[Signature]</i>
30(a) <i>[Signature]</i>					

[Signature]
Proprietor



EXECUTED
BEFORE ME BY

Babuso R. Sawant

BABUSO R. SAWANT
NOTARY PUBLIC
PANAJI-GOIA
INDIA

Reg. No. 490/2017

Dt. 07/07/2017



Certified Xerox copy
of the Original

Babuso R. Sawant

BABUSO R. SAWANT
NOTARY PUBLIC
PANAJI-GOIA
INDIA

Reg. No. 619/17

Dt. 7/9/17

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

₹.1000

ONE THOUSAND RUPEES

Rs.1000

गोवा GOA

Serial No. 429 Place of Vendor, Panaji, D. 2/1/17
Value of Stamp Paper 1000
Name of Purchaser
Residence Name of Father
Purpose Transacting Parties

415066

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Sign of Purchaser



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made and executed at Panaji, Goa on this 7th day of the month of July of the Christian year Two Thousand and Seventeen i.e. (07/07/2017).

- 1(a) [Signature] 1(b) [Signature] 2(a) [Signature] 2(b) [Signature]
- 3(a) [Signature] 3(b) [Signature]
- 4(a) [Signature] 4(b) [Signature] 5(a) [Signature] 6(a) [Signature] 7(a) [Signature] 7(b) [Signature]
- 8(a) [Signature] 8(b) [Signature] 9(a) [Signature] 9(b) [Signature] 10(a) [Signature] 11(a) [Signature]
- 11(b) [Signature] 12(a) [Signature] 12(b) [Signature] 13(a) [Signature] 13(b) [Signature] 13(c) [Signature]
- 13(d) [Signature] 14(a) [Signature] 14(b) [Signature] 15(a) [Signature] 15(b) [Signature] 16(a) [Signature]
- 17(a) [Signature] 18(a) [Signature] 18(b) [Signature] 19(a) [Signature] 19(b) [Signature] 20(a) [Signature]
- 20(b) [Signature] 21(a) [Signature] 21(b) [Signature] 22(a) [Signature] 22(b) [Signature] 23(a) [Signature]
- 23(b) [Signature] 24(a) [Signature] 24(b) [Signature] 25(a) [Signature] 25(b) [Signature] 26(a) [Signature]
- 26(b) [Signature] 27(a) [Signature] 27(b) [Signature] 28(a) [Signature] 28(b) [Signature] 29(a) [Signature]
- 30(a) [Signature]



BETWEEN

- 1 (a) Mr. Joaquim Viegas, Son of Late Shri Rosario Viegas, aged 64 years, married, occupation Business Indian National, holder of Pan-card bearing no.ABPPV0303F and his wife;
- (b) Mrs. Flory Viegas, daughter of Late Shri Philip Alphonsu, aged 53 years, married, occupation Housewife Indian National, holder of Pan Card bearing no.ABPPV0302E, both resident of H No.18/158/1, Vodlem Bhat, Near Ideal School, Taleigao AND;
- 2 (a) Mr. Jaiwant Chimalkar, Son of Mr.Fatu Chimalkar aged 56 years, married, occupation service, Indian National, holder of Pan Card bearing no.ADXPC8576H and his wife.;
- (b) Mrs. Sujata Chimalkar, daughter of Mr.Ramkrishna Acharya aged 53 years, married, occupation service, Indian National, holder of Pan Card bearing no.ABIPC5650R, and both resident of H No.4A, Govt. Quarters, Patto, Panjim Goa, AND;
- 3 (a) Mr. Madhav Pai, Son of Late Govind Pai, aged 67 years, married, occupation retire Indian National, holder of Pan Card bearing no.ADHPPO403A and his wife.;

1(a) 1(b) 2(a) 2(b) 3(a) 3(b)

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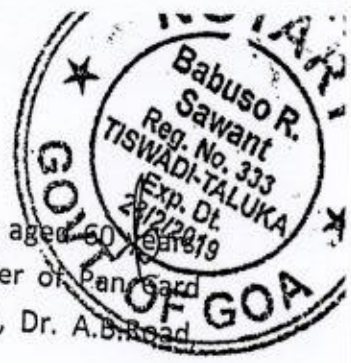
20(b) 21(a) 21(b) 22(a) 22(b) 23(a)

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26(b) 27(a) 27(b) 28(a) 28(b) 29(a)

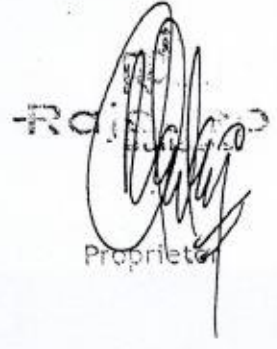
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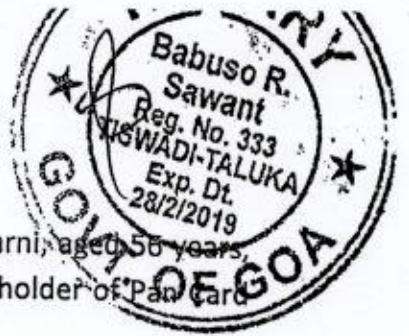
Proprietor



- (b) Mrs. Malati Pai, daughter of Late Murlidhar Nadkarni, aged 60 years, married, occupation housewife, Indian National, holder of Pan Card bearing no.ALEPP2386F, both resident of H No.32/12, Dr. A.B.Road Opp. EDC House, Panjim, Goa AND;
- 4 (a) Mr. Suresh Shivaji Nimbalkar, Son of Late Shri Shivaji B. Nimbalkar aged 61 years, married, occupation retire, Indian National, holder of Pan Card bearing no.ADGNP6800L and his wife.;
- (b) Mrs. Nirmala Suresh Nimbalkar, daughter of Mr. Nagappa Wadkar aged 49 years, married, occupation Housewife, Indian National, holder of Pan Card bearing no.BAVPN8834R, both resident of H No.80 Sushila Bhavan, Dr. Dada Vaidya Road, Near Mahalaxmi Temple, Panjim Goa AND;
- 5 (a) Mr. Edson Edmond Rodrigues, Son of Late Michael Fracis Rodrigues, aged 55 years, widower, occupation business, Indian National, holder of Pan Card bearing no.AABPE5407A, resident of H No.Flat -1, Swapna Apartment, 1st Floor, Caculo Colony, Next to Goa Marriott Resort, Miramar, Goa, AND;
- 6 (a) Mr. Salil Gauns Dessai, Son of Mr.Vilas Gauns Dessai, aged 31 years, unmarried, occupation Business, Indian National, holder of Pan Card bearing no.ATQPG9745H, resident of 477-1, Dhamad Sheldem, Quepem, South, Goa AND.;

1(a) <u>[Signature]</u>	1(b) <u>[Signature]</u>	2(a) <u>[Signature]</u>	2(b) <u>[Signature]</u>	3(a) <u>[Signature]</u>	3(b) <u>[Signature]</u>
4(a) <u>[Signature]</u>	4(b) <u>[Signature]</u>	5(a) <u>[Signature]</u>	6(a) <u>[Signature]</u>	7(a) <u>[Signature]</u>	7(b) <u>[Signature]</u>
8(a) <u>[Signature]</u>	8(b) <u>[Signature]</u>	9(a) <u>[Signature]</u>	9(b) <u>[Signature]</u>	10(a) <u>[Signature]</u>	11(a) <u>[Signature]</u>
11(b) <u>[Signature]</u>	12(a) <u>[Signature]</u>	12(b) <u>[Signature]</u>	13(a) <u>[Signature]</u>	13(b) <u>[Signature]</u>	13(c) <u>[Signature]</u>
13(d) <u>[Signature]</u>	14(a) <u>[Signature]</u>	14(b) <u>[Signature]</u>	15(a) <u>[Signature]</u>	15(b) <u>[Signature]</u>	16(a) <u>[Signature]</u>
17(a) <u>[Signature]</u>	18(a) <u>[Signature]</u>	18(b) <u>[Signature]</u>	19(a) <u>[Signature]</u>	19(b) <u>[Signature]</u>	20(a) <u>[Signature]</u>
20(b) <u>[Signature]</u>	21(a) <u>[Signature]</u>	21(b) <u>[Signature]</u>	22(a) <u>[Signature]</u>	22(b) <u>[Signature]</u>	23(a) <u>[Signature]</u>
23(b) <u>[Signature]</u>	24(a) <u>[Signature]</u>	24(b) <u>[Signature]</u>	25(a) <u>[Signature]</u>	25(b) <u>[Signature]</u>	26(a) <u>[Signature]</u>
26(b) <u>[Signature]</u>	27(a) <u>[Signature]</u>	27(b) <u>[Signature]</u>	28(a) <u>[Signature]</u>	28(b) <u>[Signature]</u>	29(a) <u>[Signature]</u>
30(a) <u>[Signature]</u>					


 Proprietor



- 7 (a) Mr. Mahesh Nadkarni, Son of Late Murlidhar Nadkarni, aged 56 years, married, occupation Govt. Service Indian National, holder of Pan Card bearing no.ACOPM2572K and his wife.;
- (b) Mrs. Maya M. Nadkarni, daughter of Late Madhusudhan Kakodkar, aged 53 years, married, occupation Govt. Service Indian National, holder of Pan Card bearing no.ADCPN9893R, both resident of Bail Par, Sanguem- Goa AND;
- 8 (a) Mrs. Ujwala Uttam Kedar, Daughter of Mr.Shantaram Karelkar, aged 48 years, married, occupation Housewife, Indian National, holder of Pan Card bearing no.FILPK1181C, and ~~his wife.~~ ^{her husband;} ~~Shantaram Karelkar~~ ^{Son};
- (b) Mr. Uttam Pandurang Kedar, ~~daughter~~ ^{son} of Mr. Pandurang Kedar, aged 55 years, married, occupation Business, Indian National, holder of Pan Card bearing no.AGRPK7764Q, both resident of 181/21, Borbhat, Taliegao, Tiswadi, Goa, Goa, AND;
- 9 (a) Mr. Pramod Shivnath Chauhan, Son of Mr. Shivnath Chauhan, aged 33 years, married, occupation Business, holder of Pan Card bearing no.AJMPC7462R, Indian National, and his wife.;
- (b) Mrs. Munni Chauhan, daughter of Mr. Hari Chauhan, aged 27 years, married, occupation Housewife, Indian National, holder of Aadhar Card bearing no. 519304360773, both resident of H No.165, Shankar Wadi, Near Shankar Temple, Tiswadi, Taleigao Goa AND;

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Proprietor



10 (a) Miss Surekha Pai, Daughter of Late Shri Datta Vishnu Pai aged 61 years, unmarried, occupation retired Indian National, holder of Pan Card bearing no.AFJPP6889C, resident of 2nd Floor, Srirang and Mansion, Dr. A.G. Borkar Road, Panjim, Goa AND;

Hereinafter referred to as the "FLAT OWNERS" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, successors, legal representatives and assigns) of the **FIRST PART**.

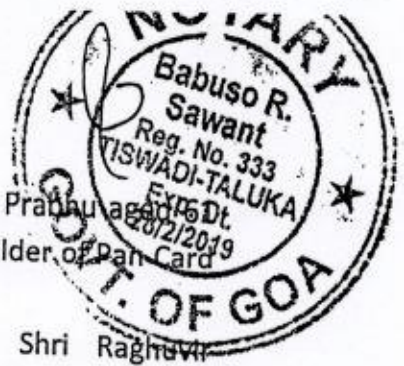
AND

11 (a) Mr. Pundalik Balkrishna Nagwekar, Son of Late Shri Balkrishna Nagwekar aged 72 years, married, occupation Retire Indian National, holder of Pan Card bearing no.ACJPN4245P, and his wife.;

(b) Mrs. Priti Pundalik Nagewkar, daughter of Late Shri Madhukar Haldankar aged 61 years, married, occupation housewife, Indian National, holder of Pan Card bearing no.ABZPN3551F, both resident of H No.181/1, A-2, Classic Enclave Apartment, Borbahat, Near Hotel Shell Top, Taleigao, Goa AND;

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
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8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
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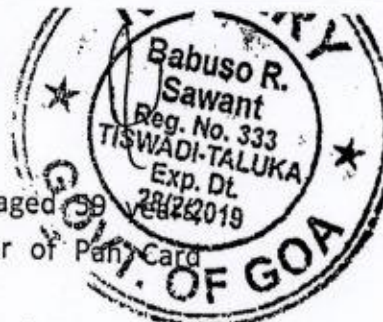
Proprietor



- 12 (a) Mr. Pramod Subha Prabhu, Son of Late Shri Subha D Prabhu aged 58 years, married, occupation Service, Indian National, holder of Pan Card bearing no. ADKPP8774B, and his wife.;
- (b) Mrs. Preeta Pramod Prabhu, daughter of Late Shri Raghuvir Shenvikenkre aged 58 years, married, occupation Service, Indian National, holder of Pan Card bearing no. ADKPP8775A, both resident of H No.A-3, Classic Enclave, Bhor Bhat, Near Priority Automobile, Taleigao, Caranzalem, Goa AND;
- 13 (a) Mr. Munnalal N. Gupta, Son of Shri Narayan Gupta aged 41 years, married, occupation business Indian National, holder of Pan Card bearing no. AHCPG8376L, and his wife.;
- (b) Mrs Sarla Gupta, daughter of Shri Moolchand Gupta aged 35 years, married, occupation housewife Indian National, holder of Pan Card bearing no. ALVPG6685K, both resident of H No.A-5, 2nd Floor, Classic Enclave. Borbahat, Taleigao, Goa AND;
- (c) Mr. Santosh N. Gupta, Son of Shri Narayandas Gupta aged 39 years, married, occupation business Indian National, holder of Pan Card bearing no. AICPG6400G, and his wife.;
- (d) Mrs Neha Gupta daughter of Shri Satish Gupta aged 34 years, married, occupation housewife Indian National, holder of Pan Card bearing no. ALVPG6685J, both resident of H No.A-5, S F, Classic Enclave. Behind Parab Hospital, Caranzalem, Taleigao, Goa;

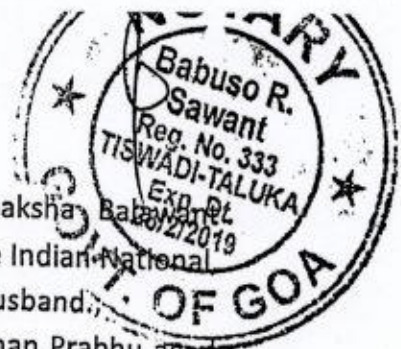
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4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Proprietor



- 14 (a) Mr. Pradip Ambiye, Son of Mr.Madhukar Ambiye, aged 39 married, occupation Business Indian National, holder of Pan Card bearing no.AJXA9846J and his wife.;
- (b) Mrs. Priyanka Pradip Ambiye daughter of Late Shri Nilkanth G Lad, aged 50 years, married, occupation Business Indian National, holder of Pan Card bearing no.AJXA9845M, both resident of Taleigao, Goa, AND;
- 15 (a) Mr. Satish Samant, Son of Mr. Balkrishna Samant, aged 43 years, married, occupation Service, Indian National, holder of Pan Card bearing no.ARMPS3367D, and his wife.;
- (b) Mrs. Deepali Satish Samant, daughter of Mr. Baliram Thakur, aged 39 years, married, occupation Service, Indian National, holder of Pan Card bearing no.ARMPS6025J, both resident of h No.A-502, Supriya Towers, New D.P.Road, Aundh, Pune City, Ganeshkhid, Pune, AND;
- 16 (a) Ms. Sangeeta Jadhav alias Chakrabarti, daughter of Mr.Durga Prasad Chakrabarti aged 48 years, divorce, occupation Service Indian National, holder of Pan Card bearing no.ABVPJ5794N, resident of B-4, Classic Enclave, 2nd Floor, New Taleigao Road, Near Skoda Showroom, Taleigao, Goa AND;
- 17 (a) Mr. Sanjay Dina Mulvi, Son of Mr. Dina K Mulvi, aged 44 years, unmarried, occupation Business Indian National, holder of Pan Card bearing no.ACLPM6500A, resident of H No.C-1, Classic Enclave, Borbahat, Behind Shel Top Hotel, Taleigao, Tiswadi Goa AND

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
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8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					



- 18 (a) Mrs. Smita Prabhu, daughter of Late Shri Virupaksha Deshpande aged 53 years, married, occupation Service Indian National holder of Pan Card bearing no.ACZPP1243M and her husband;
- (b) Mr. Girish Anand Prabhu son of Late Shri Anand Waman Prabhu aged 53 years, married, occupation Service Indian National, holder of Pan Card bearing no.ACZPP1244N, both resident of H No.160/2, Plot No.2, Housing Board, Durga Wadi, Near Garden, Taleigao, Goa AND;
- 19 (a) Mrs. Antonette Carvalho, Daughter of Mr.Brone Teodoro Tauares, aged 46 years, married, occupation Service Indian National, holder of Pan Card bearing no.BNIPC1366D, and her husband.;
- (b) Mr. Menino Carvalho Son of Mr.Hubert Carvalho aged 51 years, married, occupation Service Indian National, holder of Pan Card bearing no.ALWPC0925F, both resident of Ataihe Building, 2nd Floor, M.G.Raod, Above Shivsagar, Panjim, Goa, AND;
- 20 (a) Mrs. Sumitra Mangesh Parab, Daughter of Mr. Chandrakant Naik, aged 53 years, married, occupation Housewife, Indian National, holder of Pan Card bearing no. ASLPP9919L and her husband;
- (b) Mr. Mangesh Gopi Parab son of Late Shri Gopi Parab aged 55 years, married, occupation Buiness Indian National, holder of Pan Card bearing no.ASLPP9920F, both resident of H No.C-9, 2nd Floor, Bhorbhat, Taleigao, Tiswadi, Goa AND;

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
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8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
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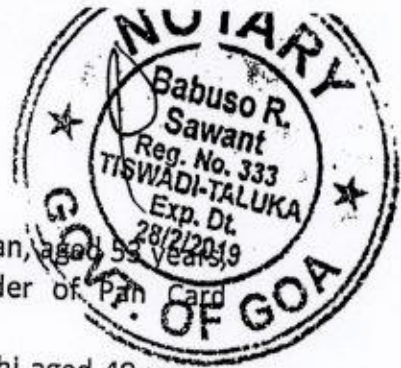

 Proprietor



- 21 (a) Mr. Deepak Borkar, Son of Mr. Narayan Borkar, aged 35 years, married, occupation service, Indian National, holder of Pan Card bearing no.ACIPB2365D, and his wife.;
- (b) Mrs. Deepa Borkar, daughter of Mr.Murari Bandekar, aged 50 years, married, occupation Housewife, Indian National, holder of Pan Card bearing no.BGHPB7479L, both resident of H. No.181/20, Block No.C-11, Classic Enclave, Borbahat, Taleigao, Goa AND;
- 22 (a) Mr. Pramod Mahabaleshwar Savant, Son of Mr.Mahabaleshwar Savant, aged 54 years, married, occupation service, Indian National, holder of Pan Card bearing no. BEVPS8417Q, and his wife.;
- (b) Mrs. Medha Pramod Savant, daughter of Mr.Laxman Rane, aged 47 years, married, occupation Service, Indian National, holder of Pan Card bearing no.HHVP59140C, both resident of H. No.18/181/26, D-1, 1st Floor, Classic Enclave. Borbahat, Taleigao, Goa, AND;
- 23 (a) Mr. Shripad R. Nayak, Son of Mr. Ramchandra Nayak, aged 59 years, married, occupation Service, Indian National, holder of Pan Card bearing no.ABDPN5811A, and his wife.;
- (b) Mrs. Medha Shripad Nayak, daughter of Mr.Balu Shanbhag, aged 52 years, married, occupation housewife, Indian National, holder of Pan Card bearing no.ALGPN0002L, both resident of D-2, Classic Enclave, Borbhat, Taleigao, Caranzalem, Goa, AND;

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
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11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					
S.S. Amelkar					

Rajdeep
Proprietor



- 24 (a) Mr. Nazim Pradhan, Son of Late Mr. Shabanalli Pradhan, aged 53 years, married, occupation Service Indian National, holder of Pan Card bearing no. ADHPP0970C, and his wife.;
- (b) Mrs. Aruna Pradhan daughter of Sureshchandra Joshi aged 49 years, married, occupation Service, Indian National, holder of Pan Card bearing no. AGAPP1386J, both resident of Flat. No. B-4/7, Chamunda Residency, Mitra Bazaar, Caranzalem, Panaji, Goa AND;
- 25 (a) Mrs. Vassudha Salgaonkar, Daughter of Mr. Vidyadhar Vithal Naik aged 53 years, married, occupation housewife Indian National, holder of Pan Card bearing no. ACTPN1851B and her husband.;
- (b) Mr. Ramesh Kashiram Salgaonkar son of Mr. Kashiram Salgaonkar aged 60 years, married, occupation business Indian National, holder of Pan Card bearing no. AHQPS5373R both resident of 18/168/18, Raj Complex, Near Ideal High School, Taleigao, Caranzalem, Goa AND;
- 26 (a) Mr. Shankar Raghuvir Vadkar, Son of Late Raghuvir Shankar Vadkar, aged 65 years, married, occupation retire, Indian National, holder of Pan Card bearing no. AGRPV8429R and his wife.;
- (b) Mrs. Parvati Shankar Vadkar, daughter of Late Raghoba Yeshwant Halanekar aged 62 years, married, occupation retire, Indian National, holder of Pan Card bearing no. AMCPV1194L, both resident of H No. 24, 31st January Road, Fontainhas, Panjim Goa AND;

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					


 Proprietor



- 27 (a) Mr. Ramesh Khot, Son of Mr. Gangaram Khot, aged 60 years, occupation Retired, Indian National, holder of Pan-Card bearing no. AEIPK0314H, and his wife.;
- (b) Mrs. Latika Krishnaji Khot, daughter of Mr. Krishnaji Saple, aged 65 years, married, occupation Service, Indian National, holder of Pan Card bearing no. CHJPS1260E, both resident of H No. E-4, First Floor, Classic Enclave, Near Parab Hosiptal, Taleigao, Goa AND;
- 28 (a) Mr. Ranjeet Appa Desai, Son of Shri Appa Satu Desai, aged 44 years, married, occupation Service, Indian National, holder of Pan Card bearing no. AAYPD8568N, and his wife.;
- (b) Mrs. Rajasi Ranjeet Desai daughter of Mr. Mukund R Naik Kadam, aged 37 years, married, occupation Service, Indian National, holder of Pan Card bearing no. AKHPK7795B, both resident of H No. E-6, 2nd Floor, Classic Enclave, Near parab Hospital, Taleigao, Caranzalem, Goa AND;
- 29 (a) Mr. Dheeraj Vasant Bandodkar, Son of Mr. Vasant Bandodkar, aged 45 years, unmarried, occupation service, Indian National, holder of Pan Card bearing no. AGQPB3758A, resident of H No. 619, Thane, Near Cortalim Out Post, Curtalim, South Goa, Goa, AND;

Hereinafter referred to as the "FIRST CONFIRMING PARTY" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, successors, legal representatives and assigns) of the **SECOND PART.**

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Proprietor



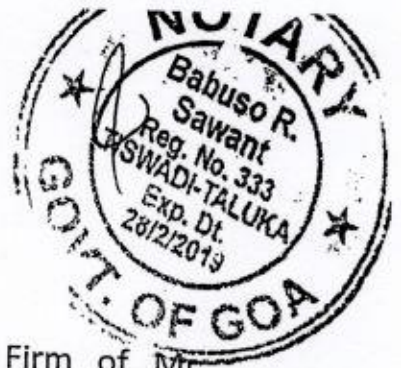
AND

30 Mrs. Shruti Suhas Anvekar, wife of Late Suhas Dattu Anvekar, & daughter of Mahadeo Sitaram Lotlikar, Proprietor of M/s. CLASSIC BUILDERS, businesswomen, 49 years of age, Indian National, holder of Pan Card bearing no.ATPPA5276Q, resident of H No.195/2, Vihar Bidg, F/3,, Opp. St. Inez Church, Bablo Colony, St. Inez, Panjim, Goa.

Hereinafter referred to as the "SECOND CONFIRMING PARTY" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, successors, legal representatives and assigns) of the THIRD PART.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30					

Proprietor



AND

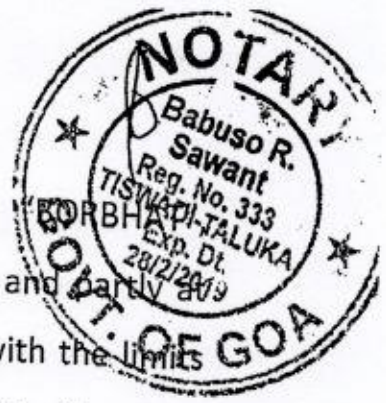
31 **RAJDEEP BUILDERS**, registered Proprietorship Firm of Mr. RAJESH TARKAR, age 43 years, son of Shri. Ulo Tarkar, Builder cum Developer, Indian National, holder of Pan Card bearing no. AFOPT9698A, having registered office at Office no. 202, 2nd Floor, Mathias Plaza, Above Canara Bank, 18th June Road, Panaji - Goa.

Hereinafter referred to as the "BUILDER/DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, successors, legal representatives and assigns) of the **FOURTH PART**.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

30(a) S.S. Savelkar

Registered Proprietor

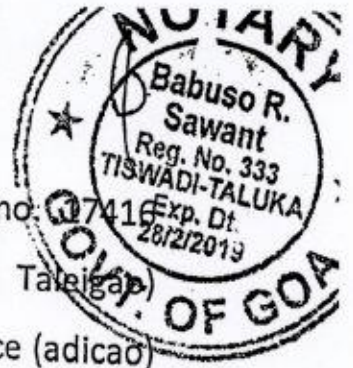


WHEREAS, there exists a property known as admeasuring 2550 sq.mtrs., situated partly at Calapur and partly Taleigao, Taluka Tiswadi, Sub-District of Ilhas, Panaji, with the limits of Village Panchayat of Taleigao, Tiswadi Taluka, Registration Sub-District of Ilhas, District of North Goa, in the State of Goa, described in the Land Registration Office at Panaji, registered under no. 17416 of Book B-46 new and enrolled in the Matriz under no. 65 and surveyed under survey no. 100/1 of Village Taleigao, Goa., which is fully more better described in Schedule - I, hereunder written and hereinafter be referred to as the "SAID PROPERTY".

AND WHEREAS, the SAID PROPERTY is bounded as a distinct property, on the North by the property of Maria S. F. Sequeira (survey no. 101/4); on the South by property of king of Sundem (survey no. 79/4; on the East by property of Antonio Sebastiao F. Taveira (survey no. 100/2); and on the West by Public Road.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Proprietor

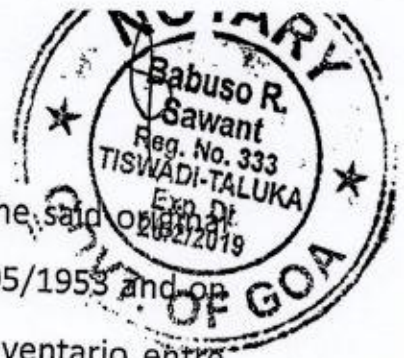


AND WHEREAS, the SAID PROPERTY described under no. 17416 (presently surveyed under survey no. 100/1 of village Taleigao) represents one sixth part of Western portion of fourth piece (adicao) of the property previously described under no. 17319 of book B-46 new.

AND WHEREAS, the SAID PROPERTY was originally owned and belonged to Jose Francisco Alves, who was from Taleigao and in whose name it continues registered, in the Land Registration Office, under entry (Inscricao) no. 11030, of Book G.20, at page 151 and, on demise on 27/12/1943 of the said Jose Francisco Alves, as unmarried, the SAID PROPERTY came to belong to his parents Joao Alves and his wife Amelia Gurjao.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	5(b)	6(a)	6(b)
7(a)	7(b)	8(a)	8(b)	9(a)	9(b)
10(a)	10(b)	11(a)	11(b)	11(c)	11(d)
12(a)	12(b)	12(c)	12(d)	12(e)	12(f)
13(a)	13(b)	13(c)	13(d)	13(e)	13(f)
14(a)	14(b)	14(c)	14(d)	14(e)	14(f)
15(a)	15(b)	15(c)	15(d)	15(e)	15(f)
16(a)	16(b)	16(c)	16(d)	16(e)	16(f)
17(a)	17(b)	17(c)	17(d)	17(e)	17(f)
18(a)	18(b)	18(c)	18(d)	18(e)	18(f)
19(a)	19(b)	19(c)	19(d)	19(e)	19(f)
20(a)	20(b)	20(c)	20(d)	20(e)	20(f)
21(a)	21(b)	21(c)	21(d)	21(e)	21(f)
22(a)	22(b)	22(c)	22(d)	22(e)	22(f)
23(a)	23(b)	23(c)	23(d)	23(e)	23(f)
24(a)	24(b)	24(c)	24(d)	24(e)	24(f)
25(a)	25(b)	25(c)	25(d)	25(e)	25(f)
26(a)	26(b)	26(c)	26(d)	26(e)	26(f)
27(a)	27(b)	27(c)	27(d)	27(e)	27(f)
28(a)	28(b)	28(c)	28(d)	28(e)	28(f)
29(a)	29(b)	29(c)	29(d)	29(e)	29(f)
30(a)	30(b)	30(c)	30(d)	30(e)	30(f)

Proprietor



AND WHEREAS, the said Amelia Gurjao, mother of the said original owner Jose Francisco Alves, also passed away on 05/05/1953 and on her demise, the respective inventory proceedings (inventario entre maiores) took place, in the court of Civil Judge Senior Division, Panaji, under file no. 1/69, which was annexed to the file no. 269/1934 and in which file, the SAID PROPERTY was allotted, being one half to the male owner Joao Alves and the other half to his sister Maria Luizinha Sabina Alves.

AND WHEREAS, in view of the above, the aforesaid property no. 17416, came to belong to the male owner Joao Alves and to the said his sister Maria Luizinha Sabina Alves., in equal shares, having been confirmed, in the said Inventory proceedings, the respective partition and allotments, by final court order dated 1/08/1973.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Proprietor



AND WHEREAS, thereafter the said allotter Maria Luizinha Alves sister of the male owner Joao Alves had entered into an agreement with the latter by which she had agreed to sell her half share of the SAID PROPERTY, to the male owner Joao Alves or his nominee, giving the possession of the said half share to the male owner Joao Alves in order to possess it, together with its remaining share belonging to him.

AND WHEREAS, further the said sister Maria Luizinha Sabina Alves and her husband Estevao Francisco Dias, gave declaration for legal effects that all the movable, immovable assets or any other rights which result from the inheritance on the death of their grandparents Joao Alves and Amelia Gurjao, namely the plot of land identified by

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Proprietor



number 17416 of Book B-46 new and registered in the revenue office under Article 65, REVERT IN FAVOUR of their brother/brother-in-law Joao Alves and declare that the rights to those inheritances are thus relinquished by the said sister Maria Luizinha Sabina Alves and her husband Estevao Francisco Dias, which Declaration is attested before the Embassy of India at Lisbon.

AND WHEREAS, in this manner, the said Joao Alves and his wife Mrs. Maria Isabel Alves are in full and undisturbed possession of the SAID PROPERTY described under no.17416 and as such, it is registered in the name of male owner Joao Alves in the respective Survey Records, in which the said whole property is surveyed under no.100/1, having the same area of 2550 square metres.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Proprietor



AND WHEREAS, on 7/12/1991, the said Joao Alves and his wife Mrs. Maria Isabel Alves had executed a Development agreement with Suhas Dattu Anvenkar i.e SECOND CONFIRMING PARTY herein, to develop their property bearing survey no. 100/1 of Taleigao.

AND WHEREAS, the said Joao Alves and his wife Mrs. Maria Isabel Alves and the SECOND CONFIRMING PARTY had obtained Conversion Sanad of the above SAID PROPERTY more particularly described in the Schedule - I, into its residential use by vide Sanad No. CN/TIS/109/91, dated 30/03/1994.

AND WHEREAS, the said Joao Alves and his wife Mrs. Maria Isabel Alves & the SECOND CONFIRMING PARTY had also obtained the approvals and permissions by vide letter no. DE/TIS/T/92-93/94/68, dated 27/01/1994., from the office of Town & Country Planning Department, Panaji - Goa.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	5(b)	6(a)	6(b)
7(a)	7(b)	8(a)	8(b)	9(a)	9(b)
10(a)	10(b)	11(a)	11(b)	12(a)	12(b)
13(a)	13(b)	13(c)	13(d)	14(a)	14(b)
15(a)	15(b)	16(a)	16(b)	17(a)	17(b)
18(a)	18(b)	19(a)	19(b)	20(a)	20(b)
21(a)	21(b)	22(a)	22(b)	23(a)	23(b)
24(a)	24(b)	25(a)	25(b)	26(a)	26(b)
27(a)	27(b)	28(a)	28(b)	29(a)	29(b)
30(a)					

Proprietor



AND WHEREAS, the said Joao Alves and his wife Mrs. Maria Isabel Alves & the SECOND CONFIRMING PARTY, had thereafter obtained the construction Licence/Permission under no.VPT/TLG/13/94-95, dated 29/04/1994., from the Village Panchayat of Taleigao., and the SECOND CONFIRMING PARTY constructed & completed the construction of the residential buildings known as "CLASSIC ENCLAVE" on the said property more particularly described in Schedule - I hereinbelow.

AND WHEREAS, the FLAT OWNERS and the FIRST CONFIRMING PARTY purchased their respective flats of the buildings known as "CLASSIC ENCLAVE", constructed on the SAID PROPERTY, from the said owners namely Joao Alves and his wife Mrs. Maria Isabel Alves and the SECOND CONFIRMING PARTY, by their respective vide Sale

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Proprietor



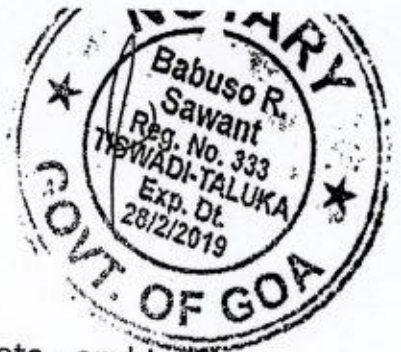
Deeds and Agreement of Sale, and thus became the owners in possession of their respective Flats and all the flats constructed on the SAID PROPERTY hereinafter be referred to as the "SAID FLATS".

AND WHEREAS, the BUILDER/DEVELOPER has approached the said owners namely Joao Alves and his wife Mrs. Maria Isabel Alves, the FLAT OWNERS, the FIRST CONFIRMING PARTY and the SECOND CONFIRMING PARTY with a proposed scheme of re-development and construction of the residential flats/proposed buildings in the SAID PROPERTY.

AND WHEREAS, the BUILDER/DEVELOPER has agreed to obtain all the necessary new approvals, new construction licence or permissions from the Village Panchayat of Taleigao, Approval of plans and permissions from Town and Country Planning, and also all the

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Proprietor

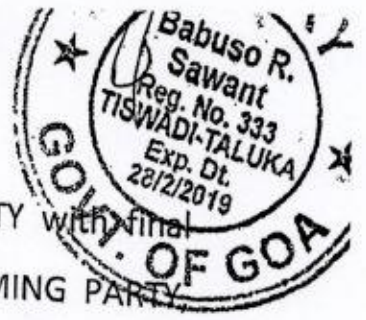


NOC's from PWD, Electricity & Health Department etc., on his own name or on behalf of his Proprietorship Firm's name i.e. RAJDEEP BUILDER, for the purpose of construction of the residential proposed buildings in the SAID PROPERTY, from the concerned Authority at his own cost and expenses.

AND WHEREAS, the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY have agreed and assured to the BUILDER/DEVELOPER to submit all the legal title documents of the SAID PROPERTY including all the Sale Deeds executed by the respective FLAT OWNERS with the said owners namely Joao Alves and his wife Mrs. Maria Isabel Alves and the SECOND CONFIRMING PARTY and all the Agreement for sale of the FIRST CONFIRMING

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	5(b)	6(a)	6(b)
7(a)	7(b)	8(a)	8(b)	9(a)	9(b)
10(a)	10(b)	11(a)	11(b)	12(a)	12(b)
13(a)	13(b)	13(c)	14(a)	14(b)	14(c)
15(a)	15(b)	15(c)	16(a)	16(b)	16(c)
17(a)	17(b)	17(c)	18(a)	18(b)	18(c)
19(a)	19(b)	19(c)	20(a)	20(b)	20(c)
21(a)	21(b)	21(c)	22(a)	22(b)	22(c)
23(a)	23(b)	23(c)	24(a)	24(b)	24(c)
25(a)	25(b)	25(c)	26(a)	26(b)	26(c)
27(a)	27(b)	27(c)	28(a)	28(b)	28(c)
29(a)	29(b)	29(c)	30(a)	30(b)	30(c)

RAJDEEP
Proprietor



PARTY executed with the SECOND CONFIRMING PARTY with final possession and N.O.C issued by the SECOND CONFIRMING PARTY including the title documents of the SAID PROPERTY within the period of two months (2) months from the date of execution of the present Memorandum of Understanding and such delay of submission of the above said title documents, sale deed or Agreement for sale, the BUILDER/DEVELOPER shall not be held liable for any such delay in obtaining all the approvals and construction licences from the office of the village panchayat of Taleigao and also the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY have further agreed and assured to the BUILDER/DEVELOPER to execute simultaneously the Irrevocable Power of Attorney in favour of the BUILDER/DEVELOPER, upon the

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	5(b)	6(a)	6(b)
7(a)	7(b)	8(a)	8(b)	9(a)	9(b)
10(a)	10(b)	11(a)	11(b)	11(c)	11(d)
12(a)	12(b)	12(c)	12(d)	13(a)	13(b)
13(a)	13(b)	13(c)	13(d)	14(a)	14(b)
14(a)	14(b)	14(c)	14(d)	15(a)	15(b)
15(a)	15(b)	15(c)	15(d)	16(a)	16(b)
16(a)	16(b)	16(c)	16(d)	17(a)	17(b)
17(a)	17(b)	17(c)	17(d)	18(a)	18(b)
18(a)	18(b)	18(c)	18(d)	19(a)	19(b)
19(a)	19(b)	19(c)	19(d)	20(a)	20(b)
20(a)	20(b)	20(c)	20(d)	21(a)	21(b)
21(a)	21(b)	21(c)	21(d)	22(a)	22(b)
22(a)	22(b)	22(c)	22(d)	23(a)	23(b)
23(a)	23(b)	23(c)	23(d)	24(a)	24(b)
24(a)	24(b)	24(c)	24(d)	25(a)	25(b)
25(a)	25(b)	25(c)	25(d)	26(a)	26(b)
26(a)	26(b)	26(c)	26(d)	27(a)	27(b)
27(a)	27(b)	27(c)	27(d)	28(a)	28(b)
28(a)	28(b)	28(c)	28(d)	29(a)	29(b)
29(a)	29(b)	29(c)	29(d)	30(a)	30(b)

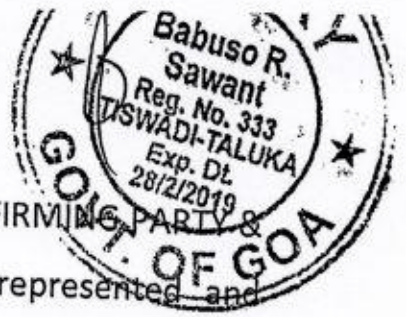
[Signature]
 Notary
 Babuso R. Sawant



execution of the present Memorandum of Understanding for the purpose of obtaining the necessary new approvals, new construction licence or permissions from the Village Panchayat of Taleigao and from other government departments, Approval of plans and permissions from Town and Country Planning, and also all the NOC's from Public Work Department, Electricity Department & Health Department etc., on his own name or on behalf of his Proprietorship Firm's name i.e. RAJDEEP BUILDER, for the purpose of construction of the residential proposed buildings in the SAID PROPERTY, from the concerned Authority at his own cost and expenses.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

RAJDEEP
Proprietor

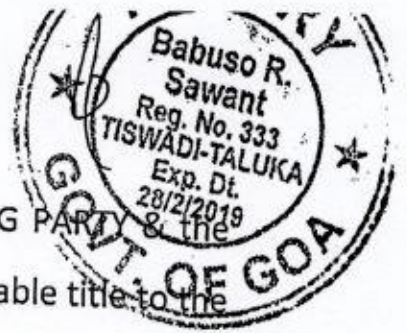


AND WHEREAS, the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY have further represented and covenanted unto the BUILDER/DEVELOPER as follows, viz.

- a) That they are in exclusive and peaceful possession of the SAID PROPERTY & SAID FLATS.
- b) That no person(s) other than themselves have any right, title and/or interest in the SAID PROPERTY & SAID FLATS.
- c) That the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY have an absolute right to dispose and/or sell or enter into Memorandum of Understanding or Development Agreement in respect of the SAID PROPERTY & SAID FLATS, and/or deal with it in any manner whatsoever.

1(a) <u>J</u>	1(b) <u>of Vijay</u>	2(a) <u>[Signature]</u>	2(b) <u>[Signature]</u>	3(a) <u>[Signature]</u>	3(b) <u>[Signature]</u>
4(a) <u>[Signature]</u>	4(b) <u>[Signature]</u>	5(a) <u>[Signature]</u>	6(a) <u>[Signature]</u>	7(a) <u>[Signature]</u>	7(b) <u>[Signature]</u>
8(a) <u>[Signature]</u>	8(b) <u>[Signature]</u>	9(a) <u>[Signature]</u>	9(b) <u>[Signature]</u>	10(a) <u>[Signature]</u>	11(a) <u>[Signature]</u>
11(b) <u>[Signature]</u>	12(a) <u>[Signature]</u>	12(b) <u>[Signature]</u>	13(a) <u>[Signature]</u>	13(b) <u>[Signature]</u>	13(c) <u>[Signature]</u>
13(d) <u>[Signature]</u>	14(a) <u>[Signature]</u>	14(b) <u>[Signature]</u>	15(a) <u>[Signature]</u>	15(b) <u>[Signature]</u>	16(a) <u>[Signature]</u>
17(a) <u>[Signature]</u>	18(a) <u>[Signature]</u>	18(b) <u>[Signature]</u>	19(a) <u>[Signature]</u>	19(b) <u>[Signature]</u>	20(a) <u>[Signature]</u>
20(b) <u>[Signature]</u>	21(a) <u>[Signature]</u>	21(b) <u>[Signature]</u>	22(a) <u>[Signature]</u>	22(b) <u>[Signature]</u>	23(a) <u>[Signature]</u>
23(b) <u>[Signature]</u>	24(a) <u>[Signature]</u>	24(b) <u>[Signature]</u>	25(a) <u>[Signature]</u>	25(b) <u>[Signature]</u>	26(a) <u>[Signature]</u>
26(b) <u>[Signature]</u>	27(a) <u>[Signature]</u>	27(b) <u>[Signature]</u>	28(a) <u>[Signature]</u>	28(b) <u>[Signature]</u>	29(a) <u>[Signature]</u>
30(a) <u>[Signature]</u>					

-Rajesh-



d) That the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY have a clear and marketable title to the SAID PROPERTY & SAID FLATS.

e) That there are no *Mundcars* and/or persons entrusted with Watch/Ward duties and/or any persons claiming agricultural tenancy and/or any tenant or any other right whatsoever in, to and/or over the SAID PROPERTY & SAID FLATS, and/or any part thereof.

f) That there is no legal bar or impediment to enter into an Memorandum of Understanding in respect of the SAID PROPERTY & SAID FLATS and that the SAID PROPERTY & SAID FLATS are free from encumbrances, liens and/or charges.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Proprietor



g) That no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/have been received by and/or served in respect of the SAID PROPERTY & SAID FLATS, nor any part thereof.

h) That neither the SAID PROPERTY nor the SAID FLATS, or nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
	J. V. G.	P. C.		M. L. S.	M. L. S.
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
P. C.	P. C.	P. C.	P. C.	P. C.	P. C.
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
P. C.	P. C.	P. C.	P. C.	P. C.	P. C.
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
P. C.	P. C.	P. C.	P. C.	P. C.	P. C.
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
P. C.	P. C.	P. C.	P. C.	P. C.	P. C.
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
P. C.	P. C.	P. C.	P. C.	P. C.	P. C.
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
P. C.	P. C.	P. C.	P. C.	P. C.	P. C.
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
P. C.	P. C.	P. C.	P. C.	P. C.	P. C.
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
P. C.	P. C.	P. C.	P. C.	P. C.	P. C.
30(a)					
S. S. Anvekar					

[Handwritten signature]

- i) That neither the SAID PROPERTY nor the SAID FLATS, or any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.
- j) That no person or entity has any right of road and/or passage and/or foot-path and/or right of crossing/re-crossing over and/or through the SAID PROPERTY, or any part thereof.
- k) That the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY have not entered into any agreement, understanding and/or arrangement for sale, development and/or disposal or otherwise whomsoever with any other party in respect of the SAID PROPERTY & the SAID FLATS, and/or any part thereof.

1(a)		1(b)		2(a)		2(b)		3(a)		3(b)	
4(a)		4(b)		5(a)		6(a)		7(a)		7(b)	
8(a)		8(b)		9(a)		9(b)		10(a)		11(a)	
11(b)		12(a)		12(b)		13(a)		13(b)		13(c)	
13(d)		14(a)		14(b)		15(a)		15(b)		16(a)	
17(a)		18(a)		18(b)		19(a)		19(b)		20(a)	
20(b)		21(a)		21(b)		22(a)		22(b)		23(a)	
23(b)		24(a)		24(b)		25(a)		25(b)		26(a)	
26(b)		27(a)		27(b)		28(a)		28(b)		29(a)	
30(a)											

Rajdeep
 Proprietor

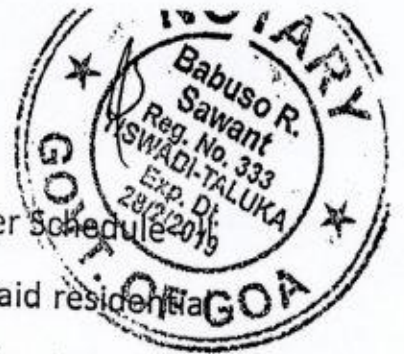


AND WHEREAS, the BUILDER/DEVELOPER has relying on representations and covenants hereinabove stated, and pursuant to negotiations and discussions by and between the parties hereto, it has been agreed that the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY shall grant in favour of the BUILDER/DEVELOPER and the BUILDER/DEVELOPER has agreed and shall acquire from them the rights of re-development on the SAID PROPERTY, on the condition that the BUILDER/DEVELOPER shall give 20% extra FAR on their respective existing area of each Flat, by constructing thirty six (36) flats in the residential proposed buildings for the FLAT OWNERS, the FIRST CONFIRMING PARTY and the

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Rajdeep

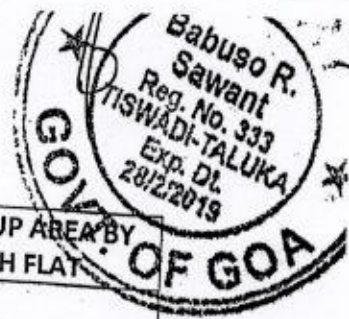
 PROJECT



SECOND CONFIRMING PARTY, with fully furnished as per Schedule and alongwith the thirty six (36) stilt parking's of the said residential proposed buildings as mentioned below having approximate area for each flats are allotted as follows:-

Sr. No.	NAME OF THE EXISTING FLAT OWNERS	PROPOSED SUPER BUILD-UP AREA BY THE BUILDER FOR EACH FLAT
1	Mr. Joaquim Viegas	103SqMtrs Triple Bedroom
2	Mr. Jaiwant Chimalkar	103SqMtrs Triple Bedroom
3	Mr. Madhav Pai	103SqMtrs Triple Bedroom
4	Mr. Suresh Nimbalkar	103SqMtrs Triple Bedroom
5	MR. Edson Rodrigues	103SqMtrs Triple Bedroom
6	Mr. Salil Gauns Dessai	75SqMtrs Double Bedroom
7	Mr. Mahesh Nadkarni	75SqMtrs Double Bedroom
8	Mrs. Ujwala Uttam Kedar	75SqMtrs Double Bedroom
9	Mr. Pramod Chauhan	103SqMtrs Triple Bedroom
10	Miss Surekha Pai	103SqMtrs Triple Bedroom
11	Mr. Pundalik Nagwekar	103SqMtrs Triple Bedroom
12	Mr. Pramod Prabhu	103SqMtrs Triple Bedroom
13	Mr. Munnalal N. Gupta	103SqMtrs Triple Bedroom
14	Mr. Pradip Ambiye	103SqMtrs Triple Bedroom
15	Mr. Satish Samant	103SqMtrs Triple Bedroom

Handwritten signatures and initials for each flat owner, labeled from 1(a) to 30(a). The signatures are arranged in a grid-like pattern corresponding to the flat numbers. At the bottom, there is a signature for the Proprietor.



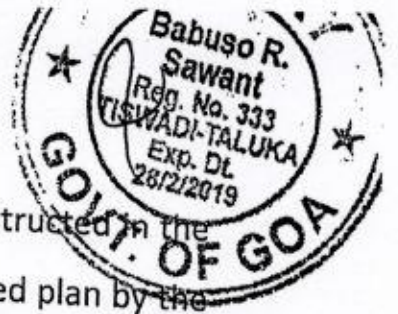
Sr. No.	NAME OF THE EXISTING FLAT OWNERS	PROPOSED SUPER BUILD-UP AREA BY THE BUILDER FOR EACH FLAT
16	Ms. Sangeeta Jadhav alias Chakrabarti	103SqMtrs Triple Bedroom
17	Mr. Sanjay Dina Mulvi	75SqMtrs Double Bedroom
18	Mrs. Smita Prabhu	75SqMtrs Double Bedroom
19	Mrs. Antonette Carvalho	75SqMtrs Double Bedroom
20	Mrs. Sumitra Mangesh Parab	75SqMtrs Double Bedroom
21	Mr. Deepak Borkar	75SqMtrs Double Bedroom
22	Mr. Pramod Savant	103SqMtrs Triple Bedroom
23	Mr. Shripad R. Nayak	103SqMtrs Triple Bedroom
24	Mr. Nazim Pradhan	103SqMtrs Triple Bedroom
25	Mrs. Vassudha Salgaonkar	103SqMtrs Triple Bedroom
26	Mr. Shankar Vadkar	103SqMtrs Triple Bedroom
27	Mr. Ramesh Khot	103SqMtrs Triple Bedroom
28	Mr. Ranjeet Appa Desai	103SqMtrs Triple Bedroom
29	Mr. Dheeraj Bandodkar	103SqMtrs Triple Bedroom

Note: The floor allotment for the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY will be allotted as per their present existing floors, except the Ground Floor will be allocated and treated as Upper Ground Floor and the rest accordingly.

Handwritten signatures and initials for each flat owner, organized in a grid corresponding to the table above. The signatures are as follows:

- 1(a) [Signature], 1(b) [Signature], 2(a) [Signature], 2(b) [Signature]
- 3(a) [Signature], 3(b) [Signature]
- 4(a) [Signature], 4(b) [Signature], 5(a) [Signature], 6(a) [Signature]
- 7(a) [Signature], 7(b) [Signature]
- 8(a) [Signature], 8(b) [Signature], 9(a) [Signature], 9(b) [Signature]
- 10(a) [Signature], 10(b) [Signature], 11(a) [Signature]
- 11(b) [Signature], 12(a) [Signature], 12(b) [Signature]
- 13(a) [Signature], 13(b) [Signature], 13(c) [Signature]
- 14(a) [Signature], 14(b) [Signature]
- 15(a) [Signature], 15(b) [Signature], 16(a) [Signature]
- 17(a) [Signature], 18(a) [Signature], 18(b) [Signature]
- 19(a) [Signature], 19(b) [Signature], 20(a) [Signature]
- 21(a) [Signature], 21(b) [Signature]
- 22(a) [Signature], 22(b) [Signature], 23(a) [Signature]
- 24(a) [Signature], 24(b) [Signature]
- 25(a) [Signature], 25(b) [Signature], 26(a) [Signature]
- 27(a) [Signature], 27(b) [Signature]
- 28(a) [Signature], 28(b) [Signature], 29(a) [Signature]
- 30(a) [Signature]

Proprietor



AND WHEREAS, all the SAID FLATS proposed to be constructed in the SAID PROPERTY shall be constructed as per the Approved plan by the Town and Country Planning Department/North Goa and as per the Construction Licence issued by the Village Panchayat of Taleigao., and which shall be completed in all respect as per the specifications hereto annexed in Schedule -II, for the consideration in kind as towards the full and final settlement of the price of the SAID PROPERTY & the SAID FLATS and the balance remaining construction of the flats of the proposed buildings, proposed to be constructed in the SAID PROPERTY, as per approved plan by the Town and Country Planning Department/North Goa., and as per Construction Licence issued by the Village Panchayat of Taleigao, along with the undivided proportionate rights and shares in the SAID PROPERTY, shall be retained by the BUILDER/DEVELOPER for free sale only upon

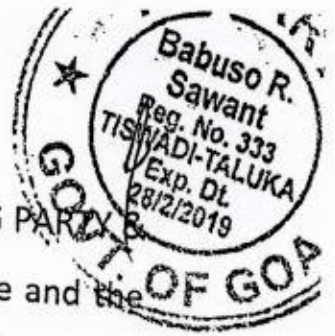
1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					


 Proprietor

execution of the Development Agreement between the above parties which will be executed and registered before the office of the Sub-Registrar of Ilhas - Goa., wherein the BUILDER/DEVELOPER shall be entitled to sell/transfer his remaining allotted flats with stilt parking's of the proposed buildings, alongwith the undivided proportionate rights and shares in the SAID PROPERTY, to any third party or to any prospective purchaser/s, without intervention of the ORIGINAL OWNERS, the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY, in his own name or on behalf of the said firm as owner at such price as the BUILDER/DEVELOPER may think fit and proper for such consideration, except the said thirty six (36) flats of the said proposed buildings, which are to be allotted to the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

S. S. Anwar



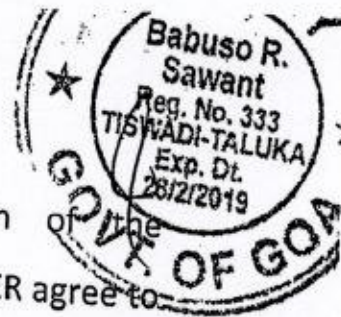
AND WHEREAS, the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY have agreed for the same and the BUILDER/DEVELOPER has agreed to re-develop and construct the proposed residential buildings in the SAID PROPERTY, consisting of residential flats with the stilt parking's, alongwith the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY, under a Development Scheme on the terms and conditions stipulated hereunder.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES AS FOLLOWS:-

1. By this agreement the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY, who are the absolute owners of the SAID PROPERTY & the SAID FLATS have agreed to hand over the possession of the SAID PROPERTY alongwith the old SAID

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

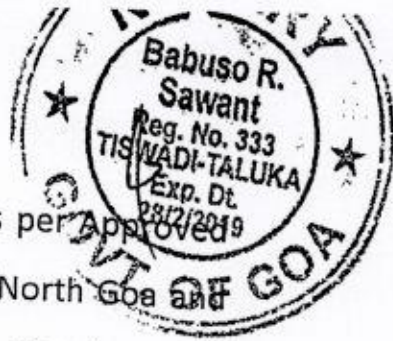
-PR-
Proprietor



FLATS to the BUILDER/DEVELOPER, upon execution of the Development Agreement, wherein the BUILDER/DEVELOPER agree to re-develop the SAID PROPERTY more particularly described in the Schedule - I, by constructing the residential proposed buildings, consisting of residential flats with stilt parking's, alongwith the undivided proportionate rights and shares in the SAID PROPERTY, and for this purpose the FLAT OWNERS, the FIRST CONFIRMING PARTY and the SECOND CONFIRMING PARTY have demanded from the BUILDER/DEVELOPER, the thirty six (36) flats of the said proposed residential buildings, alongwith the undivided proportionate rights and shares in the SAID PROPERTY, proposed to be constructed in the SAID PROPERTY, which shall be completed in all respect as per the


1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

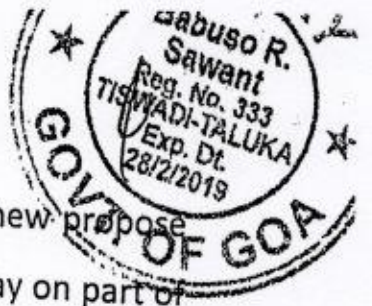

 Proprietor



specifications hereto annexed in Schedule - II, and as per Approved plan by the Town and Country Planning Department/North Goa as per Construction Licence issued by the Village Panchayat of Taleigao, for the consideration in kind to the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY, as towards the full and final settlement of the price of the SAID PROPERTY & the SAID FLATS, and therefore the party of the First Part i.e., the FLAT OWNERS, the party of the Second Part i.e. the FIRST CONFIRMING PARTY, & the party of the Third Part i.e. the SECOND CONFIRMING PARTY shall handed over the possession of the SAID PROPERTY alongwith the old SAID FLATS to the BUILDER/DEVELOPER, within the period of 2 (two) months from the date of execution of the Development Agreement before the office of the Sub-Registrar, for demolition of the existing old buildings standing on the SAID

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					


 Proprietor

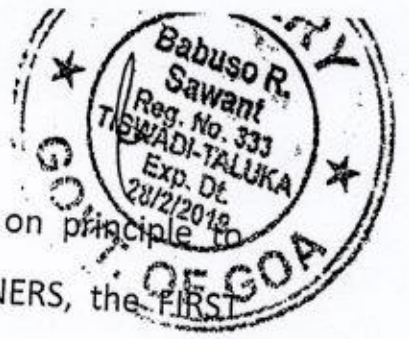


PROPERTY and for re-development by constructing the new proposed residential buildings in the SAID PROPERTY, any such delay on part of the party of the First Part i.e., the FLAT OWNERS, the party of the Second Part i.e. the FIRST CONFIRMING PARTY, & the party of the Third Part i.e. the SECOND CONFIRMING while handing over the possession of the SAID PROPERTY, the BUILDER/DEVELOPER shall not be held liable for further delay in the construction of the proposed residential buildings.

2. The FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY shall permit the BUILDER/DEVELOPER and the BUILDER/DEVELOPER shall re-develop and construct the proposed residential buildings with Stilt parking's as per approved plan by the Town and Country Planning Department/North Goa and also as per Construction Licence issued by the Village Panchayat of

1(a) <u>[Signature]</u>	1(b) <u>[Signature]</u>	2(a) <u>[Signature]</u>	2(b) <u>[Signature]</u>	3(a) <u>[Signature]</u>	3(b) <u>[Signature]</u>
4(a) <u>[Signature]</u>	4(b) <u>[Signature]</u>	5(a) <u>[Signature]</u>	6(a) <u>[Signature]</u>	7(a) <u>[Signature]</u>	7(b) <u>[Signature]</u>
8(a) <u>[Signature]</u>	8(b) <u>[Signature]</u>	9(a) <u>[Signature]</u>	9(b) <u>[Signature]</u>	10(a) <u>[Signature]</u>	11(a) <u>[Signature]</u>
11(b) <u>[Signature]</u>	12(a) <u>[Signature]</u>	12(b) <u>[Signature]</u>	13(a) <u>[Signature]</u>	13(b) <u>[Signature]</u>	13(c) <u>[Signature]</u>
13(d) <u>[Signature]</u>	14(a) <u>[Signature]</u>	14(b) <u>[Signature]</u>	15(a) <u>[Signature]</u>	15(b) <u>[Signature]</u>	16(a) <u>[Signature]</u>
17(a) <u>[Signature]</u>	18(a) <u>[Signature]</u>	18(b) <u>[Signature]</u>	19(a) <u>[Signature]</u>	19(b) <u>[Signature]</u>	20(a) <u>[Signature]</u>
20(b) <u>[Signature]</u>	21(a) <u>[Signature]</u>	21(b) <u>[Signature]</u>	22(a) <u>[Signature]</u>	22(b) <u>[Signature]</u>	23(a) <u>[Signature]</u>
23(b) <u>[Signature]</u>	24(a) <u>[Signature]</u>	24(b) <u>[Signature]</u>	25(a) <u>[Signature]</u>	25(b) <u>[Signature]</u>	26(a) <u>[Signature]</u>
26(b) <u>[Signature]</u>	27(a) <u>[Signature]</u>	27(b) <u>[Signature]</u>	28(a) <u>[Signature]</u>	28(b) <u>[Signature]</u>	29(a) <u>[Signature]</u>
30(a) <u>[Signature]</u>					

[Signature]
Proprietor



Taleigao, at his own risk, cost and responsibility on principle basis and not as agent of the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY by putting up residential proposed buildings in or upon the SAID PROPERTY., as per the Approved plans by the concerned authorities and as per the terms and conditions imposed by the Town & Country Planning Department/North Goa & Development Authority while approving the residential proposed building plans and also as per the conditions imposed in the construction license issued by the office of the Village Panchayat of Taleigao.

3. The said thirty six (36) flats, alongwith thirty six (36) stilt parking's of the proposed residential buildings for the FLAT OWNERS, the FIRST CONFIRMING PARTY and the SECOND CONFIRMING PARTY proposed to be constructed by the BUILDER/DEVELOPER shall be

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

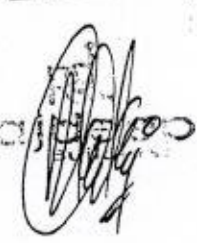
Rajeev

 Proprietor



constructed strictly in accordance with the approved plans and specifications sanctioned by the Town Planner Town and Country Planning Department/North Goa Planning & Development Authority and the Village Panchayat of Taleigao and the same shall be provided with amenities as provided by the BUILDER/DEVELOPER in the Proposed building/Project to be implemented by the BUILDER/DEVELOPER in the SAID PROPERTY and which are set out in the Schedule - II, hereto. The BUILDER/DEVELOPER shall complete construction of the thirty six (36) flats of the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY alongwith thirty six (36) stilt parking's of the proposed buildings and hand over vacant and peaceful possession thereof to the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY herein

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	5(b)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					


 Babuso R. Sawant
 Town Planner



within a period of 30 months from the date of handing over possession of all the old SAID FLATS and SAID PROPERTY upon execution of the Development Agreement by the said owners namely Joao Alves and his wife Mrs. Maria Isabel Alves, the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY in favour of the BUILDER/DEVELOPER, with further extension of additional period of six (6) months. Without Prejudice to what has been stated above. If the BUILDER/DEVELOPER fails and/or neglects to complete construction of the said thirty six (36) flats, alongwith thirty six (36) stilt parking's of the proposed buildings to be constructed by it for the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY under the said terms of handing over the possession thereof to the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY within a period of 30 months with further extension of additional period of

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

[Signature]
Proprietor



six (6) months, from the date of handing over the possession of all the old SAID FLATS and SAID PROPERTY upon execution of the Development Agreement by the said owners namely Joao Alves and his wife Mrs. Maria Isabel Alves, the FLAT OWNERS, the FIRST CONFIRMING PARTY and the SECOND CONFIRMING PARTY, then in that event, the BUILDER/DEVELOPER shall be liable to make payment of penalty of Rs.5,000/- (Rupees Five Thousand Only) per month per flat., for the delay in so completing the said thirty six (36) flats of the proposed buildings, as mentioned hereinabove alongwith thirty six (36) stilt parking's for the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY and handing over possession to the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY without prejudiced to rights of the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	5(b)	6(a)	6(b)
8(a)	8(b)	9(a)	9(b)	10(a)	10(b)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Rajesh
Proprietor



CONFIRMING PARTY subject to execution of the Development Agreement. However, the said penalty shall not become payable if the said delay shall have been occasioned by any Act of God, Force Majeure Causes, restrained order from any Appropriate Authority or Judicial Body; or by virtue of other reasons beyond normal human control.

4. The FLAT OWNERS, the FIRST CONFIRMING PARTY, the SECOND CONFIRMING PARTY & the BUILDER/DEVELOPER have mutually agreed that the FLAT OWNERS, the FIRST CONFIRMING PARTY, and the SECOND CONFIRMING PARTY shall not claim nor ask for the Bank Guarantee now or future from the BUILDER/DEVELOPER and the BUILDER/DEVELOPER shall not be in a position to give any Bank Guarantee to the FLAT OWNERS, nor the FIRST CONFIRMING PARTY, nor the SECOND CONFIRMING PARTY, as the BUILDER/DEVELOPER is making initial investment of Rs. 2.5 crores,

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Rajesh B. Sawant
Proprietor



for obtaining zone change to C1 zone or C1 plus Zone or any other zone, for obtaining all the valid permissions and approvals from all the various government departments including local village panchayat, and also the stamp duty and registration charges for execution of the Development Agreement before the Sub-Registrar of Ilhas, which includes the Lawyer's fees and other legal charges.

5. The FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY hereby permits the BUILDER/DEVELOPER to consume the F.A.R hereby allotted to the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY in favour of the BUILDER/DEVELOPER in the construction of the proposed residential buildings alongwith stilt parking's and thereon and by Sale of the said flats/units (Except the

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					



said thirty six (36) allotted flats to be retained by the FLAT OWNERS, the FIRST CONFIRMING PARTY and the SECOND CONFIRMING PARTY to prospective purchaser/s thereof on "ownership" basis at its own discretion and the proceeds thereof shall be utilized by the BUILDER/DEVELOPER exclusively without any reference to the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY.

6. The BUILDER/DEVELOPER shall invest all money and other resources required for construction of the said proposed residential buildings. All responsibility, costs, expenses, risk and liability for construction of the said residential proposed buildings shall be solely of the BUILDER/DEVELOPER.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Rajendra
Proprietor



7. The FLAT OWNERS, the FIRST CONFIRMING PARTY SECOND CONFIRMING PARTY do hereby assure the BUILDER/DEVELOPER that they have not created any THIRD PARTY claims in the SAID PROPPERTY nor in the SAID FLATS and do hereby indemnify the BUILDER/DEVELOPER against any defect in title or any third party claims that may arise and which shall be settled by the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY at their own cost. If any litigation takes place due to any defect in the title of the said owners namely Joao Alves and his wife Mrs. Maria Isabel Alves, the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY or due to any third party claim, such period of stoppage of work shall be excluded from the period of performance stipulated in the agreement.

1(a) [Signature] 1(b) [Signature] 2(a) [Signature] 2(b) [Signature] 3(a) [Signature] 3(b) [Signature]
4(a) [Signature] 4(b) [Signature] 5(a) [Signature] 6(a) [Signature] 7(a) [Signature] 7(b) [Signature]
8(a) [Signature] 8(b) [Signature] 9(a) [Signature] 9(b) [Signature] 10(a) [Signature] 11(a) [Signature]
11(b) [Signature] 12(a) [Signature] 12(b) [Signature] 13(a) [Signature] 13(b) [Signature] 13(c) [Signature]
13(d) [Signature] 14(a) [Signature] 14(b) [Signature] 15(a) [Signature] 15(b) [Signature] 16(a) [Signature]
17(a) [Signature] 18(a) [Signature] 18(b) [Signature] 19(a) [Signature] 19(b) [Signature] 20(a) [Signature]
20(b) [Signature] 21(a) [Signature] 21(b) [Signature] 22(a) [Signature] 22(b) [Signature] 23(a) [Signature]
23(b) [Signature] 24(a) [Signature] 24(b) [Signature] 25(a) [Signature] 25(b) [Signature] 26(a) [Signature]
26(b) [Signature] 27(a) [Signature] 27(b) [Signature] 28(a) [Signature] 28(b) [Signature] 29(a) [Signature]
30(a) [Signature]

[Signature]
Proc. for

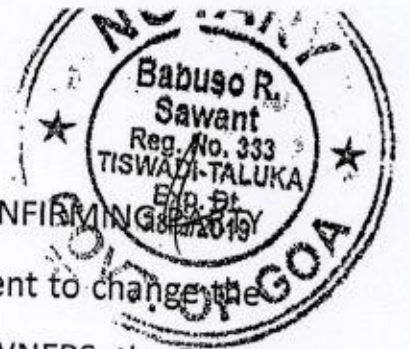


8. The FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY hereby shall indemnify and keep indemnified the BUILDER/DEVELOPER against any loss or damages that shall arise from any claims, litigations or proceedings filed or to be filed against the FLAT OWNERS or the FIRST CONFIRMING PARTY or the SECOND CONFIRMING PARTY by any person or person with respect to the SAID PROPERTY or the SAID FLATS and in case of such happening, if the work of construction is delayed than the period of completion of construction shall automatically stand extended for such period of delay.

The BUILDER/DEVELOPER hereby shall indemnify and keep indemnified the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY against any loss or damages that shall arise from any claims, litigations or proceedings filed or to be filed against the BUILDER/DEVELOPER by any person or person on account of the BUILDER/DEVELOPER committing any breach of contract.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Rajesh
Proprietor



9. If in any case the FLAT OWNERS, the FIRST CONFIRMING PARTY and the SECOND CONFIRMING PARTY decide or intent to change the BUILDER/DEVELOPER then in such case the FLAT OWNERS, the FIRST CONFIRMING PARTY and the SECOND CONFIRMING PARTY shall refund the cost incurred by the BUILDER/DEVELOPER with interest of 18 % p.a., within 15 days from the date of cancellation, for obtaining all the such approvals, permissions or licenses or any other expenses made including the services and efforts involved, the professional fees of the lawyers, architect, engineer, etc.

10. The name for a scheme of apartment to be constructed in or upon the SAID PROPERTY shall be known as "RAJDEEP CLASSIC RESIDENCY" and the FLAT OWNERS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY hereby give their no objection to the same.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	5(b)	6(a)	6(b)
7(a)	7(b)	8(a)	8(b)	9(a)	9(b)
10(a)	10(b)	11(a)	11(b)	11(c)	11(d)
12(a)	12(b)	12(c)	12(d)	12(e)	12(f)
13(a)	13(b)	13(c)	13(d)	13(e)	13(f)
14(a)	14(b)	14(c)	14(d)	14(e)	14(f)
15(a)	15(b)	15(c)	15(d)	15(e)	15(f)
16(a)	16(b)	16(c)	16(d)	16(e)	16(f)
17(a)	17(b)	17(c)	17(d)	17(e)	17(f)
18(a)	18(b)	18(c)	18(d)	18(e)	18(f)
19(a)	19(b)	19(c)	19(d)	19(e)	19(f)
20(a)	20(b)	20(c)	20(d)	20(e)	20(f)
21(a)	21(b)	21(c)	21(d)	21(e)	21(f)
22(a)	22(b)	22(c)	22(d)	22(e)	22(f)
23(a)	23(b)	23(c)	23(d)	23(e)	23(f)
24(a)	24(b)	24(c)	24(d)	24(e)	24(f)
25(a)	25(b)	25(c)	25(d)	25(e)	25(f)
26(a)	26(b)	26(c)	26(d)	26(e)	26(f)
27(a)	27(b)	27(c)	27(d)	27(e)	27(f)
28(a)	28(b)	28(c)	28(d)	28(e)	28(f)
29(a)	29(b)	29(c)	29(d)	29(e)	29(f)
30(a)	30(b)	30(c)	30(d)	30(e)	30(f)

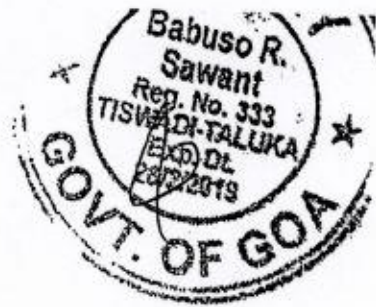
Proprietor



11. All the cost and expenses for execution of the Development Agreement including Stamp Duty and Registration Charges, shall be borne and paid by the BUILDER/DEVELOPER alone.
12. Both the parties are entitled for specific performance of this agreement.
13. Any dispute of differences if any arises between the parties the same shall be tried with the jurisdiction of Panjim Courts.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	5(b)	6(a)	6(b)
8(a)	8(b)	9(a)	9(b)	10(a)	10(b)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

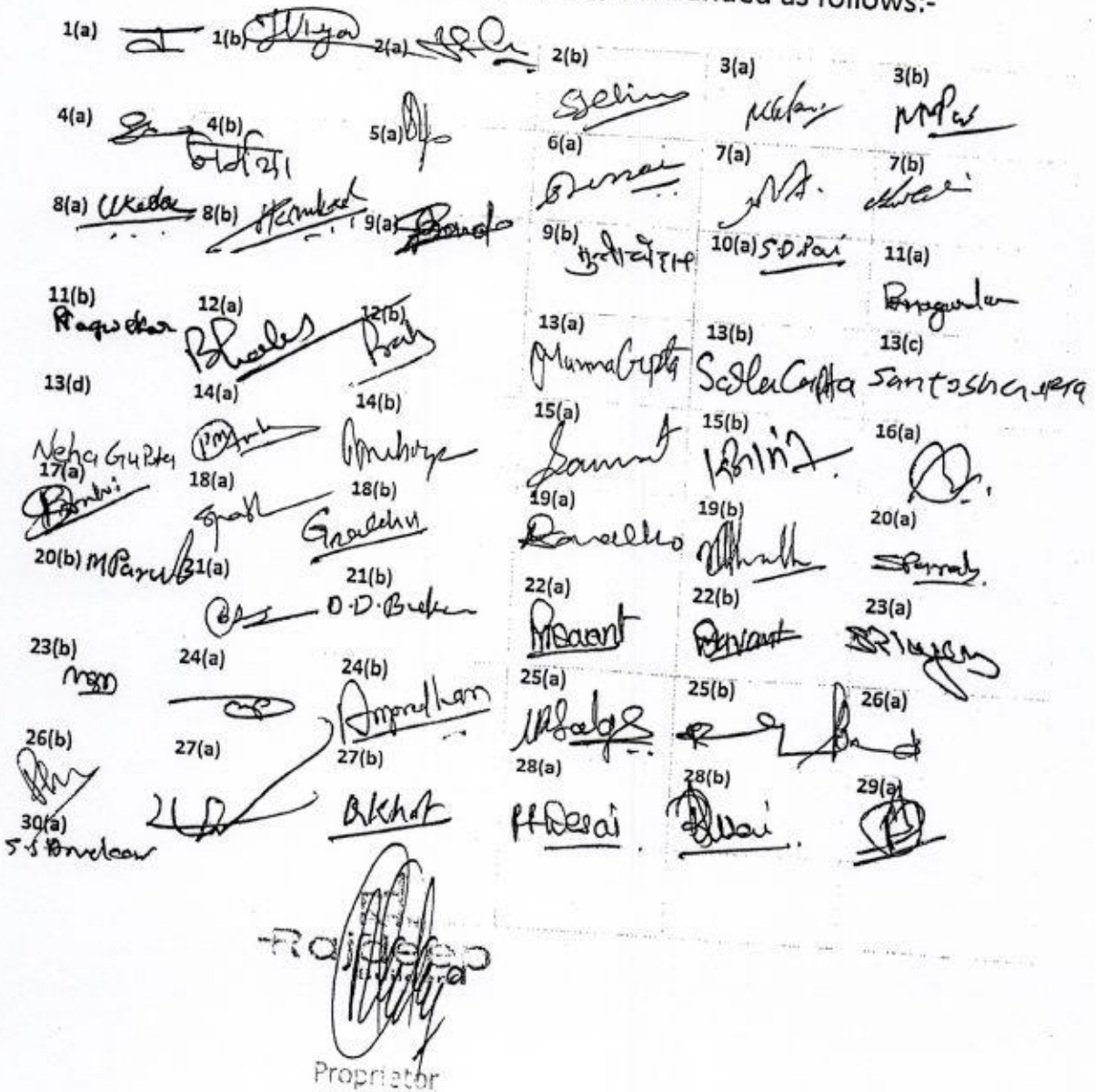

ROICEEP
 BUILDERS
 Proprietor



SCHEDULE - I

(Description of the SAID PROPERTY)

a) ALL THAT property known as "BORBHAT", admeasuring 2550 sq.mtrs., situated within the limits of Village Panchayat of Taleigao, Tiswadi Taluka, Registration Sub-District of Ilhas, District of North Goa, in the State of Goa, described in the Land Registration Office at Panaji, registered under no. 17416 of Book B-46 new and enrolled in the Matriz under no. 65 and surveyed under survey no. 100/1 of Village Taleigao, Goa., wherein the existing residential buildings known as "Classic Enclave", consisting of 36 Flats, situated at Taleigao Classic Enclave Building, Near Skoda Showroom, New by-pass Road, Taleigao, Tiswadi Taluka, is constructed on the above said property and the said property is bounded as follows:-





North :- By the property of Maria S. F. Sequeira
 Survey No. 101/4 of Taleigao Village;

South :- By the property of King of Sundem (Survey
 No. 79/4 of Taleigao Village;

East :- By the property of Antonio Sebastiao F.
 Taverir (Survey No. 100/2 of Taleigao
 Village; and

West :- By public road.



[Signature]
 Proprietor



SCHEDULE - II

(Brief Description and Specification)

i) THE STRUCTURE:

It is RCC structure with external walls upto the plinth in laterite stone masonry and the external walls in supper structure shall be 23cm thick in laterite stones. The external plaster will be double coat and sand faced cement plaster furnished with two coats of cement paints along with primer. The internal walls shall be in bricks of 10cm thick. The internal plaster for walls and the ceiling shall be single coat cement plaster with 3 coats of good quality paint.

ii) MAIN SAFETY DOOR:

Stainless steel safety Gate for main door.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
8(a)	8(b)	9(a)	9(b)	10(a)	11(a)
11(b)	12(a)	12(b)	13(a)	13(b)	13(c)
13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Handwritten signatures and initials are present in each cell of the table. At the bottom center, there is a large signature and the text 'RAJESH' and 'PRO'.



iii) DOORS AND WINDOWS:

The main door shall be of teakwood frame with teak wood panelled finished with polish. All the remaining doors shall be marine ply, factory processed panel. All windows will be of aluminium frames with rolling shutters of glass.

iv) SAFETY GRILLS:

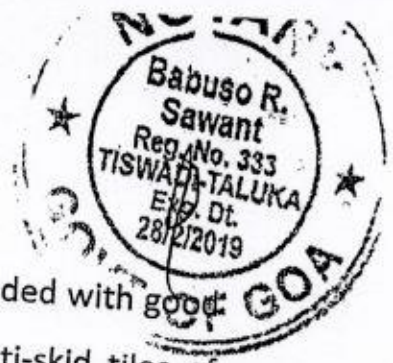
Safety Fabrication Grills will be provided uniformly to all flats.

v) CEILING:

POP Ceiling with LED Lights will be provided in all rooms.

1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
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17(a)	18(a)	18(b)	19(a)	19(b)	20(a)
20(b)	21(a)	21(b)	22(a)	22(b)	23(a)
23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Rajdeep
Proprietor



vi) FLOORING:

Living Room, Kitchen and Two Bed Rooms will be provided with good quality vitrified tiles. Bath Room flooring shall be anti-skid tiles of good quality and wall tiles fitting shall be upto full height. All bathroom fittings and sanitary fittings shall be of premium class quality such as Ceraor equivalent.

vii) SANITARY AND TOILET FITTINGS:

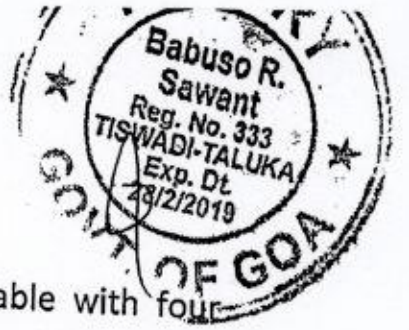
All equipment will be provided with premium plus quality fittings, such as Cera or equivalent.

viii) KITCHEN:

The Kitchen Platform will be of Black Colour Granite top with modern accessories and the aluminium Ladder with cabinet will be provided in the kitchen.

1(a) [Signature] 1(b) [Signature] 2(a) [Signature] 2(b) [Signature] 3(a) [Signature] 3(b) [Signature]
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Neharika 17(a) [Signature] 18(a) [Signature] 18(b) [Signature] 19(a) [Signature] 19(b) [Signature] 20(a) [Signature]
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30(a) [Signature]

[Signature]
Proprietor



ix) FURNITURES AND FIXTURE:

Sofa set with Center Table in living room, Dining Table with four Chairs and Wardrobe with Bed in each Bed Room of Plywood.

X) ELECTRICAL INSTALLATION:

All rooms of the flat will be provided with LED Lights, Fans and bathroom with Exhaust Fans.

XI) AIR CONDITIONERS:

All bedrooms will be provided with split Air Conditioner.

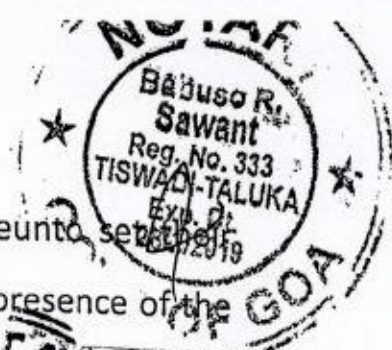
XII) CURTAINS:

Curtains will be provided for all windows.

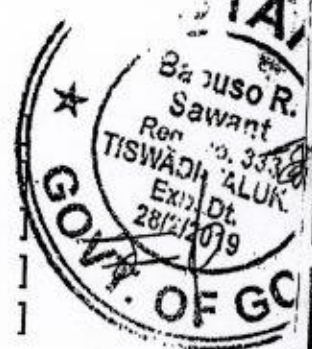
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23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Rajesh
Proprietor

IN WITNESS WHEREOF the parties hereto have hereunto set their
 respective hands on the date aforementioned in the presence of the
 undersigned witnesses.



SIGNED, SEALED AND DELIVERED
 by the within named
"FLAT OWNERS" Of the FIRST PART.
 1(a) Mr. Joaquim Viegas



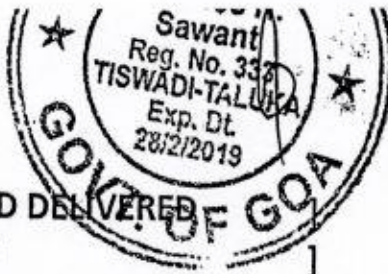
SIGNED, SEALED AND DELIVERED
 by the within named
"FLAT OWNERS" Of the FIRST PART.
 1(b) Mrs. Flory Viegas

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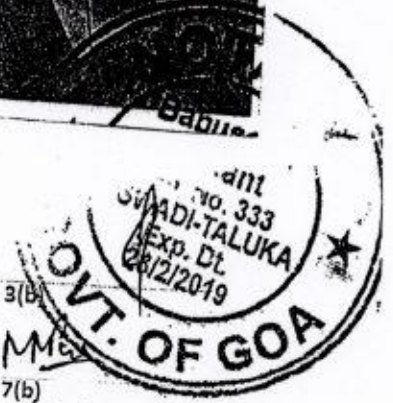
Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FLAT OWNERS" Of the FIRST PART.
2(a) Mr. Jaiwant Chimalkar

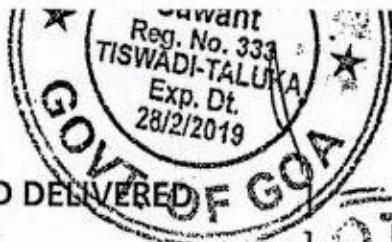


SIGNED, SEALED AND DELIVERED
by the within named
"FLAT OWNERS" Of the FIRST PART.
2(b) Mrs. Sujata Chimalkar



1(a)	1(b)	2(a)	2(b)	3(a)	3(b)
4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
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23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
26(b)	27(a)	27(b)	28(a)	28(b)	29(a)
30(a)					

Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FLAT OWNERS" Of the FIRST PART
3(a) Mr. Madhav Pai

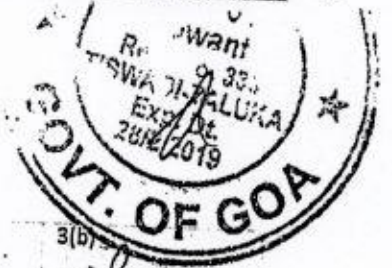
Madhav Pai



SIGNED, SEALED AND DELIVERED
by the within named
"FLAT OWNERS" Of the FIRST PART.
3(b) Mrs. Malati Pai

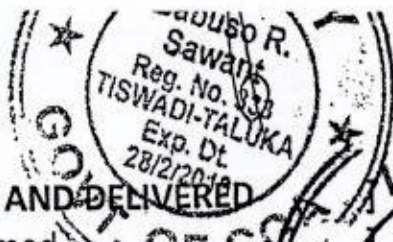
Malati Pai

Malati Pai



1(a) <i>[Signature]</i>	1(b) <i>[Signature]</i>	2(a) <i>[Signature]</i>	2(b) <i>[Signature]</i>	3(a) <i>[Signature]</i>	3(b) <i>[Signature]</i>
4(a) <i>[Signature]</i>	4(b) <i>[Signature]</i>	5(a) <i>[Signature]</i>	6(a) <i>[Signature]</i>	7(a) <i>[Signature]</i>	7(b) <i>[Signature]</i>
8(a) <i>[Signature]</i>	8(b) <i>[Signature]</i>	9(a) <i>[Signature]</i>	9(b) <i>[Signature]</i>	10(a) S.P. Pai	11(a) <i>[Signature]</i>
11(b) <i>[Signature]</i>	12(a) <i>[Signature]</i>	12(b) <i>[Signature]</i>	13(a) <i>[Signature]</i>	13(b) <i>[Signature]</i>	13(c) SANTOSH GUPTA
13(d) <i>[Signature]</i>	14(a) <i>[Signature]</i>	14(b) <i>[Signature]</i>	15(a) <i>[Signature]</i>	15(b) <i>[Signature]</i>	16(a) <i>[Signature]</i>
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20(b) M. Parvath	21(a) <i>[Signature]</i>	21(b) D.D. Baker	22(a) <i>[Signature]</i>	22(b) <i>[Signature]</i>	23(a) <i>[Signature]</i>
23(b) <i>[Signature]</i>	24(a) <i>[Signature]</i>	24(b) <i>[Signature]</i>	25(a) <i>[Signature]</i>	25(b) <i>[Signature]</i>	26(a) <i>[Signature]</i>
26(b) <i>[Signature]</i>	27(a) <i>[Signature]</i>	27(b) <i>[Signature]</i>	28(a) <i>[Signature]</i>	28(b) <i>[Signature]</i>	29(a) <i>[Signature]</i>
30(a) S.S. Amelcar					

[Signature]
Proprietor



SIGNED, SEALED AND DELIVERED
 by the within named
"FLAT OWNERS" Of the FIRST PART.
 4(a) Mr. Suresh Shivaji Nimbalkar

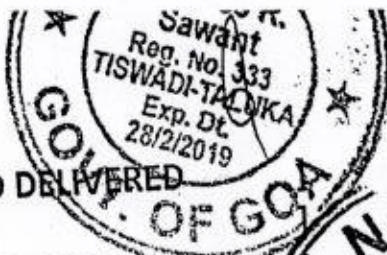


SIGNED, SEALED AND DELIVERED]
 by the within named]
"FLAT OWNERS" Of the FIRST PART.]
 4(b) Mrs. Nirmala Suresh Nimbalkar निर्मला]

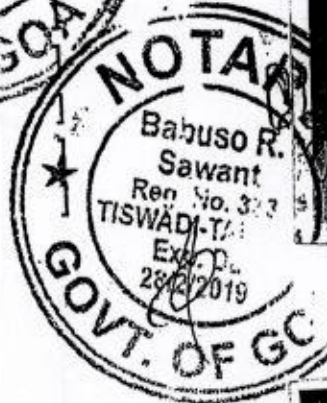


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4(a)	4(b)	5(a)	6(a)	7(a)	7(b)
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13(d)	14(a)	14(b)	15(a)	15(b)	16(a)
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23(b)	24(a)	24(b)	25(a)	25(b)	26(a)
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30(a)					

Rajdeep
 Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FLAT OWNERS" Of the FIRST PART.
5(a) Mr. Edson Rodrigues

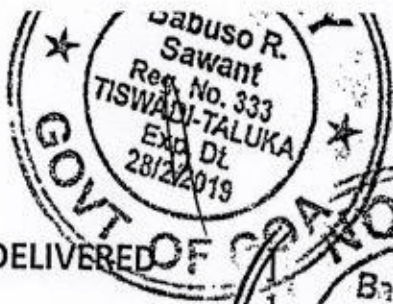


SIGNED, SEALED AND DELIVERED
by the within named
"FLAT OWNERS" Of the FIRST PART.
6(a) Mr. Salil Gauns Dessai *Salil Gauns Dessai*



1(a) <i>[Signature]</i>	1(b) <i>[Signature]</i>	2(a) <i>[Signature]</i>	2(b) <i>[Signature]</i>	3(a) <i>[Signature]</i>	3(b) <i>[Signature]</i>
4(a) <i>[Signature]</i>	4(b) <i>[Signature]</i>	5(a) <i>[Signature]</i>	6(a) <i>[Signature]</i>	7(a) <i>[Signature]</i>	7(b) <i>[Signature]</i>
8(a) <i>[Signature]</i>	8(b) <i>[Signature]</i>	9(a) <i>[Signature]</i>	9(b) <i>[Signature]</i>	10(a) <i>[Signature]</i>	11(a) <i>[Signature]</i>
11(b) <i>[Signature]</i>	12(a) <i>[Signature]</i>	12(b) <i>[Signature]</i>	13(a) <i>[Signature]</i>	13(b) <i>[Signature]</i>	13(c) <i>[Signature]</i>
13(d) <i>[Signature]</i>	14(a) <i>[Signature]</i>	14(b) <i>[Signature]</i>	15(a) <i>[Signature]</i>	15(b) <i>[Signature]</i>	16(a) <i>[Signature]</i>
17(a) <i>[Signature]</i>	18(a) <i>[Signature]</i>	18(b) <i>[Signature]</i>	19(a) <i>[Signature]</i>	19(b) <i>[Signature]</i>	20(a) <i>[Signature]</i>
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30(a) <i>[Signature]</i>					

[Signature]
Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FLAT OWNERS" Of the FIRST PART.
7(a) Mr. Mahesh Nadkarni

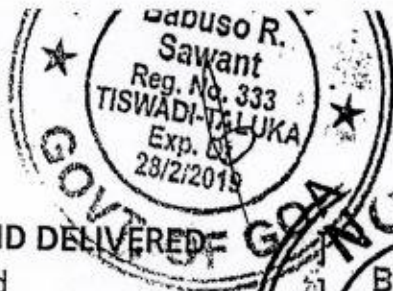


SIGNED, SEALED AND DELIVERED
by the within named
"FLAT OWNERS" Of the FIRST PART.
7(b) Mrs. Maya M. Nadkarni

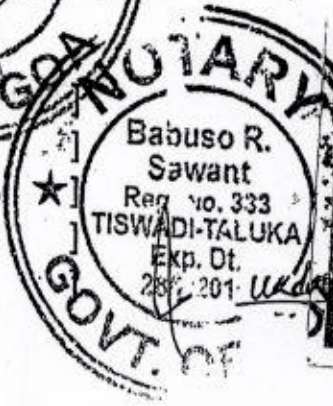


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30(a)					

Rajesh
Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FLAT OWNERS" Of the FIRST PART.
8(a) Mrs. Ujwala Uttam Kedar Ujwala



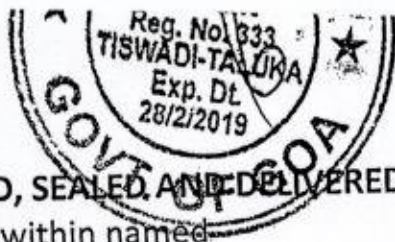
SIGNED, SEALED AND DELIVERED
by the within named
"FLAT OWNERS" Of the FIRST PART.
8(b) Mr. Uttam Pandurang Kedar Uttam

Uttam

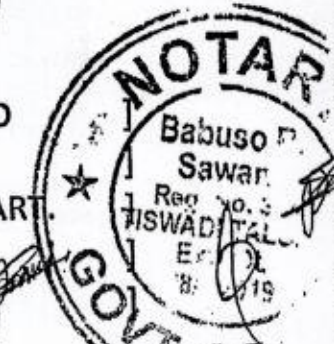


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- 30(a) [Signature]

[Signature]
Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FLAT OWNERS" Of the FIRST PART.
9(a) Mr. Pramod Shivnath Chauhan



SIGNED, SEALED AND DELIVERED
by the within named
"FLAT OWNERS" Of the FIRST PART.
9(b) Mrs. Munni Chauhan

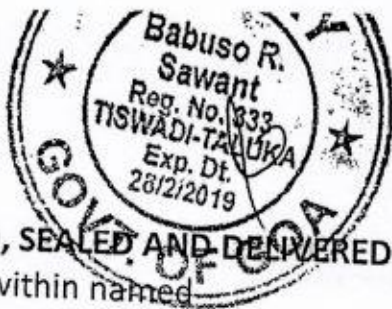


SIGNED, SEALED AND DELIVERED
by the within named
"FLAT OWNERS" Of the FIRST PART.
10(a) Miss Surekha Pai, S.D. Pai



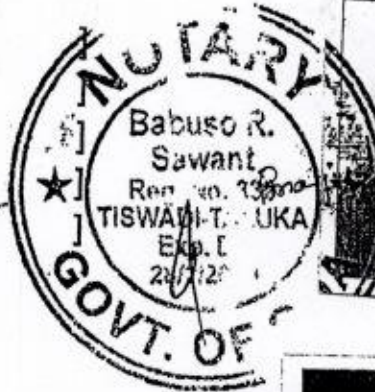
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- 11(b) 12(a) 12(b) 13(a) 13(b) 13(c) Santosh Guvera
- 13(d) 14(a) 14(b) 15(a) 15(b) 16(a)
- 17(a) 18(a) 18(b) 19(a) 19(b) 20(a)
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- 23(b) 24(a) 24(b) 25(a) 25(b) 26(a)
- 26(b) 27(a) 27(b) 28(a) 28(b) 29(a)
- 30(a) S. S. Amvelcar

Rajdeep
Solutions
Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.

11(a) Mr. Pundalik Nagwekar *Nagwekar*



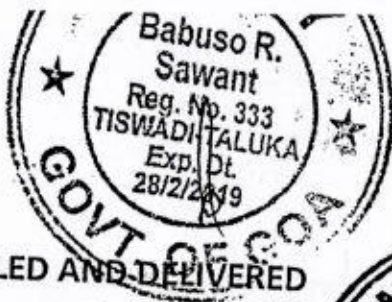
SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.

11(b) Mrs. Priti Nagewkar *Nagwekar*

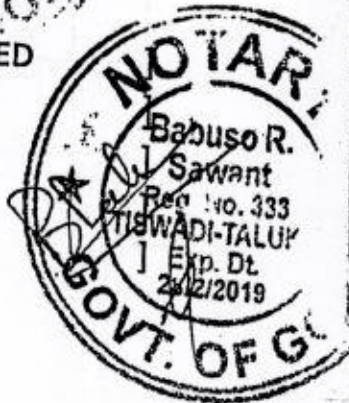


1(a) <i>[Signature]</i>	1(b) <i>[Signature]</i>	2(a) <i>[Signature]</i>	2(b) <i>[Signature]</i>	3(a) <i>[Signature]</i>
4(a) <i>[Signature]</i>	4(b) <i>[Signature]</i>	5(a) <i>[Signature]</i>	6(a) <i>[Signature]</i>	7(a) <i>[Signature]</i>
8(a) <i>[Signature]</i>	8(b) <i>[Signature]</i>	9(a) <i>[Signature]</i>	9(b) <i>[Signature]</i>	10(a) <i>[Signature]</i>
11(b) <i>[Signature]</i>	12(a) <i>[Signature]</i>	12(b) <i>[Signature]</i>	13(a) <i>[Signature]</i>	13(b) <i>[Signature]</i>
13(d) <i>[Signature]</i>	14(a) <i>[Signature]</i>	14(b) <i>[Signature]</i>	15(a) <i>[Signature]</i>	15(b) <i>[Signature]</i>
17(a) <i>[Signature]</i>	18(a) <i>[Signature]</i>	18(b) <i>[Signature]</i>	19(a) <i>[Signature]</i>	19(b) <i>[Signature]</i>
20(b) <i>[Signature]</i>	21(a) <i>[Signature]</i>	21(b) <i>[Signature]</i>	22(a) <i>[Signature]</i>	22(b) <i>[Signature]</i>
23(b) <i>[Signature]</i>	24(a) <i>[Signature]</i>	24(b) <i>[Signature]</i>	25(a) <i>[Signature]</i>	25(b) <i>[Signature]</i>
26(b) <i>[Signature]</i>	27(a) <i>[Signature]</i>	27(b) <i>[Signature]</i>	28(a) <i>[Signature]</i>	28(b) <i>[Signature]</i>
30(a) <i>[Signature]</i>				

[Signature]
Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
12(a) Mr. Pramod Prabhu

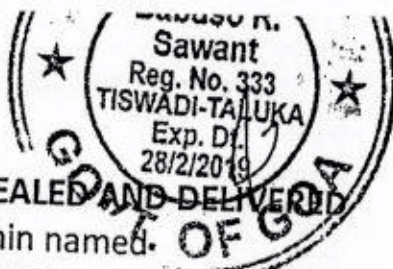


SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
12(b) Mrs. Preeta Pramod Prabhu



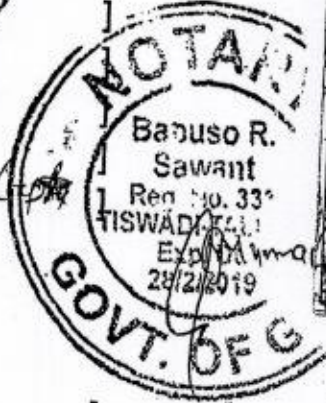
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26(b)	27(a)	27(b)	28(a)	28(b)
30(a)				29(a)

Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.

13(a) Mr. Munnalal N. Gupta *Munnalal N. Gupta*



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by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.

13(b) Mrs Sarla Gupta *Sarla Gupta*



Sarla Gupta



- 1(a) *[Signature]* 1(b) *[Signature]* 2(a) *[Signature]* 2(b) *[Signature]*
- 3(a) *[Signature]* 3(b) *[Signature]*
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- 30(a) *[Signature]*

[Signature]
Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"

Of the SECOND PART. *Santosh Gupta*
13(c) Mr. Santosh N. Gupta

SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"

Of the SECOND PART.
13(d) Mrs Neha Gupta *Neha Gupta*

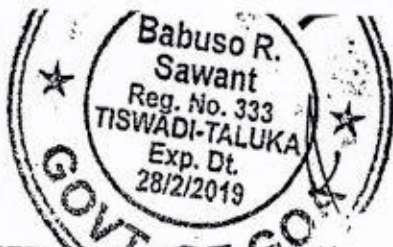


Neha



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- 30(a) *[Signature]*

[Signature]
Proprietor



SIGNED, SEALED AND DELIVERED
 by the within named
“FIRST CONFIRMING PARTY”
 Of the **SECOND PART.**
 14(a) Mr. Pradip Ambiyé

pm/ Ambiyé



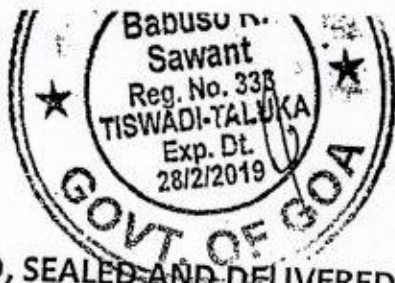
SIGNED, SEALED AND DELIVERED
 by the within named
“FIRST CONFIRMING PARTY”
 Of the **SECOND PART.**
 14(b) Mrs. Priyanka Pradip Ambiyé

Priyanka



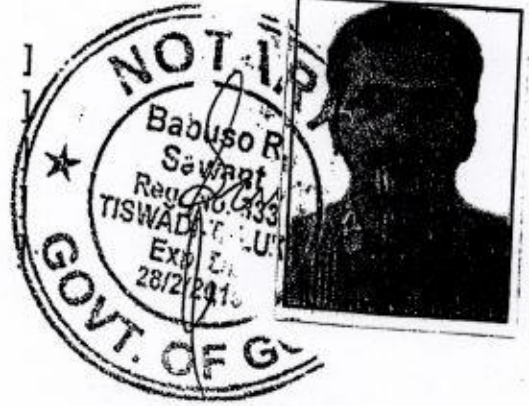
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| 13(d) <i>[Signature]</i> | 14(a) <i>[Signature]</i> | 14(b) <i>[Signature]</i> | 15(a) <i>[Signature]</i> | 15(b) <i>[Signature]</i> | 16(a) <i>[Signature]</i> |
| 17(a) <i>[Signature]</i> | 18(a) <i>[Signature]</i> | 18(b) <i>[Signature]</i> | 19(a) <i>[Signature]</i> | 19(b) <i>[Signature]</i> | 20(a) <i>[Signature]</i> |
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Rajdeep
[Signature]
 Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
15(a) Mr. Satish Samant

Samant



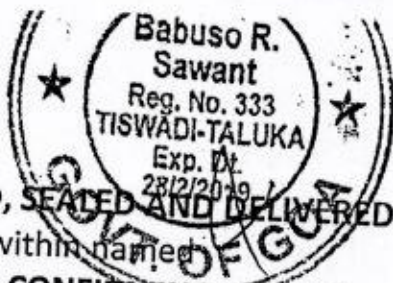
SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
15(b) Mrs. Deepali Satish Samant

Samant



1(a) <i>[Signature]</i>	1(b) <i>[Signature]</i>	2(a) <i>[Signature]</i>	2(b) <i>[Signature]</i>	3(a) <i>[Signature]</i>	3(b) <i>[Signature]</i>
4(a) <i>[Signature]</i>	4(b) <i>[Signature]</i>	5(a) <i>[Signature]</i>	6(a) <i>[Signature]</i>	7(a) <i>[Signature]</i>	7(b) <i>[Signature]</i>
8(a) <i>[Signature]</i>	8(b) <i>[Signature]</i>	9(a) <i>[Signature]</i>	9(b) <i>[Signature]</i>	10(a) <i>[Signature]</i>	11(a) <i>[Signature]</i>
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17(a) <i>[Signature]</i>	18(a) <i>[Signature]</i>	18(b) <i>[Signature]</i>	19(a) <i>[Signature]</i>	19(b) <i>[Signature]</i>	20(a) <i>[Signature]</i>
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30(a) <i>[Signature]</i>					

Rajdeep
Proprietor



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"FIRST CONFIRMING PARTY"

Of the SECOND PART.

16(a) Ms. Sangeeta Jadhav alias Chakrabarti



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"FIRST CONFIRMING PARTY"

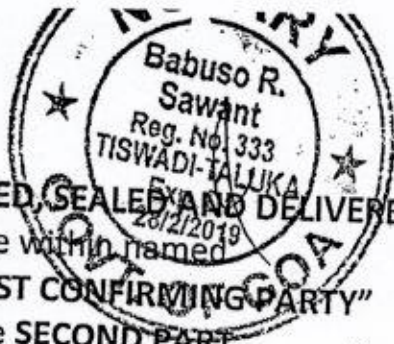
Of the SECOND PART.

17(a) Mr. Sanjay Dina Mulvi



- 1(a) 1(b) 2(a) 2(b)
- 3(a) 3(b)
- 4(a) 4(b) 5(a)
- 6(a) 7(a) 7(b)
- 8(a) 8(b) 9(a) 9(b)
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- 28(a) 28(b) 29(a)
- 30(a) 5-j. Anvekar

Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
18(a) Mrs. Smita Prabhu

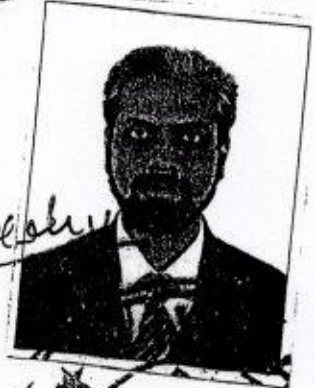
Smita Prabhu



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
18(b) Mr. Girish Anand Prabhu

Girish Anand Prabhu

Girish Anand Prabhu



1(a) *[Signature]* 1(b) *[Signature]* 2(a) *[Signature]*

4(a) *[Signature]* 4(b) *[Signature]* 5(a) *[Signature]*

8(a) *[Signature]* 8(b) *[Signature]* 9(a) *[Signature]*

11(b) *[Signature]* 12(a) *[Signature]* 12(b) *[Signature]*

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23(b) *[Signature]* 24(a) *[Signature]* 24(b) *[Signature]*

26(b) *[Signature]* 27(a) *[Signature]* 27(b) *[Signature]*

30(a) *[Signature]*
S.S. Anvekar

2(b) *[Signature]*

6(a) *[Signature]* 7(a) *[Signature]*

9(b) *[Signature]* 10(a) *[Signature]*

13(a) *[Signature]* 13(b) *[Signature]*

19(a) *[Signature]* 15(b) *[Signature]*

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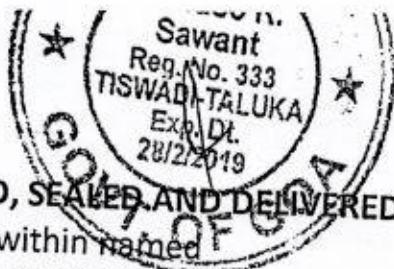
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28(a) *[Signature]* 28(b) *[Signature]*



[Signature]
Rajdeep
Proprietor



SIGNED, SEALED AND DELIVERED
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"FIRST CONFIRMING PARTY"

Of the SECOND PART.

19(a) Mrs. Antonette Carvalho *Barallo*



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by the within named

"FIRST CONFIRMING PARTY"

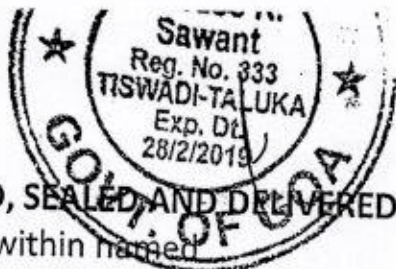
Of the SECOND PART.

19(b) Mr. Menino Carvalho *Mhulho*



- | | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 1(a) <i>[Signature]</i> | 1(b) <i>[Signature]</i> | 2(a) <i>[Signature]</i> | 2(b) <i>[Signature]</i> | 3(a) <i>[Signature]</i> | 3(b) <i>[Signature]</i> |
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[Signature]
-Rajesh-
[Signature]



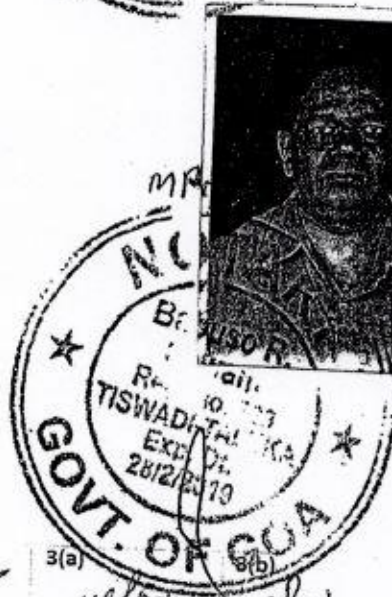
SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
20(a) Mrs. Sumitra Mangesh Parab

Parab



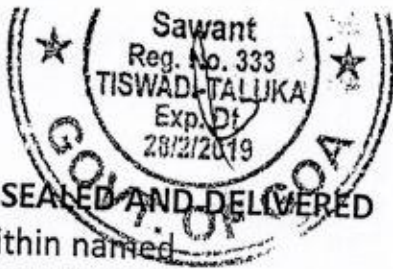
SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
20(b) Mr. Mangesh Gopi Parab

M Parab



1(a) <i>[Signature]</i>	1(b) <i>[Signature]</i>	2(a) <i>[Signature]</i>	2(b) <i>[Signature]</i>	3(a) <i>[Signature]</i>	3(b) <i>[Signature]</i>
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30(a) <i>[Signature]</i>					

Rajdeep
Proprietor



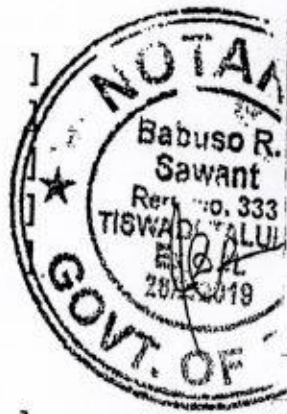
SIGNED, SEALED AND DELIVERED by the within named

""FIRST CONFIRMING PARTY""

Of the SECOND PART.

21(a) Mr. Deepak Borkar

[Handwritten signature]



SIGNED, SEALED AND DELIVERED by the within named

""FIRST CONFIRMING PARTY""

Of the SECOND PART.

21(b) Mrs. Deepa Borkar

D.D. Borkar

Dr



- 1(a) *[Signature]* 1(b) *[Signature]* 2(a) *[Signature]* 2(b) *[Signature]* 3(a) *[Signature]*
- 4(a) *[Signature]* 4(b) *[Signature]* 5(a) *[Signature]* 6(a) *[Signature]* 7(a) *[Signature]* 7(b) *[Signature]*
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- 30(a) *[Signature]* *[Signature]* *[Signature]* *[Signature]* *[Signature]*

[Signature]
Proprietor



SIGNED, SEALED AND DELIVERED by the within named

“FIRST CONFIRMING PARTY”

Of the SECOND PART.

22(a) Mr. Pramod Savant

Pramod



SIGNED, SEALED AND DELIVERED by the within named

“FIRST CONFIRMING PARTY”

Of the SECOND PART.

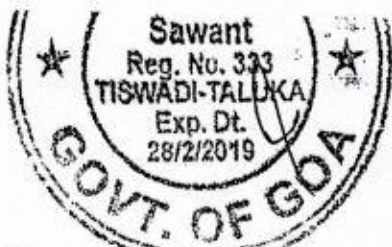
22(b) Mrs. Medha Savant

Medha



- 1(a) *[Signature]* 1(b) *[Signature]* 2(a) *[Signature]* 2(b) *[Signature]* 3(a) *[Signature]* 3(b) *[Signature]*
- 4(a) *[Signature]* 4(b) *[Signature]* 5(a) *[Signature]* 6(a) *[Signature]* 7(a) *[Signature]* 7(b) *[Signature]*
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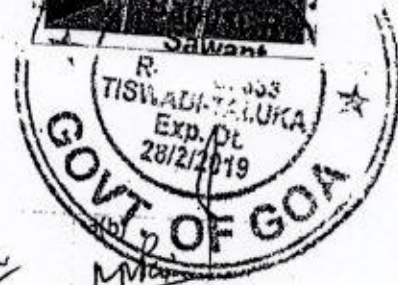
[Signature]
Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
23(a) Mr. Shripad R. Nayak



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
23(b) Mrs. Medha Nayak

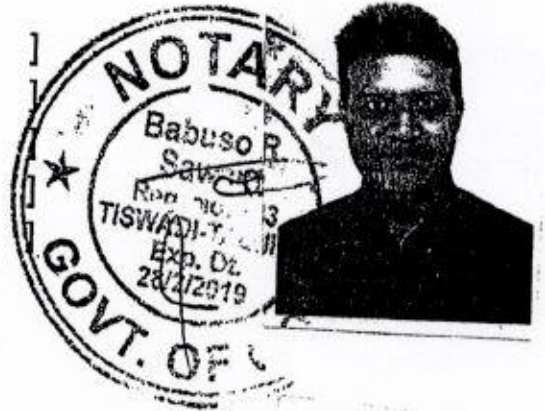


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| 26(b) | 27(a) | 27(b) | 28(a) | 28(b) | 29(a) |
| 30(a) | | | | | |

[Signature]
Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
24(a) Mr. Nazim Pradhan

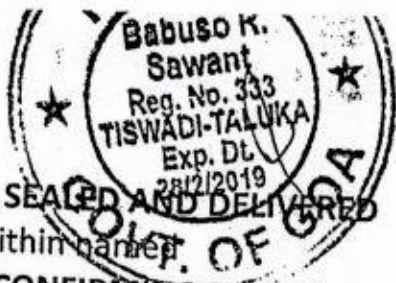


SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
24(b) Mrs. Aruna Pradhan



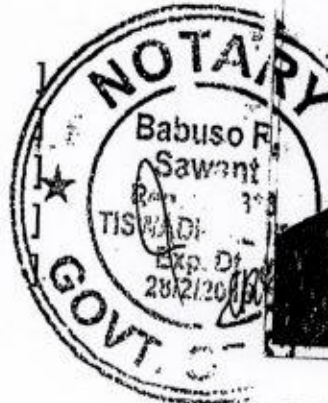
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| 26(b) | 27(a) | 27(b) | 28(a) | 28(b) | 28(c) |
| 30(a) | 30(b) | 30(c) | 30(d) | 30(e) | 30(f) |

Rajdeep
Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
25(a) Mrs. Vassudha Salgaonkar

Salgaonkar



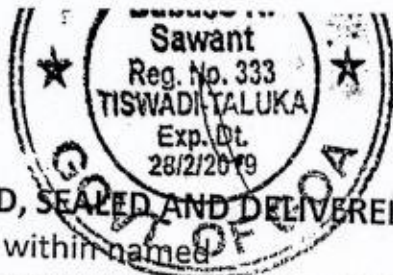
SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
25(b) Mr. Ramesh Salgaonkar

Salgaonkar



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- 30(a) *[Signature]*

Rajdeep
Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
26(a) Mr. Shankar Raghuvir Vadkar

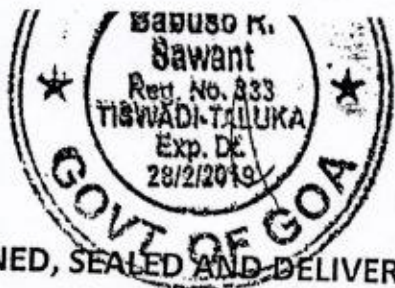


SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
26(b) Mrs. Parvati Shankar Vadkar



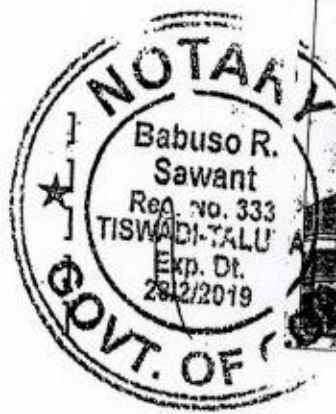
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| 26(b) | 27(a) | 27(b) | 28(a) | 28(b) | 29(a) |
| 30(a) | | | | | |

Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
27(a) Mr. Ramesh Khot

[Handwritten signature]



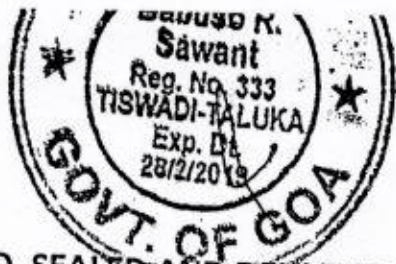
SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
27(b) Mrs. Latika Khot

[Handwritten signature]



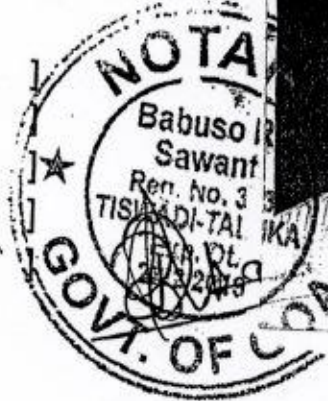
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- 30(a) *[Signature]*

[Handwritten signature]
Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
28(a) Mr. Ranjeet Appa Desai

[Handwritten signature]



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
28(b) Mrs. Rajasi Ranjeet Desai

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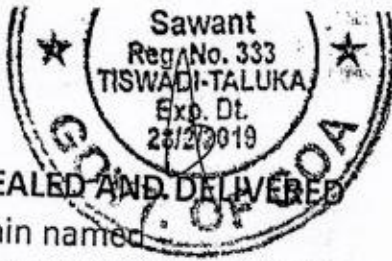


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| 4(a) <i>[Signature]</i> | 4(b) <i>[Signature]</i> | 5(a) <i>[Signature]</i> | 6(a) <i>[Signature]</i> | 7(a) <i>[Signature]</i> | 7(b) <i>[Signature]</i> |
| 8(a) <i>[Signature]</i> | 8(b) <i>[Signature]</i> | 9(a) <i>[Signature]</i> | 9(b) <i>[Signature]</i> | 10(a) <i>[Signature]</i> | 11(a) <i>[Signature]</i> |
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| 17(a) <i>[Signature]</i> | 18(a) <i>[Signature]</i> | 18(b) <i>[Signature]</i> | 19(a) <i>[Signature]</i> | 19(b) <i>[Signature]</i> | 20(a) <i>[Signature]</i> |
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| 30(a) <i>[Signature]</i> | | | | | |

[Handwritten signature]
Proprietor



SIGNED, SEALED AND DELIVERED
by the within named
"FIRST CONFIRMING PARTY"
Of the SECOND PART.
29(a) Mr. Dheeraj Vasant Bhandekar

NO



SIGNED, SEALED AND DELIVERED
by the within named
"SECOND CONFIRMING PARTY"
Of the THIRD PART.
30. Shruti Suhas Anvekar

S. S. Anvekar

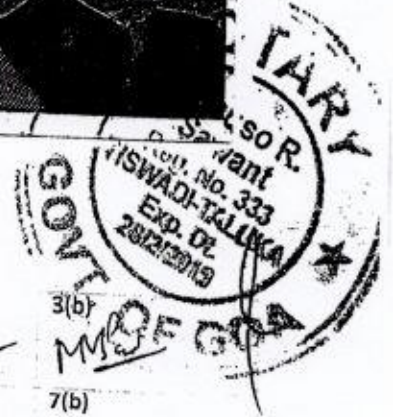
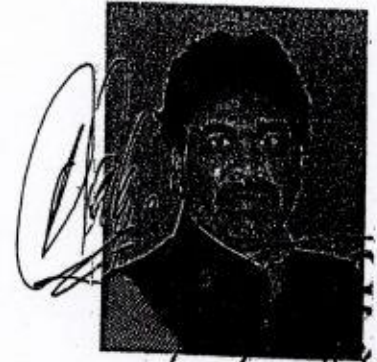


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| 8(a) <u>[Signature]</u> | 8(b) <u>[Signature]</u> | 9(a) <u>[Signature]</u> | 9(b) <u>[Signature]</u> | 10(a) <u>[Signature]</u> | 11(a) <u>[Signature]</u> |
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| 30(a) <u>[Signature]</u> | | | | | |

Rajdeep
Proprietor



SIGNED, SEALED AND DELIVERED
 by the within named
 "BUILDER/DEVELOPER"
 M/S. RAJDEEP BUILDERS, Proprietorship
 Firm of Mr. RAJESH TARKAR,
 of the FOURTH PART.



1(a) [Signature] 1(b) [Signature] 2(a) [Signature] 2(b) [Signature] 3(a) [Signature] 3(b) [Signature]
 4(a) [Signature] 4(b) [Signature] 5(a) [Signature] 6(a) [Signature] 7(a) [Signature] 7(b) [Signature]
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 30(a) [Signature]

WITNESSES:

- Mr. Amar Kamat, Pernem Goa
- Mr. Amey Zuvarkar, Panjim Goa

Rajdeep
 Builders
 Proprietor