

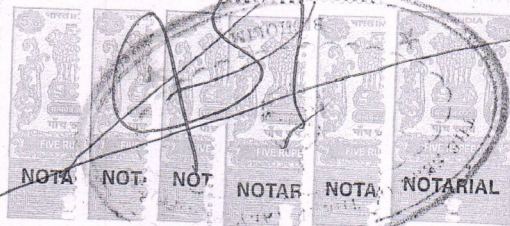
Certified to be a true Xerox Copy of Deed of Succession
 Duly drawn in this office Notary Book of Deeds
 Bearing No. 294 at pages 44 to 46 dated 31/03/1992
 Total sheets 13

Paid fees Rs. 20/- Receipt No. 977 dated 25/06/2015

Bicholim - Goa.

Dated :- 25/06/2015

Copy prepared by :- [Signature]



Deed of Succession and qualification of heirs.

On this thirty first day of March in the year One thousand Nine hundred ninety two, in this judicial division of Bicholim and in the office of the Civil Registrar cum Sub Registrar Bicholim, situated at Multi purpose building at Bicholim, before me, appeared before me, Shri Raghuvir Borkar, Civil Registrar cum Sub Registrar and Notary ex-officio of the judicial division of Bicholim, and before two suitable witnesses, who are known personally to me and who are the persons worthy of trust, and again without there is no impediment to be the witnesses to this act, there appeared (one) Shri Surendra Bapu Wode, major of age, married, proprietor, residing at Bicholim (two) Shri Raghunath Gopal Kadkade, married, major of age, businessman, residing at Bicholim and (three) Shri Gopinath Subraya Dhand, married, major of age, proprietor, residing at Bicholim (hereinafter referred to as the declarants, of the first Part; and Shri Sagar Vassudeva Shetye, married, major of age, businessman, residing at Bicholim, (hereinafter referred to as the interested party of the second Part, - at (one) Shri Amita Rajay Wasekar, alias Smita Vassudeva Shetye, married, daughter of Vassudeva Krishna Shetye Devaiker, housewife, residing at Panaji - Goa and (two) Miss Suchita alias Ganga Vassudeva Shetye, unmarried, daughter of Vassudeva Krishna Shetye Devaiker, major of age, housewife, residing at Bicholim, Reso (three) Shri Rajay Vinayak

Householder, medical practitioner, major of age, residing at Paraji,
hereinafter jointly called the Releasees' of the third part
represented by their constituted attorney Shri Prabhakar
Shankar Sinoi Awarner, married, major of age, advocate,
residing at Bickolim, by virtue of the Power of attorney
executed before the Notary Paraji Shri Shankar Sinoi
copies of which are filed in the Office of the Sub Regis-
trar, Bickolim, for the purpose of this deed. I do here-
by certify the identity of the parties hereto by the gu-
arantee of the witnesses and by my personal knowledge
and confirmed the parties are of sound mind and are not
coerced to do the present act by anybody whatsoever.
And before the said witnesses, the parties of the third
part, the Releasees through their said attorney, stated that
they hereby renounce for all legal purposes all their rights
in the inheritance of their father / father-in-law, Cassu-
deo Krishna S. Shetye who was also known as Cassudeo
Krishna Shetye, who died on eleven-twelve-one thou-
sand nine hundred ninety one, in favour of remaining co-
heirs, in terms of article 2029 of the Civil Code in force in
the State of Goa. Further the parties of the first part,
the declarants stated that on eleven-twelve-one thou-
sand nine hundred ninety one, died at Bickolim, said
Cassudeo Krishna S. Shetye, who was from Bickolim, with-
out any will or any other disposition of his estate

EX-OFFICIO

leaving behind him his widow Smt. Vidya Vassudeva Shetye
 in the regime of community of estate. And out of this wedlock the
 had two daughters being the parties of the third part namely Shri
 Hing Nousekar alias Smita Vassudeva Shetye, married to Jay Vin-
 yals Nousekar and Suchita alias Ganga Vassudeva Shetye
 both of whom have renounced their respective rights in the in-
 heritance of said deceased Krishna Shetye; and one son nam-
 ed Shri Sagar Vassudeva Shetye being the interested party above
 and therefore by virtue of the renunciation by the said daughter
 the interested party Shri Sagar Vassudeva Shetye is the so-
 le and universal heir of the late deceased Krishna Shetye and
 the widow of said deceased Krishna Shetye, namely Vidya Vas-
 sudeva Shetye is the moiety holder of the estate of said
 deceased. That the parties of the first part have full
 knowledge of the facts which inter alia are public and well
 known and that there does not exist any other person who
 according to law in some way have a better claim over the estate
 left behind by the said deceased; the parties of the first
 part do not have any interest in making the present de-
 clarations which they have made at the request of the inter-
 ested party in their good faith. The parties of the first part
 are not related to the said deceased nor to the interested
 party nor to the moiety holder. The interested party accepts
 all the declarations as correct and therefore accepted
 same for all legal purposes. The declarants present

to use the following Certificates (1) Copies of two power attorneys, (2) Death Cert. of the said deceased and (3) those birth Certificates of the said heirs, which Certificates are filed in this office to be transcribed in the copies of this deed. The deceased person left behind him immovable and movable properties, the value of which exceeds the limit fixed by law no 2049 of 5th August, 1951. So it was stated and it was recorded for the fact of which I do hereby couch. The witnesses present during this act are: (1) Shri Jivani Pandurang Kama, married, major, Jaji, Dornice, residing at Bicholim and (2) Shri Surya Rajarau Bolo, married, proprietor, major Jaji, Dornice, residing at Bicholim who sign this act along with the interested party, the declarants and the Releasees after reading the contents of this deed in a loud voice by me in presence of all. I declare that all legal formalities are observed during this act which is done without interruption from anybody whatsoever. The extract of this deed is subject to publication in the official Gazette. Material stamp of Rupees twenty eight, being Rupees twenty of two renunciation, Rupees six of two material and Rupees two of one declaration will be affixed below. Contracting made above are.

46

~~SUB-REGISTRAR~~
~~BICHOLIM~~

5012 57348

0-1

~~Shri. Sagar Vassudeo Shetye~~ Sagar Vassudeo Shetye

785 Annual

gajran pandurang kant

Surya Rajaram Bole.

22 May 1968



Rs 57.00

(Rupees Fifty Seven only) Rs. 57/-



Government of Goa
DIRECTORATE OF PLANNING, STATISTICS AND EVALUATION

FORM No. 10
(See Rule 9)

294/44 200
SUB-REGISTRAR
BICHOLIM

CERTIFICATE OF DEATH *

Issued under section 12 of the Registration
..... of Births and Deaths
issued under section 17 Act 1969.

This is to certify that the following information has been taken from the
original record of death which is in the register for of
(local area)

Taluka Bicholim of District Goa of State of Goa.

Name Vasudev Krishna S. Nationality Indian

Shetye Permanent address Bicholim Goa

Sex Male

Date of Death 11/12/91 Registration No. 76

Place of Death Mahatma Nursing Home Bicholim Date of Registration 12/12/91

Name of Father Krishna Shetye

Name of Mother

Name of Husband

Signature of issuing authority

Chief Registrar
Facsimile Signature

THE REGISTRAR

BIRTH & DEATH

BICHOLIM MUNICIPAL COUNCIL

Date 31/1/92



Note: In the case of death, no disclosure shall be made of particulars regarding the cause of death as entered in the Register. See proviso to Sub-section 17(1)

14/11/67
14/11/67

5

294/44
BICHOLIM

GOVERNMENT OF GOA
Directorate of Planning, Statistics and Evaluation
FORM No. 9
(See Rule 9)

CERTIFICATE OF BIRTH issued under section 12 of the Registration Act, 1969
issued under section 17 of Births and Deaths Act, 1969.

This is to certify that the following information has been taken from the original record of birth which is in the register for Bicholim of Goa of State of Goa.
Taluka Bicholim of District Goa (local area)

Name Ganga Shetye

Sex female

Date of Birth Second November 1967

(Sixty seven)
Registration No. 1136

Place of Birth Bicholim

Date of Registration 17/11/1967

Name of Father Vasudev Krishna Shetye

Permanent address of Father/Mother

Name of Mother Vidya Shetye

Nationality of Father

Nationality of Mother

Name of Grandfather (father's side) Krishna Raghunath Shetye

Name of Grandmother (father's side) Radhabai Shetye

Signature of issuing authority

correction: 1967 f Radhabai

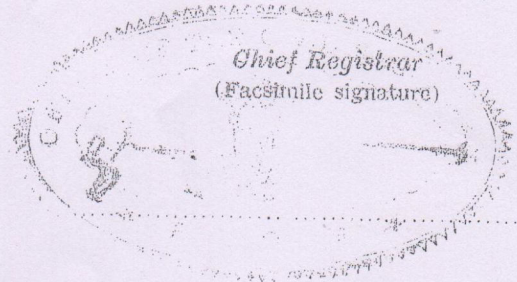
CIVIL REGISTRAR

Seal REGISTRAR

BICHOLIM

Date 23rd March 1992

Govt. Ptg. Press, Panaji-Goa. — 1549/1,00,000 — 12/91



294/44 533192
25/62
GOVERNMENT OF GOA
Directorate of Planning, Statistics and Evaluation
FORM No. 9
(See Rule 9)

SUB-REGISTRAR
BICHOLIM

CERTIFICATE OF BIRTH

issued under section 12 of the Registration
of Births and Deaths
issued under section 17 Act, 1969.

This is to certify that the following information has been taken from the original record
of birth which is in the register for Bicholim of
Taluka Bicholim of District Goa of State of Goa.
(local area)

Name Smita Shetie

(22-8-1962)

Sex Female

Date of Birth 22nd August 1962

Registration No. 1186

Place of Birth Pangim Goa

Date of Registration 29-11-1962

Name of Father U. S. Sudekhar Krishna

Permanent address of Father/Mother

Name of Mother Udida Shetie

Nationality of Father

Nationality of Mother

Name of Grandfather (father's side)

Krishna Raghunath Shetie

Name of Grandmother (father's side)

Radha Shetie

Signature of issuing Authority

CIVIL REGISTRAR

- CUM -

SUB-REGISTRAR

BICHOLIM

Date 30th March 1992

Govt. Reg. Press, Panaji-Goa. — 1519/1,00,000 — 12/91



Government of Goa
Directorate of Planning, Statistics and Evaluation

FORM No. 9
(See Rule 9)

Reg No 2079
294/94 Reg No 43/30

Sub-Registrar
Bicholim

CERTIFICATE OF BIRTH

issued under section 12 of the Registration
of Births and Deaths
issued under section 17 Act, 1969

This is to certify that the following information has been taken from the original record
of birth which is in the register for Bicholim of
Taluka Bicholim of District Goa of State of Goa.
(local area)

Name Sagar Vasudeo Shetye

Sex Male

Date of Birth 9th November 1963 (Sixty three)

Registration No. 1736

Place of Birth Polvorem Bardez

Date of Registration 6-12-1963

Name of Father Vasudeo

Permanent address of Father/Mother

Kri Shna Shetye

Name of Mother Vidya Shetye

Nationality of Father

Nationality of Mother

Name of Grandfather (father's side) Kri Shna Raghunath Shetye

Name of Grandmother (father's side) Radhabai Shetye

Signature of issuing authority

Seal

Chief Registrar
(Facsimile signature)

Date 31-8-1989



Suchita V. Shetye.

POWERS OF ATTORNEY

Suchita V. Shetye.

KNOW ALL MEN BY THESE PRESENTS, that I Miss Suchitra Vassudeva Shetye, major of age, residing at Bicholim, Goa, Indian National do hereby appoint and constitute Shri. Prabhakar ^{Shamba} ~~Shamba~~ Sinai Amonker, Advocate, residing at Bicholim Indian National, to be my true and lawful attorney for me in my name and on my behalf, to represent me in the deed of renunciation of my rights to the succession of my father Vassudeva Krishna Shetye Saveikar also known as Vassudeva R. Shetye who died on 11-12-91 at Bicholim, in terms of Section 2029 of Portuguese Civil Code.



- 2 -

I give the said Shri. Prabhakar S.S. Amonker full powers to represent me in the said deed of renunciation and/or relinquishment in favour of all the remaining heirs of the said late Shri. Vassudeva Krishna Shetye Savoikar as provided in the Portuguese Civil Code Section 2029 which is the Law in force as applicable in Goa.

I authorise my said attorney to sign any applications, forms and any other necessary papers as shall be required, and to do all other necessary acts and things, for the purpose of the said repudiation or renunciation of my rights to the inheritance of the said my father Shri. Vassudeva Krishna Shetye Savoiker.

And I hereby agree that all acts and things done by my said attorney shall be construed as acts and things done by me and I undertake to ratify and confirm whatever he shall do or cause to be done for me by virtue of this Power of Attorney.

IN WITNESS WHEREOF I the said executant have executed
this Power of Attorney at Panaji on this 29th February 1992.

The Executants

Suchita V. Shetye.

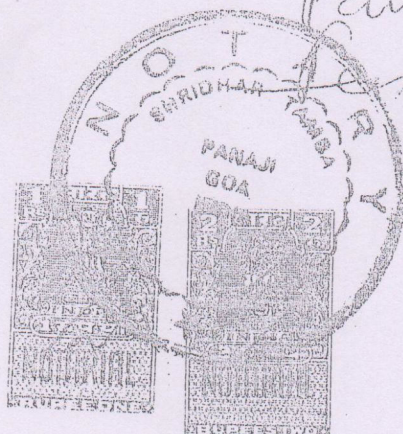
Miss Suchitra Vassudev

Shetye.

Executed before me
by the executant Shri.
Suchita Vassudev
Shetye, residing at
Bicholim, known to
me -

Panaji, 29th Feb. 1992

Rs. 500
wants



(SRIDHAR TAMMA)
NOTARY
PANAJI
GOA
INDIA

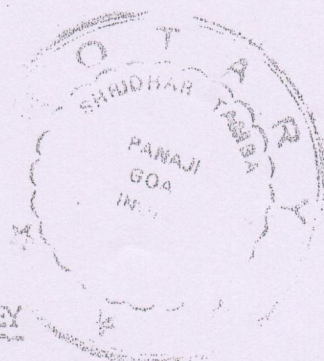
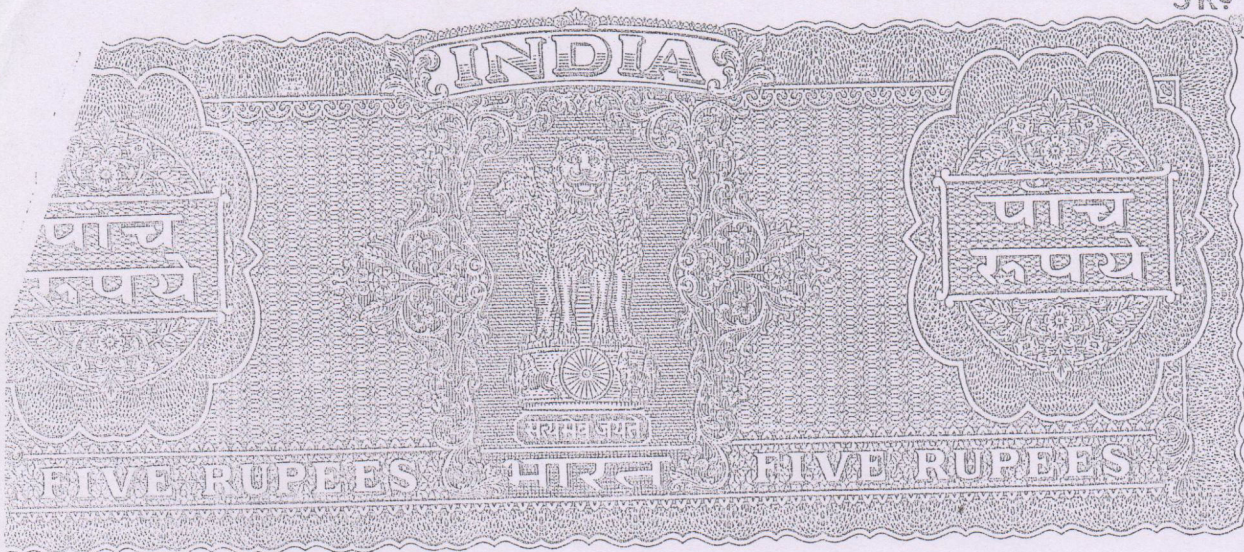
R 73575

d. from Capri

for 25/3/92

294/44

5RS

REGISTRAR
BICHOLIM

POWERS OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that We Shri. Ajay Vinayak Nevrekar and Smt. Amita Ajay Nevrekar alias Smitta Vasudev Shetye, both major of age, residing at Panaji, Goa, Indian Nationals do

hereby appoint and constitute Shri. Prabhakar Shembhu

Sinai Amonker, Advocate, residing at Bicholim,

Indian National, to be our true and lawful attorney for us in our name and on our behalf, to represent us in the deed of renunciation of our rights to the succession of our father-in-law and father Vasudeva Krishna Shetye Savaikar also known as Vassudeva K. Shetye who died on 11-12-1991 at Bicholim, in terms of Section 2029 of Portuguese Civil Code.

We give the said Shri. Prabhakar Shembhu Sinai Amonker, full powers to represent us in the said deed of renunciation



- 2 -

and/or relinquishment in favour of all the remaining heirs of the said late Shri. Vassudeva Krishna Shetye Savoikar as provided in the Portuguese Civil Code Section 2029 which is the Law in force as applicable in Goa.

We authorise our said attorney to sign any applications, forms and any other necessary papers, as shall be required, and to do all other necessary acts and things, for the purpose of the said repudiation or renunciation of our rights to the inheritance of the said Shri. Vassudeva Krishna Shetye Savoikar.

And We hereby agree that all acts and things done by any our said attorney shall be construed as acts and things done by us and we undertake to ratify and confirm whatever he shall do or cause to be done for us by virtue of this Power of Attorney.

IN WITNESS WHEREOF We the said executant have executed this Power of Attorney at Panaji on this 29 February, 1992.

The Executants

Ajay Navrekar

Shri. Ajay Vinayak Navrekar

13
SOL. REGISTRAR
BICHOLIM

- 3 -

Amita A Nevrekar

Smt. Amita Ajay Nevrekar

Executed before me by
The parties Ajay Umayak
Nevrekar and wife Smt.
Amita Ajay Nevrekar,
residing at Panaji, who
are known to me

Panaji 29th Feb. 1992

Fees paid Rs. 5-00

W and

(SUBSCRIBER'S SIGNATURE)

NOTARY

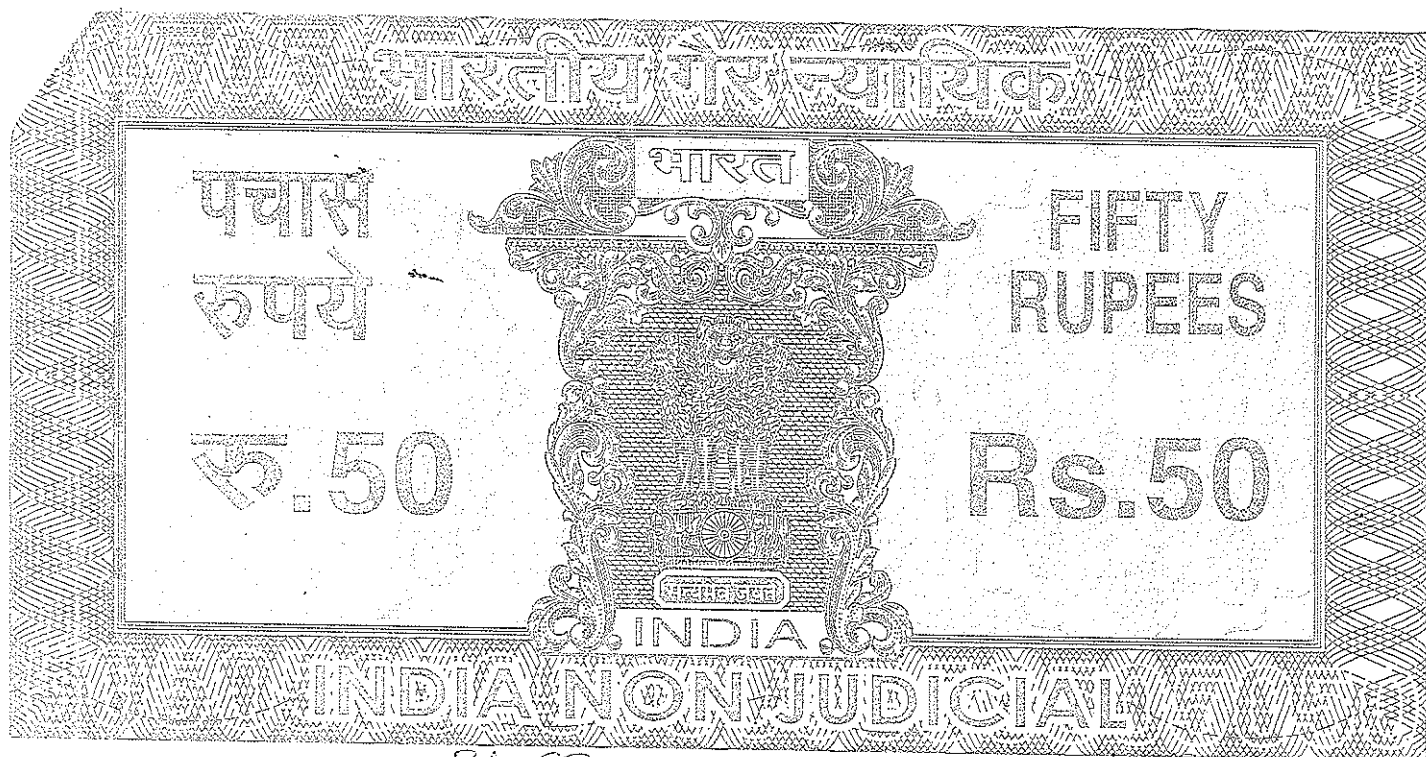
PANAJI

-GOA-

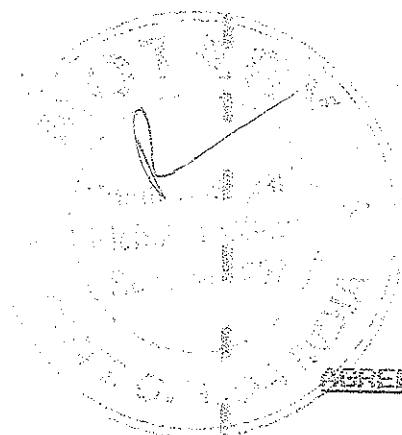
-INDIA-

Rg^v 13576





गोवा GOA



24988
Serial No. ... Place of issue ... Date of issue ... 2/2/2011
Value of Stamp Paper ... 50 ... 299313
Name of the Purchaser ... Jagan ...
Residing at ... Bicholim ... son of ...
Signature of the Vendor ... Signature of Purchaser ...
A. V. ...
LIC. No. 417/SIP VEN 08/1042 GOR 28-03-1999

AGREEMENT FOR DEVELOPMENT OF PROPERTY & CONSTRUCTION.

This Agreement for Development of Property and Construction is made at Bicholim, Goa, on this auspicious day of Magh, Sukla Saptami (Rathasaptami) Saka, 1932, i.e. on this 18th day of February, 2011;

B E T W E E N:

Cont... 2 ...

Smt. VIDHYA VASUDEV SHETYE, widow of late Shri Vasudev Krishna Shetye Sawaikar, aged 73 years, widow, Indian National, the resident of House No. 1146, near Industrial Estate, Bicholim, Goa; hereinafter referred to as "THE PARTY OF THE FIRST PART" (which expression shall unless, repugnant to the context or meaning thereof be deemed to include her heirs, executors, legal representatives, administrators and assigns) of the ONE PART;

A N D

(1) Shri SAGAR VASUDEV SHETYE, son of late Shri Vasudev K. Shetye, aged 46 years, married, Indian National, business, the Proprietor of M/s. Vasudev Enterprises, having office at F-10 & F-11, First Floor, Vasudev Arcade, Opp. Municipal Ground, Bicholim, Goa;

(2) Mrs. SHEELA SAGAR SHETYE, wife of Mr. Sagar Vasudev Shetye, daughter of late Shri Prabhakar Sardesai, aged 48 years, married, housewife, Indian National; both residents of House No. 1146, near Industrial Estate, Bicholim, Goa; hereinafter called "THE PARTY OF THE SECOND PART" (which expression shall unless, repugnant to the context or meaning thereof be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the SECOND PART.

WHEREAS there exists a property known as "FONDS POIGUM", situated at Bicholim, within the limits of Bicholim Municipal Council, Taluka & Registration Sub-District of Bicholim, North Goa

Cont... 3 ...

... of the, presumably surveyed under Survey No. 17/23 of Bikaner, were particularly described in the Schedule-I written herein below and for the sake of brevity, the same is hereinafter referred to as "THE SAID PROPERTY".

AND WHEREAS in the said property there exists a plot bearing House No. 7/1962 allotted by Bikaner Municipal Council for the purpose of payment of house tax and presently, the same is in dilapidated condition.

WHEREAS the Party of the First Part and the Party of the Second Part are the absolute owners of the said property in equal share i.e. to say, the half undivided part of the said property is owned by the Party of the First Part and the remaining half undivided part of the said property is owned by the Party of the Second Part.

AND WHEREAS the present market value of the said undivided property bearing Survey No. 17/23 of Bikaner, described in the Schedule-I written herein below, is Rs.49,50,000/- (Rupees Forty nine lakhs fifty thousand only).

WHEREAS the Party of the Second Part intended to take up the housing project in the said property by developing the same and as such the Party of the Second Part placed the said proposal before the Party of the First Part.

Contd... 4 ...

AND HEREAS upon discussion held between the
parties herein, the Party of the First Part has agreed
to allow the Party of the Second Part to develop and
construct a housing project in the half part of the
said property, measuring an area of about 1000 sq.
meters, more particularly described in Schedule-II
written herein below and shown as Plot 'A' in the plan
annexed hereto, (for the sake of brevity in herein
after referred to as "THE SAID PLOT"); on the terms and
conditions more particularly set out herein under.

NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT
OF PROPERTY & CONSTRUCTION WITNESSETH AS UNDER:

1. That presently, the Party of the Second Part
shall develop the said plot 'A' described in Schedule-
II written herein below and construct a residential
project therein at his own costs and labour and in
respect of the same, the Party of the Second Part shall
pay to the Party of the First Part the consideration of
Rs. 10,00,000/- (Rupees Ten lakhs thirty seven
thousand five hundred only) by cash or in kind.

2. That the Party of the First Part has handed
over the possession of said Plot 'A', described in
Schedule-II written herein below and shown in red
dotted boundary lining in the plan annexed hereto, to
the Party of the Second Part on this day of execution
of the present agreement for development and the Party
of the Second Part is free and open to take up the

Contd... 2 ...

developmental and construction work in the said Plot
"N" in a manner as desired by the Party of the Second
Part.

3. That as far as the remaining part of the said
property were particularly shown as Plot "S" in the
said map, inasmuch as the Party of the
First Part shall hand over the possession of the same
for development in favour of the Party of the Second
Part at later stage to be decided mutually between the
parties hereto, on obtaining the necessary
approval/licences from the concerned authority by
executing a separate agreement with fresh terms and
conditions.

4. That the Party of the First Part shall execute
the irrevocable power of attorney in favour of the
Author No. 1 of the Party of the Second Part thereby
authorising the Party of the Second Part to do all the
things, deeds and acts, which are necessary for the
developmental and construction works in the said plot
and also to sell the premises with corresponding
proportionate share in the land thereto in favour of
the prospective purchasers.

5. That the Party of the Second Part shall be
exclusively entitled to sell and receive the sale
consideration of the premises to be constructed in the
said plot and the land attached thereto, and the Party
of the First Part shall not lay any claim of any sort
over the said sale consideration.

Cont... & ...

That all the cost pertaining to the development of the said plot and construction of the said housing project shall be exclusively borne by the Party of the Second Part.

That the Party of the Second Part shall carry out the said developmental and construction work upon obtaining the necessary licences/permissions from the concerned authority at their own costs.

That the Party of the First Part shall co-operate the Party of the Second Part at all times in respect of carrying out the necessary formalities for the developmental and construction activities in the said plot and further the Party of the First Part shall bestow the additional powers, if required, in favour of Party of the Second Part by executing the additional power of attorney so as to carry out the concerned formalities from the concerned Government Department and/or any other authorities, which may be necessary in respect of development, construction and sale of the premises constructed in the said plot.

That the specific performance of contract shall be an essence of this agreement.

SCHEDULE-1

(Description of the Entire Property)

All that Property known as "POMIS POIGUIN", measuring 3300 square metres, together with the old premises bearing House No. 7/1400 existing therein which is in dilapidated condition, situated at

Dist... 7 ...

... Within the limits of Nicholia Municipal
Council, Valde O Registration Sub-District of
Nicholia, North Sea District, State of Son, presently
surveyed under Survey No. 17/23 of Nicholia. The said
property is described in the Land Registration
Office under No. 11333 of Book No. B-32 and enrolled in
the Valde Revenue Office under Matric No. 433 and the
said property bounded as under:

On or towards the East : by the properties of Vazuma
Raulo Nique and Satarona
Sachaniva Suria Rau Denny;

On or towards the West : by the public road leading
from Nicholia to Filigao;

On or towards the North by the water drain and;

On or towards the South by the property of Satarona
Sachaniva Suria Rau Denny.

SCHEDULE-II

(Description of the Plot to be developed)

All THAT Plot designated as Plot "A",
comprising an area of about 1600 sq. str., of the
Property known as "POMES PICHUIN", bearing Survey No.
11/23 of Nicholia, described in Schedule-I written
herein above and the said plot "A" is bounded as under:

On or towards the East : by the properties of Vazuma
Raulo Nique and Satarona
Sachaniva Suria Rau Denny;

On or towards the West : by the remaining half part of

Cont... 3 ...

the said property denominated
as Plot 'B';

On or towards the North: by the water drain and;

On or towards the South: by the property of Sakarasa
Sobesiva Surta Das Bessay;

and the said plot is more particularly shown
in red colour lining in the plan annexed hereto.

IN WITNESS WHEREOF the parties hereto have
set and subscribed their respective hands on the day,
month and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED
BY WITHINNAMED Set. VIDHYA
VASUDEV SHETYE, the Party of
the First Part.

Vidya V. Shetye

SIGNED, SEALED AND DELIVERED
BY WITHINNAMED the Party of
the Second Part.
1. Shri SAGAR VASUDEV SHETYE;

Sagar Vasudev Shetye



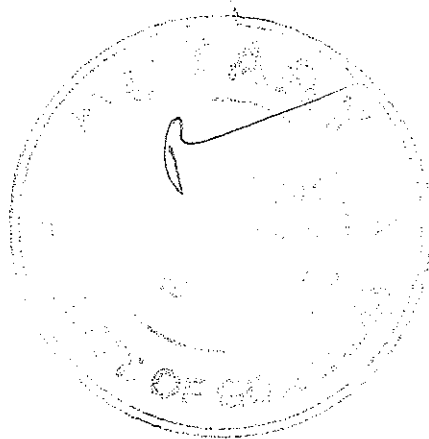
2. Mrs. SHEELA SADAR SHETYE:

Shetye

IN THE PRESENCE OF WITNESSES:

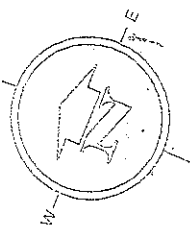
1. Shetty (Sanjay B. Madkarui)

2. _____

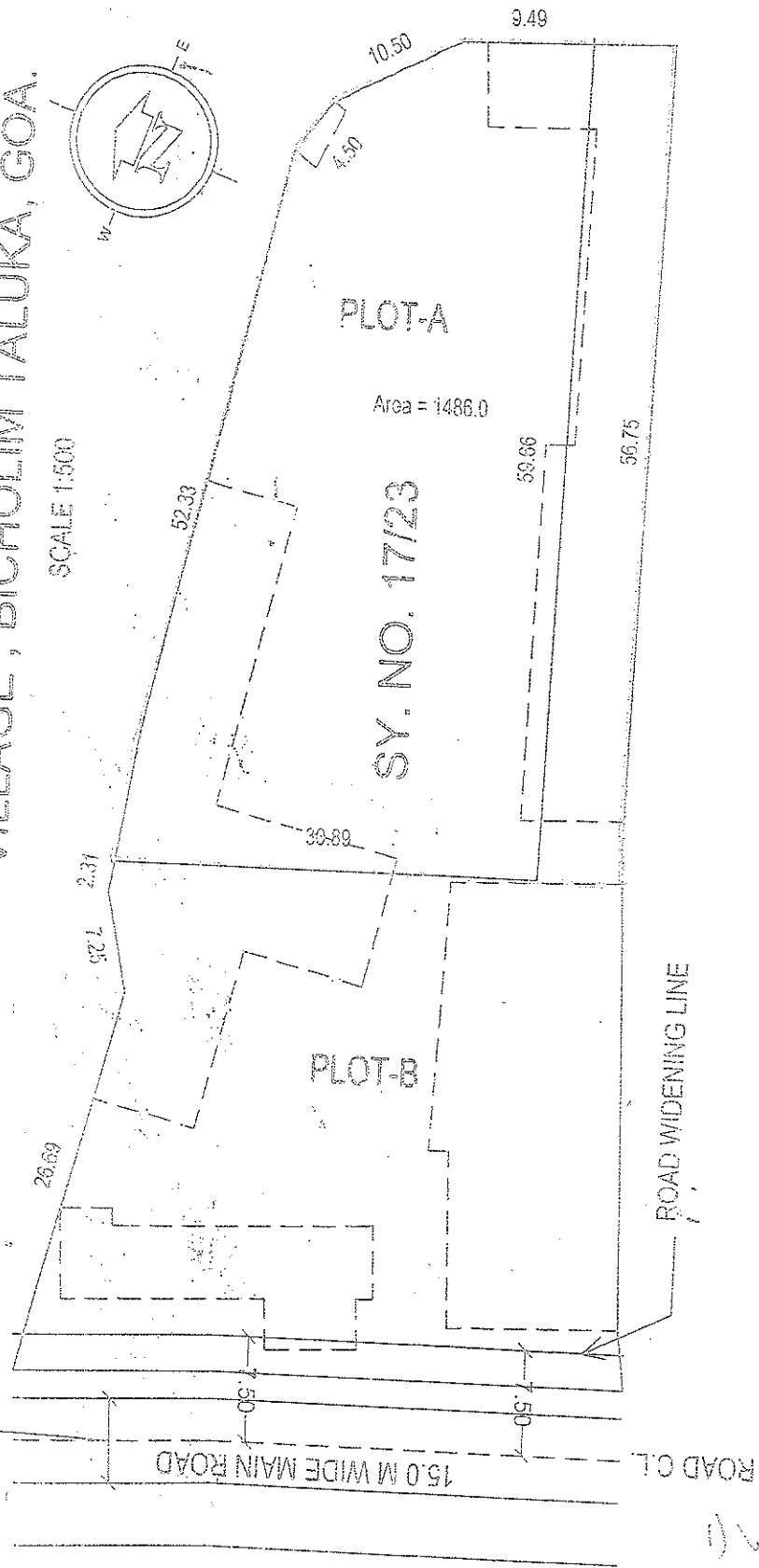


SITE PLAN SHOWING LAND BEARING
SURVEY NO. 17/ 23 OF BICHOLIM
VILLAGE, BICHOLIM TALUKA, GOA.

SCALE 1:500



6.0M EXISTING
ASPHALTED ROAD



- 1) Village Shetga
- 2)
- 3) Shetga

EXECUTED BEFORE ME

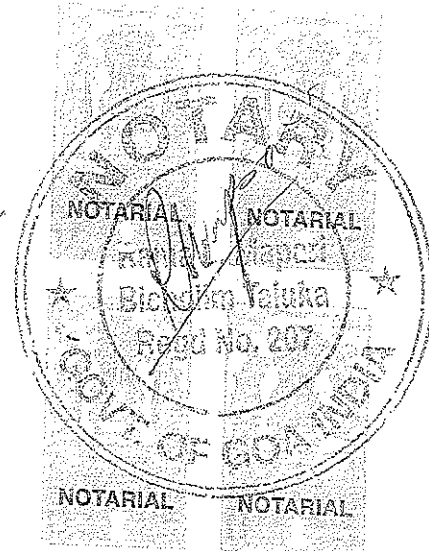
I do hereby attest the signatures of Smt Vidhya Vasudev Shetye, widow of late Vasudev Krishna Shetye Sawaikar, age 73 years, widow, Indian National, . . . and Shri Sagar Vasudev Shetye, son of late Vasudev Krishna Shetye Sawaikar, aged 46 years, married Indian National and his wife Mrs Sheela Sagar Shetye, daughter of late Prabhakar Sardesai, aged 40 years, married, housewife, Indian National all residents of h. no 1146, near Industrial Estate, Bicholim Goa whom I know in person on this 10th day of February 2011

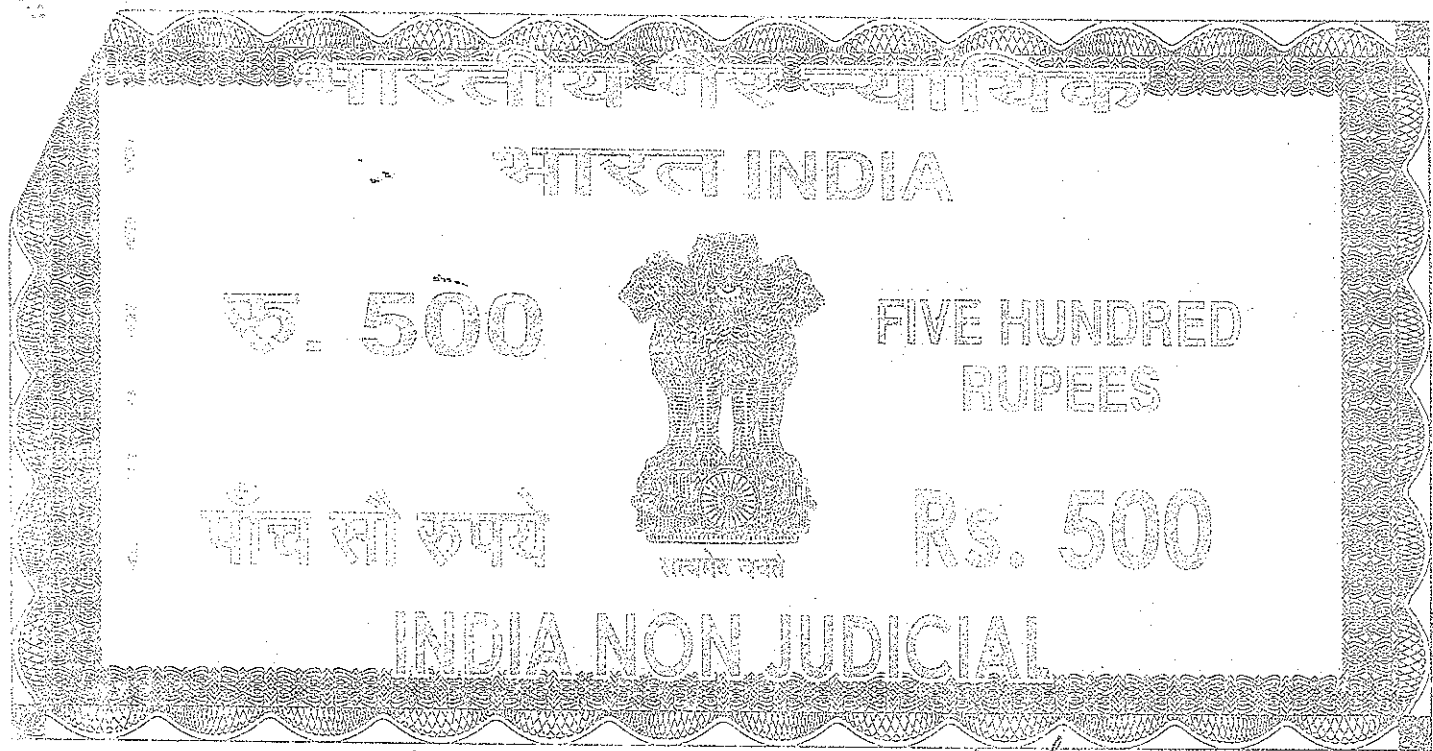
Notarial stamp Rs 20/-

Registration number : 155/2011

R. L. Mapari
10/2/11

SHRI. R. L. MAPARI
ADVOCATE & NOTARY
BICHOLIM - GOA.





गोवा GOA

Sr No. 929 Place of issue Bicholim Date of issue 11/05/17

240216

Value of Stamp Paper Rs. 500

Name of the Purchaser Vidya Satardekar

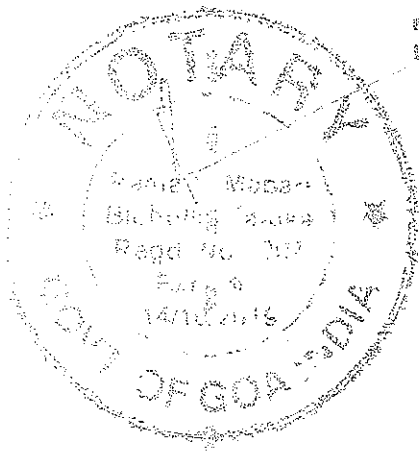
Name of the Vendor Mr. V. Satardekar

Signature of Vendor [Signature]

Signature of Purchaser [Signature]

Mr. V. Satardekar

Lic. No. AC/STP/VEN/03/1442 dtd. 23/02/1997



AGREEMENT FOR DEVELOPMENT OF PROPERTY & CONSTRUCTION.

This Agreement for Development of Property and Construction is made at Bicholim, Goa, on this 11th day of May, 2017,

BETWEEN:

[Signature] [Signature] [Signature]

Smt. VIDHYA VASUDEV SHETYE, widow of late Shri Vasudev Krishna Shetye Sawaikar, aged 77 years, widow, Indian National, the resident of House No. 1146, near Industrial Estate, Bicholim, Goa; hereinafter referred to as "THE PARTY OF THE FIRST PART" (which expression shall unless, repugnant to the context or meaning thereof be deemed to include her heirs, executors, legal representatives, administrators and assigns) of the ONE PART;

A N D

(1) Shri SAGAR VASUDEV SHETYE, son of late Shri Vasudev K. Shetye, aged 46 years, married, Indian National, business, the Proprietor of M/s. Vassudeva Enterprises, having office at F-10 & F-11, First Floor, Vassudev Arcade, Opp. Municipal Ground, Bicholim, Goa; (2) Mrs. SHEELA SAGAR SHETYE, wife of Mr. Sagar Vasudev Shetye, daughter of late Shri Prabhakar Sardesai, aged 40 years, married, housewife, Indian National; both residents of House No. 1146, near Industrial Estate, Bicholim, Goa; hereinafter called "THE PARTY OF THE SECOND PART" (which expression shall unless, repugnant to the context or meaning thereof be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the SECOND PART.



WHEREAS there exists a property known as "PONOS POIQUIN", situated at Bicholim, within the limits of Bicholim Municipal Council, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, presently surveyed under Survey No. 17/23 of Bicholim, more particularly described in the Schedule-I written herein below and for the sake of brevity, the same is hereinafter referred to as "THE SAID PROPERTY".

AND WHEREAS in the said property there existed an old premises bearing House No. 7/1482 allotted by Bicholim Municipal Council for the purpose of assessment of house tax.

AND WHEREAS the Party of the First Part and the Party of the Second Part are the absolute owners of the said property in equal share i.e. to say,

Vedya P. Shetye

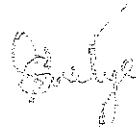
the half undivided part of the said property is owned by the Party of the First Part and the remaining half undivided part of the said property is owned by the Party of the Second Part.

AND WHEREAS in the year, 2011, the Party of the First Part agreed to allow the Parties of the Second Part to develop the said property by taking construction activities therein and accordingly by virtue of an Agreement for Development of Property & Construction dated 10th day of February, 2011, executed before the Notary Public Shri Rama L. Mapari, Bicholim under reg. No. 155/2011 dated 10.2.2011, the Party of the First Part had allowed the Parties of the Second Part to develop the half part of the said property denominated as Plot "A" admeasuring an area of 1650 sq. mtrs. of said property and to construct a residential building thereon, for a consideration of Rs. 12,37,500/- (Rupees Twelve lakhs thirty seven thousand five hundred only) and by virtue of said Agreement, the Party of the First Part had further agreed to allow the Parties of the Second Part to develop the remaining part of the said property denominated as Plot 'B' admeasuring an area of 1650 sq. mtrs. at later stage for a consideration of Rs. 12,37,500/- (Rupees Twelve lakhs thirty seven thousand five hundred only). However, the possession of the said entire property was handed over to the Party of the Second Part on 10th day of February, 2011.

AND WHEREAS the Parties of the Second Part have already developed and constructed a residential building in said Plot 'A' upon the payment of the consideration of Rs. 12,37,500/- (Rupees Twelve lakhs thirty seven thousand five hundred only) as agreed upon by virtue of said Agreement for Development of Property & Construction dated 10th day of February, 2011 and now the Parties of the Second Part have requested the Party of the First Part to allow the Party of the Second Part to develop and take up construction activities therein and the Party of the First Part agreed for the same.

AND WHEREAS as agreed upon, the Parties of the Second Part have already paid the consideration of Rs. 12,37,500/- (Rupees Twelve lakhs thirty seven thousand five hundred only) to the Party of the First Part in respect of the

Vidya = V-Sastry



remaining part of the said property denominated as Plot 'B' admeasuring an area of 1650 sq. mtrs. and the Party of the First Part has allowed the Party of the Second Part to develop and construct the commercial/residential project in the remaining part of the said property denominated as Plot 'B' admeasuring an area of 1650 sq. mtrs., more particularly described in Schedule-II written herein below and shown as Plot 'B' in the plan annexed hereto (for the sake of brevity is herein after referred to as "THE SAID PLOT") on the terms and condition more particularly set out herein under.

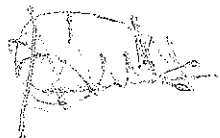
NOW . THEREFORE THIS AGREEMENT FOR
DEVELOPMENT OF PROPERTY & CONSTRUCTION WITNESSETH
AS UNDER:

1. That the Party of the Second Part shall develop the said plot 'B' admeasuring an area of 1650 sq. mtrs. described in Schedule-II written herein below and construct a commercial/residential project therein at his own costs and labour, for a total Rs.12,37,500/- (Rupees Twelve lakhs thirty seven thousand five hundred only) which is already paid by the Parties of the Second Part to the Party of the First Part by way of allotment of a Flat bearing Flat No. B-201, having super built-up area of 96.28 sq. mtrs., on the 2nd Floor of the building known as 'VASSUDEVA CITADEL - Block "B"' to be constructed in the said Plot 'B' of said property bearing Survey No. 17/23 of Bicholim.

2. That the Party of the First Part has allowed the Party of the Second Part to take up the construction of building project in the said Plot 'B', described in Schedule-II written herein below and shown in red colour boundary lining in the plan annexed hereto, on this day of execution of the present agreement for development and the Party of the Second Part is free and open to take up the developmental and construction work in the said Plot 'B' in a manner as desired by the Party of the Second Part.

3. That the Party of the First Part shall allow Member No. 1 of the Party of the Second Part to use the power of attorney executed by the Party of the First Part in

Vinay A. S. Shetty





favour of the Member No. 1 of the Party of the Second Part to do all the things, deeds and acts, which are necessary for the developmental and construction works in the said plot and also to sell the premises with corresponding proportionate share in the land thereto in favour of the prospective purchasers.

4. That the Party of the Second Part shall be exclusively entitled to sell and receive the sale consideration of the premises to be constructed in the said plot and the land attached thereto, and the Party of the First Part shall not lay any claim of any sort over the said sale consideration.

5. That all the cost pertaining to the development of the said plot and construction of the said housing project shall be exclusively borne by the Party of the Second Part.

6. That the Party of the Second Part shall carry out the said developmental and construction work upon obtaining the necessary licences/permissions from concerned authority at their own costs.

7. That the Party of the First Part shall co-operate the Party of the Second Part at all times in respect of carrying out the necessary formalities for the developmental and construction activities in the said plot and further the Party of the First Part shall bestow the additional powers, if required, in favour of Party of the Second Part by executing the additional power of attorney so as to carry out the concerned formalities from the concerned Government Department and/or any other authorities, which may be necessary in respect of development, construction and sale of the premises constructed in the said plot.

8. That the specific performance of contract shall be an essence of this agreement.

Vijayoo Sukta



SCHEDULE-I

(Description of the Entire Property)

ALL THAT Property known as "PONOS POIQUIN", admeasuring 3300 square metres, together with the old premises bearing House No. 7/1482 existing therein which is in dilapidated condition, situated at Bicholim, within the limits of Bicholim Municipal Council, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, presently surveyed under Survey No. 17/23 of Bicholim. The said entire property is described in the Land Registration Office under No. 12380 of Book No. B-32 and enrolled in the Taluka Revenue Office under Matriz No. 430 and the said property bounded as under:

On or towards the East : by the properties of Vamona Roulu Naique and Sakarama Sadassiva Suria Rau Dessay;

On or towards the West : by the public road leading from Bicholim to Piligao;

On or towards the North : by the water drain and;

On or towards the South : by the property of Sakarama Sadassiva Suria Rau Dessay.



SCHEDULE-II

(Description of the Plot to be developed)

ALL THAT Plot denominated as Plot "B", admeasuring an area of about 1650 sq. mtrs., of the Property known as "PONOS POIQUIN", bearing Survey No. 17/23 of Bicholim, described in Schedule-I written herein above and the said plot "A" is bounded as under:

On or towards the East : by the remaining half part of the said property denominated as Plot 'A';

On or towards the West : by the public road leading from Bicholim to Piligao;

On or towards the North: by the water drain and;

V. V. V. V.

[Signature]

[Signature]

On or towards the South: by the property of Sakarama Sadassiva Suria Rau
Dessay;

and the said plot is more particularly shown in red colour lining in the
plan annexed hereto.

IN WITNESS WHEREOF the parties hereto have set and subscribed their
respective hands on the day, month and the year first hereinabove written.



SIGNED AND DELIVERED BY }
WITHIN NAMED Smt. VIDHYA }
VASUDEV SHETYE, the Party }
of the First Part. }

Vidya V. Shetye

SIGNED AND DELIVERED BY }
WITHIN NAMED the Party of }
the Second Part. }

1. Shri SAGAR VASUDEV SHETYE: _____

Sagar Vasudev Shetye

Vidya V. Shetye

Sagar Vasudev Shetye

Sagar Vasudev Shetye

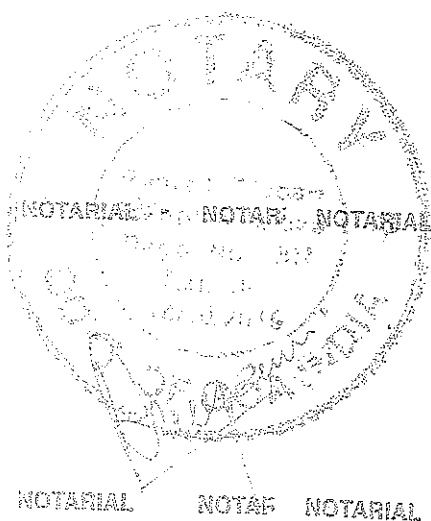
2. Mrs. SHEELA SAGAR SHETYE:

Sheetye

IN THE PRESENCE OF WITNESSES:

1. Ms. G. G. (VANDANA K. TAMBOTKAR)

2. _____



EXECUTED BEFORE ME

I do hereby attest the above signature of
Shri. / Smt. Vidya V. Shetye & Smt. Sheela Sagar V. Shetye & Smt. S. S. Shetye & Smt. G. G. (Vandana K. Tambotkar) Goa.
before me in presence of me by _____

when I personally knew
affirmed to be Notary of Bicholim - Goa.
on this 11th day of May 2017
Notarial Stamp No. 30 p.m. Reg. No. 522/17

R. L. Maphari
SHRI. R. L. MAPHARI
ADVOCATE & NOTARY
BICHOLIM - GOA.

Vidya V. Shetye

Sheetye

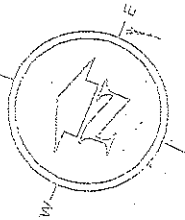
Sheetye

00000000

PLAN SLOWING AND BEHAVIOR

SURVEY NO. 1723 OF BICHOLIM
VILLAGE, BICHOLIM TALUKA, GOA.

44-38861-105



POFA

Area = 1486.0

2021-02-20

Plot 5

ROAD WIDENING LINE

ROAD C.T. --- --- --- 15.0 M WIDE MAIN ROAD

SHRINATH K. MAFARI
ADVOCATE & NOTARY
BICHOLIM - GOA.

Vidya V 2430

2

2

Shelly