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MAY 27 2014

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ORIGINAL

FORM "T"

Receipt No. 22/30

Serial No. 28/14

of documents application

Date of 3-6-2014

Nature of document—Agreement to sell

By whom presented—Mrs. Kantam Sridhar

Received fees as follows—

Registration fee ...	...	...	Rs.	P.
Copy fee (folios (sides))	50	29	61539	00
Copy fee for endorsements	62	...	500	00
Postage	...	...	...	...
Copies or memoranda (sections 64 to 67)	...	...	...	...
Searches or inspection	...	...	...	...
Fines	...	...	...	...
Section 25	...	...	...	...
Section 34	...	...	...	...
Certified copies (section 57) folios	...	...	...	...
Other fees and payments	...	...	...	...
Item (opposite) No.	...	...	...	...
Total	...	...	3902039	00

The documents will be ready on 14.5.2014 and will be sent by registered post to Sub-Registrar

Please send the documents by registered post to the person named below:

Presenter: *[Signature]* (PTO)

TRUE COPY

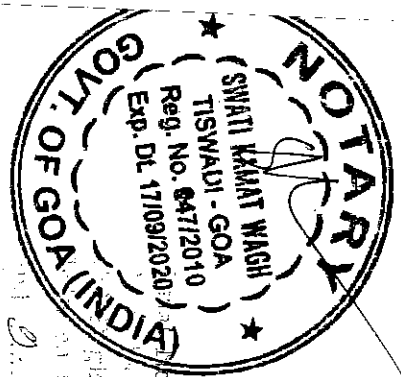
REGISTRATION
COMMISSIONER,
STATE REGISTRATION
DEPARTMENT,
GOA, PANAJI

REGISTRATION NO. 28/14

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to Mr. ...
Miroc Good Earth Developers
Bank Ltd.

[Signature]



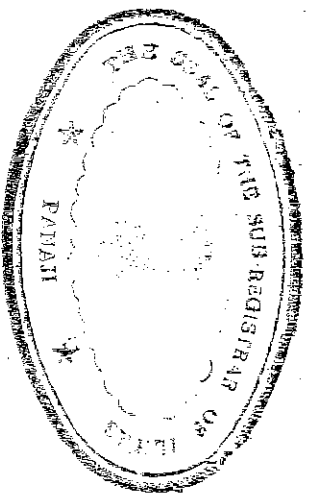
at the Office of the
Registrar of I/Hs.
on the house of Reg. No. 28/14

* *[Signature]*
Pranila Teate
Sub.

HUB-REGISTRAR
DHAS

[Signature]
Pranila Teate
Sub.

HUB-REGISTRAR
DHAS



Received fees for Rs. ...
396/539
500
396/539
Total Rs

AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** is made at Panaji, Goa, this
27th day of May of the year 2014.

L. A. Kang

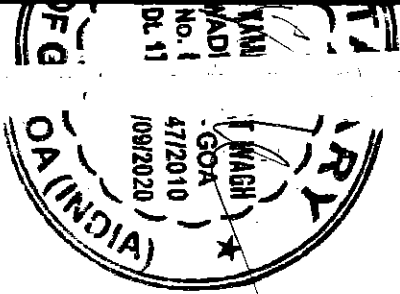
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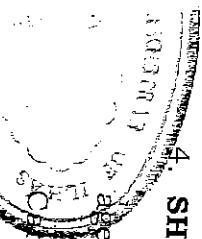
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BETWEEN

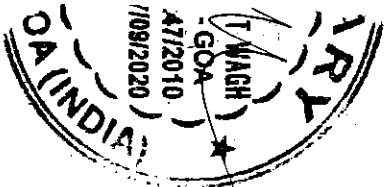
1. **SMT. LAXMIBAY GOVIND KENI** alias **SMT. MADURI VAMONA SINAI NARCORNIM**, wife of late Govind Narayan Keni, aged 73 years, Indian National, married, occupation housewife, residing at H. no. 599, Forgottem, Goa Velha,
2. **SHRI. NARAYAN GOVIND KENY**, son of late Govind Narayan Keni, aged 49 years, married, Indian National, businessman, having Pan Card no. CQHPPK6484M and his wife,
3. **SMT. NUTAN NARAYAN KENY**, wife of Shri. Narayan G. Keny, aged 46 years, housewife, having Pan Card no. BKWPPK9960N, both residing at Forgottem, Goa-Velha, Ilhas, Goa.



4. **SHRI. GAJANAN GOVIND KENY**, son of late Govind Narayan Keni, aged 46 years, married, Indian National, businessman, having Pan Card no. ADQPK0064K, and his wife;
5. **SMT. USHA GAJANAN KENY**, wife of Shri. Gajanan Govind Keny, aged 39 years, housewife, Indian National, holding Pan Card no. AKRPPK6471G, both residing at Forgottem, Goa-Velha, Ilhas, Goa, hereinafter referred to as **"THE OWNERS"** (which expression shall, wherever the context requires and unless repugnant to the meaning, be deemed to mean and include their heirs, executors, administrators, assigns and legal representatives), **OF THE ONE PART;**

A N D

MILROC GOOD EARTH DEVELOPERS, a partnership firm duly constituted under the Partnership Act, 1932, bearing PAN Card no. AAYVFM4095P, having its office at 501, Fifth floor, Milroc Lar Menezes,



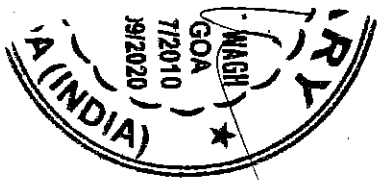
Swarni Vivekanand Road, Panaji, Goa, herein represented by its Partners

(1) **Mr. KANTIPUDI KULASEKHAR**, son of Mr. K. Chandramohan, aged 46 years, Indian National, married, businessman, residing at "Kasturi", Plot No. E-11, La Citadel Colony, Dona Paula, Goa, (2) **Mr. ALLAPARTHI DURGAPRASAD**, son of Late Allaparthi Gopalkrishnamurthy, aged 52 years, Indian National, married, Businessman, residing at "Vaishnavi Nilayam", Nagalli Hills Colony, Dona Paula, Goa, hereinafter referred to as "**THE DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its Partners) **OF THE OTHER PART;**

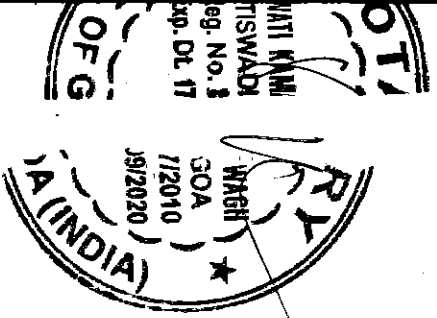
WHEREAS:-

- The party of the first part are the owners of the property known as Sulebhat at Pilar, Goa Velha described in the Land Registration office under no. 1565 of Book B-IV new and having Matriz no. 790,791 & 792 at present surveyed under no.33/1, admeasuring 66, 925 square metres hereinafter called "**THE SAID PROPERTY**" and more particularly described in the Schedule hereinafter written and for greater clarity marked in the plan hereto annexed.
2. The property originally belonged to late Govinda Narana Quenim and his wife Looximibai Quenim.
 3. Orphanological Inventory proceedings were held in the Civil Court of Ilhas in 1925 in respect of the estate of the said late Govinda Narana Quenim who had expired. In the course of the Inventory Narana Quenim son of the deceased also expired and fresh declaration were taken in 1943 & 1944.

L. G. K. K. K.



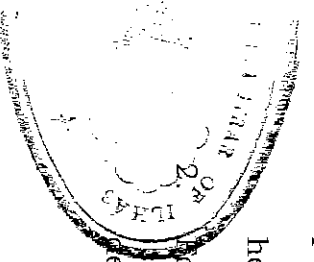
4. In the partition affected the property mentioned in the schedule, is described as item no.4 and was allotted to Savitri Quenim the widow of Narayan Quenim.
5. The property surveyed under no:33/1 admeasuring 66,925 square metres is the second division of the full property described under item no.4 of the inventory.
6. Savitri Quenim expired on 25/9/1998.
7. By Deed of Succession drawn before the Sub-Registrar, on 31/12/2009 Canacona at folio 43 to 45 on notarial book of Deeds of 27 the late Govind Narayan Keni was declared sole and universal heir of late Savitri Quenim.
8. In view of the above the late Govind Narayan Keni and his wife were the sole and absolute owners of the said property.
9. The parties of the first part are the legal heirs of late Govind Narayan Keny and accordingly are the sole and absolute owners of the said property.
10. The Owners have agreed to sell to the Developers and the Developers have agreed to purchase from the Owners the said property admeasuring 66,925 square metres for the purpose of development of the same for the consideration and on the terms hereinafter contained.
 - i) Phase I admeasuring about 5,793.46 square metres.
 - ii) Phase II admeasuring about 35,378.54 square metres.
 - iii) Phase III admeasuring about 25,753.00 square metres.
11. For the purposes of this agreement, the said property shall be deemed to consist of 3 parts as per the plan hereto annexed:-



12. Conversion of use of land has been obtained in respect of an area of 41,172.00 square metres, comprised in Phase I & Phase II vide Sanad no. RB/CNV/TIS/COLL/29/2011 dated 22/02/2013 issued by Deputy Collector and SDO at Panaji, Goa.

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. The Owners have agreed to sell to the Developers and the Developers have agreed to purchase from the Owners the said property admeasuring 66,925 square metres, surveyed under no.33/1, known as Sulabhat at Pilar, Goa Velha for better particulars described in the schedule and shown in the plan hereto annexed.

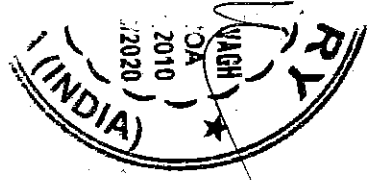


for the purposes of this agreement, the said property shall be deemed to consist of 3 parts as per the plan hereto annexed:-

- i) Phase I admeasuring about 5,793.46 square metres.
 - ii) Phase II admeasuring about 35,378.54 square metres.
 - iii) Phase III admeasuring about 25,753.00 square metres.
3. Conversion of use of land has been obtained in respect of an area of 41,172.00 square metres, comprised in Phase I & Phase II vide Sanad no. RB/CNV/TIS/COLL/29/2011 dated 22/02/2013 issued by Deputy Collector and SDO at Panaji, Goa.
4. Total consideration for the said sale shall be **Rs.8,59,69,100/-** (Rupees Eight Crores Fifty Nine Lakhs Sixty Nine Thousand One Hundred only) which shall be paid in the manner given below:-

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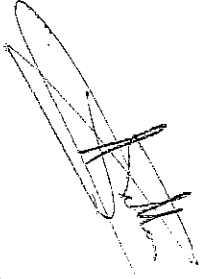


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ST/1
IN NAW
SWADH
No. 9
DL 172
OFG

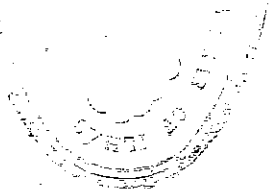
- i) The Developers at their own cost and expenses shall construct for the Owners, and deliver to them free and vacant possession of a total built up area of about 3,415.12 (three thousand four hundred fifteen point twelve) square metres in Phase I.
- ii) The said Built up area in Phase I being provided to the Owners is mutually agreed to be worth and valued of **Rs.9,90,38,480/-** (Rupees Nine Crores Ninety Lakhs Thirty Eight thousand Four Hundred and eighty only).
- iii) The Owners shall pay to the Developers an amount of Rs.1,30,69,380/- (Rupees One Crore Thirty Lakhs Sixty Nine Thousand Three Hundred and eighty only) within nine (9) months from the date of this agreement, being the difference between the value of the built up area in kind and the total cost of land.
- iv) The Owners shall pay to the Developers an amount of Rs. 1,51,07,400/- (Rupees One Crore Fifty One Lakhs Seven Thousand and Four Hundred only) within nine (9) months from the date of this agreement, being the advance paid to the Owners by the Developers.
- v) The Phase I of the project shall be located as shown in the plan hereto annexed. It shall consist of four (4) buildings:-





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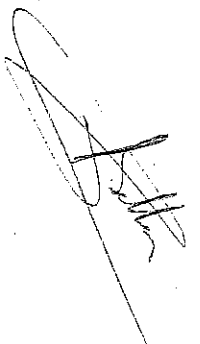


- 1) Two (2) buildings of 2 BHK flats namely 8 flats + 8 shops in each building i.e. a total of 16 flats + 16 shops.
- 2) Two (2) buildings of 1 BHK flats namely 8 flats + 4 shops in each building i.e. a total of 16 flats + 8 shops.
5. Phase I shall have a separate Entity for the purposes of maintenance etc to be registered and organized by the Owners.
6. As far as the flats in Phase I are concerned, the Owners shall have exclusive rights of ownership and possession of the same.
7. The Owners shall also be entitled to sell and dispose off the flats and shops in Phase I as they may decide and appropriate the consideration for themselves only after conveyance of property agreed to be sold to the Developer by the virtue of this Agreement for Sale, is effected by way of execution of Deed of Sale in favour of the Developer. In the event of any sale of flats/shops in phase I prior to the conveyance of property in favour of the Developer as mentioned above, the Owner shall be entitled to do the same only after making the Developer a confirming party to such a sale.
8. It is agreed by the Owners and Developers that there shall be a common Sewage Treatment Plant for Phase I, Phase II and Phase III of the project. The Owners shall pay their share of maintenance expenses for the Sewage Treatment Plant (STP) as proportionally quoted by the Developers or their nominees/successors in title.



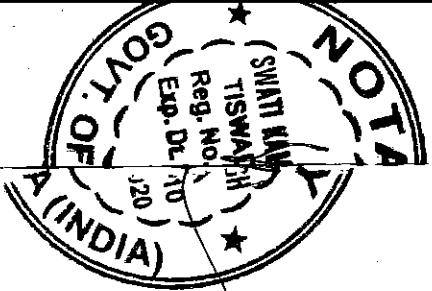
M. S. S.

- b. Infrastructure tax, Sales tax or Works Contract Act Tax payable to the Government of Goa, any tax such as Service Tax or any new tax or levy by the Central or State Government shall be liable by the Owners.
- 9. Maintenance of the buildings in Phase I reserved for the Owners shall be done by the Owners themselves and the Developers shall have no liability in this regard.
- 10. The plans for the premises mentioned above are strictly subject to the approval by the concerned authorities in case, the approval is not given or plans have to be modified, the terms will be modified accordingly.
- 11. The premises for the Owners shall be as per the specifications hereto annexed. The Owners shall not be entitled to demand any additional specifications as a matter of right. However, if the Developers at the request of any Owners agree to give any additional amenities beyond the specifications annexed hereto, the same shall be provided on payment in advance of extra cost thereof by the concerned Owners at such additional price as may be specified by the Developers as per the prevailing market rates.
- 12. If any further documents are to be executed or legal proceedings are to be undergone or instituted, the Owners shall execute and undergo and institute the same entirely at their own cost and expense to the satisfaction of the Advocate of the Developers. It is clearly understood that until the Owners make out a clear title to the satisfaction of the Advocate of the Developers, the



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M. ...
A. ...



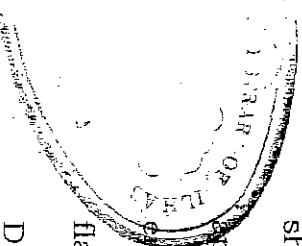


Developers shall not be bound to commence performing the obligations under this agreement.

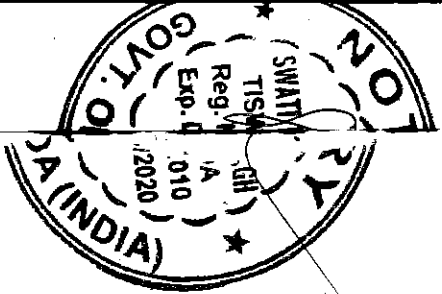
13. The Owners have today authorized the Developers to prepare and obtain development permission, approval of plans, construction license and all other required permissions, to enter upon the said property.

14. For the above purposes and for the consideration payable under this agreement, the Owners have alongwith executed a Power of Attorney in favour of Developers which is agreed to be irrevocable in nature.

15. With effect from the date of this agreement, excepting the flats & shops, proposed to be constructed for the Owners, subject to approval of the plans, the Developers in their own name shall be entitled to enter into agreements for construction or sale of other flats, offices, shops or other premises in the said property. The Developers shall alone deal with the prospective purchasers of the said remaining flats/shops/other premises in the said project and will be at liberty to sell in their own name any/flats/shops or any other premise to any buyer at such price as they may think fit. The Developers shall appropriate the consideration for themselves. Such consideration shall be income of the Developers. Pending completing of this scheme of buildings as proposed, the Developers shall be deemed to have authority to enter into or sign any such agreement with third parties independently with the prospective purchasers of the flats/shops or other premises.

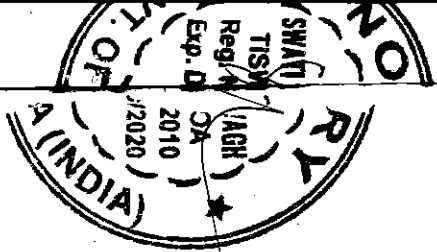


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N. S. 1998



16. The Owners shall execute in favour of the Developers or their nominees individual Sale Deeds conveying all the remaining shops, flats and other premises in the said property along with proportionate rights to land in favour of such persons as designated by the Developers.
17. The Developers shall complete the construction of the flats/shops for the Owners within 36 (thirty six) months after obtaining the Development permission from the Town & Country Planning and Construction License from Panchayat and other concerned authorities.
18. In case of delay in completion of construction of the flats/shops for the Owners due to unavoidable circumstances beyond the control of the Developers such as shortage of building materials, was, civil commotion, acts of God, notices or orders from Courts or other authorities or changes in law or rules applicable or any unforeseen act or happening etc, the Developers shall be entitled to reasonable extensions of time as may be mutually agreed for a period of not more than twelve (12) months as and when occasion demands. In case of shortage of building materials, notices or orders from the Court or other authorities or changes in law or rules applicable or any unforeseen act, the same shall be intimated to the Owners in writing by Registered Post within one month of such notice, Order, changes in law or happening or unforeseen circumstances.
19. In case the flats/shops for the Owners are completed and Occupancy Certificate from the Village Panchayat is obtained,

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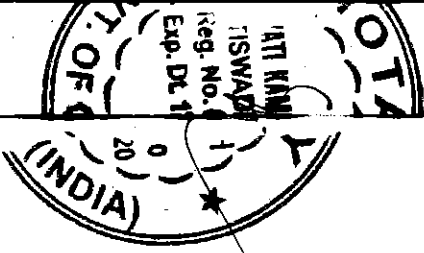
the Developers shall intimate the concerned parties and the Owners shall take possession and move in the respective flat/shop within 30 days of the receipt of such notice. The Developers shall be deemed to have fully performed their obligations towards the Owners under this agreement, by sending them the said notice of completion of the respective premises.

20. Commencing a week after notice in writing is given by the Developers to the Owners that the premises is ready for use and occupation, the Owners shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the premises) of outgoings in respect of the said land and buildings namely house tax, local taxes, infrastructure taxes, betterment charges and water charges or such other levied by the concerned local authorities and/or Government water charges, insurance.

21. The Developers shall give test reports and file necessary applications with the electricity department and PWD for electricity and water supply. The Developers shall arrange to obtain electricity connection and water connection for the premises of the Owners. Security deposits shall be borne by the Owners.

22. The conveyances mentioned above and all legal documents connected with this agreement shall be drafted and otherwise prepared by the office of the Advocate of the Developers.

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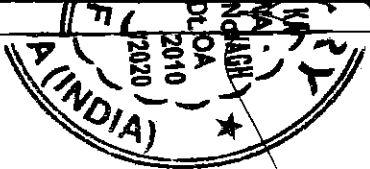


23. The Owners and Developers for itself and/or its nominee(s) with intentions to bring all persons, whosever hands the premises may come into, do hereby covenant as follows:-

- a) That the Owners shall from the date of taking possession of the said premises maintain in a good tenantable condition and shall not do or suffer to be done anything in or to the said buildings or to the said premises, staircase, and/or common facilities or the compound which may be against the rules, regulations or bye-laws of the concerned local authority or any other authorities or legal bodies, nor shall the Owners and/or Developers or its nominee(s) change, alter and/or make any addition alterations to the facade of the said buildings. The Owners and the Developers and/or its nominees shall be responsible for any violation or breach of any of the aforesaid provision.
- b) Not to store in the said premises any goods which are considered inflammable/ or otherwise hazardous or dangerous or such as are considered objectionable by any authority or so heavy as to effect the construction of the said building adversely or strong of which goods is objected to by the concerned local authority and shall nor carry or cause to be carried heavy packages to upper floor which may damage or are likely to damage the staircase, common passage or any other structure of the building in which the said premises are situated and in case any damage is caused to the building in which the said premises are situated or the said premises on

Lawyer

Attorney



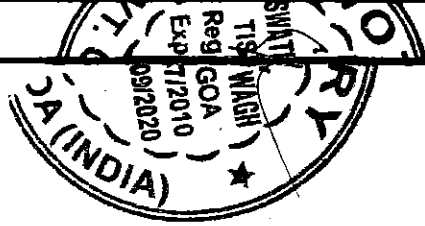
account of negligence of the Owners and/or the Developers shall be held liable for the consequences of the breach.

- c) To carry out at their own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Developer and shall not do or suffer to be done anything in or to the buildings in which the said premises are situated or to the said premises which may be against the rules and regulations and bye-laws of the concerned local authorities or other public authority and in the event of the Owners and/or the Developers and/or its nominees committing any act in contravention of the above provision, the Owners and/or the Developers an and/or its nominees shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- d) Pay the Developers within ten (10) days of demand by the Developers, their share of security deposit demanded by concerned local authority or Government for providing permanent electricity or any other service connection to the buildings in respect of the built up area reserved for the Owners.

- e) The Owners shall share proportionately and pay Sewage Treatment Plant (STP), increase in water charges, common electricity charges and such other levies as per the actual bills if any, which are imposed by the concerned local authority and/or Government and/or other public authority,

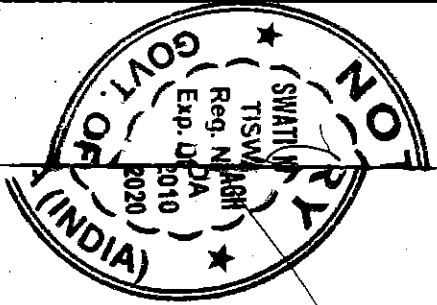
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M. S. S. S.
M. S. S. S.



on account of changes of user of the said premises by the Owners and/or the Developers and/or its nominees viz user for any purposes other than for residential purpose.

24. The Owners agree that in the event of any dispute between the Owners and Developers in respect of the proposed development/scheme, the Owners shall not seek to restrain or obstruct the construction, completion and delivery of flats in buildings/blocks wherein even a single unit has been sold/ agreed to be sold by the Developer to third party/parties prior to the time of such a dispute.
25. The Developers shall name the proposed scheme which shall not be changed at any time in future even after the transfer/assignment/conveyance of the proportionate share of the property, premises, buildings and plots to the Developers and/or its nominees or other entity except with the written permission of the Owners and in case any Housing Society or other Association or legal entity is formed, the same shall be titled with the said name.
26. If at any time, any person raises any claim or lawfully stops the development and construction work on the said property on grounds of co-ownership, similar rights, the Owners undertake at their own cost and expenses to settle the matter and indemnify the affected parties.
27. The Developers or their nominees may obtain finance from any Bank, financial institution or other source for the purpose of the project and for this purpose, mortgage or charge the premises or

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L. G. King
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the proposed building thereon or any part thereof except the flats reserved for the Owners along with the proportionate undivided share of land/property corresponding to the said premises.

28. Out of the total plot area of 66,925 square metres, about 25,753 square metres comes under orchard zone. In case there is a change of zoning and the said land area of 25,753 square metres in Phase III is converted into settlement or other zone, the benefit thereof shall accrue only to the Developer who shall be entitled to convert the same to residential or other use without paying any further consideration to the Owners.

29. The Executants declare that the subject matter of this Agreement of Sale does not pertain to occupancies of person belonging to schedule caste and schedule tribes.

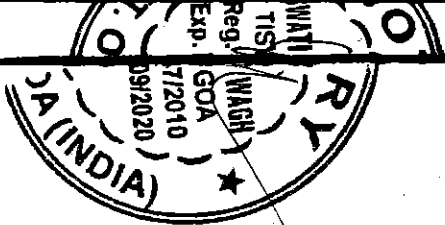
SCHEDULE - I

ALL THAT property surveyed under no. 33/1, (Old Cadastral no. 205 (part), known as Sulabhat at Pilar, Goa Velha, admeasuring 66,925 square metres, described in the Land Registration Office under Description no.1565 of Book-B-IV new, having Matriz no. 790,791 & 792, bounded as follows:-

- On the North:- by Footpath separating the suit property from land bearing survey no.32 and by the Village boundary separating the property from land bearing survey no.23 of Village Neura-O-Pequeno;
- On the South:- by main road from Pilar to Old Ga, separating the property from land bearing survey no.23 of Village Neura-O-Pequeno,
- On the East:- by the Village boundary separating the property from land bearing Survey no.23 of Village Neura-O-Pequeno,

L. Le. Kary

Messing



On the West:- by footpath separating the property from land bearing Survey no.32 and by road leading to Pilar Church separating the property from land bearing Survey no.34/7

SCHEDULE - II (Phase 1)

ALL THAT property admeasuring 5,793.46 square metres being part of the total property surveyed under no. 33/1, (Old Cadastral no. 205 (part), known as Sulabhat at Pilar, Goa Velha, admeasuring 66,925 square metres, described in the Land Registration Office under Description no. no.1565 of Book B-IV new, having Matriz no. 790,791 & 792, bounded as follows:-

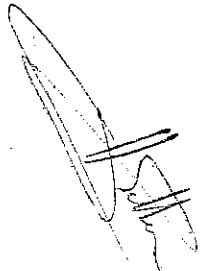
- On the North:- by the property bearing no. 33/1, Phase 2 (proposed development);
- On the South:- by main road from Pilar to Old Goa, separating the property from land bearing survey no.23 of Village Neura-O-Pequeno,
- On the East:- by the Village boundary separating the property from land bearing Survey no.23 of Village Neura-O-Pequeno,
- On the West:- by the property bearing no. 33/1, Phase 2 (proposed development)

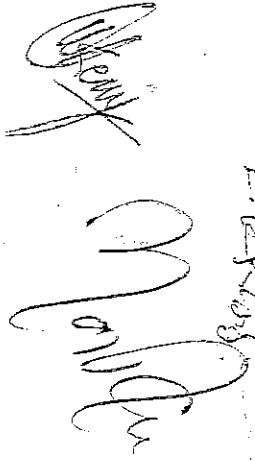
SCHEDULE - III


SPECIFICATIONS


STRUCTURE :


It is a R.C.C. structure of columns, beams and slabs.
External walls in 200/230 mm thick brick/laterite Stone/Concrete block masonry and internal partition walls of 100 mm thick brick/concrete block masonry.



 L. G. K. ...



 M...





FLOOR / WALL TILING

Vitrified/Ceramic Tiles for entire Floor (Basic rate Rs. 400/- per sq.m)
Ceramic tiles for Toilet walls and floor. (Basic rate Rs. 300/- per sq.m)
Toilet dado up to 7' height.

The Colour, Size, brand will depend on the availability of the tiles and on the choice of the Developer.

Kitchen Dado up to a height of 2' above the platform

WALL FINISH

Internal Walls shall be of cement plaster finished with wall putty.

Internal painting shall be of Acrylic emulsion paint(Plastic paint) or equivalent.

External plaster shall be double coat sand faced cement plaster. External painting shall be Exterior acrylic Emulsion, shade of which shall be as per the selection of the Architect.

DOORS & WINDOWS

Main door frame and shutter shall be of Teak wood with French polish finish.

Internal door frames shall be of Sal wood. Shutters shall be marine flush door shutters with oil paint finish.

Hardware fittings for doors shall be of zinc/brass/ stainless steel or equivalent.

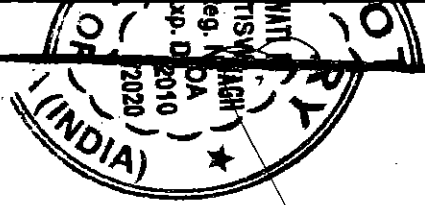
All windows shall be Aluminium powder coated sliding shutters with clear glass.

KITCHEN PLATFORM AND SINK:

Kitchen platform will be of polished black granite with single bowl stainless steel sink. (Basic rate of granite: Rs. 120/- per sq.ft.)

PLUMBING AND SANITARY FITTINGS:

Concealed plumbing lines in the toilets shall be provided. White colour sanitary-ware shall be provided. Jaquar C.P. fittings or equivalent shall be provided. Solar heater water connection shall be provided.



ELECTRIC SUPPLY AND WIRING:

The Electrical copper wiring shall be concealed with three-phase connection and modular switches.

The distribution of points is as follows:

Living & Dining room: Three lights points, two fan points, four 5amps plug point on switchboard, one TV point & one Telephone point.

Bedroom: Two light points, one fan point and three 5amps plug point on switch board.

Master Bedroom: Two light points, one fan point, three 5amps plug point on switch board and one 15amps points for split AC.

Kitchen: Two light points, one fan point, one 5amps plug point for mixer, 15 amps plug point for fridge & one 15 amps plug point for washing machine and one exhaust fan point.

Toilet: All toilets to have two light points and one exhaust fan point.

Balcony : All balconies to have one light point each.

Passage: One light point and one bell point.

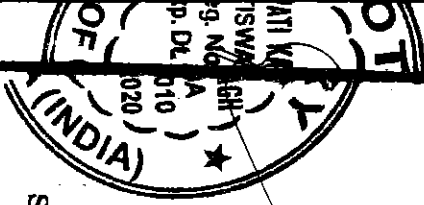
WATER SUPPLY:

A common underground sump with a common electric pump and an overhead tank shall be provided. Generator back up only for water supply system.

MISCELLANEOUS

Brand, colour, texture, shade, etc. of any items of work are subject to change at the sole discretion of the Developer, who shall not be required to explain the reason for any such change on account of non-availability, better planning or any other reason whatsoever.

IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first hereinabove written.








SIGNED AND DELIVERED by the
withnamed OWNERS





1. SMT. LAXMIBAY GOVIND KENI alias SMT. MADURI VAMONA
SINAI NARCOORNIM

L. G. Keny

LEFT HAND

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RIGHT HAND

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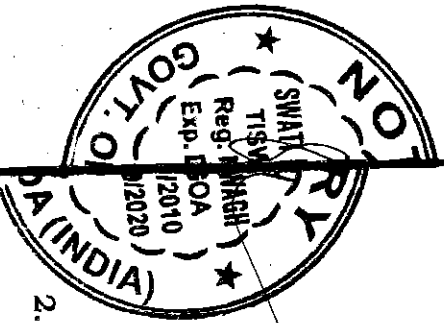
Keny

L. G. Keny

M. Keny

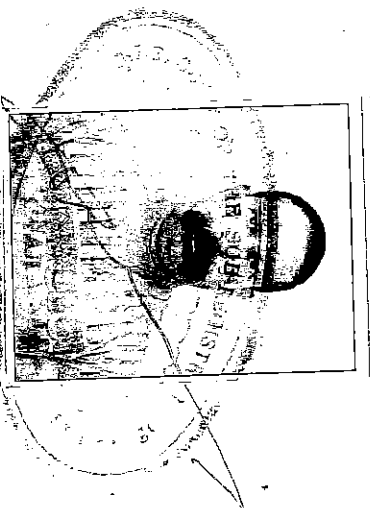
M. Keny

S

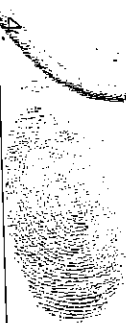


2. SHRI. NARAYAN GOVIND KENY

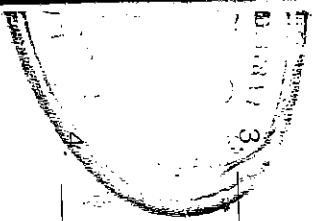
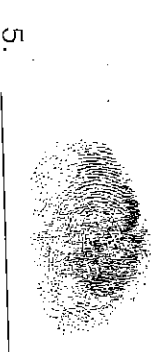
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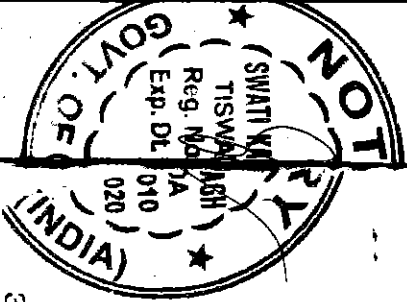
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3. SMT. NUTAN NARAYAN KENY

21



Nutan

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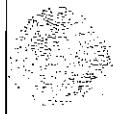
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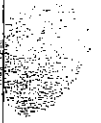
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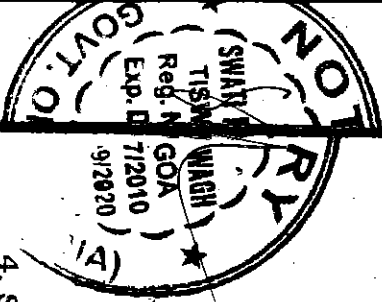
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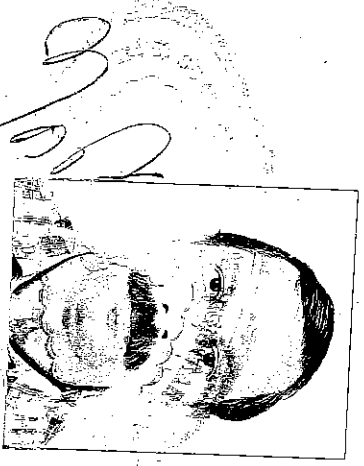
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4. SHRI. GAJANAN GOVIND KENY

Gajanan Govind Keny



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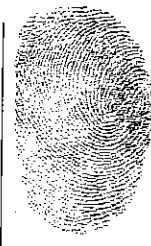


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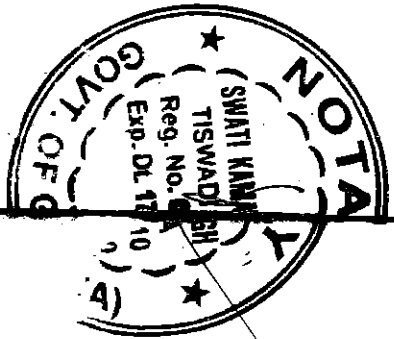


L. G. Keny

W. S. Keny

Gajanan Govind Keny

[Signature]



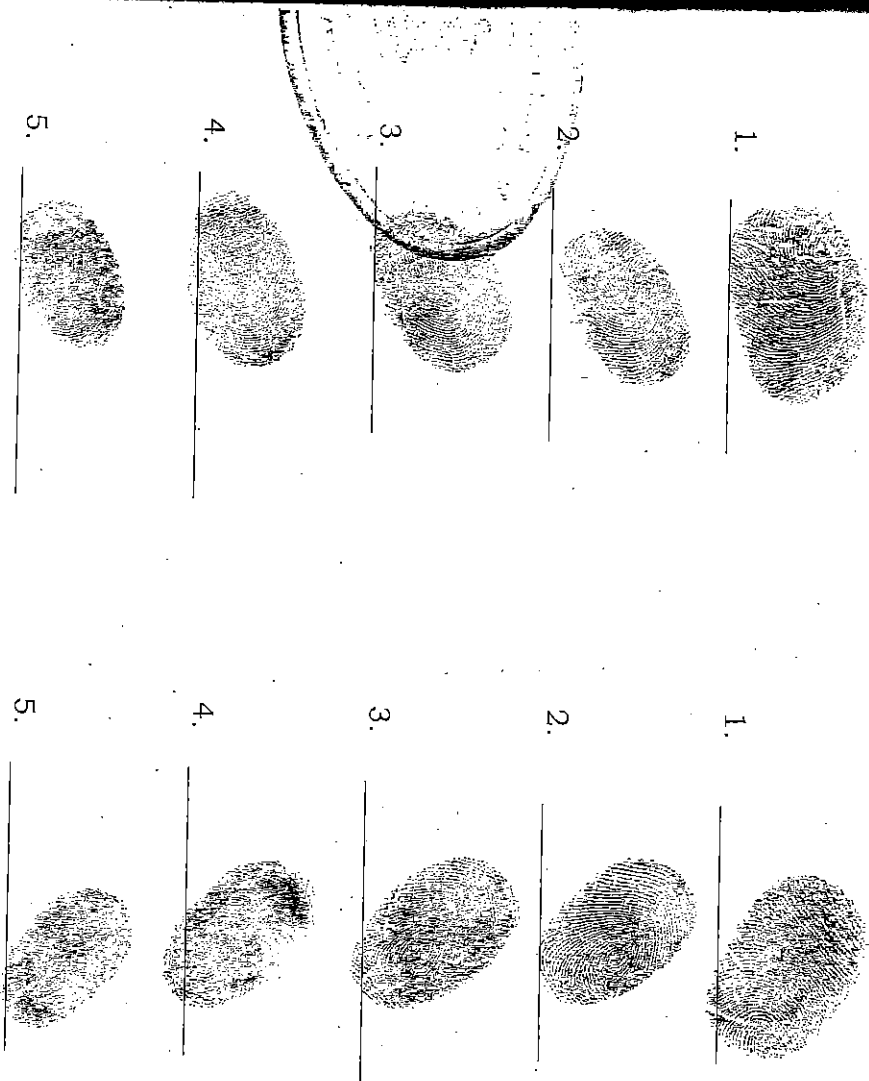
5. SMT. USHA GAJANAN KENY

Usha Keny

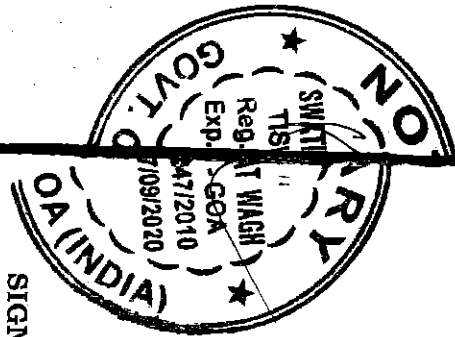


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Usha Keny
Usha Keny
Usha Keny
Usha Keny
Usha Keny



SIGNED AND DELIVERED by the
withnamed DEVELOPERS

MILROC GOOD EARTH DEVELOPERS

represented by its Partners

1. Mr. KANTIPUDI KULASEKHAR

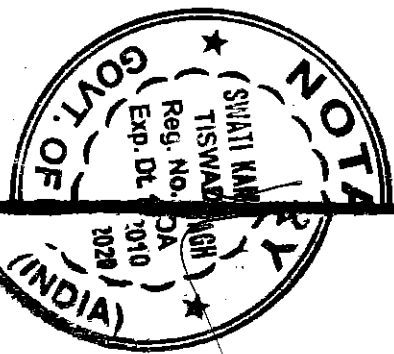


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L. C. Kary



2. MR. ALLAPARTHI DURGA PRASAD

Allarthi Durga Prasad

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RIGHT HAND



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In the presence of witnesses:

Lo G. Kiry

Prasanna
Prasanna

1. Prasanna S. Naik

Prasanna

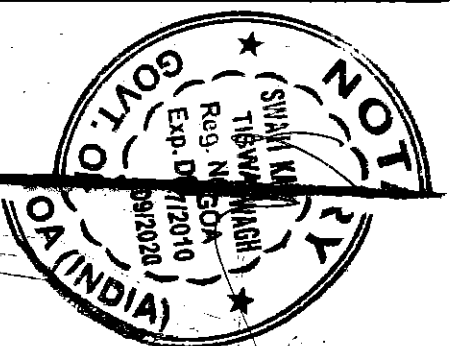
2. Sunitha Mahalingam

Sunitha

Prasanna

Prasanna

Prasanna



PLOT AREAS:
 PHASE - 1 - 6793.46 SQMTRS.
 PHASE - 2 - 35378.54 SQMTRS.

PHASE	BLOCKS	SHOPS	FLATS	POTAL BUILT UP AREA (sq.mts)
1	1-2	363.60	1046.90	1410.50
	7-14	555.20	1403.42	2000.62
2	5-12		4533.60	4533.60
	13-20		4516.54	4536.54
	21-28		4504.95	4504.95
	29-34		3964.95	3964.95
	35-41		4632.36	4632.36
GRAND TOTAL (PHASE 1 & 2)		923.80	24693.72	25617.52

PROPOSED HOUSING: 805 ROAD

Registered No. 28
 of pages 125
 Book No. I Volume No. 2254
 Date 9/Dec/14
 (FUTURE DEVELOPMENT)



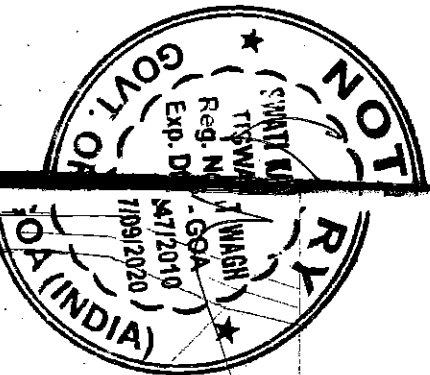
L. C. K. C. of

No. 1

SITE PLAN (PHASE 1 & 2)

Chitram

APPROVED BY THE UDA
 Date: 9/12/2010
 Signature: [Handwritten Signature]
 Designation: [Handwritten Designation]



28

Registered No. 944 to 125
 AREA OF PHASE 1 = 5793.46 SQM SYMBHO NO. 2254
 Book No. 916/114
 AREA TO BE DEVELOPED 9106.114

BUILT UP AREA
 PHASE BLOCK SHOPS FLATS
 PURCHASABLE AREA

PHASE	BLOCK	SHOPS	FLATS	PURCHASABLE AREA
1	3	361.60	1046.90	1414.50
1	4	558.70	1445.42	2000.62
GRAND TOTAL (PHASE 1)				3415.12

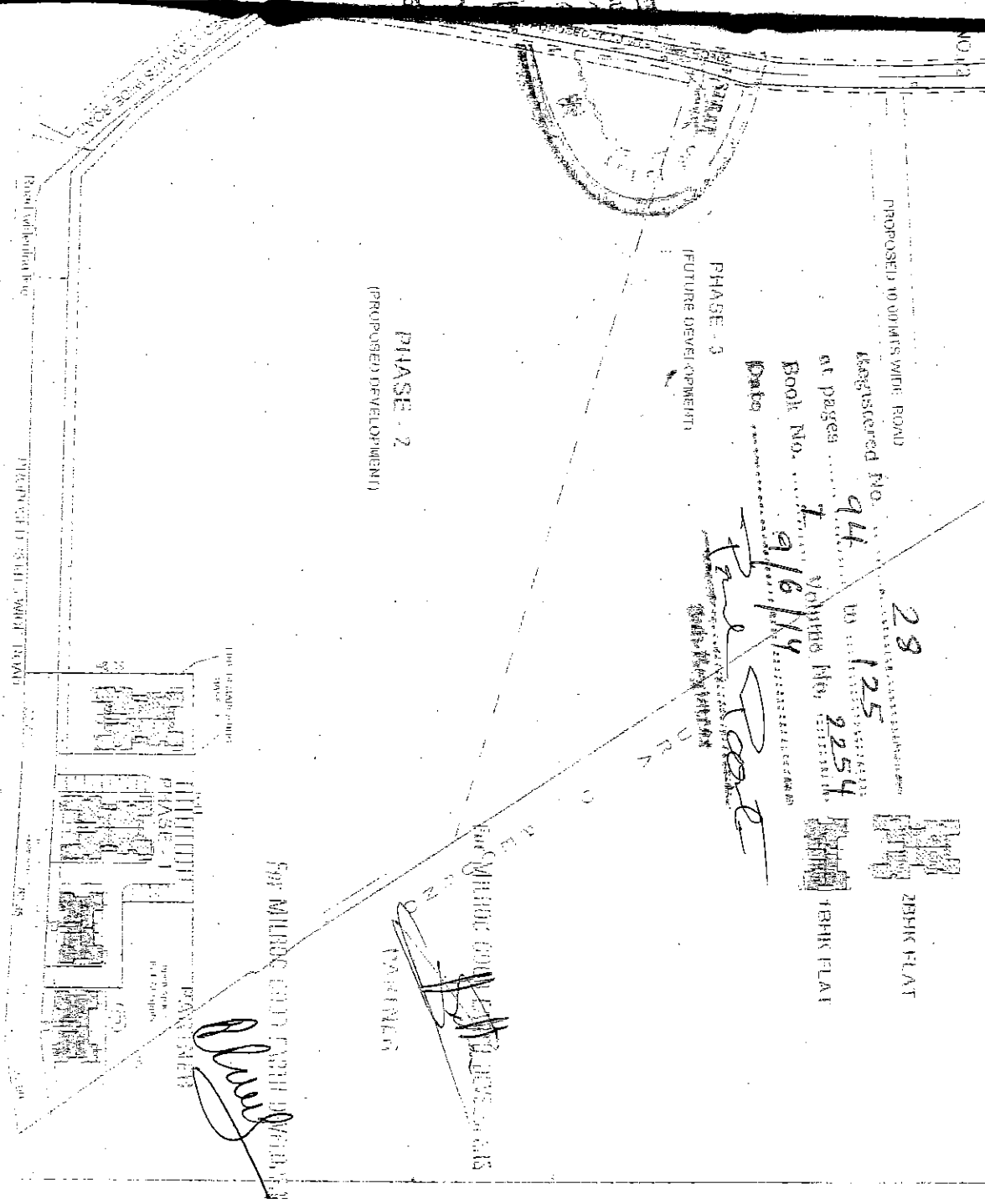
PHASE 3
 (FUTURE DEVELOPMENT)

Proposed 100 MTS WIDE ROAD

Registered No. 28
 at page 944
 Book No. 916/114
 Date: 27/01/14
 Mr. [Signature]
 MRK FLAT
 TRBK FLAT

PHASE 3
 (FUTURE DEVELOPMENT)

PHASE 2
 (PROPOSED DEVELOPMENT)

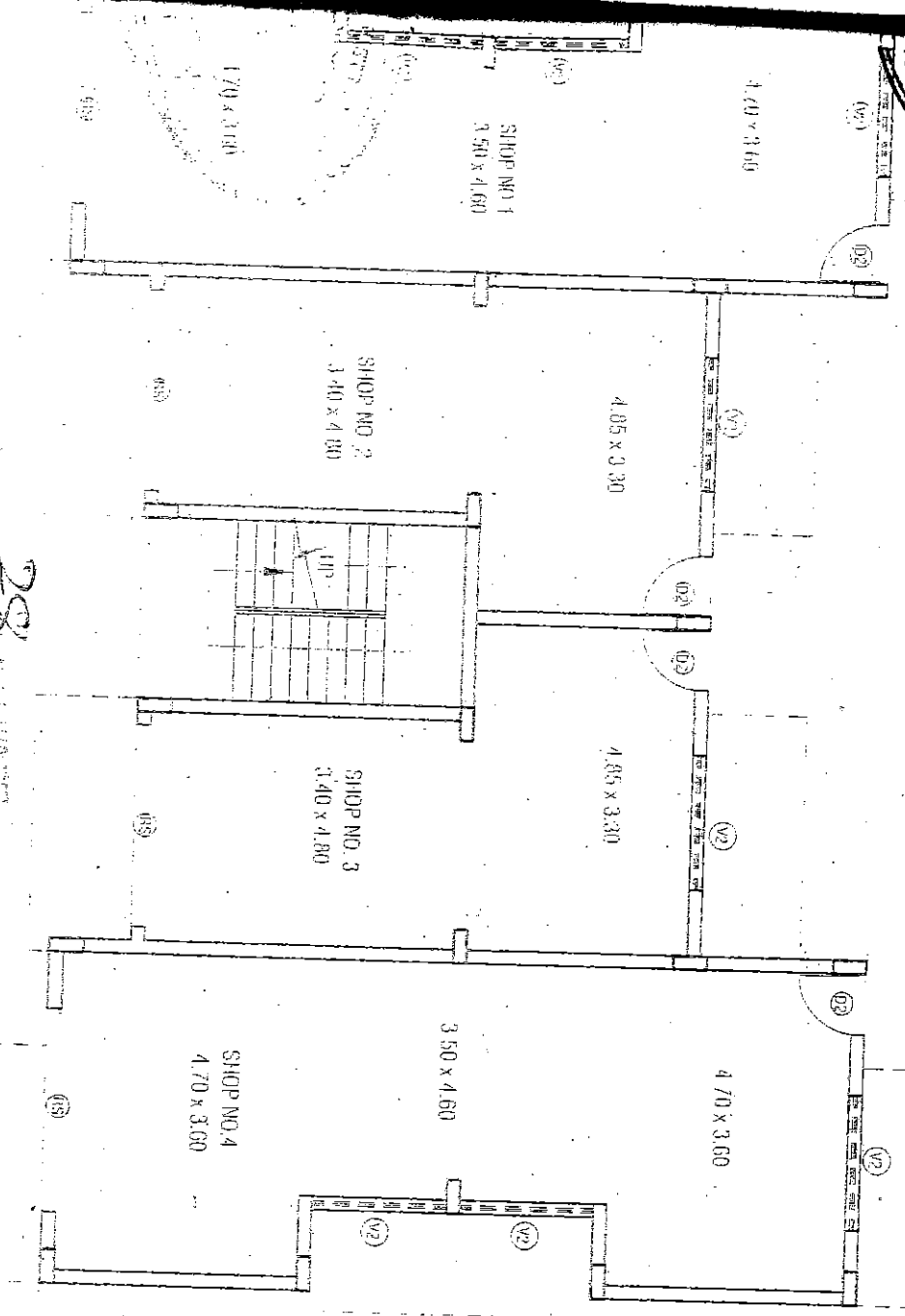
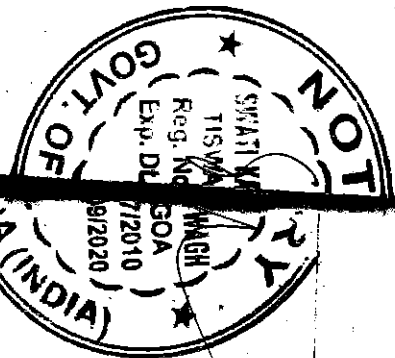


Meenu
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SITE PLAN (PHASE 1)

[Signature]

DATE FOR PHASE 1
 INITIAL DEVELOPMENT
 DATE AND TIME
 MARCH 15, 2014 10:00 AM
 CIVIL ENGINEER
 PROJECT: GOVT EMPLOYEES QUARTERS
 AT: MUMBAI CENTRAL STATION
 AREA: 9106.114 SQM
 ARCHITECT: ANDREW R. FERNANDES
 PROJECT NO. 10/11



Registered No. 28
 at page 125
 Book No. 2254
 Date 9/6/14

Registered No. 28
 at page 125
 Book No. 2254
 Date 9/6/14

Paul Paulo
 Partner
 For MILROG GOOD ENGINEERS

Paul Paulo
 Partner
 For MILROG GOOD ENGINEERS

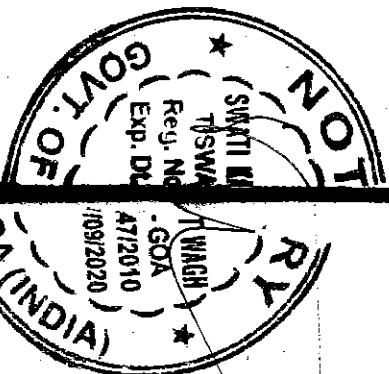
Paul Paulo
 Partner

L. E. Kroy

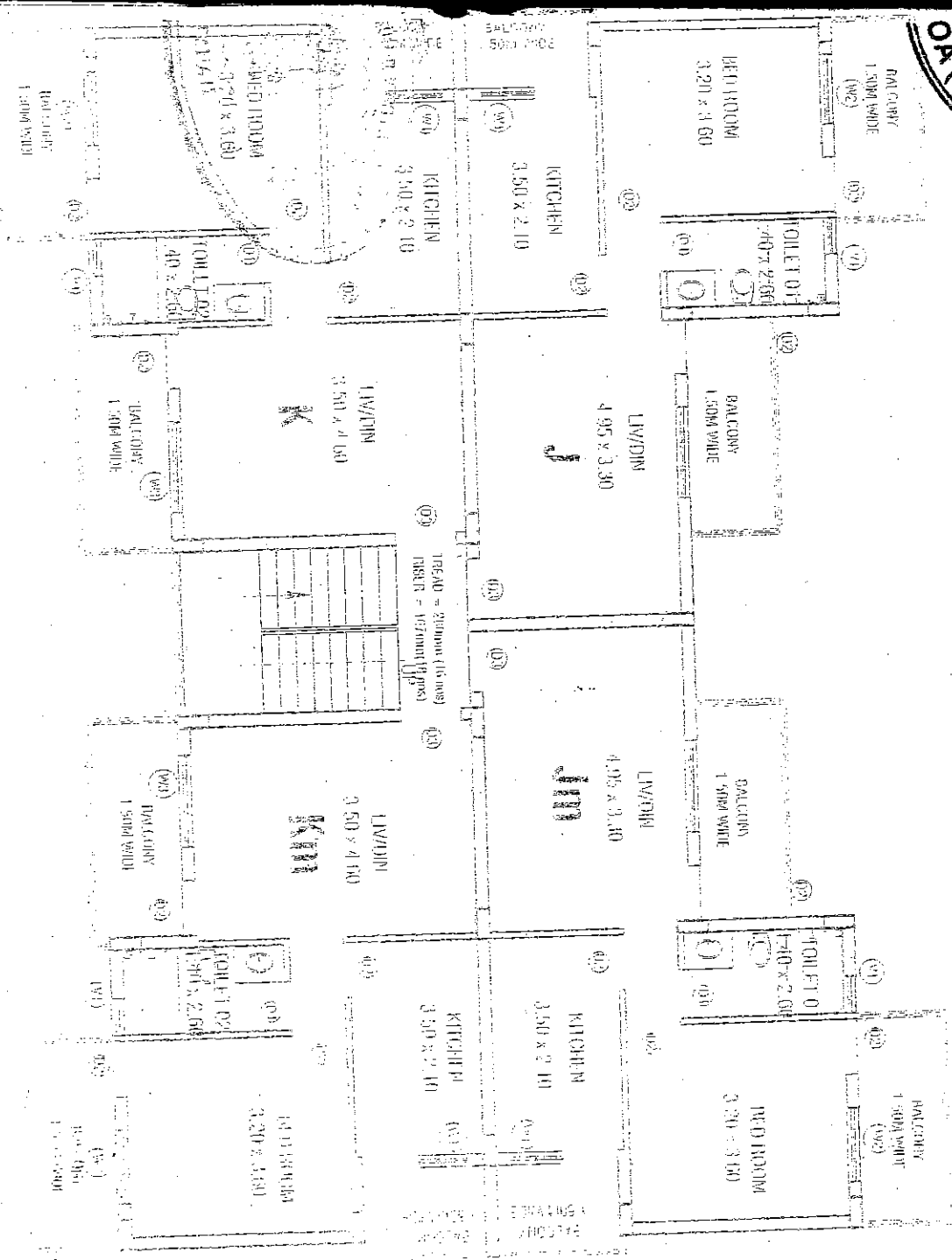
Mecury

Paul Paulo

SHOP NO.	AREA sqm	PROJECT	DRWG NO
1	56.39	MILROG COLINA (PHASE -I)	MC - 02
2	35.82	PROPOSED RESIDENTIAL DEVELOPMENT	
3	35.82	ON SURVEY NO. 33/1	DATE
4	56.94	AT GOA VELHA - TISWADI - GOA	22.05.14

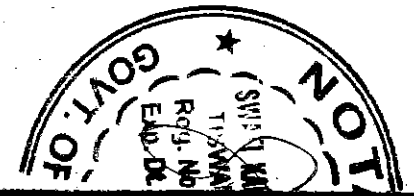


Registered No. 28
at pages 12
Book No. 916
Date 9/16/20
Ramesh Babu
Srinivasan



L. G. Kavya
N. Srinivasan
Ramesh Babu
Srinivasan

TYPE: GDA
NO. 65/64
K 66/90
PROJECT: BANGALORE COLONY (PHASE - II)
PUNJAB ROAD RESIDENTIAL DEVELOPMENT
ON SURVEY NO. 37/1
AT GOWA VILLAGE, TISSAVALI, COVA
DATE: 09/2020



TIRUPATI
 OGA
 AT/2010
 109/2020
 (INDIA)

at pages 94
 Book No. 5
 Date

Page No. 2354
 16/11/2010
 Sub-Inspector



L.C. KAVI

Project
 Chief

Chief

TAMIL NADU
 GOVERNMENT
 GENERAL BUILDING DEPARTMENT
 CHENNAI
 PROJECT OFFICE

SWATI KAN
TISWAL
Reg. No.
Exp. Dt.

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MACH
BOA
/12010
9/2020
CA (INDIA)



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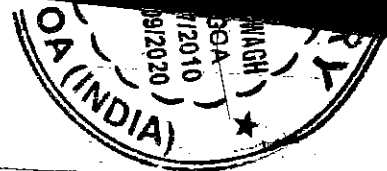
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L-G King
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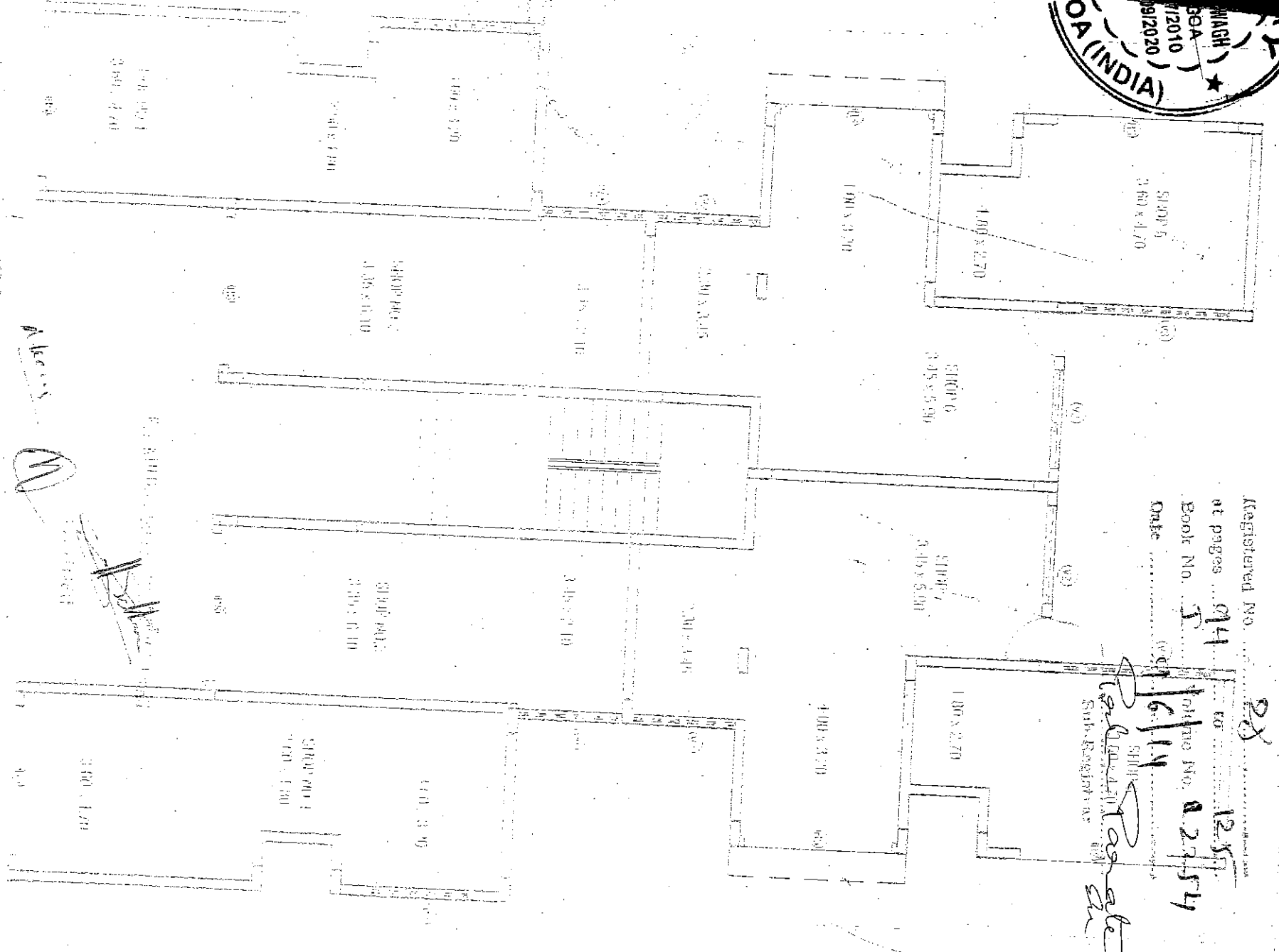
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Registered No. 28
 at pages 94 to 125
 Book No. 5 Volume No. 82354
 Date 16/11/11

Parvate
 Sub-Assistant



SHOP PLAN

L. G. Karaj

Shree

Shree

Project No. Date
 Scale Drawing No.
 Author Checker
 Date Drawing No.
 Project No. Date
 Scale Drawing No.
 Author Checker
 Date Drawing No.

RECORDED
MAY 27 2014

NO. 100 1228
13/05/2014

Executing Parties

1) Smt. Laximibai Govind Keri alias Madusi Namona Sinaï Housewife, Solate Govind Narayan Keri 73 years, married, housewife, H.No. 599, forgotten, Goa Velha, Goa.

2) Shri. Narayan Govind Kery, Solate Govind Narayan Keri, 49 years, married businessman, PAN_CQHPK6494M and his wife

3) Smt. Nutan Narayan Kery, 100 Narayan G. Kery, 46 years, housewife, PAN-BKSPK9960W, both 100 forgotten, Goa Velha, Dhias, Goa.

4) Shri. Gejanan Govind Kery, Solate Govind Narayan Keri, 46 years, married, businessman, PAN_DADPK064K, and his wife

5) Smt. Usha Gejanan Kery, 100 Gejanan Govind Kery, 39 years, housewife, PAN-AKRPK6471G, both 100 forgotten, Goa Velha, Dhias - Goa.

6) Milnes Good Earth Developers, represented by its Partners :-

Mr. Kantipudi Kula Sekhar, S/o Mr. K. Chandramohan aged 46 years married,

business 100 Kasturi, Plot No E-11, La Citadel Colony, Dona Paula - Goa.

7) Mr. Allapathi Durgaprasad, Solate Allapathi

Gopalkrishnamurthy aged 52 years, married, businessman, 100 Vajirmani Nilayam, Nagalli

Shri. Allapathi Durgaprasad, Solate Allapathi Gopalkrishnamurthy aged 52 years, married, businessman, 100 Vajirmani Nilayam, Nagalli hills colony, Dona Paula, Goa.

All parties are Indian Nationals

Agreement for Sale

and herein for the Registrar taken due to knowledge known to others concerned thereto.

(6)

x L. A. Kung

x [Signature]

x [Signature]

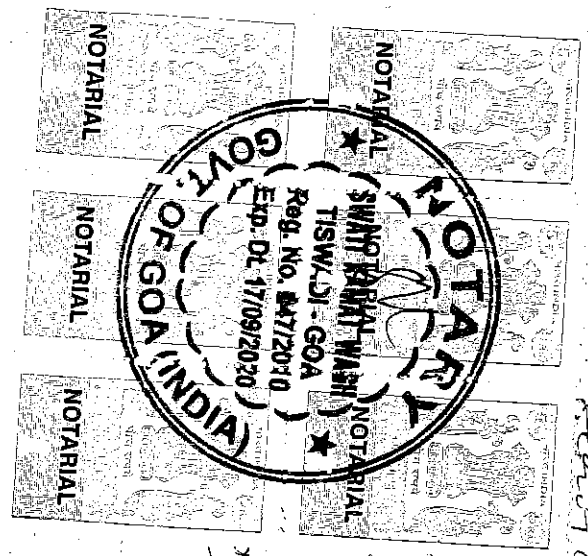
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1) Smt. Mahabady, major, married,
Karnate, 96 Panaji



CERTIFIED TRUE COPY OF ORIGINAL
REG. No. 2768 DATED 27/8/2016

Smt. Swati Kamal Wagh
NOTARY FOR TISWALDI TALUKA
STATE OF GOA (INDIA)

SUB-REGISTRAR
DHAS

[Signature]

It pages 28
Book No. I to 12
Volume No. 22, 54
Date 21/06/14

[Signature]
Sub-Registrar

Note of Return transmitted
be return on 21/06/14

SUB-REGISTRAR
DHAS

