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Raideep Builders
For Whom/ID Proof:
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Authorised Signatory

Sr No 2022-PNJ-3335

dt 21/12/2022

P. Agm. 48527

Reg no. 3160



AGREEMENT FOR SALE CUM DEVELOPMENT

For MERIDIAN ESTATES PVT LTD

R. P. Mehta
DIRECTOR

[Signature]

This Agreement for Sale Cum Development is made and executed at Panaji-Goa on this 14th day of the month of December of the year Two Thousand and Twenty Two i.e. (14/12/2022).

BETWEEN

M/S MERIDIAN ESTATES PRIVATE LIMITED, a Company incorporated under the provisions of the Indian Companies Act 1956, and having its office at Office No.17, VMall, Ashanagar, Kandivali East (E), Mumbai 400101, Holding PAN Card No. [REDACTED] through its authorized signatory, its Director, **MRS. RASHMI DILIP SINGH DESAI alias RASHMI DILIP DESAI**, Daughter of R D Mokashi, wife of Mr. Dilip Singh, 44 years of age, Married, Director, Holder of Pan Card No. [REDACTED] Holder of Aadhar Card No. [REDACTED], Indian National, R/o. H.No.1119, Vasant Nagar, Saquelim North Goa 403505, represented herein vide Board Resolution of the Company taken at the meeting of the Board of Directors held on 15.11.2021, at registered office of the Company; Hereinafter referred to as the "**OWNERS**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include its heirs, successors, legal representatives and assigns) **OF THE FIRST PART.**

AND

RAJDEEP BUILDERS, a registered Proprietorship Firm having its office at 708, 709 & 710, 7th Floor, "Gera Imperium Star", Near Central Library, Patto, Panaji-Goa, 403001, represented by its sole proprietor **Mr. Rajesh Tarkar**, age 48 years of age, son of Shri. Ulo Tarkar, business, Indian National, holder of Pan Card No. [REDACTED] Aadhar Card No. [REDACTED], resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula-Goa 403002; represented herein by his duly executed Power of Attorney Holder Mrs. Deepa Rajesh Tarkar, vide Power of Attorney dated 19.02.2018, executed before the Notary and Advocate Babuso R. Sawant, Panaji Goa at Registration No.135/2018; Hereinafter referred to as the "**BUILDER/DEVELOPER/PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include its legal heirs, successors, legal representatives and assigns) **OF THE SECOND PART.**

AND

MRS. DEEPA RAJESH TARKAR, wife of Mr. Rajesh Tarkar, 46 years of age, holding Pan Card No. [REDACTED], Aadhar Card No. [REDACTED] Housewife, Indian National, resident of Penthouse No. 201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Goa.403002, hereinafter referred to as "**THE CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof mean and include her heirs, successors, legal representatives and assigns) **OF THE THIRD PART.**

WHEREAS there exists a property named MITRA or CARANZALEM, situated at Caranzalem Goa within the limits of Corporation of the City of Panaji, Taluka Tiswadi, Registration Sub District of Ilhas, District of North Goa, State of Goa, described in the Office of the Land Registrar Ilhas under No.11246 at page 171V of

For MERIDIAN ESTATES PVT LTD

R.D. Mokashi
DIRECTOR

[Signature]

Book B-29 (New) and is enrolled in the Ilhas Taluka Revenue Office under Matriz Nos.227,228,230 to 236, 238 to 256, 1067 to 1072 and 1205 to 1208 and the **Said Property** is more particularly described in **Schedule I** mentioned herein below.

AND WHEREAS the Said Property originally belonged to MITRA OF ARCHDIOCESE OF GOA formally known as Patriarchate of Oriental Indies which came to belong to it by virtue of Judicial decision delivered in the suit of Ordinary Proceedings instituted by Jose Marcelino Santana Nofueira and his wife Maria Angelica Aurora Barreto, Fermina Rosa Barges, widow, Emilia Constan Andrade and others from Taleigao against the most Reverend Archbishop Primaz of the East and Patriarch of East Indies, D Antonio Sebastiao Valente, per se and as administrator of the Mitra.

AND WHEREAS on 28/07/1964 the Said Property is inscribed in favour of MITRA OF ARCHDIOCESE OF GOA formerly known as Patriarchate of Oriental Indies.

AND WHEREAS vide Deed of Sale dated 16.06.1969 duly registered before Sub Registrar of Ilhas under No.1115 at pages 187 to 191 of Book No.1, Volume 41 dated 19.06.1969, MITRA OF ARCHDIOCESE OF GOA formerly known as Patriarchate of Oriental Indies, transferred and conveyed a plot of land admeasuring 643 sq. mts of the Said Property to Mrs. Luiza Maria Carmo Fernandes and her daughter Miss Catarina Linda Danela D'Oliveira.

AND WHEREAS husband of Mrs. Luiza Maria Carmo Fernandes, namely Mr. Filipe De Oliveira alias Filipe Oliveira expired on 07.07.1968 and Mrs. Luiza Maria Carmo Fernandes expired on 09.07.1987 leaving behind, her daughter Mrs. Catarina Linda Danela De Oliveira married to Hipolito Fernandes, as their sole universal heirs, which was confirmed vide Deed of Succession dated 26.12.2012 drawn in the office of the Notary ex Officio Sub Registrar Mapusa Goa, at Notary Book 841, at pages 94v to 95v dated 26.12.2012.

AND WHEREAS vide Deed of Sale dated 17.06.2006, duly registered before the Sub Registrar of Ilhas under Registration No.2831 at pages 34 to 53 of Book No.1, Volume No.1705 dated 06.11.2006, said Mrs. Catarina Linda Danela D'Oliveira and her husband Hipolito Fernandes sold the said plot bearing Chalta No. 2,3, and 4 of P.T. Sheet No.164 of Panaji City, admeasuring 643sq. mts along with house bearing No.15/243 and 15/243/1, to Vasco Da Gama Realtor Private Limited.

AND WHEREAS as per the Land Survey Records bearing Chalta No. 2,3, and 4 of P.T. Sheet No.164 of Panaji City, the area of the plot is however confirmed to be 653sq. mts. The plot is hereinafter referred to as the **SAID PLOT** and is more particularly described in **SCHEDULE II** mentioned herein below and marked in red in the plan annexed herewith.

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AND WHEREAS pursuant to the purchase of the Said Plot, Vasco Da Gama Realtor Private Limited changed its name to Vedas Realtors Private Limited, vide Certificate of Incorporation pursuant to change of name dated 20.11.2014 issued by Ministry of Corporate Affairs, Government of India, under Corporate Identification No. (CIN) U70101MH2006PTC200126 and vide board resolution dated 17.09.2014 resolved that the name of the Company be changed from Vasco Da Gama Realtor Private Limited to Vedas Realtors Private Limited.

AND WHEREAS vide Deed of Sale dated 06.12.2014 duly registered before the Sub Registrar of Ilhas under Registration No.PNJ-BK1-02721-2014, CD No.PNJD37, Book -I, Document dated 08.12.2014, Vedas Realtors Private Limited sold the Said Plot to M/S Meridian Estate Private Limited, the Owners herein and in the said Sale Deed it is again confirmed that the area of the said plot sold is 653sq.mts as per Land Survey Records.

AND WHEREAS pursuant to the purchase of the Said Plot, the Owners herein applied for Sanad with respect to the Said Plot and same was granted by the Office of the Collector North Goa District, Panaji North Goa Goa vide No.RB/CNV/TIS/AC-II/12/2013 dated 15.12.2017 for the area of 653 sq. mts.

AND WHEREAS the Owners herein, thereafter, applied for amalgamation of the SAID PLOT bearing Chalta No. 2, 3, and 4 of P.T. Sheet No.164 of Panaji City, admeasuring 534 sq. mts., 19 sq.mts., and 100 sq. mts, respectively, before the Inspector of Survey and Land Records, Records of Rights, Panaji, North Goa- Goa and vide judgement and Order dated 21.02.2018, the amalgamation was allowed and the SAID PLOT was amalgamated to Chalta No.2 of P.T. Sheet No.164 with plot admeasuring 653sq. mts.

AND WHEREAS Owners herein are in possession of the said amalgamated Plot bearing Chalta No.2 of P.T. Sheet No.164, admeasuring 653 sq. mts and their name is recorded in the Land Survey records of Chalta No.2 of P.T. Sheet No.164.

AND WHEREAS, the BUILDER/DEVELOPER/PURCHASER herein approached the OWNERS, with the intention to develop and purchase the Said Plot by constructing a residential building with flats and penthouses on the SAID PLOT.

AND WHEREAS, the OWNERS have represented and covenanted unto the BUILDER/DEVELOPER/PURCHASER as follows, viz.

- a) That the OWNERS are in exclusive and peaceful possession of the SAID PLOT.
- b) That no person(s) other than the OWNERS have any right, title and/or interest in the SAID PLOT.

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c) That the OWNERS have an absolute right to dispose and/or sell or enter into present Agreement for Sale cum Development with respect of the SAID PLOT, and/or deal with it in any manner whatsoever.

d) That the OWNERS have a clear and marketable title to the SAID PLOT.

e) That there are no Mundcars and/or persons entrusted with Watch/Ward duties and/or any persons claiming agricultural tenancy and/or any other right whatsoever in, to and/or over the SAID PLOT, and/or any part thereof. In case if there are Mundcars or tenants on the Said Plot, they shall be settled by the OWNERS from the share to be allotted to them in this agreement. Meetings and coordination with the Mundcars and tenants required for the said settlement shall be done by the BUILDER/DEVELOPER/PURCHASER.

f) That there is no legal bar or impediment to enter into Agreement for Sale cum Development in respect of the SAID PLOT, and that the SAID PLOT is free from encumbrances, liens and/or charges.

g) That no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/have been received by and/or served in respect of the SAID PLOT nor any part thereof.

h) That neither the SAID PLOT nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

i) That neither the SAID PLOT nor any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.

j) That no person or entity has any right of road and/or passage and/or foot-path and/or right of crossing/re-crossing over and/or through the SAID PLOT or any part thereof.

k) That the OWNERS have not entered into any agreement, understanding and/or arrangement for sale, development and/or disposal or otherwise howsoever with any other party in respect of the SAID PLOT and/or any part thereof.

l) There is proper road access to the SAID PLOT required as per law for carrying out Development on the SAID PLOT.

AND WHEREAS, the BUILDER/DEVELOPER/PURCHASER has relying on the representations and covenants hereinabove stated and pursuant to negotiations and discussions by and between the parties hereto, agreed to develop and purchase the Said Plot from the OWNERS and as consideration of the Said Plot, the BUILDER/DEVELOPER/PURCHASER has offered to the OWNERS Semi Furnished Flats and penthouses worth total super built up area sharing ratio of 50% in the Said Plot as per the approved plan of Planning and Development Department Authority, Panaji Go, together with the proportionate undivided share in the Said

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Plot, on carrying out development on the Said Plot by constructing a residential building thereon and balance flats worth total super built up area sharing ratio of 50% in the Said Plot together with the proportionate undivided share in the Said Plot, as per allotment chart as mentioned below, in the proposed construction of residential building shall be retained by the BUILDER/DEVELOPER/PURCHASER for sale to the prospective purchasers.

AND WHEREAS BUILDER/DEVELOPER/PURCHASER accordingly applied and obtained Development Permission Order from Greater Panaji Planning and Development Authority, Panaji Goa for construction of a residential building and compound wall on the Said Plot vide Order dated 12.08.2022, vide Ref. No.GPPDA/687/TAL/448/2022.

AND WHEREAS the BUILDER/DEVELOPER/PURCHASER further obtained the NOC from Directorate of Health Services, Urban Health Centre, Panaji Goa vide No. UHCP/DHS/NOC/22-23/1642, dated 27.08.2022.

AND WHEREAS the BUILDER/DEVELOPER/PURCHASER finally obtained the Construction License No.CONSTLIC/CCP/2022-2023/2, dated 11.11.2022 issued by Corporation of the City of Panaji.

AND WHEREAS in pursuance of the aforesaid licenses and permissions, the parties hereto have now decided to execute an Agreement for Sale cum Development with respect to the Said Plot on the following terms and conditions.

NOW THEREFORE THIS AGREEMENT FOR SALE CUM DEVELOPMENT WITNESSETH AS UNDER:

1. That in pursuance of negotiations and discussions by and between the parties hereto, the BUILDER/DEVELOPER/PURCHASER has agreed to purchase the Said Plot from the OWNERS and in consideration thereof the BUILDER/DEVELOPER/PURCHASER has offered to the OWNERS Semi Furnished Flats and penthouses worth total super built up area sharing ratio of 50% in the Said Plot as per the approved plan of Greater Panaji Planning and Development Authority, Panaji Goa, together with the proportionate undivided share in the Said Plot, on carrying out development on the Said Plot by constructing a residential building thereon and balance flats worth total super built up area sharing ratio of 50% in the Said Plot together with the proportionate undivided share in the Said Plot, as per allotment chart as mentioned below, in the proposed construction of residential building shall be retained by the BUILDER/DEVELOPER/PURCHASER for sale to the prospective purchasers.

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2. That the OWNERS hereby agree to the aforesaid offer and has agreed to sell the Said Plot in favour of the BUILDER/DEVELOPER/PURCHASER and for the said purpose have today granted development rights in the SAID PLOT unto the BUILDER/DEVELOPER/PURCHASER for constructing residential building on the SAID PLOT.

3. It is agreed by and between the parties that the BUILDER/DEVELOPER/PURCHASER shall complete construction of residential Building as per the specifications hereto annexed in **Schedule-III**. On completion of construction of the same and on receipt of Occupancy Certificate from Corporation of the City of Panaji for the said Building, the BUILDER/DEVELOPER/PURCHASER shall, as promised, allot Semi Furnished Flats and penthouses worth total super built up area sharing ratio of 50% of the said Plot as per approved plan, in Said Building together with the proportionate undivided share in the Said Plot, as per the allotment chart mentioned herein below, to the OWNERS.

4. That on receipt of Occupancy Certificate for the said project and on receipt of the possession of the Said Flats and penthouses allotted to the OWNERS in the said residential Building, the OWNERS shall execute a Sale Deed with respect to the Said Plot in favour of the BUILDER/DEVELOPER/PURCHASER in furtherance to the present Agreement for Sale cum Development and BUILDER/DEVELOPER/PURCHASER shall on its part, execute Sale Deed/s, Transfer Deed/s or any relevant title deed/s as may be finalised between the parties herein in coordination with the concerned Sub Registrar, with respect to the Flats and penthouses of the OWNERS which will be retained by the OWNERS in their name. Required Stamp Duty and Registration fee with respect to these flats and penthouses to be retained by the OWNERS for themselves shall be borne by the BUILDER/DEVELOPER/PURCHASER so as to give an independent title to the OWNERS for the said flats and penthouses. However, with respect to the Flats and penthouses to be allotted to OWNERS, which will be sold to the prospective purchasers, shall be directly sold by the OWNERS in favour of prospective Purchasers with BUILDER/DEVELOPER/PURCHASER signing in a capacity as Builder and in such case the required Stamp Duty and Registration Fee for execution of Agreement for Sale, Sale Deed or any other deed shall be borne by the prospective purchasers of the OWNERS.

5. That as per the approved plan approved by Greater Panaji Planning and Development Authority, Panaji Goa, the said residential Building comprises of total Twelve (12) Flats and Two (2) Penthouses together with exclusive open terrace and a plunge pool attached to the respective Penthouse. As per super built up area sharing ratio of the OWNERS in the Said Building, Three(3) semi furnished Flats and Two(2) semi furnished penthouses together with exclusive open terrace and a plunge pool attached to the respective Penthouse, together with the proportionate

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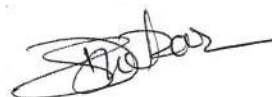
undivided share in the Said Plot, which totally admeasures an area of **1090.23sq.mts**, with **built up area of 893.94 sq. mts.** forms the ownership of the OWNERS and as per the total super built up area sharing ratio of the BUILDER/DEVELOPER/PURCHASER in the Said Building, Nine (09) Flats together with the proportionate undivided share in the Said Plot which totally admeasures **1141.61 sq.mts** with **built up area of 945.32 sq. mts.** forms the ownership of the BUILDER/DEVELOPER/PURCHASER.

6. The allotment of the total super built up area sharing ratio of the **OWNERS** is described in more detail as per the below allotment chart and respective Flats and Penthouses along with the allotted parkings are marked in red in the plans annexed herewith.

SR. NO	FLAT NO. & PENTHOUSE	FLOOR	TYPE	AREA IN SQ.MTS.				
				Super built up Area	Built up Area	Carpet Area	Exclusive Balcony area	Exclusive open Terrace area
1	FLAT No.201	SECOND FLOOR	2BHK	127.32	105.51	73.89	19.65	2.87
2	FLAT No.202	SECOND FLOOR	2BHK	127.32	105.51	73.89	19.65	2.87
3	FLAT No.301	THIRD FLOOR	2BHK	127.81	106.00	73.89	19.65	3.36
4	PENTHOUSE No.1	SEVENTH & EIGHTH FLOOR	2BHK & 2BHK	238.00	194.38	147.78	22.16	6.23
	TERRACE OF PENTHOUSE No.1	-		115.89	94.08	-	-	-
5	PENTHOUSE NO.2	SEVENTH & EIGHTH FLOOR	2BHK & 2BHK	238.00	194.38	147.78	22.16	6.23
	TERRACE OF PENTHOUSE No.2	-		115.89	94.08	-	-	-
				1090.23	893.94			

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7. The allotment of the total super built up area sharing ratio of the **BUILDER/DEVELOPER/PURCHASER** is described in more details as per below allotment chart.

SR. NO	FLAT NO.	FLOOR	TYPE	AREA IN SQ.MTS.				
				Super built-up Area	Built up Area	Carpet Area	Exclusive Balcony area	Exclusive open Terrace area
1	FLAT No.101	FIRST FLOOR	2BHK	124.45	102.64	73.89	19.65	-
2	FLAT No.102	FIRST FLOOR	2BHK	124.45	102.64	73.89	19.65	-
3	FLAT No.302	THIRD FLOOR	2BHK	127.81	106.00	73.89	19.65	3.36
4	FLAT NO.401	FOURTH FLOOR	2BHK	127.32	105.51	73.89	19.65	2.87
5	FLAT NO.402	FOURTH FLOOR	2BHK	127.32	105.51	73.89	19.65	2.87
6	FLAT NO.501	FIFTH FLOOR	2BHK	127.81	106.00	73.89	19.65	3.36
7	FLAT NO.502	FIFTH FLOOR	2BHK	127.81	106.00	73.89	19.65	3.36
8	FLAT NO.601	SIXTH FLOOR	2BHK	127.32	105.51	73.89	11.08	11.44
9	FLAT NO.602	SIXTH FLOOR	2BHK	127.32	105.51	73.89	11.08	11.44
				1141.61	945.32			

8. The BUILDER/DEVELOPER/PURCHASER shall complete construction of the said residential building in all respect and give vacant and peaceful possession of the Flats and penthouses along with allotted parking slots i.e Four (04) parking slots in Basement and Three (03) stilt parking slots allotted to the OWNERS in the proposed construction of residential building as per completion date as will be mentioned in GOARera Registration Certificate, which period normally includes 48 months with 8 months grace period, from the date of execution of the present Agreement for Sale cum Development.

9. Any delay in granting water connection/electricity connection, issuance of Occupancy Certificate by the Concerned Authorities where in the delay has been solely on the part of respective departments or if there is stoppage of work occasioned by any Act of God, Force Majeure Causes, any natural/unnatural calamities, pandemics such as present COVID-19 pandemic, restrained order from any Appropriate Authority or Judicial Body arising out of defect in title of the property or

For MERIDIAN ESTATES PVT LTD

R. D. Modi
DIRECTOR

[Signature]

other aspects of the property, however, such restrained order should not be due to any violations/non-compliance with plans by BUILDER/DEVELOPER / PURCHASER, non-availability of raw material due to government restraints and or due to Government Order; defect in title of OWNERS coming to notice of both OWNERS and BUILDER/DEVELOPER/PURCHASER after starting construction on the SAID PLOT; or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the BUILDER/DEVELOPER /PURCHASER, shall not be attributable to the BUILDER/DEVELOPER/PURCHASER and delay or stoppage of work caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of construction of the project. However, such a delay shall be immediately informed in writing by the BUILDER/DEVELOPER/PURCHASER to the OWNERS. Failure on the part of the BUILDER/DEVELOPER/PURCHASER in informing the OWNER about the same in writing will not entitle the BUILDER/DEVELOPER/PURCHASER in excluding the period from the stipulated time.

10. If the BUILDER/DEVELOPER/PURCHASER fails and/or neglects to complete construction of flats and Penthouses of OWNERS in the proposed construction of residential building and hand over possession thereof to the OWNERS as per the completion date that will be mentioned in the GoaRera Certificate, in that event, the BUILDER/DEVELOPER/PURCHASER shall pay to the OWNERS compensation of Rs.5000/- (Rupees Five Thousand Only) per month per flat and per penthouse for the delay in so completing the said flats and penthouses till the handover of possession of the said flats and penthouses. However, no compensation shall be paid by the BUILDER/DEVELOPER/PURCHASER due to delay or during the period of stoppage of work due to reasons as mentioned in clause (09) above.

11. The OWNERS hereby permit the BUILDER/DEVELOPER/PURCHASER to consume the F.A.R available as per present Zoning of the SAID PLOT, hereby agreed to be sold by the OWNERS in favour of the BUILDER/DEVELOPER/PURCHASER and further permits the BUILDER/DEVELOPER/PURCHASER to carry out construction of residential building on the Said Plot. However, it is agreed by and between the parties that any additional FAR which may become available with respect to the Said Plot during construction of the proposed building on the Said Plot, shall be for the benefit of the OWNERS, at their cost.

12. That the BUILDER/DEVELOPER/PURCHASER shall be entitled to sell/transfer flats allotted to them, during construction of the proposed residential building in the SAID PLOT, to any third party or to any prospective purchaser/s, without intervention of the OWNERS, and without they being made party to the documents/deeds, in its own name as owners at such consideration as the

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BUILDER/DEVELOPER/PURCHASER may think fit and proper for and the OWNERS hereby expressly give their No Objection to the BUILDER /DEVELOPER/PURCHASER to enter into any Agreement of Sale, Agreement of Assignments, Deed of Rectification, Deed of Cancellation, etc, with the third party or with the prospective purchaser/s, to take electricity connection and get the house tax records transferred in the name of BUILDER/DEVELOPER/PURCHASER or in the name of the prospective purchasers on receipt of Occupancy Certificate, in respect of the flats allotted to BUILDER/DEVELOPER/PURCHASER in the proposed construction of residential building in the SAID PLOT. Moreover, BUILDER /DEVELOPER/PURCHASER in a capacity as a Developer may raise loans from any Bank or any institution or mortgage the flats allotted to BUILDER /DEVELOPER/PURCHASER, only restricted to their flats and to accept and retain loan disbursement amount for themselves and also to receive and retain the consideration amount towards the sale of the said flats allotted to the BUILDER/DEVELOPER/PURCHASER for themselves, without any interference by the OWNERS. However, BUILDER/DEVELOPER/PURCHASER shall solely be responsible for clearing all such loans without any liability on the OWNERS or on the SAID PLOT. Moreover, BUILDER/DEVELOPER/PURCHASER shall on receipt of the Occupancy Certificate, first hand over possession of the flats and penthouses allotted to the OWNERS and thereafter shall execute Sale Deeds with respect to the flats allotted to BUILDER/DEVELOPER/PURCHASER, which will be further sold or transferred to its prospective purchasers.

13. Similarly, the OWNERS shall be free to enter into third party agreements with respect to the flats and Penthouses allotted to them even prior to the possession being handed over by the BUILDER/DEVELOPER/PURCHASER with respect to the said flats and penthouses,—and the third party or prospective purchaser/s shall then have all the rights which are available to the OWNERS with respect to the sold said flats and penthouses. The OWNERS shall be entitled to appropriate the entire consideration towards the sale of the said flats and penthouses from the third party or prospective purchaser/s.

14. All agreements, deals, offers made by the BUILDER /DEVELOPER /PURCHASER with the prospective purchaser/s with respect to the flats allotted to the BUILDER/DEVELOPER/PURCHASER on the SAID PLOT shall be made by the BUILDER/DEVELOPER/PURCHASER at its own cost, on its own account and at its own risk, the intention being that the BUILDER/DEVELOPER /PURCHASER alone shall be liable to and responsible as the Promoter for all the prospective purchaser/s or parties as stated hereinabove. The OWNERS shall not be held responsible in any way for any civil or criminal liability which may arise on that account.

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15. The BUILDER/DEVELOPER/PURCHASER shall indemnify and keep indemnified, saved, defended and harmless the OWNERS from and against any loss or damage suffered or incurred by the OWNERS due to any liability attaching on to the OWNERS as a result of the BUILDER/DEVELOPER/PURCHASER committing any breach of the Development Control Regulations in force in Goa in the course of development of the SAID PLOT or as a result of any such construction carried out by the BUILDER/DEVELOPER/PURCHASER on the SAID PLOT not conforming to the sanctioned plans and specifications.

16. That the OWNERS have assured and confirmed to the BUILDER /DEVELOPER/PURCHASER that they have not sold/agreed to sell the Said Plot to any third person/persons or firm or company by way of any Deeds, Agreements or Memorandum of Understanding or Agreement for Assignment of Rights etc.

17. That the BUILDER/DEVELOPER/PURCHASER confirms that they have done title verification of the Said Plot with their due diligence and have satisfied themselves that title of the OWNERS with respect to the Said Plot is clear and marketable. However, at the same time OWNERS agree with the BUILDER /DEVELOPER/PURCHASER that any hidden defects in title may come to the notice or may get highlighted upon start of the construction work on the Said Plot, which defects were previously not apparent from the documents submitted by the OWNERS for title verification, e.g., actual *On-Site Objections*, if proved. For such defects, if the project is delayed or stopped, the BUILDER /DEVELOPER /PURCHASER shall not be held responsible and it shall be the duty of the OWNERS to rectify the said defect at their own cost, to take the project ahead.

Moreover, title scrutiny is done by the BUILDER/DEVELOPER/PURCHASER from the point of view of project finance and housing loan for the prospective purchasers. When the property title is verified by different bank panel advocates, every advocate demands one document or the other. In such case, it shall be the duty of the OWNERS to cooperate with the BUILDER/DEVELOPER/PURCHASER and submit the required title documents from time to time.

18. On execution hereof, the BUILDER/DEVELOPER/PURCHASER shall be entitled to put up a board/hoarding on the SAID PLOT announcing/advertising the proposed housing scheme. The BUILDER/DEVELOPER/PURCHASER shall be entitled to advertise the said scheme in newspapers or through any other media, including the right and authority to advertise and market specifically its share in the proposed building to be constructed by the BUILDER/DEVELOPER /PURCHASER.

For MERIDIAN ESTATES PVT LTD


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19. The BUILDER/DEVELOPER/PURCHASER shall invest all money and other resources required for construction of the said residential buildings. All responsibility, costs, expenses, risk and liability for construction of the said residential building shall be solely of the BUILDER/DEVELOPER/PURCHASER, including the following:-

- a. Ensuring that every part of the Project is legal and for this purpose the BUILDER/DEVELOPER/PURCHASER shall obtain all the permissions, licenses, approvals, N.O.C's and revisions, modifications, alterations thereof or of any term or condition therein etc., from time to time, required by law for construction of the residential building/s and everything that is necessary in this regard;
- b. Procuring raw materials, labour and such other material as is required for construction of the residential building;
- c. Engaging services of Architects, Engineers, Contractors, Labourers, Workers and other personnel as may be required for the purposes of construction of the residential building and either through them or itself supervise the construction;
- d. Ensuring that the construction of the residential building is being carried out as per the approved plans and designs with good quality materials and particularly as per the specifications mentioned in Schedule-III of this Agreement;
- e. Ensuring the responsibility and liability of labour and compliance with all the applicable laws and labour laws in case of any accident and liability.
- f. Obtaining Completion/Occupancy Certificate for the residential building;
- g. Putting up a board or hoarding at the SAID PLOT displaying the details about the construction being undertaken and displaying the Permissions as required by law;
- h. All and every other thing necessary for construction of the residential building which is not expressly forbidden by or under this Agreement;
- i. The BUILDER/DEVELOPER/PURCHASER shall comply with all the labour laws and shall be responsible and liable for all claims made by workers under all of any law of acts and shall be liable to pay all or any amount that may be payable to labour or workmen.
- j. All liability of suppliers shall be of BUILDER/DEVELOPER/PURCHASER including liability of paying the GST or any other tax as applicable by the BUILDER/DEVELOPER/PURCHASER.
- k. The quality of construction of the residential flats and Penthouses of the OWNERS shall be the same as per the quality of construction of remaining flats of the BUILDER/DEVELOPER/PURCHASER.

20. The OWNERS do hereby assure the BUILDER/DEVELOPER/PURCHASER that they have not created any THIRD-PARTY claims in the SAID PLOT and do hereby indemnify the BUILDER/DEVELOPER/PURCHASER against any defect in title or any third-party claims that may arise and which shall be settled by the

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OWNERS at their own cost. If any litigation takes place due to any defect in the title of OWNERS or due to any third-party claim, such period of stoppage of work shall be excluded from the period of completion of construction of project as stipulated in the agreement. However, such a delay shall be immediately informed in writing by the BUILDER/DEVELOPER/PURCHASER to the OWNERS. Failure on the part of the BUILDER/DEVELOPER/PURCHASER in informing the OWNERS about the same in writing will not entitle the BUILDER/DEVELOPER/PURCHASER in excluding the period from the stipulated time.

21. The OWNERS hereby shall indemnify and keep indemnified the BUILDER/DEVELOPER/PURCHASER against any loss or damages that shall arise from any claims, litigations or proceedings filed or to be filed against the OWNERS by any person or person with respect to the title of the SAID PLOT and in case of such happening, if the work of construction is delayed than the period of completion of construction shall automatically stand extended for such period of delay.

22. The BUILDER/DEVELOPER/PURCHASER shall indemnify and keep indemnified the OWNERS against any loss or damages that shall arise from any claims, litigations or proceedings filed or to be filed against the BUILDER/DEVELOPER/PURCHASER by any person or person on account of the BUILDER/DEVELOPER/PURCHASER committing any breach of contract.

23. It is agreed that in case of structural defects in construction of semi furnished flats and Penthouses to be allotted to the OWNERS, the BUILDER/DEVELOPER/PURCHASER shall provide Warranty for such defects to the OWNERS at its own cost. However, such Warranty provided for structural defects in construction shall not be construed as Warranty as provided by the BUILDER/DEVELOPER/PURCHASER to prospective purchasers for fully furnished flats.

24. That on execution of these presents, the BUILDER/DEVELOPER /PURCHASER and their representative, nominees, assigns shall be entitled to enter upon this SAID PLOT and demarcate the land, excavate, fill and commence and execute construction work thereon and to do all that is required for efficient development work and total compliance of this agreement.

25. MAINTENANCE OF THE BUILDING: The BUILDER/DEVELOPER /PURCHASER shall maintain said project for the consecutive period of 05 years from the date of issue of Occupancy Certificate by Corporation of the City of Panaji, subject to below mentioned terms and conditions:

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a. The OWNERS shall be bound to deposit with the BUILDER/DEVELOPER /PURCHASER, a sum of Rs.10,00,000/-(Rupees Ten Lakhs Only) each, as maintenance deposit towards each Flat and Penthouse allotted to them and which shall be retained by them for their personal use, on the date when BUILDER/DEVELOPER/PURCHASER shall send a letter calling upon OWNERS to take the possession of their respective Flats and Penthouses is sent by the BUILDER/DEVELOPER/PURCHASER, by Registered AD, by email or by Hand Delivery and following conditions shall be applicable for the OWNERS in payment of maintenance deposit.

i. In case if the Flats and penthouses are sold to Prospective Purchasers by the OWNERS, in that case, OWNERS can collect the Maintenance deposit from the prospective Purchaser to be given to the BUILDER/DEVELOPER /PURCHASER.

ii. In case if the Flats and penthouses are given on Rent by the OWNERS, in that case, OWNERS or its Licensee should pay to the BUILDER/DEVELOPER /PURCHASER monthly maintenance amount of Rs.5000/-p.m. (Floating maintenance amount applicable). In case if OWNERS opt for floating scheme for payment of maintenance deposit, they will have to sign a separate Maintenance Agreement with the BUILDER/DEVELOPER/PURCHASER, terms of which shall be more particularly described in the said agreement.

iii. In case if flats and penthouses remain close, no maintenance deposit need to be paid by the OWNERS, however, water connection for the Flats and penthouses shall be withheld until the said Flats and penthouses remains close.

iv. On receipt of maintenance deposit amount from the OWNERS, of an amount of Rs.10,00,000/-(Rupees Ten Lakhs Only) each, towards each flat and penthouse allotted to the OWNERS and retained by them for their personal use, no additional amount shall be demanded by the BUILDER/DEVELOPER /PURCHASER from the OWNERS, again as additional maintenance deposit and any cost of maintenance over and above the said amount of Rs.10,00,000/- each, deposited by the OWNERS, shall be borne by the BUILDER/DEVELOPER/PURCHASER. However, OWNERS will have to pay the timely maintenance deposit i.e. on the date of BUILDER/DEVELOPER /PURCHASER sending a letter calling upon the OWNERS to take possession of their respective flats and penthouses.

b. Similarly, a sum of Rs.10,00,000/-(Rupees Ten Lakhs Only) each towards maintenance deposit shall be paid by the prospective Purchasers of the BUILDER/DEVELOPER/PURCHASER towards each flat Purchased by them.

c. The aforesaid maintenance deposit amount shall be towards maintenance of common areas of the building namely, Staircase, Lobby, Lifts, Generator, Service

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Areas, Stilt Parking, Water Tanks, Water pumps, Garden, External Paintings, external washing, cleanliness of common areas, providing of security service for the said project, etc. The OWNERS and all the Prospective Purchasers undertakes and binds to provide full co-operation to the BUILDER/DEVELOPER/PURCHASER while undertaking maintenance of the common areas so much so that the OWNERS and all the Prospective Purchasers shall allow the BUILDER/DEVELOPER/PURCHASER and or its agents, servants, managers etc., to enter his/her respective Flat for sole purpose of undertaking above referred maintenance services with prior written intimation for such purpose by the BUILDER/DEVELOPER/PURCHASER.

d. Upon completion of the term of five years as stipulated above all the Prospective Purchasers shall be able to exercise two options: First whether to continue with the maintenance services as provided by the BUILDER/DEVELOPER/PURCHASER for further period of five years and Second whether to take over further maintenance services of the BUILDER/DEVELOPER/PURCHASER. If all the Prospective Purchasers choose to exercise First option of continuing with maintenance services then they shall execute separate Maintenance Agreement with the BUILDER/DEVELOPER/PURCHASER for a period of further Five Years from the date of expiry of first Five Years period. If they choose to exercise Second option of taking over further maintenance services of the BUILDER/DEVELOPER/PURCHASER then the BUILDER/DEVELOPER/PURCHASER shall refund to the maintenance society the maintenance deposit collected from each flat owner without any interest thereon.

e. The Prospective Purchasers shall be bound to support the decision of the majority of the FLAT OWNERS in the said project, in exercising above mentioned options in clause (d) above and shall not be liable to deviate from the same at any cost and in such case each Flat and Penthouse owner will have one separate vote.

f. The BUILDER/DEVELOPER/PURCHASER shall be at liberty to quit and hand over the entire responsibility of maintenance of the building to the Maintenance Society of the said project at any point of time after completion of five years from the date of the Occupancy Certificate, with its sole discretion and without any interference or pressure from any of the Flat Owners or in case of non-co-operation by the Flat Owners in any respect and in such event maintenance deposit amount of Rs.10,00,000/-(Rupees Ten Lakhs Only) collected from each flat/ Penthouse owner shall be refunded to Maintenance Society without any interest thereon.

g. If the BUILDER/DEVELOPER/PURCHASER decides to hand over the entire responsibility of maintenance of the building to the Maintenance Society then in such event the BUILDER/DEVELOPER/PURCHASER shall assist the FLAT OWNERS of the building in formation of Maintenance Society and all the FLAT

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OWNERS shall co-operate for the same and shall sign all documents, applications, forms, affidavits, declarations as required for such formation.

h. That on completion of 10 years of providing Maintenance Services by the BUILDER/DEVELOPER/PURCHASER, maintenance deposit amount of Rs.10,00,000/-(Rupees Ten Lakhs Only) collected from each Flat/Penthouse Owner shall become non-refundable.

i. That Life time maintenance period with respect to amenities and services namely, Staircase, Lobby, Lifts, Generator, Service Areas, Stilt Parking, Water Tanks, Water pumps, Garden, External Paintings, external washing, cleanliness of common areas, providing of security service for the said project, etc, provided by the BUILDER/DEVELOPER/PURCHASER shall be 25 years.

j. If the BUILDER/DEVELOPER/PURCHASER does not receive the maintenance deposit amount with respect to any of the Flats and Penthouses from the OWNERS on the date of issue of the said letter by BUILDER/DEVELOPER/PURCHASER calling upon OWNERS to take possession of their respective flats and penthouses, the BUILDER/DEVELOPER/PURCHASER reserves the right to withhold the release of water connection to the said flats and penthouses, until the payment of maintenance deposit. Moreover, OWNERS will not be able to avail maintenance services provided by BUILDER/DEVELOPER/PURCHASER until the payment of maintenance deposit. However, all the Prospective Purchasers, whether of the OWNERS or of the BUILDER/DEVELOPER/PURCHASER shall have to pay the maintenance Deposit from the date of issue of Occupancy Certificate by Corporation of the City of Panaji so as to avail the Maintenance Services and for BUILDER/DEVELOPER/PURCHASER to release water connection to the said Flat and penthouses.

k. During the period of Life time maintenance being carried out by the BUILDER/DEVELOPER/PURCHASER, the Prospective Purchasers having any maintenance related issues, shall be taken into consideration only if the same is in writing, signed and presented for deciding by majority of the flat owners to BUILDER/DEVELOPER/PURCHASER. Any issues presented by the Prospective Purchasers without majority of the flat owners approving it in writing, shall not be considered as issue of general interest or concern.

l. The OWNERS and the Prospective Purchasers undertakes to coordinate with the BUILDER/DEVELOPER/PURCHASER and with their neighboring flat owners while the BUILDER/DEVELOPER/PURCHASER undertakes to carry out repair work with respect to any of the Flat or with respect to the neighbors' flat wherein there is connectivity in the two flats. e.g. in case of any leakage in the toilet below a

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particular Flat, which leakage is generated from that particular Flat, the PURCHASER shall allow the Maintenance team of the BUILDER/DEVELOPER /PURCHASER to enter the Said Flat, on being intimated to him/them in writing, in advance, so as to expeditiously repair the said leakage.

m. The prevailing Maintenance Deposit amount is finalized as approximate Rs.10,00,000/- (Rupees Ten Lakhs Only) which is subject to actual Maintenance Deposit amount that will be finalized on receipt of Occupancy Certificate from Corporation of the City of Panaji, as at the time of handing over of possession, there may be increase or decrease in the cost of maintenance. In such case maintenance deposit amount may vary accordingly and the OWNERS and the Prospective Purchasers of flats/Penthouses in the said proposed project shall abide by the same and will have to pay the Maintenance Deposit amount actually prevailing at that time, before taking possession of their respective flat/Penthouse.

26. WARRANTY (APPLICABLE ON FULLY FURNISHED FLATS)

The BUILDER/DEVELOPER/PURCHASER herein shall provide Five Years Warranty for **FULLY FURNISHED FLATS** on equipments provided for the FLATS, from the date of issue of Occupancy Certificate, which will be described more fully in a separate warranty card, provided to the prospective Purchasers at the time of handing over of possession of FLATS of the buildings on obtaining Occupancy Certificate. Said Warranty Card shall be non-transferable to third party; however, any third party may approach the BUILDER/DEVELOPER/PURCHASER herein for availing such Warranty on such terms and conditions as will be set out by the BUILDER/DEVELOPER/PURCHASER. Moreover, if the prospective Purchaser/s decides to rent his/her Flat to Third Party, in such case, prospective Purchaser/s shall give prior written intimation of the same to the BUILDER/DEVELOPER /PURCHASER herein so as to protect their flat WARRANTY and to enable the BUILDER/DEVELOPER/PURCHASER herein to explain the Warranty and Maintenance process to his/her Lessee which shall be explained by the Warranty Department of BUILDER/DEVELOPER/PURCHASER herein. In case if the prospective PURCHASER/s fails to intimate the BUILDER/DEVELOPER /PURCHASER herein of the same, in that case the Flat Warranty of the prospective Purchaser/s shall stand automatically cancelled and PURCHASER herein shall not be responsible to adhere to Warranty calls and complaints received from the said Lessee or Purchaser/s. The total Warranty period provided by the BUILDER/DEVELOPER/PURCHASER herein shall not extend beyond the five years from the date of issuance of the Occupancy Certificates from Corporation of the City of Panaji.

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Semi Furnished flats shall be eligible for 5 years warranty on structural defects, if any, as per Real Estate (Regulation and Development) Act, 2016 ("RERA") from the date of Occupancy Certificate by Corporation of the City of Panaji.

27. FORMATION OF ENTITY

(a) The FLAT OWNERS or the person to whom the FLATS are sold, let, sub-let, transferred, assigned or given possession of shall be governed, observe and comply with all bye laws, rules and regulations that may be laid down by the ENTITY from time to time and shall also be governed by the laws which may be applicable to the ENTITY.

(b) The FLAT OWNERS hereby agrees and undertakes to be a member of ENTITY to be formed in the manner herein appearing and also from time to time to sign and execute all applications for registration and for membership and other papers and documents necessary for the formation and the registration of the ENTITY/Maintenance Society in the Project name and hand over to the BUILDER /DEVELOPER/PURCHASER the same within 10(ten) days of the same being intimated by the BUILDER/DEVELOPER/PURCHASER to the FLAT OWNERS.

(c) No objection shall be taken from the FLAT OWNERS if any changes or modifications are made in the byelaws or rules and regulations framed by the entity as may be required by any competent authority.

28. CHANGES

a. In case if the OWNERS and Prospective Purchasers are desirous of carrying out any additions, alterations or internal changes to the SAID FLATS/PENHOUSES to be allotted to them/Purchased by them, they shall intimate in writing to the BUILDER/DEVELOPER /PURCHASER about the same well in advance and if the changes are within the purview of building rules and regulations and are possible to be done by the BUILDER/DEVELOPER/PURCHASER after considering stage of construction of the Building, the BUILDER/DEVELOPER/PURCHASER shall carry out such work/changes provided the OWNERS and Prospective Purchasers pays in advance, the extra cost in respect thereof, as per the rates quoted by the BUILDER/DEVELOPER/PURCHASER and accepted by the OWNERS and Prospective Purchasers.

b. The OWNERS and Prospective Purchasers shall not, under any circumstances, change the outer look of the building which shall have uniformity as per approved plan and scheme provided by the BUILDER/DEVELOPER/PURCHASER. The OWNERS and Prospective Purchasers shall also not be entitled to make any external changes to the Flats/Penthouses allotted or purchased that will affect the uniformities of the building with respect to its look, colour, grills etc. If they violate this provision then the cost of restoration shall be paid by them to the BUILDER/DEVELOPER/PURCHASER.

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c. The OWNERS and Prospective Purchasers do hereby expressly consent/s to any change/ alterations, if necessary, during construction, at the instance of competent Authority, Architect, Engineer or for the purpose of better planning or due to technical reasons and the BUILDER/DEVELOPER/PURCHASER shall not be required to take any further permission of the OWNERS and Prospective Purchasers for the same and this provision shall be considered as a consent in writing from the OWNERS and Prospective Purchasers as is required under the law.

29. HANDING OVER OF POSSESSION OF FLATS

On completion of construction of Residential Building and on receipt of Occupancy Certificate from the Corporation of the City of Panaji, delivery of possession of the flats and penthouses allotted to the OWNERS, shall be given to the OWNERS. The BUILDER/DEVELOPER/PURCHASER shall inform to the OWNERS in writing calling upon the OWNERS to take possession of their allotted flats and penthouses and to complete all formalities in respect thereof within 30 days from the date of receipt of the said letter and shall handover the said flats and penthouses to the OWNERS as per the check list provided by the BUILDER/DEVELOPER/PURCHASER to the OWNERS. On delivery of possession of the flats allotted to OWNERS, the OWNERS shall be liable to pay electricity charges and house tax charges with respect to the flats and penthouses allotted to the OWNERS, from the date of taking possession of the said flats and penthouses whether such flats and penthouses are retained by the OWNERS for themselves or whether they have reserved the said flats and penthouses to be sold to prospective purchasers or whether such flats and penthouses are rented by them. Moreover, requisite transfer fees, taxes or charges levied by the Government at the time of transfer of the electricity and house tax with respect to flats and penthouses retained by the OWNERS for their personal use and with respect to flats and penthouses given on rent, shall be borne by the OWNERS.

30. That after taking possession of the flats/ penthouses the OWNERS agree to abide by the following terms and conditions:

a. The said OWNERS shall maintain the flats/ penthouses in good and tenantable repair and condition and shall not do or suffer to be done anything in or to the building in which the flats/-penthouses is situated which may be against the rules, regulations or byelaws or change/alter or make addition in or to the building in which the flats/ penthouses is situated or any part thereof without the consent of the local authorities and without consent of BUILDER/DEVELOPER/PURCHASER.

b. The said OWNERS shall not store in the flats/ penthouses any goods which are of hazardous, combustible or dangerous nature or are so heavy to damage the

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construction or structure of the building in which the said flat is situated or storing of goods is objected by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the flats/ penthouses is situated, including entrances of the building and in case any damage is caused to the building or to the flats/ penthouses on account of negligence or default of the OWNERS, the OWNERS shall be liable for the consequences of the breach.

c. Not to throw any dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the flats/ penthouses in the compound or any portion of the project land and building on which the said flat is situated.

d. The OWNERS shall use flats only for residential purpose.

e. The OWNERS agree that no pets or any other animals will be allowed to keep in the vicinity of the building or in the flats/ penthouses constructed on said project.

f. Not to use flats/ penthouses for any illegal or immoral purpose.

g. Not to cause hindrance and nuisance to the owners and occupiers of the neighboring Flats.

h. Shall assist and not object to the formation of Maintenance Society or Entity of the building for the proper maintenance and up keeping of the said building.

i. To adhere to all rules, Regulations and Resolutions of the society or body formed.

j. Not to park car in the parking slot other than the one allotted to them.

k. Not to park visitors' cars and two wheelers in the parking slots allotted to other flat owners.

l. The OWNERS shall under no circumstances, carryout any structural alterations in or to the flats/ penthouses.

m. The OWNERS shall under no circumstances block the open spaces, common areas, passages and staircases in the said building. Likewise, the internal access roads in the said building scheme shall always be kept open and unobstructed.

n. It is agreed by and between the parties that the Top Terrace of the residential building with flats shall not be available for common use. The said top terrace is exclusively for maintenance purpose, for maintenance to be done by Maintenance Department of Rajdeep Builders/Maintenance Society to be formed with respect to the Said Building.

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31. Each party shall be bound to sign all the papers and documents and do all the things and matters as may be required from time for safeguarding, *interalia*, the interest of each of the parties or give full effect to the intentions of parties as disclosed in this Agreement.

32. TERMINATION

The OWNERS shall be entitled to terminate this agreement in the following circumstances:

i) The BUILDER/DEVELOPER/PURCHASER does not commence the actual construction of the Project within one-year (12) months from the date of signing and execution of these present Agreement.

ii) The BUILDER/DEVELOPER/PURCHASER abandons the Construction of the Project after commencement, for continuous period of 12 months or more, subject to delay or stoppage of work due to clause (9) above wherein it is stated that any delay in granting water connection/electricity connection, issuance of Occupancy Certificate by the Concerned Authorities where in the delay has been solely on the part of respective departments or if there is stoppage of work occasioned by any Act of God, Force Majeure Causes, any natural and unnatural calamities, pandemics such as present COVID-19 pandemic, restrained order from any Appropriate Authority or Judicial Body, arising out of defect in title of the property or other aspects of the property, however, such restrained order should not be due to any violations/non-compliance with plans by BUILDER/DEVELOPER/PURCHASER, non-availability of raw material due to government restraints and or due to Government Order, any defect in title of OWNERS coming to notice of both OWNERS and BUILDER/DEVELOPER/PURCHASER after starting construction on the SAID PLOT; or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the BUILDER/DEVELOPER/PURCHASER, shall not be attributable to the BUILDER/DEVELOPER/PURCHASER and delay or stoppage of work caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of construction of the project. However, such a delay shall be immediately informed in writing by the BUILDER/DEVELOPER/PURCHASER to the OWNERS. Failure on the part of the BUILDER/DEVELOPER/PURCHASER in informing the OWNERS about the same in writing will not entitle the BUILDER/DEVELOPER/PURCHASER in excluding the period from the stipulated time.

In case of termination of the agreement for any of the clauses as mentioned above, the OWNERS shall refund to the BUILDER/DEVELOPER/PURCHASER, the cost towards taking licenses and permissions, cost to cost bills of construction and professional bills against submission of actual bills and no profit shall be claimed

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from the OWNERS. In such situation OWNERS shall be permitted to appoint an independent valuer for the purpose of checking the veracity of the bills submitted by BUILDER/DEVELOPER/PURCHASER.

Furthermore, in case of termination of agreement for such reasons as mentioned above, on the BUILDER/DEVELOPER/PURCHASER being settled with respect to his cost towards taking licenses and permissions and further on being settled with respect to all other bills as mentioned above, the BUILDER/DEVELOPER/PURCHASER shall transfer all the licenses and permissions obtained in the name of BUILDER/DEVELOPER/PURCHASER, to the name of the OWNERS.

33. Similarly BUILDER/DEVELOPER/PURCHASER shall also be free to cancel/terminate the joint Development proposal in case if there is defect in title of the property of the OWNERS, including issues related to road access and the same continues for a continuous period of one year due to OWNERS being unable to rectify the same, in such case, BUILDER/DEVELOPER/PURCHASER shall inform the OWNERS in writing and the OWNERS shall reimburse to the BUILDER/DEVELOPER/PURCHASER all the expenses and cost borne by BUILDER/DEVELOPER/PURCHASER towards drawings, taking approvals, permissions, towards payment of infrastructure taxes, government taxes, payment of legal fees, architect fees and such other professional fees etc within a period of 90 days from the date of giving such intimation. Details of the expenditure shall be given in writing to the OWNERS and OWNERS shall be free to verify the same with Accounts Department of the BUILDER/DEVELOPER/PURCHASER or the OWNERS shall be permitted to appoint an independent valuer for the purpose of checking the veracity of the bills submitted by the BUILDER/DEVELOPER/PURCHASER.

On receipt of such payment by the BUILDER/DEVELOPER/PURCHASER, OWNERS shall be free to cancel the Agreement for Development Cum Sale by serving notice via email or registered AD or speed post or via publication in any local newspaper or before competent Registrar and by following all the legal procedure and in case of such cancellation OWNERS shall be free to deal with their property without interference of the present BUILDER/DEVELOPER/PURCHASER.

34. Claims of any person to whom flat/s or units in the residential building/project is agreed to be sold shall be settled by the Party who agreed to sell the flat/s or units, without any liability or encumbrance to the SAID PLOT.

35. The OWNERS covenant with the BUILDER/DEVELOPER/PURCHASER that the OWNERS have not done, permitted or knowingly and willingly suffered or been party to any act, whereby the OWNERS are prevented from executing the present

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Agreement for Sale Cum Development with respect to the Said Plot in the manner aforesaid.

36. The BUILDER/DEVELOPER/PURCHASER covenant with the OWNERS that BUILDER/DEVELOPER/PURCHASER shall not assign its rights under this Agreement to any other Firm, Company, LLP, Individual, Subsidiary or entity without the written permission of the OWNERS.

37. The BUILDER/DEVELOPER/PURCHASER covenant with the OWNERS that BUILDER/DEVELOPER/PURCHASER shall not amalgamate the Said Plot with any other property without the written consent of the OWNERS.

38. All letters and/or notices sent or issued by the BUILDER/DEVELOPER/PURCHASER to the OWNERS and by the OWNERS to the BUILDER/DEVELOPER/PURCHASER shall be sent by Registered post with acknowledgement due, to their respective addresses as mentioned in this Agreement unless a change in address is communicated to each other in writing and in that case the letters and/or notices shall be sent to each changed address.

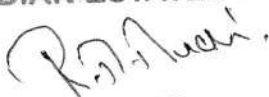
39. That the OWNERS shall at all time do all that is required to better assure the title of the Said Plot and agrees to sign, verify and execute all such other documents, instruments and applications as may be required to be signed, verified and executed in furtherance of the objects of these presents.

40. It is mutually agreed by and between the parties that the name for the scheme of Residential Project to be constructed upon the SAID PLOT shall be known as **"RAJDEEP RIVIERA"**.

41. It is agreed and clearly understood between all the parties hereto that the present agreement is an Agreement for Sale cum Development, by the OWNERS with the BUILDER/DEVELOPER/PURCHASER wherein Development Rights in the property are transferred in favour of BUILDER/DEVELOPER/PURCHASER for carrying out construction on the Said Plot. On completion of construction of residential buildings and on handing over of possession of the flats allotted to OWNERS as per allotment chart as mentioned above, the OWNERS shall execute a Deed of Sale with respect to the Said Plot in favour of BUILDER/DEVELOPER/PURCHASER and legal possession of the Said Plot shall be handed over to the BUILDER/DEVELOPER/PURCHASER at the time of signing of the Deed of Sale.

42. The Parties hereto are bound by specific performance of the contract.

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43. The Confirming Party hereby confirms to the terms and conditions of the present Agreement.

44. Any dispute or differences if any arises between the parties the same shall be entertained by the court of Panaji -Tiswadi Jurisdiction.

45. Being an Agreement for Sale cum Development involving exchange of land for a constructed area, under construction cost of the saleable built up area, admeasuring **893.94 sq. mts.**, to be allotted to OWNERS, is calculated as Rs.2,23,48,500/- (Rupees Two Crores Twenty Three Lakhs Forty Eight Thousand Five Hundred Only).

46. The market value of the Said Plot admeasuring **653sq. mts** is calculated as Rs.2,41,61,000/- (Rupees Two Crores Forty One Lakhs Sixty One Thousand Only).

47. Thus combined value of Saleable built up area and market value of Said Plot amounts to Rs.4,65,09,500/- (Rupees Four Crores Sixty Five Lakhs Nine Thousand Five Hundred Only).

48. Accordingly, 2.9% Stamp Duty on the total value of Rs.4,65,09,500/- (Rupees Four Crores Sixty Five Lakhs Nine Thousand Five Hundred Only) amounting to Rs.13,48,800/- (Rupees Thirteen Lakhs Forty Eight Thousand Eight Hundred Only) and 3% Registration Fee amounting to Rs.13,95,290/- (Rupees Thirteen Lakhs Ninety Five Thousand Two Hundred and Ninety Only), is paid herewith and is borne by the BUILDER/DEVELOPER/PURCHASER.

49. That since no monetary consideration or part consideration has been paid, no tax has been deducted at source, at the time of execution of the present Agreement for Sale Cum Development.

50. That the parties to this deed hereby declare that the Said Plot in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to Notification No: RD/LND/LRC/318/77 dated 21.08.1978.

For MERIDIAN ESTATES PVT LTD


DIRECTOR



SCHEDULE I
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT larger property named MITRA or CARANZALEM, situated at Caranzalem Goa within the limits of Corporation of the City of Panaji, Taluka Tiswadi Registration Sub District of Ilhas, District of North Goa, State of Goa, described in the Office of the Land Registrar Ilhas under No.11246 at page 171V of Book B-29 (New) and is enrolled in the Ilhas Taluka Revenue Office under Matriz Nos.227,228,230 to 236, 238 to 256, 1067 to 1072 and 1205 to 1208 and bounded as under:

ON THE EAST: By the property of Aleixo Honorato Xavier Martins, property of Comunidade of Taleigao, property Undalem of Ananta Sinai Godecar now of Jovita Pinto, property of Maria Claudina Lucinda Veigas and property of Daniel Ferreira Pestana;

ON THE WEST: By the beach and Aforamento property of Coiro Gaunco;

ON THE NORTH: By the property of Jose Francisco Martins, Property of Miguel Francisco Gonsalo Luis and the property of Aleixo Honorato Xavier Martins and some other houses;

ON THE SOUTH: By the Aforamento property of heirs of Coiro Gaunco, property of Maria Caetano Soares da Viegae Ataide and the Property of Daniel Ferreira Pestana.



SCHEDULE II
(DESCRIPTION OF THE SAID PLOT)

ALL THAT PLOT admeasuring 653sq. mts of the property known as MITRA or CARANZALEM, situated at Caranzalem Goa within the limits of Corporation of the City of Panaji, Taluka Tiswadi, Registration Sub District of Ilhas, District of North Goa, State of Goa, more particularly described in Schedule I mentioned herein above. The plot was previously surveyed under Chalta no. 2,3, and 4 of P.T. Sheet No.164, and now after amalgamation is surveyed under Chalta No. 2 of P.T. Sheet No.164 and is bounded as under:

ON THE EAST: By Chalta No.74 of P.T. Sheet No.164 of City Survey Panaji;

ON THE WEST: By Chalta No.1 of P.T. Sheet No.160 of City Survey Panaji;

ON THE NORTH: By Caranzalem Beach;

ON THE SOUTH: By the Road;

For MERIDIAN ESTATES PVT LTD

DIRECTOR



SCHEDULE III
(DESCRIPTION AND SPECIFICATION
OF BUILDING AND SEMI FURNISHED FLATS AND PENTHOUSES)

1. THE STRUCTURE:

It is an RCC structure with external walls up to the plinth in cement blocks masonry and the external walls in the super structure shall be of 20 cm thick cement blocks masonry. The external plaster will be double coat with sand finished and Internal plaster to be finished with punning along with primer and 3 coats of good quality paint. The internal walls shall be of 10cm light weight blocks.

2.Stainless Steel Safety Gate for Main Door.

3. Safety fabrication grills will be provided uniformly to all flats.

4.DOORS AND WINDOWS

The main door shall be of teakwood frame with teak wood paneled finished with polish. All the remaining doors shall be marine ply, factory processed panel. All windows will be of aluminium frames with rolling shutters of glass.

5.CEILING:

POP ceiling with led lights will be provided in all rooms.

6.FLOORING:

Living room, kitchen and bed room will be provided with good quality vitrified tiles. Bathroom flooring shall be anti-skid tiles of good quality and tiles fitting shall be upto full height. All bathroom fittings and sanitary fittings shall be of premium class quality.

7.SANITARY AND TOILET FITTINGS: All equipment will be provided with premium plus quality fittings.

8. KITCHEN: The kitchen platform will be of black colour granite top and Modern kitchen with cabinets manufactured by Rajdeep Interior Firm along with 2 exhaust fans.

9.ELECTRICALS INSTALLATIONS: All rooms of the flat will be provided with LED Lights, Fans and Exhaust Fans. All bathrooms will with exhaust fan, LED lights are provided which reduce electricity power consumption by min 50%, due to which we are able to give generator back up to entire flat.

10. Granite sit-out without bottom storage cabinet in all Bedrooms.

11. Provision for Installation of Tata Sky connection in all the flats. Installation to be done by flat owner on their own. So also, Package and other services to be subscribed & paid by the Flat Owner on their own with local dealer.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the date, month and year aforementioned in the presence of the undersigned witnesses.

For MERIDIAN ESTATES PVT LTD


DIRECTOR



SIGNED AND DELIVERED BY OWNER
For MERIDIAN ESTATES PVT LTD

R.D. Desai
DIRECTOR



M/S MERIDIAN ESTATES PRIVATE LIMITED
through its DIRECTOR MRS. RASHMI DILIP SINGH DESAI
alias RASHMI DILIP DESAI
L. H. T. I.

R. H. T. I.



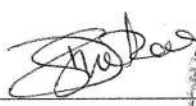
For MERIDIAN ESTATES PVT LTD

R.D. Desai
DIRECTOR

[Signature]

SIGNED AND DELIVERED BY
BUILDER/DEVELOPER/PURCHASER





RAJDEEP BUILDERS, Proprietor,
Rajesh Tarkar through POA Holder
Mrs. Deepa Rajesh Tarkar



L. H. T. I.

R. H. T. I.




















For MERIDIAN ESTATES PVT LTD


DIRECTOR

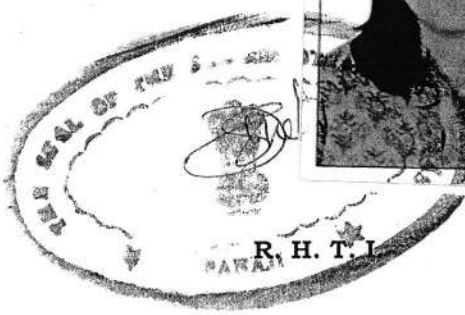


SIGNED AND DELIVERED BY CONFIRMING PARTY



MRS. DEEPA RAJESH TARKAR

L. H. T. I.





















For MERIDIAN ESTATES PVT LTD

DIRECTOR



WITNESSES:-

NAME : **Mr. Anant Kubal**
FATHER'S NAME :- Mr. Mohan Kubal
AGE :- 35 years
MARITAL STATUS :- Married
OCCUPATION :- Service
ADDRESS :- H.No.689, Devlay near Shantadurga
Temple, Candola, Marcel Goa

SIGNATURE

:-



1. NAME :- **Ms. Santoshi Sawant**
FATHER'S NAME :- Mr. Achutanand Sawant
AGE :- 26 years
MARITAL STATUS :- Unmarried
OCCUPATION :- Service
ADDRESS :- H.No.1049. Sai Swami Niwas, Alto
Torda, Near SBI Bank, Badem Branch
Porvorim Goa

SIGNATURE

:-



For MERIDIAN ESTATES PVT LTD


DIRECTOR





GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA



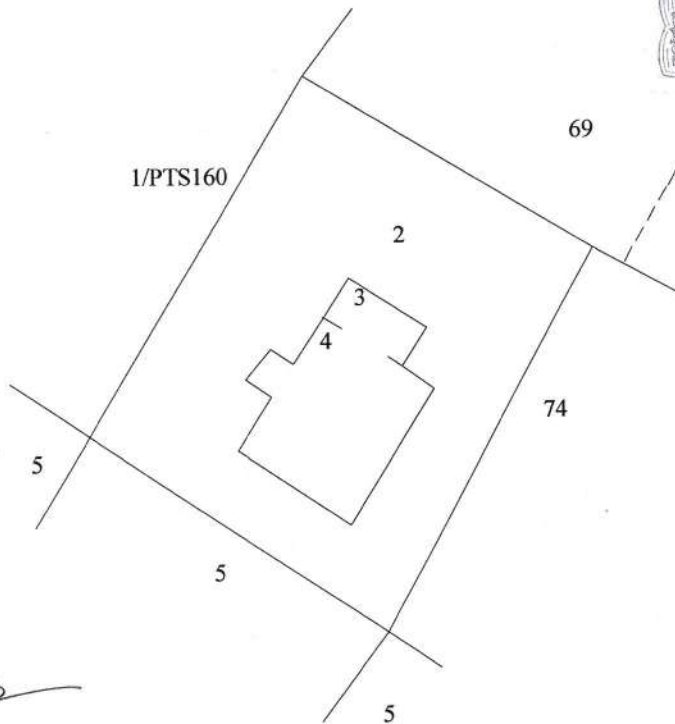
Plan Showing plots situated at
City: PANAJI
Taluka : TISWADI
P.T.SHEET No./CHALTA No. :164/2
Scale :1:500

Mangesh K. Kholkar
12/12/22
MANGESH K. KHOLKAR
Inspector of Surveys & Land Records
City Survey, Panaji



or MERIDIAN ESTATES PVT LTD

R.D. Shukla
DIRECTOR



Shukla

Paresh P. Vengurlekar

Generated By : Paresh P. Vengurlekar (F.S.)
On : 09-12-2022

Yogesh B. Mashelkar
Compared By: Yogesh B. Mashelkar (H.S.)



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Page No. 1

Property Card of Panaji city

Date 12/12/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
164	2	534.00			Private

Easements

----- Nil -----

Holders in the origin of the title
(So far as traced) -

[LUIZA MARIA CARMO FERNANDES]

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
31/03/2008	110200	Sale Deed	[VASCO DA GAMA REALTOR PRIVATE LIMITED]	H	
03/06/2015	110791	Deed of Sale	[M/S MERIDIAN ESTATES PRIVATE LIMITED]	H	
25/04/2019	111114	Amalgamation Order	M/S MERIDIAN ESTATES PRIVATE LIMITED.	H	653.00

For MERIDIAN ESTATES PVT LTD

DIRECTOR



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Panaji city

Page No. 2

Date 12/12/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
164	2	534.00			Private

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***



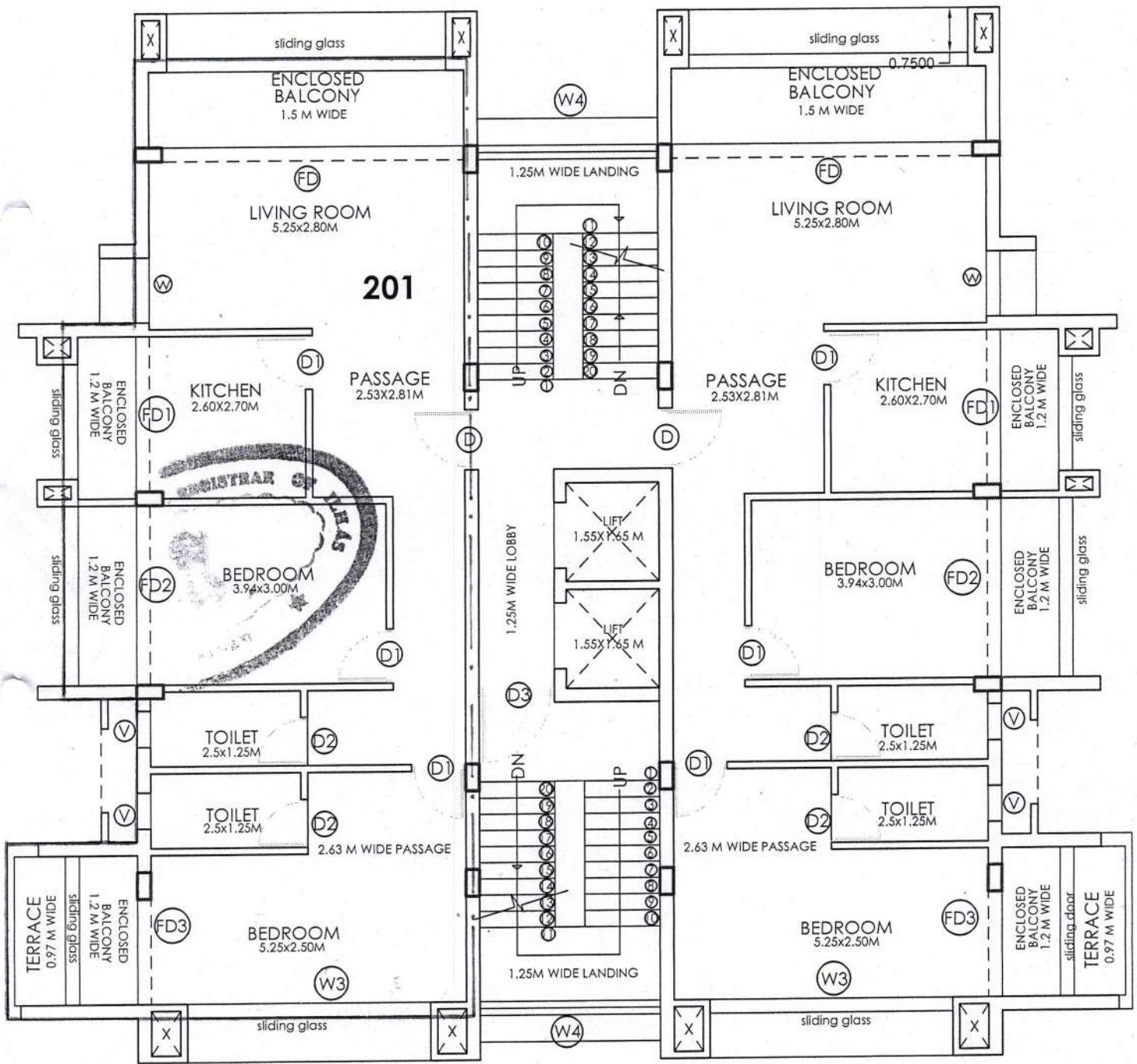
The record is computer generated on 12/12/2022 at 11:42:10AM as per Online Reference Number - 0. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.

For MERIDIAN ESTATES PVT LTD



DIRECTOR

NAME: M/S Meridian Estates Private Limited.
 FLAT NO: 201 FLOOR: Second Floor.
 PROJECT: Rajdeep Riviera.



SECOND FLOOR PLAN

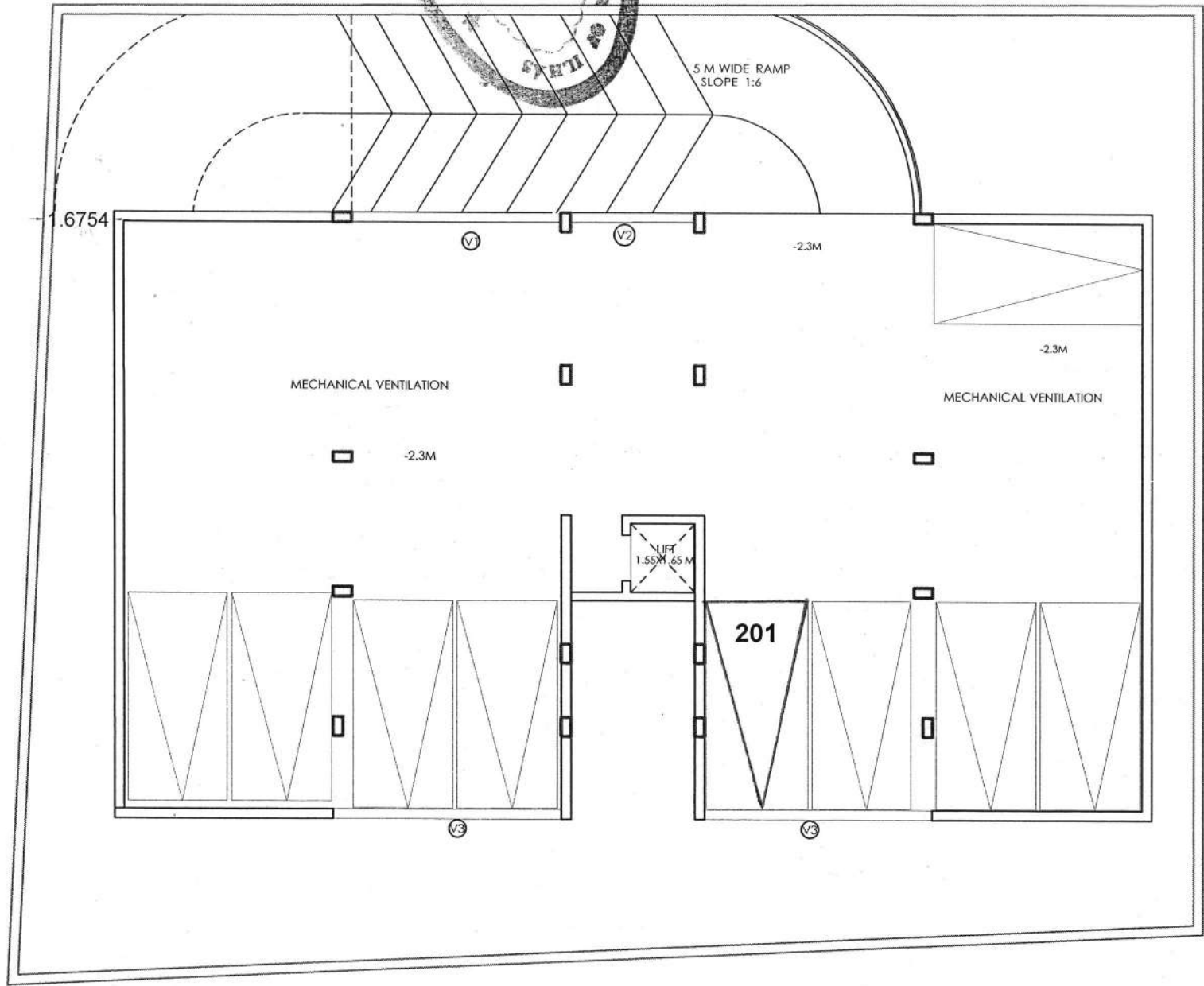
For MERIDIAN ESTATES PVT LTD

[Signature]
 DIRECTOR

[Signature]

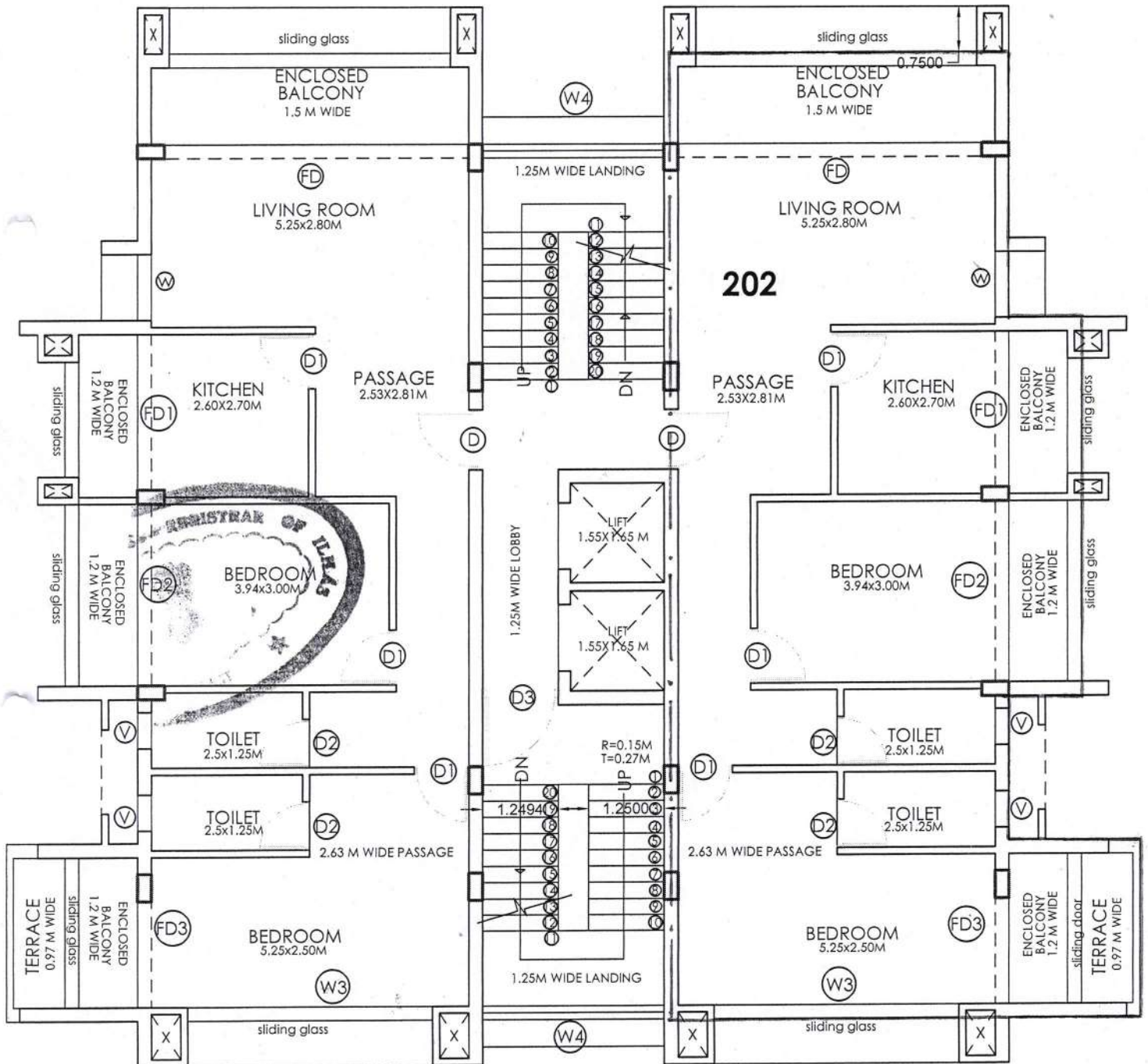
PARKING ALLOTTED FOR
NAME: M/S Meridian Estates Private Limited.
FLAT NO: 201 FLOOR: Second Floor.
PROJECT: Rajdeep Riviera.

FOR MERIDIAN ESTATES PVT LTD
DIRECTOR
[Signature]



BASEMENT FLOOR PLAN

NAME: M/S Meridian Estates Private Limited.
 FLAT NO: 202 FLOOR: Second Floor.
 PROJECT: Rajdeep Riviera.



SECOND FLOOR PLAN

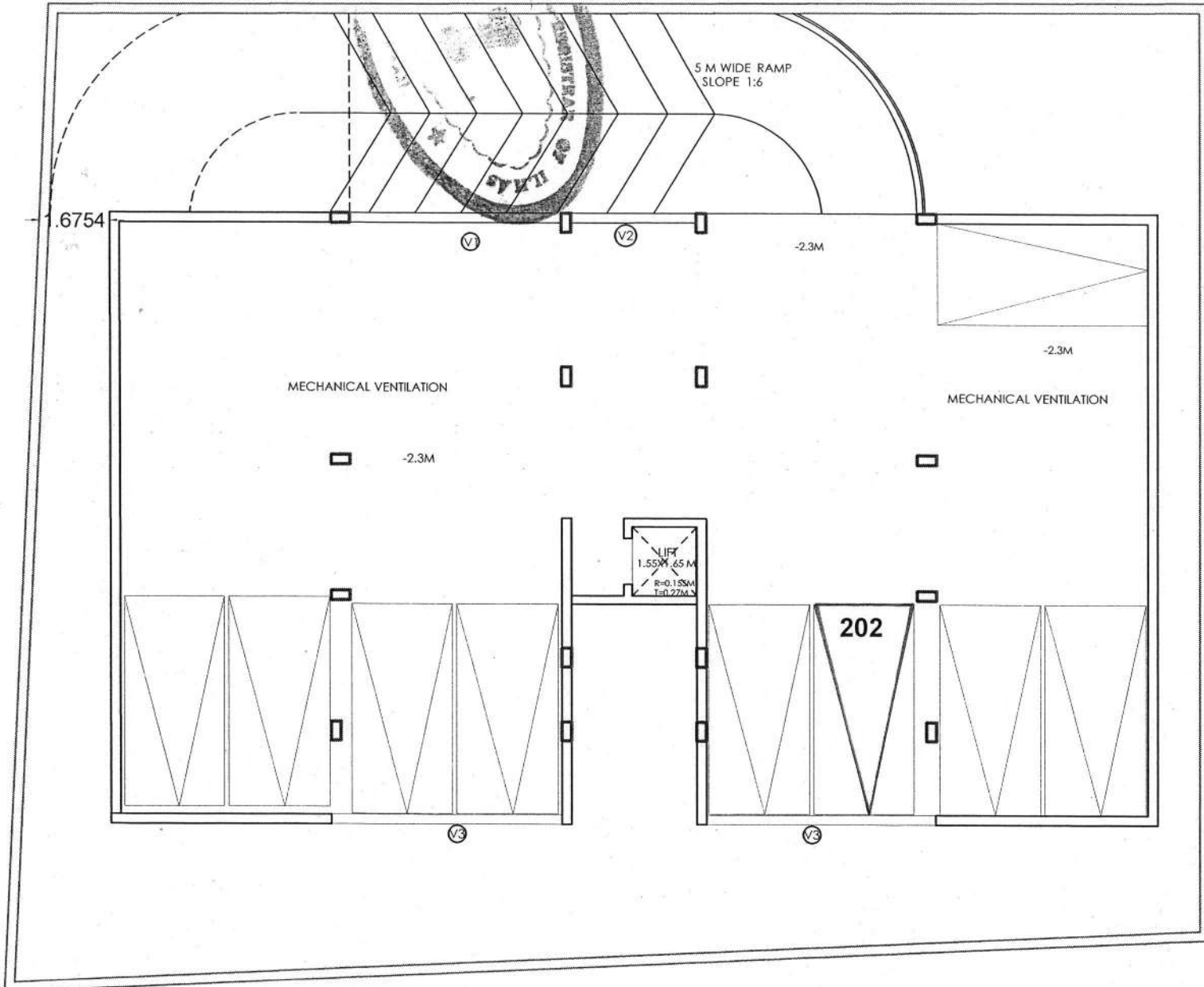
For MERIDIAN ESTATES PVT LTD

R.D. Shrivastava
 DIRECTOR

[Signature]

PARKING ALLOTTED FOR
NAME: M/S Meridian Estates Private Limited.
FLAT NO: 202 FLOOR: Second Floor.
PROJECT: Rajdeep Riviera.

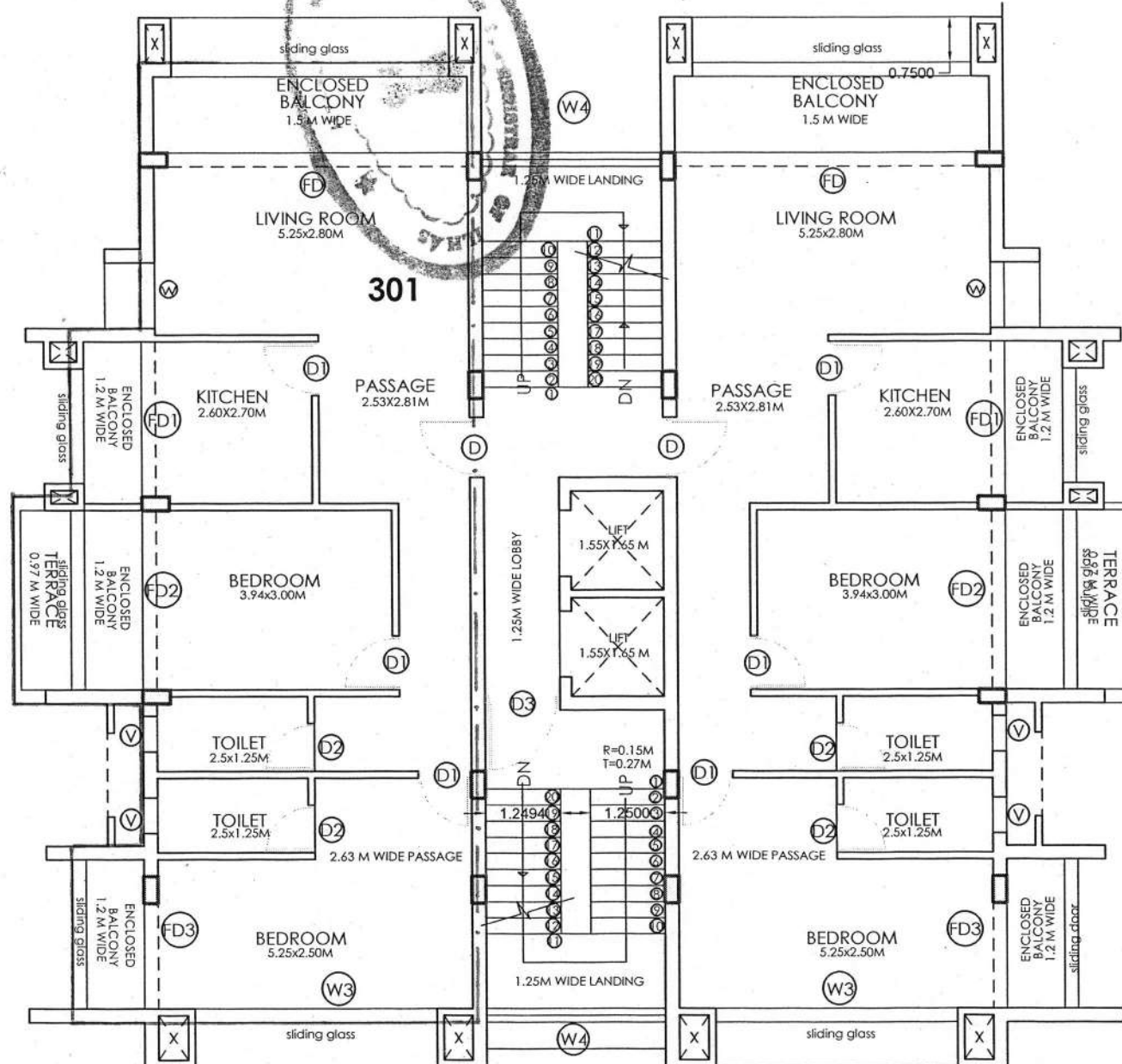
FOR MERIDIAN ESTATES PVT LTD
[Signature]
DIRECTOR
[Signature]



BASEMENT FLOOR PLAN

NAME: M/S Meridian Estates Private Limited.
 FLAT NO: 301 FLOOR: Third Floor.
 PROJECT: Rajdeep Riviera.

For MERIDIAN ESTATES PVT LTD
 DIRECTOR

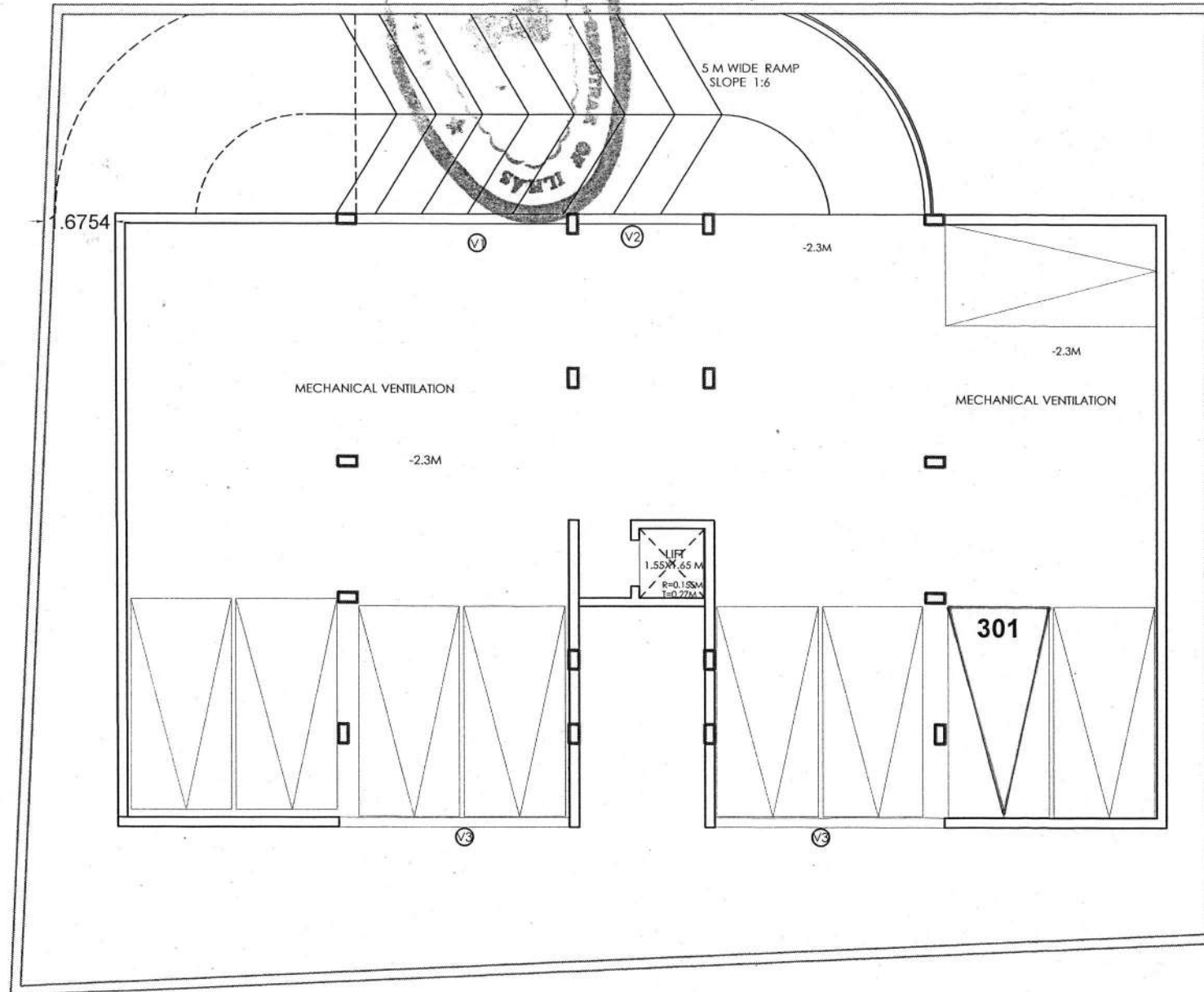


THIRD FLOOR PLAN

PARKING ALLOTTED FOR
NAME: M/S Meridian Estates Private Limited.
FLAT NO: 301 FLOOR: Third Floor.
PROJECT: Rajdeep Riviera.

FOR MERIDIAN ESTATES PVT LTD
P. G. Indar
DIRECTOR

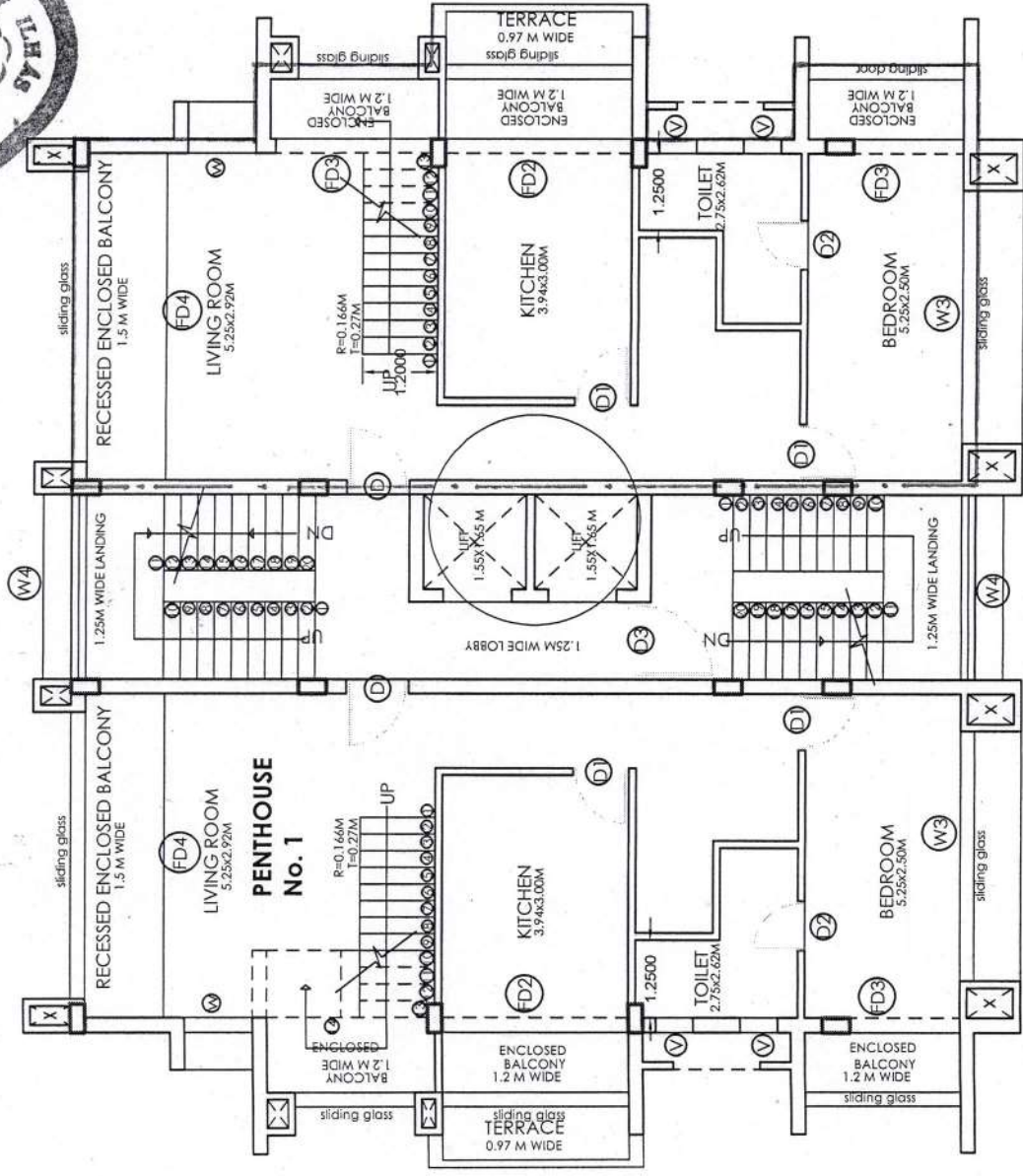
Shubas



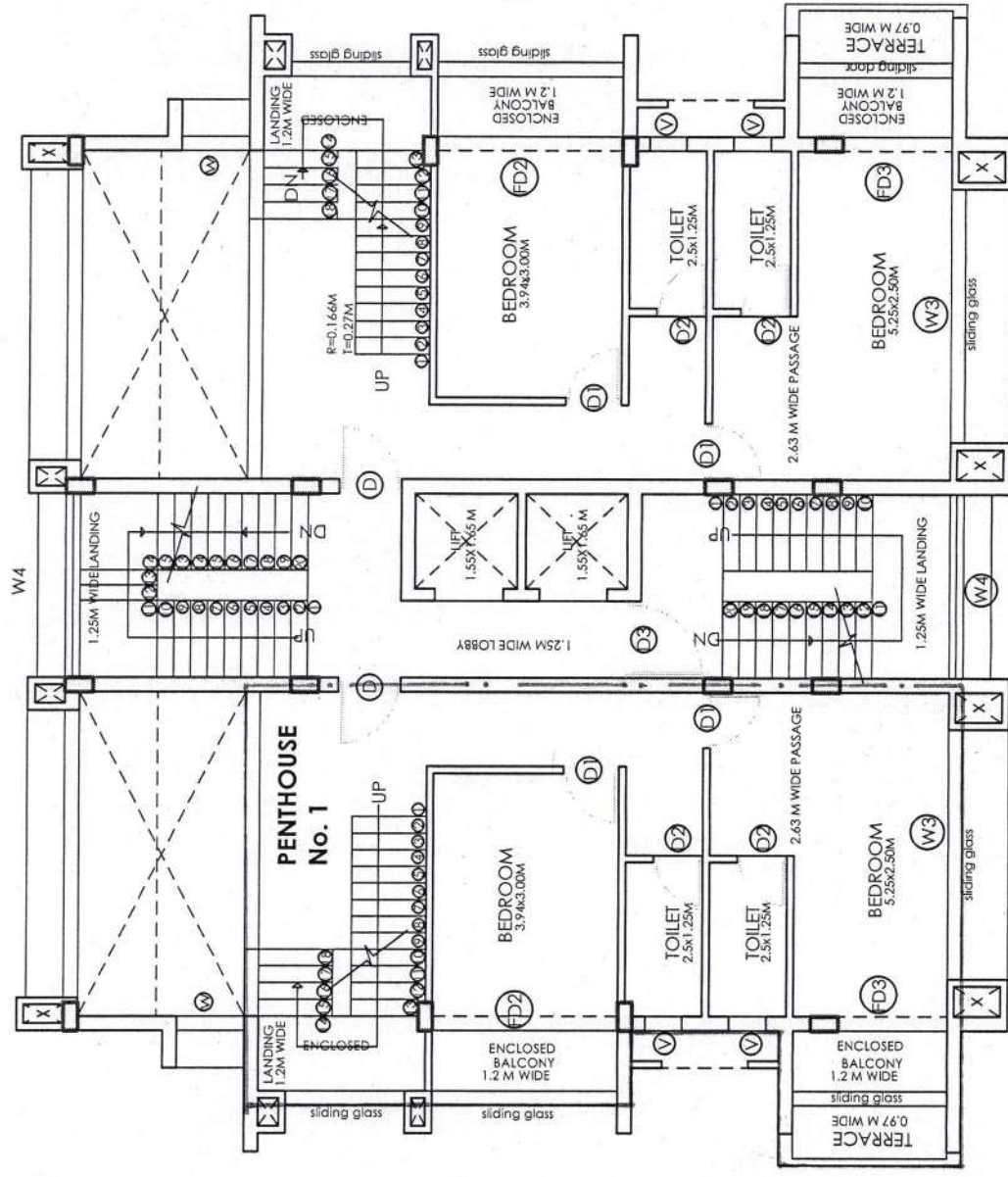
BASEMENT FLOOR PLAN

Rajdeep
DIRECTOR

NAME: M/S Meridian Estates Private Limited.
PENTHOUSE No.1 FLOOR: Seventh & Eighth Floor.
PROJECT: Rajdeep Riviera.



SEVENTH FLOOR PLAN

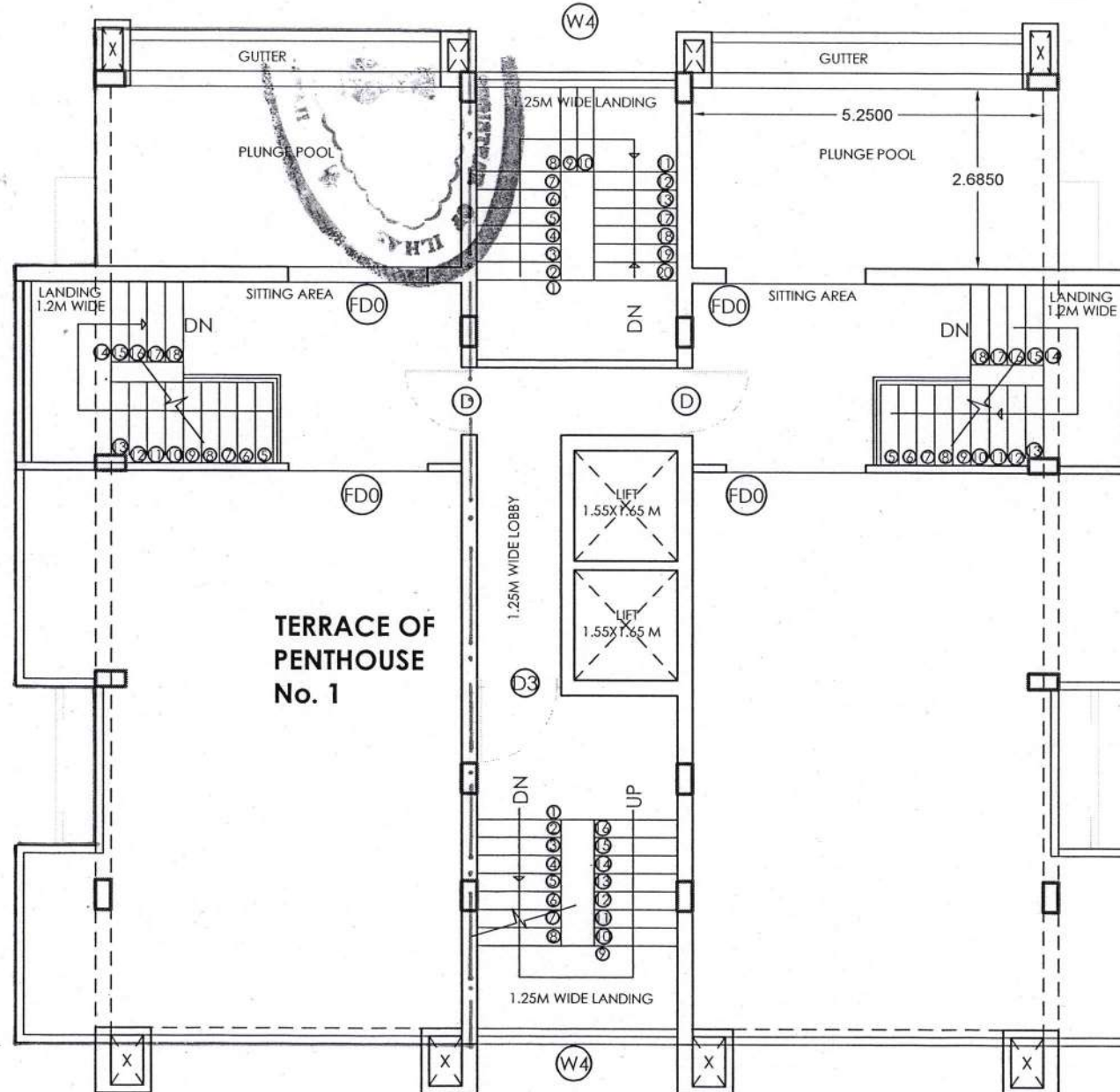


EIGHTH FLOOR PLAN

NAME: M/S Meridian Estates Private Limited.
 TERRACE OF PENTHOUSE No.1 FLOOR: Terrace Floor.
 PROJECT: Rajdeep Riviera.

FOR MERIDIAN ESTATES PVT LTD
 DIRECTOR

[Signature]

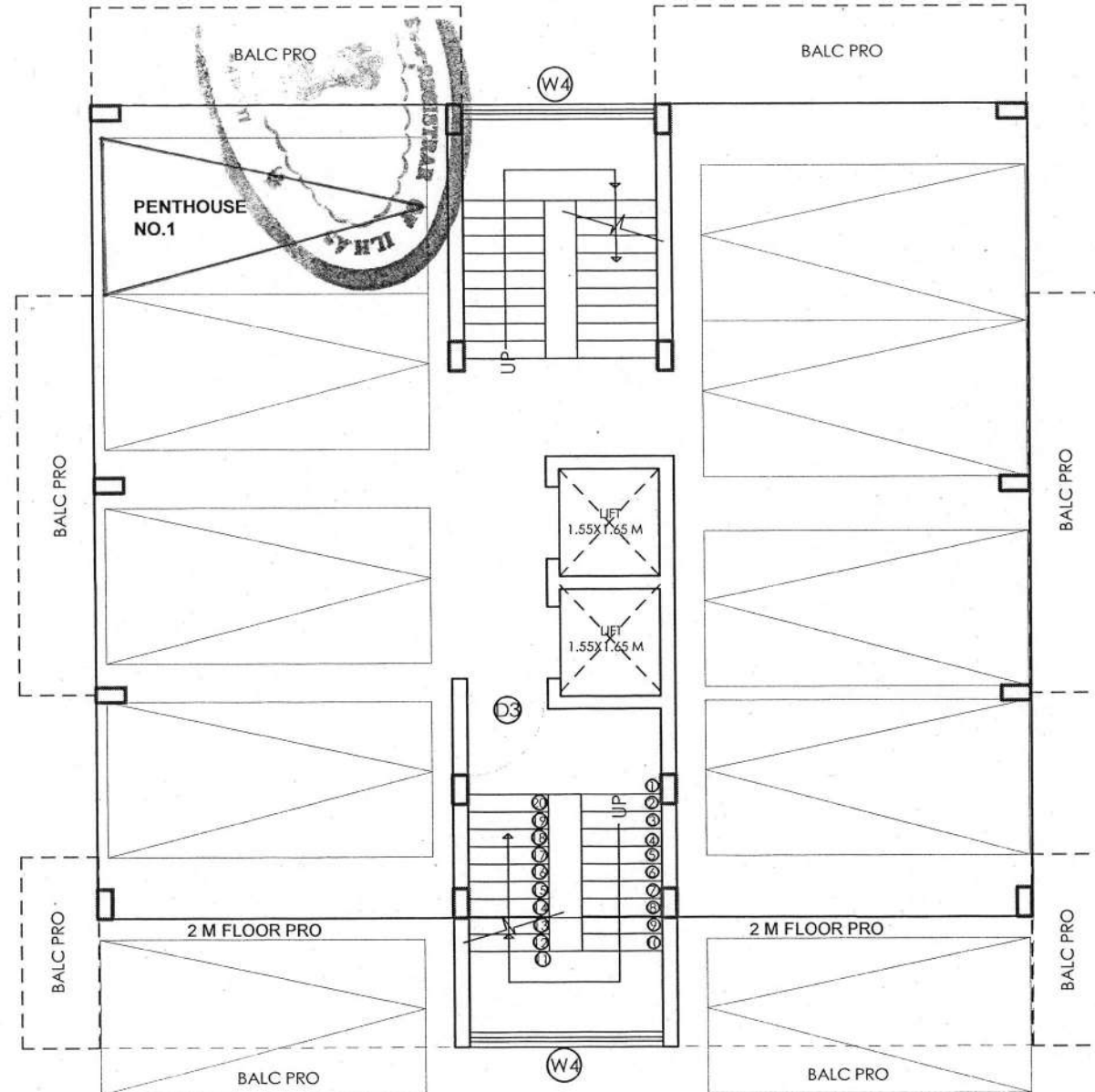


TERRACE FLOOR PLAN

PARKING ALLOTTED FOR
 NAME: M/S Meridian Estates Private Limited.
 PENTHOUSE No.1 FLOOR: Seventh & Eighth Floor.
 PROJECT: Rajdeep Riviera.

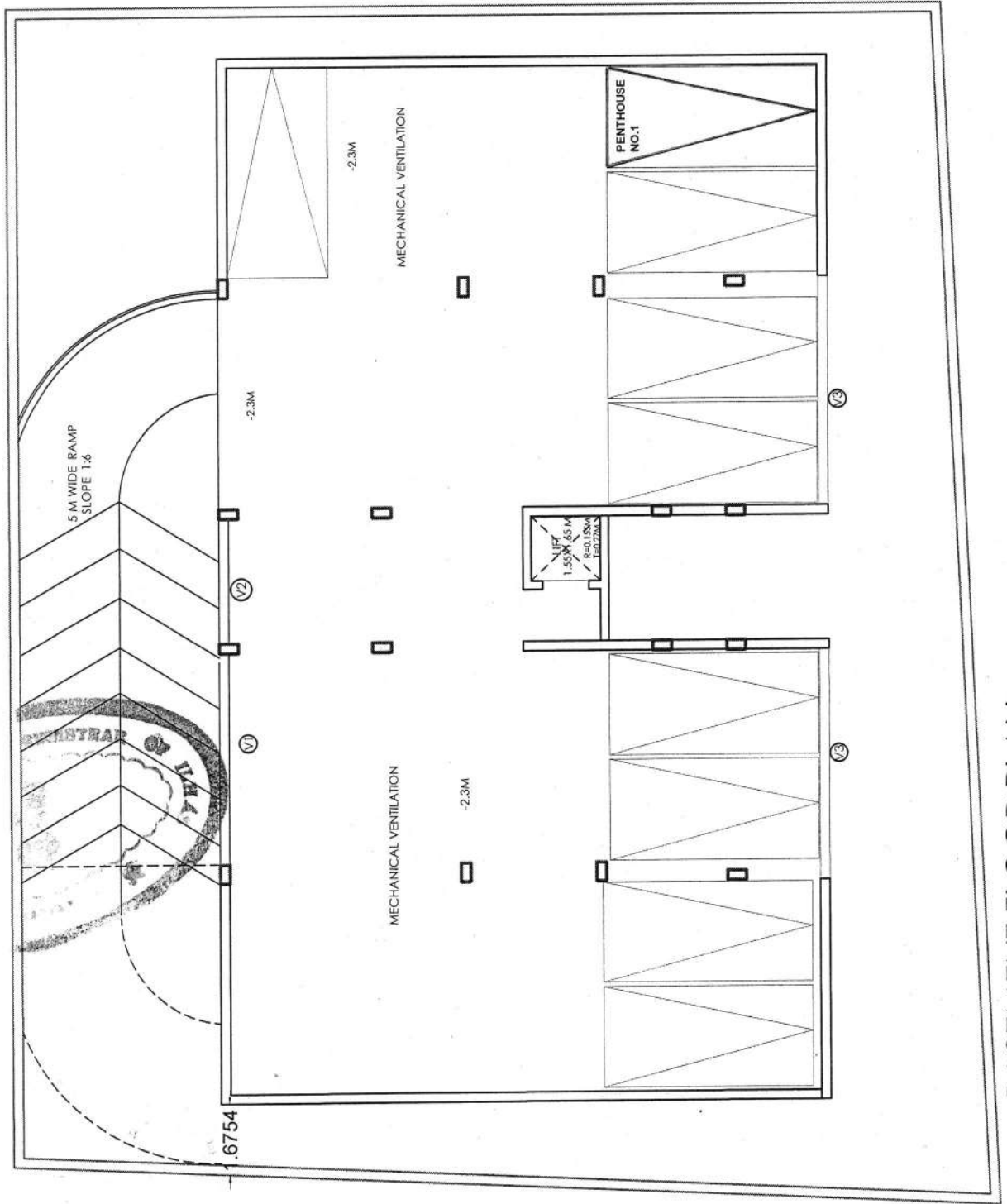
FOR MERIDIAN ESTATES PVT LTD
 DIRECTOR

[Signature]



STILT FLOOR PLAN

PARKING ALLOTTED FOR
 NAME: M/S Meridian Estates Private Limited.
 PENTHOUSE NO.1 FLOOR: Seventh & Eighth Floor.
 PROJECT: Rajdeep Riviera.



BASEMENT FLOOR PLAN

For MERIDIAN ESTATES PVT LTD

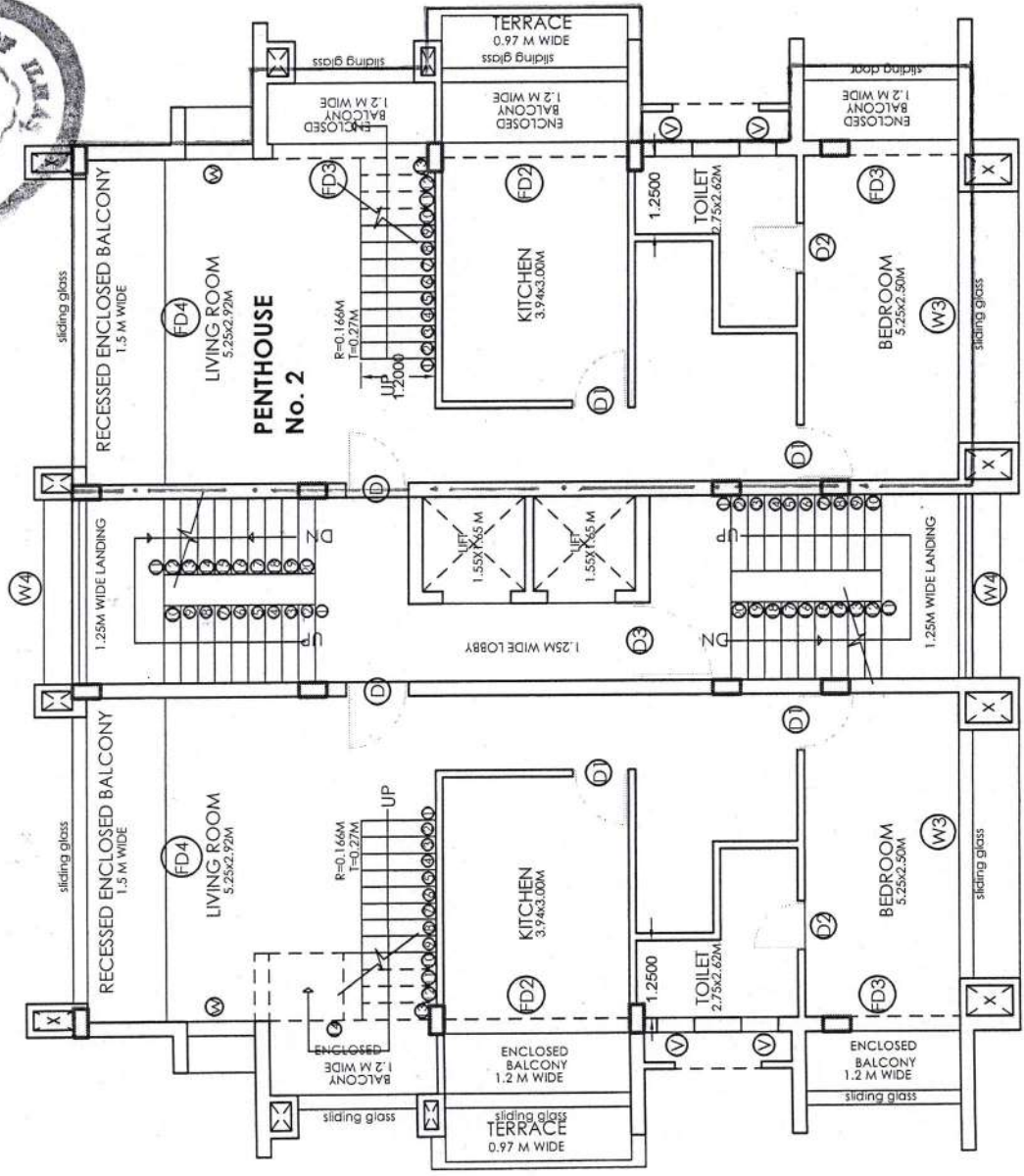
R.D. Indri
 DIRECTOR

Shubbar

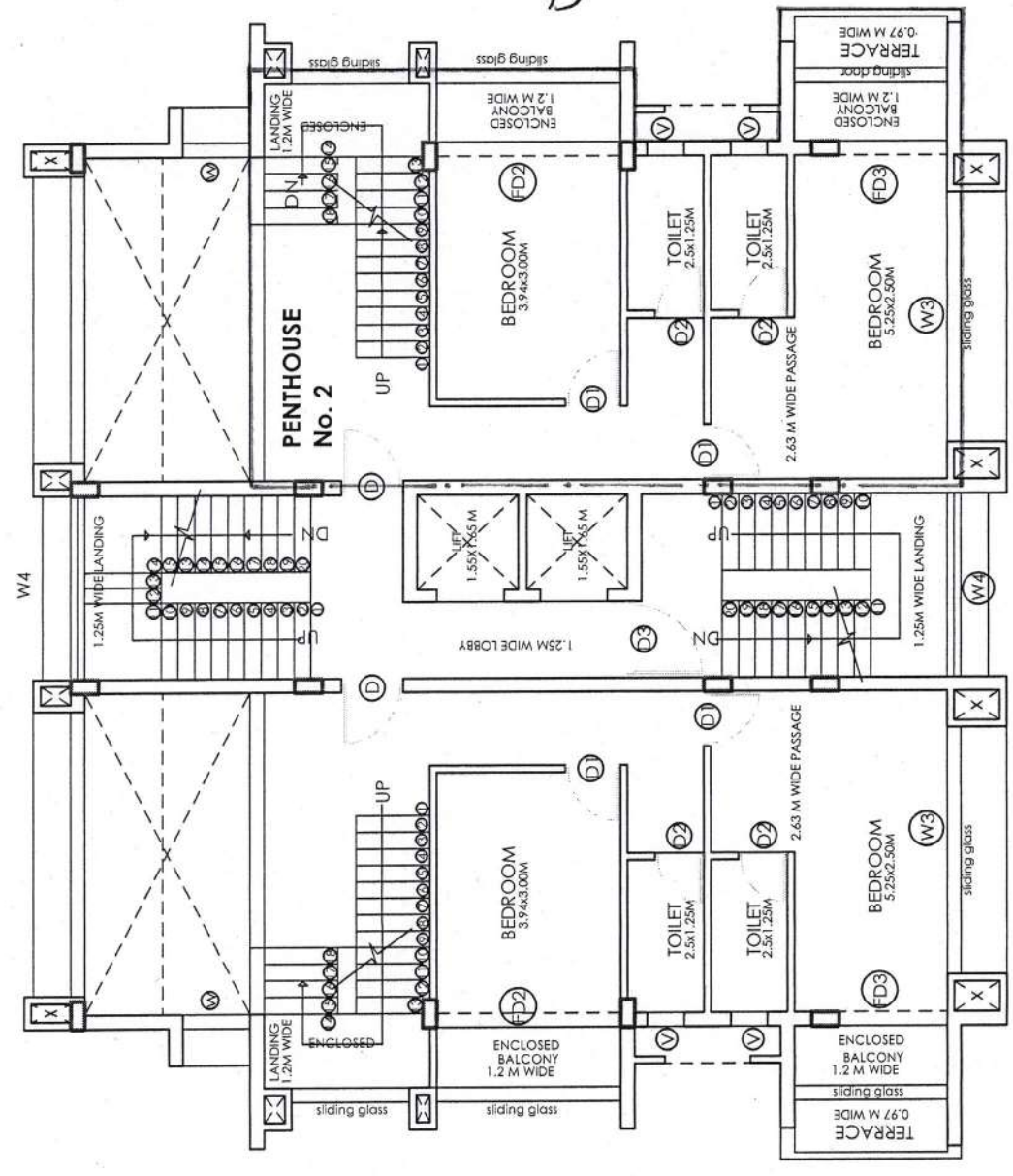
[Signature]

[Signature]
DIRECTOR

NAME: M/S Meridian Estates Private Limited.
PENTHOUSE No.2 FLOOR: Seventh & Eighth Floor.
PROJECT: Rajdeep Riviera.



SEVENTH FLOOR PLAN

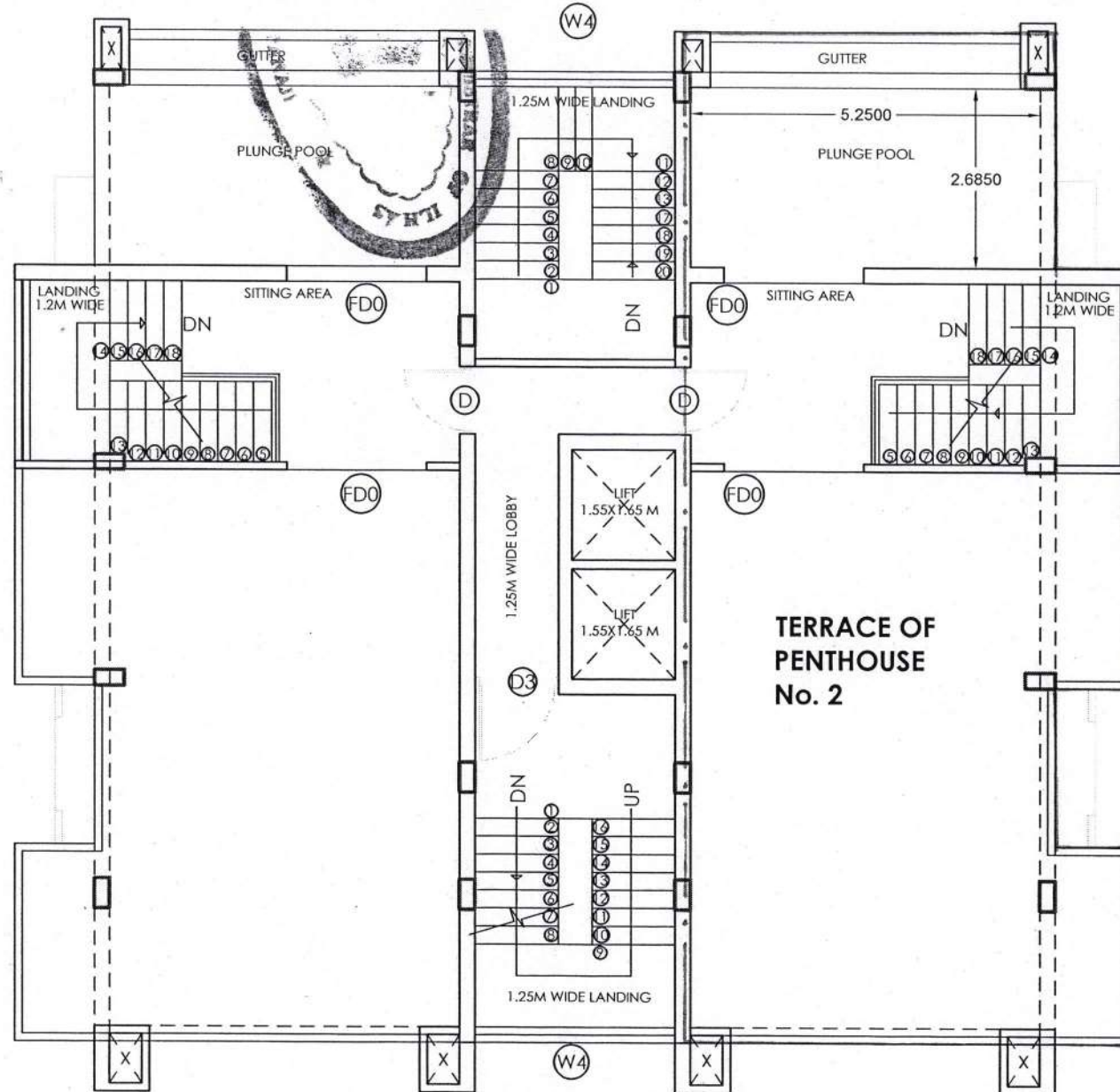


EIGHTH FLOOR PLAN

NAME: M/S Meridian Estates Private Limited.
 TERRACE OF PENTHOUSE No.2 FLOOR: Terrace Floor.
 PROJECT: Rajdeep Riviera.

FOR MERIDIAN ESTATES PVT LTD
 DIRECTOR

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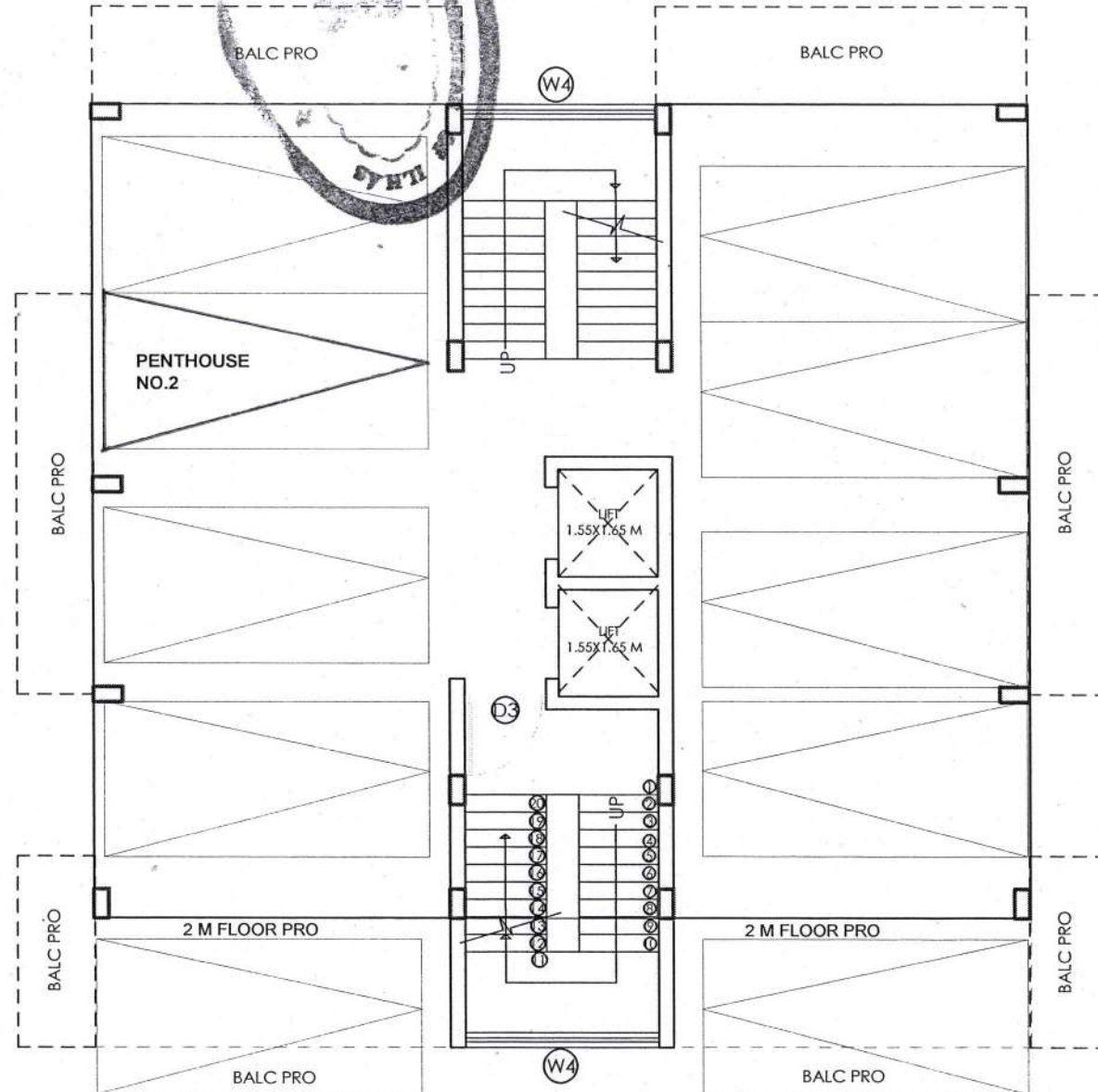


TERRACE FLOOR PLAN

PARKING ALLOTTED FOR
 NAME: M/S Meridian Estates Private Limited.
 PENTHOUSE No.2 FLOOR: Seventh & Eighth Floor.
 PROJECT: Rajdeep Riviera.

FOR MERIDIAN ESTATES PVT LTD
 DIRECTOR

[Signature]

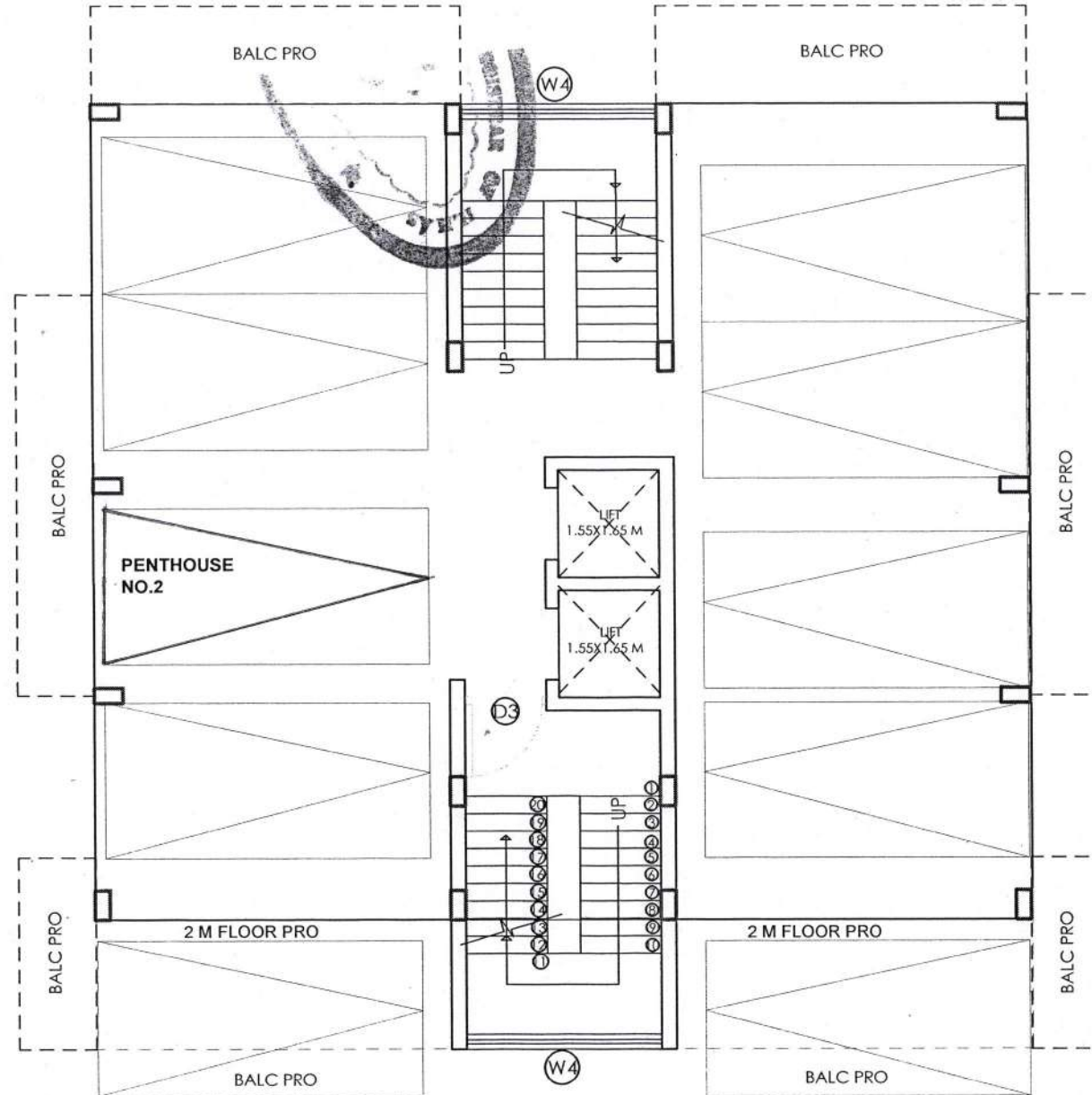


STILT FLOOR PLAN

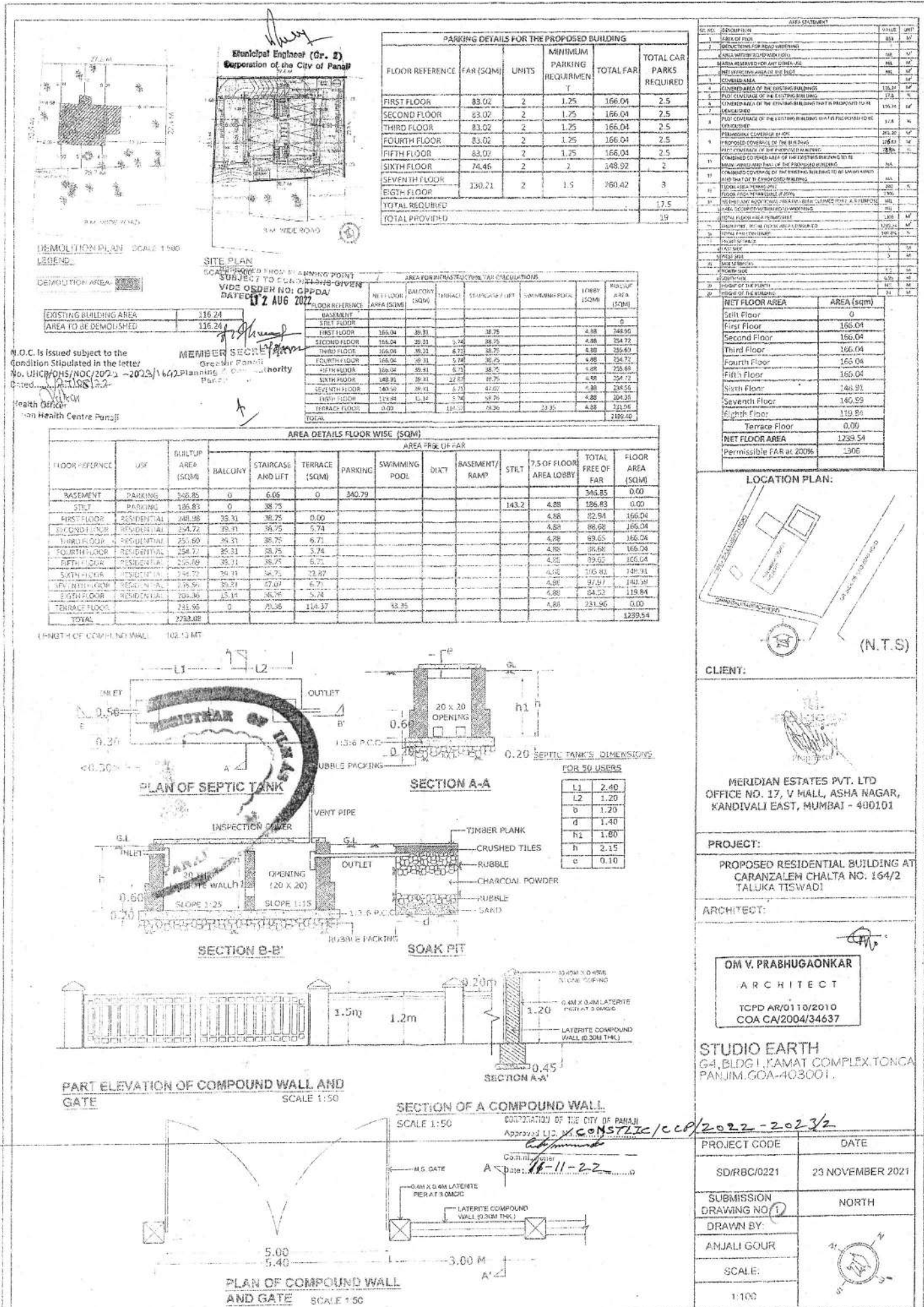
PARKING ALLOTTED FOR
NAME: M/S Meridian Estates Private Limited.
PENTHOUSE No.2 FLOOR: Seventh & Eighth Floor.
PROJECT: Rajdeep Riviera.

FOR MERIDIAN ESTATES PVT LTD
Rajdeep
DIRECTOR

Mr. Poo

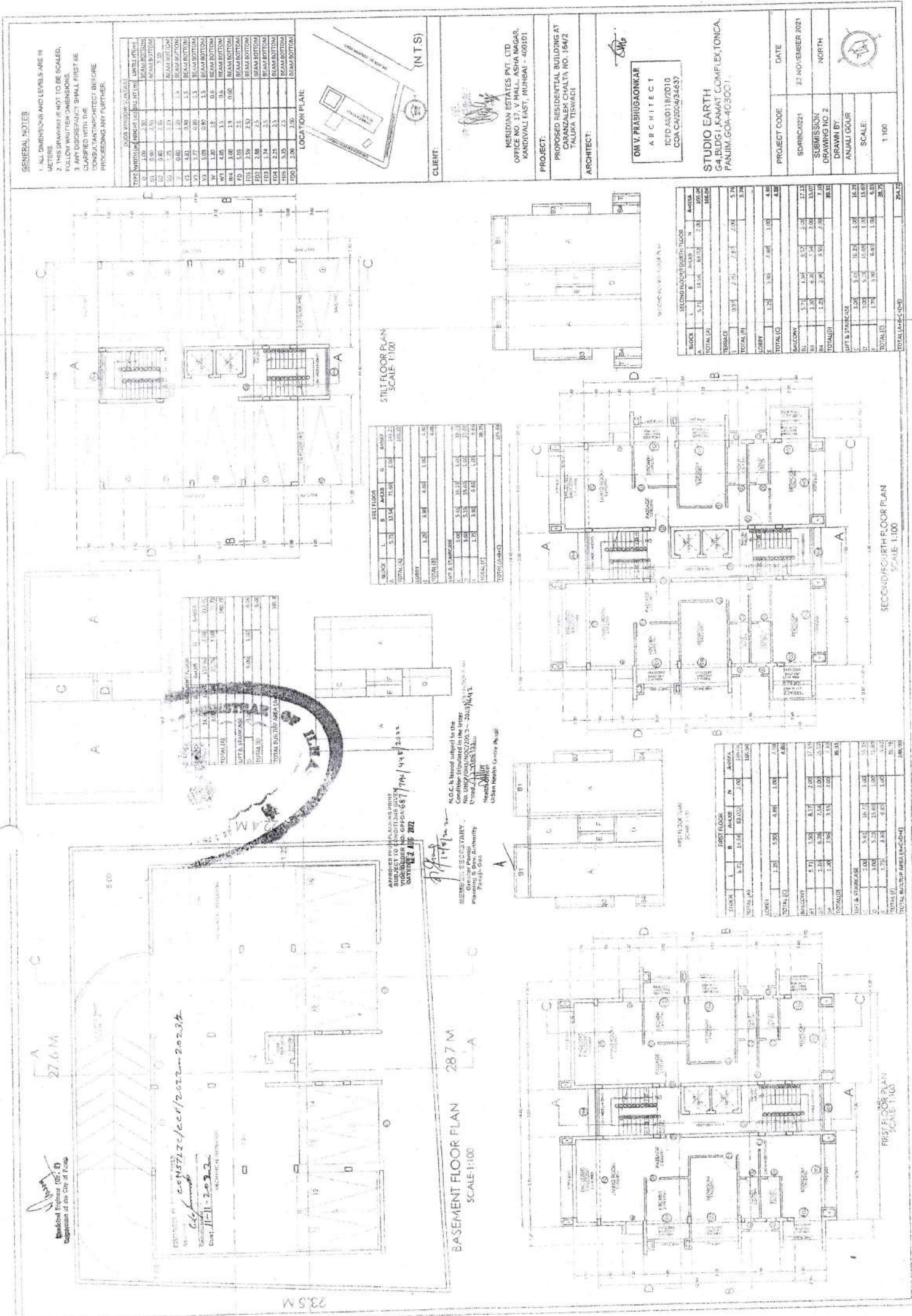


STILT FLOOR PLAN



For MERIDIAN ESTATES PVT LTD

DIRECTOR



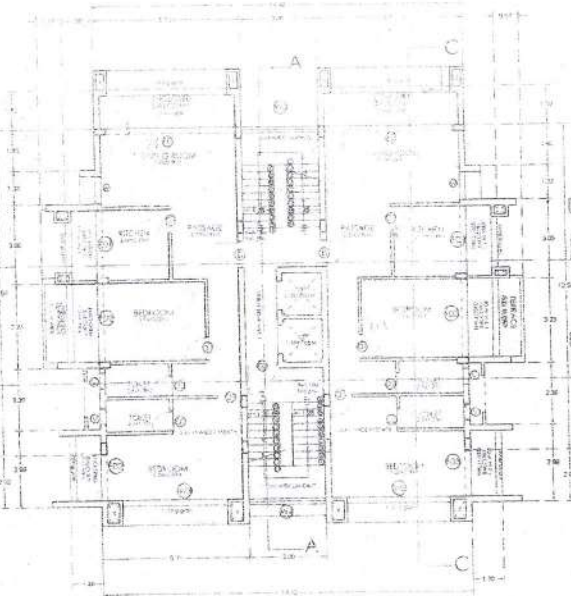
For MERIDIAN ESTATES PVT LTD

R. V. Prasad
DIRECTOR

On V. Prasad Gowder

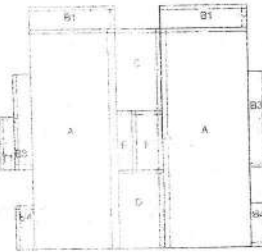
DIRECTOR

FOR MERIDIAN ESTATES PVT LTD

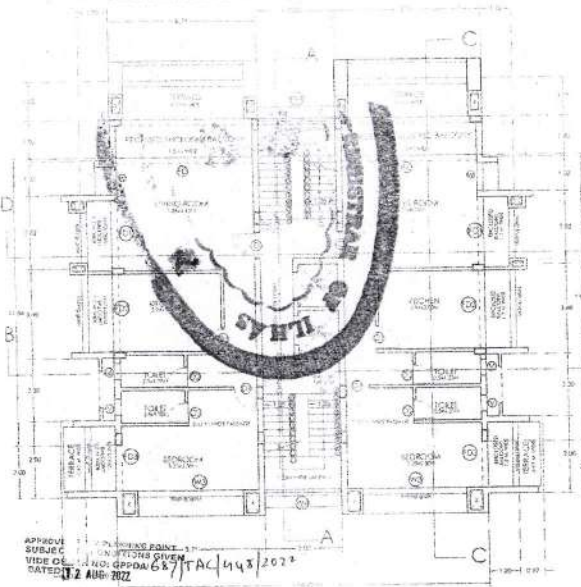


THIRD/FIFTH FLOOR PLAN
SCALE: 1:100

THIRD/FIFTH FLOOR					
SLOCC	1	2	3	4	5
A	5.71	14.54	13.02	2.00	166.04
TOTAL (A)					186.04
TERRACE					
T1	0.97	3.44	3.36	2.00	6.73
TOTAL (B)					6.73
LOBBY					
E	1.75	3.90	4.80	1.00	4.98
TOTAL (C)					4.98
BALCONY					
B1	5.71	1.50	8.21	2.00	17.13
B2	1.24	8.24	7.14	2.00	15.01
B3	1.36	2.94	3.55	2.00	7.31
TOTAL (D)					39.31
LIFT & STAIRCASE					
C	1.02	5.41	16.18	1.00	16.23
D	2.00	5.27	15.05	1.00	15.99
F	1.73	3.02	6.83	1.00	8.74
TOTAL (E)					38.75
TOTAL (A+B+C+D+E)					255.40

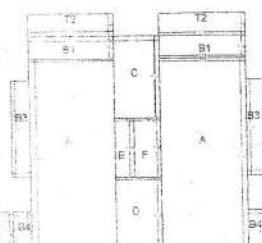


SIXTH FLOOR PLAN

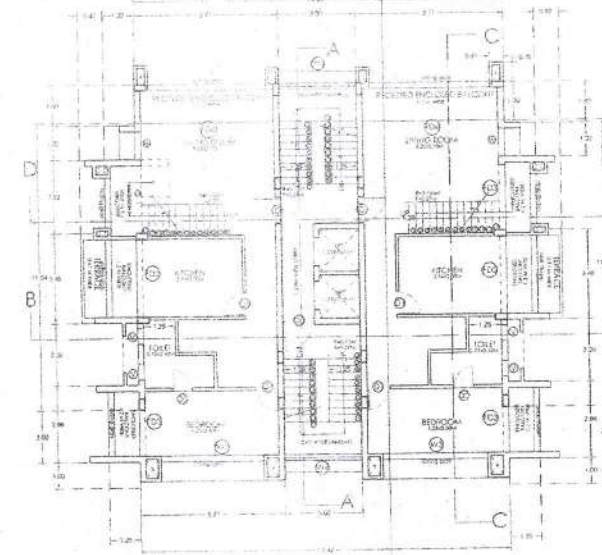


SIXTH FLOOR PLAN
SCALE: 1:100

SIXTH FLOOR					
BLOCK	1	2	3	4	5
A	5.71	13.04	76.40	7.00	140.91
TOTAL (A)					248.91
TERRACE					
T1	0.97	2.94	2.87	2.00	5.74
T2	5.71	1.50	8.57	2.00	17.13
TOTAL (B)					22.87
LOBBY					
E	1.75	3.90	4.80	1.00	4.98
TOTAL (C)					4.98
BALCONY					
B1	5.71	1.50	8.57	2.00	17.13
B2	1.24	8.24	7.14	2.00	15.01
B3	1.36	2.94	3.55	2.00	7.31
TOTAL (D)					39.31
LIFT & STAIRCASE					
C	3.00	5.41	16.18	1.00	16.23
D	3.00	5.27	15.05	1.00	15.99
F	1.73	3.02	6.83	1.00	8.74
TOTAL (E)					38.75
TOTAL (A+B+C+D+E)					294.72

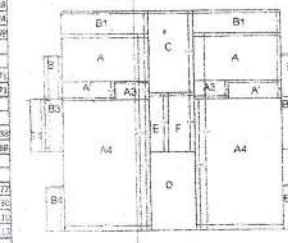


SEVENTH FLOOR PLAN



SEVENTH FLOOR PLAN
SCALE: 1:100

SEVENTH FLOOR					
BLOCK	1	2	3	4	5
A	5.71	3.15	17.90	2.00	35.47
A3	3.34	1.30	2.89	2.00	5.18
A4	5.71	8.08	49.62	2.00	65.24
TOTAL					100.99
TERRACE					
T1	0.97	3.44	3.36	2.00	6.73
TOTAL (B)					6.73
LOBBY					
E	1.75	3.90	4.80	1.00	4.98
TOTAL (C)					4.98
BALCONY					
B1	2.82	1.20	3.36	2.00	6.73
B2	1.24	8.24	4.15	2.00	9.90
B3	1.36	2.94	3.55	2.00	7.31
TOTAL (D)					17.13
LIFT & STAIRCASE					
C	3.00	5.41	16.18	1.00	16.23
D	3.00	5.27	15.05	1.00	15.99
F	1.73	3.02	6.83	1.00	8.74
TOTAL (E)					42.07
TOTAL (A+B+C+D+E)					138.56



EIGHTH FLOOR

APPROVED BY THE CHIEF ARCHITECT
DATE: 11-11-2022
CONSENT OF THE CHIEF OF POLICE
DATE: 11-11-2022

DATE	SCALE	REVISION
11-11-2022	1:100	1

GENERAL NOTES

1. ALL DIMENSIONS AND LEVELS ARE IN METERS.
2. THIS DRAWING IS NOT TO BE SCALED. FOLLOW WRITTEN DIMENSIONS.
3. ANY DISCREPANCY SHALL FIRST BE CLARIFIED WITH THE CONSULTANT ARCHITECT BEFORE PROCEEDING ANY FURTHER.

DOOR WINDOW SCHEDULE					
TYPE	WIDTH (m)	HEIGHT (m)	GLASS HT (m)	GLASS WT (kg)	REMARKS
D1	1.00	2.00			BEAM BOTTOM
D2	0.80	2.00			BEAM BOTTOM
D3	1.25	2.00			BEAM BOTTOM
V	0.80	1.00			BEAM BOTTOM
V1	4.81	0.80			BEAM BOTTOM
V2	2.77	0.80			BEAM BOTTOM
V3	5.09	0.80			BEAM BOTTOM
W	1.20	1.9			BEAM BOTTOM
W3	4.05	1.4			BEAM BOTTOM
W4	3.00	1.4			BEAM BOTTOM
FD	5.03	2.5			BEAM BOTTOM
FD1	2.59	2.50			BEAM BOTTOM
FD2	2.88	2.5			BEAM BOTTOM
FD3	1.74	2.5			BEAM BOTTOM
FD4	2.45	2.5			BEAM BOTTOM
FD5	5.25	2.5			BEAM BOTTOM
FD6	2.09	2.00			BEAM BOTTOM

LOCATION PLAN:



CLIENT

MERIDIAN ESTATES PVT. LTD.
OFFICE NO. 17, V. HALL, ASHA NAGAR,
KANDIVALI EAST, MUMBAI - 400013

PROJECT:

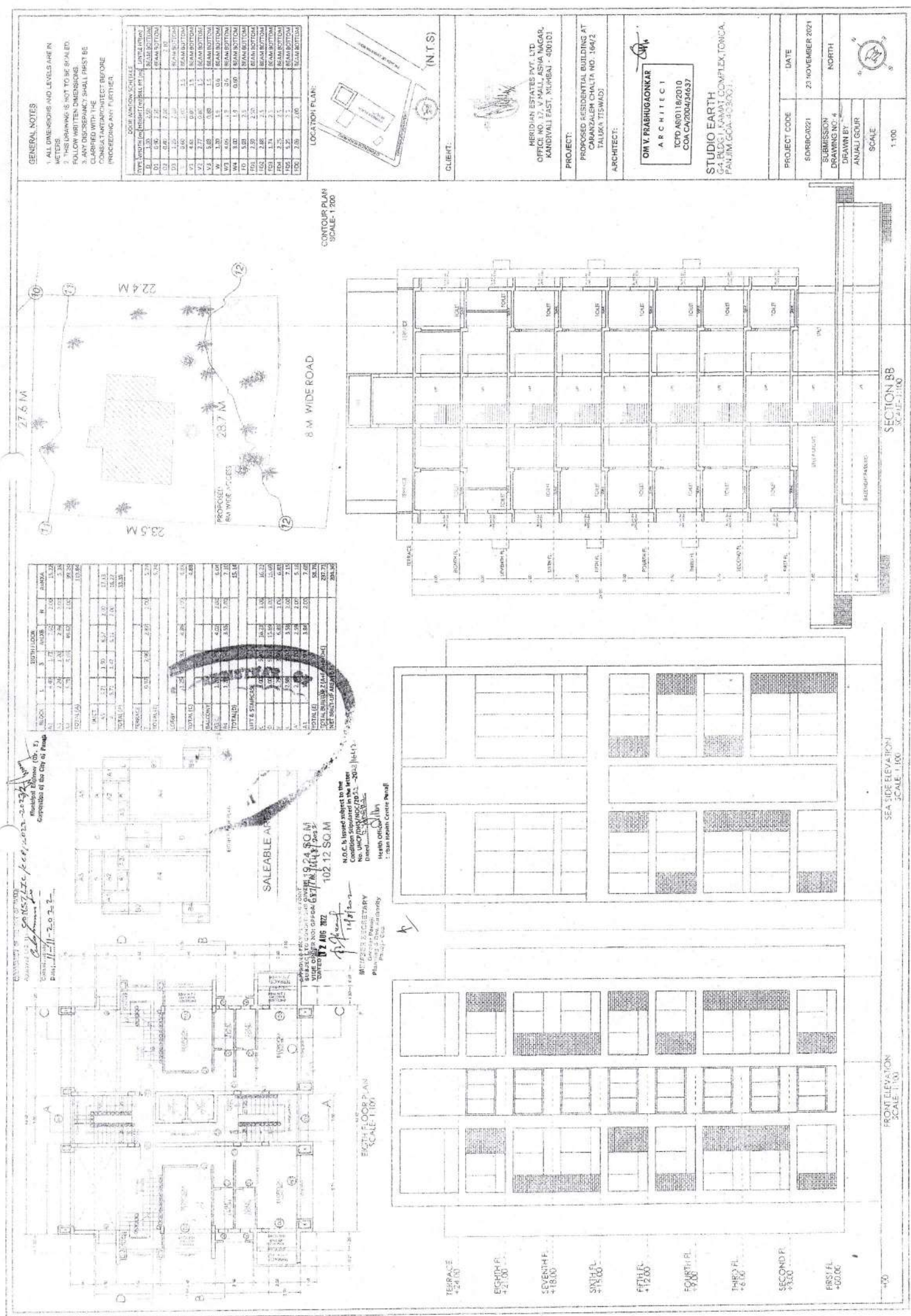
PROPOSED RESIDENTIAL BUILDING AT
CARANZALEM CHALTA NO. 164/2
TALUKA TISWADI

ARCHITECT:

OM V. PRABHUGAONKAR
ARCHITECT
TDCR/AR/01/18/2010
COA/CA/2004/34637

STUDIO EARTH
G4, BLDG 1, KAMAT COMPLEX, TONCA,
PANJIM, GOA-403001

PROJECT CODE	DATE
SORBC/0221	23 NOVEMBER 2021
SUBMISSION DRAWING NO. 3	NORTH
DRAWN BY: ANJALI GOUR	
SCALE:	
1:100	





For MERIDIAN ESTATES PVT LTD

R. Thakur
DIRECTOR

Shree Par

5

SO/RSC/0221	SUBMISSION	DRAWING NO: 5	DRAWN BY:	ANALI GOUR	SCALE	1:100
23 NOVEMBER 2021	NORTH					

	SUBMISSION DRAWING NO. 5
	DRAWN BY
	ANJALI GOUR
	SCALE
	1:100

C. Is issued subject to the
 direction signed in the letter
 of 15/10/2022. — 2022/1642
 11/11/2022
 Health Officer
 San Health Centre (Punji)

DIK-10K

**Government of Goa****Document Registration Summary 2**

Office of the Civil Registrar-cum-Sub Registrar, Tiswadi

Print Date & Time : - 21-Dec-2022 11:55:22 am

Document Serial Number :- 2022-PNJ-3335

Presented at 11:51:19 am on 21-Dec-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1348800
2	Registration Fee	1395290
3	Processing Fee	1900
Total		2745990

Stamp Duty Required :1348800/-

Stamp Duty Paid : 1348800/-

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAILEE SHAILESH THANEKAR ,Father Name:Bhargavram Naik, Age: 43, Marital Status: ,Gender:Female,Occupation: Service, Address1 - 604, Tikhazan, Mayem, Bicholim Goa 403504, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RASHMI DILIP SINGH DESAI Alias RASHMI DILIP DESAI Director Of Meridian Estates Pvt Ltd , Father Name:R D Mokashi, Age: 44, Marital Status: ,Gender:Female,Occupation: Business, H.No.1119, Vasant Nagar, Saquelim North Goa 403505, PAN No.: [REDACTED]			
2	SAILEE SHAILESH THANEKAR , Father Name:Bhargavram Naik, Age: 43, Marital Status: ,Gender:Female,Occupation: Service, 604, Tikhazan, Mayem, Bicholim Goa 403504, PAN No.: [REDACTED] , as Power Of Attorney Holder for DEEPA RAJESH TARKAR			

Witness:

I/We individually/Collectively recognize the Purchaser, Confirming Party, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Santoshi Achutanand Sawant, Age: 26, DOB: , Mobile: 9850675737 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403521, Salvador-do-mundo, Bardez, NorthGoa, Goa			
2	Name: ANANT MOHAN KUBAL, Age: 35, DOB: , Mobile: 7720857755 , Email: , Occupation: Service , Marital status : Married , Address: 403107, Candola, Ponda, SouthGoa, Goa			


Sub-Registrar
21/12/2022
REGISTRAR
GOA

Document Serial Number :- 2022-PNJ-3335



Document Serial No:-2022-PNJ-3335

Book :- 1 Document

Registration Number :- **PNJ-1-3160-2022**

Date : 21-Dec-2022

Mawant
21/12/2022

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)

MLB - REGISTRAR
MLHAS



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Tiswadi
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 21-Dec-2022 12:02:44

Date of Receipt: 21-Dec-2022

Receipt No : 2022-23/4/2425

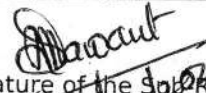
Serial No. of the Document : 2022-PNJ-3335

Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**

Received the following amounts from **SAILEE SHAILESH THANEKAR** for Registration of above Document in Book-1 for the year 2022

Registration Fee	1395290	E-Challan	• Challan Number : 202200986665 • CIN Number : CKV6753357	1395290
Processing Fee	1900	E-Challan	• Challan Number : 202200986665 • CIN Number : CKV6753357	1900
Total Paid	1397190 (Rupees Thirteen Lakhs Ninety Seven Thousands One Hundred And Ninety only)			

Probable date of issue of Registered Document: / /


Signature of the Sub-Registrar
21/12/2022

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 : *Anant Kulkarni*



Specimen Signature of the Person Authorized



Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **21-Dec-2022**

Signature of the person receiving the Document

Signature of the Sub-Registrar