



गोवा GOA

522599

Serial No. 4355 Date of Vendor, Panaji Date 9/9/19  
Type of Stamp Paper  
Type of Purchaser  
Name of Father  
Transacting Parties  
Address



Signature of Stamp Vendor  
Signature of N. Karapurkar  
Stamp NO ACISTPVEN/747199

Signature of Purchaser

AGREEMENT FOR REDEVELOPMENT

THIS AGREEMENT is made on this 10<sup>th</sup> day of September, 2019, at Panaji - Goa.

BETWEEN

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer  
ADARSH CO-OP. HOUSING SOC. LTD

ADARSH CO-OP. HOUSING SOC. LTD  
Chairman / Secretary / Treasurer

Chairman / Secretary / Treasurer

FOR MILROC GOOD EARTH DEVELOPERS

FOR MILROC GOOD EARTH DEVELOPERS

PARTNER

**1. ADARSH CO-OPERATIVE HOUSING SOCIETY LIMITED,**

a Society classed as Housing Society Sub Classification (b) Tenant Co-partnership Housing Society registered on 27/03/1965 with the registration Code no.HSG-(b)-4- /Goa with the Assistant Registrar of Cooperative Societies, having its registered office at Caranzalem, Tiswadi, Goa, (PAN No. [REDACTED]), represented herein by its Office Bearers viz. **(i) Chairman** - SHRI. KIRAN D. SIRSAT, (PAN No. [REDACTED]), (Aadhar Card No. [REDACTED]), aged 63 years, son of Shri. Dinkar Keshav [REDACTED], Retired, married, Indian National and resident of 5th Floor, Residencia Esmeralda, Shankar Wadi, Taleigao, Caranzalem, North Goa, 403002, **(ii) Secretary**- SHRI. ARVIND A. KAMAT WAGH, (PAN No. [REDACTED]) (Aadhar Card No. [REDACTED]), aged 73 years, son of Shri. Anant Wagh, Retired, married, Indian National and resident of H.No. 256/5 C-2, Adarsh Colony Caranzalem, Near Telephone Exchange, Caranzalem, Panaji, Goa, 403002 and **(iii) Treasurer** SHRI. DEEPAK D'SOUZA, (PAN No. [REDACTED]) (Aadhar Card No. [REDACTED]), aged 62 years, son of Shri. Anthony John D'Souza, Retired, married, Indian National and resident of H.No. 257/5, Adarsh Colony, DL2, Near Adarsh Bus Stop Tonca, Caranzalem, Tiswadi, North Goa, 403002, pursuant to the resolutions passed in the General Body Meeting of the members of the society held on 3rd February 2019 and 8th September 2019, a copy whereof is appended hereto, hereinafter referred to as the **FIRST PARTY**, (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its members, successors-in-title, legal representatives and assigns) of the **FIRST PART**;

For MILROC GOOD EARTH DEVELOPERS

ADARSH CO-OP. HOUSING SOC. LTD

AND

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

ADARSH CO-OP. HOUSING SOC. LTD

2

PARTNER



**II. MILROC GOOD EARTH DEVELOPERS,** (PAN NO. AAYFM4095P), a partnership firm duly constituted under the Indian Partnership Act, 1932, having its office at 501, Fifth floor, Milroc Lar Menezes, Swami Vivekanand Road, Panaji, Goa, herein represented by its Partners, (a) **SHRI. ALLAPARTHI DURGA PRASAD**, (PAN NO. [REDACTED]), son of Shri. Allaparthi Gopalkrishna Murthy, aged 57 years, Indian National, Married, Businessman, and (b) **SMT. ALLAPARTHI NAGAMANGA**, (PAN NO. [REDACTED]) wife of Shri. Allaparthi Durga Prasad, aged 45 years, Indian National, married, in business, both residing at "Vaishnavi Neelayam", H.No. 21/453/A, 1, Nagali Hills, Dona Paula, Goa, hereinafter referred to as the **SECOND PARTY**, (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives and assigns) of the **SECOND PART**;

**WHEREAS:**

1. The **FIRST PARTY** is a Society classed as Housing Society Sub Classification (b) Tenant Co-partnership Housing Society registered on 27/03/1965 with the registration Code no. HSG-(b)-4-/Goa with the Assistant Registrar of Cooperative Societies, having its registered office at Caranzalem, Tiswadi, Goa, presently having 56 members, whose names are detailed in Schedule No. II hereafter written.

2. The **SECOND PARTY** is a partnership concern constituted under the Indian Partnership Act 1932, comprising its partners as detailed hereinabove. The said partnership concern i.e. the **SECOND PARTY** is carrying on its business of construction of residential complexes and other building projects.



ADARSH CO-OP. HOUSING SOC. LTD

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD 3

For MILROC GOOD EARTH DEVELOPERS

For MILROC GOOD EARTH DEVELOPERS

PARTNER

PARTNER

Chairman / Secretary / Treasurer

3. The FIRST PARTY has represented to the SECOND PARTY that the FIRST PARTY is the lawful and exclusive owner of the land admeasuring 6887.00 sq. mts. as per survey records, bearing Chalta No.5 to 19 and 36 of P.T. Sheet No.143 of City Survey Panaji, situated at Caranzalem, Panaji Goa, which is described in detail in **Schedule No. 1** hereafter written and shall hereinafter be referred to as the **SAID PROPERTY** which property is shown delineated in red coloured boundary line in plan annexed hereto and attached as **ANNEXURE 1**.

4. The FIRST PARTY purchased the **SAID PROPERTY**, (i) a portion admeasuring 5940.00 sq.mts. from Mr. Krishna Waman Kenny and his wife Mrs. Radhabai Krishna Kenny, vide Deed of sale dated 14/01/1966 registered in the office of the Sub Registrar of Ilhas at Panaji, Goa, under the no.106, Volume no.5 of Book No.1, pages 56 to 60 dated 20/06/1966 and (ii) another portion admeasuring 947.00 sq.mts i.e. an area of 849.00 sq.mts with an access of 98.00 sq.mts. from Miss Agnes Theresa Elisinha D'Costa alias Theresa D'Costa, vide Deed of Sale dated 01/12/1973 registered in the office of the Sub Registrar of Ilhas at Panaji, Goa, found registered under the no.741, Volume no.80 of Book No.1, pages 131 - 136 dated 27/12/1973. The aforesaid FIRST PARTY thus became the owners in possession of the **SAID PROPERTY** totally admeasuring 6887.00 sq.mts.



5. The FIRST PARTY then constructed 7 buildings in the SAID PROPERTY consisting of 56 residential flats by obtaining a loan from the Goa State Co-operative Bank Limited, vide Agreement executed somewhere in the year 1971 which loan was repayable in a period of 20 years with effect from 01/01/1971 in eighty equated quarterly

ADARSH CO-OP. HOUSING SOC. LTD. **FOR** MILROD GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer 4

Chairman / Secretary / Treasurer

PARTNER

ADARSH CO-OP. HOUSING SOC. LTD

FOR MILROD GOOD EARTH DEVELOPERS

installments commencing from 31/03/1971 by mortgaging the **SAID PROPERTY** and the seven buildings to be constructed therein with the bank.

6. The FIRST PARTY has represented to the SECOND PARTY that the plans for construction of the said existing 7 (seven) buildings in the SAID PROPERTY, were duly approved by the Town and Country Planning Department and thereafter, the Construction license and Occupancy certificate for the said buildings in the SAID PROPERTY was granted by the Panjim Municipal Council by March 1966. However, the old records of these approvals are not traceable with the Assistant Registrar of Co-operative Societies, Town and Country Planning Department or the Corporation of City of Panaji. The FIRST PARTY through its office bearers have further represented to the SECOND PARTY that the existing 7 (seven) buildings are constructed as they were zoned under "Settlement (S2)" Zone, with a Floor Area Ratio (FAR) of 80 at the time of approvals.

7. The FIRST PARTY has represented to the **SECOND PARTY** that the said loan obtained from the Goa State Co-operative Bank Limited has been repaid by the FIRST PARTY by way of funds raised from the allotment of the 56 flats to its original 56 members. The allotment of these 56 flats is mentioned against the respective names of the present members as mentioned in **Schedule No. II.** hereinafter written and shall hereinafter be referred to as the **SAID EXISTING FLATS.**

8. The buildings in the **SAID PROPERTY** presently being in urgent need of repairs and maintenance, in view of the Stability Certificate by Ansh Structural Lab Pvt. Ltd.



ADARSH CO-OP. HOUSING SOC. LTD.

ADARSH CO-OP. HOUSING SOC. LTD.

FOR MILTRUC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD.

FOR MILTRUC GOOD EARTH DEVELOPERS

dated 24/08/2010, the FIRST PARTY along with majority of its members decided to redevelop the **SAID PROPERTY** and allot the redevelopment of the **SAID PROPERTY** to a builder as selected by the redevelopment committee, which committee is duly elected by the 56 members of the FIRST PARTY.

**AND WHEREAS:**

9. At a Special General Body Meeting held on 1<sup>st</sup> April 2012, the FIRST PARTY had passed a resolution to amend Bye-Law No. 5 (g) of the Co-operative Housing Society Ltd., as under;

***"5 (g) To Re-develop / Re-construct the colony by providing suitable alternate accommodation or rent before demolishing the existing structures and in its place build new structures fully utilizing the FAR as provided by the Town and Country Planning Department and as decided by the General Body."***

The above amendment was approved by the Assistant Registrar of Co-operative Societies, Panaji Goa.

10. Pursuant to the resolution passed by the members of the First Party in the Special General Body Meeting held on 3<sup>rd</sup> February, 2019, it has been decided that the FIRST PARTY shall entrust unto the **SECOND PARTY**, the redevelopment of the **SAID PROPERTY** to construct new buildings in the **SAID PROPERTY**.

11. In the new Outline Development Plan (ODP) vide Order no.36/1/TCP/289/2016/5212 dated 26/12/2016 by the North Goa Planning and Development Authority, Panaji, Goa, duly notified in the Official gazette- Extraordinary



ADARSH CO-OP. HOUSING SOC. LTD. **for MILROC GOOD EARTH DEVELOPERS**

Chairman/Secretary  
ADARSH CO-OP. HOUSING SOC. LTD.  
Chairman/Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD.  
Chairman/Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

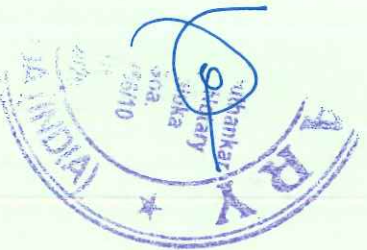
dated 28/12/2016, Series III and No. 38 the **SAID PROPERTY** is zoned under "Commercial (C1)" Zone, with a Floor Area Ratio (FAR) of 200.

12. The FIRST PARTY has represented the aforesaid facts to the SECOND PARTY and has produced a Zoning Certificate dated 03/05/2019 under no. T.G./P/104/19 issued by the Greater Panaji Planning and Development Authority.

13. The SECOND PARTY has drawn the plans for the purpose of redevelopment of the **SAID PROPERTY**, as per which the below mentioned proposed new buildings shall be constructed in the **SAID PROPERTY**:

<u>BUILDINGS</u>	<u>NO OF FLOORS</u>	<u>FLATS</u>	<u>TYPE</u>
A	Basement + Stilt + Eight	16	3BHK
B	Basement + Stilt + Eight	16	3BHK
C	Basement + Stilt + Eight	16	3BHK
D	Basement + Stilt + Eight	16	3BHK
E	Basement + Stilt + Eight	32	2BHK
F	Basement + Stilt + Eight	16	3BHK
<b>TOTAL FLATS</b>		<b>112</b>	

14. Based on the above representation made by the FIRST PARTY and as per the understanding arrived at, between the FIRST PARTY and the SECOND PARTY, it is agreed to construct 6 (six) new buildings with basement plus stilt plus eight floors in each of the six buildings, having a



ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD FOR MILROC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

For MILROC GOOD EARTH DEVELOPERS

total no. of 112 flats (80 flats of 3BHK & 32 flats of 2 BHK), in place of the existing 7 (seven) buildings, which have become very old, within the permissible limit of 200 FAR and hence the increase in the carpet area of newly constructed flat/s, than the presently existing ones is possible. It is also agreed that out of the 112 flats to be constructed in the proposed new building project in the **SAID PROPERTY**, the following flats shall be meant for allotment by the FIRST PARTY to its existing 56 members.

i. (a) 44 (Forty-Four) 3-BHK residential flats in the proposed new building project (Building Nos. A, B, C, D and F) to be constructed on the **SAID PROPERTY**, i.e. one flat meant for each of the 44 Members from and out of the present 56 members as listed in Schedule III. The carpet area with balconies of each of the 3-BHK flat shall be **153.80** sq. mts. with a corresponding built up area of **207.63** Sq. mts.

(b) A total of 88 (Eighty-Eight) car parking slots i.e. a total of 2 (two) slot/s for each of the 44 members from and out of the present 56 members of the FIRST PARTY. Each parking slot shall have an area of 12.5 sq.mts. (approximately).

(c) The Floor to Floor height shall be 3.0 m (Three meters) except for stilts where the Floor to Floor height shall be 2.85 m. Floor to Floor height for the basement shall be 3.0 m / 4.2 m (approx.).

ii. (a) 24 (Twenty Four) 2-BHK residential flats in the proposed new building project (Building No. E) to be constructed on the **SAID PROPERTY**, i.e.



ADARSH CO-OP. HOUSING SOC. LTD

ADARSH CO-OP. HOUSING SOC. LTD for MILROC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

For MILROC GOOD EARTH DEVELOPERS

two flats each, meant for the remaining of the 12 Members, from and out of the present 56 members, as listed in **Schedule III**. The carpet area with balconies of each of the 2-BHK flats be **76.90** sq. mts. with a corresponding total built up area of **103.82** sq.mts.

- (b) A total of 24 (Twenty four) car parking slots, one slot for each of the above mentioned 24, 2- BHK flats for the remaining of the 12 members, from and out of the present 56 members of the FIRST PARTY. Each parking slot shall have an area of 12.5 sq.mts. approximately.

The said 68 (Sixty Eight) flats comprising of 44, 3-BHK flats and 24, 2-BHK flats along with the 112 (One Hundred Twelve) car parking slots as mentioned hereinabove, shall together be hereinafter referred to as the **FIRST PARTY'S NEW PREMISES** and which flats are described in detail in Schedule III hereafter written.



- (c) The Floor to Floor height shall be 3.0 m (Three meters ) except for stilts where the Floor to Floor height shall be 2.85 m. Floor to Floor height for the basement shall be 3.0 m / 4.2 m (approx.).

- iii. (a) In addition to the above, it will also be possible to provide parking facility in the basement and stilt portion of the proposed new buildings.

- (b) The Society Office shall have an area of 11.2 sq. mts. (approx) and the Community Hall shall

ADARSH CO-OP. HOUSING SOC. LTD

For MILROC GOOD EARTH DEVELOPERS

Chairman/ Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

have an area of 74.3 sq. mts. (approx.). The said amenities shall be located in the stilts of Building 'D' as shown in **ANNEXURE II** annexed hereto.

15. It has further been agreed between the FIRST PARTY and the SECOND PARTY that the SECOND PARTY shall demolish the present existing old buildings and carry out the redevelopment of the **SAID PROPERTY** and construct the proposed new building project on the **SAID PROPERTY** as per the plans to be approved by the competent authority/ies.

16. Since, as against the 56 flats in the existing buildings, there will be 112 new flats, out of which the 68 new flats alongwith the 112 parking slots shall be allotted to the said 56 members of the FIRST PARTY while the balance premises, viz 44 Flats (i.e. 8 (Eight) 2 BHK Flats and 36 (Thirty Six) 3-BHK flats), in the proposed new buildings, with the balance parking slots would be retained by/stand allotted to the SECOND PARTY, towards consideration payable to the SECOND PARTY by the FIRST PARTY for and on account of the redevelopment of the **SAID PROPERTY**, to be undertaken as stated above.



17. In consideration of the above, the FIRST PARTY shall confer unto the SECOND PARTY the exclusive right / contract of redevelopment of the **SAID PROPERTY** and allot to the SECOND PARTY, the balance premises as stated in recital paragraph 16 hereinabove in the proposed the new buildings project viz:

- i. The balance 44 (Forty Four) residential flats from and out of 112 flats i.e. 8 (Eight) 2-BHK flats in the Building no. E and 36 (Thirty Six) 3-BHK flats in the

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD MILROC GOOD EARTH DEVELOPERS

FOR SIGNATURE

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

Building nos. A, B, C, D and F respectively to be constructed in the **SAID PROPERTY**.

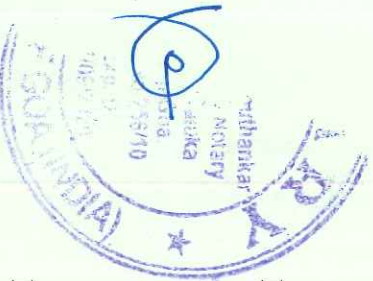
- ii. The balance parking slots after excluding 112 parking slots allotted to the FIRST PARTY shall be allotted to/ retained by the SECOND PARTY.

The said 44 flats along with the balance car parking slots shall together be hereinafter referred to as the **SECOND PARTY'S PREMISES** and are described in detail in **Schedule IV** hereafter written.

- iii. There will be 6 numbers of Guest Parking.

18. The SECOND PARTY will register the said Re-development project under RERA.

19. The parties hereto have now decided to reduce the terms of their agreement in writing.



**NOW THIS AGREEMENT WITNESSES AS UNDER**

1. The present agreement is arrived at and the consideration agreed to be given by the FIRST PARTY to the SECOND PARTY as mentioned in this agreement, is determined, upon the fact that the FAR is 200 as per the existing zoning of the **SAID PROPERTY** i.e. the **C1** zone in the existing Outline Development Plan (ODP) duly notified vide Order no.36/1/TCP/289/2016/5212 dated 26/12/2016 by the North Goa Planning and Development Authority, Panaji, Goa in the Official Gazette Extra Ordinary dated 28/12/2016, Series III and no.38, and the zoning certificate produced by the FIRST PARTY in support of the same.

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

11,

ADARSH CO-OP. HOUSING SOC. LTD

For MILROC GOOD EARTH DEVELOPERS

PARTNER

2. The FIRST PARTY hereby states that at a Special General Body Meeting held on 1<sup>st</sup> April 2012, the FIRST PARTY had passed a resolution to amend Bye-Law No. 5 (g) of the Co-operative Housing Society Ltd., as under;

***“ 5 (g) To Re-develop / Re-construct the colony by providing suitable alternate accommodation or rent before demolishing the existing structures and in its place build new structures fully utilizing the FAR as provided by the Town and Country Planning Department and as decided by the General Body.”***

The above amendment was approved by the Assistant Registrar of Co-operative Societies, Panaji Goa.

3. The FIRST PARTY hereby confirms that pursuant to decision taken by the members of the FIRST PARTY, duly discussed and approved in the Special General Body Meeting held on 3<sup>rd</sup> February 2019, the FIRST PARTY has decided to redevelop the **SAID PROPERTY** by way of constructing the proposed 6 new buildings each with Basement plus Stilt plus Eight Floors in the **SAID PROPERTY** and that it has been decided/resolved by the FIRST PARTY that the SECOND PARTY be entrusted with the redevelopment of the **SAID PROPERTY**, for the consideration and upon the terms and conditions hereinafter appearing.

4. **CONSIDERATION:-**

The FIRST PARTY and the SECOND PARTY do hereby agree, acknowledge and confirm that in consideration for redevelopment (including demolition of the existing



ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

PARTNER

For MILROC GOOD EARTH DEVELOPERS

12

For MILROC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

PARTNER

buildings) of the **SAID PROPERTY** by the SECOND PARTY for the FIRST PARTY:

4.1 The FIRST PARTY shall allot to the SECOND PARTY all those premises i.e. **SECOND PARTY'S PREMISES** i.e. (i) 36 nos. 3-BHK flats and (ii) 8 nos. 2-BHK Flats in the proposed new buildings alongwith the balance car parking slots as described in detail in **Schedule IV** hereinafter written and;

4.2 The FIRST PARTY does hereby confer unto the SECOND PARTY the exclusive right of redevelopment of the **SAID PROPERTY**, described in detail in **Schedule No. I** hereinafter written. The SECOND PARTY does hereby agree to carry out the redevelopment of the **SAID PROPERTY** and construct the proposed new building project on the **SAID PROPERTY** for Residential purpose, as detailed hereinafter, subject to the terms and conditions stipulated hereinafter.

5. **TERMS OF UNDERSTANDING:** The FIRST PARTY and the SECOND PARTY do hereby agree and confirm as under:

5.1 That out of the 112 new Flats to be constructed in the proposed new building project in the **SAID PROPERTY**, the 68 flats i.e **FIRST PARTY'S NEW PREMISES**, i.e. 44 nos – 3BHK flats in buildings A, B, C, D and F and 24 nos. - 2BHK Flats in Building E which flats are described in **Schedule III**, together with 112 car parking slots, hereinafter written shall be meant for allotment by the FIRST



ADARSH CO-OP. HOUSING SOC. LTD

For MILROC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

PARTNER

13

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

PARTNER

PARTY to its existing 56 members as detailed therein.

5.2 That the SECOND PARTY is entitled to as owners to the remaining 44 flats i.e. (i) 36 nos. 3-BHK flats and (ii) 8 nos. 2-BHK Flats, the **SECOND PARTY'S PREMISES**, alongwith balance car parking slots after respective allotments to the FIRST PARTY, which flats are described in detail in **Schedule IV** hereinafter written in consideration for redevelopment of the **SAID PROPERTY**, for Residential purpose. In lieu of this allotment the SECOND PARTY is entitled to nominate / assign any of the **SECOND PARTY'S PREMISES** to the third party/ies for such consideration and on such terms as the SECOND PARTY may solely decide. In the event of such assignment, the FIRST PARTY agrees to enroll such nominee/s, assignee/s and/or any other third party/ies as the member of the FIRST PARTY.

5.3 That in the event of any changes in any areas of the **SECOND PARTY'S PREMISES as mentioned in SCHEDULE IV** arising out of any errors in area calculations, the FIRST PARTY shall give its express consent to the SECOND PARTY to incorporate the said corrected areas in this agreement as provided by the SECOND PARTY.

5.4 That the FIRST PARTY agrees to allot / transfer requisite share to such nominee/s, assignee/s and/or any other third party/ies, after complying the due formalities as per society's byelaws, and issue the necessary Share Certificate in respect thereof it being agreed that fees of Rs. 1,00,000/-



ADARSH CO-OP. HOUSING SOC. LTD

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

14

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILBROC GOOD EARTH DEVELOPERS

PARTNER

For

(Rupees One Lakh only) shall be charged on such assignment. However, in case of subsequent second transfer Society byelaws of the FIRST PARTY, shall be applicable.

5.5 That the SECOND PARTY shall deposit a sum of Rs.2,00,00,000/-(Rupees Two Crore Only) as total corpus fund ( for the total 112 new flats in the proposed new building project) with the FIRST PARTY. This amount shall be so deposited by the SECOND PARTY with the FIRST PARTY at the time of handing over the **FIRST PARTY'S NEW PREMISES** to the FIRST PARTY.

5.6 That the SECOND PARTY shall specifically be entitled to enter into the requisite agreement for sale/transfer /assignment with such person/s or any other third party/parties for sale/transfer/assignment of the **SECOND PARTY'S PREMISES** with the FIRST PARTY as confirming party or such other party as may be required under the law. It being agreed that in such agreements, the following conditions shall be stipulated:

- i. That the respective purchaser/assignee shall join the FIRST PARTY as its member and shall abide by the rules and regulations of the FIRST PARTY;
- ii. That setting up of restaurant, workshop or any other commercial unit or activity etc, will not be permissible. The Premises shall be used only for Residential purpose.



ADARSH CO-OP. HOUSING SOC. LTD

For MILROC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer ADARSH CO-OP. HOUSING SOC. LTD

15

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

ADARSH CO-OP. HOUSING SOC. LTD

PARTNER

5.4 That the SECOND PARTY and/or any of the third party/ies, entering into agreements with the SECOND PARTY, with respect to any of the **SECOND PARTY'S PREMISES**, in the proposed new building project to be constructed on the **SAID PROPERTY**, shall be entitled to raise loans from any Bank/s or Financial Institution/s against mortgage of their respective flats and it shall be the duty of the SECOND PARTY to intimate the same to the FIRST PARTY. The FIRST PARTY does further agree that in the case if any such financial institutions/bank require some No Objection Certificates or any other documents from the FIRST PARTY, the FIRST PARTY shall, upon the request of the SECOND PARTY, provide such NOC/s and /or other documents to the SECOND PARTY, with the consent of the Managing Committee, within a period of 15 days upon request from the SECOND PARTY to facilitate its nominee/s, assignee/s or third parties in availing the loan from the financial institutions and/or Banks, subject to the condition that the FIRST PARTY shall not be liable for the payment of the Loan amount so availed by the said SECOND PARTY and /or its assignees or its nominees or any third party /ies, entering into agreements with the SECOND PARTY as above, together with its interest, to any Financial Institutions / Banks etc., and the said liability for payment shall be entirely of the SECOND PARTY or its assignee/s or its nominees or third parties as applicable .



ADARSH CO-OP HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILPROC GOOD EARTH DEVELOPERS

PARTNER

ADARSH CO-OP HOUSING SOC. LTD

16

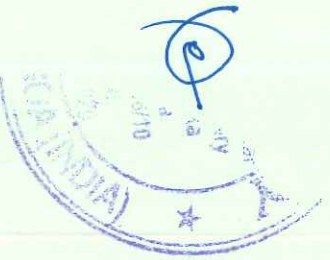
PARTNER

For MILPROC GOOD EARTH DEVELOPERS

ADARSH CO-OP HOUSING SOC. LTD

Chairman / Secretary / Treasurer

5.5 That in the event, any of the **SECOND PARTY'S PREMISES** remain unsold/unassigned as on the date of the completion of the proposed new building project, the **SECOND PARTY** shall retain such unsold/unassigned flats as owners thereof and shall be free to sell/ assign their rights in the said **SECOND PARTY'S PREMISES** at any time in future to such person/s and/or third party/ies for such consideration as the **SECOND PARTY** may decide. The **FIRST PARTY** agrees with the **SECOND PARTY** to allot / transfer requisite share to such nominee/s, assignee/s and/or any other third party/ies, in respect of such **SECOND PARTY'S PREMISES** (unsold /unassigned flats of the **SECOND PARTY** at the time of completion of the Project), as and when the **SECOND PARTY** sells / allots the said premises such nominee/s, assignee/s and/or any other third party/ies as per the Society's Bye-Laws. Until such time, the said premises (unsold /unassigned flats of the **SECOND PARTY** at the time of completion of the Project) shall remain in the exclusive possession and ownership of **SECOND PARTY** and the **FIRST PARTY** shall have no rights, title or interest, whatsoever in the said unsold / unassigned premises of the **SECOND PARTY**. It is further agreed that Clause 5.4 above shall apply for sale / transfer / assignment of such **SECOND PARTY PREMISES**. No maintenance charges will be charged by the Society for the said unsold **SECOND PARTY'S PREMISES**, for a period of six months from the date of occupancy certificate of the Entire Project. Beyond the said six months, in the event of any such **SECOND PARTY'S PREMISES**, remaining unsold, the maintenance



ADARSH CO-OP. HOUSING SOC. LTD

*[Signature]*

Chairman / Secretary / Treasurer

17

ADARSH CO-OP. HOUSING SOC. LTD

*[Signature]*

Chairman / Secretary / Treasurer

*[Signature]*

For MILROD GOOD EARTH DEVELOPERS

ADARSH CO-OP. HOUSING SOC. LTD

*[Signature]*

Chairman / Secretary / Treasurer

For MILROD GOOD EARTH DEVELOPERS

*[Signature]*

charges as applicable to other premises in the Society will be payable by the SECOND PARTY to the FIRST PARTY in respect of unsold **SECOND PARTY'S PREMISES**.

5.6 The FIRST PARTY does hereby agree that all the common amenities, benefits, rights, enjoyed by/ entitled to be enjoyed, by all the existing 56 members of the FIRST PARTY, in respect of their respective flats, shall also be enjoyed by / entitled to be enjoyed by, the SECOND PARTY or its representative/s, nominee/s, assignee/s, in respect of the **SECOND PARTY'S PREMISES**, in the same manner as being enjoyed/entitled to be enjoyed, by its existing 56 members, upon the said SECOND PARTY or its representative/s, nominee/s, assignee/s, becoming member of the FIRST PARTY.

5.7 That the SECOND PARTY shall construct the proposed new buildings on the **SAID PROPERTY**, as per the plans, approved by the competent authority and duly verified by the FIRST PARTY.

i. As per the provisional plans drawn, 6 (Six) new buildings, viz. Building nos. A, B, C, D, E and F are proposed to be constructed in the **SAID PROPERTY**. The said 6 new Buildings are shown in the plans annexed hereto as **ANNEXURE III colly**.

ii. The building/s so constructed shall comprise basement stilt plus eight floors with car parking in the basement and stilt area and residential flats from upper ground floor upwards.



ADARSH CO-OP. HOUSING SOC. LTD.

For MILROC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer

Partner

ADARSH CO-OP. HOUSING SOC. LTD.

Chairman / Secretary / Treasurer

iii. It is agreed by and between the parties hereto that the plans referred to hereinabove may be subject to revision from time to time, as may be required, with the consent of the FIRST PARTY, it being agreed that there should not be any major changes in the location and the area of the **FIRST PARTY'S NEW PREMISES.**

iv. Minor Changes or additions or extra items, if required by the members of the FIRST PARTY in any of the **FIRST PARTY'S NEW PREMISES** as allotted to them respectively shall be permissible within three months from the date of approval of the plans of the proposed new buildings. These changes shall be incorporated only upon the approval from the SECOND PARTY'S Architect, whose decision shall be final and binding on both the parties. The members of the FIRST PARTY, has/have to give prior written requisition of such minor changes and/or additions and /or extra items, through the Managing Committee of the FIRST PARTY. However, such suggestions will be subject to its feasibility in design as well as in its execution at the site, if accepted by the SECOND PARTY, the extra cost of which shall be paid by respective member of the FIRST PARTY, in advance to the SECOND PARTY and in the manner as determined by the SECOND PARTY.

5.8 The SECOND PARTY does hereby, further agree with the FIRST PARTY, that it shall not transfer the developmental rights assigned to it to any other third party.

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

PARTNER

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

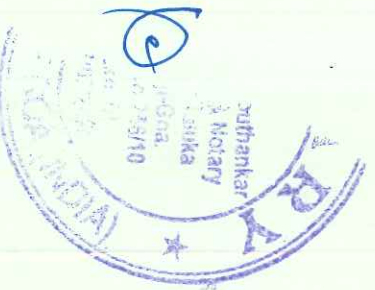
PARTNER



5.9 The FIRST PARTY does hereby agree with the SECOND PARTY that if there remains any undisclosed or undischarged liability in respect of the **SAID PROPERTY** or any of the **FIRST PARTY'S EXISTING PREMISES**, they shall clear the same and keep the SECOND PARTY indemnified against any such claim/s, demands/s so raised.

5.10 The FIRST PARTY further agrees to indemnify the SECOND PARTY and keep the SECOND PARTY harmless from disputes, if any, raised or objection made to this agreement by any of its 56 members, the FIRST PARTY does hereby undertake that they shall at their own expenses settle/clear the same and execute or cause to be executed such further acts, deeds and things as to more fully and effectively convey the rights, interest and title to the **SECOND PARTY'S PREMISES** by virtue of this agreement.

5.11 The FIRST PARTY does hereby agree with the SECOND PARTY that the allotment of the **FIRST PARTY'S NEW PREMISES**, amongst the 56 members of the FIRST PARTY is done as per the committee appointed by the FIRST PARTY and the SECOND PARTY is not involved in the allotment and shall not be responsible in any way for such allotments. Upon execution of this agreement, no further changes in the allotment shall be permissible in the flats as allotted to the FIRST PARTY or its members thereof.



ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

PARTNER

For MILROC GOOD EARTH DEVELOPERS

PARTNER

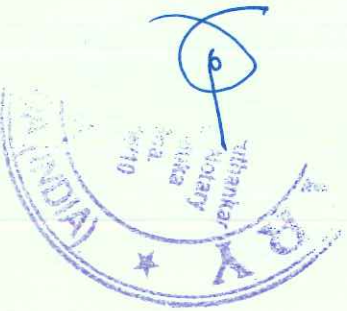
ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

6 The **FIRST PARTY** does hereby agree, declare and confirm with the **SECOND PARTY** as under:

6.1. Since at present there are a total of 56 residential flats, in the buildings existing in the SAID PROPERTY, the number of members of the FIRST PARTY is presently 56. However, upon redevelopment, the number of flats will increase and shall be 112 flats. Accordingly, there is a need to increase the total membership. The FIRST PARTY hereby agrees to initiate and complete the requisite formalities for: -

- i. Increase in membership accordingly, including the **SECOND PARTY'S PREMISES**, (36 - 3BHK & 8 - 2 BHK).
- ii. Increase in number of shares and share capital; or
- iii. Any other Consequential compliances required to be complied by the FIRST PARTY for better allotment of the flats and/or title of **SECOND PARTY'S PREMISES** to the SECOND PARTY or its allottees / nominee/s or assignee/s or any other third party/ies;
- iv. Execution, acknowledgement and to deliver to the SECOND PARTY, its allottees/ nominee/s and /or assignee/s and /or any such third party/ies, such other instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this agreement or



ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILBROC GOOD EARTH DEVELOPERS

For MILBROC GOOD EARTH DEVELOPERS

PARTNER

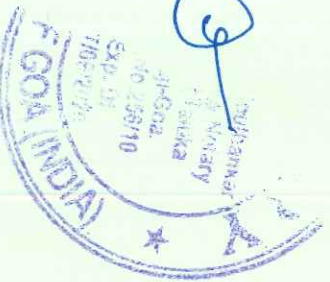
of any transactions contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

6.2 It shall be the responsibility of the FIRST PARTY to:

i) Obtain the vacant possession of the existing flats presently occupied by the FIRST PARTY'S present 56 members and handover the vacant possession of the same to the SECOND PARTY within a period of 60 days once the SECOND PARTY intimates to the FIRST PARTY that it has procured the construction licence for redevelopment of the **SAID PROPERTY**.

ii) The FIRST PARTY shall hand over the vacant possession of the **FIRST PARTY'S EXISTING PREMISES** after it has duly got disconnected/surrendered all electricity connection/s of their flats and other utility/ies connection/s to its existing flats. The SECOND PARTY shall not be responsible to get disconnected any such electricity connection/s or utility/ies connection/s by or on behalf of the FIRST PARTY.

iii) Hand over the vacant possession of the **SAID PROPERTY** to the SECOND PARTY in order to enable the SECOND PARTY to demolish the existing 7 (seven) buildings and to construct the proposed 6 (Six) new buildings thereon. The handing over of the vacant possession of the existing flats as well as the **SAID PROPERTY**, as stated above, shall be done by the FIRST



ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer  
ADARSH CO-OP. HOUSING SOC. LTD

For MILROG GOOD EARTH DEVELOPERS

Partner

For MILROG GOOD EARTH DEVELOPERS

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

PARTY within a period of 60 days from the date the SECOND PARTY obtains the requisite construction license for the construction of the new building/s from the Corporation of City of Panaji and / or the Competent Authorities.

- iv) It is expressly agreed by and between the parties hereto that upon vacation of the 56 existing flats in the existing building, the SECOND PARTY shall demolish the existing building and all the demolished material and/or debris in the SAID PROPERTY shall belong to the SECOND PARTY and the FIRST PARTY shall have no claim of whatsoever nature in respect of the same.

- v) For the purpose of enabling the SECOND PARTY to apply for and to obtain the requisite licenses, approval/s, permission/s, NOC/s, etc., as well as for the purpose of entering into agreement/s for sale/ and /or any instrument for sale of premises constructed therein and allotted to the SECOND PARTY in terms of this Agreement, the FIRST PARTY does hereby agree to execute jointly or severally in favour of the partners of the SECOND PARTY a power of attorney, empowering them to do all acts, deeds and things relating to the above items and to undertake redevelopment and giving such incidental powers thereto, as may be required. This Power of Attorney as well as the interest created in favour of the SECOND PARTY is irrevocable and non-terminable and appended to this indenture and shall form a part of this document.



ADARSH CO-OP. HOUSING SOC. LTD

*[Signature]*

Chairman / Secretary / ~~Treasurer~~ ADARSH CO-OP. HOUSING SOC. LTD

For MILROC GOOD EARTH DEVELOPERS

*[Signature]*  
PARTNER

ADARSH CO-OP. HOUSING SOC. LTD Secretary / Treasurer For MILROC GOOD EARTH DEVELOPERS  
*[Signature]*

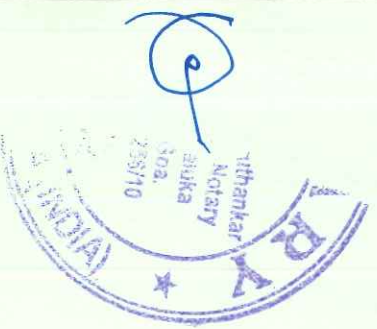
vi) The members of the FIRST PARTY shall pay the necessary charges towards Security deposit for obtaining electricity connection in his/her/their allotted flats in the FIRST PARTY's NEW PREMISES.

6.3 The FIRST PARTY does hereby declare and confirms as under:

i. The FIRST PARTY does hereby declare and confirms that its title to the **SAID PROPERTY** and/or the buildings existing thereon is clear and marketable and the same is free from all encumbrances and charges whatsoever.

ii. The FIRST PARTY also hereby declares that none of the existing 56 flats or the **SAID PROPERTY**, as of now, are mortgaged to any bank or financial institution or to any third party/ies, it being agreed that in the event any such mortgage or charge is already created as on this date, shall be cleared by the FIRST PARTY or its respective member, as the case may be on or before the date on which the FIRST PARTY hands over to the SECOND PARTY the vacant possession of the SAID PROPERTY and of the said existing 56 flats.

iii. The FIRST PARTY does hereby agree to submit to the SECOND PARTY all the requisite documents relating to the **SAID PROPERTY** as also all the documents establishing their title to the **SAID PROPERTY** and undertake



ADARSH CO-OP. HOUSING SOC. LTD

For MILBDC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

For MILBDC GOOD EARTH DEVELOPERS

to do all such acts, deeds and things as the SECOND PARTY may require for more perfectly confirming such title of the FIRST PARTY.

iv. The FIRST PARTY does hereby agree that during the redevelopment of the **SAID PROPERTY** by the SECOND PARTY, none of its members shall agree to transfer or transfer its right, title and interest in the respective allotments made to them as detailed in **Schedule III** hereinafter written, before, the possession of the **FIRST PARTY'S NEW PREMISES** is handed over to the FIRST PARTY. However, the said condition shall not be applicable in the event of death of a member, in which case, his right, title and interest in the respective allotment made shall be transferred to his/her nominee / joint holder as per the Society byelaws of the FIRST PARTY.

7 **The SECOND PARTY does hereby agree, declare and confirm with the FIRST PARTY as under:**

7.1 The SECOND PARTY shall apply on behalf and in the name of FIRST PARTY for the requisite approval/s and necessary permission/s for redevelopment of the **SAID PROPERTY** upon signing of this agreement.

7.2 The SECOND PARTY does hereby agree that it shall obtain all requisite approval/s and permission/s as required and permissible under the prevailing laws for the redevelopment of the **SAID PROPERTY** which will be completed within a period of 6 (Six) months



ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

25

ADARSH CO-OP. HOUSING SOC. LTD

For MILBROC GOOD EARTH DEVELOPERS.

Partner

ADARSH CO-OP. HOUSING SOC. LTD / Secretary / Treasurer for MILBROC GOOD EARTH DEVELOPERS

from the date of signing of this agreement, in normal circumstances. The FIRST PARTY agrees that it shall provide the necessary assistance required for the same.

7.3 The SECOND PARTY shall register the said Redevelopment project under RERA as per the Real Estate (Regulation & Development) Act 2016.

7.4 The **FIRST PARTYS NEW PREMISES** shall be constructed by the SECOND PARTY in accordance with the specifications contained in **Schedule No. V** hereafter written.

7.5 The SECOND PARTY shall complete the construction of the **ENTIRE REDEVELOPMENT PROJECT**, after carrying out the demolition of the existing old buildings, in accordance with the plans approved by the competent authority/ies, within a period of 3(three) years from the date the FIRST PARTY hands over to the SECOND PARTY, the vacant possession of the **SAID PROPERTY** with the buildings existing standing thereon. The date of handing over the vacant possession of the **SAID PROPERTY** shall mean the date on which the vacant possession of all the 56 flats in the existing buildings and the **SAID PROPERTY** is handed over to the SECOND PARTY. It is further agreed between the parties that the said period of 3 years for completing the construction shall be further extended by a period of 6 months, if so required by the SECOND PARTY.



7.6 The SECOND PARTY shall pay to each of the 56 members of the FIRST PARTY a monthly sum of Rs. 25,000/- (Rupees Twenty Five Thousand Only), in

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

26 ADARSH CO-OP. HOUSING SOC. LTD

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

PARTNER

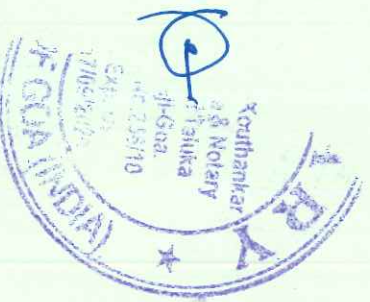
PARTNER

lieu of alternate accommodation, upon vacating their respective existing flats of the existing buildings in the **SAID PROPERTY**. The first of such payment shall commence from the succeeding month in which the FIRST PARTY hands over to the SECOND PARTY, the vacant possession of the FIRST PARTY'S EXISTING PREMISES and the SAID PROPERTY.

7.7 The SECOND PARTY shall deposit, in its bank the amount of Rs.84,00,000/- (Rupees Eighty Four Lakh Only) in lieu of alternate accommodation for the period of six months as stated herein above from the date of vacation of the FIRST PARTY'S EXISTING PREMISES. The SECOND PARTY shall give standing instructions to its bank to transfer a sum of Rs.25,000/-(Rupees Twenty Five Thousand Only) in the respective bank accounts of each of the 56 members of the FIRST PARTY, on monthly basis by 7<sup>th</sup> of every month. The details of such accounts shall be provided by the FIRST PARTY to the SECOND PARTY.

7.8 Upon the deposited amount by the SECOND PARTY, in lieu of alternate accommodation, in the Bank, attaining three months deposit balance, an additional 3 months of rental amount will be deposited by the SECOND PARTY, at every quarterly rest till the possession of the **FIRST PARTY'S NEW PREMISES** is handed over to it.

7.9 The payment of the monthly sum of Rs. 25,000/- as mentioned hereinabove, shall continue till the date the SECOND PARTY delivers the possession of the **FIRST PARTY'S PREMISES** to the FIRST PARTY, after completion of entire re-development project.



ADARSH CO-OP HOUSING SOC. LTD

Chairman / Secretary / Treasurer

ADARSH CO-OP HOUSING SOC. LTD

For MILROD GOOD EARTH DEVELOPERS

PARTNER

ADARSH CO-OP HOUSING SOC. LTD

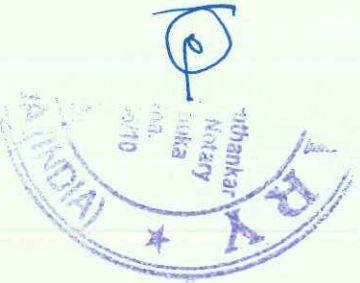
Chairman / Secretary / Treasurer

For MILROD GOOD EARTH DEVELOPERS

PARTNER

7.10 In addition to the amount in lieu of alternate accommodation, a onetime relocation charges of Rs.15,000/-(Rupees Fifteen Thousand Only) shall be paid by the SECOND PARTY to each of the 56 members of the FIRST PARTY after the vacant possession of the said existing 56 flats and the **SAID PROPERTY** by the FIRST PARTY to the SECOND PARTY.

7.11 The SECOND PARTY shall intimate in writing, of the completion of the **ENTIRE REDEVELOPMENT PROJECT**, whereupon the FIRST PARTY shall designate one of its office bearers as its authorized representative to take the possession of the **FIRST PARTY'S NEW PREMISES** and intimate the same in writing to the SECOND PARTY. The SECOND PARTY shall accordingly hand over the possession of the **FIRST PARTY'S NEW PREMISES** to such authorized representative of the FIRST PARTY alongwith a possession letter/s in respect of the same. Upon intimation of the completion of the **ENTIRE REDEVELOPMENT PROJECT** to the FIRST PARTY by the SECOND PARTY, the SECOND PARTY will be entitled to give possession of the SECOND PARTY PREMISES to its allottees /nominee/s or assignee/s or any other third party/ies. However, the SECOND PARTY shall be entitled to enter into Agreement for sale in respect of the SECOND PARTY PREMISES and collect the sale proceeds thereof, at any time upon signing of this Agreement.



ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

PARTNER

For MILROC GOOD EARTH DEVELOPERS

PARTNER

ADARSH CO-OP. HOUSING SOC. LTD  
28

Chairman / Secretary / Treasurer

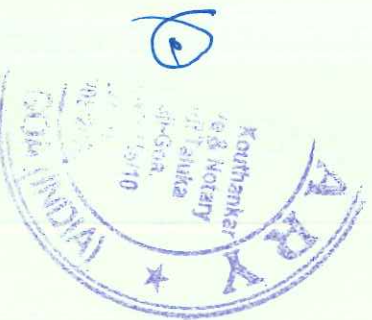
ADARSH CO-OP. HOUSING SOC. LTD

Provided however that;

- a) The SECOND PARTY shall not incur any liability if it is unable to deliver the possession of the **FIRST PARTY'S NEW PREMISES** as stipulated in Clause 7.5 to the FIRST PARTY, if the completion of the project is delayed by reason of war, civil commotion or any act of God or if non-delivery is as a result of any notice, order, rule or notification of the Government, beyond the control of SECOND PARTY and in any of the aforesaid events, the SECOND PARTY shall be entitled to reasonable additional extension of time for delivery of the **FIRST PARTY'S NEW PREMISES**; which shall be mutually agreed upon.

7.12 Subsequent to the intimation by the SECOND PARTY to the FIRST PARTY for possession of the **FIRST PARTY'S NEW PREMISES**, in the event there is any increase in the local taxes, development charges, water charges, electricity charges, sewerage charges, etc, or such other taxes, fees, levies, if any which are imposed by the concerned local authority and /or Government and/or other public authority, the same shall be borne by the members of the FIRST PARTY towards his/her allotted premises.

7.13 The SECOND PARTY agrees that other than loans/mortgage raised by the SECOND PARTY/third party/ies as stipulated in clause 5.7 hereinabove, pertaining to the **SECOND PARTY'S PREMISES** as described in detail Schedule IV hereafter written, the SECOND PARTY shall not raise any loans/ mortgage



ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

PARTNER

ADARSH CO-OP. HOUSING SOC. LTD

29

For MILROC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

PARTNER

on the **SAID PROPERTY** from any financial institutions / Banks and or institution/s etc.

8 **GENERAL:**

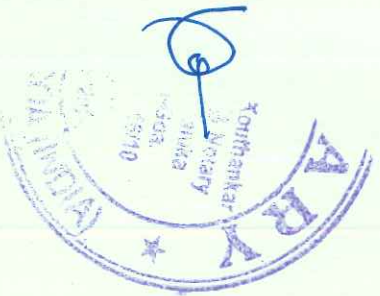
8.1 The new building project to be constructed on the **SAID PROPERTY** shall have certain common amenities, which are detailed in **Schedule No.VI** hereafter written.

8.2 The SECOND PARTY shall take an insurance policy of a suitable amount as a cover for any natural calamity during the construction period.

8.3 The SECOND PARTY shall indemnify the FIRST PARTY and its members against any accident occurring during the construction period, i.e. till the date of the occupancy certificate of the building project in the **SAID PROPERTY**.

8.4 The parties do hereby agree that the ENTIRE REDEVELOPMENT PROJECT shall upon completion be named as **"ADARSH CO-OPERATIVE HOUSING SOCIETY LIMITED, a project by Milroc Good Earth Developers."**

8.5 In the event the FSI (Floor Space Index) / FAR (Floor Area Ratio) increases from the present value of 2.00 / 200 to a higher value during the construction period on account of the changes effected by the Government / Competent Authorities in the ODP (Outline Development Plan), the additional increase in the FSI / FAR or the benefits of Transfer of Developmental Rights (TDR) (if applicable) in case the event of such a law / rule coming into force at



ADARSH CO-OP. HOUSING SOC. LTD.

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD.

30

ADARSH CO-OP. HOUSING SOC. LTD.

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

For MILROC GOOD EARTH DEVELOPERS

PARTNER

ADARSH CO-OP. HOUSING SOC. LTD.

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

any time prior to the completion of the said project, arising out of such increase in FSI / FAR, shall be shared between the FIRST PARTY and the SECOND PARTY in the same proportion by which the present FSI / FAR has been shared between the parties for the purpose of this Re-development in this agreement.

8.6 Authorized Members of the FIRST PARTY shall be allowed to visit the site at the time of redevelopment with prior notice to the SECOND PARTY who will make the requisite arrangements for such visit along with its deputed site engineer.

9 No modification, alteration or amendment of this agreement or any of its terms or provisions shall be valid or legally binding on the parties unless made in writing duly executed by or on behalf of both the parties.

#### 10 DISPUTES REDRESSAL:

10.1 All disputes which may arise between the parties to this agreement, in relation to any matter whatsoever concerning this agreement or pertaining to application of any clause or interpretation of any clause thereof or any clause or thing herein contained or as to any act, deed or commission of any parties hereto or as to any other matter in any way relating to the affairs thereof or the rights, duties or liabilities of any person under this agreement shall be resolved through arbitration by a sole arbitrator to be mutually agreed upon by both the parties. The arbitration proceedings shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification thereof for the time being in force. The venue of such



ADARSH CO-OP. HOUSING SOC. LTD.

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD.

ADARSH CO-OP. HOUSING SOC. LTD.

Chairman / Secretary / Treasurer For MILROG GOOD EARTH DEVELOPERS

For MILROG GOOD EARTH DEVELOPERS

PARTNER

Arbitration shall be Panaji, Goa and Courts in Panaji, Goa alone shall have the jurisdiction.

10.2 Either party shall have the right to obtain specific performance of this agreement.

10.3 If any of the clauses and/or terms of this agreement are rendered unenforceable or invalid under any applicable law or be so held by a decision of any competent court / authority/ any other authority having jurisdiction in the present case, such unenforceability or invalidity shall not render this Agreement unenforceable or invalid as a whole, and, in such event, the validity, legality and enforceability of any or all the other remaining clauses or terms of this agreement shall not in any way be affected or impaired thereby and shall be binding between the FIRST PARTY and the SECOND PARTY. However, that clause or term which is rendered unenforceable or invalid under any applicable law shall be changed and interpreted so as to best accomplish the objectives of such clause and /or term within the limits of applicable law or applicable court/authority's decision.

11. Anything that is not specifically stated herein shall be governed by the Principles of Consent Transfer of Properties Act and specific related Act & Rules and the Society Laws.

#### SCHEDULE NO,1

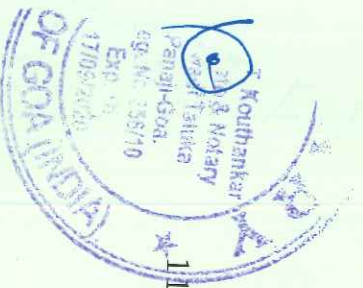
#### DESCRIPTION OF THE SAID PROPERTY

- a. All that piece and parcel of land known as "CAVANTIAMCHEM MOROD", admeasuring 5940.00 sq.mts. situated at Caranzalem, within the limits of the Corporation of City of Panaji, Goa, which property is found described in

ADARSH CO-OP. HOUSING SOC. LTD

*[Signature]*

Chairman / Secretary / Treasurer



For MILROC GOOD EARTH DEVELOPERS

*[Signature]*  
PARTNER

32  
ADARSH CO-OP. HOUSING SOC. LTD

*[Signature]*

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

the Land Registration office of Ilhas, under description no.1358 of Book B.16 (old) not enrolled for Matriz in the Taluka Revenue office of Ilhas and;

b. All that piece and parcel of property known as "NOVEM XETA", admeasuring 849.00 sq.mts. situated at Caranzalem, within the limits of the Corporation of City of Panaji, Goa, which property is not described in the Land Registration Office of Ilhas and enrolled in the Taluka Revenue office of Ilhas under no. 441, and;

c. All that piece and parcel of property known as "MASCOTEM", admeasuring 98.00 sq.mts. situated at Caranzalem, within the limits of the Corporation of Panaji, Goa, which property is not described in the Land Registration Office of Ilhas and enrolled in the Taluka Revenue office of Ilhas under no. 441, and;  
The SAID PROPERTY totally admeasures 6887.00 sq.mts. and is surveyed under Chalta no.5 to 19 and 36 of P.T. Sheet No. 143 of the City Survey, Panaji, Goa. The entire property is presently bounded as under:

On the North : By 25 meters wide road and by an access;

On the South : By properties bearing P.T.Sheet No.143  
Chalta No.30 and 31 of the city survey,  
Panaji, Goa;

On the East : By properties bearing P. T. Sheet No.143  
Chalta No.20 and 27 of the city survey,  
Panaji, Goa;

On the West : By properties bearing survey no.3/1,3/2  
and 3/4 of the Village Taleigao, Tiswadi,

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

FOR MILROC GOOD EARTH DEVELOPERS

PARTNER



**SCHEDULE NO. II**  
**DETAILS OF THE MEMBERS OF THE FIRST PARTY**

SR. NO.	NAME OF THE MEMBER	FLAT NUMBER OCCUPIED IN THE BLDG PRESENTLY EXISTING ON THE SAID PROPERTY	H.NO WITH THE CCP	BLDG NUMBER	FLOOR NUMBER	AREA OF THE EXISTING PREMISES (SQ.MTS.)
1	Mr. Sheshnarayan J. Thaly	A-1	14/254/1	A	GROUND	110.00
2	Mr. Mukundraj M. Kirtani	A-2	14/254/2	A	GROUND	110.00
3	Mr. Suresh K. Sardessai	A-3	14/254/3	A	FIRST	110.00
4	Mr. Sanjiv Shankar Sardessai	A-4	14/254/4	A	FIRST	110.00
5	Ms. Sarita Narayan Salgaonker	A-5	14/254/5	A	SECOND	110.00
6	Mr. Rajesh Narayan Salgaonker	A-6	14/254/6	A	SECOND	110.00
7	Ms. Seema R. Karekar	A-7	14/254/7	A	THIRD	110.00
8	Ms. Prita R. Salgaonker	A-8	14/254/8	A	THIRD	110.00
9	Sulochana S. Sardessai	B-1	14/255/1	B	GROUND	110.00
10	Mahesh M. Desai	B-2	14/255/2	B	GROUND	110.00
11	Tapasvini R. Prajapati	B-3	14/255/3	B	FIRST	110.00
12	Dilipkumar N. Shetye	B-4	14/255/4	B	FIRST	110.00
13	Bhavana S.N.P. Sardessai	B-5	14/255/5	B	SECOND	110.00
14	Vasant R. Pai Vernekar	B-6	14/255/6	B	SECOND	110.00



ADARSH CO-OP. HOUSING SOC. LTD

For MILBDC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer

34 ADARSH CO-OP. HOUSING SOC. LTD

ADARSH

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILBDC GOOD EARTH DEVELOPERS

S.R. NO.	NAME OF THE MEMBER	FLAT NUMBER OCCUPIED IN THE BLDG PRESENTLY EXISTING ON THE SAID PROPERTY	H.NO WITH THE CCP	BLDG NUMBER	FLOOR NUMBER	AREA OF THE EXISTING PREMISES (SQ.MTS.)
15	Asha V. Savardenkar	B-7	14/255/7	B	THIRD	110.00
16	Aswini K. Borkar	B-8	14/255/8	B	THIRD	110.00
17	Radha A.K.wagh	C-1	14/256/1	C	GROUND	110.00
18	Sushma N. Khandeparkar	C-2	14/256/2	C	GROUND	110.00
19	Nilesh Ramchandra Kamat	C-3	14/256/3	C	FIRST	110.00
20	Shobha M. Sardessai	C-4	14/256/4	C	FIRST	110.00
21	Arvind A.K.Wagh	C-5	14/256/5	C	SECOND	110.00
22	Anil R. Borde	C-6	14/256/6	C	SECOND	110.00
23	Mr. Rahul David	C-7	14/256/7	C	THIRD	110.00
24	Jayashree R. David	C-8	14/256/8	C	THIRD	110.00
25	Sunita G. Sawal	D-1	14/257/1	D	GROUND	110.00
26	K.V.Sunitha	D-2	14/257/2	D	GROUND	110.00
27	Dinanath Bhandare	D-3	14/257/3	D	FIRST	110.00
28	Shanta Prakash Desai	D-4	14/257/4	D	FIRST	110.00
29	Deepak D'Souza	D-5	14/257/5	D	SECOND	110.00
30	Mohammad Ahmad Basha	D-6	14/257/6	D	SECOND	110.00
31	Saroj S. Pawaskar	D-7	14/257/7	D	THIRD	110.00
32	Surekha S.S.Amonkar	D-8	14/257/8	D	THIRD	110.00



ADARSH CO-OP. HOUSING SOC. LTD

For MILBOD GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

PRATYAKSH

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILBOD GOOD EARTH DEVELOPERS

S.R. NO.	NAME OF THE MEMBER	FLAT NUMBER OCCUPIED IN THE BLDG PRESENTLY EXISTING ON THE SAID PROPERTY	H.NO WITH THE CCP	BLDG NUMBER	FLOOR NUMBER	AREA OF THE EXISTING PREMISES (SQ.MTS.)
33	Poonam M.Redkar	E-1	14/259/1	E	GROUND	110.00
34	Anil R. Curchorcar	E-2	14/259/2	E	GROUND	110.00
35	Bhavana Ranjit Maganlal	E-3	14/259/3	E	FIRST	110.00
36	Chandrakant A. Desai	E-4	14/259/4	E	FIRST	110.00
37	Gurudas V. Bhale	E-5	14/259/5	E	SECOND	110.00
38	Ulhas R. Bhale	E-6	14/259/6	E	SECOND	110.00
39	Anand Virgincar	E-7	14/259/7	E	THIRD	110.00
40	Prakash B. Naik	E-8	14/259/8	E	THIRD	110.00
41	Vilacini K. Gaundalkar	F-1	14/260/1	F	GROUND	110.00
42	Narana Sinai Dumo	F-2	14/260/2	F	GROUND	110.00
43	Agnelo Fernandes	F-3	14/260/3	F	FIRST	110.00
44	Ashok Sirsat	F-4	14/260/4	F	FIRST	110.00
45	Liyakath Begum	F-5	14/260/5	F	SECOND	110.00
46	Atmaram M.S. Sawardekar	F-6	14/260/6	F	SECOND	110.00
47	Vanashri Fatu Kenkre	F-7	14/260/7	F	THIRD	110.00
48	Kalpana Anil Borkar	F-8	14/260/8	F	THIRD	110.00
49	Guirish K.P.Dharwatkar	G-1	14/261/1	G	GROUND	110.00



ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

For MILROD GOOD EARTH DEVELOPMENT

PRINTER

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROD GOOD EARTH DEVELOPMENT

S.R. NO.	NAME OF THE MEMBER	FLAT NUMBER OCCUPIED IN THE BLDG PRESENTLY EXISTING ON THE SAID PROPERTY	H.NO WITH THE CCP	BLDG NUMBER	FLOOR NUMBER	AREA OF THE EXISTING PREMISES (SQ.MTS.)
50	Kiran D. Shirsat	G-2	14/261/2	G	GROUND	110.00
51	Mrs. Vidhya Sanjay Sardessai	G-3	14/261/3	G	FIRST	110.00
52	Gangadhar Ramoji Sardessai	G-4	14/261/4	G	FIRST	110.00
53	Som Prakash Verma	G-5	14/261/5	G	SECOND	110.00
54	Vikas P. Kuvelkar	G-6	14/261/6	G	SECOND	110.00
55	Prakash V. Radia	G-7	14/261/7	G	THIRD	110.00
56	Meena Uday Prabhu	G-8	14/261/8	G	THIRD	110.00

**SCHEDULE NO.III**  
**DETAILS OF THE FIRST PARTY'S PREMISES**

**A. DETAILS OF FLATS ALLOTTED TO THE 56 MEMBERS OF THE FIRST PARTY**

SR. NO.	NAME OF THE MEMBER	FLAT NO. ALLOTTED IN THE NEW BUILDING TO BE CONSTRUCTED ON THE SAID PROPERTY	BLDG. NO.	FLOOR	TYPE OF FLAT	AREA (IN SQ.MTS.)	
						CARPET AREA + BALCONIES	BUA
1	Mr. Mukundraj M. Kirtani.	101	A	FIRST	3BHK	153.80	207.63
2	Mr. Sheshnarayan J. Thaly.	102	A	FIRST	3BHK	153.80	207.63



ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer  
ADARSH CO-OP. HOUSING SOC. LTD

ADARSH CO-OP. HOUSING SOC. LTD

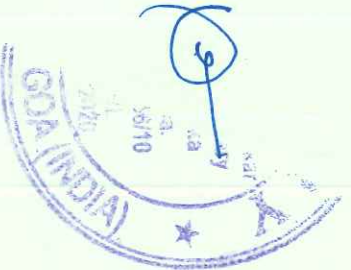
Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

Partner

For MILROC GOOD EARTH DEVELOPERS

SR. NO.	NAME OF THE MEMBER	FLAT NO. ALLOTTED IN THE NEW BUILDING TO BE CONSTRUCTED ON THE SAID PROPERTY	BLDG. NO.	FLOOR	TYPE OF FLAT	AREA (IN SQ.MTS.)	
						CARPET AREA + BALCONIES	BUA
3	Gangadhar Ramoji Sardessai	201	A	SECOND	3BHK	153.80	207.63
4	Mrs. Vidhya Sanjay Sardessai	202	A	SECOND	3BHK	153.80	207.63
5	Mr. Sanjiv Shankar Sardessai	301	A	THIRD	3BHK	153.80	207.63
6	Guirish K.P. Dharwatkar	302	A	THIRD	3BHK	153.80	207.63
7	Meena Uday Prabhu	401	A	FOURTH	3BHK	153.80	207.63
8	Ms. Seema R. Karekar	402	A	FOURTH	3BHK	153.80	207.63
9	Ms. Prita R. Salgaonker.	501	A	FIFTH	3BHK	153.80	207.63
10	Prakash V. Radia	502	A	FIFTH	3BHK	153.80	207.63
11	Sulochana S. Sardessai	101	B	FIRST	3BHK	153.80	207.63
12	Mahesh M. Desai	102	B	FIRST	3BHK	153.80	207.63
13	Bhavana S.N.P. Sardessai	201	B	SECOND	3BHK	153.80	207.63
14	Dilipkumar N. Shetye	202	B	SECOND	3BHK	153.80	207.63
15	Asha V. Savardenkar	301	B	THIRD	3BHK	153.80	207.63
16	Vasant R. Pai Vernekar	302	B	THIRD	3BHK	153.80	207.63
17	Kiran D. Shirsat	401	B	FOURTH	3BHK	153.80	207.63
18	Prakash B. Naik	402	B	FOURTH	3BHK	153.80	207.63



ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

For MILROD GOOD EARTH DEVELOPMENT PARTNER

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROD GOOD EARTH DEVELOPMENT

SR. NO.	NAME OF THE MEMBER	FLAT NO. ALLOTTED IN THE NEW BUILDING TO BE CONSTRUCTED ON THE SAID PROPERTY	BLDG. NO.	FLOOR	TYPE OF FLAT	AREA (IN SQ.MTS.)	
						CARPET AREA + BALCONIES	BUA
19	Mr. Rajesh Narayan Salgaonker	501	B	FIFTH	3BHK	153.80	207.63
20	Ms. Sarita Narayan Salgaonker.	502	B	FIFTH	3BHK	153.80	207.63
21	Anil R. Borde	101	C	FIRST	3BHK	153.80	207.63
22	Shobha M. Sardessai	102	C	FIRST	3BHK	153.80	207.63
23	Ulhas R. Bhale	201	C	SECOND	3BHK	153.80	207.63
24	Gurudas V. Bhale	202	C	SECOND	3BHK	153.80	207.63
25	Arvind A.K. Wagh.	301	C	THIRD	3BHK	153.80	207.63
26	Radha A.K. Wagh	302	C	THIRD	3BHK	153.80	207.63
27	Mr. Rahul David	401	C	FOURTH	3BHK	153.80	207.63
28	Jayashree R. David	402	C	FOURTH	3BHK	153.80	207.63
29	Sunita G. Sawal	101	D	FIRST	3BHK	153.80	207.63
30	Surekha S.S. Amonkar	102	D	FIRST	3BHK	153.80	207.63
31	Dinanath Bhandare	201	D	SECOND	3BHK	153.80	207.63
32	Chandrakant A. Desai	202	D	SECOND	3BHK	153.80	207.63
33	Deepak D'Souza	301	D	THIRD	3BHK	153.80	207.63
34	Mohammad Ahmad Basha	302	D	THIRD	3BHK	153.80	207.63
35	Saroj S. Pawaskar	401	D	FOURTH	3BHK	153.80	207.63



ADARSH CO-OP. HOUSING SOC. LTD

FOR MILKROC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

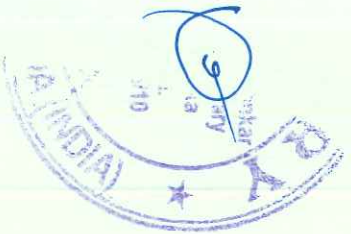
PARTNER

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

FOR MILKROC GOOD EARTH DEVELOPERS

SR. NO.	NAME OF THE MEMBER	FLAT NO. ALLOTTED IN THE NEW BUILDING TO BE CONSTRUCTED ON THE SAID PROPERTY	BLDG. NO.	FLOOR	TYPE OF FLAT	AREA (IN SQ.MTS.)	
						CARPET AREA + BALCONIES	BUA
36	Poonam M.Redkar	402	D	FOURTH	3BHK	153.80	207.63
37	Shanta Prakash Desai	101	E	FIRST	2BHK	76.90	103.82
		102	E	FIRST	2BHK	76.90	103.82
38	Sushma N. Khandeparkar	103	E	FIRST	2BHK	76.90	103.82
		104	E	FIRST	2BHK	76.90	103.82
39	Mr. Suresh K. Sardessai	201	E	SECOND	2BHK	76.90	103.82
		202	E	SECOND	2BHK	76.90	103.82
40	Nilesh Ramchandra Kamat	203	E	SECOND	2BHK	76.90	103.82
		204	E	SECOND	2BHK	76.90	103.82
41	K.V.Sunitha	301	E	THIRD	2BHK	76.90	103.82
		302	E	THIRD	2BHK	76.90	103.82
42	Aswini K. Borkar	303	E	THIRD	2BHK	76.90	103.82
		304	E	THIRD	2BHK	76.90	103.82
43	Som Prakash Verma	401	E	FOURTH	2BHK	76.90	103.82
		402	E	FOURTH	2BHK	76.90	103.82
44	Tapasvini R. Prajapati	403	E	FOURTH	2BHK	76.90	103.82
		404	E	FOURTH	2BHK	76.90	103.82
45	Bhavana Ranjit Maganlal	501	E	FIFTH	2BHK	76.90	103.82
		502	E	FIFTH	2BHK	76.90	103.82
46	Vikas P. Kuvelkar	503	E	FIFTH	2BHK	76.90	103.82
		504	E	FIFTH	2BHK	76.90	103.82
47	Anand Virgincar	601	E	SIXTH	2BHK	76.90	103.82
		602	E	SIXTH	2BHK	76.90	103.82
48	Anil R. Curchorcar	603	E	SIXTH	2BHK	76.90	103.82
		604	E	SIXTH	2BHK	76.90	103.82
49	Vilacini K. Gaundalkar	101	F	FIRST	3BHK	153.80	207.63
50	Narana Sinai Dumo	102	F	FIRST	3BHK	153.80	207.63
51	Agnelo Fernandes	201	F	SECOND	3BHK	153.80	207.63
52	Ashok Sirsat	202	F	SECOND	3BHK	153.80	207.63



ADARSH CO-OP. HOUSING SOC. LTD

For MILROC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer ADARSH CO-OP. HOUSING SOC. LTD

40

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

PARTNER

SR. NO.	NAME OF THE MEMBER	FLAT NO. ALLOTTED IN THE NEW BUILDING TO BE CONSTRUCTED ON THE SAID PROPERTY	BLDG. NO.	FLOOR	TYPE OF FLAT	AREA (IN SQ.MTS.)	
						CARPET AREA + BALCONIES	BUA
53	Liyakath Begum	301	F	THIRD	3BHK	153.80	207.63
54	Atmaram M.S. Sawardekar	302	F	THIRD	3BHK	153.80	207.63
55	Vanashri Fatu Kenkre	401	F	FOURTH	3BHK	153.80	207.63
56	Kalpana Anil Borkar	402	F	FOURTH	3BHK	153.80	207.63

**B. DETAILS OF CAR PARKING ALLOTTED**

SR.NO.	BUILDING NO	FLAT NO.	PARKING ALLOTTED	
			DESIGNATED PARKING SLOT NO.	TOTAL NO.OF PARKING ALLOTTED
1	A	101	118 119	2
2	A	102	112 113	2
3	A	201	127 128	2
4	A	202	129 130	2
5	A	301	52 78	2
6	A	302	53 77	2
7	A	401	54 76	2
8	A	402	55 75	2
9	A	501	56 74	2



ADARSH CO-OP HOUSING SOC. LTD

For MILROC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer  
ADARSH CO-OP HOUSING SOC. LTD

PARTNER

For MILROC GOOD EARTH DEVELOPERS

ADARSH CO-OP HOUSING SOC. LTD  
Chairman / Secretary / Treasurer

SR.NO.	BUILDING NO	FLAT NO.	PARKING ALLOTTED	
			DESIGNATED PARKING SLOT NO.	TOTAL NO.OF PARKING ALLOTTED
10	A	502	57 73	2
11	B	101	149 134	2
12	B	102	195 196	2
13	B	201	148 135	2
14	B	202	120 121	2
15	B	301	147 136	2
16	B	302	82 105	2
17	B	401	146 137	2
18	B	402	193 194	2
19	B	501	125 126	2
20	B	502	123 124	2
21	C	101	150 151	2
22	C	102	141 142	2
23	C	201	140 143	2
24	C	202	86 101	2
25	C	301	139 144	2
26	C	302	138 145	2
27	C	401	152 153	2



ADARSH CO-OP HOUSING SOC. LTD

Chairman / Secretary / Treasurer /  
ADARSH CO-OP HOUSING SOC. LTD

ADARSH CO-OP HOUSING SOC. LTD  
Chairman / Secretary / Treasurer

For MILBOC GOOD EARTH DEVELOPERS  
PARTNER

SR.NO.	BUILDING NO	FLAT NO.	PARKING ALLOTTED	
			DESIGNATED PARKING SLOT NO.	TOTAL NO.OF PARKING ALLOTTED
28	C	402	172 171	2
29	D	101	191 192	2
30	D	102	155 170	2
31	D	201	93 94	2
32	D	202	156 169	2
33	D	301	159 168	2
34	D	302	157 158	2
35	D	401	160 167	2
36	D	402	92 95	2
37	E	101 102	173 189	2
38	E	103 104	162 166	2
39	E	201 202	174 188	2
40	E	203 204	161 163	2
41	E	301 302	175 187	2
42	E	303 304	164 165	2
43	E	401 402	62 68	2
44	E	403 404	176 186	2
45	E	501 502	61 69	2
46	E	503 504	63 67	2



ADARSH CO-OP HOUSING SOC. LTD

For MILROC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer  
43

ADARSH CO-OP HOUSING SOC. LTD

PRINTER

ADARSH CO-OP HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

SR.NO.	BUILDING NO	FLAT NO.	PARKING ALLOTTED	
			DESIGNATED PARKING SLOT NO.	TOTAL NO.OF PARKING ALLOTTED
47	E	601	64	2
		602	66	
48	E	603	190	2
		604	65	
49	F	101	108	2
			133	
50	F	102	180	2
			181	
51	F	201	131	2
			132	
52	F	202	179	2
			182	
53	F	301	110	2
			111	
54	F	302	178	2
			183	
55	F	401	198	2
			199	
56	F	402	177	2
			184	

All the above premises are as per the provisional plans and are subject to change as per the final approved drawings.



ADARSH CO-OP HOUSING SOC. LTD

Chairman / Secretary / Treasurer

for MILBROC GOOD EARTH DEVELOPERS

PARTNER

ADARSH CO-OP HOUSING SOC. LTD

Chairman / Secretary / Chairman / Secretary / Treasurer

PARTNER

for MILBROC GOOD EARTH DEVELOPERS

**SCHEDULE NO. IV**  
**A. DETAILS OF SECOND PARTY'S PREMISES**

SR.NO.	FLAT NO. ALLOTTED IN THE NEW BUILDING TO BE CONSTRUCTED ON THE SAID PROPERTY	BLDG. NO.	FLOOR	TYPE OF FLAT	AREA (IN SQ.MTS.)	
					CARPET AREA	BUA
1.	601	A	SIXTH	3BHK	184.05	248.47
2.	602	A	SIXTH	3BHK	184.05	248.47
3.	701	A	SEVENTH	3BHK	184.05	248.47
4.	702	A	SEVENTH	3BHK	184.05	248.47
5.	801	A	EIGHT	3BHK	184.05	248.47
6.	802	A	EIGHT	3BHK	184.05	248.47
7.	601	B	SIXTH	3BHK	177.455	239.56
8.	602	B	SIXTH	3BHK	164.425	221.97
9.	701	B	SEVENTH	3BHK	177.455	239.56
10.	702	B	SEVENTH	3BHK	164.425	221.97
11.	801	B	EIGHTH	3BHK	177.455	239.56
12.	802	B	EIGHTH	3BHK	164.425	221.97
13.	501	C	FIFTH	3BHK	164.425	221.97
14.	502	C	FIFTH	3BHK	177.455	239.56
15.	601	C	SIXTH	3BHK	164.425	221.97
16.	602	C	SIXTH	3BHK	177.455	239.56
17.	701	C	SEVENTH	3BHK	164.425	221.97
18.	702	C	SEVENTH	3BHK	177.455	239.56
19.	801	C	EIGHTH	3BHK	164.425	221.97
20.	802	C	EIGHTH	3BHK	177.455	239.56
21.	501	D	FIFTH	3BHK	184.05	248.47
22.	502	D	FIFTH	3BHK	184.05	248.47
23.	601	D	SIXTH	3BHK	184.05	248.47
24.	602	D	SIXTH	3BHK	184.05	248.47
25.	701	D	SEVENTH	3BHK	184.05	248.47
26.	702	D	SEVENTH	3BHK	184.05	248.47
27.	801	D	EIGHTH	3BHK	184.05	248.47
28.	802	D	EIGHTH	3BHK	184.05	248.47
29.	701	E	SEVENTH	2BHK	76.9	103.82
30.	702	E	SEVENTH	2BHK	76.9	103.82
31.	703	E	SEVENTH	2BHK	76.9	103.82
32.	704	E	SEVENTH	2BHK	76.9	103.82
33.	801	E	EIGHTH	2BHK	76.9	103.82
34.	802	E	EIGHTH	2BHK	76.9	103.82
35.	803	E	EIGHTH	2BHK	76.9	103.82
36.	804	E	EIGHTH	2BHK	76.9	103.82
37.	501	F	FIFTH	3BHK	164.425	221.97
38.	502	F	FIFTH	3BHK	177.455	239.56
39.	601	F	SIXTH	3BHK	164.425	221.97
40.	602	F	SIXTH	3BHK	177.455	239.56
41.	701	F	SEVENTH	3BHK	164.425	221.97
42.	702	F	SEVENTH	3BHK	177.455	239.56
43.	801	F	EIGHTH	3BHK	164.425	221.97
44.	802	F	EIGHTH	3BHK	177.455	239.56



ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS  
PARTNER

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS  
PARTNER

**B. CAR PARKING SLOTS:** All balance car parkings after allotments as made to FIRST PARTY in Schedule III hereinabove.

All the premises as shown in the provisional plans are subject to change as per the final approved drawings.

**SCHEDULE NO. V**  
**SPECIFICATIONS IN ACCORDANCE TO WHICH THE FIRST**  
**PARTY'S PREMISES ARE TO BE CONSTRUCTED.**

**The Structure:**

It is a R.C.C. framed structure of columns, beams and slabs. Steel reinforcement to be used for RCC works shall be Tata 500D or JSW 500D.

The internal partition walls as well as external walls shall be of brick/block masonry.

**Plaster:**

External plaster will be double coat sand faced cement plaster. Internal walls will be finished with Gypsum plaster on masonry.

**Flooring and Skirting:**

- (a) The Floors will be of Vitrified tiles (Basic rate Rs. 700/- per sq.m.).
- (b) Toilet dado and toilet floor will have ceramic tiles. (Basic rate Rs. 500/- per sq.m.). Toilet dado upto the false ceiling level.

**Doors:**

- (a) Entrance Main door : Flush door with lamination with Teak wood frame or equivalent;
- (b) Other internal doors : All other internal doors are flush doors with lamination with Teak wood frame or equivalent;



ADARSH CO-OP HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROD GOOD EARTH DEVELOPERS

Partner

ADARSH CO-OP HOUSING SOC. LTD

Chairman / Secretary / Treasurer

Chairman / Secretary / Treasurer 46

For MILROD GOOD EARTH DEVELOPERS

Partner

(c) Doors to toilets : Flush doors with lamination with granite frame (Basic rate of granite Rs. 140/- per sq.ft.).

(d) French doors : Aluminium anodised sliding French Doors (3 track/4 Track)-, with necessary fittings.

(e) Hardware for doors : S.S. fittings or equivalent.

**Windows:**

Aluminium anodised sliding windows with necessary fittings.

**Kitchen:**

The Kitchen will have a Granite platform (Basic rate of Granite : Rs. 140/- per sq.ft.) with 60 cm ceramic tiles lining above the platform will be provided. (Basic Rate of ceramic tiles : Rs. 500/- per sq.m.). Stainless steel Nirali Jumbo sink (size 24"x18") with single bowl shall be provided.

**Internal Décor:**

Walls will be painted with plastic paint.

**External Décor:**

External walls will be painted with weather shield or equivalent paint.

**Toilet:**

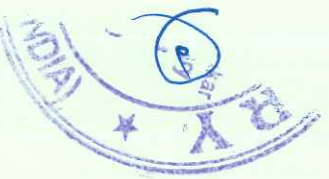
- a) Concealed plumbing lines in the toilets.
- b) White colour sanitary ware of Kohler or equivalent brand.
- c) Jaguar/Kludi C.P. fittings or equivalent.

**Electricals:**

The Electrical copper wiring will be concealed with three phase connection and modular switches.

**Water Tank:**

One common underground tank for PWD water & another common underground tank for bore well water shall be provided. In addition to this, there may be one or more overhead tanks depending on the requirement.



ADARSH CO-OP HOUSING SOC. LTD

For MILRDC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer

For MILRDC GOOD EARTH DEVELOPERS

ADARSH CO-OP HOUSING SOC. LTD

For MILRDC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer

**Piped Gas system:** Provision will be kept for piped gas system.

**Elevators:**

2 nos of Elevators of 8 and 13 passengers each shall be provided of OTIS make in each building.

**Common areas:**

To be connected to a backup generator. The flats shall be given a backup generator connection upto 750 Watts for 3BHK and 400 Watts for 2BHK respectively.

**General:**

The FIRST PARTY/MEMBERS OF THE FIRST PARTY shall obtain their electric connection from the electricity department for which they will pay the requisite meter deposit / service charges. The SECOND PARTY shall only provide the FIRST PARTY/ MEMBERS OF THE FIRST PARTY with the required electrical test report to the effect that the work is executed as per Government regulations, which is sufficient for obtaining electrical connection.

**SCHEDULE NO. VI**

**OTHER COMMON AMENITIES FOR THE BUILDING PROJECT**

1. Generator to be provided for Power backup for common areas.
2. Club House.
3. Gymnasium.
4. Jogging track.
5. Provision for gas connection.
6. Swimming pool.
7. Children's play area.
8. Intercom facility between Security and flats shall be provided.
9. Lighting arrestors shall be provided.
10. CCTV

The Specifications of the materials used in the lobby areas including the staircases will be the same for all floors in all the 6 New Buildings.

ADARSH CO-OP HOUSING SOC. LTD

Chairman / Secretary / Treasurer

ADARSH CO-OP HOUSING SOC. LTD

For MILROC GOOD EARTH DEVELOPERS

ADARSH CO-OP HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS

IN WITNESS WHEREOF the parties hereto have set their hands on the day and year first hereinabove mentioned.

SIGNED AND DELIVERED )  
By the with named )  
FIRST PARTY I(i) at Panjim in )  
the presence of Witnesses )

For ADARSH CO-OP HSG  
SOCIETY LTD.

*[Signature]*

SHRI. KIRAN D SHIRSAT  
CHAIRMAN



PHOTOGRAPH OF SHRI. KIRAN D SHIRSAT

LEFT HAND  
FINGER PRINTS

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

RIGHT HAND  
FINGER PRINTS

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

ADARSH CO-OP HOUSING SOC. LTD. ADARSH CO-OP HOUSING SOC. LTD.

Chairman / Secretary / Treasurer Chairman / Secretary / Treasurer

ADARSH CO-OP HOUSING SOC. LTD.

For MILROC GOOD EARTH DEVELOPERS

*[Signature]*  
PARTNER

For MILROC GOOD EARTH DEVELOPERS

*[Signature]*  
PARTNER

SIGNED AND DELIVERED )  
By the wit named )  
FIRST PARTY I(ii) at Panjim in )  
the presence of Witnesses )

For ADARSH CO-OP HSG  
SOCIETY LTD.

*Arvind*

**SHRI. ARVIND A WAGH KAMAT**  
SECRETARY



**PHOTOGRAPH OF SHRI. ARVIND A WAGH KAMAT**

**LEFT HAND**  
**FINGER PRINTS**



1. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_

**RIGHT HAND**  
**FINGER PRINTS**



1. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_

ADARSH CO-OP. HOUSING SOC. LTD

*Arvind*  
Chairman / Secretary / Treasurer  
ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer  
50

ADARSH CO-OP. HOUSING SOC. LTD

For MILBOC GOOD EARTH DEVELOPERS

*Arvind*  
PARTNER

For MILBOC GOOD EARTH DEVELOPERS

*Arvind*  
PARTNER

SIGNED AND DELIVERED )  
By the wit named )  
FIRST PARTY I(iii) at Panjim in )  
the presence of Witnesses )

For ADARSH CO-OP HSG )  
SOCIETY LTD. )

*Deepak D'Souza*

**SHRI. DEEPAK D'SOUZA**  
TREASURER



**PHOTOGRAPH OF SHRI. DEEPAK D'SOUZA**

**LEFT HAND**  
**FINGER PRINTS**

**RIGHT HAND**  
**FINGER PRINTS**



ADARSH CO-OP HOUSING SOC. LTD

Chairman / Secretary

ADARSH CO-OP HOUSING SOC. LTD

ADARSH CO-OP HOUSING SOC. LTD

Chairman / Secretary / Treasurer

For MILKROC GOOD EARTH DEVELOPERS

*Partner*  
PARTNER

For MILKROC GOOD EARTH DEVELOPERS

*Partner*  
PARTNER

SIGNED AND DELIVERED  
By the wit named  
SECOND PARTY II(a) at Panjim in  
the presence of Witnesses

) For MILROC GOOD  
) EARTH DEVELOPERS  
)  
)

SHRI. ALLAPARTHI  
DURGA PRASAD  
PARTNER



PHOTOGRAPH OF SHRI. ALLAPARTHI DURGA PRASAD



LEFT HAND  
FINGER PRINTS



RIGHT HAND  
FINGER PRINTS



For MILROC GOOD EARTH DEVELOPERS  
PARTNER

ADARSH CO-OP HOUSING SOC. LTD  
ADARSH CO-OP HOUSING SOC. LTD

Chairman / Secretary / Treasurer  
Chairman / Secretary / Treasurer

For MILROC GOOD EARTH DEVELOPERS  
PARTNER

ADARSH CO-OP HOUSING SOC. LTD

SIGNED AND DELIVERED  
By the wit named  
SECOND PARTY II (b) at Panjim in  
the presence of Witnesses

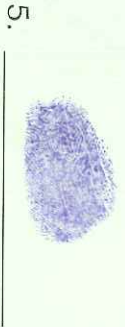
) For MILROC GOOD  
) EARTH DEVELOPERS  
)  
)

SMT. ALLAPARTHI  
NAGAMANGA  
PARTNER



PHOTOGRAPH OF SMT. ALLAPARTHI NAGAMANGA

LEFT HAND  
FINGER PRINTS



RIGHT HAND  
FINGER PRINTS



1 Name : Kajesh N. Salgaonkar

Signature :

2. Name : Swati Mahambrey

Signature :

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD

For MILROC GOOD EARTH DEVELOPERS

PARTNER

For MILROC GOOD EARTH DEVELOPERS

PARTNER

EXECUTED BEFORE ME  
WHICH I ATTEST

*Handwritten signature*

UJWALA T. KOUTHANKAR  
Advocate & Notary  
Tiswadi Taluka  
Panaji - Goa  
Reg. No. 256 / 10



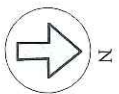
Reg. No. 1248 / AGR / 2019  
Dated. 10/9/2019



ANNEXURE I

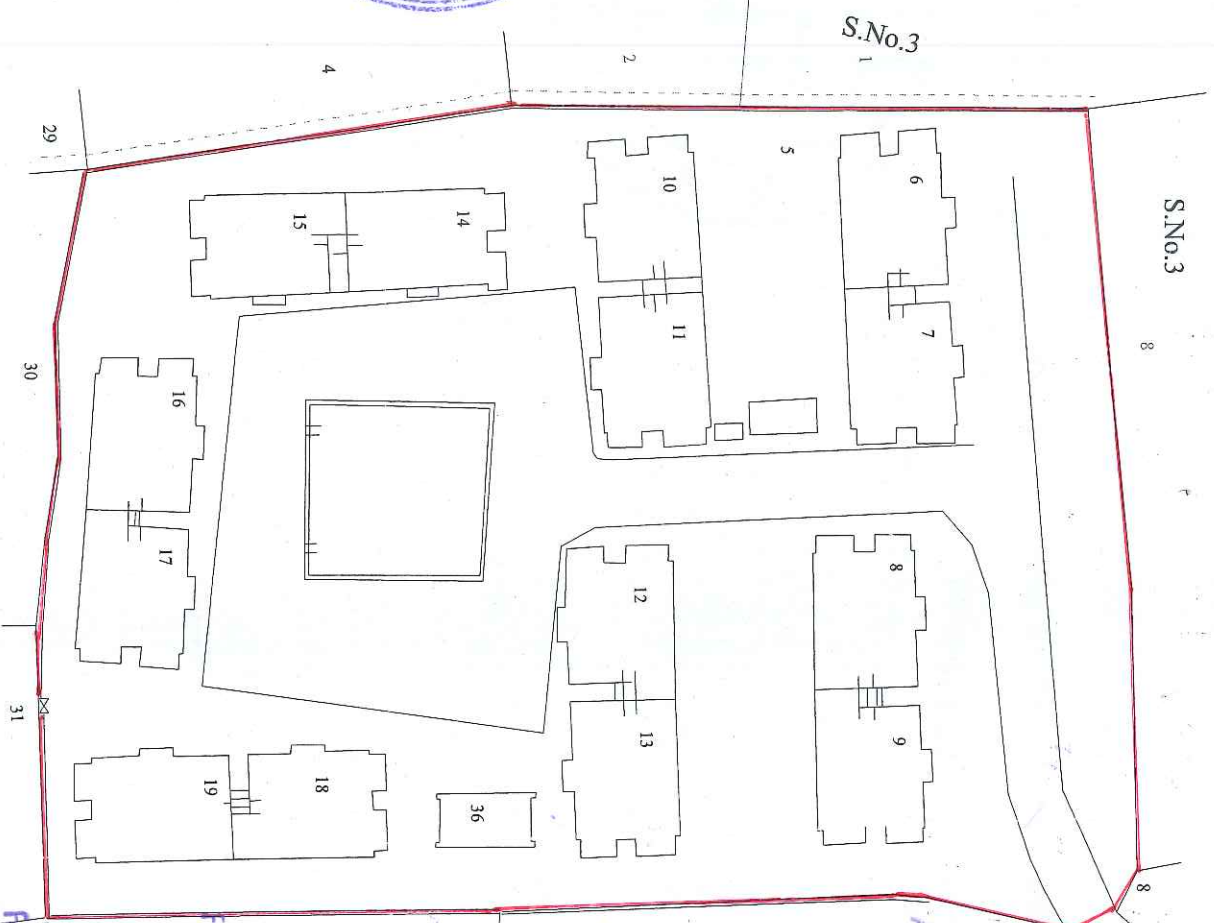
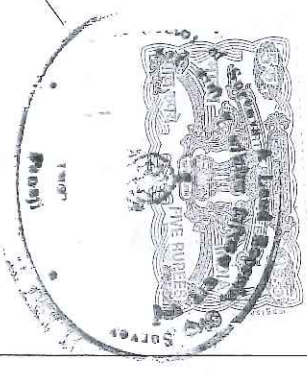


GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
PANAJI-GOA



Plan Showing plots situated at  
City : PANAJI  
Taluka : TISWADI  
P.T.SHEET No./CHALTA No. :143 / 5 to 19 & 36  
Scale :1:500

*Maya K. Amonkar*  
MAYA K. AMONKAR  
Inspector of Survey & Land Records  
City Survey, Panaji.



ADARSH CO-OP. HOUSING SOC. LTD  
*Chairman / Secretary / Treasurer*

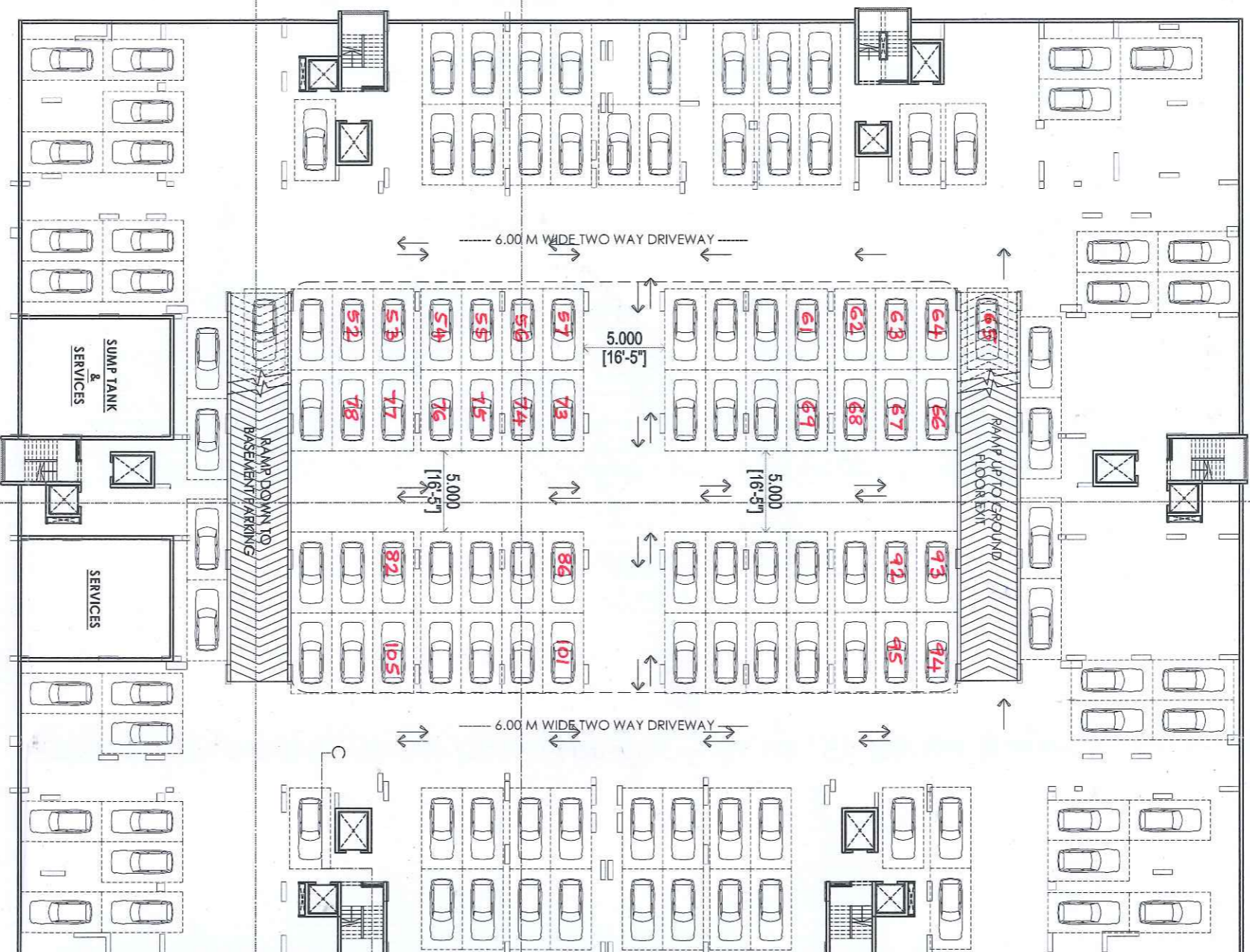
ADARSH CO-OP. HOUSING SOC. LTD  
*Chairman / Secretary / Treasurer*

FOR MILROC GOOD EARTH DEVELOPERS  
*Chairman / Secretary / Treasurer*

FOR MILROC GOOD EARTH DEVELOPERS  
*Chairman / Secretary / Treasurer*



27TH AUGUST, 2019



EXISTING ROAD

PROPOSED ROAD

P.A = 6887 SQM  
FAR(2.0) = 13,774.0 SQM

For MILROC GOOD EARTH DEVELOPERS  
PARTNER

For MILROC GOOD EARTH DEVELOPERS  
PARTNER

BASEMENT FLOOR PLAN

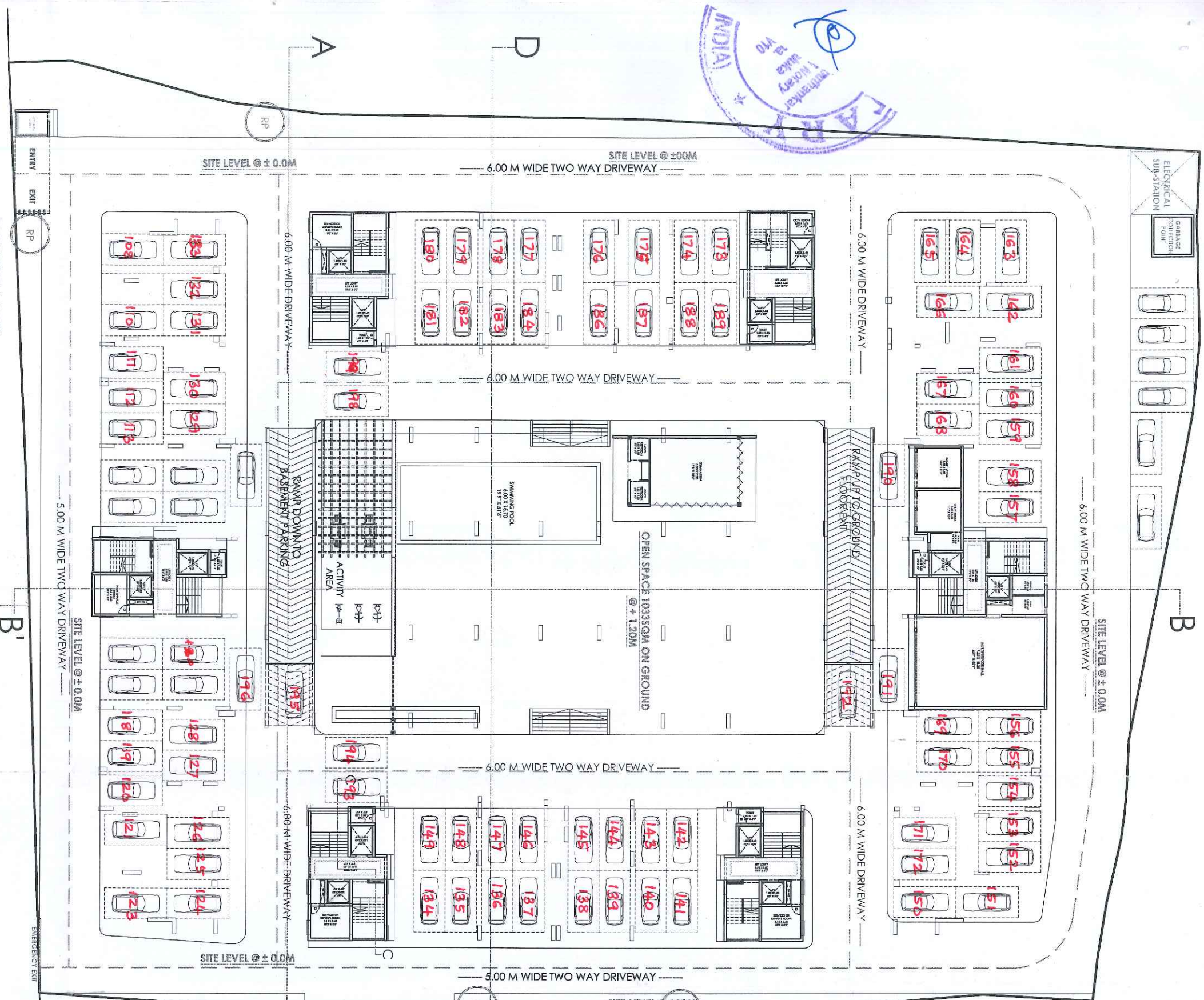
'ADARSH CO-OP HOUSING SOCIETY LTD.', AT PANJIM, GOA.

ARCHITECT  
SUMIT AND BANSRI  
KUMATH

ADARSH CO-OP HOUSING SOC. LT  
Chairman / Secretary / Treasurer

ADARSH CO-OP HOUSING SOC.  
Chairman / Secretary / Treasurer

27TH AUG



EXISTING ROAD

PROPOSED ROAD

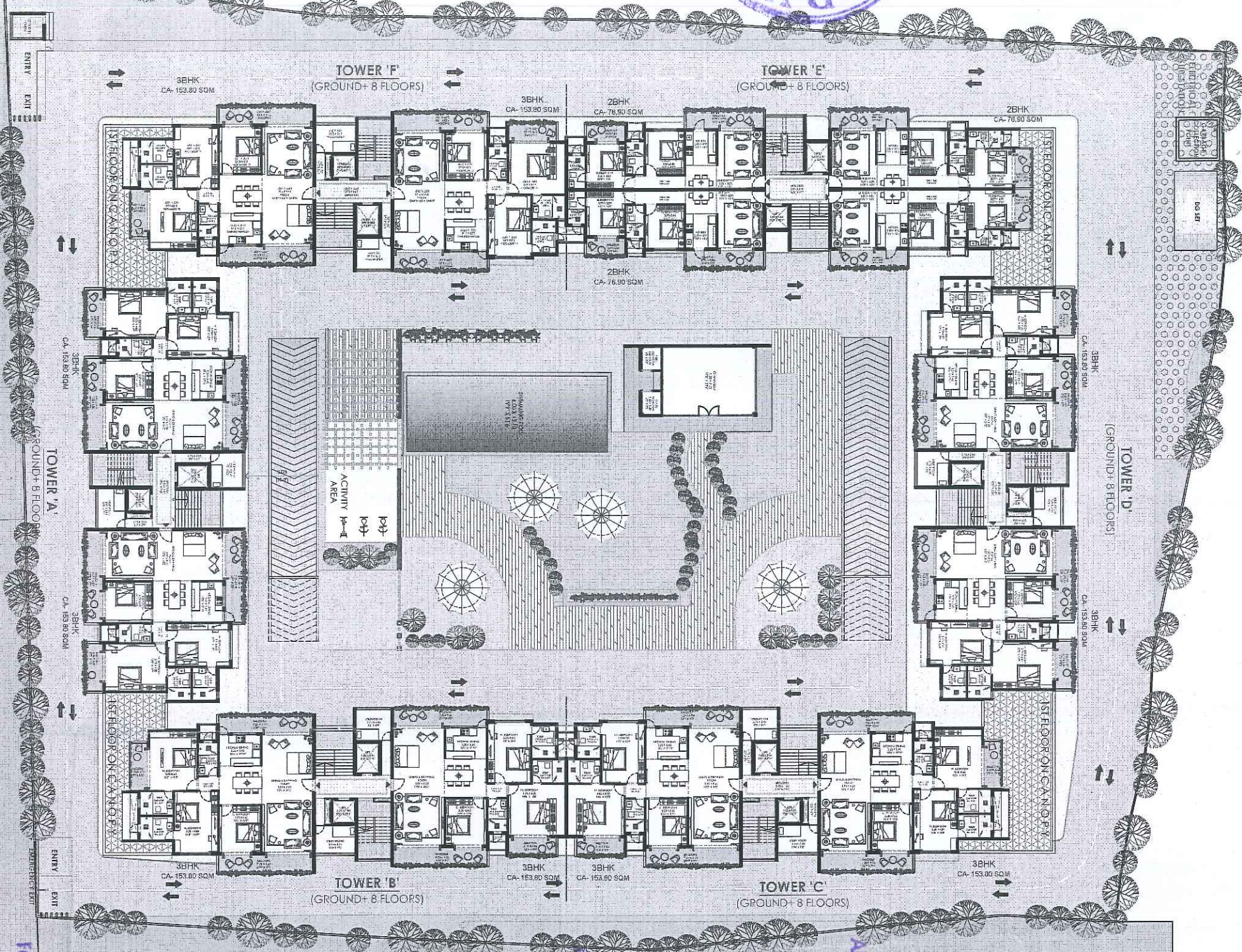
P.A = 688  
FAR(2.0) =

FAR MILHOC G

FAR MILHOC G



EXISTING ROAD

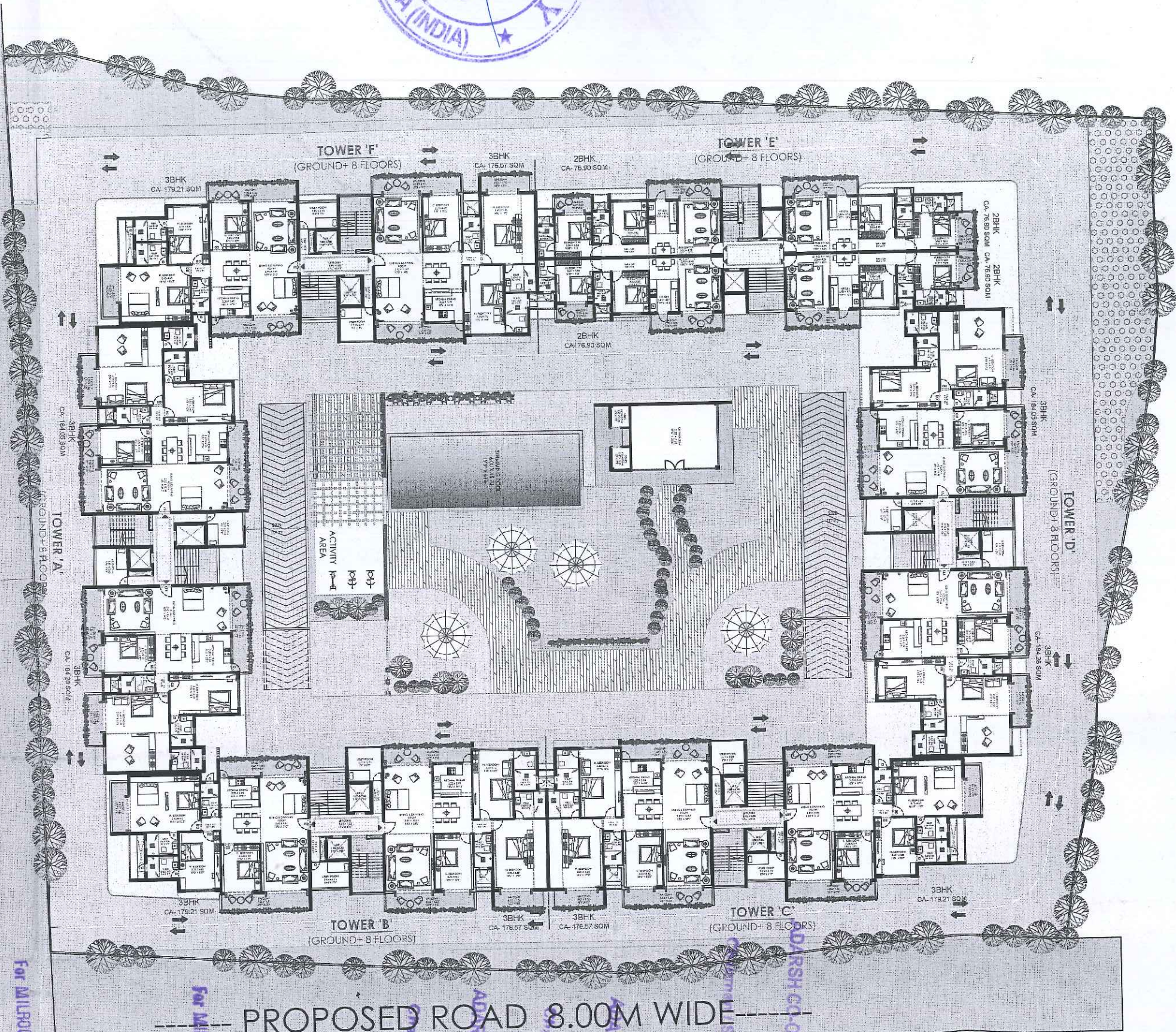


PROPOSED ROAD 8.00M WIDE

6TH SEPTEMBER



EXISTING ROAD

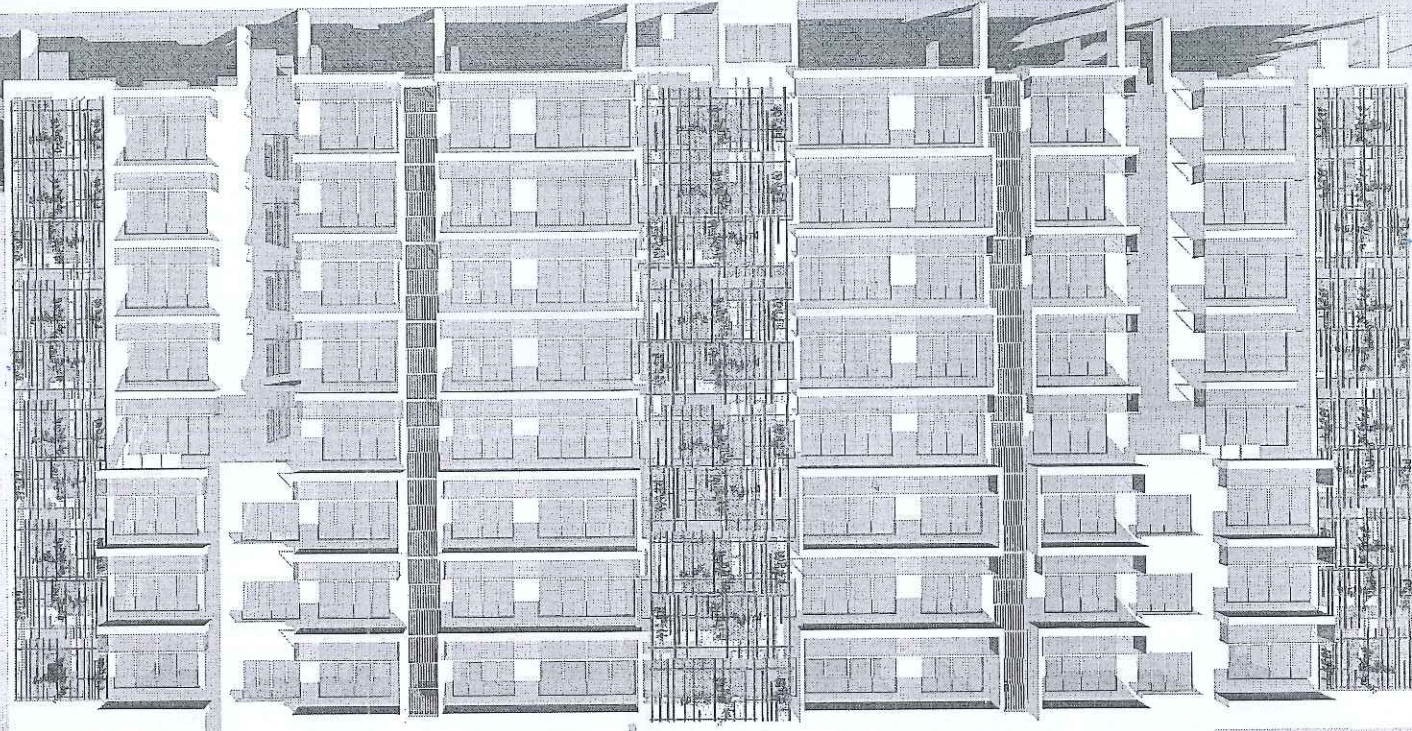


PROPOSED ROAD 8.00M WIDE

6TH SEPTEMBER

6TH TO 8TH FLOOR

ELEVATION



PARTNER

For MILBOC GOOD EARTH DEVELOPERS

PARTNER

For MILBOC GOOD EARTH DEVELOPERS

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD.

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC.

Chairman / Secretary / Treasurer

ADARSH CO-OP. HOUSING SOC. LTD.