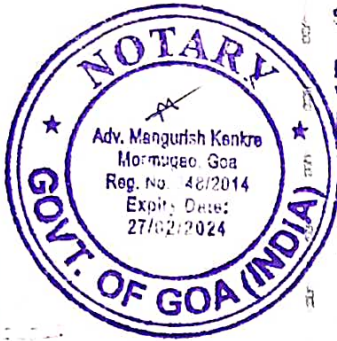


गोवा GOA

28 JUN 2021

645135



Serial No. 4484/21 Place of vending vasco Date of Sale:.....
Vendor's Name Apurva A. Shet Address Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 1000/- (Rupees One thousand)
Name of Purchaser Mangurish Kenkre
R/O: Daholim Name of Father V. Kenkre
Purpose Agreement Transacting Parties.....
As there is no one single Paper for the value of Rs.....
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor.

Signature of Purchaser

AGREEMENT FOR DEVELOPMENT

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Page | 1



THIS AGREEMENT FOR DEVELOPMENT is entered into and executed at Vasco-Da-Gama, Goa on this 29th day of the month of June, 2021.

BETWEEN

MR. LAXMINARAYAN AKULA, son of Mallaiah Akula, 48 years of age, married, businessman, having PAN : [REDACTED], Indian National and resident of A3, Ground floor, Green View Apts., Alto-Porvorim, Bardez, Goa, hereinafter called the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof include his legal heirs, representatives, executors, administrators and assigns) of the **FIRST PART**;

AND

NAYAB BUILDERS & DEVELOPERS, a Partnership firm, registered under the Indian Partnership Act, 1932 having its registered office at H. No.714K, Nayab Manzil, Near 1st Water Tank, New Vaddem, Vasco-Da-Gama, Goa, having PAN : [REDACTED], represented herein through its Partners, **1. MR. SHAIKH ABDUL RAZAK**, son of Shaikh Abdul Gafur, 64 years of age, married, businessman, having PAN : [REDACTED], and **2. MR. IBRAHIM SHAIKH**, son of Shaikh Abdul Razak, 36 years of age, married, businessman, having PAN : [REDACTED], both Indian Nationals and residing at H. No.714K, Nayab Manzil, Near 1st Water Tank, New Vaddem, Vasco-Da-Gama, Goa, hereinafter called the "**DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning



thereof shall be deemed to include its successors, administrators, executors and assigns) of the **SECOND PART**;

WHEREAS the Partner, MR. SHAIKH ABDUL RAZAK is represented herein by his duly constituted attorney, MR. IBRAHIM SHAIKH, who is duly empowered vide General Power of Attorney dated 12/06/2021 registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book – POA Register Document, Reg. No.MOR-POA Register-36-2021 dated 15/06/2021.

WHEREAS there exists a property known as "Gally" or "Gaddi", surveyed under Survey No.22/1 of Nagoa village, situated at Nagoa, Goa, more particularly described in Schedule-I hereinbelow and hereinafter referred to as the "said property".

AND WHEREAS the said property belonged to Mr. Lourenco Gama alias Lourencinho Gama.

AND WHEREAS said Mr. Lourenco Gama alias Lourencinho Gama upon obtaining NOC from Office of the Village Panchayat of Verna-Nagoa bearing No.VP/VN/88-89/771 dated 17/09/1988 sub-divided the said property into 9 several plots numbered from 1 to 9.

AND WHEREAS by a Deed of Sale dated 27/04/1984 duly registered before the Sub-Registrar of Salcete at Margao, under Reg. No.315 at pages 181 to 186, Book No.I, Vol. No.65 dated 11/01/1985, said 1. Mr. Lourenco Gama alias Lourencinho Gama alongwith his wife Mrs. Piedade

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Mesquita, 2. Mr. Baptista Gama alongwith his wife Mrs. Antonieta Costa and 3. Mr. Minguel Gama (bachelor) sold one of the sub-divided plot being Plot No.8 admeasuring 988.50 sq. mtrs. (more particularly described in Schedule-II hereinbelow and hereinafter referred to as the "said plot") to Mr. Theodore Duarte Fernandes.

AND WHEREAS by a Deed of Sale dated 05/03/1993 duly registered before the Sub-Registrar of Salcete at Margao, under Reg. No.97 at pages 372 to 379, Book No.I, Vol. No.85 dated 05/03/1993, said Mr. Theodore Duarte Fernandes sold the said Plot No.8 to Ms. Pushpa G. Bandodkar.

AND WHEREAS by a Deed of Sale dated 24/10/2014 duly registered before the Sub-Registrar of Salcete at Margao, under Book-1 Document, Reg. No.MGO-BK1-04732-2014, CD No.MGOD80 dated 24/10/2014, said Ms. Pushpa G. Bandodkar sold the said Plot No.8 to Mr. Prasad Vasant Raikar.

AND WHEREAS by a Deed of Sale dated 22/04/2021 duly registered with the Sub-Registrar of Salcete at Margao under Book-1 Document, Reg. No.MGO-1-1543-2021, dated 27/04/2021, said Mr. Prasad Vasant Raikar alongwith his wife Mrs. Grishma Anant Lotlikar sold the said Plot No.8 to Mr. Laxminarayan Akula, the Vendor herein.

AND WHEREAS the Vendor is married but not under the regime of communion of assets, in accordance with the Art.1108 of the Portuguese



Civil Code in force in Goa, and thus the wife of the Vendor is not joined as a party to this Deed.

AND WHEREAS the Vendor intends to develop the said plot by constructing a building thereon and is looking out for a suitable Developer who is a builder and the Developer has experience in construction of building project.

AND WHEREAS the Developer has agreed to develop the said plot and construct a multi-storied building and the Vendor has agreed to give the said plot for development for the said purpose to the Developer.

AND WHEREAS the parties hereto have agreed certain terms and conditions amicably which they desire to put in writing which terms and conditions are setout hereinbelow :-

NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AS UNDER :-

1. The Developer shall commence and complete the development works and construct a Multi-storied building on the said plot belonging to Vendor at its own cost.
2. The Developer shall in total consideration of the Vendor agreeing to give the said plot to develop and permitting to construct a multi-storied building and to sell units constructed therein, the Developer shall deliver 2



Single bedroom flats in Phase-B on the Ground Floor bearing Flat No.UGF-101 and UGF-102 admeasuring approximately 60.00 sq. mtrs. each in the building to be constructed in the said plot (hereinafter referred to as the "said reserved premises") unto and in favour of Vendor in addition to payment of Rs.80,00,000/- (Rupees Eighty Lakhs Only) to be paid within a period of 3 years or on completion of the building project whichever is earlier.

3. The Developer agrees to hand over the possession of the said reserved premises to the Vendor within a period of 3 years from the date of receipt of all the required permissions/approvals from the competent authorities and the Vendor shall not claim or have any right over any other flats built/constructed in the building other than the said reserved premises. It is also agreed that the Vendor shall take possession of the said reserved premises within 15 days of receiving letter from the Developer to take possession and the Developer shall execute necessary deed conveying the title of the said reserved flats in favour of the Vendor at his costs and expenses.

4. The specifications of the said reserved premises and the plan thereof to be constructed in the said plot shall be at the choice of Developer. However, the specifications in respect of the said reserved premises shall be as specified in Schedule-III.



5. The Developer shall develop the said plot for which the Vendor has agreed to handover vacant and peaceful possession of the said plot to the Developer. The Developer may at any time enter upon and complete the construction of building at its own cost and during the said period the said plot shall be in exclusive possession of the Developer and the Vendor or anyone representing him shall not in any way will interfere with the possession of the Developer nor he shall in any way obstruct or hinder the construction of building or any part thereof.

6. The Developer shall construct the proposed building in the said plot entirely at its cost and expense as per the plans approved by the T.C.P. subject to such alterations and modifications that may be required from time to time by the T.C.P., Village Panchayat of Nagoa, Government or any other concerned appropriate local or other authority.

7. In case of delay in completion of construction due to unavoidable circumstances beyond control of Developer such as unavailability of building materials or any unforeseen act or happenings, delay in obtaining completion/occupancy certificate or any Order of the Court of Law, etc., the Developer shall be entitled for an extension of period of time which will be mutually agreed upon between the parties as and when the occasion demands.

8. The Vendor shall at the request of the Developer sign and execute from time to time any applications which may be required to be signed to effectively complete the building provided that all costs, charges and

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expenses including architects fees in this connection shall be borne and paid by the Developer alone and the Developer shall indemnify and keep indemnified the Vendor from and against all actions, suits, proceedings, fines, penalties, architects fees and all costs, charges and damages incurred or suffered by the Vendor during the course of development/ construction in the plot. The Vendor shall execute power of attorney in favour of the Developer giving all necessary powers required to obtain all required permissions/approvals from the concerned authorities and to carry out the work of construction of the said building in all respects as contemplated by these presents.

9. The Developer shall carry out at its own costs, charges and expenses in all respects, all or any items of work for laying of drainage, cables, water pipes and other connection and other items as per the condition imposed by the T.C.P. and the Village Panchayat of Nagoa and also other items of work as may be required to have the building completed in all respect. All finances for completing of the said items of works shall be provided and borne and paid for by the Developer alone. The Vendor hereby agrees to render all assistance and co-operation that may be required to obtain required permissions/approvals from concerned authorities and to carry out the development work, construction and completion of the building thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or arising there-from provided



that the Vendor shall not be liable to incur any financial obligations in that behalf.

10. The Developer shall be at liberty to sell and/or allot the dwelling units or flats and/or rights in the building to be constructed as per the plans approved by the T.C.P. or Village Panchayat of Nagoa except those agreed to be given to the Vendor in compliance of this agreement and/or to enter into any agreement of sale in respect of the dwelling units or flats mentioned above at such price and on such terms and conditions and provisions as the Developer may think fit. All such allotments shall however be made by the Developer at its own costs and account and at their risk, the intention being that the Developer shall alone be liable and responsible to such party or parties in connection with all dealing between the Developer and such party or parties and the Vendor shall in no way be responsible for the same.

11. The Developer shall be entitled to put up and permit to be put up advertisement boards upon the said plot.

12. Upon satisfying the consideration of the Vendor as agreed hereinabove, the Vendor shall directly execute and deliver any one or more deeds of conveyances in favour of the Co-operative Society or Societies or the Purchaser/s of flats in the building to be erected by the Developer. The Developer agrees to join in such deed as Confirming Party if required, such deed or deeds of conveyances shall be prepared by the Advocate of the Developer and approved by the Vendor.



13. It is agreed that after the date of this agreement the Developer shall pay and discharge all taxes and outgoings including panchayat taxes and all other charges, rates, taxes that may be levied by any public body or authorities in respect of the said building to be constructed and which would be payable by the Vendor. The Developer shall indemnify and keep indemnified the Vendor from and against non-payment thereof.

14. It is also agreed that all taxes and outgoings including panchayat taxes and all other charges, rates, taxes that may be levied by any public body or authorities in respect of the said reserved premises and also the deposit towards electric meter and water connection, etc. shall be borne and paid by the Developer till the handing over of possession of reserved premises to the Vendor.

15. The Vendor declares :

a) that the Vendor is entitled to enter into this agreement with the Developer and that he has full right and authority to sign and execute the same.

b) That the Vendor has not contracted or entered into any agreement for constructing the said building or any part thereof to any person or persons other than the Developer and that he has not created any mortgage, charges or any encumbrances on the said plot mentioned herein. Similarly, the Vendor shall



not raise any funds by mortgaging the said plot with any Bank or Financial Institution till the project is completed.

c) that the Vendor has not done any act, deed, matter or thing whereby or by reason hereof, the development of the said plot may be prevented or affected in any manner whatsoever.

d) that, if due to any defect in the title of the Vendor, the Developer is deprived of the said plot hereby allowed to be developed and sold or any part thereof, the Vendor shall indemnify and keep indemnified the Developer against any costs charges, expenses or losses incurred by Developer in this connection.

16. The Vendor agrees that at the time of execution of agreement of sale between Developer and the prospective purchaser/s, the Vendor shall join in the Agreement of Sale. Similarly, if the Vendor wishes to sell the flats reserved for him, the Developer shall join as a party to the said agreements and shall sign and execute Agreement of Sale between the Vendor and the prospective purchaser/s.

17. All out of pocket expenses incidental to this agreement and the transactions in pursuance thereof including the deed or deeds of conveyance and other assurance in respect thereof including stamp duty and registration charges shall be borne and paid by the Developer alone. The Vendor and the Developer shall pay their respective advocate fees. It



is further agreed that the Vendor shall join as the member of the Co-operative Housing Society to be formed either by the Developer or the occupants of the building and in the event the Vendor shall join in and bear the proportionate cost of the registration charges of forming a Co-operative Housing Society and also the other expenses like Stamp duty and registration charges towards conveyance of title in favour of Society with respect of the said reserved premises.

18. The Developer shall be fully responsible and liable to bear all against all losses, damages, costs, charges, expenses that will be incurred or suffered by the Vendor on account of or arising out of any breach or any of these terms or any law, rules or registration or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction or otherwise however.

19. The Developer shall be entitled to enter into separate contracts in its own name with the architects and other for carrying out the said development at their risk and costs.

20. The Vendor hereby covenants, confirms and has represented to the Developer with regard to the said plot that :

a) the Vendor's title to the said plot is clear, unencumbered, marketable and subsisting.



- b) The Vendor has not agreed to sell, transfer, assign the said plot to any other person except the Developer herein and there is no litigation or legal proceedings pending before any court or authorities in respect of said plot.
- c) The said plot is not subject to any notice or any notification or proceedings and there are no mundkars and or any other persons claiming any right title interest of whatsoever nature in respect of the said plot.

21. If any disputes arise between the parties hereto the same shall be referred to a single arbitrator by the consent of both parties and as per the provisions of The Arbitration and Conciliation Act, 1996 and the decision given by the said Arbitrator shall be binding on both the parties.

22. Time shall be essence of this agreement as also either of the parties to this agreement shall be entitled to claim specific performance of this agreement by the other party hereto.

23. It is also agreed that once the Occupancy Certificate is issued, the Developer shall convey the reserved premises by executing necessary deed in favour of the Vendor whenever called upon by the Vendor.



DESCRIPTION OF THE PROPERTY

SCHEDULE-I

All that property, surveyed under Survey No.22/1 (part) of Nagoa village, of the property known as "Gally" or "Gaddi", situated at Nagoa village, within the area of Village Panchayat of Nagoa, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.38450 at pages 127v of Book B No.49 of New series, not enrolled in the Land Revenue Office, surveyed under Survey No.22/1 of Nagoa village and is bounded as under :-

- On the North : By the property of Comunidade;
- On the South : By the property of Comunidade;
- On the East : By PWD road Margao to Cortalim; and
- On the West : By the property of Comunidade;

SCHEDULE-II

All that Plot No.8 admeasuring an area of 988.50 sq. mtrs. Sub-divided from the property, more particularly described in Schedule-I hereinabove and the said Plot No.8 is bounded as under :-

- On the North : By reserved access road;
- On the South : By property of Comunidade;
- On the East : By Pot No.7; and
- On the West : By Plot No.9;

[Signature]

[Signature]



SCHEDULE-III
BUILDING SPECIFICATIONS

STRUCTURE

1. Structure to be of Grade M25 (1:1.5:3) with laterite walls
2. Height of every floor will be 3.00 mts.
3. Plinth height is considered as 0.60 mts. from the ground.
4. All external walls to be of 23 cms. thk. and internal walls to be of Kudchi/bricks. Foundation masonry to be 30 cms. thk.
5. All sloping roofs will be waterproofed.

ALUMINUM WORK

Window shall be made of aluminum (3/4 series with 3mm thick glass panes, sliding type.)

ELECTRICAL

All wiring shall be concealed type with good quality copper wiring in PVC conduits. Individual electrical points to be provided as follows:

LIVING ROOM :

- Two Light Points
- One Fan Points
- One 5 Amp. Plug Point
- One Bell Point
- One AC Point

BED ROOM :

- Two Light Points.
- One Fan Points
- One 5 Amp; Plug point
- One AC Point

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[Signature]



KITCHEN : One Light Point
One 5 Amp Plug Point

BALCONY : One Light Point

TOILET : One 5 Amp Point
One Light Point
One Exhaust Fan Point.
One 15 Amp Point

PLUMBING

1. All plumbing to be of first-class P.V.C/ G.I pipes with necessary chambers.
2. All sanitary fittings like European W.C, wash basins to be of Parryware/ Cera make or equivalent make.
3. Each toilet will be fitted with 1 wash basins 1 European w. c. with flush tank in each toilet, shower with hot and cold mixer, towel rail and soap dish.
4. All plumbing fittings to be of Ark or equivalent brand.

FLOORING & SKIRTING

All Flooring & Skirting (except toilets and bathroom) shall be of standard quality Ceramic Tiles, Toilet and bathroom to be in non-skid ceramic tiles, all railings off open balconies and staircase will be cement baluster/MS Steel.



KITCHEN

To be provided with cooking platform of Cuddapah mounted stainless steel sink with drain board the platform will be finished with the dado.

DOORS

Main door shutters shall be of teakwood finished with French polish/ varnish, provided with peephole and night latch. All internal doorframes shall be of matti wood and shutters will be in marine flush doors finished with oil paint or FRP doors shall be provided. All doors shall have tower bolt, aldrip mortise lock and doorstopper.

PLASTER

External surface of the building shall be plastered with two coats of cement mortar admixture with quality waterproofing compound and finished with cement paint.

Inter walls and ceiling shall be plastered with cement mortar, and finished with neeru and painted with oil bound distemper paint. Cracks developed in the walls along concrete- masonry to joints and along electrical conduits shall not be considered as defects in the construction.

WATER SUPPLY

Water supply shall be supplied through an underground sump and overhead tank, which will service the entire complex.

NOTE:- In the above estimate following items are not included like bulbs or tubes and fans, Sintex tanks. Geysers or Heaters, Solar heaters, cabinets and furniture.

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IN WITNESS WHEREOF, the parties hereto have set their respective hand and seal on the day and the year hereinabove mentioned.

SIGNED, SEALED AND DELIVERED by
Within-named "VENDOR"

MR. LAXMINARAYAN AKULA



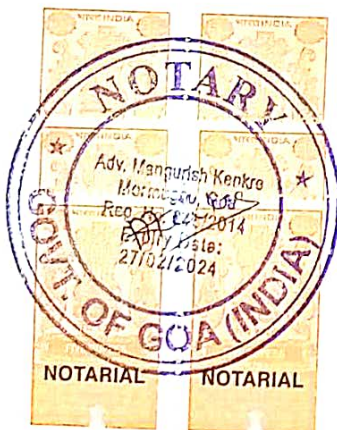
SIGNED, SEALED AND DELIVERED by
Within-named "DEVELOPER"
NAYAB BUILDERS & DEVELOPERS
Represented by its Partner,

MR. IBRAHIM SHAIKH
For self and as duly constituted attorney of
MR. SHAIKH ABDUL RAZAK



In presence of :-

1. SUDESH M. VERNEKER S.M. Verneker,
2. Jewina Dias Dias

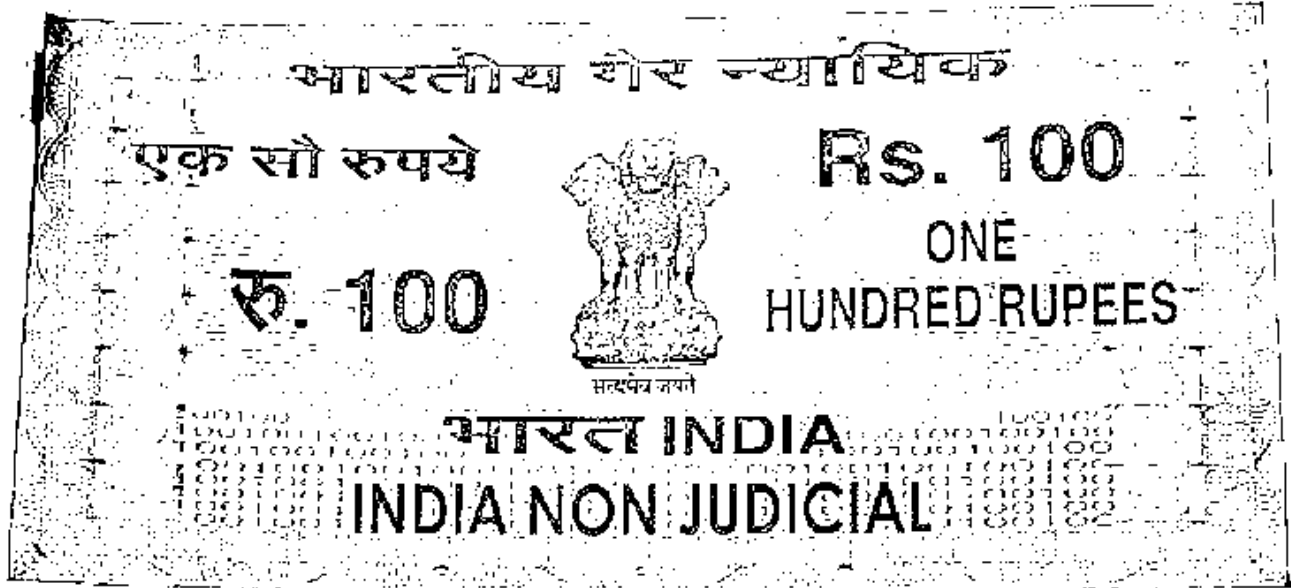


EXECUTED BEFORE ME
BY aforsaid Executants
WHICH I ATTEST

Attacker
29/06/21

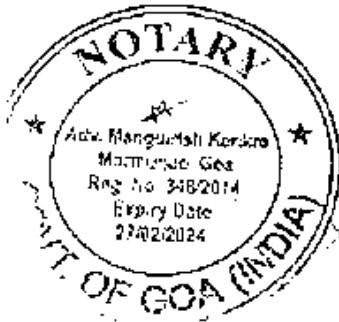
Adv. Mangurish Kenkre
NOTARY
(Govt. of Goa)
FO-3, 1st Floor, Gurukrupa Bldg.,
F L. Gomes Road,
Vasco-da-Gama, Goa.

Reg. No. 902/2021
Date 29.10.2021




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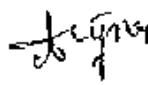

Sl. No. 603, Place of Vendng - VASCO, Date of Sale 29/06/2021
Vendor - RANJANA CHAUDHARY resident of Destorro, Vasco
License No. - JUD. VENT. IC/2/2015/AC-1
Value of Stamp Paper 100/-
Name of Purchaser IBRAHIM SHAIKH
Father's Name SHAIKH ABDUL RAJAF
R/O VASCO Full use DEED
As there is no stamp paper available for the value of Rs. _____
Additional Stamp Paper for the completion of the Value is attached along with


Signature of Seller Vendor


Signature of Purchaser

ADDENDUM TO AGREEMENT FOR DEVELOPMENT

DATED 29/06/2021



THIS ADDENDUM TO AGREEMENT FOR DEVELOPMENT DATED 29/06/2021 is entered into and executed at Vasco-Da-Gama, Goa on this 26th day of the month of March, 2022.

BETWEEN

MR. LAXMINARAYAN AKULA, son of Mallalah Akula, 48 years of age, married, businessman, having PAN : _____, Indian National and resident of A3, Ground floor, Green View Apts., Alto-Porvorim, Bardez, Goa, hereinafter called the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof include his legal heirs, representatives, executors, administrators and assigns) of the **FIRST PART**;

AND

NAYAB BUILDERS & DEVELOPERS, a Partnership firm, registered under the Indian Partnership Act, 1932 having its registered office at H. No.714K, Nayab Manzil, Near 1st Water Tank, New Vaddem, Vasco-Da-Gama, Goa, having PAN : _____, represented herein through its Partners, **1. MR. SHAIKH ABDUL RAZAK**, son of Shaikh Abdul Gafur, 64 years of age, married, businessman, having PAN : _____, and **2. MR. IBRAHIM SHAIKH**, son of Shaikh Abdul Razak, 36 years of age, married, businessman, having PAN : _____, both Indian Nationals and residing at H. No.714K, Nayab Manzil, Near 1st Water Tank, New Vaddem, Vasco-Da-Gama, Goa, hereinafter called the "**DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to include its successors, administrators, executors and assigns) of the **SECOND PART**;

WHEREAS the Partner, **MR. SHAIKH ABDUL RAZAK** is represented herein by his duly constituted attorney, **MR. IBRAHIM SHAIKH**, who is duly empowered vide General Power of Attorney dated 12/06/2021 registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book – POA Register Document, Reg. No.MOR-POA Register-36-2021 dated 15/06/2021.

Signatures



WHEREAS the Vendor herein is the owner of a plot bearing No.8 admeasuring an area of 988.50 sq. mtrs., more particularly described in Schedule-1f hereinbelow and hereinafter referred to as the "said plot".

AND WHEREAS the Vendor herein had entered into an Agreement for Development dated 29/06/2021 with the Developer herein which agreement was duly executed before the Notary Adv. Mangalash Kenkre under Registration No.902 dated 29/06/2021 hereinafter referred to as "the Principal Agreement" for the sake of brevity.

AND WHEREAS the Vendor herein entrusted the Developer herein to develop the said Plot No.8 by constructing a multi-storied Building thereon by obtaining necessary permissions from the competent authorities.

AND WHEREAS in aforesaid Agreement for Development dated 29/06/2021, it was agreed that the Developer shall give 2 Single bedroom flats in Phase-B on the Ground Floor bearing Flat No.UGF-101 and UGF-102 admeasuring approximately 60.00 sq. mtrs. each in the building to be constructed in the said plot in addition to payment of Rs.80,00,000/- (Rupees Eighty Lakh Only) to be paid within a period of 3 years or on completion of the building project.

AND WHEREAS the parties hereto have agreed certain additional terms and conditions amicably which they desire to put in writing in the said Principal Agreement by this present deed which terms and conditions are setout hereinbelow:-

NOW THEREFORE THIS ADDENDUM TO AGREEMENT FOR DEVELOPMENT WITNESSETH AS UNDER :-

1. It is agreed between that parties that in lieu of Rs.80,00,000/- (Rupees Eighty Lakh Only) agreed to be paid by the Developer to the Vendor shall give additional 3 single bedroom flats in addition to the agreed 2 single bedroom flats, the Developer shall now allot 5 Single bedroom flats in Block-A in proposed building unto and in favour of Vendor, details of which are mentioned hereinbelow :

(Handwritten signatures)



SR. NO.	FLAT NO.	FLOOR	AREA		
			Carpet Area (sq. mtrs.)	Built-up Area (sq. mtrs.)	Super built-up Area (sq. mtrs.)
1.	GF-101	Ground	32.31	46.22	58.01
2.	GF-102	Ground	32.31	46.22	58.01
3.	FF-101	First	43.26	46.22	57.52
4.	SF-201	Second	43.26	46.22	57.52
5.	SF-203	Second	43.26	46.22	57.52

2. This Addendum is drawn for the limited purpose of modification of principal Agreement dated 29/06/2021 and the other terms agreed by the parties herein in the Principal Agreement shall remain in full force and effect.

3. That this Addendum shall always be read in conjunction with the Principal Agreement and deemed to have been an integral part of the Principal Agreement and shall always be read together to understand and implement its true meaning and contents as agreed upon by the contracting practices both in the Principal Agreement and as well as in this Addendum.

4. The parties hereto agree and covenant with one another to extend co-operation to sign, execute and register all necessary documents and writings for effective implementation of the terms, conditions and covenants stipulated in this present Addendum and the Principal Agreement dated 29/06/2021.

5. That the parties further agree that barring this addition as stated herein above there shall be no change in the principal Agreement and all terms and conditions thereof shall continue to be binding in full force and effect.



DESCRIPTION OF THE PROPERTY

SCHEDULE-I

All that property, surveyed under Survey No.22/1 (part) of Nagoa village, of the property known as "Gaily" or "Gaddi", situated at Nagoa village, within the area of Village Panchayat of Nagoa, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.38450 at pages 177v of Book B No.49 of New series, not enrolled in the Land Revenue Office, surveyed under Survey No.22/1 of Nagoa village and is bounded as under :-

On the North : By the property of Comunidade;
On the South : By the property of Comunidade;
On the East : By PWD road Margao to Cortalim; and
On the West : By the property of Comunidade;

SCHEDULE-II

All that Plot No.8 admeasuring an area of 988.50 sq. mtrs. Sub-divided from the property, more particularly described in Schedule-I hereinabove and the said Plot No.8 is bounded as follows :-

On the North : By reserved access road;
On the South : By property of Comunidade;
On the East : By Plot No.7; and
On the West : By Plot No.9;

SCHEDULE-III(A)

All that flat being Flat No.GF-101 on the Ground floor, admeasuring carpet area of 32.31 sq. mtrs., built up area of 46.71 sq. mtrs. and super built up area of 58.01 sq. mtrs., in the building, to be constructed on the plot, more particularly described in Schedule-II hereinabove and the said flat is bounded as under :-

On the North : By open space;

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- On the South : By Flat No.102;
On the East : By setback of the building; and
On the West : By setback of the building.

SCHEDULE-III(B)

All that flat being Flat No.GF-102 on the Ground floor, admeasuring carpet area of 32.31 sq. mtrs., built up area of 46.71 sq. mtrs. and super built up area of 58.01 sq. mtrs., in the building, to be constructed on the plot, more particularly described in Schedule-II hereinabove and the said flat is bounded as under :-

- On the North : By Flat No.101;
On the South : By setback of the building followed by Block B of same project;
On the East : By setback of the building; and
On the West : By setback of the building.

SCHEDULE-III(B)

All that flat being Flat No.GF-102 on the Ground floor, admeasuring carpet area of 32.31 sq. mtrs., built up area of 46.71 sq. mtrs. and super built up area of 58.01 sq. mtrs., in the building, to be constructed on the plot, more particularly described in Schedule-II hereinabove and the said flat is bounded as under :-

- On the North : By Flat No.101;
On the South : By setback of the building followed by Block B of same project;
On the East : By setback of the building; and
On the West : By setback of the building.

SCHEDULE-III(C)

All that flat being Flat No.FF-101 on the First floor, admeasuring carpet area of 43.26 sq. mtrs., built up area of 46.22 sq. mtrs. and super

[Handwritten signatures]



built up area of 57.52 sq. mtrs., in the building, to be constructed on the plot, more particularly described in Schedule-II hereinabove and the said flat is bounded as under :-

- On the North : By open to sky;
- On the South : By Flat No.102;
- On the East : By open to sky; and
- On the West : By open to sky.

SCHEDULE-III(D)

All that flat being Flat No.SF-201 on the Second floor, admeasuring carpet area of 43.26 sq. mtrs., built up area of 46.22 sq. mtrs. and super built up area of 57.52 sq. mtrs., in the building, to be constructed on the plot, more particularly described in Schedule-II hereinabove and the said flat is bounded as under :-

- On the North : By open to sky;
- On the South : By Flat No.202;
- On the East : By open to sky; and
- On the West : By open to sky.

SCHEDULE-III(E)

All that flat being Flat No.SF-203 on the Second floor, admeasuring carpet area of 43.26 sq. mtrs., built up area of 46.22 sq. mtrs. and super built up area of 57.52 sq. mtrs., in the building, to be constructed on the plot, more particularly described in Schedule-II hereinabove and the said flat is bounded as under :-

- On the North : By Flat No.202;
- On the South : By open to sky;
- On the East : By open to sky; and
- On the West : By open to sky.

Signature *Signature*

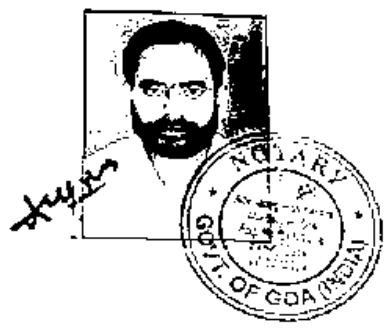


IN WITNESS WHEREOF, the parties hereto have set their respective hand and seal on the day and the year hereinabove mentioned.

SIGNED, SEALED AND DELIVERED by Within-named "VENDOR"

[Handwritten signature]

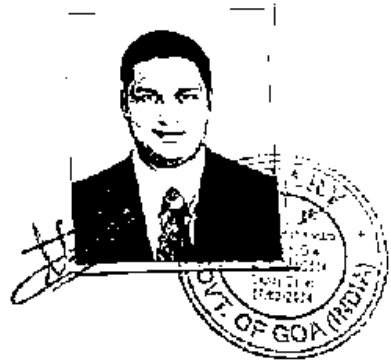
MR. LAXMINARAYAN AKULA



SIGNED, SEALED AND DELIVERED by Within-named "DEVELOPER"

[Handwritten signature]

NAYAB BUILDERS & DEVELOPERS
Represented by its Partner,
MR. IBRAHIM SHAIKH
For self and as duly constituted attorney of
MR. SHAIKH ABDUL RAZAK



In presence of :-

1. Imran H. Gargay *[Signature]*

2. SUDESH M. VERNEKAR *[Signature]*



EXECUTED BEFORE ME
BY afore said executants
WHICH I ATTEST

[Handwritten signature]
26/03/2022

Adv. Mangurish Kenkre
NOTARY
(Govt. of Goa)
FO-3, 1st Floor, Gunkrupa Bldg.,
F. L. Gomes Road,
Vasco-da-Gama, Goa.



Reg. No. 515/2022
Date 26/03/2022