



गोवा GOA

99171 Price of Vendor Margao Dt. of Issue 26/10/07

105595

Value of Stamp Paper ... One Hundred

Name of the Vendor ... Y. Naik

Address Margao



ence No. 8
R. D. Kare, Minister

AGREEMENT

THIS AGREEMENT is entered into and executed at Margao on this 13th day of August, 2008, between:

1. SURENDRA DATTA NAIK, son of Late Shri Datta Raghuvir Naik, age about 60 years, in service and his wife
2. SITABAI SURENDRA NAIK, age about 56 years, housewife,
both Indian nationals and residents of Margao, Goa;

3. **NARENDRA DATTA NAIK**, son of Late Shri Datta Raghuvir Naik, age about 60 years, businessman, and his wife
4. **NETRA NARENDRA NAIK**, major in age, housewife,
both Indian nationals and residents of Margao, Goa;
5. **RAGHUVIR** *alias* **SANTOSH DATTA NAIK**, son of Late Shri Datta Raghuvir Naik, age about 54 years, businessman, and his wife
6. **SANGEETA RAGHUVIR NAIK**, major in, housewife,

both Indian nationals and residents of Margao, Goa;

hereinafter jointly referred to as the 'OWNERS' (which expression, unless repugnant to the context or meaning thereof, shall mean and include their respective heirs, executors, administrators and/or assigns), **ON THE ONE PART**

- A N D -

7. M/s SRE ESTATES DEVELOPMENT,

a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, with the Registrar of Firms of Salcete at Margao-Goa, having its place of business at "Supreme", behind New Telephone Exchange, Opposite Bombi House, Comba, Margao, Goa, represented herein by its partner, SHRI YOGESH YESHWANT NAIK, hereinafter referred to as the 'PURCHASER/DEVELOPER' (which expression, unless repugnant to the meaning or context thereof, shall mean and include the partners for the time being of the aforesaid firm and such other partners as may from time to time comprise the said firm as also the assigns and successors-in-title of the firm), **ON THE OTHER PART**

WHEREAS:-

1. There exists an immovable property known as "MALEABATA" situated at Margao, Goa, within the limits of the Margao Municipal Council, Taluka Salcete, District South Goa, State Goa, which property is described in the SCHEDULE hereunder written and is hereinafter referred to as "*the said property*".
2. The OWNERS have represented unto the PURCHASER/DEVELOPER that the said property is presently jointly owned by them.
3. The OWNERS have approached the PURCHASER/DEVELOPER for sale of the said property to the PURCHASER/DEVELOPER to enable the PURCHASER/DEVELOPER to develop the said property by constructing multi-storeyed building(s) thereon for sale of premises therein to members of the public.
4. The OWNERS have declared and covenanted unto the PURCHASER/DEVELOPER as follows:

- (a) that they have an absolute right to dispose and/or sell the said property and/or deal with it in any manner whatsoever.
- (b) that there is no legal bar or impediment for this transaction and that the said property is free from encumbrances, liens and/or charges.
- (c) that there are no *Mundcars* and/or building or agricultural tenants 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 property.
- (d) 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/has been received by and/or served upon the OWNERS in respect of the said property or any part thereof.
- (e) that neither the said property 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.
- (f) that neither the said property 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.
- (g) that they are fully entitled to enter into this Agreement with the PURCHASER/DEVELOPER and that they have full right and authority to sign and execute the same.
- (h) that they have not agreed, committed or contracted or entered into any agreement for sale or lease or any other Agreement with third parties in respect of the said property and
- (i) that they have not done any act, deed, matter or thing whereby or by reason whereof, the development of the said property may be prevented or affected in any manner whatsoever.

5. The parties are desirous of recording in writing the terms and conditions of their agreement and understanding.

NOW THEREFORE THIS INDENTURE WITNESSETH AS UNDER:-

1. The OWNERS hereby agree to sell the said property to the PURCHASER/DEVELOPER and the PURCHASER/DEVELOPER agrees to purchase the said property from the OWNERS for the purpose of developing the said property by constructing multi-storeyed building thereon (hereinafter referred to as "*the proposed building*") and selling premises in the proposed building.

2. In consideration of the OWNERS agreeing to sell the said property, the PURCHASER/DEVELOPER shall pay and/or make good a sum of Rs. 1,46,25,000/- (Rupees one crore forty-six lakhs twenty-five thousand only), comprising the following, viz.
 - (a) Rs. 21,00,000/- (Rupees twenty-one lakhs) shall be paid as provided in Clause 4 below.

 - (b) The PURCHASER/DEVELOPER shall construct for and allot the following premises (hereinafter referred to as the "*Owners' Premises*") in the proposed building, the present aggregate value of which is Rs. 1,25,25,000/- (Rupees one crore twenty-five lakhs twenty-five thousand only), viz.
 - (i) Three (3) Flats, designated Nos. 301, 401 and 501 respectively, each having a super-built-up area of 101 sq. mts., each having two bedrooms, to be located, respectively, on the third, fourth and fifth floors of the proposed building, each of which flat shall have windows facing the Padre Miranda Road;

 - (ii) Three (3) shops, designated Nos. 2, 3 and 4 respectively, having super-built-up areas of 22 sq. mts., 22 sq. mts. and 23 sq. mts. respectively, all to be located on the ground floor of the proposed building, each of which shop shall face the North.

3. The said property is presently classified under S2 zone. The PURCHASER/DEVELOPER proposes to obtain change in zone of the said property from the present S2 zone to C1 zone within a reasonable time. It is clearly understood that if for any reason, change in zone from S2 zone to C1 zone is not possible or refused, then the PURCHASER/DEVELOPER shall be entitled, at its option, to terminate this agreement, without any liability.

4. In the event change in zone from S2 zone to C1 zone is obtained for the said property, then within 15 days of the order being passed for such change in zone, the PURCHASER/DEVELOPER shall pay the sum of Rs. 21,00,000/- (Rupees twenty-one lakhs) stipulated in Clause 2(a) above.

5. Upon change in zone being obtained as provided in Clause 4 above, then the PURCHASER/DEVELOPER shall, within three months of such change in zone being obtained, obtain conversion sanad, approval to building plans and construction licence for the proposed building.

6.1 Within 15 days of Construction Licence being obtained and the OWNERS being so notified by the PURCHASER/DEVELOPER, the OWNERS shall jointly give written instructions to the PURCHASER/DEVELOPER as to the manner of payment of the sum stipulated in Clause 2(a) above among the OWNERS. Simultaneously against payment of the said sum, or within 10 days of Construction Licence being obtained, whichever is earlier, the OWNERS shall deliver vacant and peaceful possession of the said property to the PURCHASER/DEVELOPER to enable the PURCHASER/DEVELOPER to demolish all existing structures on the said property and commence construction of the proposed building thereon.

6.2 Commencing from the month next after vacant and peaceful possession of the said property is handed to the PURCHASER/DEVELOPER and until the OWNERS are notified by the PURCHASER/DEVELOPER that the Owners' Premises are ready as provided in Clause 14.1 below:

- (a) the PURCHASER/DEVELOPER shall pay to Party No. 3 (NARENDRA DATTA NAIK) and to Party No. 5 (RAGHUVIR *alias* SANTOSH DATTA NAIK), each a sum of Rs. 2,500/- (Rupees two thousand five hundred only) each month, by the 5th day of each month and
- (b) the PURCHASER/DEVELOPER shall provide accommodation in a flat to Party No. 1 (SURENDRA DATTA NAIK) within Margao Municipality limits.

6.3 Delivery of the Owners' Premises shall be effected within eighteen (18) calendar months of the date that the OWNERS deliver vacant and peaceful possession of the said property to the PURCHASER/DEVELOPER as provided in Clause 6.1 above.

6.4 The PURCHASER/DEVELOPER shall not incur any liability if it is unable to deliver possession of the Owners' Premises, if the completion of the Owners' Premises or any of them is delayed by reason of non-availability of steel and/or cement or other building materials or shortage/non-availability of water or electric power, or by reason of labour unrest, war, civil commotion or any Act of God, or if such non-delivery is

caused as a result of any notice, order, rule, notification or legislation, of the Government and/or any other Public or Competent authority or for any other reason beyond the PURCHASER/DEVELOPER's control which would include delay on account of non-renewal/non-grant of building plans, construction licence and occupancy certificate by the Authorities concerned, despite application therefor being duly made by the PURCHASER/DEVELOPER.

6.5 The OWNERS agree and undertake that if a cooperative society or other entity is formed of the purchasers of premises in the proposed building, that the OWNERS shall become members of such cooperative society or other entity. The PURCHASER/DEVELOPER shall be entitled to insist on the OWNERS signing all such documents, forms and other papers as may be required for the formation of such cooperative society or other entity and/or becoming members thereof as a pre-condition for and before handing over possession of the Owners' Premises.

7.1 The OWNERS agree and bind themselves to pay to the PURCHASER/DEVELOPER, after possession of the Owners' Premises is handed over and until the conveyance of the said property is executed in favour of co-operative Society or other entity, and thereafter to the said co-operative society or other legal entity, as the case may be, the proportionate share that may be decided by the PURCHASER/DEVELOPER or, as the case may be, by the co-operative society or other legal entity, for/towards: (a) all Municipal and other taxes and outgoings that may from time to time be levied against the proposed building (b) water and electricity connection/consumption charges (c) charges of maintenance and management of the common lights of the proposed building (d) other outgoings such as collection charges, charges for watchman, sweepers and (e) charges incurred for the maintenance of accounts incurred in connection with the proposed building.

7.2 Deposits payable to the Water/Electricity Departments shall be paid/borne by the OWNERS and shall be paid to the PURCHASER/DEVELOPER as and when required by the PURCHASER/DEVELOPER. The PURCHASER/DEVELOPER shall however be entitled to collect such amounts at the time of handing over possession of the said premises to the OWNERS. In the event common meters are obtained for the proposed building, the OWNERS shall bear such portion of the deposits as intimated by the PURCHASER/DEVELOPER.

7.3 Before handing over possession of the said premises to the OWNERS, the OWNERS shall deposit with the PURCHASER/DEVELOPER such sum of money as shall be specified by the PURCHASER/DEVELOPER towards the cost, expense and fees for formation of the Cooperative Society/other entity, for meeting the outgoings

stated in Clause 7.1, as also for paying Infrastructure Tax in respect of the Owners' premises as also all other taxes, cess and/or any other levies which are payable in respect of the Owners' Premises.

7.4 The OWNERS shall deposit and keep deposited with the PURCHASER/DEVELOPER, the sum of money stipulated in Clause 7.3 above and such further sums as may be directed by the PURCHASER/DEVELOPER from time to time, towards the aforesaid expenses and outgoings. The said sum shall not carry interest and will remain with the PURCHASER/DEVELOPER until the conveyance is executed in favour of the co-operative Society or other entity as aforesaid, and on such conveyance being executed, the balance, if any, from the said deposit (after deducting all or any expenses as per the terms of this Agreement) shall be paid over to the co-operative Society or other entity, as the case may be.

8. The OWNERS shall make out a clear, unencumbered and marketable title to the said property within 60 days from today, to the sole and exclusive satisfaction of the PURCHASER/DEVELOPER. If the OWNERS do not make out a clear, unencumbered and marketable title whether by failing and/or neglecting to rectify any defects in title as may be requisitioned by the PURCHASER/DEVELOPER or otherwise howsoever within the stipulated time, the PURCHASER/DEVELOPER shall be entitled to terminate this agreement without any liability.

9. After possession of the said property is handed over to the PURCHASER/DEVELOPER as provided in Clause 6.1 above, the PURCHASER/DEVELOPER shall be entitled to enter upon the said property with full right and authority to commence, carry on and complete development thereof, up to the completion of the proposed building in all respects and the OWNERS hereby give permission to the PURCHASER/DEVELOPER for such purpose.

10.1 Immediately upon possession of the said property being handed over to the PURCHASER/DEVELOPER, the PURCHASER/DEVELOPER shall be at liberty and be entitled to sell and/or allot the premises in the proposed building and/or to enter into any package deal or arrangement for allotment of such premises at such price and on such terms and conditions as the PURCHASER/DEVELOPER may deem fit, and shall also be entitled to receive the monies of such sale/allotment of the premises in the proposed building. The PURCHASER/DEVELOPER shall also be entitled to deliver possession of such premises upon completion of construction thereof, without any liability in respect thereof to the OWNERS.

10.2 It is however expressly agreed and understood that the OWNERS shall not be entitled to and shall have no right to and/or claim over monies collected from sale of premises in the proposed buildings, the rights of the OWNERS being limited to the payment of the sum stipulated in Clause 2(a) and above and the Owners' Premises. It is hereby provided that the OWNERS shall not be responsible and/or liable in any manner whatsoever to the purchasers of premises in the proposed building including to refund monies collected by the PURCHASER/DEVELOPER from the purchasers of premises in the proposed building, in case of any such eventuality.

10.3 It is hereby expressly provided that the PURCHASER/DEVELOPER shall be entitled to charge, mortgage, encumber or offer as security for any loan, the said property or any part thereof or any premises in the proposed buildings (except the Owners' Premises) provided that the OWNERS shall in no event be liable in respect of the repayment of the loan for which the premises in the proposed buildings are charged, mortgaged and/or encumbered as aforesaid.

11. The PURCHASER/DEVELOPER shall be entitled to issue advertisement in newspapers and in other media in respect of sale of premises in the proposed building and to offer them for sale as also to erect such advertisement boards in or upon the said property.

12.1 The OWNERS shall, as and when called upon by the PURCHASER/DEVELOPER, execute in favour of the PURCHASER/DEVELOPER's nominee, a Power of Attorney to enable the PURCHASER/DEVELOPER to obtain all necessary permissions and licenses to commence and complete construction of the proposed building, obtain occupancy certificate as all also related permissions, licenses and certificates. Such Power of Attorney shall be irrevocable.

12.2 Notwithstanding the Power of Attorney referred to in Clause 12.1, the OWNERS shall, as and when required by the PURCHASER/DEVELOPER do all such acts, deeds and things as are required, necessary or expedient for the purpose of developing and constructing the proposed building including to sign applications for grant/renewals of construction licence and plans, to approach and appear before all Authorities concerned and to apply for/obtain water/electricity connection as also change in user of land. Such Power of Attorney shall be irrevocable.

13. The development and the construction of the proposed building shall be at the entire costs, expenses and risk and on the entire account of the PURCHASER/DEVELOPER. The PURCHASER/DEVELOPER agree that it will obtain all the requisite renewals of the permissions and licenses required to develop/construct

the proposed buildings, at its own cost and responsibility, but if necessary, in the name of the OWNERS. All finances for completion of the development of the proposed buildings shall be provided for by the PURCHASER/DEVELOPER.

14.1.1 Once the Owners' Premises are ready with an occupancy certificate, the PURCHASER/DEVELOPER shall notify the OWNERS that the premises are ready for occupation. Within 15 days of such notification, the OWNERS shall jointly give written instructions to the PURCHASER/DEVELOPER as to the manner of allotment of the Owners' Premises among the OWNERS. If no such notification is given within the stipulated time, the premises shall be allotted as per the discretion of the PURCHASER/DEVELOPER.

14.1.2 Insofar as Parties Nos. 1 and 2 are concerned (SURENDRA DATTA NAIK and SITABAI SURENDRA NAIK), they shall surrender vacant and peaceful possession of the accommodation given to them which is referred to in Clause 6.2(b) above within 21 (twenty-one) days of the OWNERS being notified that the Owners' Premises are ready for occupation as provided in Clause 14.1.1 above.

14.2 At the time each of the Owners' Premises is delivered to the respective person to whom such premises have been allotted, each such person shall execute an irrevocable Power of Attorney which will empower the PURCHASER/DEVELOPER to execute a Deed or Deeds of Conveyance in respect of the said property and the premises in the proposed building either in favour of the cooperative society or other entity to be formed of the purchasers of premises in the proposed building or individually in favour of each purchaser of premises. All Deed or Deeds of Conveyance shall be prepared exclusively by the PURCHASER/DEVELOPER's Advocate. The stamp duty, registration Fees and all other fees, costs, charges and expenses for such Deed or Deeds of Conveyance shall be borne by the individual purchasers or by the cooperative society, as the case may be, and in no case by the OWNERS (except to the extent that the OWNERS, as members of the cooperative society of entity shall be required to make the necessary contribution towards stamp duty/registration fees in respect of conveyance in favor of the society/other entity).

14.3 The OWNERS agree and undertake to execute the Deed or Deeds of Conveyance referred to/contemplated in Clause 14.2 above notwithstanding that they may have executed a Power of Attorney in favour of the PURCHASER/DEVELOPER and/or its nominee(s) to execute such Deed or Deeds of Conveyance.

15. The PURCHASER/DEVELOPER shall be entitled to enter into separate contracts in its own name with the building, labour contractor(s), architects and other

technical and other consultants for carrying out the construction of the proposed building.

16. The OWNERS shall not be liable for any accident or injuries that may be caused during the course of construction to any labourers and/or workmen who may be engaged by the PURCHASER/DEVELOPER for the construction and/or to any third party. The OWNERS shall likewise not be liable for any damage that may be caused to any adjoining property and/or the property of any other third party during the course of construction. The OWNERS shall likewise not be liable in the event of any dispute between the PURCHASER/DEVELOPER and any of their contractors.

17. It is agreed and understood that the proposed building on the said property shall bear such name as the OWNERS may decide, preceded by the word "Supreme".

SCHEDULE ABOVE REFERRED

All that landed property known as "MALEABATA" situated at and within the limits of the Margao Municipal Council, Taluka Salcete, District South Goa, State of Goa, which is described in the land Registration Office under [No. 9208 in Book B 35 (Old Series), enrolled in the Salcete Land Revenue under Matriz No. 2707] and is bounded as follows, viz.

East: By Padre Miranda Road; ✓

West: By the eastern wall of the entrance of the dwelling house of the heirs of Paixão de Noronha who is the *Mundcar* of the heirs of Maria Ditosa Pereira e Cunha, which wall lies to the East of the entrance of the house of the said Noronha, the main door of which house is facing North; ✓

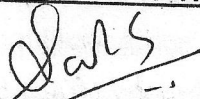
North: By the house wall of Aleixo Romuldo Barreto; ✓

South: By the wall of the house and back-yard of José Vicente Afonso and Rufina Afonso and the wall of the house of the heirs of Luis Santana Pacheco. ✓

The aforesaid property is presently surveyed under Chalta Nos. 217 (Area: 524 sq. mts.), 117 (Area: 22 sq. mts.) and 118 (Area: 14 sq. mts.), all of P. T. Sheet No. 215 of Margao City Survey, which admeasures, in the aggregate, 560 sq. mts. ✓

IN WITNESS WHEREOF the parties hereto have signed and executed this indenture at the place and date first hereinabove stated.

SIGNED AND EXECUTED BY THE FIRST PARTY



(SURENDRA DATTA NAIK)

Sitabai S. Naik

(SITABAI SURENDRA NAIK)

Narendra Datta Naik

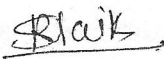
(NARENDRA DATTA NAIK)

Netra Narendra Naik

(NETRA NARENDRA NAIK)



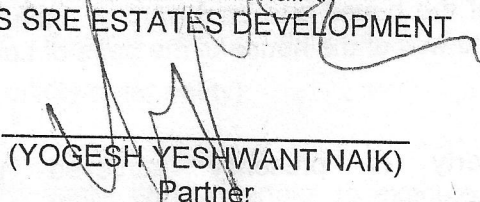
(RAGHUVIR *alias* SANTOSH DATTA NAIK)



(SANGEETA RAGHUVIR NAIK)

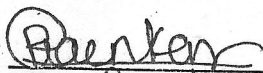
SIGNED AND EXECUTED BY THE PURCHASER/DEVELOPER

For and on behalf of
M/S SRE ESTATES DEVELOPMENT



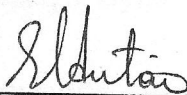
(YOGESH YESHWANT NAIK)
Partner

WITNESSES:-



Name: Rajesh Gaenkar

Address: Margao



Name: Evelyn Antao

Address: Velim - Goa

TRUE COPY



गोवा GOA

Serial No. 6171 Place of Vend MARGAO Date: 6/6/18

Value of Stamp Paper:

491570

Name of Purchaser: Raghuvir alias Santosh slak

Residence: Margao Name of Father:

Purpose: Transacting }
Parties }

As there is no one single paper for the value of Rs.
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign.
Ermelinda Alacoque Dias
Shop No. C-16, SGPDA Market,
Lic No JUD/VEN-Lic/2006/AC-I

[Signature]
Signature of Purchaser



ADDENDUM TO AGREEMENT DATED

13.8.2008

THIS ADDENDUM is entered into and executed at
Margao on this 11th day of June , 2018,

[Signatures]

-BETWEEN-

1. **RAGHUVIR** *alias* **SANTOSH DATTA NAIK**, son of Late Shri Datta Raghuvir Naik, age about 62 years, businessman, and his wife
2. **SANGEETA RAGHUVIR NAIK**, 56years , housewife,

both Indian nationals and residents of Margao, Goa and hereinafter jointly referred to as the "**FIRST PARTY**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include their heirs, executors, administrators and/or assigns), **ON THE ONE PART**

- A N D -

3. **M/s SRE ESTATES DEVELOPMENTS**, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, with the Registrar of Firms of Salcete at Margao-Goa, having its place of business at "*Supreme*", Behind New Telephone Exchange, Opp. Bombi House, Margao-Goa, having Income Tax Permanent Account No. ABEFS2840R, represented herein by all their partners, viz.

(a) **YOGESH YESHWANT NAIK**, son of Late Shri Yeshwant Vassudev Naik, age 45years, Indian national, businessman, residing at "*Bombi House*", House No. E-74, Comba, Margao, Goa

(b) **ATUL MADHUSUDAN VIRGINKAR**, son of Late Shri Madhusudan Virginkar, age 59 years, Indian national, businessman, residing at House No. E-75, Martinho Menezes Road, Comba, Margao, Goa

Handwritten signatures and initials at the bottom of the page, including a signature that appears to be 'Sank'.



(c) YASH ATUL VIRGINKAR, son of Shri Atul Madhusudan Virginkar, age 28 years, Indian national, businessman, residing at House No. E-75, Martinho Menezes Road, Comba, Margao, Goa, represented herein by his duly constituted attorney, the aforesaid Shri Atul Madhusudan Virginkar, so constituted vide a Power of Attorney executed on 29/07/2015 and

(d) JAI ATUL VIRGINKAR, son of Shri Atul Madhusudan Virginkar, age 24 years, Indian national, businessman, residing at House No. E-75, Martinho Menezes Road, Comba, Margao, Goa, so constituted vide the aforesaid Power of Attorney executed on 29/07/2015. hereinafter referred to as the "SECOND PARTY" (which expression, unless repugnant to the meaning or context thereof, shall mean and include the partners for the time being of the aforesaid firm and such other partners as may from time to time comprise the said firm as also the assigns and successors-in-title of the firm), **ON THE OTHER PART**

WHEREAS:-

A. Vide an agreement entered into on 13.8.2008 (hereinafter referred to as the "13.8.2008 Agreement") by and between the SECOND PARTY on the one hand and the FIRST PARTY and the other co-owners of an immovable property known as "MALEABATA" situated at Margao, Goa, within the limits of the Margao Municipal Council, Taluka Salcete, District South Goa, State Goa, which property is described in the Schedule to the 13.8.2008 Agreement, on the other hand, the FIRST PARTY and the other co-owners agreed to sell the said property to the SECOND PARTY, to enable the SECOND PARTY to develop the said property by constructing a multi-storeyed building thereon.

   Blauk



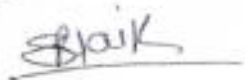
B. Under the 13.8.2008 Agreement, the SECOND PARTY had agreed to construct for and allot to the FIRST PARTY and the other co-owners, certain premises enumerated in the 13.8.2008 Agreement, viz. three flats and three shops (referred to in the 13.8.2008 Agreement and hereinafter as the "Owners' Premises").

C. It is now agreed between the FIRST PARTY and the SECOND PARTY that in addition to the Owners' Premises, the SECOND PARTY shall construct for and allot to the FIRST PARTY, certain additional premises as stipulated in this agreement.

D. The parties are desirous of recording in writing the manner in which the 13.8.2008 Agreement shall be modified.

NOW THEREFORE THIS ADDENDUM WITNESSETH AS UNDER:

1. The 13.8.2008 Agreement shall stand modified as provided hereunder, insofar as the FIRST PARTY is concerned.
2. In addition to the Owners' Premises, the SECOND PARTY shall construct for and allot exclusively to the FIRST PARTY, Office No. 204 on the second floor of the



building being constructed by the SECOND PARTY on the property described in the Schedule to the 13.8.2008 Agreement, which building is proposed to be named as "*Supreme Colo Towers*".

3. The additional premises referred to in Clause 2 above shall have a super built-up area of 30.72 M² and has a present value of Rs. 17 lakhs.

4. All clauses in the 13.8.2008 Agreement which apply to the Owners' Premises shall apply mutatis mutandi to the additional premises referred to in Clause 2 above.

5. Save as aforesaid, all other terms and conditions of the 13.8.2008 Agreement shall continue to apply and bind the parties hereto.

6. In the event of any conflict in the terms and conditions of the 13.8.2008 Agreement and the terms and conditions of this indenture, the terms and conditions of this indenture shall prevail.

IN WITNESS WHEREOF the parties hereto have signed and executed this indenture at the place and date first hereinabove stated.






SIGNED AND EXECUTED BY THE FIRST PARTY

	Signature:  (Mr. Raghuvir alias Santosh Datta Naik)
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(Finger prints of Mr. Raghuvir alias Santosh Datta Naik)



Naik



SIGNED AND EXECUTED BY THE FIRST PARTY

	Signature: <u>S. Naik</u> (Mrs. Sangeeta Raghuvir Naik)
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(Finger prints of Mrs. Sangeeta Raghuvir Naik)



S. Naik

S. Naik

S. Naik

SIGNED AND EXECUTED BY THE PURCHASERS/DEVELOPERS.



	<p>For and on behalf of SRE ESTATES DEVELOPMENT</p>
	<p>Signature: _____ (Mr. Yogesh Y. Naik) Partner</p>

(Finger prints of Yogesh Y. Naik.)



[Handwritten mark]

[Handwritten signature]

Naik

SIGNED AND EXECUTED BY THE DEVELOPERS.



	<p>For and on behalf of SRE ESTATES DEVELOPMENT</p> <p>Signature: _____ (Mr. Atul M. Virginkar) Partner</p> <p>(For self as on behalf of the partners Shri Yash A. Virginkar and Shri Jai A. Virginkar, as their duly constituted attorney)</p>
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(Finger prints of Mr. Atul M. Virginkar)



(Handwritten mark)

(Handwritten signature)

(Handwritten signature) Virginkar

WITNESSES:-

1. 

Name: Amvesh Lamodkar

Address: H.No. 116, Futada,
Mangao - Goa.



2. 

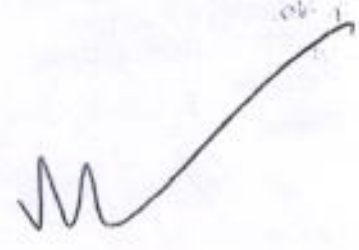
Name: Deepa Chinchekar

Address: HNO-779/5 Rainhas Valley
Mugalli, Mangao-Goa

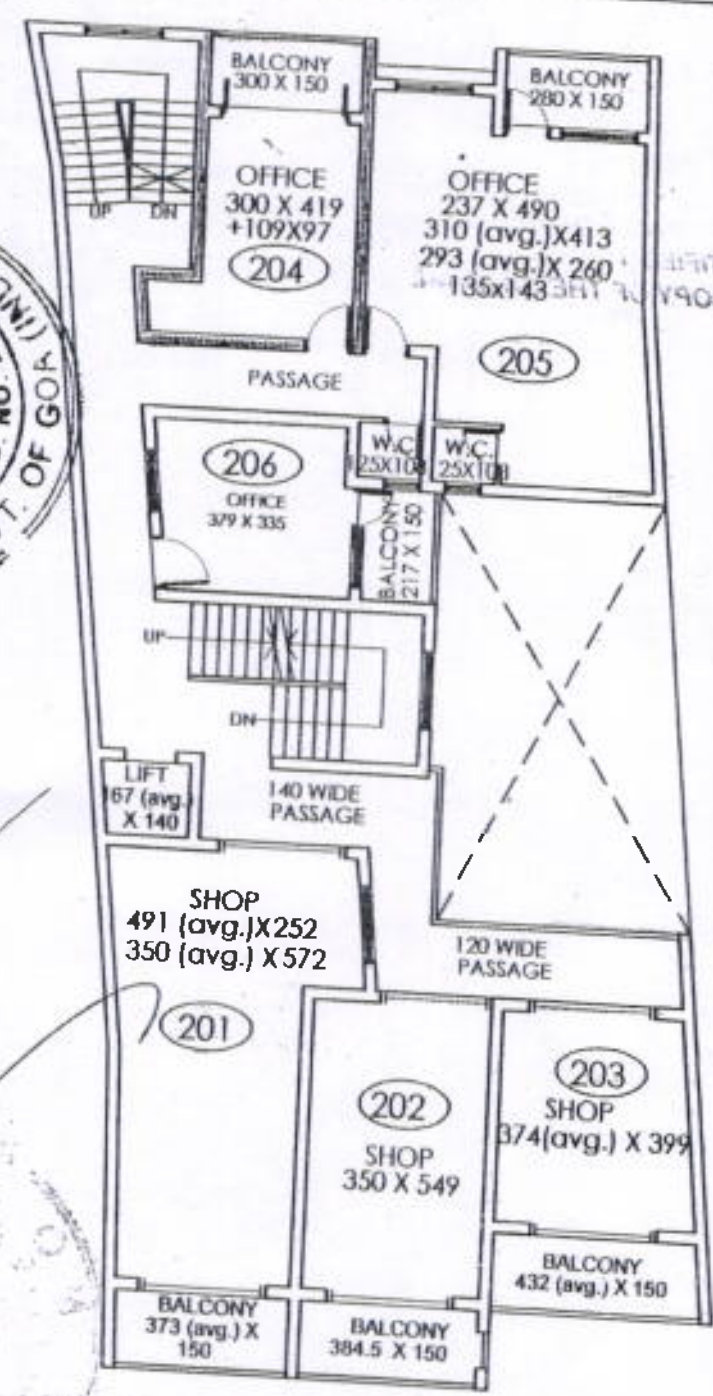
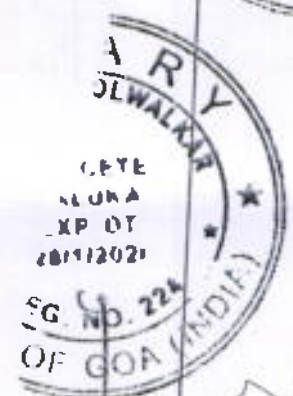
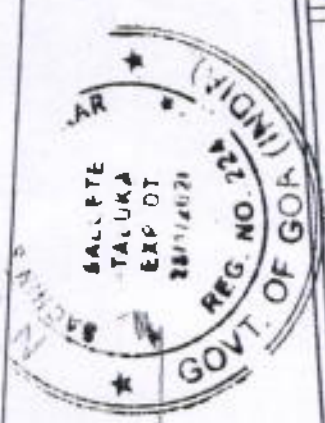


EXECUTED BEFORE
ME WHICH I ATTEST






Pratik



PROPOSED "SUPREME COLO TOWERS" FOR M/S SRE ESTATE DEVELOPMENTS, AT MARGAO - GOA, ON CHALTA NO :117,118 & 217 OF P.T.S NO: 215.

AREA STATEMENT		
SHOP.NO	CARPET	
201	33.66	62.75
202	20.29	39.50
203	16.23	34.48
204	14.36	30.72
205	35.77	65.99
206	12.87	27.37

SECOND FLOOR PLAN
SCALE: 1:150

RAJEEV M. SUKHTHANKER
ARCHITECT (B. Arch.(Bom.) AIIA)

F-1, FIRST FLOOR, FATIMA CHAMBERS,
NEAR FATIMA CONVENT, MARGAO - GOA.
PH:- 2737170, 2735881
Email:- archrajsuk@gmail.com

Handwritten signature and initials.