



गोवा GOA

No. 5022 of Vendor Form 15/11/17 457124
 Name of Vendor Rajesh Laxar
 Name of Father _____
 Purpose _____ Transacting Parties _____
 Sign of Stamp Vendor _____
 Date of Issuance _____
 (REGD/STAMP/NOTARY/GOA)



MEMORANDUM OF UNDERSTANDING

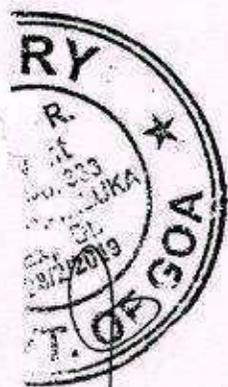
This Memorandum of Understanding is made and executed at Panaji, Goa on this 11th day of the month of November of the Christian year Two Thousand and Seventeen i.e. (11/11/2017).

1 [Signature] 2 [Signature] 3(a) [Signature] 3(b) [Signature]
 4(a) [Signature] 4(b) [Signature] 4(c) [Signature]
 5(a) [Signature] 6 S.S. Bavelar

[Signature]

BETWEEN

- 1 Mr. John Francis D'Souza, Son of Late Shri Vincent D'Souza, aged 66 years, widower, occupation Retired, Indian National, holder of Pan Card bearing no.AJPPD8046D, resident of B.3/2 Cedmar Apartments, Swami Vivekanand Road, Panaji, Goa 403001.
- 2 Mr. Stanislaus A.J., Son of Mr. M.A. Nathan, aged 59 years, married, occupation service, Indian National, holder of Pan Card bearing no.AJDPS3501L, resident of H Nc-4, Classic Enclave, Bor Bhat, Near Lemon Tree School, Taleigao, Tiswadi, Goa;
- 3 (a) Mr. Baburao Fatu Naik, Son of Mr.Fatu Vishnu Naik, aged 59 years, married, occupation Service, Indian National, holder of Pan Card bearing no.AMBPN2824L and his wife. ;
(b) Mrs. Kiran Naik, Wife of Baburao Naik, aged 48 years, married, occupation housewife, Indian National, holder of Pan Card bearing no.ALEPP2386F, both resident of H No.147/A, Aradi Bandhu, Calapur, Tiswadi, Goa;
- 4 Mrs. Balika Ramesh Kundaikar, Wife of Late Ramesh G. Kundaikar, aged 52 years, Widow, occupation business, Indian National, holder of Pan Card bearing no.CYRPK0940C and Her legal heirs. ;
(a) Mr. Gurudas Ramesh Kundaikar, Son of Late Ramesh G. Kundaikar, aged 28 years, unmarried, occupation Service, Indian National, holder of Pan Card bearing no.CEJPK1778N, AND
(b) Mr. Gauresh Ramesh Kundaikar, Son of Late Ramesh G. Kundaikar, aged 26 years, unmarried, occupation Service, Indian National, holder of Pan Card bearing no.CEJPK1776C, AND



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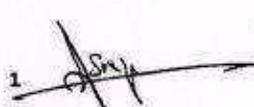
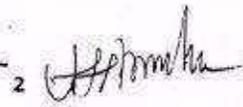
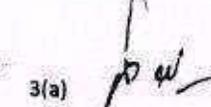
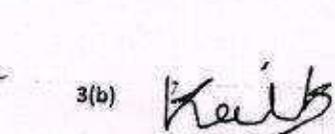
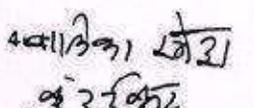
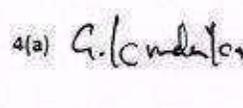
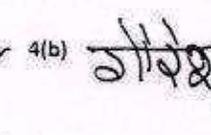
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A. S. D. S.

(c) Mr. Omkar Ramesh Kundaikar, Son of Late Ramesh G. Kundaikar, aged 25 years, unmarried, occupation Service, Indian National, holder of Pan Card bearing no.BSRPK8023K, all above are resident of house no. no.E-5, Classic Enclave Building, Odlem Bhat, Taleigao, Tlswadi Goa 403 002 AND

5 Mrs. Nanda Premanand Madkaikar, Wife of Late Premanand Madkaikar, aged 70 years, Widow, occupation housewife, Indian National, holder of Pan Card bearing no.BFNPM1034F, resident of resident of house No.C-2, 1003, Madhuvan, Near Indian Oil Nagar, J. P. Road, Andheri (W), Mumbai, 400053., represented through her duly constituted Attorney her son Mr. Sameer Premanand Madkaikar, son of Late Premanand Madkaikar, 43 years of age, married, Indian National, holder of PAN (Permanent Account Number) Card bearing no. AGPPM0348C, resident of house No. C-2, 1003, Madhuvan, Near Indian Oil Nagar, J. P. Road, Andheri (W), Mumbai, executed before the Notary Advocate S. P. Dubey, Bandra, Mumbai, Maharashtra under registration No.013722 dated 10/08/2017., and her only legal heir;

(a) Mr. Sameer Premanand Madkaikar, son of Late Premanand Madkaikar, 43 years of age, married, Indian National, holder of PAN (Permanent Account Number) Card bearing no. AGPPM0348C, resident of house No. C-2, 1003, Madhuvan, Near Indian Oil Nagar, J. P. Road, Andheri (W), Mumbai,



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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 **FIRST PART.**

AND

6 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.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 **SECOND PART.**

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A circular stamp for 'Classic Builders' with the word 'Proprietor' written below it. A signature is written over the stamp.

AND

- 7 **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 **THIRD PART**.

WHEREAS, there exists a property known as “BORBHAT”, admeasuring 2550 sq.mtrs., situated partly at Calapur and partly at 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**”.

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RAJDEEP BUILDERS

Proprietor

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.

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.

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,

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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.



AND WHEREAS, thereafter the said allotter Maria Luizinha Sabina 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 Gurjab, namely the plot of land identified by

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Raideep
Builders

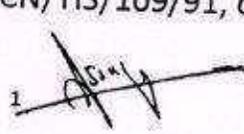
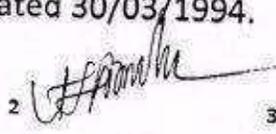
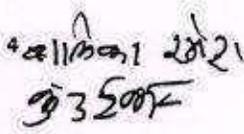
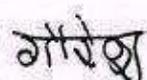
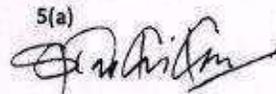
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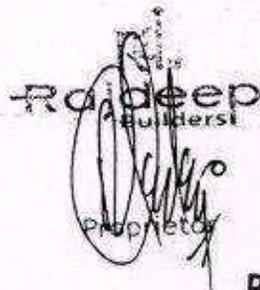
number 17416 of Book B-46 new and registered in the relative revenue office under Article 65, REVERT IN FAVOUR of their brother/brother-in-law Joao Alves and declare that the rights to those inheritances are thus relinquished by the said sister Maria Luizinha Sabina Alves and her husband Estevao Francisco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

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, 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 said Suhas Dattu Anvenkar 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.

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R. Deep
Builders
Proprietor



AND WHEREAS, the said Joao Alves and his wife Mrs. Maria Isabel Alves & the Suhas Dattu Anvenkar 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.

AND WHEREAS, the said Joao Alves and his wife Mrs. Maria Isabel Alves & the said Mr. Suhas Dattu Anvenkar, 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 said Suhas Dattu Anvenkar 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 FIRST CONFIRMING PARTY & the SECOND 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 said Mr. Suhas Dattu Anvenkar, by their respective vide Sale Deeds and Agreement of Sale, and thus became the owner in possession of their respective Flats and all the flats constructed on the SAID PROPERTY hereinafter be referred to as the "SAID FLATS".

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AND WHEREAS, the BUILDER/DEVELOPER has approached the said owners namely Joao Alves and his wife Mrs. Maria Isabel Alves, 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 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.

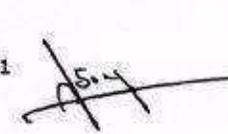
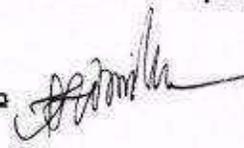
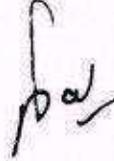
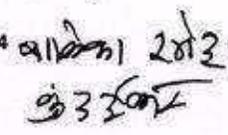
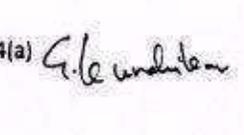
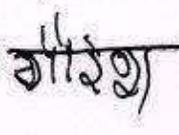
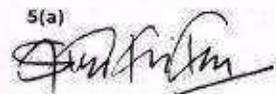
AND WHEREAS, the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY have agreed and assured to the BUILDER/DEVELOPER to submit all the legal title documents of the SAID PROPERTY including all the Sale Deeds executed by the respective flat owners with the said owners namely Joao Alves and his wife Mrs.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

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Rajdeep Builders
 Proprietor

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 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 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.

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Rajdeep
 Builders
 Proprietor

AND WHEREAS, 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.



That 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.

d) That 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.

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Rajdeep Builders
Proprietor

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.

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.

i) That neither the SAID PROPERTY nor the SAID FLATS, or nor 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.



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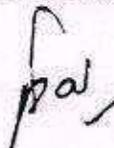
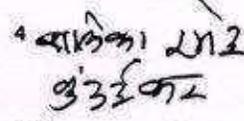
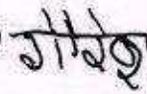
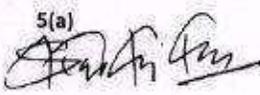


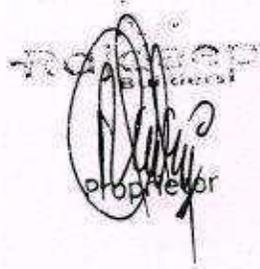
j) That no person or entity has any right of road and/or passage and/or foot-path and/or right of crossing/re-crossing over and/or through the

k) That 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.



AND WHEREAS, the BUILDER/DEVELOPER has relying on the representations and covenants hereinabove stated, and pursuant to negotiations and discussions by and between the parties hereto, it has been agreed that 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 SECOND CONFIRMING PARTY,

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proprietor

with fully furnished as per Schedule - II 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. John D, Souza	100 Sq Mtrs Triple Bedroom
2	Mr. Stanley Ant. Stainisla ^{us}	70 Sq Mtrs Double Bedroom
3	Mr. Baburao Naik	70 Sq Mtrs Double Bedroom
4	Mrs. Balika Kundaikar	100 Sq Mtrs Triple Bedroom
5	Mrs. Nanda Madakaikar	70 Sq Mtrs Double Bedroom



Note: The floor allotment for 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.

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

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 5(a) 6. S. S. Anvekar

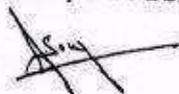
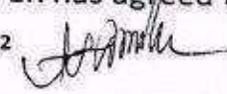
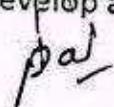
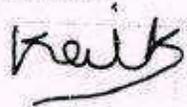
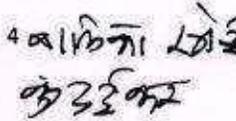
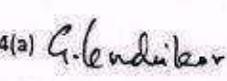
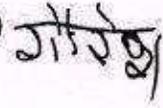
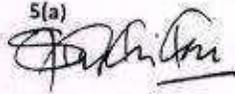
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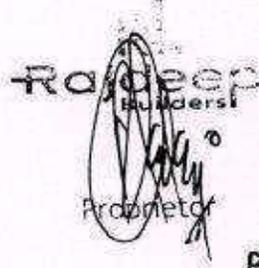
 Proprietor



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 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/DEVLOPER may thing 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.

AND WHEREAS, 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

- 1  2  3(a)  3(b) 
- 4  4(a) G. Gendiker  4(b)  4(c) 
- 5(a)  6 S. S. Anvelcar



proposed residential buildings in the SAID PROPERTY, consisting of residential flats with the stilt parking's, alongwith the other 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 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 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 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, including the flat owners alongwith the undivided proportionate rights and shares in the SAID PROPERTY, proposed to be constructed

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4		4(a)	C. Kundan	4(b)		4(c)	
5(a)		6	S. S. Anvekar				

Proprietor



in the SAID PROPERTY, which shall be completed in all respect as per the specifications hereto annexed in Schedule - II, and 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, for the consideration in kind to 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 FIRST CONFIRMING PARTY, & the party of the Second 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 PROPERTY and for re-development by constructing the new propose residential buildings in the SAID PROPERTY, any such delay on part of the party of the First Part i.e., the FIRST CONFIRMING PARTY, AND the party of the Second Part i.e. the SECOND CONFIRMING PARTY, 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.

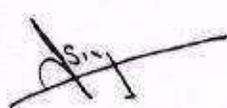
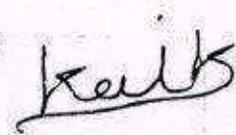
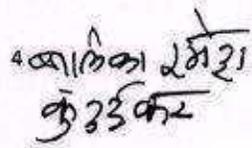
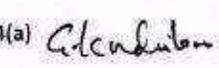
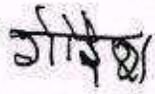
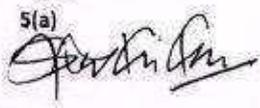
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4		4(a)	G. Kundlikar	4(b)		4(c)	
5(a)		6	S. S. Anvelkar				

Builder/Developer
Proprietary



2. 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 Taleigao, at his own risk, cost and responsibility on principle to principle basis and not as agent of 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 constructed strictly in accordance with the approved plans and specifications sanctioned by the Town Planner Town and Country

1  2  3(a)  3(b) 
4  4(a)  4(b)  4(c) 
5(a)  6 S. S. Anvelkar


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 FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY herein within a period of 30 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 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



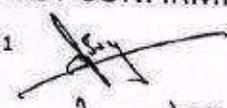
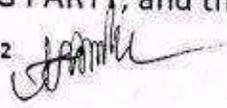
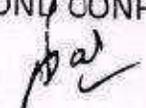
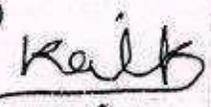
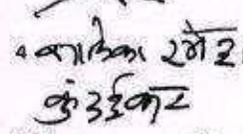
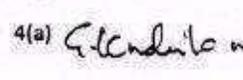
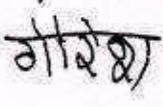
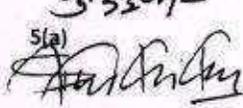
1 2 3(a) 3(b)
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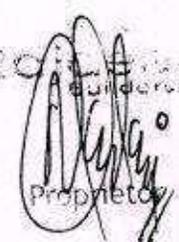




possession thereof to the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY within a period of 30 months with further extension of additional period of six (6) months, from the date of handing over the possession of all the old SAID FLATS and SAID PROPERTY upon execution of the Development Agreement by the said owners namely Joao Alves and his wife Mrs. Maria Isabel Alves, the 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 FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY and handing over possession to the FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY without prejudiced to rights of the FIRST CONFIRMING PARTY & the SECOND 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 FIRST CONFIRMING PARTY, the SECOND CONFIRMING PARTY & the BUILDER/DEVELOPER have mutually agreed that the FIRST CONFIRMING PARTY, and the SECOND CONFIRMING PARTY

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5(a)  6 S.S. Anvkar

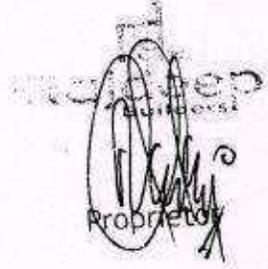

Proprietor

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 FIRST CONFIRMING PARTY, nor the SECOND CONFIRMING PARTY, as the BUILDER/DEVELOPER is making initial investment of Rs. 2.5 crores, 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 FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY hereby permits the BUILDER/DEVELOPER to consume the F.A.R hereby allotted to 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 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 FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY.

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5(a)		6	S. S. Anurkar				



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.

7. The FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY do hereby assure the BUILDER/DEVELOPER that they have not created any THIRD PARTY claims in the SAID PROPERTY 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 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 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.

8. 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

1 ~~Signature~~ 2 ~~Signature~~ 3(a) ~~Signature~~ 3(b) ~~Signature~~
4(a) G. L. C. ... 4(b) ~~Signature~~ 4(c) ~~Signature~~
5(a) ~~Signature~~ 6 S. S. Anvekar

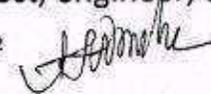
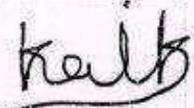
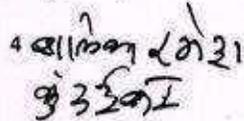
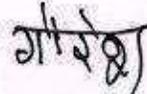
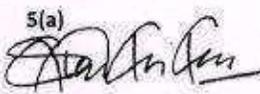
Signature
Proprietor



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 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.

9. If in any case the FIRST CONFIRMING PARTY and the SECOND CONFIRMING PARTY decide or intent to change the BUILDER/DEVELOPER then in such case 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.

1  2  3(a)  3(b) 
 4  4(a) G. L. ... 4(b)  4(c) 
 5(a)  6 S. S. Anvekar




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 FIRST CONFIRMING PARTY & the SECOND CONFIRMING PARTY hereby give their no objection to the same.

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.

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 Matríz under no. 65 and surveyed under survey no. 100/1 of Village Taleigao, Goa., wherein the existing residential buildings known as "Classic

1 ~~Signature~~ 2 ~~Signature~~ 3(a) ~~Signature~~ 3(b) ~~Signature~~
4 ~~Signature~~ 4(a) G. Kundale 4(b) ~~Signature~~ 4(c) ~~Signature~~
5(a) ~~Signature~~ 6 S. S. Arvekar

RAJDEEP CLASSIC RESIDENCY
SOCIETY

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.

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.

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 4 ~~Signature~~ 4(a) ~~Signature~~ 4(b) ~~Signature~~ 4(c) ~~Signature~~
 5(a) ~~Signature~~ 6 S. S. Anvekar

Rajdeep Builders
 [Signature]
 PROJECT



ii) **MAIN SAFETY DOOR:**

Stainless steel safety Gate for main door.

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

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.

- | | | | | | | | |
|------|----------------------------------|------|----------------------------------|------|----------------------------------|------|----------------------------------|
| 1 | Handwritten signature | 2 | Handwritten signature | 3(a) | Handwritten signature | 3(b) | Handwritten signature |
| 4 | Handwritten signature | 4(a) | Gilenderbar | 4(b) | Handwritten signature | 4(c) | Handwritten signature |
| 5(a) | Handwritten signature | 6 | S. S. Anvekar | | | | |

Ra/Deep Builders
Proprietor



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.

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.

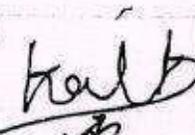
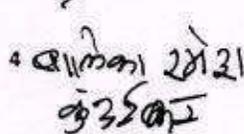
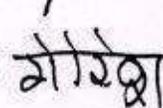
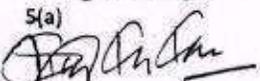
XI) **AIR CONDITIONERS:**

All bedrooms will be provided with split Air Conditioner.

XII) **CURTAINS:**

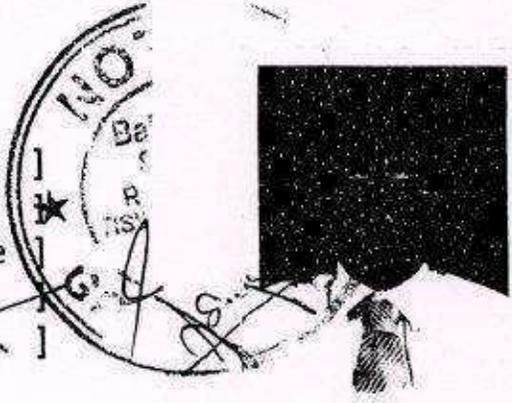
Curtains will be provided for all windows.

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

1  2  3(a)  3(b) 
4  4(a) G. Lendular  4(b) 
5(a)  6 S. S. Anvelcar

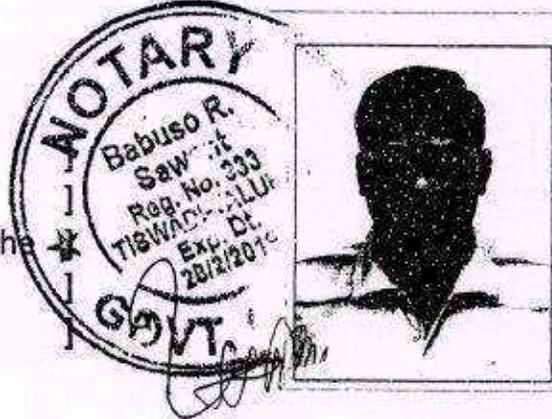

SIGNED, SEALED AND DELIVERED
 by the within named
"FIRST CONFIRMING PARTY" Of the
FIRST PART.

1. Mr. John Francis D'Souza



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

2. Mr. Stanislaus A.J.,



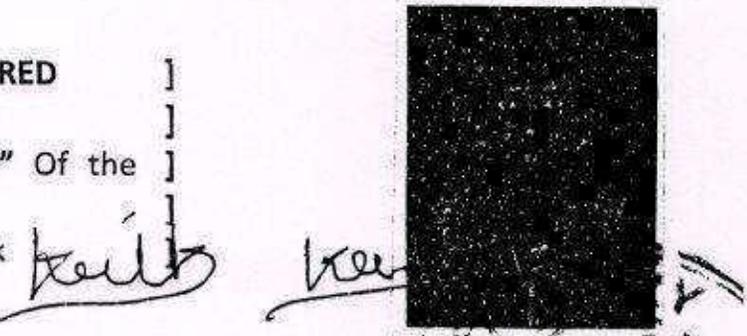
SIGNED, SEALED AND DELIVERED
 by the within named
"FIRST CONFIRMING PARTY" Of the
FIRST PART.

3. (a) Mr. Baburao Fatu Naik



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

3. (b) Mrs. Kiran Baburao Naik



1.
 4.
 5(a)

2.
 4(a)
 6.

3(a)
 4(b)

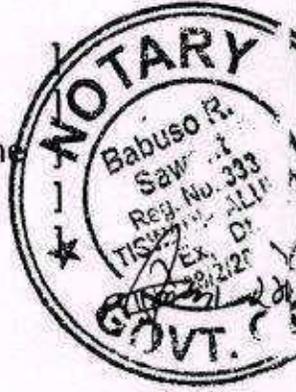


Baburao Fatu Naik

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

4. Smt. Balika Ramesh Kundaikar

बालिका रमेश कडाकर



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

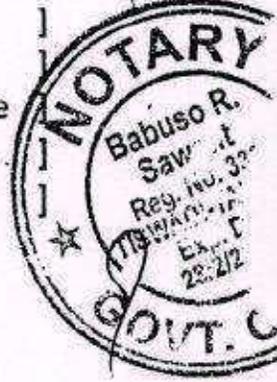
4(a) Mr. Gurudas Ramesh Kundaikar

Gurudas



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

4(b) Mr. Gauresh Ramesh Kundaikar



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

4(c) Mr. Omkar Ramesh Kundaikar

Omkar



1 *[Signature]*

2 *[Signature]*

3(a) *[Signature]*

3(b)

4 *बालिका रमेश कडाकर*

4(a) *Gurudas*

4(b) *[Signature]*

4(c)

5(a) *[Signature]*

6 S.S. Anvekar

Rajdeep Builders
[Signature]
Proprietor

SIGNED, SEALED AND DELIVERED
by the within named

"FIRST CONFIRMING PARTY" Of the
FIRST PART. S) MRS. NANDA P. MADEKAR
represented through her duly constituted attorney
5(a). Mr. Sameer Premanand Madkaikar

[Handwritten signature]



SIGNED, SEALED AND DELIVERED

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

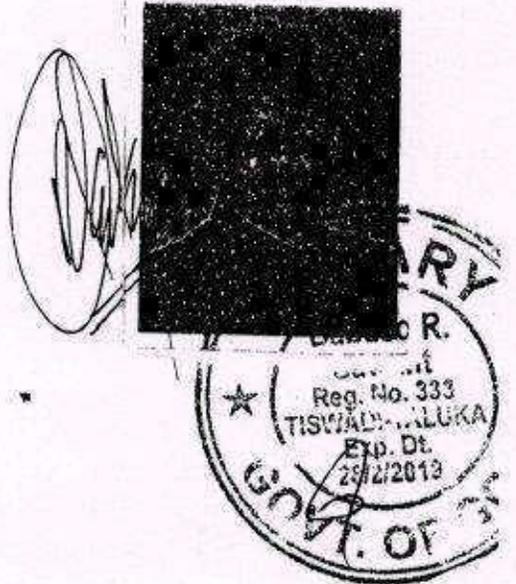
6. Shruti Suhas Anvekar



SIGNED, SEALED AND DELIVERED

by the within named
"BUILDER/DEVELOPER"
M/S. RAJDEEP BUILDERS, Proprietorship
Firm of Mr. RAJESH TARKAR.,
of the THIRD PART.

[Handwritten signature]



WITNESSES:

1. Mr. Amar Kamat, Pernem Goa

2. Mr. Vijay D Naik, Mapusa Goa

1	<i>[Signature]</i>	2	<i>[Signature]</i>	3(a)	<i>[Signature]</i>	3(b)	<i>[Signature]</i>
4	<i>[Signature]</i>	4(a)	<i>[Signature]</i>	4(b)	<i>[Signature]</i>	4(c)	<i>[Signature]</i>
5(a)	<i>[Signature]</i>	6	S.S. Anvekar				

[Signature]
Proprietor

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

गोवा GOA

Serial No. 6988 Place of Vendor, Pz. 29/9/10
Value of Stamp Paper _____
Name of Purchaser _____
Residence _____ Name of Father _____
Purpose _____ Transacting Parties _____

457513

Sign of Stamp Vendor
Name N. K. Kapurkar
No. AC/STP/VEN/747/99



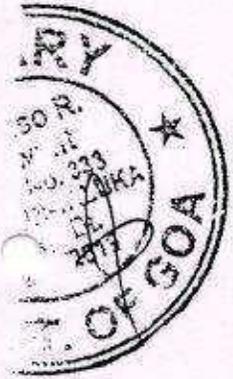
IRREVOCABLE POWER OF ATTORNEY

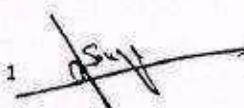
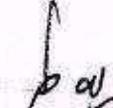
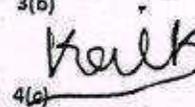
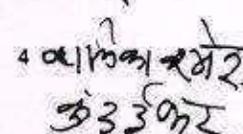
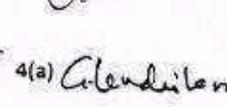
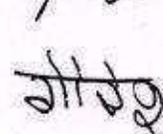
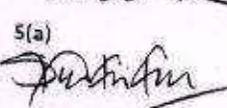
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- 4(b)
- 4(c)
- 5(a)
- 6 S.S. Anvekar

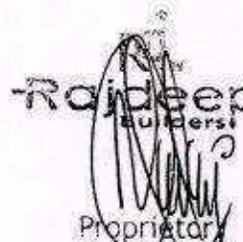
Rajdeep

KNOW ALL MEN by these presents that We,

- 1 Mr. John Francis D'Souza, Son of Late Shri Vincent D'Souza, aged 66 years, widower, occupation Retired, Indian National, holder of Pan Card bearing no.AJPPD8046D, resident of B.3/2 Cedmar Apartments, Swami Vivekanand Road, Panaji, North Goa, Goa 403 001.
- 2 Mr. Stanislaus A.J., Son of Mr. M.A. Nathan, aged 59 years, married, occupation service, Indian National, holder of Pan Card bearing no.AJDPS3501L, resident of H Nc-4, Classic Enclave, Bor Bhat, Near Lemon Tree School, Taleigao, Tiswadi, Goa;
- 3 (a) Mr. Baburao Fatu Naik, Son of Mr. Fatu Vishnu Naik, aged 59 years, married, occupation Service, Indian National, holder of Pan Card bearing no.AMBPN2824L and his wife.;
- (b) Mrs. Kiran Naik, Wife of Baburao Naik, aged 48 years, married, occupation housewife, Indian National, holder of Pan Card bearing no.ALEPP2386F, both resident of H No.147/A, Aradi Bandhu, Calapur, Tiswadi, Goa;
- 4 Mrs. Balika Ramesh Kundaikar, Wife of Late Ramesh G. Kundaikar, aged 52 years, Widow, occupation business, Indian National, holder of Pan Card bearing no.CYRPK0940C and Her legal heirs.;
- (a) Mr. Gurudas Ramesh Kundaikar, Son of Late Ramesh G. Kundaikar, aged 28 years, unmarried, occupation Service, Indian National, holder of Pan Card bearing no.CEJPK1778N, AND
- (b) Mr. Gauresh Ramesh Kundaikar, Son of Late Ramesh G. Kundaikar, aged 26 years, unmarried, occupation Service, Indian National, holder of Pan Card bearing no.CEJPK1776C, AND
- (c) Mr. Omkar Ramesh Kundaikar, Son of Late Ramesh G. Kundaikar, aged 25 years, unmarried, occupation Service, Indian National, holder of Pan Card bearing no.BSRPK8023K, all above are resident of house no.E-5, Classic Enclave Building, Odlem Bhat, Taleigao, Tiswadi Goa 403 002 AND



1  2  3(a)  3(b) 
4  4(a)  4(b)  4(c) 
5(a)  6 S.S. Anvekar


Rajdeep
Builders
Proprietor

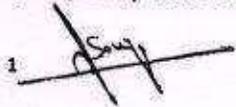
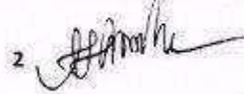
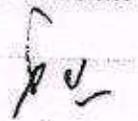
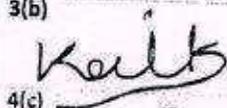
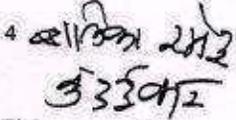
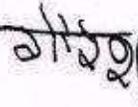
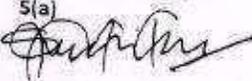
5 Mrs. Nanda Premanand Madkaikar, Wife of Late Premanand Madkaikar, aged 70 years, Widow, occupation housewife, Indian National, holder of Pan Card bearing no.BFNPM1034F, resident of resident of house No.C-2, 1003, Madhuvan, Near Indian Oil Nagar, J. P. Road, Andheri (W), Mumbai, 400053., represented through her duly constituted Attorney her son Mr. Sameer Premanand Madkaikar, son of Late Premanand Madkaikar, 43 years of age, married, Indian National, holder of PAN (Permanent Account Number) Card bearing no. AGPPM0348C, resident of house No. C-2, 1003, Madhuvan, Near Indian Oil Nagar, J. P. Road, Andheri (W), Mumbai, executed before the Notary Advocate S. P. Dubey, Bandra, Mumbai, Maharashtra under registration No.013722 dated 10/08/2017., and her only legal heir;

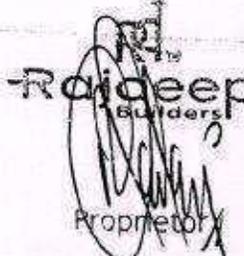
(a) Mr. Sameer Premanand Madkaikar, son of Late Premanand Madkaikar, 43 years of age, married, Indian National, holder of PAN (Permanent Account Number) Card bearing no. AGPPM0348C, resident of house No. C-2, 1003, Madhuvan, Near Indian Oil Nagar, J. P. Road, Andheri (W), Mumbai,

6 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.ATPPA5276Q, resident of H No.195/2, Vihar Bidg, F/3,, Opp. St. Inez Church, Bablo Colony, St. Inez, Panjim, Goa.

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

1 	2 	3(a) 	3(b) 
4 	4(a) G. L. N. N. N.	4(b) 	4(c) 
5(a) 	6 S. S. Anvekar		

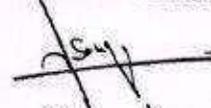
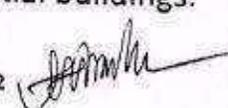
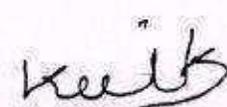
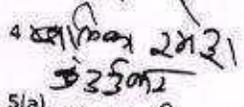
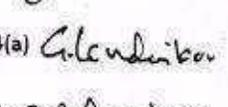
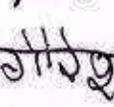
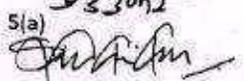

Rajdeep Builders
 Proprietor



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".

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 :-

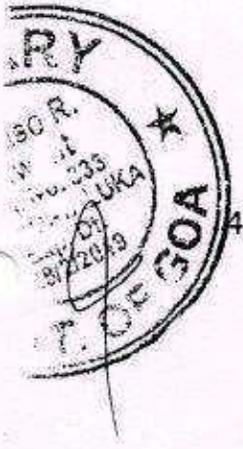
1. To sign or make or declare any affidavits, declarations, applications, undertakings, receipt, representation, correspondence and dealings with all the Government or Semi-Government offices, local authorities, statutory bodies and authorities, tribunals, corporation's or any other government departments including filing up of applications, forms, etc., for the purpose of re-development of the said property by constructing the new residential buildings.

1  2  3(a)  3(b) 
4  4(a)  4(b)  4(c) 
5(a)  6 S.S Anvekar

Rajdeep
Builders

Proprietor

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.
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.
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.

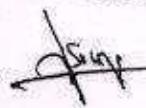
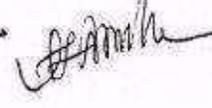
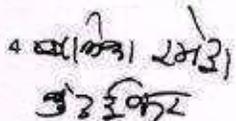
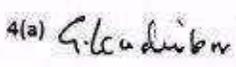
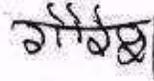


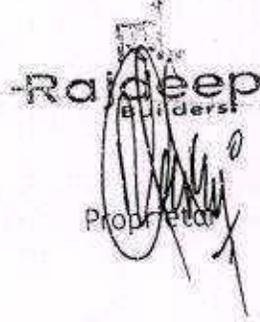
1. 2. 3(a) 3(b)
 4. 4(a) C. Lendib... 4(b) 4(c)
 5(a) 6 S. S. Anvekar

Rajdeep Builders
 Proprietor

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.
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 	2 	3(a) 	3(b) 
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5(a) 	6 S.S. Anvelekar		



Raideep
Builders
Proprietary

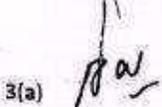
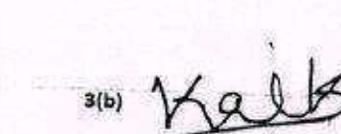
11. To apply & obtain requisite licences, approvals and permissions for construction of the proposed building/s or partition from the Mamlatdar, Municipality, Planning Development Authority, Town & Country Planning Department, Village Panchayat of Taleigao, Tiswadi taluka - Goa or from any competent 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.

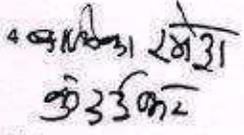
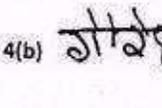
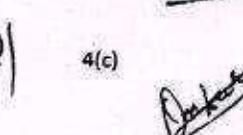


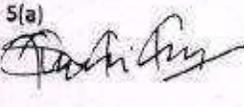
12. To institute, prosecute or defend suits or other legal proceedings in all Courts, including civil, criminal, collector, Dy. Collector, Mamlatdar, Magistrates, Tribunals, to sign and verify pleadings, give evidence, receive notices, summonses and letters.

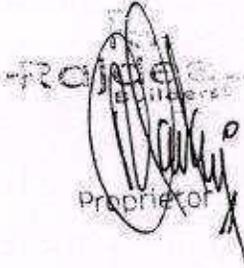
13. To accept service of summons or legal processes for us and in our names and to appear on my behalf of us and to represent us in all Courts Civil or Criminal, Appellate or Original, and before all Judicial, Executive and Revenue Officers and other Tribunals and to conduct any action or proceedings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

1  2  3(a)  3(b) 

4  4(a) G. C. Nandan 4(b)  4(c) 

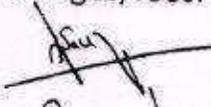
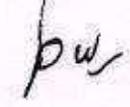
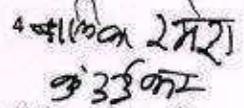
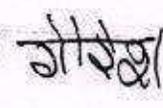
5(a)  6 S. S. Anvekar



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 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, Declarations, 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.

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.

1		2		3(a)		3(b)	
4		4(a)	G. L. V. ...	4(b)		4(c)	
5(a)		6	S. S. Anvelkar				


Proprietor



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.

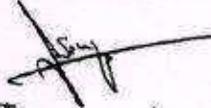
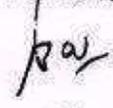
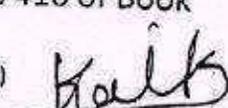
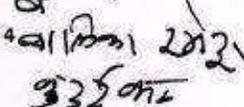
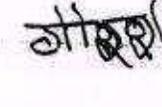
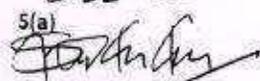
19. To compromise or settle the matter amicably relating to the said property.

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 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

1  2  3(a)  3(b) 
4(a)  4(b)  4(c) 
5(a)  6 S.S. Anvelcar


Proprietor

B-46 new and enrolled in the Matríz under no. 65 and surveyed under survey no. 100/1 of Village Taleigao, Goa., and 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;

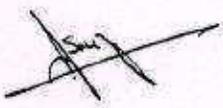
East :- By the property of Antonio Sebastiao F. Taverir (Survey No. 100/2 of Taleigao Village; and

West :- By public road.

And we hereby agree to confirm and ratify all and whatsoever our 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 11th November, 2017.

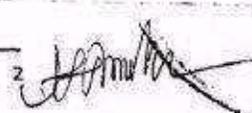
Executant No.1



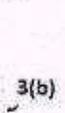
Executant No.2



1 

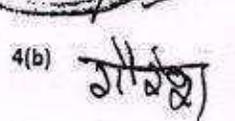
2 

3 

3(b) 

4 का निवासी 2031
अं 35 का 2

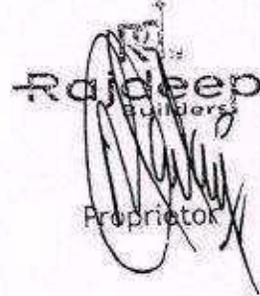
4(a) G. Leundator

4(b) 

4(c) 

5(a) 

6 S. S. Anvekar

Rajdeep
Builders
Proprietor 

Dr. Saw
Reg. No. 333
SMAN...LUKA
Exp. Dt.
28/12/2019
GOVT. OF GOA

Executant No.3 (a)



Executant No.3 (b)

for

Executant No.4



Executant No.4(a)



ଅଧିକାରୀଙ୍କୁ ଲିଖିତ ଭାବରେ ଜଣାଇବା

ଅଧିକାରୀଙ୍କୁ ଲିଖିତ ଭାବରେ ଜଣାଇବା



Executant No.4 (b)



Executant No.4(c)

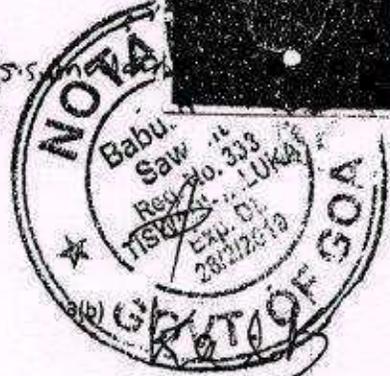
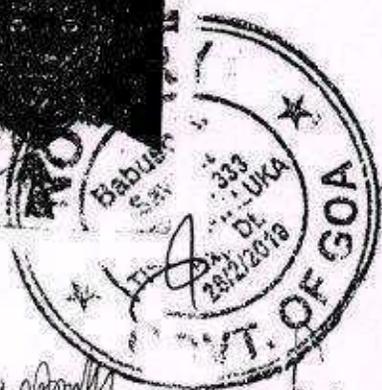


Executant No.5(a)

For Executant no. 5(a) represented by
Attorney at Law M.R. SAMEER
MADRAS.

ଅଧିକାରୀଙ୍କୁ ଲିଖିତ ଭାବରେ ଜଣାଇବା

Executant No.5



1 *[Signature]*

2 *[Signature]*

3(a) *for*

4(a) *ଅଧିକାରୀଙ୍କୁ ଲିଖିତ ଭାବରେ ଜଣାଇବା*

4(a) *G. Venkatesh*

4(b) *[Signature]*

4(c)

5(a) *[Signature]*

6 S.S. Anvekar

Rajdeep
Sunderji

Proprietor




 MR. RAJESH TARKAR
 Accepted by me



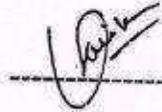


In the presence of :-

1. Mr. Amar Kamat, Pernem Goa

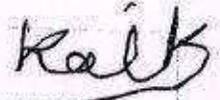


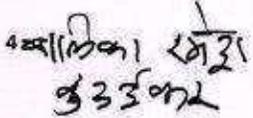
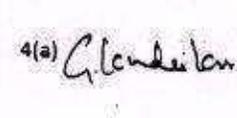
2. Mr. Vijay Naik, Mapusa Goa

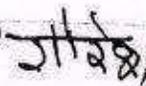


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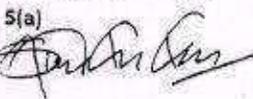
3(a) 

3(b) 

4  4(a) 

4(b) 

4(c) 

5(a)  6 S.S. Anvekar


 Rohit
 Proprietor

EXECUTED
 BEFORE ME BY


 BABUSO R. SAWANT
 NOTARY PUBLIC
 PANAJI-GOA
 INDIA

Reg. No. 770/17
 MA. 11/11/2017

