
AGREEMENT

ATAFONDEM 19/18

Shri. Renato Veloso
Smt. Lynda Veloso
Shri. T. T. Shreedharan
Smt. Loretta Shreedharan

M/s Sancoale Developers

29/04/2013



गोवा GOA

Serial No. 26.08.1... Place of Vending Vasco Date 25/04/2013

417570

Vendor Cedric M Fernandes R/O Chicalim

Licence No. JUD/STP/2/2000/MOR/AC

Value of Stamp Paper 50/- (Mapusa Bay)

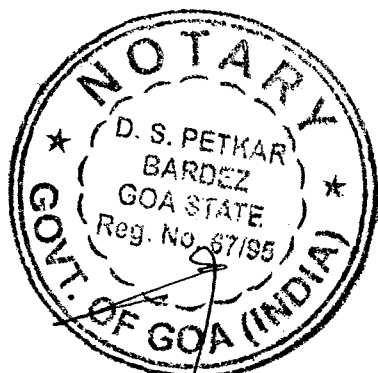
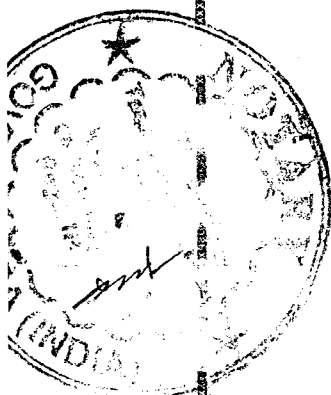
Name of Purchaser SAHARAJI DEVELOPERS

Resident of Vasco Name of Father

Purpose SALE OF LAND Transacting Parties

Signature of Stamp Vendor

Signature of Purchaser



AGREEMENT FOR SALE, EXCHANGE CUM DEVELOPMENT

This Agreement is made at Mapusa on this 29th day of April 2013

Shree Charen

A. M. A.

G. S. S.

Shree Charen



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INDIA NON JUDICIAL

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Vendor Cedric M Fernandes R/O Chicalim

Licence No. JUD/STP/2/2000/MOR/AC

Value of Stamp Paper B. 50/- (Rupees Fifty)

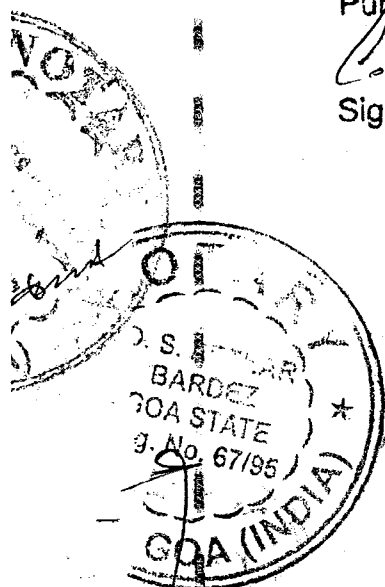
Name of Purchaser SANCOACR Developers

Resident of Vt. Co. Name of Father _____

Purpose ACQUISITION Transacting Parties

Signature of Stamp Vendor

Signature of Purchaser

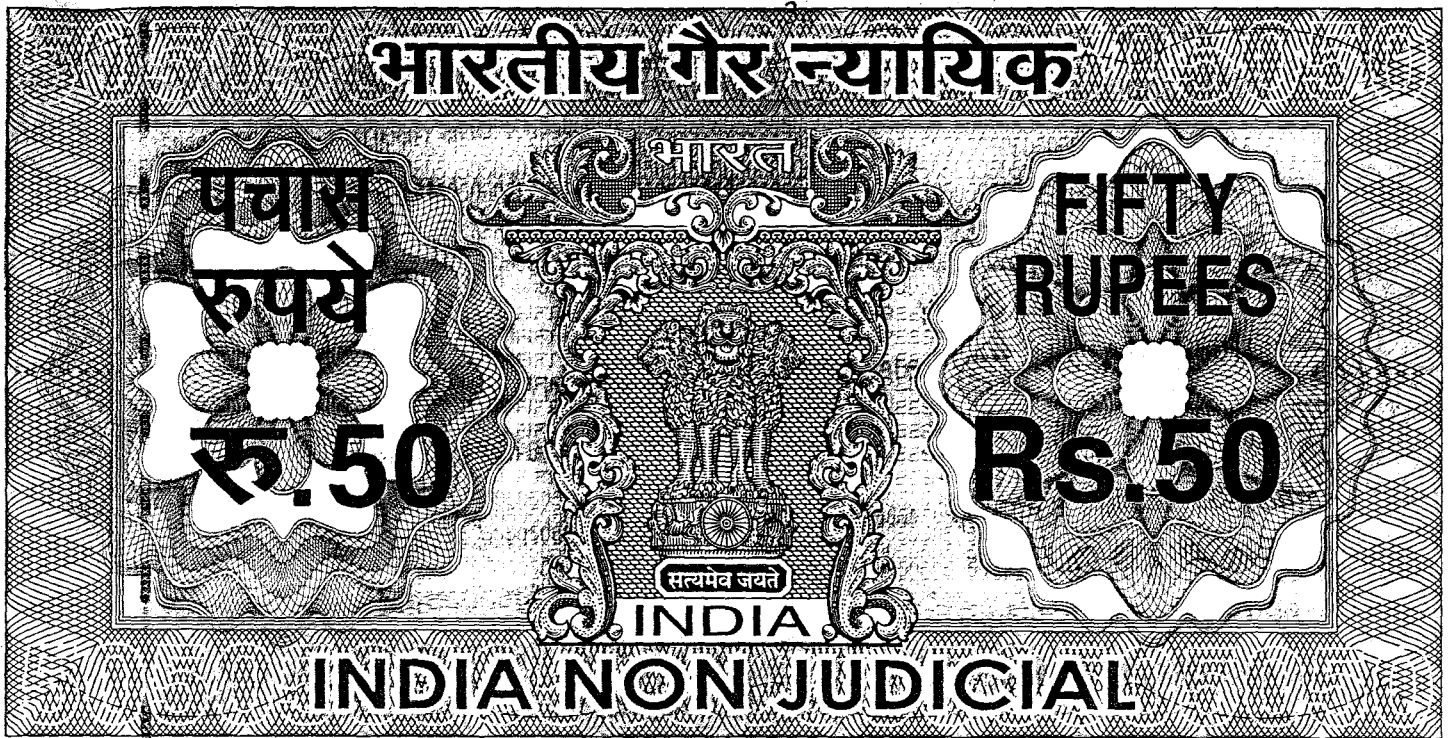


BETWEEN

1. Shri. Natividade Renato Veloso, 76 years of age, son of late Shri. Joaquim Veloso, married, retired, and his wife

Shreecharan and
H. K. L.
G. V. S.

[Handwritten signature]



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Serial No. 24.0.83..... Place of Vending Vasco Date ..25.10.13 417571

Vendor Cedric M Fernandes R/O Chicalim

Licence No. JUD/STP/2/2000/MOR/AC

Value of Stamp Paper ..Rs. 50/- (Fifty Rupees)

Name of Purchaser ..Ella Linda Veloso

Resident of ..Vasco

Purpose ..Household

Transacting Parties

Signature of Stamp Vendor

Signature of Purchaser

2. Smt. Ella Linda Veloso, major in age, married, housewife, both Indian Nationals, residents of "Casa Veloso", H. No. 866 Bambordem, Moira, Bardez, Goa, hereinafter referred to as the party of the FIRST PART which expression shall unless it be

Shreedharan
E. Veloso

[Signature]

repugnant to the context or meaning thereof, be deemed to mean and include their successors, nominees and assigns of the FIRST PART.

AND

1. Shri. T. T. Shreedharan, aged 66 years, son of late Shri Thottathil Thamu, married, Advocate, PAN No. AKPPS8816H and his wife
2. Smt. Jeanne Loretta Maria Rosa D'Souza alias Loretta Shreedharan, aged 59 years, Service, PAN No. AQLPS7810D both Indian Nationals, residents of Kirtathalem Baina, Vasco da Gama hereinafter referred to as the party of the SECOND PART, which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their successors, nominees and assigns of the SECOND PART.

AND

1. M/s Sancoale Developers, a registered partnership firm, engaged in the business of developing properties , construction of buildings and allied activities, having PAN No. AARFS0707M and having their registered office at 23 Karma Point, 1st Floor, Vasco-da-Gama, Goa, represented in this act by its Managing Partner Mr. Phiroze Loran, 27 years of age, s/o Shri. T. T. Shreedharan, businessman, Indian national, resident of H. No. 34(2), Kirathalem Baina, Vasco da Gama, hereinafter referred to as the "DEVELOPERS" which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their successors, partners, executors, administrators, nominees and assigns of the THIRD PART

WHEREAS, in the inventory proceedings before the Court of the Civil Judge Senior division at Mapusa under No. 104/97, the property under survey No. 19/18 of Moira village, Bardez, Goa admeasuring an area of

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2475 Sq. mtrs more particularly described in the Schedule-I hereunder written, was taken on auction and jointly allotted to parties of the First and Second Part and they are the legal owners of the said property in terms of the law of communion of assets.

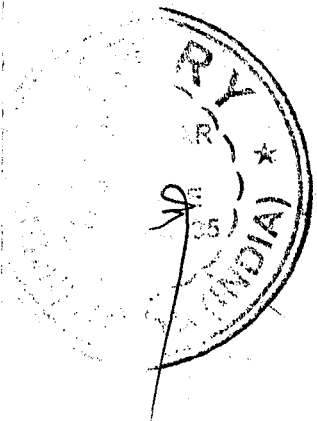
AND WHEREAS in terms of an agreement dated 30th November 2002 executed between the parties of the First and Second Part a double bed room flat is to be provided in the residential building to be constructed in the property for the common use of the legal heirs of Shri. Pascoal Jose Joaquim D'souza and a trust shall be formed in the name and style as "Pascoal Jose Joaquim D'souza Memorial Trust" to manage the affairs of the said flat by the Parties of the FIRST and SECOND PART.

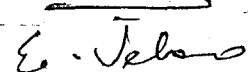
AND WHEREAS keeping in view the aforesaid commitments the parties of FIRST and SECOND PART have approached the DEVELOPERS with a request to develop a part of the said property admeasuring 1200 sq. mtrs identified as Plot A more particularly described in the Schedule -II hereunder written and hereinafter referred to as "THE SAID PLOT" by constructing residential/ commercial building(s).

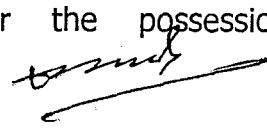
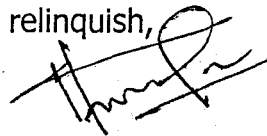
AND WHEAREAS the DEVELOPERS have agreed to execute the development work of the said property as per the terms and conditions hereunder written :

NOW THIS AGREEMENT IS WITNESSED AS UNDER:

1. The Parties of the FIRST and SECOND PART shall hand over the possession of the said plot to the DEVELOPERS for the limited purpose of construction of the residential building/ Villas/ Row Houses/ Bungalows including commercial areas, gardens and parking areas, on signing this Agreement, for the purpose of carrying out the terms of this agreement.
2. The parties of the FIRST and SECOND PART hereby agree to transfer, assign, deliver the possession, relinquish,

surrender, release and/or sell their rights, titles, benefits, claims, demands and/or interest in the SAID PLOT admeasuring 1200 sq. mts in area and forming a part of the larger property known as 'Atafondem' under Survey No. 19/18 of the village of Moira, Bardez, more particularly described in the Schedule written hereunder absolutely and forever unto and in favour of the DEVELOPERS in exchange of one residential flat of 80 sq. mtrs. Super Built-up Area each to be allotted in favour of the parties of the FIRST AND SECOND PART as stipulated in Schedule-III hereunder written, and a residential flat of 80 Sq. mtrs, in favour of the "Pascoal Jose Joaquim D'Souza Memorial Trust", specifications of which are stipulated in Schedule-III hereunder written.

3. It is agreed by the Parties herein that consequent to this Agreement for Sale/ Exchange cum Development, the DEVELOPERS shall have full powers to develop the SAID PLOT, by constructing residential/ commercial building(s) according to approved plans and they shall obtain necessary approvals including conversion sanad from the concerned authorities like Village Panchayat, Planning & Development Authority, Forest Department, Revenue Department, Electricity Department, Public Works Department, Health Department and all other government or quasi-government departments, and shall pay all other taxes and levies and the DEVELOPERS/ their partners/ authorized representatives shall have all the powers to sign and execute the requisite applications, undertakings, affidavits, bonds, assurances or any other documents necessary for the purposes. It is further agreed that the DEVELOPERS shall also have powers to enter into Agreement for Sale/ Deed of Conveyance and to sign and execute any documents before any competent Authority including Sub-Registrar, with any prospective

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Purchaser(s) for the sale of any flat/ shop/ premises, aforesaid property/ part thereof save and except the premises earmarked to the parties of the FIRST and SECOND PART and the "Pascoal Jose Joaquim D'Souza Memorial Trust", to accept bookings, collect consideration, issue receipts and to appropriate the consideration for the construction of the building(s) and the purposes deemed necessary by the DEVELOPERS.

4. That all the three flats to be constructed for the FIRST and SECOND PARTIES in consideration for the sale/ exchange of the said plot shall be constructed on the upper ground floor or the first floor of the proposed residential building.
5. It is agreed by the Parties herein, that the DEVELOPERS, in their name or through its partners/ authorized representative/s, shall have all the rights and powers to initiate/ defend any legal action (Civil, Revenue, Criminal, Judicial, Quasi-Judicial or Administrative, including proceedings in any office under the Central/ State Government), in respect of the SAID PLOT, where the rights of the DEVELOPERS under this Agreement is affected and for the purpose, shall sign and execute all the documents, vakalatnamas, affidavits, complaints, written statements, additional written statements, affidavit in evidence, terms of compromise, before any Court/ Tribunal/ Judicial/ Quasi-Judicial Authorities, High Court or Supreme Court, till the matter is concluded through adjudication, arbitration, compromise of any nature, safeguarding the interest of the DEVELOPERS in terms of this Agreement and shall sign and execute all the papers, documents and writings for the purposes, pay the fees, collect dues, refunds, rent, compensation etc. and to acknowledge the receipts thereof.

6. It is agreed between the Parties that within 24 months from

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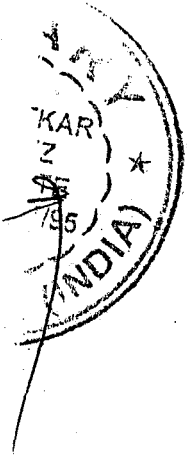
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the date of signing of this agreement, the residential flats earmarked to the parties of the FIRST and SECOND PART and Pascoal Jose Joaquim D'souza Memorial Trust shall be allotted and handed over to them under the condition that the taxes, levies and other outgoings imposed by Village Panchayat, Planning and Development Authorities, State/Central Government or any other Statutory Authority in respect of the flats/premises allotted to them and Society formation charges, water and electricity connection charges etc. shall be paid by the respective parties.

7. The parties of the FIRST and SECOND PART shall, after signing this agreement immediately undertake the formation of the "Pascoal Jose Joaquim D'souza Memorial Trust" as its sole promoters / founders, so that the Trust can on its own take the possession of the premises earmarked for them and defend all their rights and liabilities under this agreement.
8. It is herein agreed by the parties that the provisions for the furniture, fittings, fixtures and air conditioner shall be provided at the cost of the parties of the FIRST and SECOND PART equally.
9. That in the event if the Developer fails to construct and allot the flats that being the consideration of this agreement, within a period of 24 months to the owners as agreed, than the Developer shall be liable to pay Rs. 15,000/- (Rupees Fifteen Thousand Only) per month for each flat as liquidated damages / compensation for the delay caused in handing over the particular flat.
10. Without prejudice to any of the right of the owners under this agreement or in law either of the owners by a notice in writing shall be entitled to terminate this agreement if the developer fails to handover the flat/s agreed to be constructed for the owners in terms of this agreement within

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the time schedule without any reasonable cause.

11. It is hereby agreed between the Parties that if any dispute arises on the terms of this Agreement for Sale, Exchange cum Development regarding powers/ obligations/ claims/ liabilities arising out of the interpretation and/or performance under any/all Clauses of the said Agreements, the same may be resolved through negotiations or legal process.

12. The OWNERS hereby declare and confirm that they have authorized, empowered and permitted the DEVELOPERS at the time of signing this agreement as stated above, to enter in or upon the SAID PLOT for the purpose of development, construction and carrying on the said construction activities in the SAID PLOT without any interference, objection of any nature whatsoever from the OWNERS or any one claiming through them.

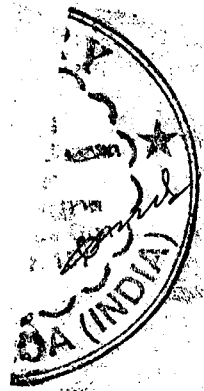
13. The OWNERS shall transfer, sell and/or execute the necessary conveyance/transfer, of the SAID PLOT or any part thereof unto and in favour of the DEVELOPERS or their nominee/ assignee, as the case may be in consideration of the premises/flats stipulated in Clause 2 above.

14. It is specifically agreed between the parties that if the area of the flat earmarked for the OWNERS is enhanced or decreased due to any constraints of planning, the respective/ concerned parties shall be paid compensation calculated at the rate of Rs.35,000/- per sq. mtr. super built-up area as the case may be.

15. The DEVELOPERS shall be entitled to demand specific performance of this contract.

16. All the costs and expenses relating to the aforesaid transfer, sale, conveyance etc. of the SAID PLOT or any part thereof in the name of the DEVELOPERS or its purchaser

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assignee/s, nominee/s shall be borne by the DEVELOPERS or their nominees as the case may be.

17. The OWNERS confirm that the SAID PLOT is not subject to any notice or notification or proceedings under the Land Acquisition or Administration or Evacuee Properties Act.
18. The OWNERS confirm that there are no mundkars, watch and ward and/or any person claiming any other tenancy, mundkar and/or any other right in the SAID PLOT and there are no difficulties, legal or otherwise, for sale, transfer or assignment of the SAID PLOT which is absolutely free from encumbrances and there is no attachment or notice from Central or State Government or any other local body or authority under or any schemes or legislative enactment or any other Act or statute, law or regulation in respect of the SAID PLOT.
19. The DEVELOPERS shall be free at their own discretion to put up advertisements/ hoardings in the SAID PLOT.
20. The Developers shall have no right to assign/ sub-delegate their rights of development of the said plot under this agreement.
21. The OWNERS shall and will, from time to time and at all times hereafter, at the request of the DEVELOPERS, execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the SAID PLOT unto and to the use and enjoyment of the DEVELOPERS or their nominees as shall and may be required.
22. At any time after signing of the present agreement (notwithstanding with the grant of an irrevocable Power of Attorney) the OWNERS shall make, sign and execute such application, petitions, documents, letters and declarations as

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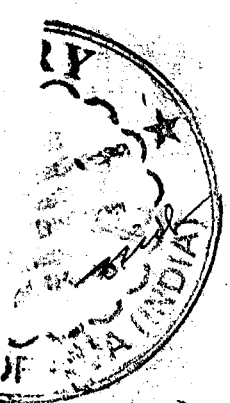
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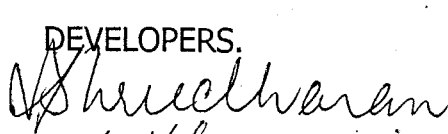
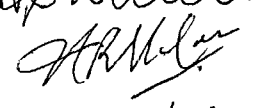
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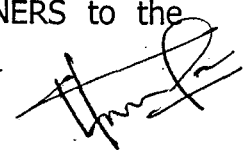
are required by the DEVELOPERS and hereby authorize and empower the DEVELOPERS to sign on behalf of, and to represent the OWNERS for the purpose of signing, executing and submitting all applications, drawings, plans and all such other documents that may be necessary to be signed or executed before the concerned authorities for the purpose of constructions, NOCs and statutory approvals and certificates from the concerned authorities such as Village Panchayat, Town & Country Planning Department, Planning & Development Authority; to mortgage/ keep as security or in any manner encumber any flat/ shop/ premises and the land proportionate to the same, save and except the OWNERS' and Pascoal Jose Joaquim D'Souza Memorial Trust premises, to obtain loan/ finance and to sign and execute necessary documents for the purpose. The entire cost and expenses of all such application, documents, petitions, declarations, building plans, licenses, architect/engineer fees shall however be borne by the DEVELOPERS. The DEVELOPERS shall also be liable to reimburse the OWNERS in respect of any claim against them in the event of any violations of regulations of construction in the SAID PLOT.

23. The OWNERS shall fully co-operate with the DEVELOPERS to obtain necessary water, sewerage and electricity connections as also Occupancy/ Completion Certificate to the building(s) or proposed ownership flats, shops, offices etc.

24. In case the OWNERS require or desire any change, modification, alteration, substitution or replacement in the specification/ amenities of the said OWNERS' premises reserved for them, the DEVELOPERS will carry out such works provided that the additional expenditure incurred by the DEVELOPERS shall be paid by the OWNERS to the DEVELOPERS.



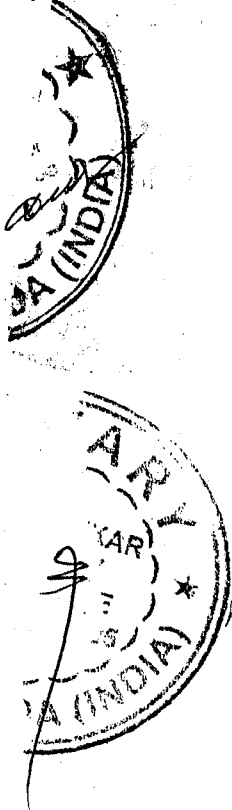
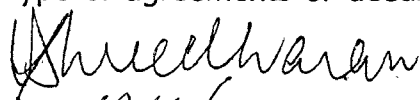
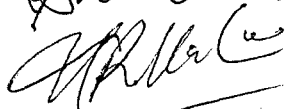
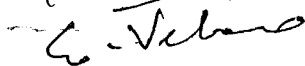
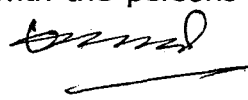
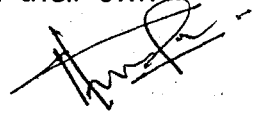


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25. The DEVELOPERS shall not incur any liability if they are unable to deliver possession of the said OWNERS premises by the dates stipulated in Clause 6 if the completion of the scheme is delayed by reason of non-availability of materials/ water supply/ drainage, sewerage connection or by reason of war, civil commotion or any act of God or the non-delivery is the result of any notice, order, rule or notification of the Government and/or any other public or competent authority or for any other reason beyond the control of the DEVELOPERS and in any of the aforesaid events, the DEVELOPERS shall be entitled to reasonable additional extension of time of delivery of possession of the said OWNERS premises.

26. The DEVELOPERS hereby indemnify the OWNERS of all claims in respect of any accident or injury to artisans, workmen or any other person(s) engaged in the construction or connected activities in the SAID PLOT whether in employment or not and shall generally keep indemnified the Owners against all acts of commission or omission arising out of the performance of the terms of this agreement.

27. The DEVELOPERS shall be free to enter into any Agreement of Sale of any or all the dwelling units, shops, flats, garages etc. to be constructed in the SAID PLOT to any person(s), parties of their own choice and upon such terms and conditions as the DEVELOPERS deem fit at their entire discretion and to appropriate the sale proceeds entirely for themselves except for the premises agreed to be allotted to the OWNERS and Pascoal Jose Joaquim D'Souza Memorial Trust as mentioned hereinabove and accordingly the OWNERS hereby authorize and empower and shall have no objection whatsoever for the DEVELOPERS to enter into any type of agreements or deeds with the persons of their own

choice for the sale or disposal of the constructed units in the aforesaid property without any reference to the OWNERS and further the OWNERS undertake and agree to join as parties to such agreements or conveyance deeds with the prospective purchasers of the DEVELOPERS for the sale, transfer and/or to assign the aforesaid units constructed in the SAID PLOT and/or any part thereof upon the request from the DEVELOPERS in this regard.

28. All notices to be served on the DEVELOPERS and the OWNERS shall be deemed to have been duly served if sent at their address above mentioned by Registered Post A.D.

29. The DEVELOPERS shall, depending upon the circumstances, decide whether or not a Co-operative Housing Society Ltd., Company, Trust, Association or other legal entity shall be formed for the maintenance and management of the building(s). In case a Co-operative Housing Society or other legal entity is decided to be formed, the OWNERS undertake to join the same as Promoters members and for this purpose, sign all necessary applications and papers, abide by the applicable laws and rules and bear their proportionate share of expenses relating thereto.

30. It is agreed that in case a co-operative housing society or legal entity is formed by the DEVELOPERS, the OWNERS shall transfer the SAID PLOT to the said society or other legal entity. However, in case such a society or other legal entity is not formed, the OWNERS shall retain ownership rights in the SAID PLOT proportionate to the area of the premises/ flat delivered to them and balance shall be transferred to the DEVELOPERS/ their assignees and/or nominees including the purchasers of the premises as may be decided by the DEVELOPERS.

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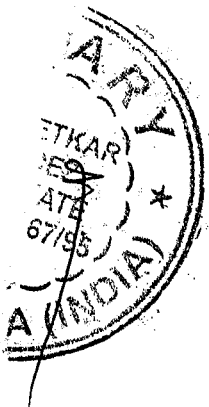
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31. The OWENRS shall simultaneously with the execution of this agreement, execute an irrevocable Power of Attorney in favour of the DEVELOPERS or any or all of the partners in relation to or in respect of the SAID PLOT authorizing them or any partner(s) thereof on behalf of the OWNERS to do all lawful acts, deeds, matters and things pertaining to the sale, transfer, exchange, development of the SAID PLOT or construction of the buildings thereon, represent before the government and the local authorities including the village Panchayat, Town & Country Planning Department, Planning & Development Authority, authorities under Land Revenue Code, 1968, or any other law and also to sign and execute or verify all letters, applications, pleadings including plaints, affidavits, appeals, petitions, declarations, applications for the renewal of Development permissions and construction licenses, application for water, electricity and sewerage connections to the said building, application for no-objection certificates under law for the time being in force, and/or any other papers or documents in relation to the development of the said property and/or the said buildings and/or sale of flats, shops, premises in the said building(s) to be constructed in the SAID PLOT and agreements, letters of allotments etc. For the sale of the said building(s) or any part thereof.

32. At any time after signing the present agreement (notwithstanding the grant of an irrevocable general power of attorney) the OWNERS shall make, sign and execute such applications, petitions, documents, letters and declarations as are required by the DEVELOPERS for developing the SAID PLOT / constructions thereon and hereby authorize, empower the DEVELOPERS to sign on behalf of and to represent the OWNERS for the purpose of signing, executing

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and submitting all applications, drawings, plans and all such other documents that may be necessary to be signed or executed before the concerned authorities for the purpose of construction, NOCs, statutory approvals and certificates from the concerned authorities such as Municipality, village Panchayat, Town & Country Planning department, Planning & Development Authority etc. to mortgage, keep as security or in any manner encumber any house, flat, shop, premises to obtain loan/ finance and to sign and execute necessary documents for the purpose. The entire cost and expenses of all such applications, documents, petitions and declarations and building plan, licenses, architect/ engineer's fees etc. shall be borne by the DEVELOPERS.

33. The Developer after the completion of the flats agreed to be given to the Owners as aforesaid shall call upon the owners and execute a Deed of Assignment or such other document / deed for perfectly granting the respective flats for the use of the Owners or their nominees.

34. The OWNERS undertake that they shall become members of the Co-operative Housing Society/ entity formed for the maintenance and upkeep of the building and shall pay all the fees for the maintenance, water supply, common lighting and pay the taxes and all other outgoings in respect of the said flats. They shall also pay to the DEVELOPERS the amount of contribution fixed by the DEVELOPERS towards the formation, registration and maintenance of the Co-operative Housing Society/ entity in respect of each flat.

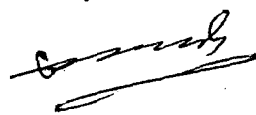
35. It is agreed that any additional item of work other than the specification of the flats annexed hereto shall be charged extra as per the estimate prepared by the DEVELOPERS and shall be paid by the OWNERS.



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36. The actual charges and deposits demanded by the authorities for the supply of electricity, water connection, sewerage connection to the buildings/ flats shall be paid by the OWNERS proportionate to their share, determined by the DEVELOPERS.
37. Any taxes, charges or outgoings levied by the Village Panchayat, local body, Customs and Excise or any other statutory authority, pertaining to the flats/premises of the OWNERS shall be borne by the OWNERS.
38. The DEVELOPERS shall construct the flats in accordance with the Development permission and construction license from the competent authorities.
39. It is hereby agreed that the DEVELOPERS shall be entitled and are hereby permitted to make such variations and alterations in the plan or in the layout/ elevation of the building including garden spaces and/or varying the location and the access to the building, as the exigencies of the situations and the circumstances of the case may require.
40. The DEVELOPERS shall be in absolute control of those premises in buildings construction of which is not financed by any person. Should the DEVELOPERS decide to retain any portion in the said plot, they shall join the entity along with the other flat, shop/ office/ premises/ garage holders, if necessary.
41. All papers pertaining to the formation of the Entity and the rules and regulations thereof as also all the necessary deeds/ deed of conveyance shall be prepared by the Advocate of the DEVELOPERS.
42. In the event of any claim to the SAID PLOT from any third party including the legal heirs of the OWNERS, such claim shall be to the extent of the consideration paid in terms of this agreement and shall be met by the OWNERS from the



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said consideration received, as the DEVELOPERS are bona fide purchasers.

43. It is agreed by the parties that the maintenance of the Pascoal Jose Joaquim Memorial Trust premises will be undertaken by the trust and the expenses will be met from the income generated from the concessional rental of the premises to be collected from the family members making use of the premises and other income raised by the trust for the purpose.

SCHEDULE-I

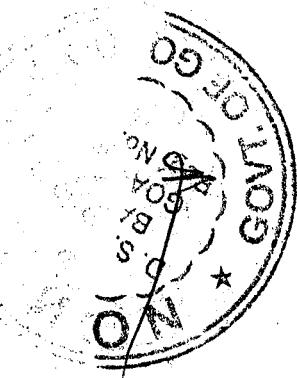
All that separated portion of land of the property known as "Atafondem", situated in the village of Moira, within the limits of the Gram Panchayat of Moira, Taluka and Sub District of Bardez, North Goa District and state of Goa, surveyed in the Revenue Survey of Record of Rights under Survey No. 19/18, admeasuring an area of ²⁴⁷⁵2450 sq. mtrs. or thereabout falling in the settlement zone and bounded as follows:

North : partly by properties under survey no. 19/19, 19/20 and 19/11
South : by public road
East : by property under survey no. 19/11
West : by property under survey no. 19/11

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W. Veloso

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SCHEDULE – II

All that portion of land on the Western side of the property known as "Atafondem", situated in the village of Moira, within the limits of the Gram Panchayat of Moira, Taluka and Sub District of Bardez, North Goa District and state of Goa, surveyed in the Revenue Survey of Record of Rights under Survey No. 19/18 (Part), admeasuring an area of 1200 sq. mtrs., delineated in red boundary lines, marked as "PLOT A" and bounded as follows:

North	:	partly by properties under survey no. 19/20 and 19/11
South	:	by public road
East	:	by property under survey no. 19/11
West	:	by property under survey no. 19/11

SCHEDULE-III

THE STRUCTURE:

It is a R.C.C framed structure of columns, beams and slabs. The internal partition wall will be 12cm/23cm brick/ block/ laterite masonry and the external walls will be 23cm block/ brick/ laterite masonry.

PLASTER:

Internal plaster shall be single coat sand faced cement plaster with neeru finish. External plaster will be double coat sand faced cement plaster.

PAINTING:

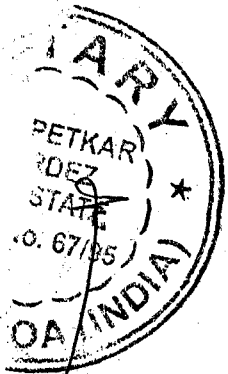
External walls will be painted with two coats of snowcem or equivalent waterproof cement paint. Internal walls and ceiling will be painted with one coat cement primer followed by application of lambi and two coats of white Oil Bound Distemper.

FLOORING:

All rooms will be provided with good quality ceramic floor tiles with 10cm skirting. WC and bathroom will be provided with anti-skid ceramic tiles.

Shreecharan
W. C.
E. Veloo

[Signature] *[Signature]*



DOORS & WINDOW:

Main door frame shall be of hard wood provided with peep hole, tower bolt, aldrops and door stopper. All internal door frames shall be of seasoned wood with good quality flush shutters. Bath and WC doors shall be of fiber/ PVC and balcony doors shall be of marine flush doors. All doors shall be painted with one coat of primer and two coats of oil paint. Windows shall be of UPVC/powder coated/anodized Aluminum.

KITCHEN:

Shall be provided with granite platform with single bowl stainless steel sink with drain board. The platform backing finished with dado up to 60 cm above the granite platform with glazed tiles.

BATHROOM AND WC:

The WC and bathroom shall consist of Indian or European commode, shower rose. Wash basins shall be provided in the bathrooms. WC and bathroom shall be provided with anti-skid ceramic tiles. Dado will be up to a height of 210 cm with glazed tiles.

WATER SUPPLY:

Shall be through underground sump and overhead tank which will service the entire apartments.

ELECTRICAL INSTALLATION:

Wiring shall be concealed type with good quality Copper wires in PVC conduits.

Sheelharan
Shila
G. Selva

[Signature]

[Signature]



IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THESE
COMPROMISE TERMS ON THIS 29th day of April 2013.

SIGNED, SEALED AND DELIVERED BY
THE OWNERS

1. SHRI. NATIVIDADE RENATO VELOSO





LINDA
2. SMT. LINDA RENATO VELOSO



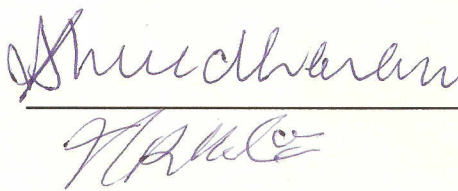


3. SHRI. T. T. SHREEDHARAN





4. SMT. JEANNE LORETTA MARIA ROSA
D'SOUZA ALIAS LORETTA SHREEDHARAN





SIGNED, SEALED AND DELIVERED BY
THE DEVELOPERS

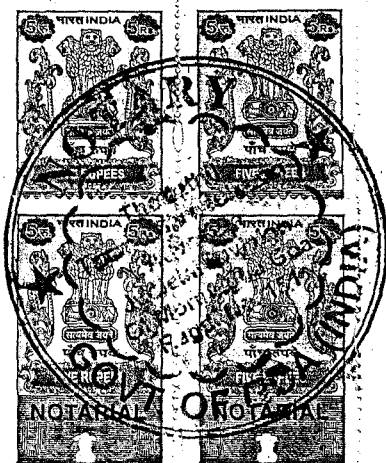
For Sancoale Developers



SANCOALE DEVELOPERS
(Represented by its Partner)
Shri. PHIROZE LORAN



P10



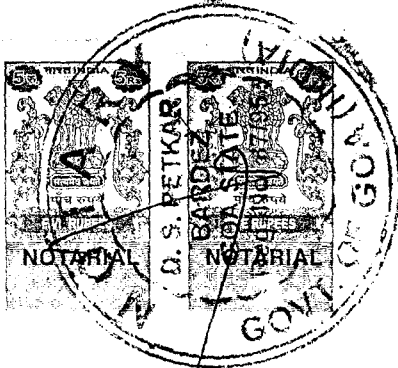
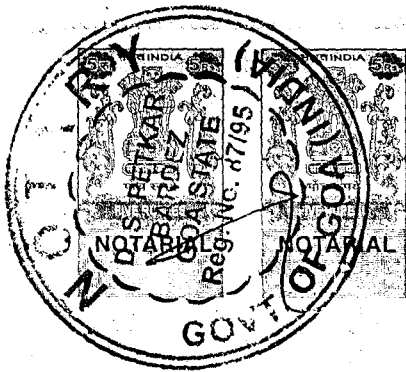
Partly No 4 Mrs. J. L. M. R. D' Souza @ Losella
Shreedharan has signed and executed this
document in before me which I attest.

[Signature] 29/4/13.
T. T. Shreedharan

Advocate & Notary Public (Reg. No. 151)
Keerathalem,
Balna, Vasco-da-Gama,
OFFICE : 23, Karma Point,
1st Floor, Vasco-da Gama, Goa.

Reg. No. 6717
29/4/13.

[Handwritten mark]
DIA) *

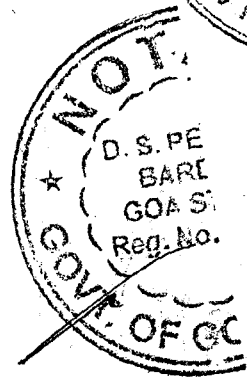
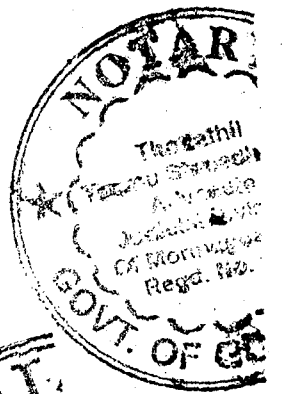


Executed before me
At Mapusa on 29/4/2013

[Signature]
D. S. PETKAR
B.A.L.L.B.

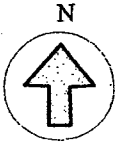
NOTARY, Reg. No. 67/95

Sr. No. 11400/2013



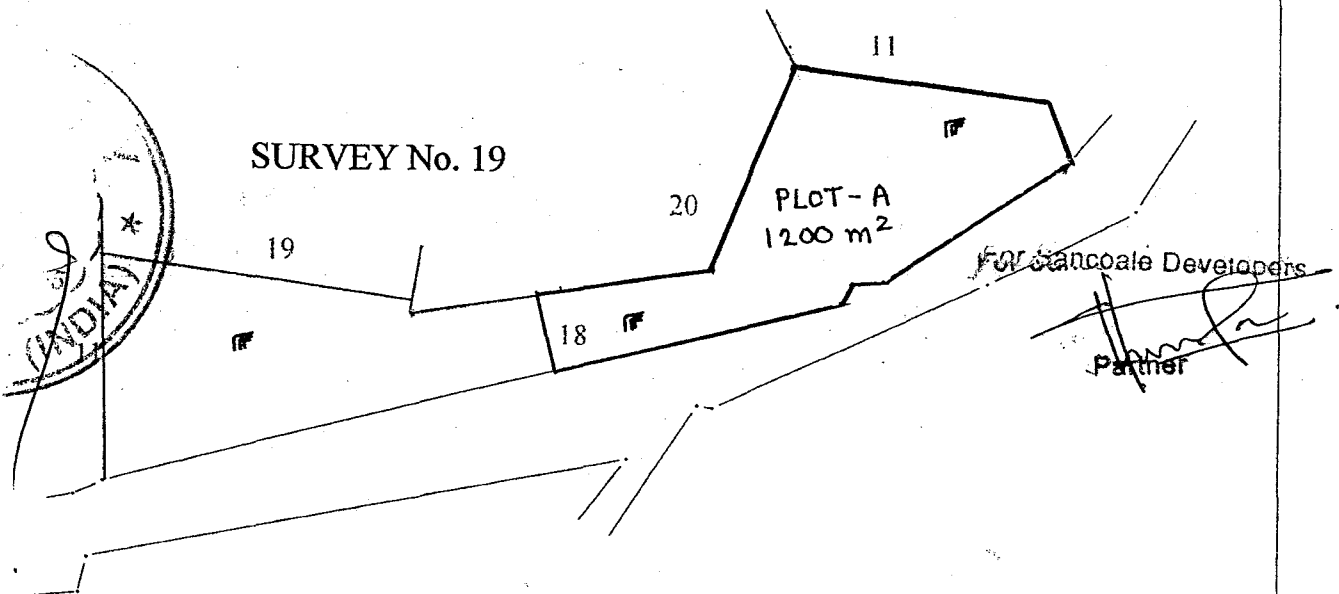
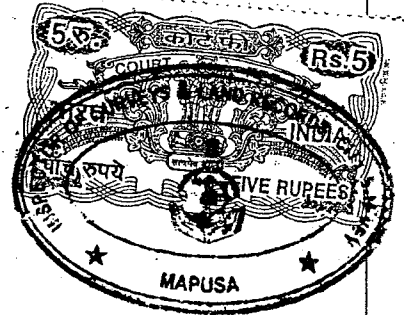


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA-GOA



Plan Showing plots situated at
Village : MOIRA
Taluka : BARDEZ
Survey No./Subdivision No. : 19/ 18
Scale : 1:1000

Shanil
Inspector of Survey &
Land Records
City Survey, Mapusa



SR
Generated By : Swapnil Bhonsle
On : 14-12-2012

E. Selo
B. S. S.
Shree Charan
A. B. S.

Prakash
Compared By:
(R)