

(Rupees Six Lakhs Nine Thousand Only)

343

Phone No:-  
Sold To/Issued To:-  
SS KURTARKAR HOMES  
For Whom/ID Proof:-  
ACAFS3131L



OCT-20-2022 18:45:17  
₹ 0609000/-  
ZERO SIX ZERO NINE ZERO ZERO ZERO  
OTHER  
38162481668976517487-00004312  
3816248 38/02/04/2021-RDI

Name of Purchaser SS Kurtarkar Homes.

For CITIZEN CREDIT CO-OP. BANK LTD.



*[Signature]*  
Authorized Signatory



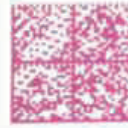
*Santosh D. Kurtarkar* *S. Kurtarkar*

**AGREEMENT TO SELL AND  
DEVELOPMENT**

*R. Shobha* *S. Kurtarkar*

(Rupees Three Lakhs one thousand only)

Phone No: 9822131503  
Sold To/Issued To:  
SS KURTARKAR HOMES  
For Rham/ID Proof:  
ACAF52131L



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₹ 0301000/-  
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FOR CITIZEN CREDIT CO. OR. BANK LTD.



*[Signature]*  
Authorised Signatory

Name of Purchaser..... SS KURTARKAR HOMES



## AGREEMENT TO SELL AND DEVELOPMENT

*[Signature]* Bhobhe, Bhutackar

This AGREEMENT TO SELL AND DEVELOPMENT is made at MARGAO, SALCETE, GOA, on this Twenty-Third day of January of the Year Two Thousand and Twenty Three (23/01/2023),

B E T W E E N

1. Mrs. HARSHA SUBHASH NAYAK GAUNEKER, now known as Mrs. RUKMINI SATYENDRA BHOBE, daughter of Subhash Trivikram Naik Gauneker, aged 50 years, Businesswoman, Holder of P.A.N. [REDACTED] and Aadhaar No. [REDACTED] AND HER HUSBAND,

2. Mr. SATYENDRA BHOBE, son of Late Shrikant Bhobe, aged 51 years, Holder of P.A.N. [REDACTED] and Aadhaar No. [REDACTED],

Both of them resident at L-63, Housing Board Colony, Porvorim, Goa,

3. Mrs. SWETA SUBHASH NAIK GAUNEKER alias Mrs. SWETA MAYUR GAITONDE, daughter of Subhash Trivikram Naik Gauneker, aged 42 years, Advocate, Holder of P.A.N. [REDACTED] and Aadhaar No. [REDACTED], AND HER HUSBAND,

*Bhobe, Gauneker* ...3/-

4. Mr. MAYUR ANIL GAITONDE, son of Shri Anil Gaitonde, aged 43 years, Service, Holder of P.A.N. [REDACTED] and Aadhaar No. [REDACTED],

Both of them resident at B-6, Kundaikar Nagar, Dr. Dada Vaidya Rd. Panaji, Goa;

All of them Indian Nationals and hereafter called the "**FIRST PARTIES**" (which expression shall unless repugnant to the context include their heirs, assigns and legal representatives) OF THE ONE PART,

THE FIRST PARTY No. 2 is herein represented by THE FIRST PARTY No.1, by virtue of Specific Power of Attorney dated 11/02/2022, executed before Notary, Shilpa B. Salgaonkar, at Porvorim, at Serial No.569/2022.

THE FIRST PARTY No.3 and 4 are herein represented by THE FIRST PARTY No.1, by virtue of Specific Power of Attorney dated 11/01/2022, executed before Notary, Kamala Nair, at Panjim, at Serial No.104/2022.

A N D

M/s SS KURTARKAR HOMES, a Partnership Firm, duly registered under the Indian Partnership Act, 1932,

...4/-  
*[Signature]* *[Signature]*



with its registered Office at Kurtarkar Towers, Malbhat, Margao, Salcete, Goa, Holder of Pan No. [REDACTED], herein represented by its Partners:

- (a) Mr. SANTOSH DHARMA KURTARKAR, son of late Dharma C. Kurtarkar, aged 69 years, businessman, Holder of Pan No. [REDACTED], Aadhaar No. [REDACTED] and Mobile No. [REDACTED], AND HIS WIFE,
- (b) Mrs. SHEETAL S. KURTARKAR, daughter of late Manohar Kande, aged 56 years, businesswoman, Holder of Pan No. [REDACTED] and Aadhaar No. [REDACTED],

Both of them Indian Nationals and resident at Sarthak, Vidyanagar, Margao, Salcete, Goa, with Partner No.2 (b) herein represented by the Partner No.2(a), Shri. SANTOSH DHARMA KURTARKAR, above-named, duly authorized to sign this Deed vide General Power of Attorney dated 13/04/2013, duly executed before the Notary, Rajendra G. Raut Dessai, at Margao, under Registration No.11931/2013, and are hereafter called **"THE SECOND PARTIES"** (which expression shall unless repugnant to the context include their heirs, assigns and legal representatives and its partners for the time being) OF THE OTHER PART, and WITNESSES:

...5/-

*Rajendra G. Raut Dessai* *Sheetal S. Kurtarkar*

WHEREAS the FIRST PARTIES have represented to THE SECOND PARTIES as under:-

(a) That at Davorlim Village of Salcete Taluka, there exists a property, known as "CUTBANA INDONA" also known as "COTTAUM", which is described in the Land Registration Office of Salcete under No.23091 in Book B-59 New Series and enrolled in the Land Revenue Office under Matriz No.124, and is surveyed under Survey No.98/3 of Davorlim Village, admeasuring as a whole 6875 sq.mts. and is fully described in the SCHEDULE I below;

(b) That the said property was originally owned by Dr. Hermano dos Remedios Rodrigues, in whose name the property stands inscribed in the Land Registration Records;

(c) That the said Dr. Hermano dos Remedios Rodrigues, has expired on 18<sup>th</sup> December 1988 leaving Martha Viegas, as his widow and moiety holder and his five children, as his only heirs, namely, Miss Milena Odelia Antoneta Dos Remedios Rodrigues, Miss Maria Do Ceu Helmana Dos Remedios Rodrigues, Mrs. Maria Josefa Divina Providencia dos Remedios Rodrigues, married to Bosco Pedro Jorge Rodrigues, Dr. Antonio Dos Remedios Rodrigues married to Mrs. Arleine Rodrigues E. D'Souza and Dr. Jose Domingos Savio dos

...6/-

*Roberto* *Glustackar*



Remedios Rodrigues, married to Dr. Maria Jose Wiseman Pinto, as witnessed by Deed of Succession drawn on 13/4/2000, recorded by the then Notary Ex-Officio of Salcete, at Margao, at page 3 onwards in the Book of Deeds No.1414;

(d) That vide Deed of Sale dated 15/6/2010, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No.MGO-BK1-03177-2010, CD No.MGOD19, Book-1 Document, dated 17/06/2010, the said Mrs. Martha Viegas, Miss Milena Odelia Antoneta Dos Remedios Rodrigues, Miss Maria Do Ceu Helmana Dos Remedios Rodrigues, Mrs. Maria Josefa Divina Providencia dos Remedios Rodrigues, and her husband, Mr. Bosco Pedro Jorge Rodrigues Dr. Antonio Dos Remedios Rodrigues and his wife, Mrs. Arleine Rodrigues E. D'Souza and Dr. Jose Domingos Savio dos Remedios Rodrigues, married to Dr. Maria Jose Wiseman Pinto, sold Plot G of the said property, admeasuring 4391 sq.mts, fully described in the SCHEDULE II below to Mr. Subhash Trivikram Naik Gauneker;

(e) That Mr. Subhash Trivikram Naik Gauneker obtained separate Survey number bearing new Survey No.98/3-A of Davorlim Village, for the said Plot G described in the SCHEDULE II below;

...7/-

*Subhash Trivikram Naik Gauneker*





- (f) That Mr. Subhash Trivikram Naik Gauneker converted a part of the said Plot G to residential use vide Sanad bearing No.COL/SG/CONV/112/2014/8544, dated 02/08/2017, issued by the Office of the Collector and District Magistrate, South Goa, District, Margao;
- (g) That vide Deed of Sale dated 2/11/2017, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Book-1 Document, Registration No.MGO-BK1-05088-2017, CD. No.MGOD117, dated 2/11/2017, Mr. Subhash Trivikram Naik Gauneker and his wife, Mrs. Priyaga Subhash Naik Gauneker sold the northern most part of Plot G admeasuring 1275 sq.mts. to Borkars Developers Pvt. Ltd., which has now been allotted separate Survey No.98/3-A-1 of Davorlim Village;
- (h) That Mr. Subhash Trivikram Naik Gauneker and his wife continued to be the owners in possession of the remainder part of the property admeasuring 3116 sq.mts., which is presently surveyed under Survey No.98/3-A of Davorlim Village and hereinafter referred to as **"the said Plot"** and is fully described in the SCHEDULE III below;

...8/-

*Subhash Gauneker*

(i) That Mr. Subhash Trivikram Naik Gauneker and Mrs. Priyaga Subhash Naik Gauneker have expired;

(j) That Regular Inventory Proceedings No. 56/2022/A were instituted to partition the estate of the said Mr. Subhash Trivikram Naik Gauneker and Mrs. Priyaga Subhash Naik Gauneker, wherein **the said Plot**, described in the SCHEDULE III below, was enlisted as Item No.1, and vide Chart of Allotment dated 19/05/2022, which was confirmed by Order and Decree dated 21/5/2022, **the said Plot**, described in the SCHEDULE III below, was allotted to THE FIRST PARTIES in the share of  $\frac{1}{2}$  to the FIRST PARTY No.1 and 2, and  $\frac{1}{2}$  to the FIRST PARTY Nos.3 and 4;

(k) That THE FIRST PARTIES are therefore the absolute and exclusive owner in possession **the said Plot** admeasuring 3116 sq.mts, surveyed under Survey No.98/3-A of Davorlim Village, fully described in the SCHEDULE III below;

AND WHEREAS THE FIRST PARTIES have declared and covenanted unto THE SECOND PARTIES as follows:-

(a) That they are in lawful occupation, possession and enjoyment of the said Plot;

...9/-

*Subhash* *Aluatakar*



- (b) That no person/persons other than themselves are the Owners of the said Plot;
- (c) That they have an absolute right to dispose and/or sell the said Plot and/or deal with it in any manner whatsoever.
- (d) That they have a clear and marketable title to the said Plot;
- (e) That there is no legal bar or impediment for this transaction and that the said Plot is free from encumbrances, liens and/or charges.
- (f) 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 them, regarding the said Plot;
- (g) That neither the said Plot nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.



...10/-

*Rajesh Chatterjee*

- (h) That neither the said Plot or 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.
- (i) That there is no mundkar or tenant or agricultural tenant or any other type of encumbrance on the said Plot or any part thereof;
- (j) That they are fully entitled to enter into this Agreement with THE SECOND PARTIES and that they have full right and authority to sign and execute the same.
- (k) 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 Plot;
- (l) That they have not done any act, deed, matter or thing whereby or by reason whereof, the development of/in the said Plot may be prevented or affected in any manner whatsoever;

AND WHEREAS THE FIRST PARTIES and THE SECOND PARTIES have had amicable talks and it is proposed that a project consisting of 6 Row Houses and 8 Twin Villas, hereinafter referred to as "THE


...11/-

*Behar* *Singh*

PROPOSED PROJECT<sup>™</sup> is to be constructed in the said property, with the agreement that three of the Row Houses shall belong to THE FIRST PARTIES and the remainder of the Row Houses and the Twin Villas shall belong to THE FIRST PARTIES;

AND WHEREAS THE FIRST PARTIES have agreed to sell 78.71% undivided share in the said Plot to THE SECOND PARTIES and based on above representation of THE FIRST PARTIES, THE SECOND PARTIES had agreed to purchase the 78.71% undivided share in the said Plot, on the terms and conditions hereinafter appearing, including that pending the execution of the Agreement of Sale, with regard to the said undivided share, THE SECOND PARTIES were permitted to apply and obtain the necessary permissions necessary to construct the proposed project;

AND WHEREAS pending the execution of this Agreement, THE SECOND PARTY have obtained the following necessary permission for the construction of the proposed Row Houses and Twin Villas as follows:

- 
- (a) Technical Clearance Order bearing Reference No. TPM/27297/Const/Davor/98/3A/2022 dated 6/4/2022 from the Town and Country Planning Department,
  - (b) Construction Licence bearing Reference No.VPDD/2022-23/CL-19/561 dated 17/6/2022 of the Office of the Village Panchayat of Davorlim-Dicarpale.

...12/-


*Prabhu S. Shrestha*



AND WHEREAS the Parties hereto wish to put the terms between them in writing;

NOW THEREFORE THIS AGREEMENT WITNESSES AS FOLLOWS:

1. THE FIRST PARTIES hereby agree to sell to THE SECOND PARTIES, and THE SECOND PARTIES hereby agrees to purchase, the 79% undivided share in the said Plot, surveyed under Survey No.98/3-A of Davorlim Village, admeasuring 3116 sq.mts, fully described in the SCHEDULE III below, for the consideration as mentioned in Clause 2 below, and pending the execution of the Deed of Sale, THE FIRST PARTIES do hereby permit THE SECOND PARTIES to construct therein a complex consisting of Row Houses and Villas;



2. It is agreed between the Parties hereto that the consideration for the said Sale of the said undivided share to the said Plot shall be Rs. 1,71,68,225/- (Rupees One Crore Seventy One Lakhs Sixty Eight Thousand Two Hundred and Twenty Five Only), which shall be paid/delivered by the SECOND PARTIES to the FIRST PARTIES in the following manner: -

(a) Rs.20,00,000/- (Rupees Twenty Lakhs only) which has been paid by THE SECOND PARTY to THE FIRST PARTIES vide Cheque bearing

...13/-

*R. Shobh* : *Shivtaekar*

No.000923, dated 14/07/2021, drawn on  
HDFC Bank Ltd,

(b) Rs.14,75,000/- which is hereby paid vide  
Cheque bearing No.000990, dated  
18/01/2023, drawn on the HDFC Bank Ltd.,  
in favour of THE FIRST PARTY No.1.

(c) Rs.14,75,000/- is hereby paid vide Cheque  
bearing No.000991, dated 18/01/2023, drawn  
on the HDFC Bank Ltd., in favour of THE  
FIRST PARTY No.3.

(d) Rs.50,000/- is deposited with the Income  
Tax Department towards tax deductible at  
source,

(e) Rs.1,21,68,225/-i.e. @ Rs.26,608.85 per  
square metre which is to be set off, as against  
THE SECOND PARTIES building and  
constructing at their costs and expense, for  
THE FIRST PARTIES in the said Plot, the below  
listed premises, hereinafter referred to, for  
the sake of brevity and convenience as "**the  
owners' premises**", to be transferred to the  
respective FIRST PARTIES on ownership basis  
as mentioned below, upon its completion:-

(i) One Row House bearing No.RH/3, having a  
built-up area of 152.20 sq.mts., with Car  
Porch admeasuring 15.18 sq.mts, which is  
identified in the approved Construction Licence  
Plan, for the FIRST PARTY Nos.1, 2, 3 and 4;

...14/-


*P. Ghosh, S. Sankar*



(ii) One Row House bearing No.RH/4, having a built-up area of 152.55 sq.mts., with Car Porch admeasuring 15.18 sq.mts. which is identified in the approved Construction Licence Plan, for the FIRST PARTY Nos.3 and 4;

(iii) One Row House bearing No.RH/5, having a built-up area of 152.55 sq.mts., with Car Porch admeasuring 15.18 sq.mts. which is identified in the approved Construction Licence Plan, for the FIRST PARTY Nos.1 and 2;

The **owners' premises** shall be as per the specifications as mentioned in the SCHEDULE IV below; it is agreed that the unsold share in the property retained by THE FIRST PARTIES is proportionate to the built-up of **owners' premises**;



3. The possession of the **owners' premises**, duly completed, shall be handed by the SECOND PARTIES to the respective FIRST PARTIES, within a period of 3 years from the date of the execution of this Agreement. The FIRST PARTIES or their nominees shall bear the GST payable with respect to the said **owners' premises** as well as the applicable stamp duty and registration for transfer of the same, only if it is not sold to a third party;

THE SECOND PARTIES shall be entitled to reasonable extension of time for giving delivery of the owners' premises, if the construction of the

...15/-

*[Handwritten signature]* *[Handwritten signature]*


premises is delayed on account of Non-availability of steel, cement, other building material, War, pandemic, lockdown, armed rebellion or natural calamity due to which construction work could not be undertaken, any notice order, rule, notification of the government and/or or any other public or competent authority and/or any judicial authority, delay on the part of the Government/Statutory Authority in issuing Occupancy certificate and or completion certificate and or releasing water and electricity supply, alterations required in the said premises by THE FIRST PARTIES and/or their nominee.

4. Possession of the undivided right in the said Plot fully described in the SCHEDULE III below is being handed over by THE FIRST PARTIES to THE SECOND PARTIES; THE SECOND PARTIES are entitled to enter upon the said plot, with full right and authority, commence, carry on and complete development thereof, upto the completion of the proposed building in all respect and THE FIRST PARTIES hereby give permission to THE SECOND PARTIES for such purpose. THE SECOND PARTIES are entitled to get surveyed the said Plot, to get drawn plans for development of the said Plot, apply for grant of and obtain revision or renewal of Development Permission from the Planning and Development Authority/Town and Country Planning Department, to apply and

...16/-

  
*Reluobz Aluutackar*

obtain the revision or renewal of Construction Licence from the Village Panchayat for construction of project in the said Plot; to apply for and obtain permission for cutting of tree/s, carry out and/or raise construction therein, apply and obtain temporary water and electricity connections for such construction activity, apply for and obtain all necessary and periodical permissions/ NOCs/approvals etc., apply for and obtain Completion Certificate and Occupancy Certificate, apply for and obtain permanent water and electricity connections, etc, however without any financial obligations on the FIRST PARTIES.



5. Pending the development, THE SECOND PARTIES shall be at liberty and be entitled to agree to sell the premises in the proposed project and/or to enter into any package deal or arrangement for allotment of the premises, (other than the **owners' premises**), without making the FIRST PARTIES party to such Agreement, at such price and on such terms and conditions as the SECOND PARTIES may deem fit and shall also be entitled to receive the monies of such sales/allotment of the premises (other than the **owners' premises**) in the proposed project;

6. On the signing of the Agreement, and considering that part consideration is being paid by the SECOND PARTIES to the FIRST PARTIES,

...17/-

*Signature* *Signature*



the FIRST PARTIES shall execute in favour of the SECOND PARTIES:

(a) an Irrevocable Power of Attorney authorizing the SECOND PARTIES or their agents to carry out various acts for the purpose of obtaining development permission or other permissions, from the necessary statutory authorities, to sign plans, applications, documents etc in that regard;

(b) an Irrevocable Power of Attorney authorizing the SECOND PARTIES or their agents to sign and execute or register Agreement/s with any prospective purchaser/s as stated in Clause No.5 above, so as to enter into firm commitments or agreements with respect to sale of premises in the building proposed to be constructed in the said Plot, (other than the **owners' premises**) and/or to represent the FIRST PARTIES for the purpose of registration of any such Agreements; THE FIRST PARTIES shall do all such further acts or execute all such further Power of Attorney/s as required to give THE SECOND PARTIES full power with respect to the said Plot, and premises to be constructed in the same (other than the **owners' premises**);

7. The FIRST PARTIES and the SECOND PARTIES shall co-operate with each other in complying with all the statutory enactments regulating land development and construction,  
...18/-

*R. B. D. S. Whiteaker*

including The Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations framed there under by the Government of Goa.

8. It is expressly agreed and understood that except for the owners' premises, THE FIRST PARTIES shall not be entitled to any other of the premises in the proposed project in the said property and shall not be entitled to and have no right to and/or claim over monies collected from the sale of the said other premises in the proposed project, and the right of THE FIRST PARTIES will be limited to the consideration due to them as stipulated in Clause 2 above.

9. It is expressly provided that THE SECOND PARTIES shall be entitled to charge, mortgage, encumber or offer as security for any loan, any premises in the proposed building/s (except for the **owners' premises**) either before or upon completion of construction thereof, provided that THE FIRST PARTIES shall in no event be liable in respect of the repayment of such loan. THE FIRST PARTIES shall fully co-operate with THE SECOND PARTIES in the creation of such mortgage, charge or encumbrance including signing all requisite deeds, documents, etc.

10. THE SECOND PARTIES shall be entitled to issue advertisement in newspapers and in other

...19/-

*R. Phadnis, Director*



media in respect of sale of the premises in the proposed project and to offer them for sale as also to erect such advertisement boards in or upon the said plot.

11. THE FIRST PARTIES shall, as and when required, by THE SECOND PARTIES do all such acts, deeds and things as are required, necessary or expedient for the purpose of developing and constructing the proposed project including signing applications for grant/renewals of construction licence and plans, and applications to apply or/obtain water/electricity connection as also change in user of land.

12. The development and the construction of the proposed project shall be at the entire cost, expenses and risk and on the entire account of THE SECOND PARTIES and as such shall belong exclusively to THE SECOND PARTIES. THE SECOND PARTIES agree that they shall obtain all the requisite permissions and licences and renewals of the same, required to develop/construct the proposed project, at their own cost and responsibility. All finances for the construction of the proposed project, including of the **owners' premises** shall be provided for and borne by THE SECOND PARTIES.

13. THE SECOND PARTIES shall be entitled to enter into separate contracts in his own name


...20/-





with the builder, labour contractor(s), architects and other technical and other consultants for carrying out the construction of the proposed building without any liability to THE FIRST PARTIES.

14. THE FIRST PARTIES hereby agree to indemnify and keep indemnified THE SECOND PARTIES from and/or against all and any losses, damages, costs and expenses, which THE SECOND PARTIES may be put to, incur and/or sustain, by reason of any claim being made by anybody whomsoever to the said Plot or by reason of any defect in title of THE FIRST PARTIES to the said plot by reason of the untruthfulness and/or inaccuracy of any representation made herein.



15. In the event any claim being made by anybody whomsoever to the said Plot, or if there is any defect in title of THE FIRST PARTIES to the said plot or there is any untruthfulness and/or inaccuracy of any representation made herein above, THE SECOND PARTIES shall be entitled to be compensated for any loss, in terms of monies spent by THE SECOND PARTIES on constructing the proposed project and obtaining permission and licence for the same;

16. It shall be the sole responsibility of THE SECOND PARTIES to deal with and settle any claim of the purchasers of premises in the


...21/-

*Rajesh Chatterjee*

proposed project at THE SECOND PARTIES' costs and expense. However THE FIRST PARTIES shall co-operate with THE SECOND PARTIES fully in the execution of documents to settle such claims.

17. THE FIRST PARTIES shall sign all papers required to be signed for obtaining all approvals for conversion from the Planning and Development Authority, Deputy Collector, Collector, Panchayat Office and all other Government and Semi-Government offices which THE SECOND PARTIES may have to approach or to whom they may have to apply in connection with the development of the said land.

18. Any delay in the time frame laid down in this agreement, due to any stay obtained against the development works, by a third Party, from the civil court on the ground of contesting the exclusive title of the FIRST PARTIES shall be excluded from the time frame.



19. THE OWNERS who are entitled to the **owners' premises**, shall become the members of the Society/Association that is formed in respect of the project to be constructed and undertake to co-operate with other owners/purchasers of premises in the project in matters of common interest such as lighting provided to the staircase block, sewage, drainage, external painting of the building and to contribute

...22/-


*Signature* *Bluntacker*



proportionately towards such maintenance expenses incurred, as per the built-up area of the **owners' premises;**

20. For the purpose of stamp duty and registration this Agreement is valued at Rs.3,13,44,525/- (Rupees Three Crores Thirteen Lakhs Forty Four Thousand Five Hundred and Twenty Five Only); That the land agreed to be transferred to THE SECOND PARTY is valued at Rs.1,71,68,225/- @ Rs.7000/- per sq. mt., and the three Row-Houses to be constructed and transferred to THE FIRST PARTIES are valued at Rs.1,41,76,300/- @ Rs.31,000/- per square metre for 457.30 sq.mts.;

#### SCHEDULE I



ALL THAT PROPERTY known as CUTBANA INDONA" also known as "COTTAUM", situated at Davorlim Village of Salcete Taluka and Sub-District, District of South Goa, State of Goa, which is described in the Land Registration Office of Salcete under No.23091 in Book B-59 New Series and enrolled in the Land Revenue Office under Matriz No.124, and was surveyed under Survey No.98/3 of Davorlim Village, admeasuring 6875 sq.mts. and is BOUNDED on the EAST by the property of the heirs of Joao Borges, on the WEST by private road bearing Survey No.98/2, ...23/-


*R. Borges* *Gluntackar*

jointly belonging to late Dr. Hermano dos Remedios Rodrigues and late Thomas Rebello, on the NORTH by top of the hill and on the SOUTH by the Maina Curtorim Road.

#### SCHEDULE II

ALL THAT PLOT G of the property described in the SCHEDULE I above, admeasuring 4391 sq.mts. which is presently surveyed under Survey Nos.98/3-A and 98/3-A-1 of Davorlim Village and is BOUNDED on the EAST by Survey No.98/4, on the WEST by 3 metre wide private road bearing Survey No.98/2, on the NORTH by top of the hill bearing Survey No.96 and on the SOUTH by Plot A of the larger property.

#### SCHEDULE III



ALL THAT PLOT admeasuring 3116 sq.mts. of the Plot fully described in the SCHEDULE II above, which is presently surveyed under Survey No.98/3-A of Davorlim Village and is more clearly depicted on the Plan hereto annexed and is BOUNDED on the EAST by Survey No.98/4, on the WEST by 3 metre wide private road bearing Survey No.98/2, on the NORTH by the part of the larger property which is owned by Borkar Developers Pvt. Ltd. surveyed under Survey No.98/3-A-1, and on the SOUTH by Plot A of the larger property.

...24/-

*D. Bhobez, G. Guetackar*



**SCHEDULE IV**  
**(SPECIFICATIONS FOR ROW HOUSE**  
**FIXTURES, FITTINGS AND AMENITIES)**

**1. STRUCTURE:**

The structure will have R.C.C. frame of columns and slabs and will consist of ground and one upper floor. The top slab shall be sloping type with corrugated powder coated M.S. Sheets. The external walls will be of 9" thick double bricks masonry or laterite stone masonry and the internal walls will be of 4 ½" thick single brick masonry.

**2. PLASTER:**

External Plaster : Double coat sand faced cement plaster.

Internal Plaster : Single coat, cement plaster with Birla putty finish.

**3. FLOORING:**

The living room and all other rooms will have vitrified tile flooring with average landed cost of Rs. 600/- per sq. meter. Staircase steps will be with Granite. Staircase will be with S.S. Railing.

**4. INTERNAL DÉCOR:**

The walls and ceiling will be painted with three coats of Premium Emulsion paint.

...25/-

*Rajesh Chatterjee*

- 23 -

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## 8. TOILETS

Toilets will have floor of ceramic tiles and full height dados of color ceramic tiles or glazed tiles.

There will be three independent units consisting of either Indian or European w.c. white glazed and a wash basin of Hindustan or equivalent make and plumbing fittings of Jaguar continental, i.e. a shower rose with hot and cold water mixing arrangements + one C.P. bib cock.

### 9. PLUMBING & SANITARY INSTALLATIONS:

Soil, waste and water pipes will be particularly concealed and of good quality. A septic tank of adequate size will be provided. The plumbing and sanitary installations will be in accordance with the Municipal specifications.

### 11. WATER TANK:

A PVC water tank will be provided at terrace slab and one on the ground with pump for lifting water to overhead tank.

## 12. ELECTRICAL INSTALLATIONS:

The installations will be with copper wires concealed type. Bedroom will have two light point, one fan point, one plug on switch board and one plug on separate board. Living room will have two light points, one fan point, one plug point on switch board and one plug on separate board. Dining will have one light point one fan point and one plug point on the switch board. Kitchen will have one light point, one fan point, one three pin

...27/-

Bhobez Guitaekar



15 amps power plug and one three pin 5 amps plug point on switch board. There will be one light point each in verandah, in lobby, W.C. and bathroom. The bathroom will also have one three pin 15 amps power plug. There will be a bell point near Entrance Door. Car porch will have one light point and one plug point. Purchaser will have to fit all electrical fixtures and electrical meter.

IN WITNESS WHEREOF this Agreement is made on the day first above mentioned and the parties hereto have set and affixed their respective signatures, and photographs in the presence of Witnesses.

THE FIRST PARTIES:



1. *R. Bhohe*

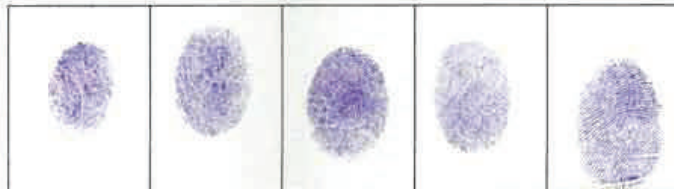
(Mrs. HARSHA SUBHASH NAYAK GAUNEKER, now known as Mrs. RUKMINI SATYENDRA BHOBE, for self and as the duly constituted Attorney of THE FIRST PARTY Nos. 2 to 4)

...28/-

*R. Bhohe* *Silvatakar*



(Right hand finger impressions of Mrs. HARSHA SUBHASH NAYAK GAUNEKER now known as Mrs. RUKMINI SATYENDRA BHOBE)



(Left hand finger impressions of Mrs. HARSHA SUBHASH NAYAK GAUNEKER now known as Mrs. RUKMINI SATYENDRA BHOBE)

...29/-

*R. Bhober, Shrivastava*

THE SECOND PARTIES,  
M/s SS KURTARKAR HOMES,  
herein represented by its  
Partners:



*S. Kurtarkar*

(a)  
(Mr. SANTOSH DHARMA  
KURTARKAR, for self and as the  
duly constituted Attorney of the  
Partner No.(b))



(Right hand finger impressions of Mr. SANTOSH  
DHARMA KURTARKAR)



(Left hand finger impressions of Mr. SANTOSH  
DHARMA KURTARKAR)

WITNESSES:

1. *W7*
2. *Shaikh*

...30/-

*R. Shobha* *S. Kurtarkar*





## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 25-Jan-2023 10:00:02 am

Document Serial Number :- 2023-MGO-343

Presented at 09:55:58 am on 25-Jan-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	909000
2	Registration Fee	940340
3	Processing Fee	1120
<b>Total</b>		<b>1850460</b>

Stamp Duty Required :909000/-










Stamp Duty Paid : 910000/-

#### Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>SANTOSH DHARMA KURTARKAR</b> ,Age: 69, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Kurtarkar Towers, Malbhat, Margao, Salcete, Goa, Address2 - MARGAO, PAN No.: ABGPD2445R			







#### Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>HARSHA SUBHASH NAYAK GAUNEKER</b> Now Known As <b>Mrs. RUKMINI SATYENDRA BHOBE</b> , Father Name:Subhash Trivikram Naik Gauneker, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, L-63, Housing Board Colony, Porvorim, Goa, PAN No.: AOGPB2031N			
2	<b>HARSHA SUBHASH NAYAK GAUNEKER</b> Now Known As <b>Mrs. RUKMINI SATYENDRA BHOBE</b> AS POA OF SATYENDRA BHOBE , Father Name: Subhash Trivikram Naik Gauneker, Age: 50, Marital Status: ,Gender:Female,Occupation: Business, L-63, Housing Board Colony, Porvorim, Goa, PAN No.: AOGPB2031N , as Power Of Attorney Holder for SATYENDRA BHOBE			
3	<b>HARSHA SUBHASH NAYAK GAUNEKER</b> , Now Known As <b>RUKMINI SATYENDRA BHOBE</b> AS POA OF SWETA SUBHASH NAIK GAUNEKER Alias <b>Mrs. SWETA MAYUR GAITONDE</b> , Father Name: Subhash Trivikram Naik Gauneker, Age: 50, Marital Status: ,Gender:Female,Occupation: Business, L-63, Housing Board Colony, Porvorim, Goa, PAN No.: AOGPB2031N , as Power Of Attorney Holder for SWETA SUBHASH NAIK GAUNEKER Alias <b>Mrs. SWETA MAYUR GAITONDE</b>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	<b>HARSHA SUBHASH NAYAK GAUNEKER, Now Known As RUKMINI SATYENDRA BHOBE AS POA OF MAYUR ANIL GAITONDE</b> , Father Name: Subhash Trivikram Naik Gauneke, Age: 50, Marital Status: ,Gender:Female,Occupation: Business, L-63, Housing Board Colony, Porvorim, Goa, PAN No.: AOGPB2031N , as Power Of Attorney Holder for <b>MAYUR ANIL GAITONDE</b>			
5	<b>SANTOSH DHARMA KURTARKAR</b> , , Age: 69, Marital Status: Married ,Gender:Male,Occupation: Business, Kurtarkar Towers, Malbhat, Margao, Salcete, GoaMARGAO, PAN No.: ABGPD2445R			
6	<b>SANTOSH DHARMA KURTARKAR AS POA OF SHEETAL S. KURTARKAR</b> , Father Name: Dharma C. Kurtarkar, Age: 69, Marital Status: ,Gender:Male,Occupation: Business, Sarthak, Vidyanagar, Margao, Salcete, Goa,, PAN No.: ABGPD2445R , as Power Of Attorney Holder for <b>SHEETAL S. KURTARKAR</b>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: <b>MANSOOR MOHAMMAD SHAIKH</b> ,Age: 41,DOB: , Mobile: 9822131503 ,Email: ,Occupation:Service , Marital status : Married , Address:403703, Cuncolim, Salcete, SouthGoa, Goa			
2	Name: <b>Cesar Judas Vas</b> ,Age: 52,DOB: ,Mobile: 9822159227 Email: adv.cesar@rediffmail.com ,Occupation:Advocate , Marital status : Married , Address:403716, Benaulim, Salcete, SouthGoa, Goa			

  
Sub Registrar  
Civil Registrar  
-Cum-  
Sub Registrar  
Salcete

Document Serial Number :- 2023-MGO-343

Book :- 1 Document  
Registration Number :- **MGO-1-358-2023**  
Date : 25-Jan-2023



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

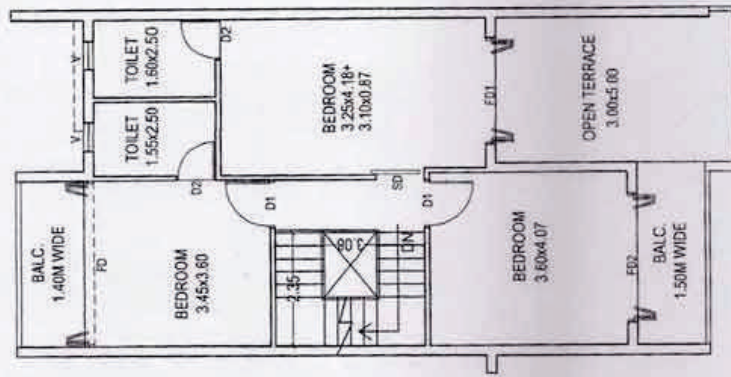


Civil Registrar  
-Cum-  
Sub Registrar  
Salcete

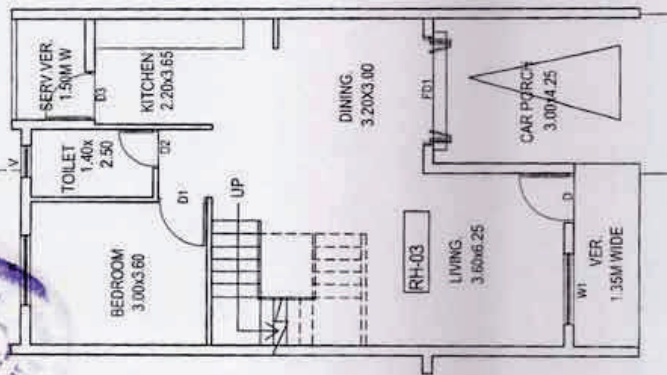








FIRST FLOOR PLAN



GROUND FLOOR PLAN

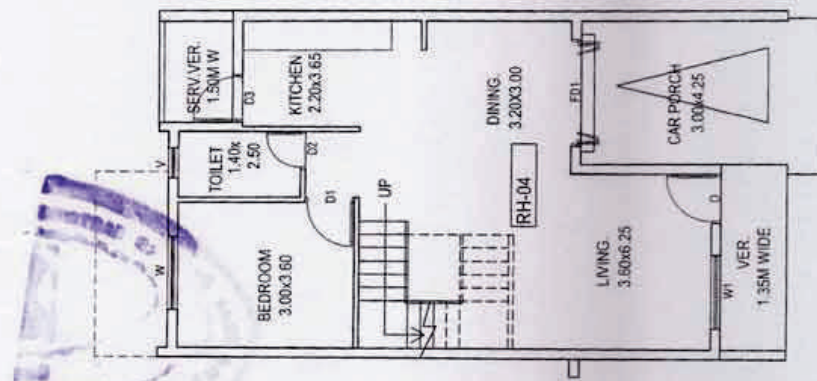
UNIT NO.	TYPE	CARPET AREA	BALCONY AREA	CAR PORCH	OPEN TERR.
RH-03	4-BHK	127.37sqm	20.02sqm	15.22sqm	15.24sqm

18-11-2022

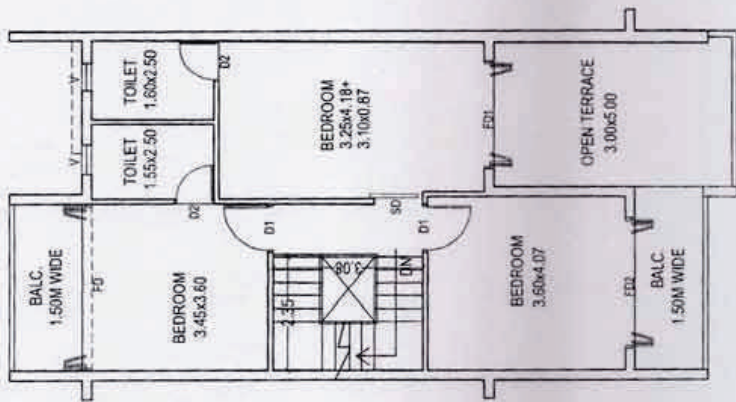


OWNER: MRS. HARSHA SUBHASH NAYAK GAUNEKER & OTHERS  
PROJECT : PROPOSED RESIDENTIAL ROWHOUSES, TWIN VILLAS AND COMPOUND WALL

*For SS Kurlakar homes*  
*Shivtaekar*  
**Partner**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

UNIT NO.	TYPE	CARPET AREA	BALCONY AREA	CAR PORCH	OPEN TERR.
RH-04	4-BHK	127.37sqm	20.40sqm	15.22sqm	15.24sqm

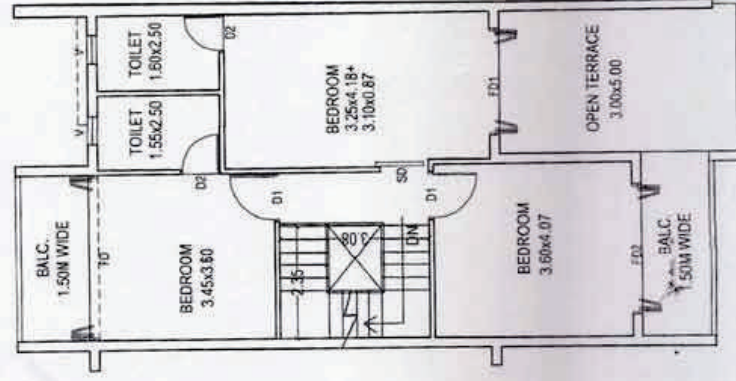
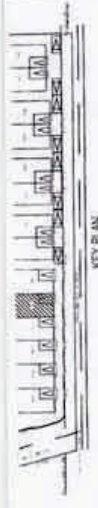
18-08-2022

OWNER: MRS. HARSHA SUBHASH NAYAK GAUNEKER & OTHERS  
PROJECT : PROPOSED RESIDENTIAL ROWHOUSES, TWIN VILLAS AND COMPOUND WALL

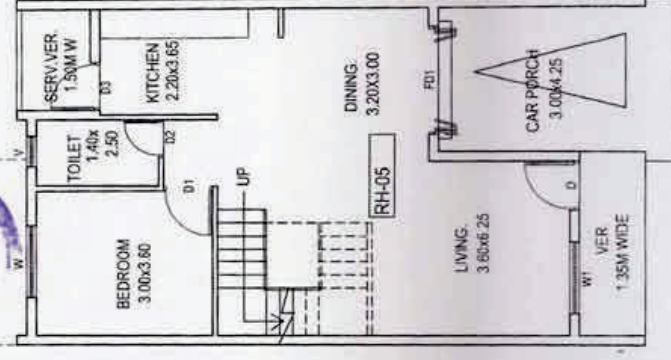
**Varun & Associates**  
Architects & Engineers  
Plot No. 10, Sector 10, Gurgaon  
Haryana - 122001  
Phone: 98688 27000

*Approved:*  
**for SS Kulkarni & Associates**  
*Partner*





FIRST FLOOR PLAN



GROUND FLOOR PLAN

UNIT NO.	TYPE	CARPET AREA	BALCONY AREA	CAR PORCH	OPEN TERR.
RH-05	4-BHK	127.37sqm	20.40sqm	15.22sqm	15.24sqm

18-08-2022

**Savitri & Associates**  
Architects & Engineers  
B-10, Phase 1, 1st Floor, Sector 10  
Gurgaon, Haryana, India  
Phone: 91-11-26101111

OWNER: MRS. HARSHA SUBHASH NAYAK GAUNEKER & OTHERS  
PROJECT: PROPOSED RESIDENTIAL ROWHOUSES, TWIN VILLAS AND COMPOUND WALL

*Signature*  
Per SS Kuttarwar homes  
**S. Kuttarwar**  
Partner