



गोवा GOA

Serial No. 2857 place of St. Vennd Mapusa Date

5-10-2019
551226

Value of stamp paper 500/-

Name of Purchaser Mukesh Kumar

Residence of Calangute

Signature of Vendor [Signature] Signature of Purchaser [Signature]

J. PANDIT - LIC NO. AC/STP/VEN/34/2003



JOINT DEVELOPMENT AGREEMENT

MAY FAIR RESORT (INDIA) LTD.

[Signature]
DIRECTOR

GA DEVELOPERS AND CONSTRUCTION LLP

[Signature]
AUTHORISED SIGNATORY

JOINT DEVELOPMENT AGREEMENT is executed at Mapusa, Bardez Goa. On this 9th in the month of October of the year 2019.

Land Owner (1)

MR. AMIT SAXENA, son of MR. D. C. Saxena, aged 51 years, married business, holding pan card bearing no. AATPS9756Q, resident of 302, B block, 3rd floor, Magpai apartment, Tivaivaddo, Calangute, Bardez, Goa-403516, hereinafter called "the Owner / First Party" (which expression unless opposed or repugnant to the context hereto shall mean and include his legal heirs, Successors, executors, nominees and assigns of the ONE PART. which expression shall be deemed to mean and include their respective heirs, administrators legal representatives, executors, successors and /or assigns wherever the context or meaning shall so require or permit)

AND

Land Owner(2)

M/S. Mayfair Resorts (India) Limited, a public limited . Company registered in the office of the Registrar of Companies, having its registered office at D-35, Indira Enclave, NEB Sarai New Delhi, South West Delhi - 110068 India, holding pan card bearing no. AAACM2149P represented herein by its Directors, MR. GOKUL KUMAR, aged 57 years, son of MR. M.C KUMAR occupation Business, married, resident of Arpora, Bardez, Goa. Duly authorized vide Board Resolution dated 19/12/2015(which expression unless opposed or repugnant to the context hereto shall mean and include his legal heirs, successors, executors, nominees and assigns).

AND

Land Owner (3) as Confirming Party.

MR. NITIN CHOUDHRY, son of Mr. Ram Kumar, age about 33 years, married business, holding pan card bearing no. ANYPC4286F, resident of 81, Jasola village , New Delhi-110025, which expression shall be deemed to mean and include their respective heirs, administrators legal representatives, executors, successors and /or assigns wherever the context or meaning shall so require or permit)



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Collectively Owner1, Owner 2 and Owner 3 are referred to as OWNER herein after (One Part)

BETWEEN

GA Developers & Construction LLP, a Limited Liability Partnership firm having Registration No. AAQ-3199 & PAN No. AAUFG4190P having **Registered Office – c/o Nagoa Grand Resort & Spa, No. E-18/1, Nagoa-Arpora, Bardez, Goa-403507**

Duly represented herein by Mr. Mukesh Kumar Authorized Signatory (which expression unless opposed or repugnant to the context hereto shall mean and include his legal heirs, successors, executors, nominees and assigns) herein after referred to as the BUILDER (SECOND PART)

SCHEDULE I

All that Part and Parcel of the property known as, **“PALMAR Denominado Senoichem Bata” or “ Godinhachem Bata” or “ Dangeshem Bata” situated at Paliem**, within the limits of Apartment(s)ge Panchayat of Ucassaim / Ponula, Taluka Bardez, and Registration Sub-district of Bardez, District North Goa, State of Goa, surveyed under Survey No. 40 sub division 8, and bounded as Under:

Towards North : by Village Bastora
Towards south : by the Road
Towards East : by property bearing survey no. 40/6.
Towards West : by property bearing survey no. 40/7.

SCHEDULE II

All that Part and Parcel, of the developed property, admeasuring 7550 square meters, identified as **‘RESIDENTIAL AREA’**, forming part of the larger property described in SCHEDULE -I herein below written and bounded as under:

Towards North : by village Bastora.
Towards South : by the Road.
Towards East : by property bearing survey no. 40/6.
Towards West : by property bearing survey no. 40/7.

delineated in the plan annexed in red boundary line.
(hereinafter referred to as “THE SAID PLOT OF LAND”).


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AND WHEREAS the builder is engaged in the business of promotion, development and construction of real estate and are well established in this business.

AND WHEREAS the owners are desirous of getting the said plot of land developed & constructed and due to lack of experience in construction, have therefore, approached the Builder to develop the said property for and on behalf of the owner at Builder's cost, as per the terms and conditions herein mentioned.

AND WHEREAS the owner and the Builder have agreed to develop, construct and build new buildings on the said plot of land, hence this agreement has been mutually entered and executed between the owner and the Builder, on the terms and conditions, appearing hereinafter.

NOW THIS JOINT DEVELOPMENT AGREEMENT WITNESSETH AS UNDER:

1. That the Builder has done his due diligence, checked all the documents and records and is fully satisfied that;
 - (a) the said plot of land is the self acquired plot of the owner and the owner has full right, absolute authority to sell, collaborate, dispose of and transfer the same in whole or in parts and no one else expect the owner has any right, title or interest in the said plot of land.
 - (b) the said plot of land is free from all sorts of encumbrances and except the owner no other person has any right, title or interest in the said plot in any manner whatsoever and the owner has full power and authority to sell and transfer the said plot of land and to enter into this agreement.
the said plot of land is free from all kinds of encumbrances such as, gift, mortgage, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction notices, claims, demands, will, Trust, Exchange, Lease, Loan, Surety, Security, Stay order,
 - (d) The owners (1) and (2) have entered into a Registered Agreement to sell duly registered at Mapusa, Bardez , Goa ,having serial no.BRZ-1-3196-2019 Dated 9th October 2019 with the owner no. 3 for his undivided 1/3 rd portion of land in the " SAID PLOT OF LAND" mentioned above in Schedule I & II whereby owner no.1 and 2 are increasing their undivided holding of land and owner no.3 has residual diminishing ownership of land. All three owners are committing and binding irrevocable their title and land to this Joint Development Agreement.Further the Owner affirm that the Agreement to Sell & future sale deed shall in no way impede or infringe upon the rights of proposed buyers of individual flats in the Proposed project .



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- (e) there is no order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the said plot of land.
- (f) there is no legal impediment or bar whereby the owner can be prevented from selling, transferring or entering into any contract with any person or persons.
- (g) That there is no notice of default or breach on the part of the owner his predecessors in interest of any provisions of law in respect of the said plot of land.
- (h) That the owner is in exclusive possession of the said plot of land and no other person or party has any right, title, interest or share therein.
- (i) That the said plot of land is not subject matter of any HUF and that no part of the said property is owned by any minor.
- (j) That there are no reservations affecting the said plot of land and the said plot of land falls within the residential zone and there are no impediments in carrying out construction thereon.



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this account.

2. LICENSES, PREMISSIONS & GRANTS :

The Builder acknowledges receipts of Original copies of following license/pertaining to this plot for development permission .

- SANAD Ref. No. RB/CNV/BAR/274/2007, Dated 02/06/2008**
- Original Construction License No. VP/UPP/Const. Lic. No. 01/2013-14/1262** this License was valid from a period of 3 year from 18/04/2013 to 17/04/2016
- Technical Clearance Order Ref. No.: TPBZ/681/Paliem/3462, Dated 13/08/2012,** this technical Clearance Order is issued based on the order issued by the Chief town Planner vide no. 29/8/TCP/2012-13/RPG-21/Status/1803, dated 04/06/2012 , this order was valid 17/04/2016.

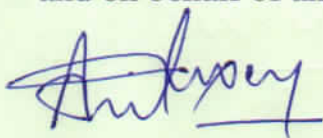
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- d) **Original Construction License renewal Ref. No.** VP/UPP/Ren. Const. Lic.06/16-17/944 Date 02/12/2016 for the period of two years valid upto 01/12/2019
- e) **TCP ORDER No. :** TPBZ/681/Paliem/TCP-16/3382, Dated 16/11/2016, renewal Order (of old technical clearance Order vide no. TPBZ/681Paliem/3462 dated 12/11/2012 is valid from 01/11/2016 to 01/11/2019
- f) **Original New Construction License ref.** VP/UPP/Const.Lic.No.03/2019-20/465, date 02/08/2019, this License is valid from 03/07/2019 to 30/07/2022, with approved plans and layout of Six buildings and other common area etc .
- g) **Technical Clearance Order No. :** TPBZ/681/PAL/TCP-19/416, this technical clearance order is issued based on the order issued by Secretary (TCP) vide no. 29/8/TCP/2018(Pt.File)/1672 dated 13/08/2018, This Order is Valid 30/07/2022,
- h) **HEALTH N.O.C No.:**PHC/ALDONA/NOC/-Construction/2018-19/1964, Dated 06/03/2019
- i) **PWD N.O.C No.:** PWD/SDII/PHE-N/F.10/132 , Dated 10/05/2019 for Water connection
- j) **PWD N.O.C No.:**ADM.49/2019-20/SD-II/WD-VII (NH) PWD/108, for dumping Construction debris.
- k) **Electricity Department N.O.C No.:** AE/III(R)/O&M/18-19/TECH-16/93 Dated 26/04/2019
- l) **Pollution CTE NOC :** OCMMS ID : R2019N8821(online applied)

That the owner shall authorize the nominee of the Builder along with General Power of Attorney for the purposes of carrying out the construction and / or to apply for necessary sanctions and permission, approvals, revisions to the authority or authorities concerned and shall also pursue and co-operate with the Builder in obtaining such or all other permissions, approvals as may be necessary or required for ensuring the due execution of the proposed work of development and construction of the proposed buildings.

4. That the owner shall hand over the vacant physical possession of the said plot of land from the date thereof with all the powers and authority to obtain the requisite permissions, sanctions from the concerned authorities.
5. That the Builder shall engage and employ the Architect, structural engineers, Electrical contractor consultants , horticulture consultants etc at its own costs, expenses and responsibility for preparation, submission and obtaining revised approvals if any or for developing, promoting, constructing and completing the said buildings on the said plot of land. The Builder shall for and on behalf of and in the name of the first party / owner apply at its own

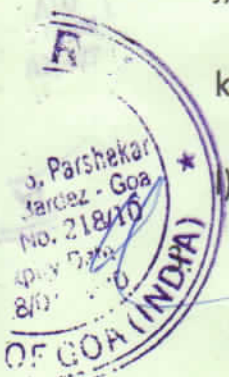


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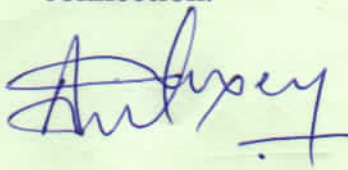
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S. Parshkar
Jardoz - Goa
No. 218/15
Apply Date
8/10/2019
OF GOA (INDIA)

costs, expenses and responsibility to the concerned Authority for the matter of permission, sanction, approvals, revisions for the construction for the said plot of land.

6. That the entire amount required for carrying out construction of buildings, external development of internal roads, retaining walls, street lighting, sewage & STP plants, electrification of project with individual meters of flat owners, completion & Occupancy of the said building including the charges and fees of the architect for Preparation of the plans and all the other statutory and the other fees, charges, penalties and/or demands, including any development local charges shall be wholly to the account of Builder. The Builder will also pay any compounding charges if so required by any legal authority. The Builder shall however be exclusively entitled to all refunds of any and all payments and/or deposits made for the purpose. The Builder shall on its own cost and expense obtain Occupation certificate from Local Authorities.
7. The Builder shall be entitled to submit any applications, plans, documents, affidavits etc. or any, of them as envisaged herein as attorney for and on behalf of the Owner and to directly collect and receive back from the concerned authorities or bodies any refunds or other payments or deposits made by the Builder, for which purpose subject to the limitations and restrictions mentioned in this Agreement, the Owner shall grant the Builder or its nominees Power of Attorney, required to sign, make, file, amend, prosecute, withdraw, collect refunds and/or to do all acts, deeds, matters and things necessary to obtain requisite sanction, permissions, clearance, approvals mentioned above.
8. The Builder shall at its own cost and initiative in all respects commence and complete in all respects the construction of the buildings on the plot of land and shall, for the purpose, provide all facilities required as per the sanctioned plans or applicable rules, Laws, regulations applicable from time to time, including the provision of overhead tanks, internal and external water supply, electrical installation and fittings drainage/sewage system. The specifications of the building to be constructed on the plot of land shall be as per the schedule annexed hereto as ANNEXURE -1.
9. The Builder shall be authorized in the name of the Owner in so far as in necessary to apply for and obtain temporary and/or permanent connections for water, electricity, power to the building and other inputs and facilities required for the construction or enjoyment of the Buildings and for this purpose the Owner shall execute in favour of the Builder or its nominee a Power of Attorney as well as any other documents required In this connection.



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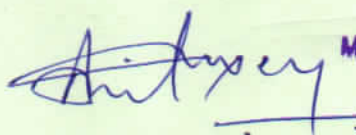
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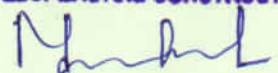
10. Pending completion of the Building and implementation of this Agreement, the owner shall do all acts, deeds, things as may be necessary from time to time to give effect thereto, and shall not in any manner transfer, charge, encumber, alienate their rights in the plot of land to anybody else in any manner whatsoever.
11. Unless prevented by force majeure or reasons beyond the Builder control such as acts of God, War, Riots. etc. the Builder undertake to complete and/or cause to be completed the construction of the buildings on the plot of land in all respects and obtain the completion certificate & Occupancy certificate at its own cost, within 48 months from the signing of this Agreement. Also if the builder develops in phases these buildings. The Builder can apply for partial completion and partial occupancy subject to all licenses are renewed as and when required. The builder shall finish in all respect at least four buildings out of the six and carry out external development work, including operation sewage, STP and water line, electrification, parking, internal roads & street lighting, retaining walls, External development of common Land on or before the expiration of the first 36 months from signing of this agreement. The total time period can be further extended on mutual consent of the Owner & Builder within the guidelines & approval from RERA. All such phased development if chosen should be clearly mentioned in the brochure, marketing kits strictly as per guidelines and approval of RERA Act 2016.
12. The Builder shall obey all Laws, Bye-laws, regulations, conditions of the Local and Municipal Authorities, RERA ACT 2016, Pollution Control Board in respect of the Buildings constructed on the Plot, Marketing efforts including but not limited to brochure, electronic media hoarding etc, advance booking, Agreement to Sell for individual buyers and Undertake not to infringe any of the rules, regulations and bye-laws pertaining to the construction and Sale of flats in the buildings. In case of non-performance or non-observance of any such rules, regulations, conditions, bye-laws, then the entire liability arising on this account shall be incurred and discharged by the Builder, who shall keep the Owner indemnified and harmless against all costs, damages, actions, claims, demands on this account.
13. The Builder shall be solely responsible for workers working at the construction site, directly or indirectly employed thru contractors. The builder shall use adequate safety harness, equipment etc to ensure the safety of the workers at the construction site. The Builder shall enroll/comply with Building and Other Construction Worker's (Regulation of Employment and Conditions of Service) Act 1996 or any other statutory compliance required by the Labour Department of Goa. The Builder shall be solely responsible for all constructions, non construction related



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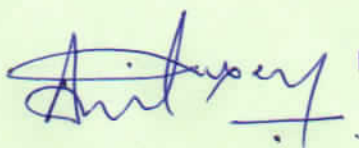



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accidents at the construction site of the proposed Project /LAND . The Builder expressly agree to wholly absolve and keep indemnified the Owner against any Criminal, financial or other liability to each and every such case of accident(s).

14. Unless the Builder do or omit any act or deed which is contrary to this agreement or commit a breach of this agreement, the Owner will not interfere or obstruct the execution, construction or completion of the Buildings in any manner.
15. The builder shall get this Construction and Development Residential Project duly registered with RERA Goa before launching any Sale , Marketing Pitch etc in the market and follow Rules & regulations laid down by RERA in this matter .
16. In terms of compliance of RERA ACT 2016 the Builder shall maintain an ESCROW account in which all Booking advance from sale of Individual flat shall be deposited. This will also include parking charges , external development charges , preferential charges , extra area charge etc except only GST collected , Lawyers Fee , Stamp Duty Collected , water connection and electrical meter charges , society formation charges , deposit for society . After maintaining the mandatory threshold of 70% of current project cost at each stage in accordance to RERA, the Builder Will immediately transfer half of the 30% balance into a account nominated by the Owner every month on the 7th day. Monthly bank statements of this ESCROW account with a duly audited quarterly threshold limit report by Owner's approved Auditors , with list of flats sold and advance collected during the period of Audit will be regularly supplied by the builder during the full tenure of the construction . Once the project development reaches a stage where the 70% threshold limit on this account is no longer applicable . The Builder will then continue to transfer half of 100% collected advances & receipt or proceeds of sale as the case may be ,along with audit reports and bank statements as detailed earlier , along with complete list of flats sold /registered during the period of audit .

After completion of the project and receipts of Completion certificate & Occupancy for all buildings and common area if there is any inventory of finished flats un sold . The Inventory would be equally divided in terms of carpet area contained in them between the Builder and the Owner . The builder & Owner will mutually decide which flat in the inventory will go to whom . After such a division the builder will hand over possession of the agreed un sold inventory to the Owner (of Owners Portion) and thereon the Owner will be responsible for all out goings with respect to these flats .Likewise the Builders allocation of un-sold inventory will totally his and he shall be at liberty to deal with them as he seems fit .



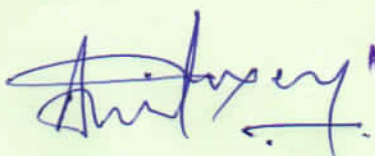

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- (a) Proportionate undivided, indivisible, impartable share in the land & common area as per each flat divided for the builder & owners respectively as per terms laid down in the GOA RERA approved "Agreement to Sell" for intending buyers .
17. Upon the construction and completion, In all respect, of the building on the Plot the Builder un-sold inventory of flats allocation shall vest in and belong to the Builder without the necessity of any further act, deed or thing on the Part of the parties hereto or any of them. Similarly the Owner allocation shall vest in and belong to the Owner.
18. That the current area approved per Development plan is as per S4 (0.5) and incase the builder is able to increase the constructible area of the plot to S1 (1.0) or S2 (0.8) etc , the total cost of all approvals and revised drawings ,revised license(s) , permissions etc, being to the Account of the Builder. All such grants shall comply in terms & regulations of GOA RERA applied to this project . The extra sale area if so created shall be shared as per cost and profit in 50:50 ratio in favour of the owner .
19. In accordance with GOA RERA terms & regulations the Builder will get "Agreement to Sell"/ , "Sale Deed" / "Conveyance Deed", (as the case may be) to be registered for each and every intending buyer(s) flat and the Owner shall be available as confirming party personally or through their Power of Attorney holders .The Owner assures that they or their Power of Attorney Holders shall be present & sign in front of the Sub Registrar , Mapusa ,Goa for each & every flat owner's "Agreement to Sell"/ , "Sale Deed" / " Conveyance Deed", (as the case may be)subject to a prior notice of three working days before the appointment for such an execution of Deed(s).
20. In case of any non compliance or non observance of any rule, law or regulations or terms of this agreement, liability in terms of defective and poor workmanship , structure stability and henceforth with reference to this project development the entire liability in this behalf will be of the Builder, who shall incur and discharge the same. The Builder shall indemnify and keep indemnified the Owner against all claims, damages, losses, demands, resulting from such non-compliance or non-observance of any rule, law regulation of terms of this agreement and defective workmanship, structure stability and henceforth with reference to this project until Six years past the last occupancy certificate partial (if any) received by the Builder on behalf of this project .



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21. That all the original papers relating to the said property in the name of the Owner shall be retained by Owner No.1 (Mr. Amit Saxena) . for specific purpose of completing formalities as stipulated in this agreement. However, for this purpose Mr. Amit Saxena , is liable to make available the same at Goa for inspection at all times as & Where required by the builder within Office time and subject to 48 hours written/mailed notice or intimation .
22. The Owner, Builder and their respective assignees/transfers , flat buyers shall not encroach upon the common areas in the building not cause any hindrances in the use and enjoyment of the common facilities in the building. The parties hereto, or their respective assignees/transfers, flat buyers shall not throw or accumulate dirt, refuse, garbage in or around the building or in the common areas of the Building. In case any encroachment, hindrances, littering is caused as aforesaid, the same may be removed at the risk and cost of the occupier(s) who caused the same.
23. After completion & Occupancy of the Buildings in the project , including the common area of Pool , lawns, internal roads , electric substations , transformers, water tanks , street light etc as detailed in the Annexure A . The Builder will immediately form a " Society" or "Association" of flat owners as per bye laws applicable in Goa . The Builder shall transfer all funds held as deposit for such purpose from each every intending /flat buyer into the account of such a society . This society shall be responsible for upkeeps of all common area including vital pumps, motors , street lights , Security ,cleaning & overall maintenance etc of the entire project . Monthly charges from each and every Society member (flat owner) shall be charged for such an upkeep . The Builder shall clearly state such clauses in each in every Agreement to Sell / Sale Deed and shall get a pre-approval from the Owners of such a clause which shall also be subject to the Guidelines and Regulations of Goa RERA .
24. On obtaining Completion Certificate for complete or partial project as the case may be the builder shall get the requisite electrical load sanctioned and commissioned in this project with individual electricity meter for each flat owner and common area (Electricity meters) .Water lines into individual supplies from water wells or from the PWD as the case maybe with separate water meters for each and every flat owner in this project .Separate Electricity Meters & water meters as required shall be provided for the Common Area & common facilities .
25. The Builder shall adhere to mutually agreed details of fittings , fixtures and detail of general infrastructure to be created for this project as detailed in Annexure A .

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26. The owner shall Give Power of Attorney to the nominee of the Builder to sign and execute such applications, affidavits, and other papers required by the Government, Municipal or Local Authorities to enable the performance of this agreement .

27. The Owner and the Builder have entered into this agreement on a principal-to-principal basis and nothing herein stated shall be deemed or construed as a partnership or a joint venture between the parties hereto.

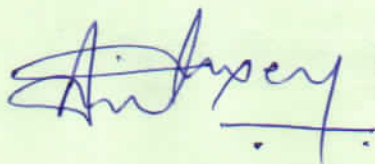
28. Time is of the essence and BUILDER will follow strict time schedule for development of this project as detailed in clause 11 of this Agreement . Failure to implement this schedule will be treated as a Breach of this Agreement.

29. Breach of Terms & conditions of this Agreement & Consequences : The Builder will comply with all terms and conditions of this "Joint Development Agreement " in due process in a timely manner . For any breach of terms & conditions occurring due to NON FORCE MAJEURE reason , the OWNER will send a letter to the address listed above and copy marked via email identifying the breach. The Builder shall either rectify the breach in ten days or else reply within 7 days in writing reasoning for extension of time but which would not exceed 45 day from date of the first notice of Breach from the OWNER .

Notwithstanding anything contrary to contained in this Joint Development Agreement ,in the event of the breach of terms not be rectified within 45 days from the date of the written notice from the OWNER , all rights privileges , claims, Power of Attorney(s) and entitlements of the Builder shall be deemed to have been terminated .

30. The Builder agree to resolve all disputes/complains within his scope of work amicably and quickly between the intending flat buyers /flat buyers of this project . In case a group of Flat Buyers approach the GOA RERA Authority for resolution of their disputes /grievances the same shall be attended , complied or resolved by the Builder only without any intimation or reference to the OWNER . Excepting that the dispute , complain or grievance is related to the title of the land or any approval done prior to the execution of this JOINT DEVELOPMENT Agreement .

31. In the unlikely event of a liquidation process being initiated against the Builder's company with reference to this development project during the tenure of construction, Completion and Final Occupancy of the buildings of this project . The OWNER Shall determine the balance due to them in such a scenario based on



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market value prevalent at that time for a finished flat in this area through Government Approved Valuers & Surveyors in terms of carpet area sale due to them as per clause 16 , in total Sale of the Flats in the Project deducting (if any) advances received during the construction process .This outstanding could be treated as a "secured interest" in the said Liquidation process as covered under the Insolvency & Bankruptcy Code 2016 including all its amendments & The Insolvency & Bankruptcy Code (amendment) Bill 2019 .

The OWNERS agrees & accept to treat & re-classify their above "secured interest" in such a scenario under " Insolvency & Bankruptcy Code 2016 including all its amendments & " The Insolvency & Bankruptcy Code (amendment) Bill 2019 , as defined in Section 52 (1) (a) and accept the "Hierarchy of Payments" as defined for " Secured Creditors " as per Section 53 of the Insolvency & Bankruptcy Code 2016 and as amended from time to time .

32. The parties herein shall resolve all disputes in connection with this agreement amicably by mutual negotiation, failing which, the parties herein shall refer the dispute (before a sole arbitrator, agreed and duly appointed by both parties) for arbitration in accordance with the Arbitration and Conciliation Act, 1996, with its statutory modifications, enactments or re-enactments thereto, before resorting to litigation in which case the courts in Panjim ,Goa will have the jurisdiction. The expenses of the arbitration proceedings shall be borne by the respective party incurring such expenses.. The place of arbitration shall be held at Panjim,Goa

33. ENTIRE AGREEMENT

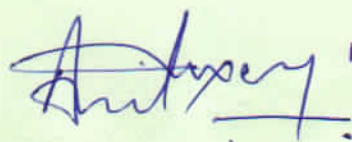
This Agreement, along with its schedules and annexure , constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

34. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

35. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



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GA DEVELOPERS AND CONSTRUCTION LLP

AUTHORISED SIGNATORY

IN WITNESS WHEREOF the Owner and Builder have put their signatures in taken of execution of this Agreement on the day and date first mentioned above in e presence of the following Witnesses: -

OWNER 1

OWNER 2

OWNER 3

AATPS9756CP

(Mr. Amit Saxena)

AHACMMZ149P

(M/S. Mayfair Resorts (India) Limited

Represented thru Mr. Gokul Kumar)

Any PC 4286I

Mr. Nitin Choudhary



Photo

Signature



Photo MAY FAIR RESORT (INDIA) LTD.

Signature

DIRECTOR



Photo

Signature

Builder

(Messrs. GA Developers & Construction LLP –

Authorized Signature & Seal /Company Stamp

GA DEVELOPERS AND CONSTRUCTION LLP

[Signature]

AUTHORISED SIGNATORY

Mr. Mukesh Kumar)



Photo

WITNESSES:

1.

Executed before me
which I attest

2.

JANAROHAN S. PARSEKAR
NOTARY AT MAPUSA BARDEZ-GOA.
STATE OF GOA, INDIA.

S.No 1801/19
9/10/19



ANNEXURE -A

1. Completion of all Blocks of Bulder Flats contained therein as per specification listed below;
 - a) Structure : RCC framed structure as per approved design
 - b) Flooring : Fully vitrified flooring in entire flat except bathrooms
 - c) Wall finish: External wall with Apex or equivalent, Internal walls ready with oil bound distemper.
 - d) Door & Windows: Main Door shall be teak wood, internal doors shall be flush doors, balcony French doors and windows shall be powder coated aluminum frames with glass fill in, sliding type. Toilet doors shall be FRP make, door locks.
 - e) Kitchen : Granite topped kitchen platform with stainless steel sink and 2ft height ceramics tiles dado above with necessary electrical and plumbing connections.
 - f) Bathrooms & Toilets: Bathrooms walls shall be fitted with ceramic tiles with dado up to the ceiling and flooring shall be of anti-skid ceramic tiles. Jaguar fittings or equivalent with provision for geyser. All sanitary wares shall be of white color of cera or equivalent make.
 - g) Water Supply : water shall be stored in an underground storage water sump which shall be pumped to an over head tank.
 - h) Electricals : 3Phase concealed high quality wiring with premium switches, provision for –
 - I) Air Conditioning
 - II) Water purifier
 - III) Washing machine
 - IV) Inverter
 - V) Cable TV
 - VI) Telephone point
 - VII) Fans & Light Fittings in all flats.
2. STP plant and sewage Line.
3. Water Storage tanks, Septic Tank, Sump etc water pipe lines, connections and Rain water harvesting.
4. Internal roads of 6 meter width with proper rain water traps, drains and gutters as required
5. External Retaining walls, parking area as and where required.
6. Electricals Sub Stations transformer, RMU, Control panels, internal as well external wiring using ISI standard cables & equipments.
7. Internal Street Light with pole and assembly as required.
8. Swimming pool, filtration plant, Deck, Light & fixtures garden, pathway etc.
9. External boundary wall, fence as applicable.
10. Horticulture as per plan.
11. Composting area/Pit.
12. Formation of Association/ Society of flat owner's along with running account for maintenance.
13. Electrical & Water meters for all flats and common area as applicable.

Antony

MAY FAIR RESORT (INDIA) LTD.

DIRECTOR

GA DEVELOPERS AND CONSTRUCTION LLP

Manish
AUTHORISED SIGNATORY

