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FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIV	VIL REGISTRAR CUM	SUB-REGISTRAR, TALUKA BARDEZ
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REGISTRATION DEPARTMENT. GOVERNMENT OF GOA Print Date Time: 19/Feb/2018 03:42 PM Date of Receipt: 19/Feb/2018 Receipt No 839 cument: Serial No. o Rectification Deed Rature of Document: Received the following amounts from Sri Chandra Devidas Naik for Registration of above Document in Book-1 for the year 2018 Rs.Ps 1000.00 Registration Fee 350.00 Processing Fee STRAR CUM-1350.00 Total: Rodsand Three Hundred Fifty Only. Rupees One Amount in words: Probable date of issue of Registered Signature of the Sub-Registrar TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL Please handover the Registered Document to the person named below Name of the Person Authorized: 120% Se Signature of the Presenter Specimen Signature of the Person Authorized TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT The Registered Document has been handed over to

person receiving the Document

Designed and Developed by C- DAC ACTS Pune.

(RUPEES TIVE MUNDELD DINES.)

Citizencredit co-operative Bank Ltd.

pusa, Goa - 403 507

GOA NON JUDICIAL

Name of Purchaser CHANDRA DEVDAS NAIK.



RATIFICATION/ADDENDUM TO AGREEMENT FOR SALE AND DEVELOPMENT DATED 15.05.2017.

This RATIFICATION/ADDENDUM TO AGREEMENT FOR SALE AND DEVELOPMENT DATED15.05.2017 is made at Mapusa on this 19th day of the month of February, of the year Two Thousand and Eighteen.

1. MR. MARIO ANTHONY JOSEPH D'SOUZA, son of the late Manuel D'Souza, aged 68 years, married, retired, Indian national, holding PAN card and his wife, contact no. 09769005074:

2. MRS. RITA D'SOUZA, wife of Mario Anthony Joseph D'Souza, aged 66 years, married, retired, Indian national holding PAN card no. contact no. 09892349952:

Both permanent resident of Flat no. 405, Block "B", EL Plaza Co-operative Housing Society Limited, I. C Colony, Borivalli (W) Mumbai, presently residing at G-14, Nirmala Colny, St. John de Baptist road, Bandra West, Mumbai, 400050 Indian Nationals, herein referred to as "THE PARTIES OF THE FIRST PART/OWNERS" (which term and expression shall unless repugnant to the context and meaning thereof be deemed to include their heirs, successor, executors, legal representatives, administrator, assigns and any other person or persons claiming through them) of the ONE PART.

AND

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M/S SHREE SIDHIVINAYAK DEVELOPERS & BUILDERS, A Proprietary Firm represented by its sole proprietor Mr. Abhijit Dhargalkar, son of Mr. Anant Dhargalkar, age 33 years, married, businessman,Pan Card no.

Dhaving its office at office No.301, block 'A', Saldanha business tower, Mapusa, Bardez –Goa, Indian national and resident of Green Forest Villa, Verla, Bardez, Goa, herein referred to as "THE PARTY OF THE SECOND PART/DEVEOPER" (which term and expression shall unless repugnant to the context and meaning thereof be deemed to include his heirs, successor, executors, legal representatives, administrator, assigns and any other person or persons claiming through him) of the SECOND PART.

AND

M/S PLATINUM DEVELOPER, A Proprietorship firm represented by its proprietor Mr. Trimurti Kishorlal Karpe, son of Mr. Kishorlal Karpe, aged 38 years, business, married, Indian National, holding PAN card bearing no.

resident of Ribandar, Goa to as "THE PARTY OF THE THIRD PART/CONFIRMING PARTY" (which term and expression shall unless repugnant to the context and meaning thereof be deemed to include his heirs, successor, executors, legal representatives, administrator, assigns and any other person or persons claiming through him) of the THIRD PART.

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M/S TOWN SQUARE CONSTRUCTIONS, A Partnership Firm having its registered office at office No.301, block 'A', Saldanha business tower, Mapusa, Bardez –Goa:

- 1. MR. ABHIJIT DHARGALKAR, son of Mr. Anant Dhargalkar, age 33 years, married, businessman, Pan Card no. , having its office at office No. 301, block 'A', Saldanha business tower, Mapusa, Bardez –Goa, Indian national and resident of Green Forest Villa, Verla, Bardez, Goa:
- 2. MR. CHANDRA DEVDAS NAIK, son of Devdas Naik, age 36 years, married, business, holding Pan Car bearing no. Contact no. 9820535489, resident of 301, Parijat CHS, Gopal nagar, Lane no. 1, Dombivli East, Thane Maharashtra;

Herein referred to as "THE PARTY OF THE FOURTH PART/RATIFYING PARTY" (which term and expression shall unless repugnant to the context and meaning thereof be deemed to include his heirs, successor, executors, legal representatives, administrator, assigns and any other person or persons claiming through him) of the FOURTH PART.

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AND WHEREAS, the Party of the First Part, the Party of the Second Part and Party of the Third Part had entered into Agreement for Sale and Development dated 15.05.2017, registered before Sub Registrar of Bardez under registration no. BRZ-BK1-01889-2017, CD no. BRZD787 Book 1 Document dated 17.05.2017.

AND WHEREAS the subject matter of this Ratification is the Agreement for Sale dated 15.05.2017, registered before Sub Registrar of Bardez under registration no. BRZ-BK1-01889-2017, CD no. BRZD787 Book 1 Document dated 17.05.2017 is the immovable property known as "GORBATA" also known as "COMYACHEM BHAT" situated at village of Vaddem of the Parish of Socorro, village of Socorro, within the jurisdiction of the village panchayat of Socorro, taluka and Sub-District of Bardez, North District of State of Goa, admeasuring an area of 2075 square meters surveyed under survey no 185, sub-division no. 3 of village of Socorro, and the said property is registered in the Land registration office under no. 35155 at pages 88 reverse of book B - 90 new of Bardez taluka and not enrolled in the Land Revenue office of Bardez and more and fully described in the schedule hereunder.

AND WHEREAS, Agreement for Sale and Development dated 15.05.2017, registered before Sub Registrar of Bardez under registration no. BRZ-BK1-01889-2017, CD no. BRZD787 Book 1 Document dated 17.05.2017, shall hereinafter be referred to as "THE PRINCIPAL AGREEMENT FOR SALE AND DEVELOPMENT DATED 15.05.2017" for the sake of brevity

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AND WHEREAS, the Parties of the First Part are the owners of the said property.

AND WHEREAS, the Party of the Second Part is Developer of the said property and Party of the Third Part is Confirming Party.

AND WHEREAS, the Party of the Second Part and Mr. Chandra Devdas Naik had entered into Partnership firm in the name and style of "TOWN SQUARE CONSTRUCTION" and therefore both the parties are desirous of Ratifying the this Principal Agreement for Sale dated 15.05.2017 by adding Party of the Fourth Part to the Principal Agreement for Sale dated 15.02.2017.

AND WHEREAS the Parties therefore had agreed to add the Party of the Fourth Part to the Principal Agreement for Sale and Development dated15.05.2017.

AND WHEREAS by virtue of this Ratification/Addendum to Agreement for Sale and Development dated 15.05.2017, the Party of the Fourth Part shall be added in the Principal Agreement for Sale and Development dated 15.05.2017.

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NOW THEREFORE THIS RATIFICATION/ADDENDUM TOAGREEMENT FOR SALEAND DEVELOPMENT DATED 15.05.2017 IS WITNESSETH AS UNDER:

- 1. THAT, the pursuance of the above Ratification/Addendum, the Party of the Fourth Part is added and shall added to the principal Agreement for sale and Development dated 15.05.2017.
- 2. That by virtue of this Ratification/ Addendum, the Party of Fourth Part shall confirm the terms and conditions of the Agreement for Sale dated 15.05.2017, registered before Sub Registrar of Bardez under registration no. BRZ-BK1-01889-2017, CD no. BRZD787, Book 1 Document dated 17.05.2017.

3. That Parties of the First Part, Party of the Second Part and Party of the Third Part do hereby admit, confirm the Party of the Fourth Part and shall be added to the Principal Agreement for Sale and Development dated 15.05.2017.

- 4. That Parties to this Ratification/addendum confirms the terms and condition of the Agreement for Sale and Development dated 15.05.2017 and shall remain unchanged.
- 5. That the Party of Fourth Part shall be liable for any breach of contract along with all the Parties to the Agreement for Sale and Development dated 15.05.2017.

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- 5. That the Party of Fourth Part shall be liable for any breach of contract along with all the Parties to the Agreement for Sale and Development dated 15.05.2017.
- 6. That Party of the Fourth Part shall be liable for specific performance of contract against the Party of the First Part.
- 7. AND THAT, the names and addresses of the Parties of this Ratification/Addendum to Agreement for Sale are their postal addresses and therefore the same addresses shall be their addresses for the purpose of issue of any Notice under this Agreement for Sale.
- 8. AND THAT, for the purposes of payment of Stamp duties, this Ratification/Addendum to Agreement for Sale and Development dated 15.05.2017 is written on stamp apers of the value of Rs. 500/- (Rupees Five Hundred only) the stamp duties in respect of this transaction.

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SCHEDULE

also known as "COMYACHEM BHAT" situated at village of Vaddem of the Parish of Socorro, Socorro, within the jurisdiction of the village panchayat of Socorro, taluka and Sub-District of Bardez, North District of State of Goa, admeasuring an area of 2075 square meters surveyed under survey no 185, sub- division no. 3 of village of Socorro, and the said property is registered in the Land registration office under no. 35155 at pages 88 reverse of book B - 90 new of Bardez taluka and not enrolled in the Land Revenue office of Bardezand the said property is bounded:

ON THE EAST

: By property bearing survey no. 185/4, 185/4-A, 185/4-B, 185/4-C, 185/4-D and 185/4-E.

ON THE WEST

:By property bearing no. 185/2 and 185/15.

ON THE NORTH

: By road.

ON THE SOUTH

: By the property surveyed under no.

185/3

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SCHEDULE-II

DESCRIPTION OF FLAT TO BE DELIVERED TO PARTIES OF THE FIRST PART

IN BUILDING /BLOCK - A

- a. 1 double bedroom flats on ground floor in block A, admeasuring an area of 97.00 square meters.
- b. 1 double bedroom flats in block A on the first floor, admeasuring an area of 97.00 square meters.
- c. 2 double bedroom flats in block A on the second floor, admeasuring an area of 97.00 square meters.
 (one flat on First floor, one flat on first floor and two flats on second floor, all facing front side)

IN BUILDING /BLOCK - B

- a. 1 double bedroom flats in block B on the First floor, admeasuring an area of 97.00 square meters.
- b. 2 double bedroom flats in block B on the Second floor, admeasuring an area of 97.00 square meters.

(one flat on First floor, and two flats on second floor, all facing back side)

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SCHEDULE-III

DESCRIPTION OF FLATS TO PARTIES OF THE SECOND PART

All the remaining 11 flats (eleven Flats) of super build up area after allotting area to Owners admeasuring an area of 679 square meters Party as described in schedule II and herein above



SCHEDULE-IV

Specifications of structure.

(Proposed specification of super-build up area)

THE STRUCTURE

✓ R.C.C framed structure of columns, beams and slabs. The internal partition wall will be 4.5" brick/concrete block masonary and the external walls be 12" bricks/ concrete block masonary. The terrace slab will have water proof ing treatment through a recognized water proofing covered with Mangalore tiles on cement batten. All plinth work will be in laterite rubble stone /concrete block masonry.

Description of construction and R.C.C. work.

- a. Soiling with hard laterite rubble with 20 cm thick.
- b. Providing and laying P.C.C-1.4.8 with metal.
- c. Providing and laying P.C.C-1.3.6 with metal under floor.
- d. M-20 concrete for isolated forting.
- e. M-20 concrete for column upto ground floor.
- f. M-20 concrete for plinth beams.
- g. M-20 concrete for stair case.
- h. M-20 concrete for lintels.
- i. M-20 concrete for pardis chajies.
- j. M-20 concrete for flat slabs and beams (1-11/2-3).
- k. Laterite stone masoryr in super structure in .m 1:4.
- l. Half bricks masonary 11.5 cms. thick in cm, 1:4.
- m. Internal plastering with m. 1:3 for ceiling and walls and one oat of Neeru finish.
- n. Providing water proofing treatment to roofs and terraces with brickbat or laterite cobo stone as per conventional method and screed coat with water proofing compound.
- o. Anti termite treatment foundation and plinths.
- p. Steel with be given by R.C. engineers only TMT steel should be issued and cement will be ultra track 43 grade.

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PLASTER

✓ External plaster will be double coat sand fade cement plaster. The internal plaster will be single coat with second coat of Neeru.

FLOORING

The flooring will be 24" x 24" vitrified or ceramic tiles and the skirting of 4" in ceramic tiles. The average landed coat of plain ceramic tiles being Rs. 600/- per square meters and toilet floor will be of glazed tiles of basic rate Rs. 600/-per square meters and dado upto a height will be in glazed tiles. The average landed cost of the glazed tiles being all doors will have Salwood frame with flush shutters which will be oil painted / varnished. The doors will have steel hinges and aluminum fittings to the main door will be first class teakwood with polished have a night lath and window shall be of brass sliding type.



KITCHEN

✓ The kitchen will have a cooking platform with granite stone top with stainless steel sink with white glazed tiles lining up to 36 inches in height.

modern Direction

INTERNAL DÉCOR

✓ The walls and ceiling will be painted with oil bound distemper and windows will be oil painted with colour choice of Parties of the First Part.

EXTERNAL DÉCOR

- ✓ External walls and ceiling be painted with cement paint.
- ✓ Doors and windows.
- ✓ The main door will be 1st lass teak wood and internal door will be jack or Sal wood timber and window will be aluminum fitting with glass.

WATER TANKS

✓ An underground sump with an electric pump and an overhead R.C.C, tank will be provided 50,000 liters water underground and overhead on every building.

PLUMBING AND SANITARY

✓ Soil, waste and water pipes will be partially concealed and of good quality. White vitrified tiles Indian or European W. Units will be provided with flushing system. The sanitary installation will be in accordance with municipal specification.

✓ One bath room shower and W.C washing shower, one wash basin of 22"x 16" width be provided. And plumbing fitting of Jaguar brand.

ELECTRICAL INSTALLATION

- ✓ The installation will be concealed wiring and electrical fitting should be Roma (anchor make). The bedroom will have four lights points, two fan points and one plug point. Kitchen will have two lights point, two 15 amps point, two 5 amps point, lavatory and bathroom will have two light points each. One bell point will provided. In the living cum dining room three lights points, one fan point and three plug points and at the entrance door one light will be provided along with A.C and Geyser point shall be provided.
- ✓ Developer shall provide one generator of battery backup of 50 K.V.R for lift and light and automatic lift should be electoral of 5 person 540 K.gs load in the said building and solar system for 20 flats which shall be delivered to Parties of the First Part.

ROOF

✓ Roof should be covered with kadka stone with water proofing cement and top will be Mangalore roof tiles.

EXTRA WORK

✓ Extra work will be executed by the developer only after the amount corresponding to the cost of extra work is agreed to the purchaser and amount paid to the developer.

IN WITNESS WHEREOF, all the parties herein have made and signed this Ratification to Agreement for Sale cum Development at Mapusa, Goa, on the day, month and year hereinabove mentioned.

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SIGNED, SEALED, AND DELIVERED BY THE PARTIES OF THE ONE PART/OWNERS:



mby

MR. MARIO ANTEONY JOSEPH D'SOUZA,

For Self and as Lawful Attorney for Parties of the First Part no. 2/Owner no. 2

(L. H. T.I)

(R. H. T. I)





















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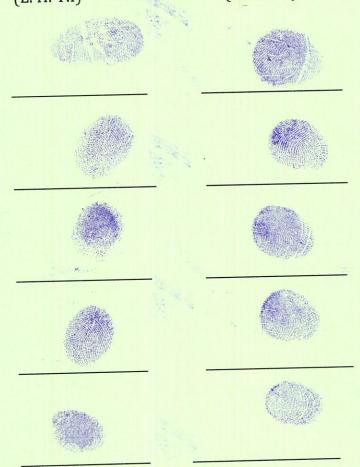
SIGNED, SEALED, AND DELIVERED BY THE PARTIES OF THE ONE PART/OWNERS:



possing

MRS. RITA D'SOUZA,

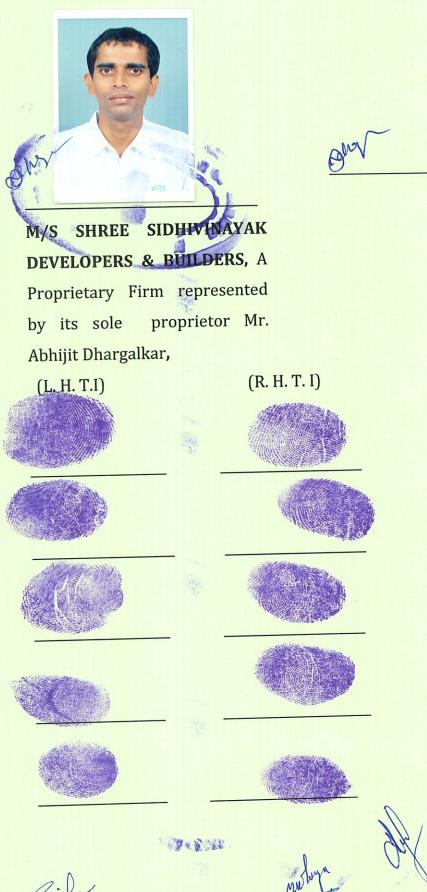
Party of the First Part no. 2/Owner no. 2 (R. H. T. I)



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SIGNED, SEALED, AND DELIVERED BY THE PARTY OF THE SECOND PART/DEVELOPER:



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SIGNED, SEALED, AND DELIVERED BY THE PARTY OF THE THIRD PART/ CONFIRMING PARTY:





M/S PLATINUM DEVELOPER,

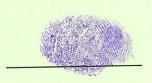
A Proprietorship firm represented by its proprietor Mr. Shri Trimurti Kishorlal Karpe,

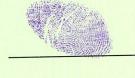
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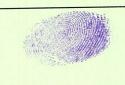
















1. J. J.

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Mr. Borns

SIGNED, SEALED, AND DELIVERED BY THE PARTY OF THE FOURTH PART/DEVELOPER /RATIFYING PARTY:



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M/S TOWN CONSTRUCTION

SQUARE

a registered Partnership firm represented by its partner Mr.Abhijit Dhargalkar,

(L. H. T.I)

(R. H. T. I)





















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AND SIGNED, SEALED, DELIVERED BY THE PARTY OF **FOURTH** PART/ THE **RATIFYING** 1 **DEVELOPER** PARTY:



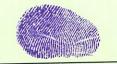
SQUARE

M/S TOWN SQUARE
CONSTRUCTION
a registered Partnership firm
represented by its partnerMr.
Chandra Devdas Naik,

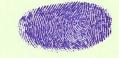
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(R. H. T. I)

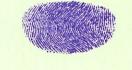






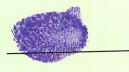














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- 2. Athlos: (J.J. Herros)

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Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time: 19-02-2018 03:41:47 PM

Document Serial Number: 839

Presented at 03:24:00 PM on 19-02-2018 in the office of the Sub-Registrar (Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
150	Registration Fee	1000.00
2	Processing Fees	350.00
18	Total:	1350.00

Stamp Duty Required:

25.00

Stamp Duty Paid: 500.00

Chandra Devidas Naik presenter

Name	Photo	Thumb Impression	Signature
- Chandra Devidas Naik, S/O Devidas Naik, Married, Indian, age 36 Years, Business, r/o301, Parijat CHS, Gopal Nagar, Lane no 1, Dombivli East, Thane, Maharashtra pan no			15.4

Endorsements

Executant

1 Trimurti Karpe, S/o Kishorlal Karpe, Married, Indian, age 38 Years, Business, r/oRibandar Goa. PAN No. Proprietor of M/s Platinum Developer.

Photo	Thumb Impression	Signature
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2. Mario Anthony Joseph D'souza, S/o Late Manuel D'souza, Married,Indian,age 68 Years,retired,r/oFlat no 405,Block B El Plaza,Co-op.Hsg Sty, Ltd.,I.C.colony Borivali (W) Mumbai & Pr. at G-14,Nirmala Colony.St. John de Baptist road, Bandra West Mumbai 400050.

Photo	Thumb Impression	Signature
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	Frank.	

3. Rita D'souza, W/o Mario Anthony Joseph D'souza, Married, Indian, age 66 Years, retired, r/oFlat no 405, Block B El Plaza, Co-op. Hsg Sty, Ltd., I.C. colony Borivali (W) Mumbai & Pr. at G-14, Nirmala Colony. St. John de Baptist road, Bandra West Mumbai 400050.

Photo		Signature
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4. Abhijit Anant Dhargalkar, S/o Anant Dhargalkar, Married,Indian,age 33 Years,Business,r/oGreen Forest Villa Verla, Bardez Goa. Sole Proprietor of M/s Shree Sidhivinayak Developers & Builders having office at

Office no 301, Block A, Saldanha business Tower, Mapusa Bardez Goa.

Photo	Thumb Impression	Signature
		Elan/

Abrijit Anant Dhargalkar, S/o Anant Dhargalkar, Married,Indian,age 33 Years,Business,r/oGreen Forest Liu Verla, Bardez Goa. partner of M/S Town Square Construction, Having its reg office at No 301, block A, Saldanha Business Tower Mapusa Goa

Photo	Thumb Impression	Signature
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6-. Chandra Devidas Naik, S/O Devidas Naik, Married, Indian, age 36 Years, Business, r/o301, Parijat CHS, Gopal Nagar, Lane no 1, Dombivli East, Thane, Maharashtra pan no

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Sr	Witness Details	Signature
NO.	Adv Sainath Salgannkar - S/O Prasad Salgaonkar, UnMarried, Indian, age 27	Sal granta
1	Adv Sainath Salgaonkar, \$70 Prasad Salgaonkar, UnMarried, Indian, age 27 Years, Advocate, r/o H NO 94/12B, Chicalim Colvale Bardez Goa	1907
2	Prashant Pandurang Kudav, S/o Pandurang Kudav, Married, Indian, age 37 Years, Business, r/o H./no 44/2, Jacknim Vaddo Parra Bardez Goa	Ny.

Scanned By -

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

BARDEZ

Book-1 Document
Registration Number BRZ-BK1-01003-2018
CD Number BRZD794 on
Date 22-02-2018

Sub-Registrar (Bardez)

Scanned By:-

BARDEZ

Signature:-

Designed and Developed by DAC, ACTS, Pune

