

Rupees Two Lakhs Six Thousand Two Hundred and Fifty on

FOR CITIZEN CREDIT
CO-OP BANK LTD
Handwritten
AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 882
D-5/STP(V)/C.R./35/33/2011-400

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TRUE COPY

Name of Purchaser: TRIDENTIA DEVELOPERS

5343



AGREEMENT FOR SALE CUM DEVELOPMENT

1.2 Signed -
1.2 Signed -
M. Karwal
R. Karwal
Karwal

Adesh Kishore Karwal *Karwal*



This **AGREEMENT FOR SALE** is executed at Margao on this 8th day of the month of November of the year 2016.

BETWEEN

1. (i) **MR. ADESH KRISHNA KARWARKAR** son of LATE MR. KRISHNA KARWARKAR, 48 years of age, married, business, having a Permanent Account Number (PAN) AFMPK3935M allotted by the Income Tax Department, Indian National, and his wife **2. MRS. REKHA ADESH KARWARKAR** wife of MR. ADESH KRISHNA KARWARKAR, 44 years of age, married, housewife, having a Permanent Account Number (PAN) AFMPK3928E allotted by the Income tax department, Indian National, both residing at House No. 590, "SHANTASHREE", Behind St. Sebastian Church, Aquem Alto, Margao - Goa, 403601, hereinafter referred to as **the FIRST VENDORS** AND (ii) **MR. PARESH KRISHNA KARWARKAR** son of LATE KRISHNA KARWARKAR, 44 years of age, married, business, having a Permanent Account Number (PAN) AFMPK3934L allotted by the Income tax department, Indian National, and his wife **2. MRS. MAMTA PARESH KARWARKAR**, wife of MR. PARESH KRISHNA KARWARKAR, 40 years of age, married, housewife, having a Permanent Account Number (PAN) AHZPK3444Q allotted by the Income Tax Department, Indian National, both residing at House No. 590, "SHANTASHREE", Behind St. Sebastian Church, Aquem Alto, Margao - Goa, 403601, hereinafter referred to as the **SECOND VENDORS**, the **FIRST VENDORS** and the **SECOND VENDORS** shall together hereinafter referred to as **the VENDORS**, (which expression shall, unless it be repugnant to the context or meaning thereof, mean



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and include their, legal heirs, successors, legal representatives and assigns), of the **FIRST PART**;

AND

1. **M/S. TRIDENTIA DEVELOPERS**, a registered Partnership Firm, under the Indian Partnership Act, 1932, formerly known as Prudential Developers, duly reconstituted vide Deed of Retirement cum Reconstitution dated 01.04.2013, duly endorsed by the Registrar of Firms Ilhas, in the register of Firms bearing serial No/year. 347/2004 dated 22.09.2014, read alongwith Deed of Addendum dated 17.09.2014 duly endorsed by the Registrar of Firms Ilhas, in the register of Firms bearing serial No/year. 347/2004 dated 22.09.2014 (Certified Copies whereof are submitted to the Sub-Registrar of Salcete, at the time of registration of this document) and presently comprising of two partners i.e. **Mr. Paresh Atmaram Sinai Sawardekar**, son of Mr. Atmaram M. Sawardekar, 41 years of age, married, business, Indian National, resident of 21/F - 2, Kamat Kinara, Caranzalem - Goa and **Mrs. Meghana Paresh Sawardekar**, wife of Mr. Paresh Sawardekar, 35 years of age, business, resident of 21/F - 2, Kamat Kinara, Miramar Caranzalem - Goa, having its registered office at Prudential Panache, Near Chinmaya Mission, Gogol, Margao, Goa, represented herein by its abovementioned authorized Partner viz. **MR. PARESH ATMARAM SINAI SAWARDEKAR**, son of Mr. Atmaram M. Sawardekar, 41 years of age, married, business, Indian National, resident of 21/F - 2, Kamat Kinara, Caranzalem Goa, having a Permanent Account Number (PAN) AAIFP1657J, allotted by the Income Tax Department, hereinafter referred to as **the PURCHASERS** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the partners of the said firm for the

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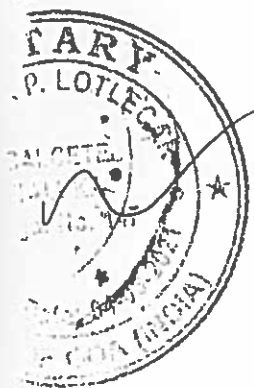
time being, their heirs, successors-in-title, legal representatives and assigns), of the **SECOND PART**;

AND

WHEREAS

1. There exists five plots of land viz:

- (i) Plot bearing S. No. 191 and Sub Div No. 1-A1 of the Village of Raia, Taluka and Sub-District of Salcete, District South Goa, State of Goa, admeasuring 598 sq. mts., hereinafter referred to the SAID PLOT NO. I, more fully described in **SCHEDULE-I** (i).
- (ii) Plot bearing S. No. 191 and Sub Div No. 1-A12 of the Village of Raia, Taluka and Sub-District of Salcete, District South Goa, State of Goa, admeasuring 663 sq. mts., hereinafter referred to the SAID PLOT NO. II, more fully described in **SCHEDULE-I** (ii).
- (iii) Plot bearing S. No. 191 and Sub Div No. 1-A17 of the Village of Raia, Taluka and Sub-District of Salcete, District South Goa, State of Goa, admeasuring 600 sq. mts., hereinafter referred to the SAID PLOT NO. III, more fully described in **SCHEDULE-I** (iii).
- (iv) Plot bearing S. No. 191 and Sub Div No. 1-A28 of the Village of Raia, Taluka and Sub-District of Salcete, District South Goa, State of Goa, admeasuring 600 sq. mts., hereinafter referred to the SAID PLOT NO. IV, more fully described in **SCHEDULE-I** (iv).
- (v) Plot bearing S. No. 191 and Sub Div No. 1-A33 of the Village of Raia, Taluka and Sub-District of Salcete, District South Goa, State of Goa, admeasuring 600 sq. mts., hereinafter referred to the SAID PLOT NO. V, more fully described in **SCHEDULE-I** (v).



The **SAID PLOT NO. I**, the **SAID PLOT NO. II**, the **SAID PLOT NO. III**, the **SAID PLOT NO. IV**, and the **SAID PLOT NO. V** are

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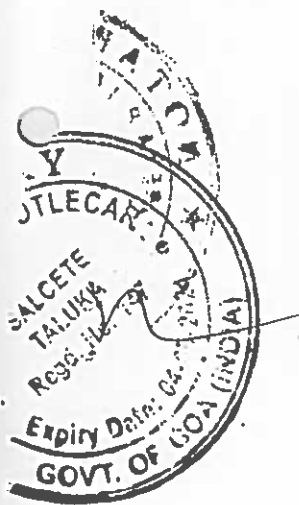
adjacent to each other and shall collectively hereinafter referred to as **the SAID PLOTS.**

The **VENDORS** have represented to the **PURCHASERS** that the **VENDORS** are the lawful owners/joint owners of the **SAID PLOTS** having acquired title to the same in the manner stated herebelow :

- a. The **SAID PLOTS** are carved out from the erstwhile bigger property surveyed under No. 191/1 of the Village of Raia, being a part of the Southern portion i.e. Portion to the South of Margao-Curtorim Road of the larger properties (i) property known as "Olly Zory" at Raia, bearing Description No. 45634 at pages 12 of Book B No. 119 New Series and Matriz nos. 2039 and 2042 and (ii) another property known as "Dacli Zory" or Bandalbaga" at Raia Description No. 28220 at pages 12 of Book No. 72 New Series and Matriz nos. 2038 and 2043. The southern part of both the above referred properties are separated as a result of construction of the Margao-Curtorim Road and the same southern part forms the land also originally surveyed under No. 191, Sub-Division No. 1, more particularly described in **SCHDEULE II** hereunder and hereinafter referred to as **the SAID LARGER PROPERTY.**

- b. The **SAID LARGE PROPERTY** was partitioned by way of a civil suit which came to be registered under Special Civil Suit No. 250/97/II in the Hon'ble Court of the IInd Additional Civil Judge Senior Division at Margao, which suit was filed amongst the Co-owners mentioned therein, i.e. the Plaintiff and Defendants, which also included the **VENDORS**, and their now late mother/mother-in law viz. **MRS. UMABAI KRISHNA KARWARKAR**, wherein the Hon'ble Court of the IInd Additional Civil Judge Senior Division at Margao, declared the

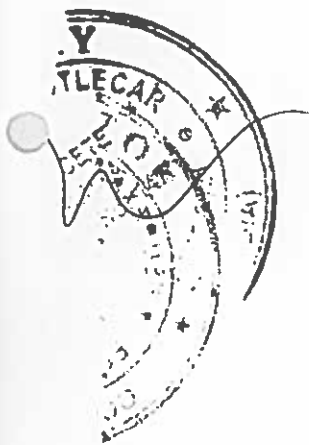
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VENDORS, and the said **MRS. UMABAI KRISHNA KARWARKAR** as co-owners to an extent of 37.5% of **the SAID LARGER PROPERTY** and drew up the preliminary decree vide Judgement and Order dated 02.02.1998 and consequently the final decree was drawn on 30.10.1999 by the Hon'ble Court of the IInd Additional Civil Judge Senior Division at Margao, in accordance to the plan of partition submitted by the Court Commissioner and therein **the SAID PLOTS** were allotted as under:

- i. **The SAID PLOT NO. I** was allotted to **SECOND VENDORS**.
- ii. **The SAID PLOT NO. II** was allotted to **FIRST VENDORS**.
- iii. **The SAID PLOT NO. III** was allotted to the mother/mother-in-law of **the VENDORS** i.e. **MRS. UMABAI KRISHNA KARWARKAR**.
- iv. **The SAID PLOT NO. IV** was allotted to the mother/mother-in-law of **the VENDORS** i.e. **MRS. UMABAI KRISHNA KARWARKAR**.
- v. **The SAID PLOT NO. V** was allotted to the mother/mother-in-law of **the VENDORS** i.e. **MRS. UMABAI KRISHNA KARWARKAR**.



- c. The abovementioned Final Decree and Order dated 30.10.1999 pronounced by the Court of the IInd Additional Civil Judge Senior Division at Margao, thereafter became final for want of Appeal and thus the respective persons to whom each of **the SAID PLOTS** were allotted as mentioned above for all legal purposes and effects.
- d. The respective persons to whom each of **the SAID PLOTS** were allotted as mentioned above carried out survey partition in terms of section 61 of the Land Revenue Code before the Deputy Collector and Sub-Divisional Officer at Margao in Case

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No. LRC/PART/774/2004/III and were allotted the respective Sub-Division numbers, vide Judgment Order dated 29.04.2005.

e. On the demise of the mother/mother-in-law of **the VENDORS** i.e. **MRS. UMABAI KRISHNA KARWARKAR**, an Inventory Proceedings was filed in the Court of the Civil Judge Senior Division at Margao, which came to be registered under Special Inventory Proceedings No. 41/2016/A.

f. During the course of the abovementioned Inventory Proceedings it was decided to file Consent/ Compromise Terms, wherein the properties described in the proceedings, including **the SAID PLOT NO. III, the SAID PLOT NO. IV and the SAID PLOT NO. V** came to be allotted to **the FIRST VENDORS** and **the SECOND VENDORS** in equal shares vide Final Order dated 15.09.2016 pronounced by the Court of the Civil Judge Senior Division at Margao.

g. **The FIRST VENDORS and the SECOND VENDORS** thus came to be the lawful and exclusive owners/joint owners in title and possession of **the SAID PLOT NO. I, SAID PLOT NO. II, SAID PLOT NO. III, the SAID PLOT NO. IV and the SAID PLOT NO. V**, as under :

- I. **The SAID PLOT NO. I** is owned exclusively by the **SECOND VENDORS**.
- II. **The SAID PLOT NO. II** is owned exclusively by the **FIRST VENDORS**.
- III. **The SAID PLOT NO. III** is owned jointly by the **FIRST VENDORS** and the **SECOND VENDORS**.
- IV. **The SAID PLOT NO. IV** is owned jointly by the **FIRST VENDORS** and the **SECOND VENDORS**.



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V. The SAID PLOT NO. V is owned is owned jointly by the FIRST VENDORS and the SECOND VENDORS

3. Pursuant to the negotiations between the **VENDORS** and the **PURCHASERS**, the **VENDORS** have agreed to sell the **SAID PLOTS** to the **PURCHASERS** or to the assignee(s)/ nominee(s)/ transferee(s) of the **PURCHASERS** and the **PURCHASERS** have agreed to purchase the **SAID PLOTS** from the **VENDORS** for itself or for its assignee(s)/nominee(s)/transferee(s) for the consideration and as per the terms and conditions stipulated hereinafter.

NOW THIS AGREEMENT FOR SALE WITNESSES AS UNDER:

1. In pursuance to the agreement arrived at between the parties hereto and in consideration of a sum of **Rs. 71,04,581/- (Rupees Seventy One Lakhs, Four Thousand, Five Hundred and Eighty One Only)**, payable in the manner stipulated in clause 2 hereafter written, the **VENDORS** do hereby agree to sell the **SAID PLOTS** viz. the **SAID PLOT No. I**, the **SAID PLOT No. II**, the **SAID PLOT NO. III**, the **SAID PLOT No. IV** and the **SAID PLOT No. V**, more particularly described in **SCHEDULE-I** hereafter written to the **PURCHASERS** or to the assignee(s)/nominee(s)/transferee(s) of the **PURCHASERS** and the **PURCHASERS** do hereby agree to purchase the **SAID PLOTS** from the **VENDORS** for itself or for its assignee(s)/ nominee(s)/transferee(s).

2. The abovesaid consideration of **Rs. 71,04,581/- (Rupees Seventy One Lakhs, Four Thousand, Five Hundred and Eighty One Only)** shall be paid as under:

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- i. By way of monetary consideration payable in the manner stipulated in Clause 3 hereafter written

Rs. 35,00,000/-

- By way of construction of premises in the project which the PURCHASERS proposes to construct in the SAID PLOTS in the manner Stipulated in Clause 4 hereafter written

Rs. 36,04,581/-

Total

Rs. 71,04,581/-

3. The monetary consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only), has been paid by **the PURCHASER** by Cheque bearing no. **014367** dated 31.10.2016, on **TJSB bank**, Margao branch, drawn at the instructions of **the VENDORS** in the name of **the FIRST VENDOR**, viz: **Mr. Adesh Krishna Karwarkar** the receipt whereof is hereby admitted by **the VENDORS**, for all legal purposes and effects.



4. The balance consideration of Rs. 36,04,581/- (**Rupees Thirty Six Lakhs, Four Thousand , Five Hundred And Eighty One Only**), to be met by way of construction of premises in the project which **the PURCHASERS** shall construct in **the SAID PLOTS**, shall be met as under :

- (i) All that Villa (G +1) to be constructed on the plots constructed on the plots to be amalgamated described under **Schedule-I**, identified as Villa No. **2**, in **Block A** admeasuring **153.98** square meters of built up area, **133.72** square meters of carpet area, having an independent terrace area of **7.60** square meters and parking area of **14.53 (3.23 x 4.50)** square meters, in the proposed building scheme, morefully

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described in **SCHEDULE-III(a)** hereunder, hereinafter referred to as **the SAID VILLA No. I;**

(ii) All that Villa (G +1) to be constructed on the plots constructed on the plots to be amalgamated described under **Schedule-I**, identified as Villa No. **3**, in **Block A** admeasuring **153.98** square meters of built up area, **133.72** square meters of carpet area, having an Independent terrace area of **7.60** square meters and parking area of **14.53 (3.23 x 4.50)** square meters, in the proposed building scheme, morefully described in **SCHEDULE-III(b)** hereunder, hereinafter referred to as **the SAID VILLA No. II;**

(iii) All that Villa (G +1) to be constructed on the plots constructed on the plots to be amalgamated described under **Schedule-I**, identified as Villa No. **4**, in **Block A** admeasuring **153.98** square meters of built up area, **133.72** square meters of carpet area, having an Independent terrace area of **7.60** square meters and parking area of **14.53 (3.23 x 4.50)** square meters, in the proposed building scheme, morefully described in **SCHEDULE III(c)** hereunder, hereinafter referred to as **the SAID VILLA No. III;**



(iv) All that Villa (G +1) to be constructed on the plots constructed on the plots to be amalgamated described under **Schedule-I**, identified as Villa No. **5**, in **Block A** admeasuring **153.98** square meters of built up area, **133.72** square meters of carpet area, having an independent terrace area of **7.60** square meters and parking area of **14.53 (3.23 x 4.50)** square meters, in the proposed building scheme, morefully described in **SCHEDULE-III(d)** hereunder, hereinafter referred to as **the SAID VILLA No. IV;**

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The SAID VILLA NOS. I, II, III, and IV shall collectively hereinafter be referred to as the SAID VILLAS.

With respect to the SAID VILLAS, it is agreed by and between the parties hereto as under :

- a. The SAID VILLAS shall be constructed strictly in accordance with the specifications contained in **Schedule-IV** hereafter written and any additional cost of construction that may be incurred over and above the cost estimated/stipulated above, shall be exclusively borne by the **PURCHASER** to meet the specifications contained in **Schedule-IV**.
- b. The construction of the SAID VILLAS shall be completed within a period of 3 years from the date of approved construction License from the respective Village Panchayat, subject to an extension of 6 months.
- c. The plans of the SAID VILLAS presently drawn are provisional and shall be subject to changes from time to time as the exigencies of the construction work or the site conditions or the architectural requirements may so demand, it being agreed that the built up area of the respective villa as stipulated in this agreement shall not change, minor variation excepted.
- d. The VENDORS shall convey the SAID PLOTS in the name of the **PURCHASERS** or in the name(s) of the nominee(s)/ assignee(s)/ transferee(s) of the **PURCHASERS** on or before 30th April 2017, it being agreed that the cost of stamp duty and the registration charges with respect to such conveyance shall be borne by the **PURCHASERS** or its nominee(s)/ assignee(s)/ transference(s).

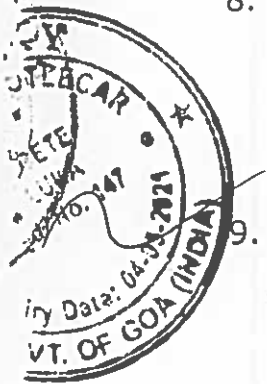


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6. It is agreed by and between the parties hereto that the **PURCHASERS** shall be free to sell the remaining premises in the building project which **the PURCHASERS** shall be constructing in **the SAID PLOTS** and for this purpose **the VENDORS** expressly permit **the PURCHASERS** and give their No objection to **the PURCHASERS** to directly enter into Agreement/s for Sale with all other such other constructed areas thereon, as per approved plans issued by the competent authority, with the exclusion of **the SAID VILLAS**.

7. That **the VENDORS** shall fully co-operate with **the PURCHASERS** in the process of construction of the building project on **the SAID PLOTS** and for this purpose shall also execute a suitable Power of Attorney in favour of **the representative of the PURCHASERS for facilitating the construction and for obtaining the requisite permissions, licences, etc. as may be required for the building project, as and when called upon by the PURCHASERS.**



8. That **the PURCHASERS** shall be entitled to vary/ revise the plans/ layouts with respect to the development, without the consent of **the VENDORS**.

9. That **the VENDORS** covenant with **the PURCHASERS** as under:

a. That they are the respective absolute owners/joint owners, as the case may be, in title and possession of **the SAID PLOTS**, and undertake to indemnify **the PURCHASERS**, in all respects, incase of any defect in the title.

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b. That the **SAID PLOTS** described in **SCHEDULE-I** are free from all encumbrances, whatsoever, including mortgage, charges, liens, land acquisition etc. Further, **the VENDORS** have not created and shall not create any mortgage/charge/lien or the like, in connection to the **SAID PLOTS** described in **SCHEDULE-I**, in view of the present Agreement for Sale.

c. **The VENDORS** have no subsisting Agreement/s of Sale/ Memorandum of Understanding or the like, in connection to the subject matter of the present Agreement for Sale.

d. **The VENDORS** shall not obstruct the construction activity on **the SAID PLOTS**, in any manner whatsoever.

e. **The VENDORS** shall sign the Deed of Sale or Conveyance of and with respect to **the SAID PLOTS** in the name(s) of **the PURCHASERS** or its nominee(s)/assignee(s) or transferee(s), including but not restricted to the prospective purchasers of premises in the building project on **the SAID PLOTS** or the Co-operative society or such other entity of the premises owners in the building project on **the SAID PLOTS**, as the case may be.



f. **The VENDORS** shall join the Entity/Co-operative society of the premises owners in the building project on the SAID PLOTS and sign the necessary paperwork to that effect as and when called for by **the PURCHASERS**.

g. **The VENDORS** shall contribute towards the maintenance of the proposed building scheme and the amenities connected

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thereto, from time to time, which contribution shall commence after three years of handing over possession of the completed units i.e. **the SAID VILLAS**.

- h. That possession of the completed units i.e. **the SAID VILLAS** shall be deemed to be delivered to **the VENDORS**, upon **the PURCHASERS** serving a 30 days notice, after obtaining the necessary Occupancy Certificate.
- i. Upon such delivery mentioned above, **the VENDORS** shall mutually allot **the SAID VILLAS** amongst themselves, without the intervention of **the PURCHASERS**.
- j. **The VENDORS** shall honour **the Agreement/s for Sale** entered between **the PURCHASERS** and any prospective purchaser/s, to the respective extent that shall be mentioned therein.
- k. **The VENDORS** shall not claim anything over and above, what is agreed to be allotted to them herein i.e. **the SAID VILLAS**.
- l. **The VENDORS** give their express consent for amalgamation of **the SAID PLOT Nos. I to V** and also with respect to any other adjacent plot/s belonging to some third party, which, if **the PURCHASERS** may so decide, might form a part of the development/ building scheme proposed to be constructed on **the SAID PLOTS**.



10. That parties shall be entitled to specific performance and time shall be the essence of the contract.

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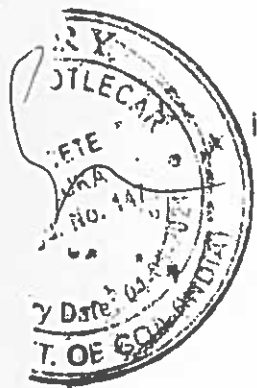
11. That the possession of **the SAID PLOT Nos. I to V** described in **SCHEDULE I**, is handed over to **the PURCHASERS**, on the execution of these presents, for all legal purposes and effects.

12. That the stamp duty of **Rs. 2,06,250/- (Rupees Two Lakhs, Six Thousand, Two Hundred And Fifty Only)** is paid herewith, being **2.9 percent** on the market value of **the SAID PLOT Nos. I to V, described in SCHEDULE I**, admeasuring a total area of **3061 square meters i.e. Rs. 71,04,581 (Rupees Seventy One Lakhs, Four Thousand, Five Hundred and Eighty One Only)** calculated @ **Rs. 2031** per square meter, on registration of the present Agreement for Sale cum Development, as the full and final payment of stamp duty. The registration charges/fee of **Rs. 2,13,137/- (Rupees Two Lakhs, Thirteen Thousand One Hundred and Thirty Seven Only)** or thereabout calculated @ **3 percent** on the said market value is also paid, in view of possession of **the SAID PLOT Nos. I to V, described in Schedule-I**, being instantly herein handed over by **the VENDORS to the PURCHASERS**.

SCHEDULE-I

(DESCRIPTION OF THE SAID PLOTS)

(the SAID PLOT No. I hereby agreed to be sold)



- i. All that landed property bearing S. No. **191** and Sub Div. No. **1-A1** of the Village of Raia, Taluka and Sub-District of Salcete, District Spouth Goa, State of Goa, admeasuring a total area of **598** square meters and bounded as under:

- North:** By Access/ Road forming a part of property bearing S. No. 191/1 (part);
- South:** By property bearing S. No. 191/1-A12;
- East:** By property bearing S. No. 191/1-Z;
- West:** By Access/ Road forming a part of property bearing S.

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No. 191/1 part).

(the SAID PLOT No. II hereby agreed to be sold)

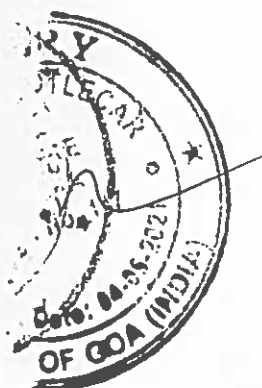
ii. All that landed property bearing Survey No. **191** and Sub Div. No. **1-A12** of the Village of Raia, Taluka and Sub-District of Salcete, District South Goa, State of Goa, admeasuring a total area of **663** square meters and bounded as under:

North: By property bearing S. No. 191/1-A1 and part of S. No. 191/1-Z;
South: By property bearing S. No. 191/1-A17;
East: By property bearing S. No. 191/1-13;
West: By Access/ Road forming a part of property bearing S. No. 191/1 (part);

(the SAID PLOT No. III hereby agreed to be sold)

iii. All that landed property bearing Survey No. **191** and Sub Div No. **1-A17** of the Village of Raia, Taluka and Sub-District, of Salcete, District South Goa, State of Goa, admeasuring a total area of **600** square meters and bounded as under:

North: By property bearing S. No. 191/1-A12;
South: By property bearing S. No. 191/1-A28;
East: By property bearing S. No. 191/1-29;
West: By Access/ Road forming a part of property bearing S. No. 191/1 (part).



(the SAID PLOT No. IV hereby agreed to be sold)

iv. All that landed property bearing Survey No. **191** and Sub Division No. **1-A28** of the Village of Raia, Taluka and Sub-District of Salcete, District South Goa, State of Goa, admeasuring a total area of 600 square and bounded as under:

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North: By property bearing S. No. 191/1-A17;
South: By property bearing S. No. 191/1-A33;
East: By property bearing S. No. 191/1-A29;
West: By Access/ Road forming a part of property bearing S. No. 191/1(part);

(the SAID PLOT No. V hereby agreed to be sold)

- v. All that landed property bearing Survey No. **191** and Sub Div. No. **1-A33** of the Village of Raia, Taluka and Sub-District of Salcete, District South Goa, State of Goa, admeasuring a total area of **600** square meters and bounded as under:

North: By property bearing S. No. 191/1-A28;
South: By property bearing S. No. 191/1-A45 and part of S. No. 191/1-A46;
East: By property bearing S. No. 191/1-A32;
West: By Access/ Road forming a part of property bearing S. No. 191/1 (part);

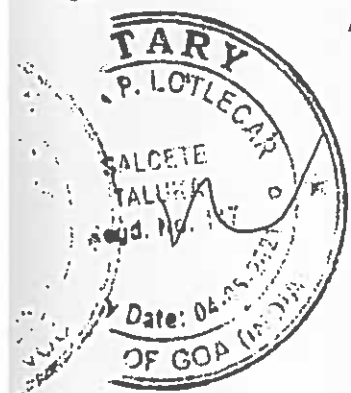
The plans of **the SAID PLOTS** are annexed hereto and marked as ANNEXURE A.


SCHEDULE-II

(DESCRIPTION OF THE SAID LARGER PROPERTY)

All that original property surveyed under No. 191/1 of the Village of Raia, Taluka and Sub District of Salcete, District North Goa, State of Goa being a part of the Southern portion i.e. Portion to the South of Margao-Curtorim Road of the larger properties (i) property known as "Olly Zory" at Raia, bearing Description No. 45634 at pages 12 of Book B No. 119 New Series and Matriz nos. 2039 and 2042 and (ii) another property known as "Dacli Zory" or Bandalbaga" at Raia

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Description No. 28220 at pages 12 of Book No. 72 New Series and
 Margao nos. 2038 and 2043. The southern part of both the above
 referred properties are separated as a result of construction of the
 Margao-Curtorim Road and the same southern part forms the land
 also originally surveyed under No. 191, Sub-Division No. 1 and
 bounded as under:

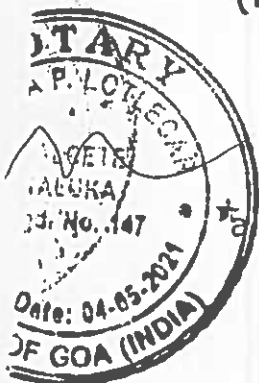
- North:** By property bearing Survey No. 192/1, 2, 3, 4 and 5 and
 Survey No. 180/1 of the Village of Raia beyond which lies
 Margao Curtorim Road;
- South:** By Margao City limits and Survey No. 190 of the Village of
 Raia;
- East:** By Survey No. 180/1, 181, 182/3 and 4, 190, 189/1 to 7,
 188/1 and 187/1 of the Village of Raia;
- West:** By Survey No. 193 and 194 of the Village of Raia.

The part of the property under S. No. 192/3 along the Northern
 boundary is the access road to the entire original property under S.
 No. 191 from the road leading from Margao to Curtorim.

SCHEDULE -III

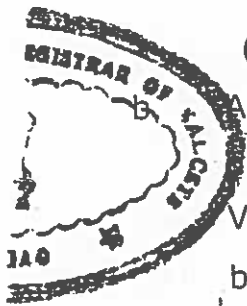
(DESCRIPTION OF THE SAID VILLAS to be constructed for the VENDORS)

(the SAID VILLA No. I agreed to be constructed)



All that Villa (G+1) to be constructed on the plots to be
 amalgamated described under **Schedule-I** above, identified as
 Villa No. 2, in **Block A** admeasuring **153.98** square meters of
 built up area, **133.72** square meters of carpet area, having an
 independent terrace area of **7.60** square meters and parking area
 of **14.53 (3.23 x 4.50)** square meters, in the proposed building
 scheme.

1-1 A RAK R MB



(the SAID VILLA No. II agreed to be constructed)

All that Villa (G +1) to be constructed on the plots to be amalgamated described under **Schedule-I** above, identified as Villa No. 3, in **Block A** admeasuring 153.98 square meters of built up area, 133.72 square meters of carpet area, having an independent terrace area of **7.60** square meters and parking area of **14.53 (3.23 x 4.50)** square meters, in the proposed building scheme.

c. (the SAID VILLA No. III agreed to be constructed)

All that Villa (G +1) to be constructed on the plots to be amalgamated described under **Schedule-I** above, identified as Villa No. 4, in **Block A** admeasuring 153.98, square meters of built up area, 133.72 square meters of carpet area, having an independent terrace area of **7.60** square meters and parking area of **14.53 (3.23 x 4.50)** square meters, in the proposed building scheme.

d. (the SAID VILLA No. IV agreed to be constructed)

All that Villa (G +1) to be constructed on the plots to be amalgamated described under **Schedule-I** above, identified as Villa No. 5, in **Block A** admeasuring 153.98 square meters of built up area, 133.72 square meters of carpet area, having an independent terrace area of **7.60** square meters and parking area of **14.53 (3.23 x 4.50)** square meters, in the proposed building scheme.



The plans and the location of the **SAID VILLAS** are annexed hereto and the plans are marked as ANNEXURE B, C, D and E and the Location of the SAID VILLAS are marked as ANNEXURE F.

1-1 A RAH Z MB



SCHEDULE -IV (SPECIFICATIONS)

The Structure:

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

Plaster:

External plaster will be double coat sand faced cement plaster. Internal plaster will be single coat with second coat of neeru/ Wall Putty.

Flooring:

The flooring will be of vitrified tiles or equivalent. The average cost of the tiles will be Rs.750.00 per square meter. Toilet dado and floor will have ceramic tiles or equivalent. The average cost of the tiles will be Rs.550/- per sq.mtr.

Doors & Windows:

All doors will have teakwood frames or equivalent and flush/teak shutters or equivalent. Window frames and shutters will be of aluminum - powder coated or UPVC or equivalent. The doors and windows will have brass or stainless steel hinges and Aluminum fittings. The main door will have a night latch.

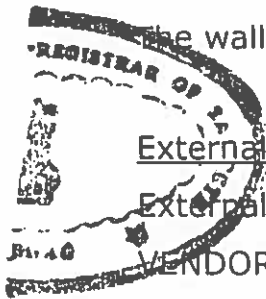
Kitchen:

The Kitchen will have a cooking platform with granite top. Single bowl stainless steel sink with drain board, with 45 cms. ceramic tiles or equivalent lining above the platform will be provided.

Internal Decor:

1-1 RA Q MB





The walls and ceiling will be painted with acrylic emulsion paint.

External Decor:

External walls will be painted with water based acrylic paint. The VENDORS shall not be held liable for any variations in color schemes from those represented in advertisements/brochures/hoardings, etc., as the case may be.

Water Tanks:

A common underground sump with a common electric pump and a independent overhead tank will be provided.

Plumbing & Sanitary:

Soil, waste and water pipes will be partially concealed. European white glazed W.C. units will be provided with flushing system. The sanitary installations will be in accordance with Municipal specifications. One shower and one washbasin will be provided in each toilet.

Electrical Installations:

The electrical wiring will be concealed. In the living cum dining room four light points, two fan points and three plug points will be provided. The bedroom will have two light points, one fan point and one plug point. Kitchen will have one light point, one 15 amps point and two 5 amps point. Toilets will have one light point and one geyser point each. The balconies will have a light point each. One T.V. point will be provided in the living room as well as all the bedrooms. One telephone point will be provided in each bedrooms and the living room. One bell point will be provided.

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

12 A PAB E MB





SIGNED AND DELIVERED by)
the withinnamed **VENDORS**)
at Margao in the presence of)
the Witnesses)

MR. ADESH KRISHNA KARWARKAR



PHOTOGRAPH OF MR. ADESH KRISHNA KARWARKAR
(LEFT HAND FINGER PRINTS)



(RIGHT HAND FINGER PRINTS)



1-1 MR



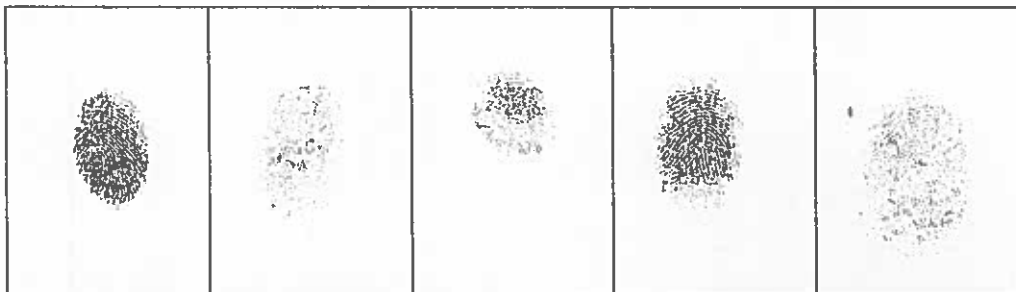
Rekha A. Karwarkar

MRS. REKHA ADESH KARWARKAR

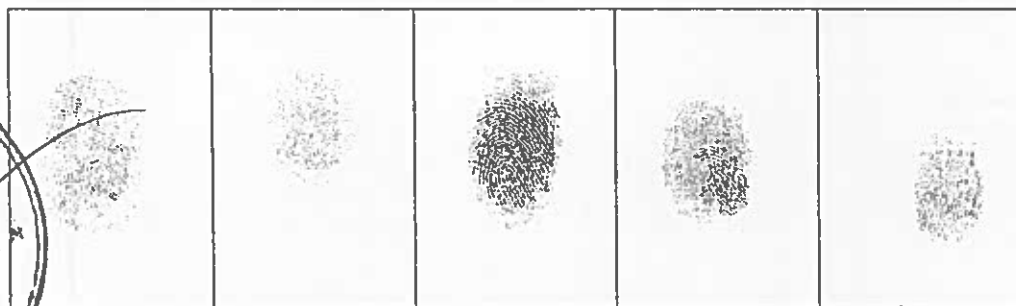


Karwarkar

PHOTOGRAPH OF MRS. REKHA ADESH KARWARKAR
(LEFT HAND FINGER PRINTS)



(RIGHT HAND FINGER PRINTS)



1-2 A. Rekha Karwarkar MB



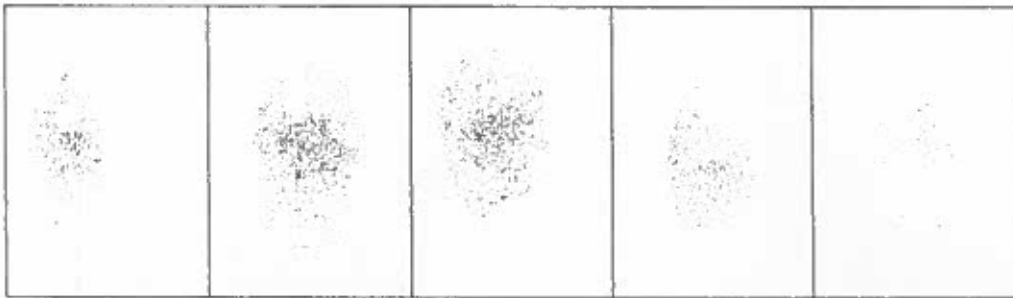
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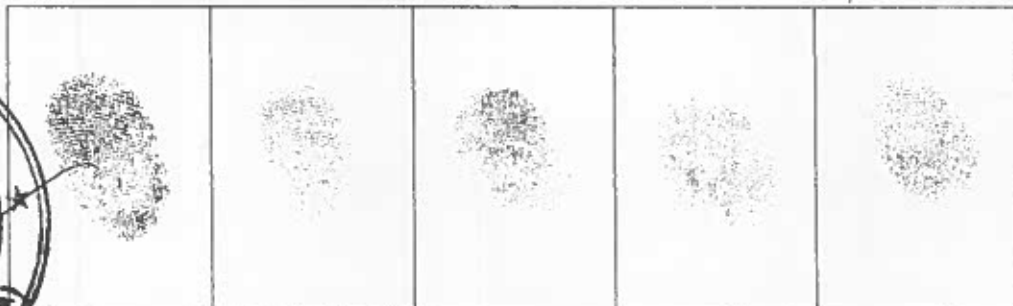
MR. PARESH KRISHNA KARWARKAR ,

PHOTOGRAPH OF MR. PARESH KRISHNA KARWARKAR

(LEFT HAND FINGER PRINTS)



(RIGHT HAND FINGER PRINTS)



1-1 A RAK S MR



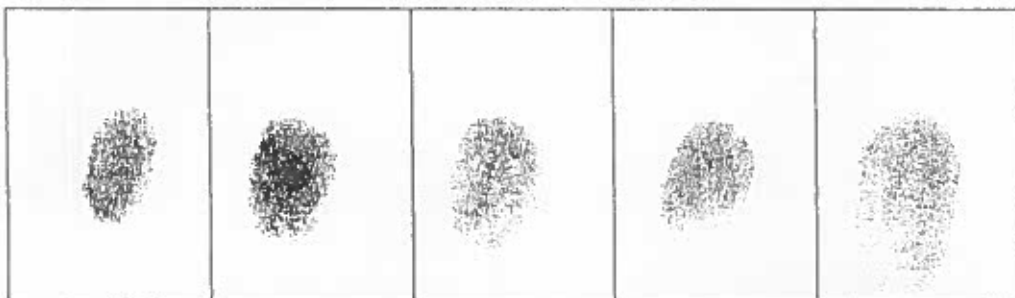
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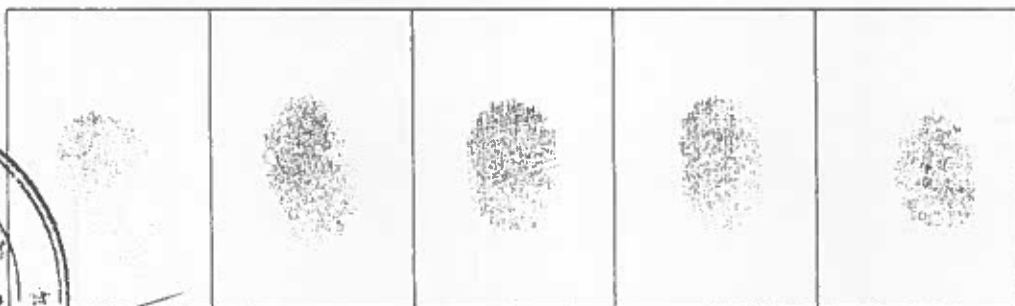
M. Paresh
MRS. MAMTA PARESH KARWARKAR

paresh

PHOTOGRAPH OF MRS. MAMTA PARESH KARWARKAR
(LEFT HAND FINGER PRINTS)



(RIGHT HAND FINGER PRINTS)



RAK *MP*



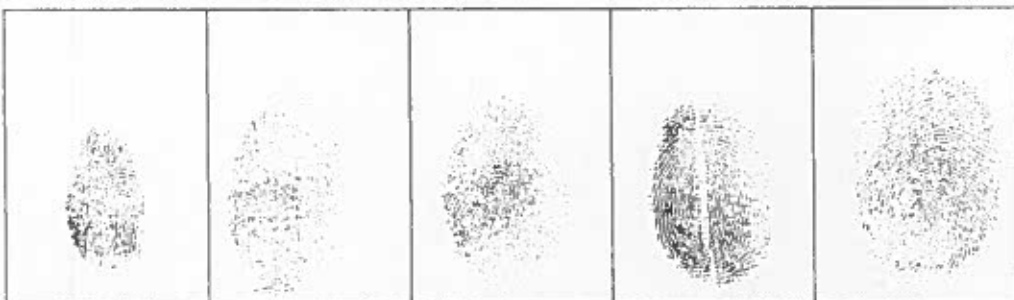
SIGNED AND DELIVERED by)
the withinnamed **PURCHASERS**
at Margao in the)
presence of the Witnesses)

For TRIDENTIA DEVELOPERS



1. Sawar
MR. PARESH ATMARAM SINAI SAWARDEKAR

PHOTOGRAPH OF MR. PARESH ATMARAM SINAI SAWARDEKAR
(LEFT HAND FINGER PRINTS)



(RIGHT HAND FINGER PRINTS)



Witnesses:-

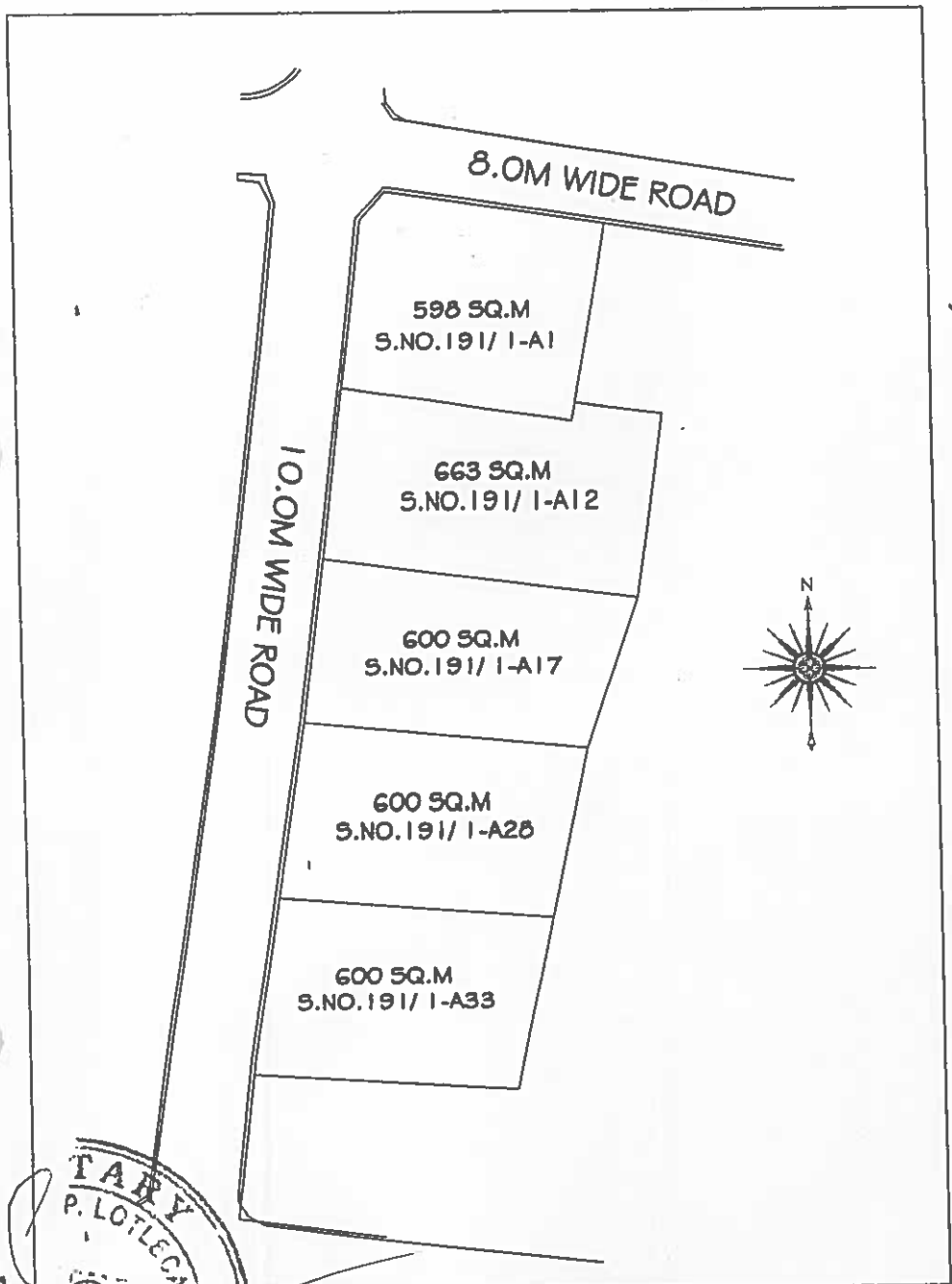
1. Ryini Reskutu Puiduni Khoskard margao Goa
2. Rohan V. Pa. Angle SGI, MANISHA, AGUM, MARGAO, GOA,

1. [Signature] [Signature] [Signature] [Signature] [Signature]



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



1.2m
1.2m
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1.2m

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

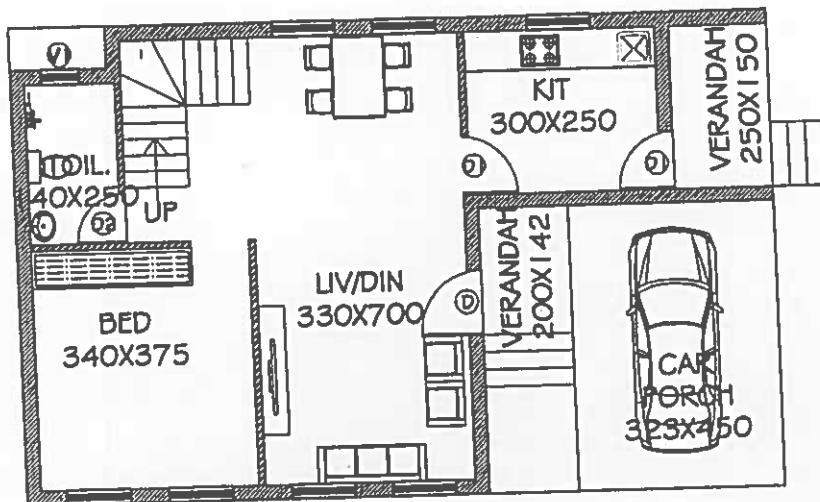
ANNEXURE A



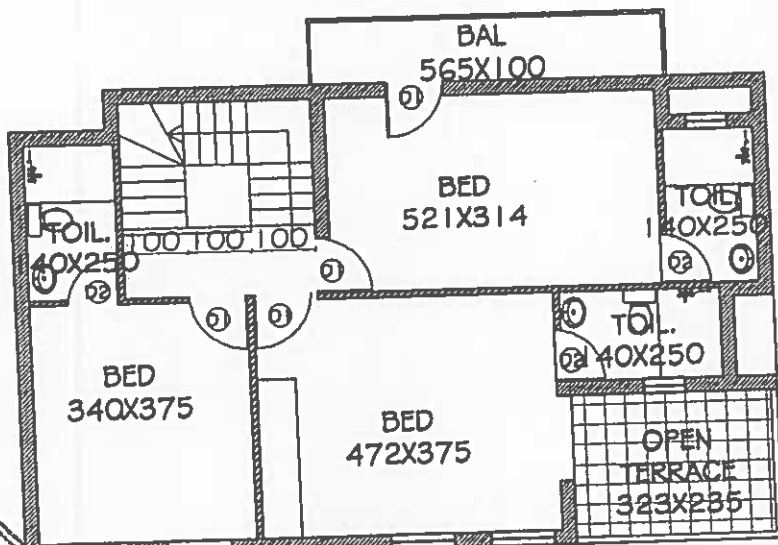
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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

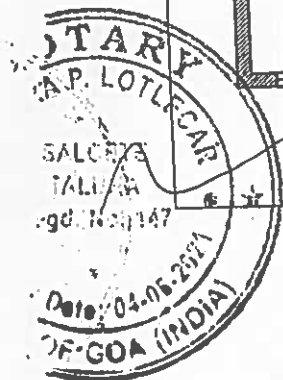
ANNEXURE B

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Handwritten signatures and notes:

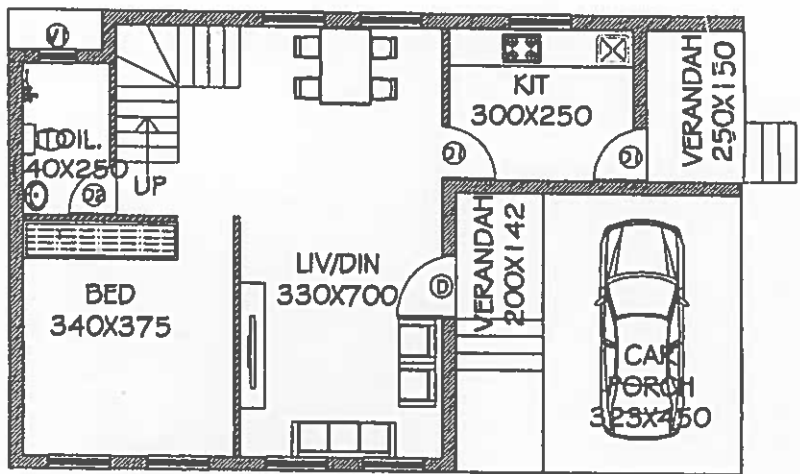
- 1-2-2001
- Handwritten signature
- Handwritten signature
- Handwritten signature
- Handwritten signature



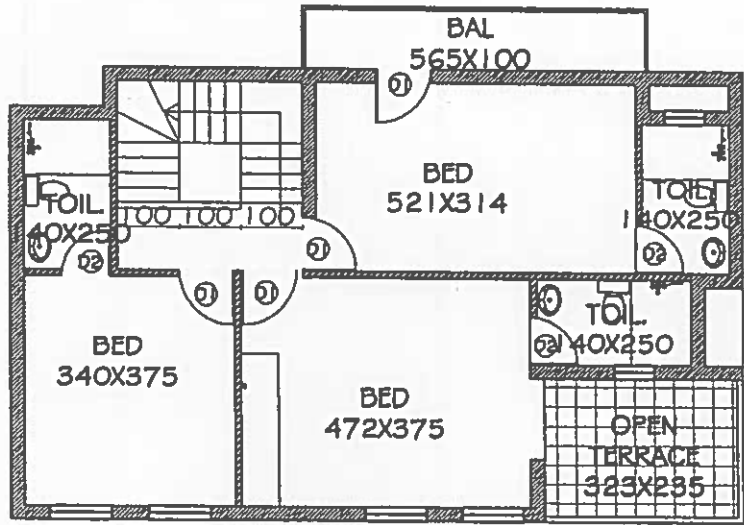


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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



GROUND FLOOR PLAN

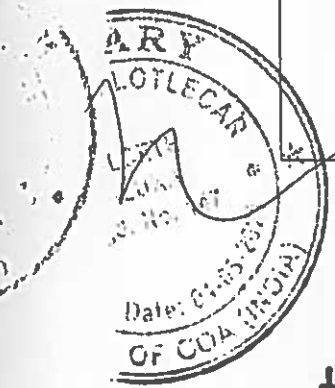


FIRST FLOOR PLAN

ANNEXURE C

1-2-2001
J. J. J.
R. K. K.
K. K. K.
M. P. P.

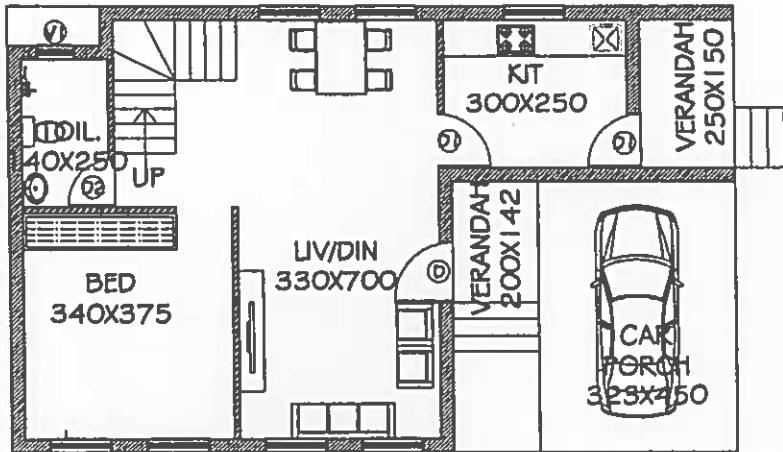
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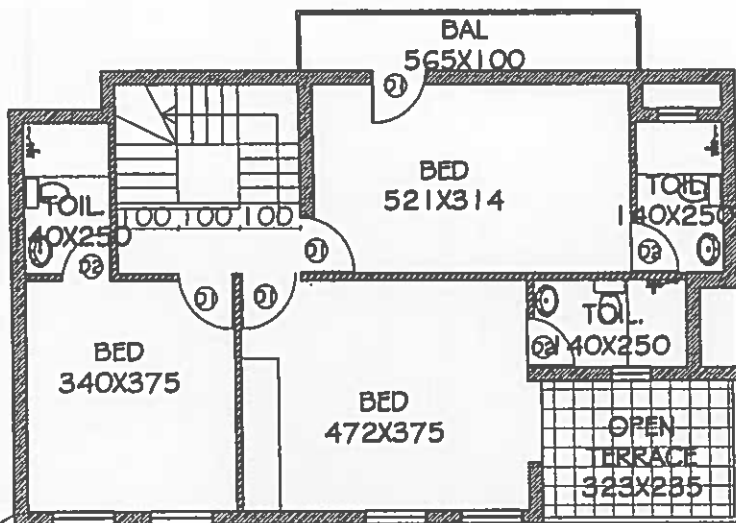
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

STRAR OF

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

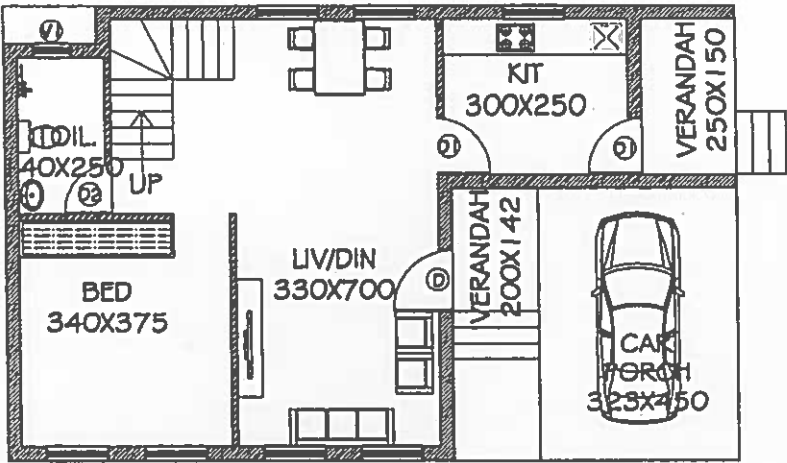
ANNEXURE D

Handwritten signatures and notes:
1. Sandi
A. Kumar
R. Kumar
M. Kumar

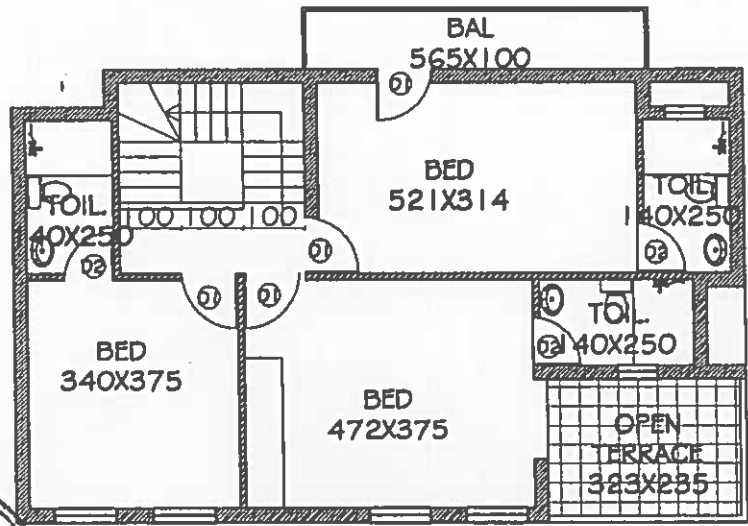




PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

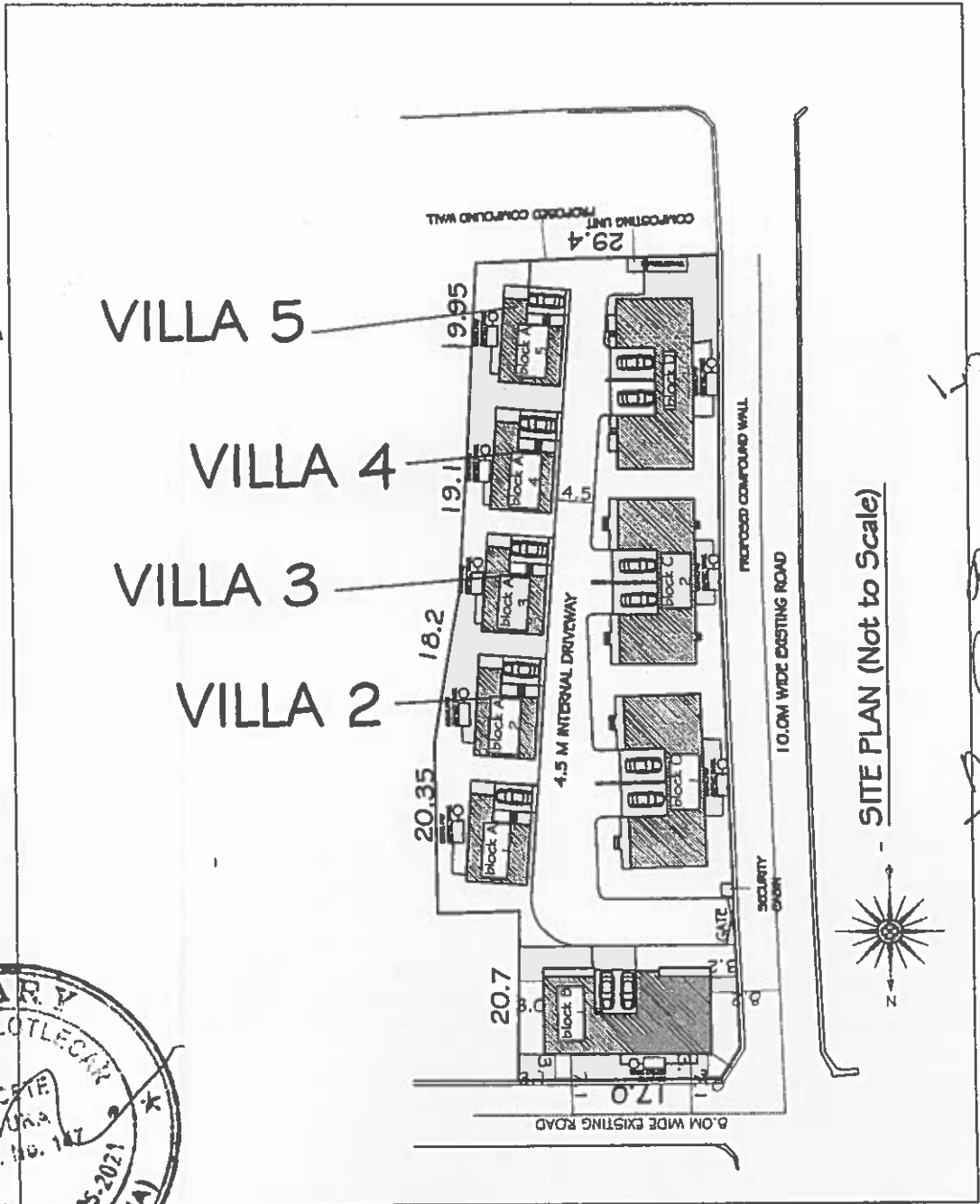
ANNEXURE E



1-2 small
Hammam
Bathroom
Garage
Bathroom

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ANNEXURE F

SITE PLAN (Not to Scale)

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REG_1_45555_7



Office of Sub-Registrar Salcete/Margao
Government of Goa

Print Date & Time : 08-11-2016 04:40:44 PM




Document Serial Number : 5343

Presented at 04:13:00 PM on 08-11-2016 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee ,	213150.00
2	Processing Fees	450.00
	Total :	213600.00

Stamp Duty Required: 17763.00 Stamp Duty Paid: 206250.00


Paresh Atmaram Sinai Sawardekar presenter

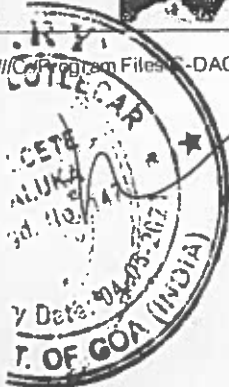
Name	Photo	Thumb Impression	Signature
Paresh Atmaram Sinai Sawardekar, S/o. Mr. Atmaram M.Sawardekar , Married, Indian, age 41 Years, Business, r/o 21/F-2, Kamat Kinara Miramar Panaji Goa. Forself as Authorised Partner of M/s.Tridentia Developers, Gogol, Margao, Goa. , and represented for other Partner vide Deed of of Addendum dated 17/9/2014. and executed before Notary Surexa P Lotlecar Margao under no.9204 dt 22.6.2015			

Endorsements




cutant

1 . Paresh Atmaram Sinai Sawardekar, S/o. Mr. Atmaram M.Sawardekar, Married, Indian, age 41 Years, Business, r/o 21/F-2, Kamat Kinara Miramar Panaji Goa. Forself as Authorised Partner of M/s.Tridentia Developers, Gogol, Margao, Goa. , and represented for other Partner vide Deed of of Addendum dated 17/9/2014. and executed before Notary Surexa P Lotlecar Margao under no.9204 dt 22.6.2015



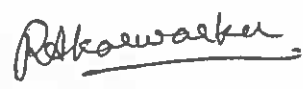
Photo	Thumb Impression	Signature
		






2 . Adesh Krishna Karwarkar, S/o.Late Krishna Karwarkar, Married,Indian,age 48 Years,Business,r/oHouse No.590,Shantashree, Behind St.Sebastian Church,Aquem Alto,Margao,goa 403601

Photo	Thumb Impression	Signature
		




3 . Rekha Adesh Karwarkar, W/o.Ades Krishna Karwarkar, Married,Indian,age 44 Years,House-Wife,r/oHouse No.590,Shantashree, Behind St.Sebastian Church,Aquem Alto,Margao,goa 403601

Photo	Thumb Impression	Signature
		

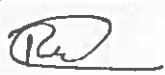
4 . Paresh Krishna Karwarkar, S/o.Late Krishna Karwarkar, Married,Indian,age 44 Years,Business,r/oHouse No. 590,Shantashree, Behind St.Sebastian Church,Aquem Alto,Margao,goa 403601

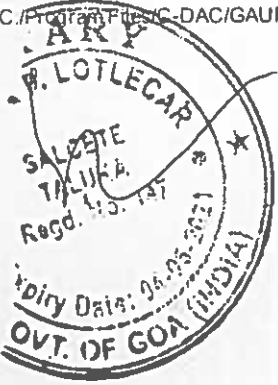
Photo	Thumb Impression	Signature
		


5 . Mamta Paresh Karwarkar, W/o.Paresh Krishna Karwarkar, Married,Indian,age 40 Years,House-Wife,r/oHouse No.590,Shantashree, Behind St.Sebastian Church,Aquem Alto,Margao,goa 403601


Photo	Thumb Impression	Signature
		

Identification

Sr. No.	Witness Details	Signature
1	Rajputra Pujari , S/o.Adiappa Pujari,UnMarried,Indian,age 35 Years,Service,r/o R/o.H.No.199,Khareband,Margao,Salcete,Goa.	




CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
SALCETE



Book-1 Document
Registration Number MGO-BK1-05196-2016
CD Number MGOD97 on
Date 08-11-2016

Sub-Registrar (Salcete/Margao)


~~Sub-Registrar~~
— CUM —
~~Sub-Registrar~~
SALCETE

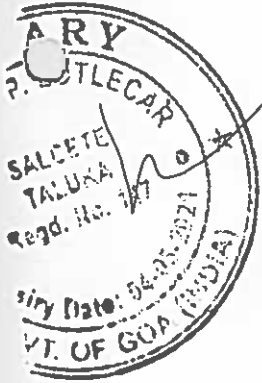
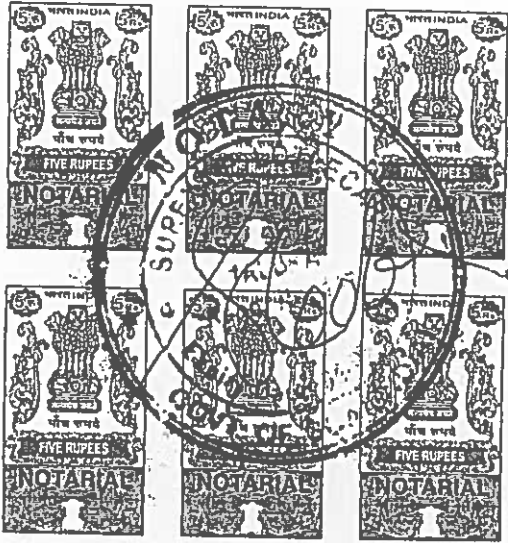
Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Certified to be a True
Copy of the Original


SUREXA P. LOTLECAR
NOTARY MARGAO
SALCETE TALUKA
STATE OF GOA (INDIA)
Reg. No. 13025/2016
Date: 09/11/2016



Date: 1st April 2017

To,

Mr. Adesh Krishna Karwarkar

Mrs. Rekha Adesh Karwarkar

Mr. Paresh Krishna Karwarkar

Mrs. Mamta Paresh Karwarkar

Sub: Extension of time to convey the 'SAID PLOTS' mentioned in the Agreement for sale dated 08/11/2016.

Ref: Agreement for sale dated 08/11/2016, registered before the Sub-Registrar of Salcete under Registration No: MGO – BK1 – 05196 – 2016, CD Number MGOD97 dated 08/11/2016 hereinafter referred to as the SAID AGREEMENT.

Dear Mr. Adesh Krishna Karwarkar, Mrs. Rekha Adesh Karwarkar,
Mr. Paresh Krishna Karwarkar & Mrs. Mamta Paresh Karwarkar

This is to confirm that we have no-objection for the extension of the Time Period mentioned in clause No.5 (d) of the operative part of the SAID AGREEMENT from 30/04/2017 to such other date, as may be mutually agreed between the transacting parties thereafter, which shall not be later then 30/04/2021.

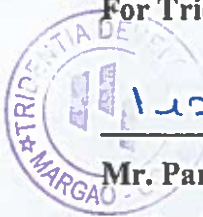
1-2-2017



This letter shall be read along with and shall be appended to the SAID AGREEMENT for all legal purposes and effects.

Thanking You

For Tridentia Developers



12/2/2021

Mr. Paresh Sawardekar

Authorized Partner (The PURCHASER)

Accepted by (The VENDORS)

Mr. Adesh Krishna Karwarkar

[Signature]

Mrs. Rekha Adesh Karwarkar

[Signature]

Mr. Paresh Krishna Karwarkar

[Signature]

Mrs. Mamta Paresh Karwarkar

[Signature]