

(Chufers Thirteen Laths Six Thousand Three Hundred Ten Only)

For CITIZEN CREDIT
CO-OP. BANK LTD.

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

भारत 30036 NON JUDICIAL गीवा
153290 MAR 30 2017



one three zero six three one zero 13:36

R. 1306310/- PB6818

Authorised Signatory

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

INDIA

STAMP DUTY

GOA

Name of Purchaser UMIYA BUILDERS & DEVELOPERS

We have paid, ₹ 18,00,000/- as a refundable deposit.

Plot A - 2975 sqmt

Saleable : 4022 sqmt.

JVie : 46.91% to Stone Castle ie 1886.75 sqmt (15 Flats)

Amount to be Receive back - 978763 dt - 10/8/17

- 7262510 dt 10/10/17

- 5450000 on 4th slab

- 51.50000 on 5th slab

Flat No - B-302 - 124.25 sqmt.

taken back.

302-2/2017
18/07/2017



AGREEMENT FOR JOINT DEVELOPMENT

THIS AGREEMENT FOR JOINT DEVELOPMENT is made at Mapusa on
this 18th day of July in the year 2017.

[Signature]

[Signature]

[Signature]

BETWEEN:

M/s. STONE CASTLE ESTATE PVT. LTD., a Private Limited Company, duly incorporated under Indian Companies Act, 1956 and having its registered office at A-303, Altessmanor, Caranzalem, Tiswadi, Goa, holding PAN card No. AAMCS6660F, represented herein by its authorized Director, **SHRI POONAM R. GOLECHHA**, Son of Ratanchand Golecha, 54 years of age, married, business, Indian National, having PAN card No. ACCPG6363K, in terms of the Board resolution, passed in the meeting of the Board of Directors held on 27.06.2015 at the registered office of the said Company, hereinafter referred to as the **VENDOR** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors, executors and assigns) OF THE ONE PART.

AND

M/S. UMIYA BUILDERS AND PURCHASERS, a sole proprietorship concern, having its office at at 29/3, H.M. Strafford, 2nd floor, 7th cross road, Vasanth Nagar, Bangalore – 560052 and having its Goa office at No. G-01, ground Floor, Umiya Quatro – D -Commercial. Alto Dabolim – Goa – 403801, represented in this agreement by its sole Proprietor **Mr. Aniruddha Mehta**, Son of Bhanuprasad C. Mehta, 56 years of age, businessman, having his office at 29/3, H.M. Strafford, 2nd floor, 7th cross road, Vasanth Nagar, Bangalore – 560052, having PAN CARD NO. AABPM6682M, hereinafter referred to as the **DEVELOPERS**, (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the partners of the said firm for the time being, their heirs, successors-in-title, legal representatives and assigns), of the OTHER PART.

W. Golecha

Aniruddha Mehta

26. The VENDORS undertakes that the VENDOR shall execute a deed of sale in favor of the ENTITY or in the name of any other person as per the wish and direction of the DEVELOPER, provided the Super built up area in lieu of the consideration of Rs.3,00,00,000/- (Rupees Three Crores Only) agreed to be payable as the development price is ready for handing over to the VENDORS.
27. The VENDORS undertakes that the VENDOR shall pay all additional charges and taxes for the said units to be handed over to the VENDORS and which the VENDORS decide to retain for themselves.
28. All the parties to the agreement are entitled for specific performance of each and every clause under this Agreement.
29. Possession of the SAID PROPERTY is handed over to the VENDOR on this date. The value of same is Rs. 1,48,75,000/- and Registration fee is paid on the same.

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SCHEDULE - I

(DESCRIPTION OF THE SAID WHOLE PROPERTY)

ALL THAT PART AND PARCEL OF THE PROPERTY known as "BATEIRA", situated at the Nerul Village, Nerul Bardez Goa, which entire plot property was sub divided into eight sub plots during the erstwhile Portuguese Regime. One of the sub plots identified as the second plot stood described in the land registration office of Ilhas at Panjim under no.3251 at Folio 274 of Book No.B-1 New, and not enrolled in the taluka revenue office and surveyed in the survey record of the Nerul Village under Survey No.25/11. The SAID PROPERTY is shown in the

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plan annexed hereto, which plan shall form an integral part of the present Deed of Sale.

In terms of the Land registration records the said property is bounded as under:

East: By Public Road.
 West: By Paddy Field of Comunidade and
 Paddy field of Tolley Xetta of the
 Heirs of Lourentio Isidore de Silva.
 North: By the third plot purchased by Minguel
 Caetano D'Souza and Sebastiana Lobo.
 South: By the first plot purchased by Luis
 Oliveira Domingos de Mesquita.

SCHEDULE - II

The SAID PROPERTY is presently bounded as under:-

North:- By the property surveyed under Survey no.25/9 and
 25/10 of Nerul Village.
 South:- By property Surveyed under No.16/1.
 East:- By Public Road.
 West:- By property surveyed under no.27/15,
 24/2 and 24/5.

SCHEDULE - III

(DESCRIPTION OF ALL THE 15 FLATS)

1. ALL THAT DOUBLE BEDROOM FLAT bearing Flat No: **A - 101**,
 admeasuring **130 sq.mtrs** of super built up area, **1st Floor**,
Block "A" in 'UMIYA SERENE' being constructed in the
 property described in Schedule - I hereinabove. The said flat is
 bounded as under:

On the North by Landscape Area
 On the South by 5.5 M wide Driveway

W. S. Neetha

Amind

IN WITNESS WHEREOF the VENDORS, /ENDOR have signed this Deed of Sale on the day, month and the year first hereinabove written in presence of witnesses.


SIGNED, SEALED AND DELIVERED

by the within named "VENDOR"

M/s.STONE CASTLE ESTATE PVT. LTD

Represented by its Director.

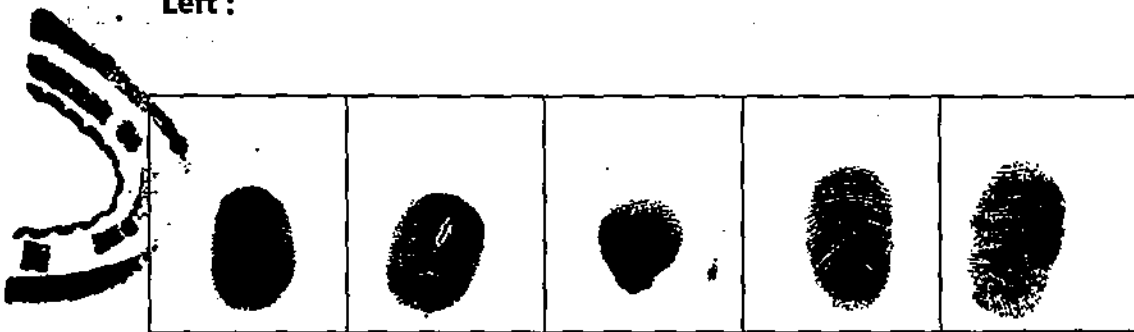
fresh



STONECASTLE ESTATES PVT. LTD
Director/Authorized Signatory
44/202A BE

Mr. POONAM GOLECHHA

Left :



Right:



fresh


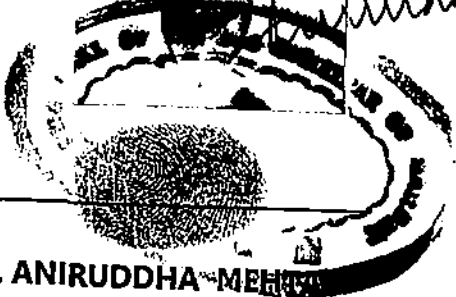
fresh

SIGNED, SEALED AND DELIVERED

by the within named "DEVELOPER"

M/s. UMIYA BUILDERS AND DEVELOPERS.

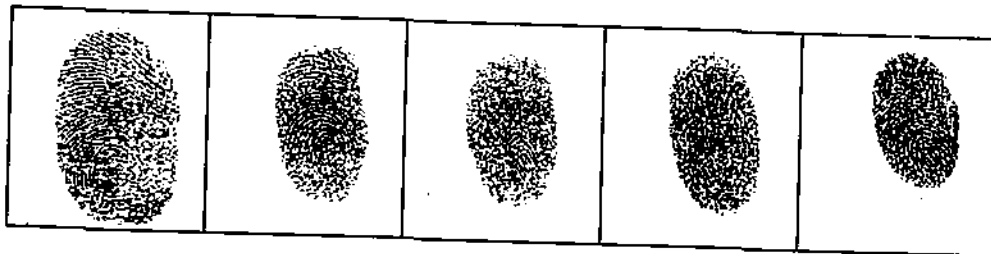
Represented by its Proprietor.



Mr. ANIRUDDHA MEHTA
Aniruddha Mehta

Left :



Right:



Aniruddha Mehta

hojneshy



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 18-07-2017 01:05:35 PM

Document Serial Number : 3022



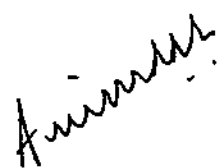
Presented at 12:14:00 PM on 18-07-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	520630.00
2	Processing Fees	390.00
	Total :	521020.00

Stamp Duty Required: 870000.00

Stamp Duty Paid: 1306310.00

Aniruddha Mehta presenter

Name	Photo	Thumb Impression	Signature
Aniruddha Mehta, S/O Bhanuprasad C. Mehta, Married, Indian, age 56 Years, Business, r/o 29/3, H.M. Stray Road, 2nd floor, 7th Cross Road, Vasanth Nagar Bangalore-560002. Pan no AABPM6682M, Sole Proprietor of M/S Umiya Builders and Purchasers having its reg office at G-01, Ground floor, Umiya Quatro-D, Commercial Alto Dabolim Goa			

Endorsement..

Executant



1. Poonam R. Golechha, S/O Ratanchand Golecha, Married, Indian, age 54 Years, Business, r/o A-303, Altessmanor, Caranzalem Goa Pan no ACCPG6363K, Authorised Director of M/S Stone Castle Estate Pvt Ltd having its reg office at A-303, Caranzalem Goa

Photo	Thumb Impression	Signature
		

2. Aniruddha Mehta, S/O Bhanuprasad C. Mehta, Married, Indian, age 56 Years, Business, r/o 29/3, H.M Strafford, 2nd floor, 7th Cross Road, Vasanth Nagar Bangalore-560052 Pan no AABPM6682M, Sole proprietor of M/S Umiya Builders and Purchasers having its reg office at G-01, Ground floor, Umiya Quatro-D, Commercial Alto Dabolim Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Nakul Puri, S/O B.R Puri, Married, Indian, age 48 Years, Business, r/o H.no 646, Kadam Depot Road, Porvorim Bardez Goa	
2	Narayan Sawant, S/O Babu Sawant, Married, Indian, age 44 Years, Service, r/o H.no At-01, third floor, Maria Apts, Vasco Da Gama	

Sub-Registrar

15-REGISTRAR
BARDEZ

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number BRZ-BK1-03028-2017
CD Number BRZD789 on
Date 18-07-2017


Sub-Registrar (Bardez)

Scanned By: 

Signature:- 

Designed and Developed by C-DAC, ACTS, Pune

**REGISTRAR
BARDEZ**