

(Rupees Seven lacs only)

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SHOP NO.1 & 16, SAPANA TERRACES CH.S.L.  
SHATRAMBA PATH, VASCO-DA-GAMA  
GOA - 403 002

FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

AUTHORISED SIGNATORY

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D-5/STRV/C.R./35/33/2011-RD



Name of Purchaser. PRABHU REALTORS.

1 (A)

AGREEMENT FOR JOINT DEVELOPMENT

(Rupees Two Lakhs Only)

FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

CITIZEN CREDIT CO-OPERATIVE

BANK LTD

SHOP NO.1 & 16, SAPANA TERRACES CH.S.L.  
SHANTACRTRA PATH, VASCO-DA-GAMA  
GOA - 403 002

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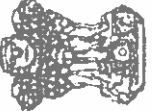
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Name of Purchaser... PRABHU REALTORS.



1(B)


**AGREEMENT FOR JOINT DEVELOPMENT**

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(Rupees Eighteen Lakhs Only)

FOR CREDIT ONLY  
CITIZEN CREDIT CO-OPERATIVE BANK LTD  
SIRSI NO.1 & 16, SAPANA TERRACES C.A.S.L.  
SMARTATRA PATH, VASCO-DA-GAMA  
GOA - 403 802

  
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Name of Purchaser: PRABHU REALTORS.

1 (c)

**AGREEMENT FOR JOINT DEVELOPMENT**

THIS AGREEMENT is made in this city of Vasco, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa, on this 20st day of September, 2018 (20/09/2018) **BY AND BETWEEN:**

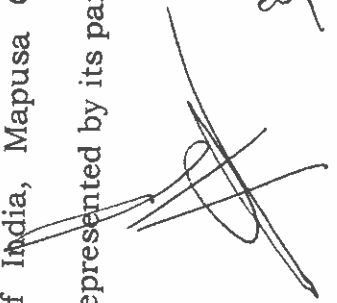


  
  


**M/s JAI GANESH ISPAT & FERRO ALLOYS PVT. LTD.,**  
a company, duly incorporated under the Companies Act, 1956, having its registered office at 19/493/3,38, Model Millenium Vista, Caranzalem, Panaji Goa, 403002 with CIN No.U27108GA2004PTC003685 and PAN No. AABCJ5430H, represented herein through its Director and Authorised Signatory, Mr. Siddharth Goyal, son of Mr. Dinesh Kumar Goyal, aged 41 years, married, Indian National, resident of 5A-T3, Model Millenium Vista, Caranzalem, Panaji Goa, 403002, duly authorized vide resolution passed by the Board of Directors at their meeting held on 19/09/2018, hereinafter referred to as the "**FIRST PARTY/OWNER-CUM-VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assigns) of the ONE PART.

**AND**

**M/s PRABHU REALTORS,** a partnership firm duly registered under the Indian Partnership Act, 1932, with its Regd. Office at Office No. 1, Rutirai Plaza, behind Bank of India, Mapusa Goa, with PAN AAMFP1643A and represented by its partners:



- (i) Shri. **AMIT C. PRABHU**, son of Shri. Chandrakant Prabhu, aged 36 years, businessman, married,
- (ii) Shri. **CHANDRAKANT S. PRABHU**, son of Shri. Shrikrishna Prabhu, aged 69 years, Occupation business, marital status married,
- (iii) Smt. **MEENA C. PRABHU**, wife of Shri. Chandrakant Prabhu, aged 64 years, Occupation business and

(iv) Mr. **SUMIT CHANDRAKANT PRABHU**, son of Shri.

Chandrakant Prabhu, aged 33 years, businessman, bachelor,

all r/o Wristling Woods, Plot No. E-17, Vassant Nagar,

Gogol, Margao, Goa, all Indian Nationals

hereinafter referred to as the "**SECOND**

**PARTY/DEVELOPER-CUM- PURCHASER**" (which

expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its current and future partners, successor-in-interest, executors, administrators and permitted assigns) of

**SECOND PART.**

**WHEREAS** the OWNER-CUM-VENDOR is the owner-in-possession of the Plot of land admeasuring 6975.00 Sq.

meters approximately, forming a separate and independent unit in itself being surveyed under Survey

No. 8/1-B of Village Dabolim, erstwhile identified as Plot



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E-1 forming part of the Plot E of the property known as "ASSOI" or "ASSOY", situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of South-Goa, State of Goa, but enrolled in the Taluka Revenue Office under Matriz Nos. 675,

The bigger property "ASSOI" or "ASSOY" is better described in the SCHEDULE A hereunder written and is hereinafter referred to as "SAID ENTIRE PROPERTY"; the Plot E referred above is better described in the SCHEDULE B hereunder written and is hereinafter referred to as "Said Plot E" while the Plot E-1 now surveyed under Survey No. 8/1-B of Dabolim Village is better described in the SCHEDULE C hereunder written and is hereinafter referred to as "SAID PROPERTY".

**AND WHEREAS** the SAID ENTIRE PROPERTY originally belonged to late Bernardino Theothonio Costa and his wife late Helena Floripes Fonseca e Costa. Pursuant to the death of said couple, an Inventory Proceeding bearing No. 28/1996/A was initiated in the Court of Civil Judge Senior Division at Vasco and vide Order dated 06/05/2008 the Said Property was allotted in favour of their legal heirs.



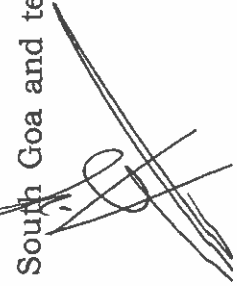
  
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**AND WHEREAS** the legal heirs of the aforesaid couple, thereafter sub-divided the Said Entire Property into five plots identified as Plot A to Plot E vide Development Permission dated 30/03/2011 issued by MPDA under Ref. No. MPDA/9-D-113/10-11/2078 and Development Permission from Village Panchayat Chicalim under Ref. No. VP/CHI/Sub-div/2011-12/174 dated 21/04/2011.

**AND WHEREAS** the sub-divided plot E was further divided into 26 plots viz. Plot E-1 to E-26 with roads and open spaces.

**AND WHEREAS** vide Agreement of Sale dated 27/06/2011, duly registered in the office of the Sub-Registrar, Mormugao under No. 913, Book No. I, Vol. No. 1282 at pages 160 to 176 on 12/07/2011, M/s Saroj Real Estate Services agreed to purchase from the legal heirs of the aforesaid couple, all the sub-divided plots in the sub division Plot E forming part of the Said Entire Property bearing Survey No. 8/1 except plots E-11 and E-22 on the terms and conditions as set out in the said agreement.

**AND WHEREAS** the legal heirs of the aforesaid couple obtained Conversion Sanad bearing No. COL/SG/CONV/51/2011 dated 27/06/2011 in respect of the Said Entire Property from the office of the Collector, South Goa and thereafter further revised the sub-division





plans and obtained final approval bearing No. MPDA/9-D-113/2012-13/561 dated 18/07/2012 from the Planning and Development Authority and Final Development Permission bearing No. VP/CHI/90/Final.sub.divi/NOC/12-13/895 dated 16/08/2012 from the office of the Village Panchayat of Chicalim, whereby the said Sub-divided plots E-1 to E-26 were reconverted into five plots E-1 to E-5.

**AND WHEREAS** said M/s Saroj Real Estate Services vide Deed of Sale dated 24/07/2012 registered in the office of the Sub-Registrar, Mormugao under No. 1020, Book No. 1, Vol. No. 1426 at pages 273 to 291 on 02/08/2012 purchased from the legal heirs of the aforesaid couple, said Sub-divided plot E-1 admeasuring 6975.00 Sq. meters.

**AND WHEREAS** vide Deed of Sale dated 27/08/2012 registered in the office of the Sub-Registrar, Mormugao under No. 1172, Book No. I, Vol. No. 1438 at pages 200 to 214 on 07/09/2012, said M/s Saroj Real Estate Services sold the SAID PROPERTY (Plot E-1) to Mr. Anand Chandra Bose.

**AND WHEREAS** in pursuance to the aforesaid purchase, said Mr. Anand Chandra Bose partitioned the Said Property from the Said Entire Property and in pursuance



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to the Order dated 11/01/2013 passed in the Partition Case No. LRC/PART/111/2012/103, the Said Property is now surveyed under Survey No. 8/1-B of Dabolim Village.

**AND WHEREAS** the SAID PROEPRTY is now owned by the OWNER-CUM-VENDOR by virtue of Deed of Sale dated 16/03/2015, duly registered in the office of the Sub-Registrar, Mormugao under Reg. No. MOR-BK1-00360-2015, CD No. MORD8 dated 16/03/2015.

**AND WHEREAS** the OWNER-CUM-VENDOR now intends to have the Said Property developed by using the permissible FAR of the Said Property and thus approached the DEVELOPER-CUM-PURCHASER proposing to have the same developed though the SECOND PARTY.

**AND WHEREAS** the OWNER-CUM-VENDOR has made following representations and declarations unto the SECOND PARTY:

- a) That they are the absolute owners in peaceful and unobstructed possession of the SAID PROPERTY and are in lawful occupation and enjoyment of the same;

- b) That they have absolute right and authority, under the law to develop the SAID PROPERTY and/or deal with it in any



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manner whatsoever and no permission or consent of any person or authority is required;

- c) That they have clean, clear, subsisting and marketable title to the SAID PROPERTY;
- d) That there is no legal bar or impediment for sale and or development of the SAID PROPERTY and that the SAID PROPERTY is free from encumbrances, liens and/or charges;
- e) That no notices from the Central or State Governments or any 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 PROPERTY;
- f) That the SAID PROPERTY or any part thereof is neither the subject matter of any attachment nor of any certificate nor 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.

- g) That the SAID PROPERTY or any part thereof is not the subject matter of any civil suit, criminal complaints / case or any other action or proceeding in any court or forum;
- h) That there is / are no mundkar/s or tenant/s or agricultural tenant/s or any other type of encumbrance on the SAID PROPERTY and or on any part thereof;
- i) That there exists no way, public or private, passing through the SAID PROPERTY;
- j) That they have not agreed, committed or contracted or entered into any agreement for sale / construction / development / sale Deed or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the SAID PROPERTY;
- k) That they have not obtained any financial assistance from any bank or other financial institutions nor have created any charge and or encumbered the SAID PROPERTY or any part thereof, in any manner whatsoever.



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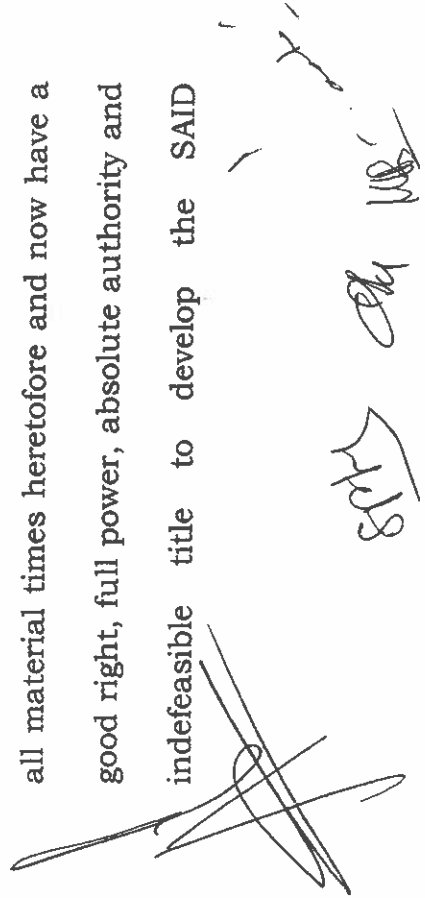
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l) That there are no encroachments in the Said Property from any of its boundaries;

m) That in case at any time in future, if any objection is raised to the present transaction or the present transaction is challenged in any court of law, by any party claiming violation of any of their co-ownership right or as having any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law or any other mode, in the SAID PROPERTY, the OWNER-CUM-VENDOR, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party, if any, in the SAID PROPERTY;

n) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the OWNER-CUM-VENDOR or by any of their predecessors in title or any person claiming under or through the OWNER-CUM-VENDOR, the OWNER-CUM-VENDOR had at

all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to develop the SAID



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PROPERTY or have the SAID PROPERTY developed through any other party;

- o) That the SAID PROPERTY falls in C1 zone;

**AND WHEREAS** relying upon the representations, declarations, undertakings and assurances made/given by the OWNER-CUM-VENDOR and after conducting legal due diligence and being satisfied that the OWNER-CUM-VENDOR has clean, clear and marketable title, the DEVELOPER-CUM-PURCHASER has agreed to develop, at its own cost and expense, the SAID PROPERTY using the permissible FAR of the SAID PROPERTY, inter alia by undertaking construction of different blocks Block A (of showroom premises) and Block B (of flats and shops premises) of such area and of such nature as shall be approved by the Civic authorities and as per the tentative plans attached hereto which are subject to change (hereinafter referred to as "SAID PROJECT").

**AND WHEREAS** the DEVELOPER-CUM-PURCHASER has put forth the proposal to the OWNER-CUM-VENDOR, that in lieu of payment of the consideration of the SAID PROPERTY in monetary terms and in lieu of the OWNER-CUM-VENDOR permitting the DEVELOPER-CUM-PURCHASER the development of the SAID PROPERTY as exclusive developer, the OWNER-CUM-VENDOR shall be



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allotted 35% of the total super built up area of the SAID PROJECT, which shall be allotted to the OWNER-CUM-VENDOR by allotting premises equivalent to 35% of the Super built up area (along with the parking) on each floor of each block (Premises as identified and described in SCHEDULE D) that shall be raised/constructed in the SAID PROJECT of the Said Property together with equal number of parking slots equal to the number of residential premises that shall be allotted to the OWNER-CUM-VENDOR while the balance super built up area of the SAID PROJECT (inclusive of the parking slots other than those as shall be allotted to OWNER-CUM-DEVELOPER) equivalent to 65% of the super built up area on each floor of each block of SAID PROJECT (all premises other than those identified and described in SCHEDULE D) that shall be raised/constructed in the SAID PROJECT shall be retained and owned by the DEVELOPER-CUM-PURCHASER.

The above sharing of ratio is explained herein with the help of following illustration:

If the total super built up area of the entire project is 10,000 Sq. meters, the OWNER-CUM-VENDOR shall be allotted 3,500 Sq. meters of super built up area in Said Project while 6,500 Sq. meters of super built up area in



the Said Project shall vest in the DEVELOPER-CUM-PURCHASER.

The 35% of super built up area to be allotted and to be owned by the OWNER-CUM-VENDOR is hereinafter referred to as "**OWNER'S DEVELOPMENT POTENTIAL**" while the balance 65% of super built up area of the construction that shall be raised in the Said Property to be retained and owned by the DEVELOPER-CUM-PURCHASER is hereinafter referred to as "**DEVELOPER'S DEVELOPMENT POTENTIAL**".

**AND WHEREAS** the DEVELOPER-CUM-PURCHASER further proposed that the entire parking area (excluding parking slots allotted to OWNER-Cum-VENDOR) shall belong to and be retained by the DEVELOPER-CUM-PURCHASER but the OWNER-CUM-VENDOR can avail right to additional use of parking slot at the cost of Rs. 1,50,000/- per parking slot. Similarly, the OWNER-CUM-VENDOR shall be liable to contribute a (i) sum of Rs. 1,50,000/- per residential premises, Rs. 1,00,000/- per shop premises and Rs. 6,25,000/- per floor of showroom premises that shall be allotted to it as and by way of charges towards infrastructure tax;

(ii) a sum of Rs. 30,000/- per year per allotted residential premises, Rs. 12,000/- per year per allotted shop premises as and by way of maintenance charges and fees



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for the maintenance of the Said Project for a period of five years from the date of occupancy certificate;

(iii) Such amount as shall be decided by the DEVELOPER-CUM-PURCHASER towards annual maintenance of the showroom premises as and when communicated;

(iv) A sum of Rs. 10,000/- per residential and shop premises being charges towards formation of the society.

(v) such additional amount as shall become due and payable under this agreement.

All these amounts shall have to be paid on or before the delivery of possession of the premises that shall be allotted to the OWNER-CUM-VENDOR.

**AND WHEREAS** the OWNER-CUM-VENDOR has accepted the offer of the DEVELOPER-CUM-PURCHASER as provided in the preceding clauses and in pursuant to the understanding arrived at by and between the parties hereto, the OWNER-CUM-VENDOR hereby agrees to permit the DEVELOPER-CUM-PURCHASER to develop the SAID PROPERTY more particularly described in the SCHEDULE C by constructing the SAID PROJECT, for the consideration payable by the DEVELOPER-CUM-PURCHASER in kind by allotting OWNER'S DEVELOPMENT POTENTIALS.



**AND WHEREAS** the parties hereto have arrived at certain mutually agreed terms and conditions that shall govern their contractual relation to each other and have decided to reduce the same into writing and thus executes the present agreement.

**NOW THEREFORE THIS AGREEMENT OF JOINT DEVELOPMENT OF THE SAID PROPERTY WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

**1. GRANT**

1.1. In consideration of the covenants of the DEVELOPER-CUM- PURCHASER to be paid, performed and observed by the DEVELOPER-CUM-PURCHASER, the OWNER-CUM-VENDOR nominates, constitutes and appoints the DEVELOPER-CUM-PURCHASER as an exclusive Developer and grants exclusive right and entitlement to develop the SAID PROPERTY described in the SCHEDULE C, to be developed at the own cost and expense of the DEVELOPER-CUM-PURCHASER, by constructing the SAID PROJECT thereon by optimum exploitation of, as per the plans/specifications to be approved and/or sanctioned by the Village Panchayat of Chicalim and the other concerned authorities under the Planning and Development Authority or as per the plans which may be revised from time to time by the



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DEVELOPER-CUM-PURCHASER, in consultation with the OWNER-CUM-VENDOR, provided the area/location of the premises proposed to be allotted to the OWNER-CUM-VENDOR changes.

1.2 The OWNER-CUM-VENDOR hereby allots, entrusts and assigns the SAID PROPERTY described in the SCHEDULE C herein below written to the DEVELOPER-CUM-PURCHASER and to have the SAID PROPERTY developed by constructing SAID PROJECT and in lieu of the OWNER-CUM-VENDOR, allotting, entrusting and assigning the SAID PROPERTY, with all the rights to develop the SAID PROPERTY by constructing thereon the SAID PROJECT and agreeing to sell and convey to the DEVELOPER-CUM-PURCHASER or its nominee, the DEVELOPER'S DEVELOPMENT POTENTIAL along with the proportionate share in the land appurtenant thereto, the DEVELOPER-CUM-PURCHASER has agreed to Develop the SAID PROPERTY described in the SCHEDULE C herein below written, for the agreed consideration payable by the DEVELOPER-CUM-PURCHASER to the OWNERS-CUM-VENDORS in kind, by allotting OWNER'S DEVELOPMENT POTENTIAL.

**2. PROJECT COST**

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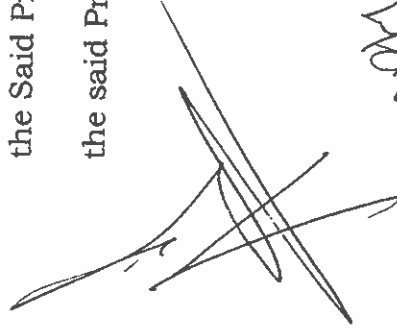
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2.1 In consideration of the OWNER-CUM-VENDOR granting development rights of the Said Property by utilization of the Said Development Potential being in such manner as is set out herein, the DEVELOPER-CUM-PURCHASER undertakes to bear and pay the entire Project Cost (defined herein later) including development and construction cost required to be incurred for exploitation of the said Development Potential including for construction of the Premises to be constructed by utilization of "Owner's Development Potential" as well as the "Developer's Development Potential" and complete the Said Project.

2.2 The term "Project Cost" shall mean the entire cost of the Project which shall include the following:-

- a) All costs of approvals for the purpose of development of the SAID PROPERTY;
- b) All premium and other refundable and non-refundable deposits to the Village Panchayat of Chicalim, civic authorities, and all other authorities and all other fee, levy, charges, etc required to be paid for the entire FAR of the Said Property and approval of the plans of the said Project;



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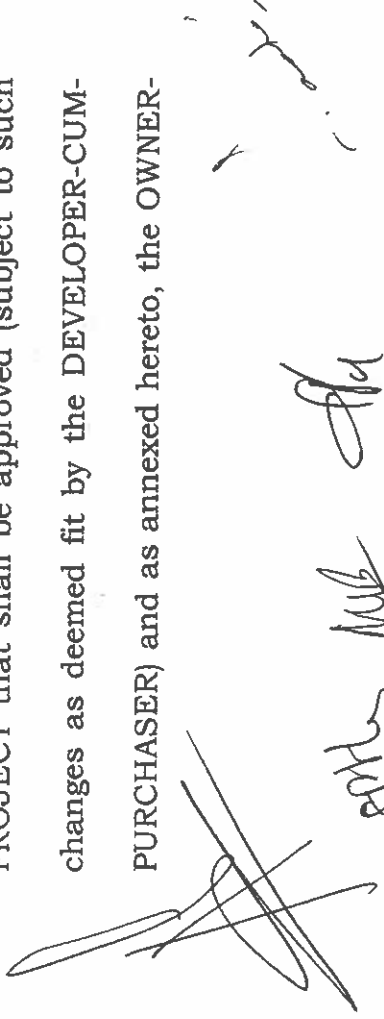


- c) Cost towards panchayat taxes and all other land related outgoings till the date of Completion (defined below)
- d) Cost of excavation of the Said Property;
- e) Cost of construction and all other costs and expenses incidental thereto;
- f) Cost of all professionals of the Project including the architects, RCC consultants, landscaping experts, advocates, solicitors, any other consultants/advisors, etc.

2.3. Any costs and expenses that the DEVELOPER-CUM-PURCHASER has to expend for reasons attributable to the OWNER-CUM-VENDOR, shall be borne and paid by the OWNER-CUM-VENDOR, such as legal expense incurred to file/defend any litigation/s in respect of the said property. The costs towards stamp duty and registration of this agreement shall be borne and paid by both the parties equally.

**3. Ownership of the premises:**

- 3.1. On the basis of the preliminary Plan of the SAID PROJECT that shall be approved (subject to such changes as deemed fit by the DEVELOPER-CUM-PURCHASER) and as annexed hereto, the OWNER-



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CUM-VENDOR and DEVELOPER-CUM-PURCHASER hereto have mutually selected and divided the entire premises to be constructed in the SAID PROJECT in the ratio of 35:65. The distribution of the said premises have been made mutually by adopting norms of reasonable, equitable and fair distribution like floor wise distribution, location wise distribution and commanding view wise distribution.

The premises that shall be allotted to the OWNER-CUM-VENDOR in pursuance to above distribution are better described in SCHEDULE D hereinafter written and are hereinafter referred to as "OWNER'S PREMISES" while all the remaining premises in the SAID PROJECT not described in SCHEDULE D shall be owned and retained by the DEVELOPER-CUM-PURCHASER and are hereinafter referred to as "DEVELOPER'S PREMISES".

3.2. The OWNER'S PREMISES shall be owned by the OWNER-CUM-VENDOR, which shall be of such specification as provided in the SCHEDULE E hereunder written and shall belong to the ownership of the OWNER-CUM-VENDOR along with the proportionate undivided share of land in



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the SAID PROPERTY corresponding to the OWNER'S PREMISES.

- 3.3. The OWNER-CUM-VENDOR agrees that as the DEVELOER'S PREMISES shall be constructed by the DEVELOPER-CUM- PURCHASER at its own cost and expenses, it shall become the absolute owner of the DEVELOPER'S PREMISES automatically inclusive of all parking slots (except those allotted to the OWNER-CUM-VENDOR) and other premises in the SAID PROJECT and no separate deed shall be required to be executed to transfer the ownership/title of the DEVELOPER'S PREMISES, except to convey the undivided proportionate share in the SAID PROPERTY corresponding to the DEVELOPER'S PREMISES. The OWNER-CUM-VENDOR undertakes to convey the title of the undivided proportionate share in the land appurtenant to the DEVELOPER'S PREMISIES upon completion and handing over of the DEVELOPER'S PREMISES, either by executing Deed of Exchange or Deed of Sale as desired by the DEVELOPER-CUM-PURCHASER.

- 3.4. OWNER-CUM-VENDOR and the DEVELOPER-CUM-PURCHASER covenant with each other that in the event of sanction/increase in future floor space



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index/floor area ratio in respect of the said land the same shall be shared by the OWNER-CUM-VENDOR and DEVELOPER-CUM-PURCHASER at the same proportion as stipulated hereinabove i.e. agreed ratio of 35% and 65% respectively however any additional costs involved shall be shared by OWNER-CUM-VENDOR and the DEVELOPER-CUM-PURCHASER in equal proportion.

#### 4. Decision Making

4.1. All decisions in respect of the Said Project not limited to approval/revision of plans, shall be taken by the DEVELOPER-CUM-PURCHASER and shall be binding on the OWNER-CUM-VENDOR.

4.2. At the absolute discretion of the DEVELOPER-CUM-PURCHASER the plans of the SAID PROJECT may be varied or revised or modified from time to time and no consent of the OWNER-CUM-VENDOR shall be required to be obtained except where such variations or modifications reduces by more than 5% the super built up area agreed to be allotted to the OWNER-CUM-VENDOR in the SAID PROJECT. Such variations shall be considered at the time of calculation of final area as provided in clause 4.3.

4.3 If there is any reduction in the super built up area then ~~DEVELOPER-CUM-PURCHASER~~ shall pay to



~~CPM~~ WIM *CPM*

the OWNER-CUM-VENDOR the cost of construction per Sq. meter of deficit area within forty-five days of written demand by the OWNER-CUM-VENDOR. If there is any increase in the Super built area of the premises agreed to be allotted to the OWNER-CUM-VENDOR or if the super built up area remains the same but Carpet Area of the Premises allotted increases, then the OWNER-CUM-VENDOR shall pay to the DEVELOPER-CUM-PURCHASER the market value per Sq. meter of increased area, before the delivery of possession of the OWNER'S PREMISES. The market value shall be equivalent to the maximum value at which any of the DEVELOPER'S PREMISES has been agreed to be sold via registered instrument.

Any delay in payment by either party shall attract simple interest of 8% p.a. payable from the date it is due till the same is actually paid and realized.

**5. Authorizations to the Developer-Cum-Purchaser:**

- 5.1 The OWNER-CUM-VENDOR hereby grants access to the DEVELOPER-CUM-PURCHASER to enter upon the SAID PROPERTY and to carry on the work of development, cleaning and clearing of the Said Property as well as the work of the construction of the Said Project in the Said Property. The





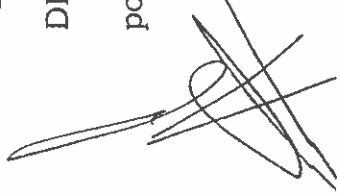
possession of the Said Property shall remain with the OWNER-CUM-VENDOR.

5.2 The DEVELOPER-CUM-PURCHASER is hereby authorized to make necessary application and obtain at its cost and expense, electricity connection, water connections from the competent authorities in the Said Property to facilitate the carrying out the work of development and construction thereon.

5.3 The DEVELOPER-CUM-PURCHASER shall be entitled to sign all such applications, papers as are reasonably and legally necessary and required for the development of the Said Property, for approval of plans, obtaining all other sanctions, approvals, occupation certificate and building completion certificate; and construction of said project thereon.

Further, the OWNER-CUM-VENDOR agrees that they shall sign, execute and verify all applications, forms and documents or papers of any description including drawings, plans, letters and forms as may be necessary to be signed and filed before the proper authorities. The OWNER-CUM-VENDOR agrees to execute in favour of any partner of the DEVELOPER-CUM-PURCHASER or its nominee, power of attorney for effective performance of this



  
CUM VENDOR

agreement and development of the Said Property, as and when requested by the DEVELOPER-CUM-PURCHASER. The Cost (Stamp Duty and Registration Fees) of this Power of attorney shall be borne and paid by the DEVELOPER-CUM-PURCHASER.

5.4 The DEVELOPER-CUM-PURCHASER shall be entitled to obtain refund of all refundable deposits from all concerned authorities and in the event that any such refund is received by the OWNER-CUM-VENDOR, the same shall be made over to the DEVELOPER-CUM-PURCHASER without delay or demur.

**6. Representations, warranties, declarations, covenants and obligations of the Owner-Cum-Vendor**

6.1 The OWNER-CUM-VENDOR repeats and reiterates the representations and declarations set out in the recital first appearing hereinabove;

6.2 The OWNER-CUM-VENDOR shall maintain clear and marketable title of the Said Property during the entire tenure of this agreement;

6.3 The Said Property is free from any development plan reservation, acquisition, requisition, attachment, notice, lis pendens, any proceedings



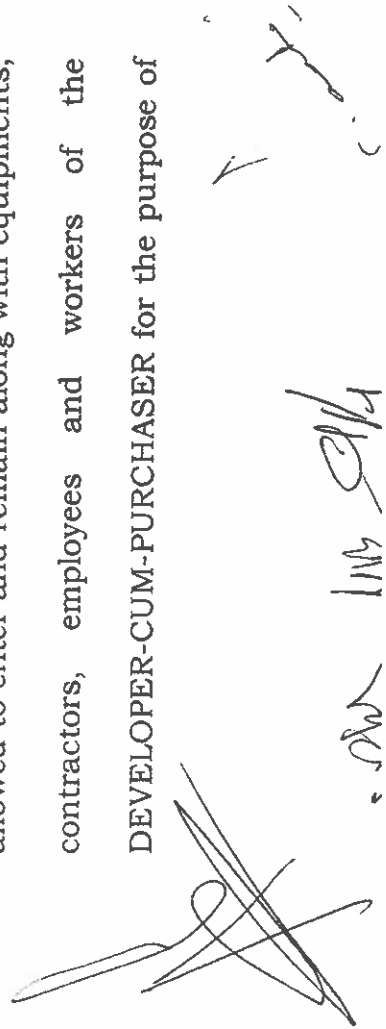
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under the Income Tax Act, 1961, right of way, charge, encumbrance, any other third party right or claim of whatsoever nature; and the OWNER-CUM-VENDOR is exclusive owner in possession of the Said Property and the same shall be thus maintained during the tenure of this Agreement.

6.5. The OWNER-CUM-VENDOR shall pay and keep paid and discharged all taxes, levies and other outgoings in respect of Said Property till the date of execution of this Agreement. In the event that any demand is received in respect of Property from any authority whatsoever after the execution of this Agreement but pertains to the period prior thereto, the same shall be forthwith discharged by the OWNER-CUM-VENDOR.

6.6 The OWNER-CUM-VENDOR at no point of time shall obstruct/block the DEVELOPER-CUM-PURCHASER, its representatives, agents, employees, servants and their vehicles from having free access to the Said Property.

6.7 During the subsistence of this Agreement, the DEVELOPER-CUM-PURCHASER shall be freely allowed to enter and remain along with equipments, contractors, employees and workers of the DEVELOPER-CUM-PURCHASER for the purpose of



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implementation of the Project and the OWNER-CUM-VENDOR shall neither obstruct the DEVELOPER-CUM-PURCHASER nor interfere with the proposed construction or any part of the construction to be built by the DEVELOPER-CUM-PURCHASER in the Said Property.

6.8 In case the work of the Project is stopped or hindered/obstructed by any third party due to any reason attributable to the OWNER-CUM-VENDOR or otherwise, the OWNER-CUM-VENDOR shall stand by and support the DEVELOPER-CUM-PURCHASER in the matter of all such claims arising there from.

6.9 The OWNER-CUM-VENDOR shall during the tenure of this Agreement desist from doing anything which may be inconsistent with the terms of this Agreement. The OWNER-CUM-VENDOR shall likewise do all such things as may be required to be done for the purpose of carrying out the terms of this Agreement.

6.10. The OWNER-CUM-VENDOR with intention to bind themselves as also to bring all persons into whosever's hands the OWNER'S PREMISES may come, hereby covenants with the DEVELOPER-CUM-PURCHASER as follows:



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- i. To maintain the OWNER'S PREMISES at the their own cost in good and tenantable repair and condition from the date hereof and shall not do or suffer to be done anything in or to the Said Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the complex in which the OWNER'S PREMISES are situated and the OWNER'S PREMISES itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the OWNER'S PREMISES any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Complex or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage any other structure / landscape elements of the Said Complex, including entrances of the complex and in case any damage is caused to the complex on account of negligence or otherwise or for default of the OWNER-CUM-VENDOR in this behalf, the OWNER-CUM-VENDOR shall be



... Mr. M.B. ...

liable for the consequences of the breach. The elevator in the complex shall be for human use only and no heavy items/furniture shall be transported through the elevator.

iii. To carry out at their own cost all internal maintenance repairs to the OWNER'S PREMISES and maintain the OWNER'S PREMISES in the same condition, state and order in which it was delivered by the DEVELOPER-CUM-PURCHASER to the OWNER-CUM-VENDOR.

iv. Not to demolish or cause to be demolished the OWNER'S PREMISES or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the OWNER'S PREMISES or any part thereof, nor any alteration in the elevation and outside color scheme of the OWNER'S PREMISES and shall keep the portion, sewers, drains and pipes in the OWNER'S PREMISES and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the said building complex and shall not chisel or in any other manner cause damage to



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columns, beams, walls, slabs or RCC or other structural members in the OWNER'S PREMISES without the prior written permission of the DEVELOPER-CUM-PURCHASER.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the OWNER'S PREMISES and the Complex or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the OWNER'S PREMISES in the compound or any portion of the Said Project.

vii. To bear and pay increase in local taxes, Water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the OWNER'S PREMISES by the OWNER-CUM-VENDOR to any purposes other than for purpose for which it is constructed.

viii. The OWNER-CUM-VENDOR shall contribute and pay to the DEVELOPER-CUM-PURCHASER all the monies due and payable in under clause



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11.1 and 11.2 of this agreement and such monies towards excess area of residential premises as per clause 9.7 of this agreement.

ix. The OWNER-CUM-VENDOR shall observe and perform all the rules and regulations which the DEVELOPER-CUM-PURCHASER or the Society or any other Entity or association may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Said Building Complex and the OWNER'S PREMISES and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The OWNER-CUM-VENDOR shall also observe and perform all the stipulations and conditions laid down by the DEVELOPER-CUM PURCHASER/Society/LimitedCompany/Entity /association regarding the occupation and use of the OWNER'S PREMISES in the Said Building Complex and shall pay and contribute regularly and punctually towards the taxes,



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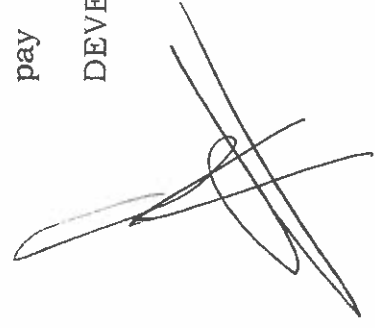




proportionately towards such maintenance expenses incurred, as per the area allotted to the OWNER-CUM-VENDOR.

xii. The OWNER-CUM-VENDOR shall not interfere with the maintenance work of the DEVELOPER-CUM-PURCHASER for the agreed period of five years from the date of occupancy certificate in respect of the Residential and shop premises allotted to the OWNER-CUM-VENDOR and shall regularly pay the fees and charges.

xiii. The OWNER-CUM-VENDOR shall not interfere with the maintenance work of the DEVELOPER-CUM-PURCHASER in respect of the Showroom premises allotted to the OWNER-CUM-VENDOR and shall regularly pay the fees and charges. The maintenance of the showroom shall be done by the DEVELOPER-CUM-PURCHASER from the date of occupancy certificate till such time, the DEVELOPER-CUM-PURCHASER communicates in writing its unwillingness to maintain the showroom premises any longer and the OWNER-CUM-VENDOR shall regularly pay the annual fees and charges to the DEVELOPER-CUM-PURCHASER.



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- xiv. The OWNER-CUM-VENDOR agrees and shall join the Society/Limited Company/Entity/association by paying necessary transfer fees and shall contribute and pay every month/yearly as decided by the said Society/Limited Company/Entity/association proportionate expenses, towards the security, sweeper, gardener, common electricity charges, including the replacement of the common fused bulbs and other fixtures, water charges and common expenses towards the maintenance of the Said Building Complex and such contributions shall be proportionate to the area allotted to the OWNER-CUM-VENDOR.
- xiii. The OWNER-CUM-VENDOR agrees to abide by the rules specified by the DEVELOPER-CUM-PURCHASER to not install or erect any Box-type Grills or any other design other than as specified by the DEVELOPER-CUM-PURCHASER during possession and maintain the uniformity of the elevation.
- xii. The OWNER-CUM-VENDOR agrees that no mobile tower shall be erected above the OWNER'S PREMISES or at any other part of the



complex, which could be hazardous to general public or which is objectionable to other co-occupants.

xiii. The OWNER-CUM-VENDOR agrees to install the external units of the Air Conditioners only in the place as specified by the DEVELOPER-CUM-PURCHASER and shall take care to see that the water from the Air Conditioner does not drip on the walls of the complex.

xiv. The OWNER-CUM-VENDOR agrees to adhere to The Goa Land Development and Building Construction Regulations and abstain from erecting or installing any temporary or permanent structure made up of M.S. structure with G.I. sheets/any other roofing material in the setback or the terrace roof.

xv. The OWNER-CUM-VENDOR agrees to not make any changes to the electrical lighting of the external façade. Any change needed to be made to the same for any technical or practical purposes shall be made after taking due permission from the DEVELOPER-CUM-PURCHASER.

xvi. The OWNER-CUM-VENDORS agree to not make any changes to the landscaping work for any



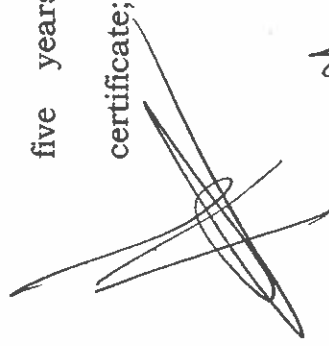
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purposes. Any change needed to be made to the same for any technical or practical purposes shall be made after taking due permission from the DEVELOPER-CUM-PURCHASER.

xvii. The OWNER-CUM-VENDOR agrees to leave the backyard space/setback area open to sky at all times without erecting any temporary/permanent shade or structure of any kind.

xviii. The OWNER-CUM-VENDOR undertake to pay unto the DEVELOPER-CUM-PURCHASER immediately upon demand, such amount towards (i) sum of Rs. 1,50,000/- per residential premises, Rs. 1,00,000/- per shop premises and Rs. 6,25,000/- per floor of showroom premises that shall be allotted to it as and by way of charges towards infrastructure tax;

xix. A sum of Rs. 30,000/- per year per allotted residential premises, Rs. 12,000/- per year per allotted shop premises as and by way of maintenance charges and fees for the maintenance of the Said Project for a period of five years from the date of occupancy certificate;



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- xx. Such amount as shall be decided by the DEVELOPER-CUM-PURCHASER towards annual maintenance of the showroom premises as and when communicated;
- xxi. A sum of Rs. 10,000/- per residential and shop premises being charges towards formation of the society.
- xxii. The OWNER-CUM-VENDOR shall not fix grills to the balcony/balconies of their premises without first approving its design from the DEVELOPER-CUM-PURCHASER and or society, which design should be in uniformity with the grills approved by the DEVELOPER-CUM-PURCHASER/Society/Limited/Company/Entity/association for other residents.
- xxiii. No double parking shall be allowed in the allotted parking space.
- xxiv. No feeding to pigeons or stray animals in and around the said project.
- xxv. The OWNER-CUM-DEVELOPER acknowledges that all that 65% of the all terrace areas, spaces below the staircase shall remain in possession of the DEVELOPER-CUM-PURCHASER and the DEVELOPER-CUM-PURCHASER shall have exclusive right to use the same in the manner it

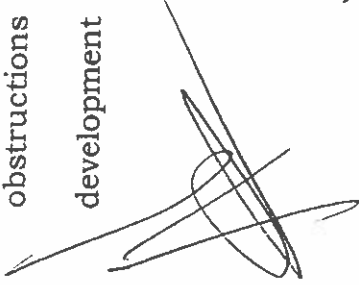


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deems fit and proper. And similarly the DEVELOPER-CUM-PURCHASER acknowledges that all that 35% of the all terrace areas, spaces below the staircase shall remain in possession of the OWNER-CUM-DEVELOPER and the OWNER-CUM-DEVELOPER shall have exclusive right to use the same in the manner it deems fit and proper.

6.11. It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein above and below and the obligations arising hereunder in respect of the OWNERS PREMISES shall equally be applicable to and enforceable against any subsequent allottees/purchasers of the OWNERS PREMISES, in case of a transfer, as the said obligations go along with the OWNERS PREMISES for all intents and purposes.

6.12 The SAID PROPERTY may be developed in phases at the discretion of the DEVELOPER-CUM-PURCHASER and the OWNER-CUM-VENDOR undertakes to co-operate and not create any obstructions or hindrance to the phased development on any ground whatsoever, wherein



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the development may even continue after delivery of OWNER'S PREMISES.

6.13. To reimburse the DEVELOPER-CUM-PURCHASER, with the amount of TDS that shall be paid by the DEVELOPER-CUM-PURCHASER on behalf of the OWNER-CUM-VENDOR. The said amount shall be reimbursed before the delivery of the first of the OWNER'S PREMISES.

**7. Representations, warranties, declarations, covenants and obligations of the Developer-Cum-Purchaser**

7.1 The DEVELOPER-CUM-PURCHASER repeats and reiterates the representations and declarations set out in the recital first appearing hereinabove.

7.2 The DEVELOPER-CUM-PURCHASER shall bear and pay the entire Project Cost defined herein in such a manner as is set out herein.

7.3. The DEVELOPER-CUM-PURCHASER shall be solely responsible to obtain, at its cost, all approvals including approval of plans, tree cutting approvals, environmental clearance, and all other approvals require to be obtained from any Government or semi Government agency.

~~7.4. The DEVELOPER-CUM-PURCHASER shall undertake construction work strictly as per the~~



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approved plans/ revised plans and other approvals obtained by it. The approval and revision of the plan of SAID PROJECT shall be at the exclusive discretion of the DEVELOPER-CUM-PURCHASER and the OWNER-CUM-VENDOR shall not interfere.

7.5. The DEVELOPER-CUM-PURCHASER may enter into commitments and agreements with third party as regards DEVELOPER'S PREMISES without the consent of or joining the OWNER-CUM-VENDOR and all such agreements shall be binding on the OWNER-CUM-VENDOR without any liability except obligation to transfer the title of undivided proportionate share in the land.

7.6. The DEVELOPER-CUM- PURCHASER covenants with the OWNER-CUM-VENDOR that the DEVELOPER-CUM- PURCHASER shall market/sell 35% of the super built up area reserved by the OWNER-CUM-VENDOR without claiming any extra costs along with 65% of the super built up area being marketed by the DEVELOPER-CUM-PURCHASER as and when requested by the OWNER-CUM-VENDOR.

7.7. The DEVELOPER-CUM- PURCHASER shall during the tenure of this Agreement desist from doing anything which may be inconsistent with the terms



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of this Agreement. The DEVELOPER-CUM-PURCHASER shall likewise do all such things as may be required to be done for the purpose of carrying out the terms of this Agreement.

#### **8. Commencement and Period of Completion**

8.1 The DEVELOPER-CUM-PURCHASER shall commence construction of SAID PROJECT within six months from the date of obtaining of Construction Licence. The time for commencing development shall always stand extended by such time as shall be mutually decided.

8.2 Subject to Force Majeure, the DEVELOPER-CUM-PURCHASER shall complete the Said Project in all respects as aforesaid within a period of 3 years from the date of obtaining construction license from the Village Panchayat of Chicalim and of obtaining of Environmental Clearance Certificate. The term "Completion" shall mean the construction of the Said Project as shall be approved and obtaining of full occupation certificate for the Said Project. Provided that the parties may decide to extend the period of Completion by mutual agreement in view of the market conditions which may prevail from time to time. Further provided, that any period of time which may reasonably be lost due to Force



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Majeure conditions or any time lost before Arbitrator due to reasons of any dispute arising between the parties hereto shall also be excluded for the purpose of computation of the period of Completion.

8.3. The term "Force Majeure" shall mean the following:-

- a) Non availability of construction material;
- b) Any injunction or any such other order of the court or circular or notification issued by government as may temporarily disrupt the Project; and
- c) Any other factor disrupting the Project due to any change in law, general law and order position, strike, or any other
- d) War, armed rebellion, civil disturbance or natural calamity, agitation by locals/organizations etc. due to which construction work could not be completed;
- e) Any notice, order, rules, notification of the Government and/or any other public or competent authority and/or any judicial authority;
- f) Delay on the part of Government/Statutory/Civic Authority in issuing Occupancy Certificate and or



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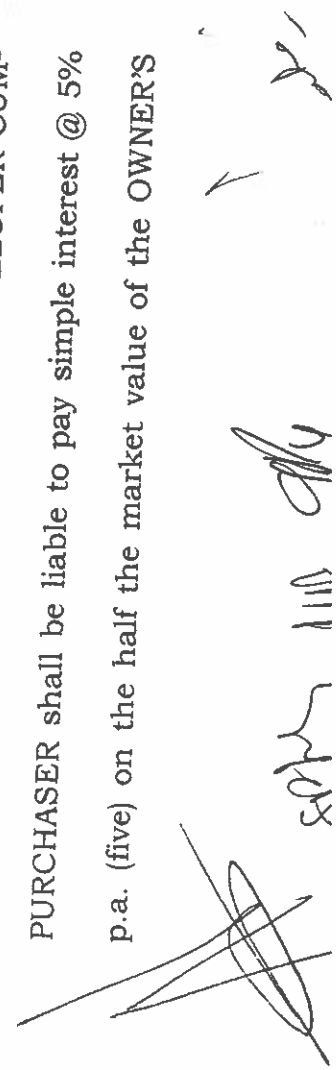
Completion Certificate and or releasing water and or electric supply in case the SAID PROJECT is completed in all respect;

g) Alteration required in the premises by the OWNER-CUM-VENDOR or purchaser of OWNER'S PREMISES and DEVELOPER'S PREMISES;

h) For any other reasons beyond the control the OWNER-CUM- VENDOR.

8.4. The DEVELOPER-CUM-PURCHASER shall be entitled for reasonable extension of time for the completion of the proposed building in case the construction of the said proposed building is hampered or stopped for any reason of Force Majeure and also for delay on the part of the civic authorities in approving the revised/alterd plan or for granting any permission/approval/NOC. Such period during which the work was stopped due to Force Majeure shall be excluded calculating the completion period of completion.

8.5 Subject to above, in case of the failure on the part of the DEVELOPER-CUM- PURCHASER to complete the SAID PROJECT within the said agreed period of 3 years or within the extended time, the DEVELOPER-CUM-PURCHASER shall be liable to pay simple interest @ 5% p.a. (five) on the half the market value of the OWNER'S



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PREMISES. The market value shall be as defined earlier in this agreement, from the expiry of the said period of three years and the extended time upto the date of handing over of the possession.

**9. Other mutual covenants of the Parties**

9.1. Both of the parties shall execute the agreement for sale/construction and sale/sale deed/s and all other deeds and documents in relation to sale of the respective premises in the Said Project, either in favour of the OWNER-CUM-VENDOR/DEVELOPER-CUM-PURCHASER or their respective nominee/s, including allotment letters, NOC for raising of loan by any buyer for purchase of the premises, registration of documents, etc. The OWNER-CUM-DEVELOPER shall transfer the undivided proportionate share of the Said Property corresponding to the DEVELOPER'S PREMISES either by executing Deed of Exchange/Sale Deed/s in favour of the DEVELOPER-CUM-PURCHASER or its nominee. In case of Deed of Exchange the cost of stamp duty and registration fees shall be borne and paid by the respective parties according to the benefit received. Where the OWNER-CUM-VENDOR wish to sell and or transfer the rights under any of the OWNER'S PREMISES to third party, the

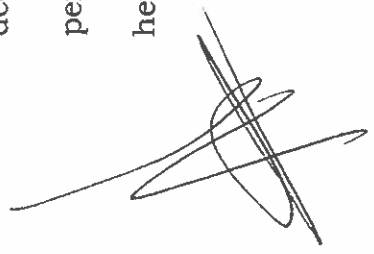



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OWNER-CUM-VENDOR or such transferee shall have to pay a sum of Rs. 8000/- to the DEVELOPER-CUM-PURCHASER towards the legal fees for drafting such agreement in favour of the third party.

9.2 Both parties shall be entitled to create any charge, lien, mortgage or any encumbrance by whatever name called on their respective distributed premises, however, no liability thereof shall be imposed on the other party. The DEVELOPER-CUM-PURCHASER exclusively may issue N.O.C. for mortgage to any bank for grant of financial assistance to any purchaser of the DEVELOPER'S PREMISES in the SAID PROJECT in the said property, without any liability to the OWNER-CUM-VENDOR. Similarly, the OWNER-CUM-VENDOR exclusively may issue N.O.C. for mortgage to any bank for grant of financial assistance to any purchaser of the OWNER'S PREMISES in the SAID PROJECT in the said property, without any liability to the DEVELOPER-CUM-PURCHASER.

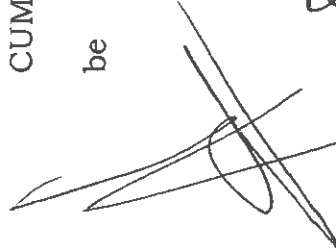
9.3. Nothing contained in this Agreement shall be deemed to constitute a partnership or association of persons by and between the parties hereto. It is hereby expressly agreed and declared that each of

the parties has undertaken its respective mutually exclusive respective obligations and has independent and mutually exclusive rights specified hereinabove on their own account and on principal to principal basis and not on behalf of or on account of or as agent of any of them or of anyone else. The parties herein shall discharge their mutually exclusive obligations as are set out herein without any common control. Each party shall be liable to offer its respective share to taxation after taking credit for its respective costs without any clubbing with the income or expenditure of the other and without any recourse to the other.

9.4. The woods of all trees cut down from the said property during the course of development shall be exclusively appropriated by the DEVELOPER-CUM-PURCHASER.

9.5. The DEVELOPER-CUM-PURCHASER at its own cost and expense shall register the project with the Real Estate Regulatory Authority (RERA) and shall comply with all procedural requirements and shall take all care and precautions to see that no provisions under RERA are violated. The OWNER-CUM-VENDOR, however, acknowledges that it shall be also a joint promoter along with the



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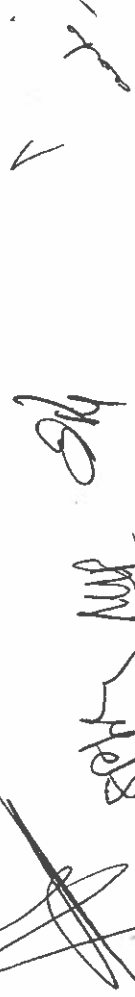
DEVELOPER-CUM-PURCHASER under the provision of RERA and shall provide complete co-operation to the DEVELOPER-CUM-PURCHASER in complying with procedural requirements. Where any joint account/s is required to be opened under the provisions of the RERA, the VENDOR-CUM-OWNER shall authorize the DEVELOPER-CUM-PURCHASER to operate such account/s.

9.6. Notwithstanding what has been agreed in this agreement, the Society shall be formed in respect of the Block B (Flats and Shops) while the Block A (showroom) shall not form part of such society.

9.7. That in the residential premises allotted to the OWNER-CUM-VENDOR and as described in the SCHEDULE D herein, an area admeasuring 21.00 Sq. meters stands allotted in excess of agreed percentage of 35%. The OWNER-CUM-VENDOR shall pay a sum of Rs. 45,000/- per Sq. meter of excess area (Rs. 9,45,000/-) unto the DEVELOPER-CUM-PURCHASER on or before the delivery of the said residential premises.

10. **Procedure for taking possession -**

10.1 The DEVELOPER-CUM-PURCHASER, upon obtaining the occupancy certificate from the competent authority shall offer in writing, the possession of the



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OWNER'S PREMISES, to the OWNER-CUM-VENDOR in terms of this Agreement, to be taken within 15 days (fifteen days) from the date of issue of such notice and the DEVELOPER-CUM-PURCHASER shall give possession of the Said Premises to the OWNER-CUM-VENDOR or to its nominee, provided all monies payable under this agreement are paid in full, the OWNER-CUM-VENDOR or to its nominee is not guilty of any provisions of this agreement and executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement.

If the OWNER-CUM-VENDOR or to its nominee refuses to accept the written letter or the written letter could not be served on the registered address, the date of attempted delivery by the postal authorities shall be deemed to be the date of service of letter for the purpose of counting the period of letter.

#### 11 Maintenance of the SAID PROJECT

11.1.i) The clauses 11.1.i) to 11.1.v) of the present agreement shall itself be considered as an independent contract of maintenance executed by the OWNER-CUM-VENDOR or to its nominee with the DEVELOPER-CUM-PURCHASER to be subsisting five years from the date of occupancy certificate (in respect of Block B), unless the DEVELOPER-CUM-PURCHASER require the OWNER-



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CUM-VENDOR or to its nominee to execute a separate contract of maintenance for such period.

Such separate contract of Maintenance shall be executed on or before the delivery of possession of execution of Sale Deed, whichever is earlier. The DEVELOPER-CUM-PURCHASER shall be at liberty to assign the maintenance contract to any nominee of its choice without any reference to the OWNER-CUM-VENDOR or to its nominee. This contract of maintenance shall be non-terminable till completion of five years from the date of obtaining occupancy certificate. The obligation of the DEVELOPER-CUM-PURCHASER or its nominee to maintain the said development scheme shall commence from the date of Occupancy Certificate and shall continue till five years of Occupancy certificate, irrespective that the 'Co-operative Maintenance Housing Society' is formed during the interim period. Upon the completion of the five years, any further contract of maintenance shall be on such fresh terms as may be mutually agreed to between the said society and the DEVELOPER-CUM-PURCHASER or its nominee. Any pre-mature termination of the maintenance contract of the DEVELOPER-CUM-PURCHASER by the Society that shall be formed or by the OWNER-CUM-VENDOR or to its nominee shall be considered as breach of the agreement, making the

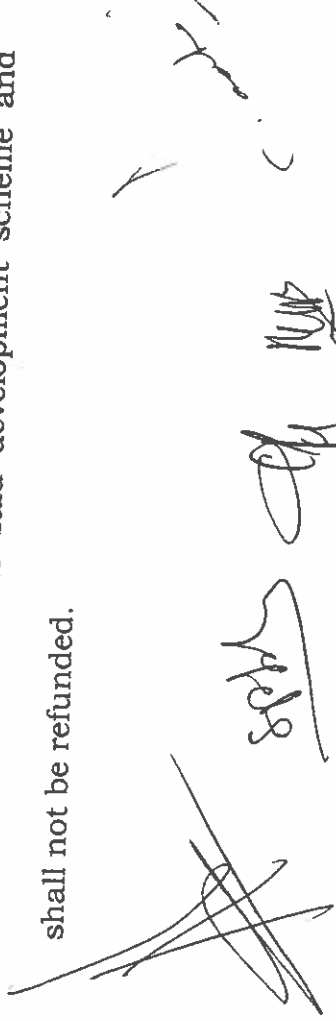


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Society or the OWNER-CUM-VENDOR or to its nominee liable to pay unto the DEVELOPER-CUM-PURCHASER a sum of Rs. 10,000/- per premises in the said building complex, if terminated by the Society and Rs. 50,000/- if terminated by individual/ OWNER-CUM-VENDOR or to its nominee.

11.1.ii) In case society that shall be formed suggests any additional work of maintenance, the DEVELOPER-CUM-PURCHASER shall accept such additional obligation subject to the OWNER-CUM-VENDOR or to its nominee or the Society, paying in advance the entire amount of expenditure that shall be incurred towards such additional work, its operation and maintenance. The decision of the DEVELOPER-CUM-PURCHASER or its nominee on the additional expenditure towards such additional work, so demanded shall be final.

11.1.iii) Any unspent amount collected by the DEVELOPER-CUM-PURCHASER towards the maintenance of the said building complex, if any, at the end of contract period, shall be considered as charges of the DEVELOPER-CUM-PURCHASER or its nominee for the maintenance of the said development scheme and shall not be refunded.



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11.1.iv) The maintenance charges mentioned herein is on assumption basis and thus in case of any shortfall in the actual annual maintenance which shall become known on the expiry of the first year of maintenance, the OWNER-CUM-VENDOR or to its nominee shall contribute such additional amount towards maintenance for subsequent years as may be demanded by the DEVELOPER-CUM-PURCHASER or its nominee. Such additional sum shall be paid within 15 days of demand and if paid later shall attract interest @ 14% p.a. from the date of demand till the same is actually paid. The decision of the DEVELOPER-CUM-PURCHASER or its nominee on the amount so spent shall be final.

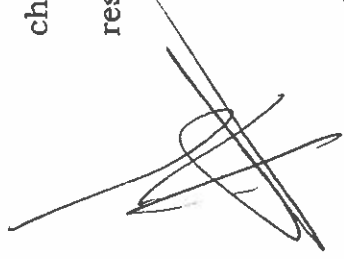



11.1.v) It is made clear that in respect of the premises remaining unsold in the said building complex, whether during the period of maintenance of the said building complex by the DEVELOPER-CUM-PURCHASER or at any time after the expiry of maintenance contract, the DEVELOPER-CUM-PURCHASER shall be liable only to pay the house tax corresponding to the unsold premises and the DEVELOPER-CUM-PURCHASER shall not be required to contribute towards annual maintenance of the said building complex/said development scheme corresponding to the unsold premises.



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11.2. The OWNER-CUM-VENDOR or to its nominee shall on or before delivery of possession of the flats and shops of the OWNER'S PREMISES or within 15 days of demand by the DEVELOPER-CUM-PURCHASER whichever is earlier, pay to the DEVELOPER-CUM-PURCHASER, the following amounts :-

- (i) Rs. 10,000/- per premises allotted to it towards society formation charges;
  - (ii) Rs. 8000/- per premises towards legal fees for drafting of Sale Deed;
  - (iii) Rs. 1,50,000/- per residential premises and Rs. 1,00,000/- per commercial premises towards infrastructure tax;
  - (iv) Rs. 60,000/- (per Shop Premises) and Rs. 1,50,000/- (Per Residential Premises) towards amount mentioned in clause 11.1 above.
- Towards the discharge of this lawfully enforceable debt, the OWNER-CUM-VENDOR shall issue, before the delivery of residential and shop premises, ten cheques (five cheques in respect of shop premises each cheque for Rs.1,44,000/- being annual maintenance charges for 12 shops and five cheques in respect of the residential premises each

  
8/10/13   

cheque for Rs. 11,40,000/- being annual maintenance charges for 38 flats)

(v) Such amount as payable towards stamp duty and registration fees for the sale deed of the Owner's Flats and shops.

11.3. The OWNER-CUM-VENDOR or to its nominee shall on or before delivery of possession of the showroom premises or within 15 days of demand by the DEVELOPER-CUM-PURCHASER, pay to the DEVELOPER-CUM-PURCHASER:

(i) Such amount proportionate to the area of the Showroom Premises of the OWNER'S PREMISES, as shall be determined by the DEVELOPER-CUM-PURCHASER, till such time, the DEVELOPER-CUM-PURCHASER decides and communicates its unwillingness to carry on the maintenance of the Block A (Showroom Premise).

(ii) Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) towards infrastructure tax for the Show Room Premises (being Rs. 6,25,000/- per floor of showroom premises);

(iii) Such amount as payable towards stamp duty and registration fees for the sale deed of the Showroom Premises.



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Where the OWNER-CUM-VENDOR has, before the delivery of possession has entered into third party agreements in respect of the OWNER'S PREMISIES, the amounts payable under clause 11.2 and 11.3 may be paid by such prospective buyers of the OWNER-CUM-VENDOR.

12. Notwithstanding what has been agreed herein above, the parties hereto agree to following:

a) The OWNER-CUM-VENDOR and DEVELOPER-CUM- PURCHASER undertake to remain present at their respective cost and expense, without any delay, every time and as many times as required and as and when called, for execution, registration and admission of the agreement or sale deed with third party in respect of the OWNER'S PREMISES or DEVELOPER'S PREMISES to be constructed in the Said Property;

b) The OWNER-CUM-VENDOR shall have no claim over DEVELOPER'S PREMISES belonging to the DEVELOPER-CUM-PURCHASER in the Said Project that will be constructed in the SAID PROPERTY and the DEVELOPER-CUM- PURCHASER shall have no claim over the OWNER'S PREMISES belonging to the OWNERS-CUM-VENDORS that will be constructed in the SAID PROJECT of the SAID PROPERTY, provided the reciprocal obligations



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casted on each other in this agreement are discharged.

- c) All the representation, declarations and undertakings made or given by the OWNER-CUM-VENDOR as detailed out in the recital clause of this agreement, relying upon which the DEVELOPER-CUM-PURCHASER agreed to develop the Said property de deemed to have been specifically incorporated herein for all legal purposes and not mentioned herein again to avoid repetition.

13. **INDEMNITY AND GUARANTEE**

- 13.1. Each Party ('Indemnifier') doth hereby indemnify and shall keep indemnified the other Party ('Indemnified') against any or all consequences if the aforesaid representations of the Indemnifier are found to be incorrect and untrue and on account of non-compliance of any of the obligations of the Indemnifier and any loss or liability is caused due to such misrepresentation and/or non-compliance and undertake to bear and pay all losses, damages, costs, charges, expenses whatsoever that the Indemnified may suffer or incur in that behalf.

- 13.2. The DEVELOPER-CUM-PURCHASER guarantees the OWNER'S PREMISES free from any structural defect for a period of one years from the date of its



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completion. Unless the defect is attributable to the acts of the OWNER-CUM-VENDOR or to its nominee or that of the neighbouring occupant or due to normal wear and tear or weather condition or directly or indirectly due to changes effected or modification done by the other allottee/s in their respective premises, if within a period of one year from the date of handing over the Said Premises to the OWNER-CUM-VENDOR or to its nominee, the OWNER-CUM-VENDOR or to its nominee brings to the notice of the PROMOTERS/LAND OWNERS CUM DEVELOPERS any structural defect in the Said Premises {Cracks to the plaster (internal/external walls), dampness in external walls, moisture to the walls pilling of paints due to moisture/weather/humidity/salty air, breakdown of fixtures, fittings, seepage of water in wall or floor due to washing of the floor or walls by the OWNER-CUM-VENDOR or to its nominee shall not be considered as defect/s}, then, wherever possible such defects shall be rectified by the DEVELOPER-CUM-PURCHASER at its own cost and in case it is not possible to rectify such defects, then the OWNER-CUM-VENDOR or to its nominee shall be entitled to receive from the DEVELOPER-CUM-



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PURCHASER compensation for such defect or change.

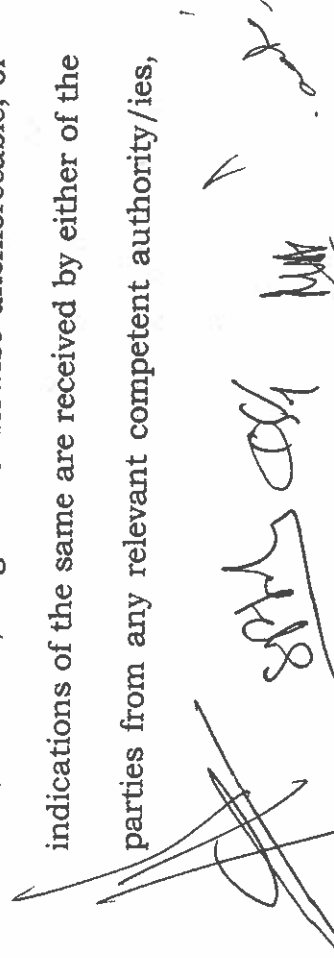
13.3. The compensation payable under clause 13.2 above, shall be 1% of the market value of the Said Premises (Market Value defined) or the actual cost of repairs, whichever is less.

#### 14. **PARKING:**

The OWNER-CUM-VENDOR shall be allotted single parking slot per residential premises. In case, the OWNER-CUM-VENDOR wish to any additional parking in addition to said 38 parking slots for the exclusive use of the OWNER-CUM-VENDOR or to its nominee, then the OWNER-CUM-VENDOR and its nominee shall have to pay a sum of Rs. 1,50,000/- per parking slot before the delivery of possession of the OWNER'S PREMISES or first delivery of the OWNER'S PREMISES.

#### 15. **SEVERABILITY**

In the event, any provision of this Agreement is declared by judicial or any other competent authority, quasi-judicial or administrative, to be void, voidable, illegal or otherwise unenforceable, or indications of the same are received by either of the parties from any relevant competent authority/ies,



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the Parties shall construe the concerned provision of this Agreement in a reasonable manner which achieves the intention of the Parties without illegality and gives the complete benefit of the commercial and economic potential of the said Property and development thereof to the Parties.

**16. Costs**

All out of pocket costs, charges and expenses of and incidental to this Agreement including the stamp duty, registration charges, and on all other documents as may be executed for implementation hereof shall be borne and paid by the DEVELOPER-CUM-PURCHASER.

**17. No Waiver**

No waiver shall be valid unless given in writing by the Party or Parties from whom such waiver is sought. Any such waiver shall constitute a waiver only with respect to the specific matter described in such writing and shall in no way impair the rights of the Party granting such waiver in any other respect or at any other time. Neither the waiver by any of the Parties of a breach of or a default under any of the provisions of this Agreement, nor the failure by any of the Parties, on one or more occasions, to enforce any of the provisions of this



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Agreement or to exercise any right or privilege hereunder, shall be construed as a waiver of any other breach or default of a similar nature, or as a waiver of any of such provisions, rights or privileges hereunder.

18. **Suppression**

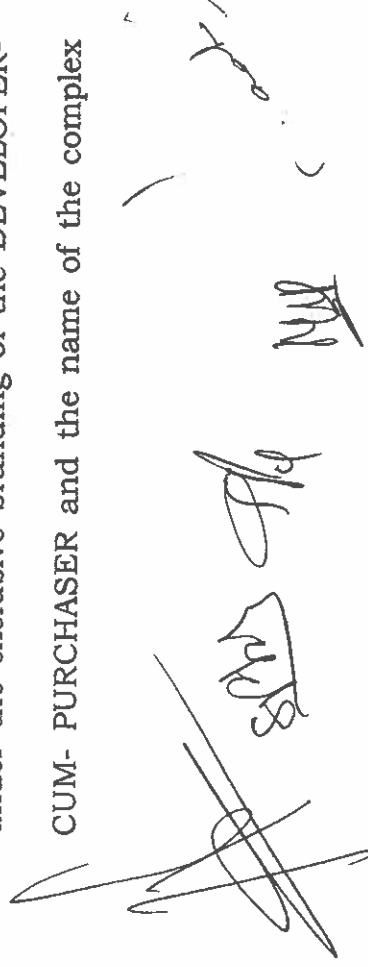
This Agreement supersedes all prior documents, writings, letters, letters of intent, drafts, etc., entered into, executed, issued, made or exchanged by or between OWNER-CUM-VENDOR and the DEVELOPER-CUM- PURCHASER, and all discussions, deliberations and negotiations held between them from time to time, before the date of this Agreement.

19. **Amendment**

No amendment to this Agreement shall be valid unless the same is made in writing and executed by both parties.

20. **Name of the Project**

The Entire Development of the project shall be under the exclusive branding of the DEVELOPER-CUM- PURCHASER and the name of the complex

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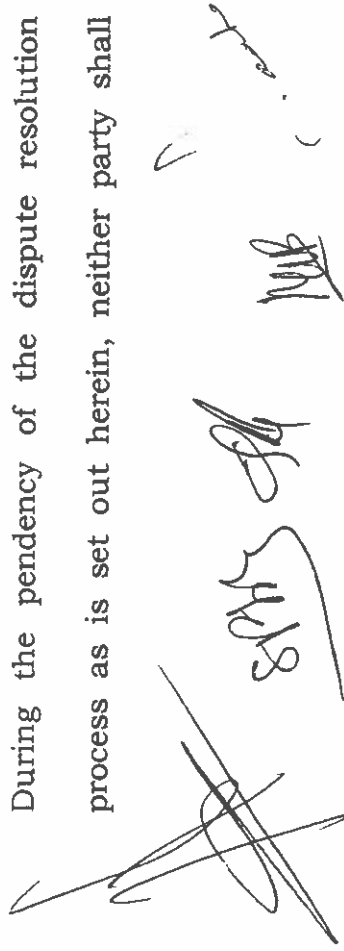


shall be subject to the exclusive decision of the DEVELOPER-CUM-PURCHASER.

21. **All Arbitration to be in Goa**

In the event of any dispute between the Parties hereto in respect of the interpretation of any of the terms and conditions herein contained or of the implementation thereof or any matter pertaining or attaching thereto, whether during the subsistence of this Agreement or thereafter, the parties shall seek to resolve the same first by mutual mediation by and between Mr. Siddharth Goyal the designated Director of the OWNER-CUM-VENDOR and Mr. Amit C. Prabhu the partner of the DEVELOPER-CUM-PURCHASER. In the event that the dispute is not resolved by mediation within a period of 45 days, the same shall be referred to arbitration to be presided over by a sole arbitrator to be mutually appointed by the Parties hereto and the arbitration proceedings shall be conducted in English language in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The arbitration proceedings shall be held in Goa.

During the pendency of the dispute resolution process as is set out herein, neither party shall

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seek any order of injunction from any judicial or quasi-judicial forum of competent jurisdiction wherein it is sought to stay, disturb or disrupt the implementation of the Project. During the course of arbitration, each party shall pay half of the cost of arbitration subject to the final order of the Id. Arbitrator in respect thereof. Each party shall bear and pay the professional fees of its respective legal advisors or other professionals.

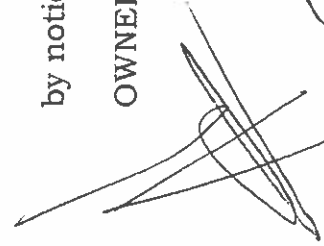
## 22. Jurisdiction

This Agreement shall be subject to the jurisdiction of courts in Goa. In case of arbitration, however, as the seat of arbitration is Goa, the arbitral court shall be High Court, Bombay.


## 23. NOTICES

All approvals, consents and notice required to be given or served hereunder by either Party hereto to the other shall be deemed to be given or served if the same shall have been delivered to, left at, sent by mail, registered post or email by either party to the other at their following respective addresses (whatsapp communication shall not be considered as proper communication), until the same is changed by notice given in writing to the other Party:

OWNER-CUM- VENDOR:



8/10/23 P/14



Attn: MR. SIDDHARTH GOYAL  
 Address: 19/493/3, Shop No. 38, Models Millenium  
 Vista, Caranzalem, Panaji, Goa, 403002  
 E-mail : [info@steelsuppliersgoa.com](mailto:info@steelsuppliersgoa.com)

**DEVELOPER-CUM-PURCHASER:**

Attn: Mr. Amit C. Prabhu  
 Address: Office No. 1, Rutirai Plaza, behind Bank of  
 India, Mapusa Goa  
 E-mail : [prabhu98\\_realestates@rediffmail.com](mailto:prabhu98_realestates@rediffmail.com)

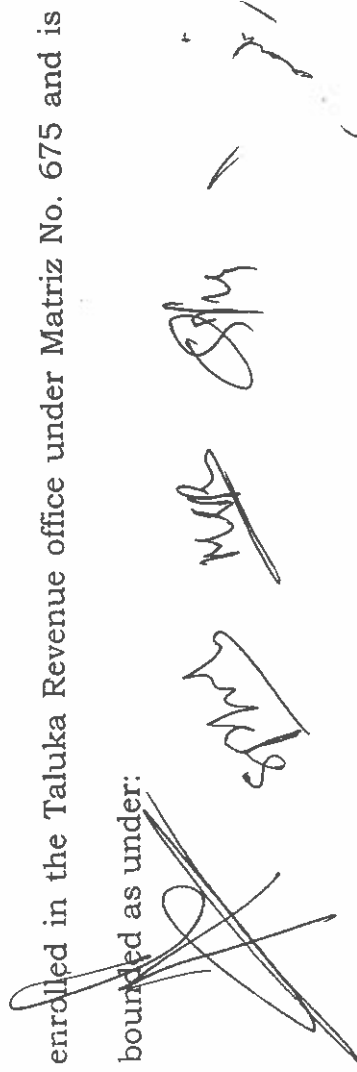
24. That the stamp duty of 4.5% on the market value of Rs. 6,00,00,000/- is paid herewith of which includes stamp duty payable towards the present agreement and stamp duty payable towards the Power of Attorney separately executed and registered in the office of the Sub-Registrar, Mormugao, in respect of the Said Property, in pursuance to the present agreement.

**THE SCHEDULE A HEREIN ABOVE REFERRED TO**

**(Of the SAID ENTIRE PROPERTY)**

All that property known as "ASSOI" or "ASSOY", totally admeasuring 53157.00 Sq. meters, situated at Dabolim, within the limits of Village Panchayat of Chicalim,, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa, which proeprty is not described in the office eof the Land Registrar of Mormugao but is enrolled in the Taluka Revenue office under Matriz No. 675 and is

bounded as under:



East : by properties under Survey No. 5/1, 6/1 and 7/1;

West : by Village Chicalim (Nullha);

North: by South Western Railway (or South Centre Railway);

South : by National Highway NH-17B.

**THE SCHEDULE B HEREIN ABOVE REFERRED TO**

(Description of the Said Plot E)

ALL THAT PLOT E admeasuring 10,870.00 Sq. meters, forming part of the property described in SCHEDULE A.

**THE SCHEDULE C HEREIN ABOVE REFERRED TO**

(Description of the Said Property)

ALL THAT Plot of land admeasuring 6975.00 Sq. meters approximately, forming a separate and independent unit in itself being surveyed under Survey No. 8/1-B of Village Dabolim, erstwhile identified as Plot E-1 forming part of the Plot E described in SCHEDULE B herein above written and is bounded as under:

East : by 8.00 meters wide internal road and partly by open space and portion of land bearing Survey No. 8/1A of Dabolim Village;

West : by property bearing Survey No. 8/1 of Chicalim Village;



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North : by Survey No. 8/1A and Plots E-3 and E-4 of  
Survey No. 8/1 of Chicalim Village;

South: by NH-17B.

The SAID PROPERTY is better identified in the Plan  
annexed hereto and the same forms part of this  
agreement.

**THE SCHEDULE D HEREIN ABOVE REFERRED TO**

*(Premises to be allotted to the OWNER-CUM-VENDOR)*

**SHOWROOM ALLOTMENT:**

SHOWROOM NO.	AREA (sq.mts)	LOCATION/VIEW
AG-2	433	Gr.floor / Road facing
AF-2	433	1st.floor / Road facing
AS-2	433	2 <sup>nd</sup> .floor / Road facing
AT-2	433	3 <sup>rd</sup> .floor / Road facing

**SHOP ALLOTMENT ON GROUND FLOOR:**

SHOP NO.	AREA (sq.mts)	LOCATION/VIEW
BG-1	36	Gr.floor / side facing
BG-3	32	Gr.floor / side facing
BG-4	29	Gr.floor / side facing
BG-8	41	Gr.floor / Road facing
BG-9	38	Gr.floor / Road facing
BG-11	41	Gr.floor / Road facing
<b>Total</b>	<b>217 sq.mtrs</b>	

**SHOP ALLOTMENT ON FIRST FLOOR:**

SHOP NO.	AREA (sq.mts)	LOCATION/VIEW
BF-1	36	1 <sup>st</sup> .floor / side facing
BF-3	32	1 <sup>st</sup> .floor / side facing
BF-4	29	1 <sup>st</sup> .floor / side facing
BF-8	41	1 <sup>st</sup> .floor / Road facing
BF-9	38	1 <sup>st</sup> .floor / Road facing
BF-11	41	1 <sup>st</sup> .floor / Road facing
<b>Total</b>	<b>217 sq.mtrs</b>	

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## FLAT ALLOTMENT (Residential Premises):

FIRST FLOOR		LOCATION
FLAT NO.	AREA	
B-103	109	1 <sup>st</sup> floor
B-104	109	1 <sup>st</sup> floor
B-107	109	1 <sup>st</sup> floor
<b>SECOND FLOOR</b>		
B-203	109	2 <sup>nd</sup> floor
B-204	109	2 <sup>nd</sup> floor
B-207	109	2 <sup>nd</sup> floor
B-212	109	2 <sup>nd</sup> floor
B-215	109	2 <sup>nd</sup> floor
<b>THIRD FLOOR</b>		
B-303	109	3 <sup>rd</sup> floor
B-304	109	3 <sup>rd</sup> floor
B-307	109	3 <sup>rd</sup> floor
B-312	109	3 <sup>rd</sup> floor
B-315	109	3 <sup>rd</sup> floor
<b>FOURTH FLOOR</b>		
B-403	109	4 <sup>th</sup> FLOOR
B-404	109	4 <sup>th</sup> FLOOR
B-407	109	4 <sup>th</sup> FLOOR
B-412	109	4 <sup>th</sup> FLOOR
B-415	109	4 <sup>th</sup> FLOOR
<b>FIFTH FLOOR</b>		
B-503	109	5 <sup>th</sup> FLOOR
B-504	109	5 <sup>th</sup> FLOOR
B-507	109	5 <sup>th</sup> FLOOR
B-512	109	5 <sup>th</sup> FLOOR
B-515	109	5 <sup>th</sup> FLOOR
<b>SIXTH FLOOR</b>		
B-603	109	6 <sup>th</sup> FLOOR
B-604	109	6 <sup>th</sup> FLOOR
B-607	109	6 <sup>th</sup> FLOOR
B-612	109	6 <sup>th</sup> FLOOR
B-615	109	6 <sup>th</sup> FLOOR
<b>SEVENTH FLOOR</b>		
B-703	109	7 <sup>th</sup> FLOOR
B-704	109	7 <sup>th</sup> FLOOR
B-707	109	7 <sup>th</sup> FLOOR
B-712	109	7 <sup>th</sup> FLOOR
B-715	109	7 <sup>th</sup> FLOOR
<b>EIGHTH FLOOR</b>		


  
 89713 89714 89715

B-802	109	8 <sup>TH</sup> FLOOR
B-803	109	8 <sup>TH</sup> FLOOR
B-804	109	8 <sup>TH</sup> FLOOR
B-805	109	8 <sup>TH</sup> FLOOR
B-807	109	8 <sup>TH</sup> FLOOR
Total	4142 SQ.MTRS	

The above premises are as identified in the PLAN annexed hereto.

**THE SCHEDULE E HEREIN ABOVE REFERRED TO**

*(Specification of OWNER'S PREMISES)*

**(for flats)**

**Structural Features:**

RCC Structure. External Walls of laterite masonry and internal walls of brick masonry.

**Flooring:**

Double charged 2ft x 2ft vitrified flooring for full apartment.

1ft x 1ft dado tiles for bathroom walls

1ft x 1ft anti-skid tiles for bathroom flooring.

**Kitchen:**

Granite Kitchen platform with SS sink & 2 ft height ceramic dado tile above granite platform.

**Toilets**

Toilets with WC and washbasin, branded CP fittings and sanitary ware.



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**Doors:**

Teak Wood door frames for all doors. Main door and bedroom doors will have flush doors with veneer finish and French polish.

**Windows:**

Powder coated aluminium windows with 4 mm plain glass.

**Electrical:**

Concealed copper wiring.

**Wall finish:**

Interior: Acrylic Oil bound distemper.

Exterior: Asian Weather shield Paint.

**Security:**

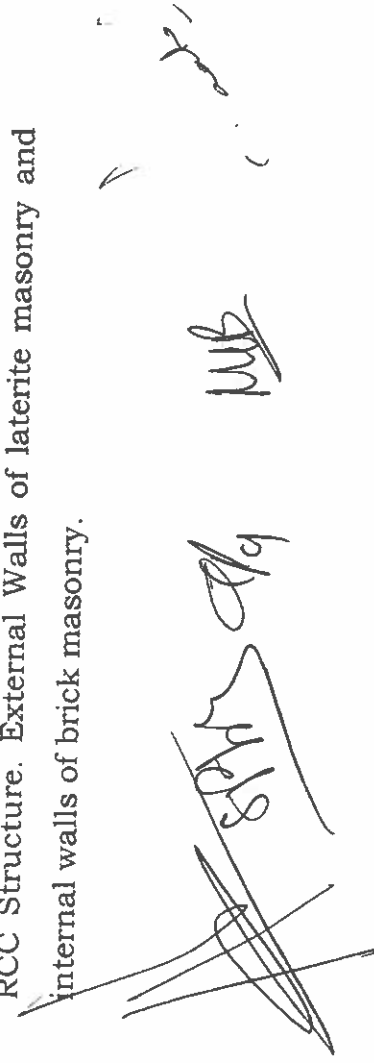
5 ft compound wall, 24 hours security (one year from the date of Occupancy Certificate, thereafter subject to discretion of the society)

**NOTE:**

*The doors and windows indicated in the approved/annexed plan and the specification are tentative. Alterations/changes in the position of the same may be made as per the requirement of the Architect.*

**For Shops/Showroom****Structural Features:**

RCC Structure. External Walls of laterite masonry and internal walls of brick masonry.

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**Flooring:**

Double charged 2ft x 2ft vitrified flooring for full apartment.

**Shutter:**

Rolling shutter.

**Electrical:**

Concealed copper wiring.

**Wall finish:**

Interior: Acrylic Oil bound distemper.

Exterior: Asian Weather shield Paint.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

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

**SIGNED, SEALED AND DELIVERED BY THE  
WITHIN NAMED OWNER-CUM- VENDOR:**

**M/s JAI GANESH ISPAT & FERRO ALLOYS PVT. LTD**

Through it Authorised Signatory

**MR. SIDDHARTH GOYAL**

In the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

**LEFT HAND FINGER PRINT IMPRESSION OF**

**MR. SIDDHARTH GOYAL**

Thumb	Index finger	Middle finger	Ring finger	Little finger

**RIGHT HAND FINGER PRINT IMPRESSION OF MR.**

**SIDDHARTH GOYAL**

*(Handwritten signature and initials)*

*(Handwritten signature and initials)*

SIGNED, SEALED AND DELIVERED BY THE  
WITHIN NAMED DEVELOPER-CUM-PURCHASER:

**M/s PRABHU REALTORS**

Through its Authorised Partners

Shri. **AMIT C. PRABHU**

In the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Shri. **AMIT C. PRABHU**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Shri.  
**AMIT C. PRABHU**

*[Handwritten signature and scribbles]*

Shri **CHANDRAKANT S. PRABHU**

In the presence of....

*Chy*



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LEFT HAND FINGER PRINT IMPRESSION OF Shri.  
**CHANDRAKANT S. PRABHU**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Shri.  
**CHANDRAKANT S. PRABHU**

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*8/8/19*

*[Handwritten signature]*



Smt. **MEENA C. PRABHU**

In the presence of.....



*MP*

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LEFT HAND FINGER PRINT IMPRESSION OF Smt.

**MEENA C. PRABHU**

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RIGHT HAND FINGER PRINT IMPRESSIONS OF Smt.

**MEENA C. PRABHU**

*[Handwritten signature]*

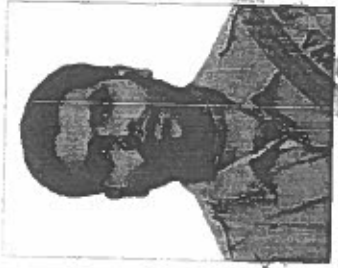
*[Handwritten signature]*

*[Handwritten signature]*

Shri. **SUMEET C. PRABHU**

In the presence of.....

*[Handwritten signature]*



Little finger	Ring finger	Middle finger	Index finger	Thumb



LEFT HAND FINGER PRINT IMPRESSION OF Shri.  
**SUMEET C. PRABHU**

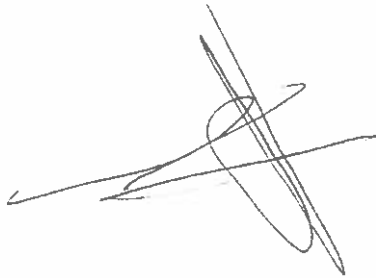
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Shri.  
**SUMEET C. PRABHU**

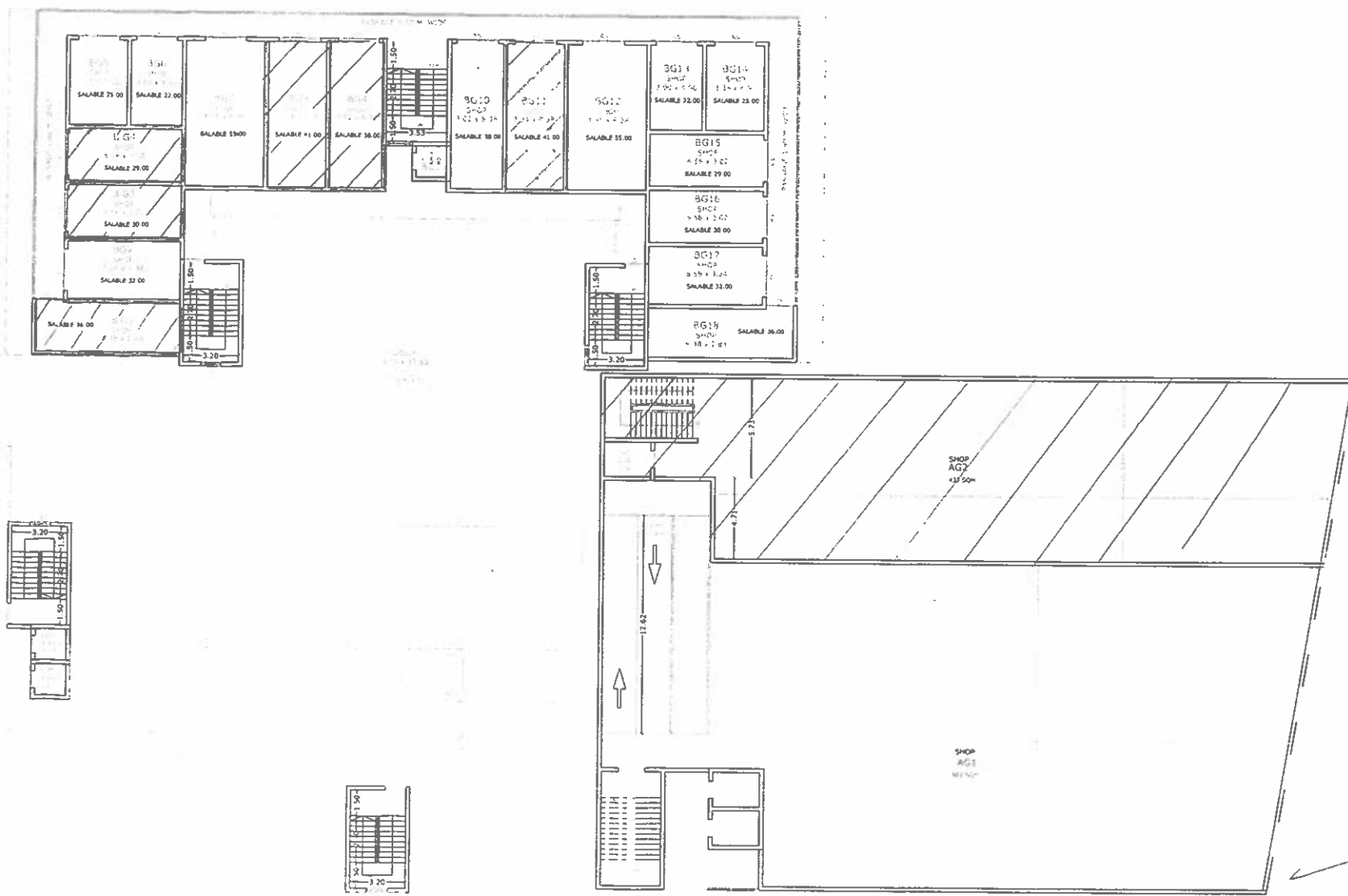
*[Large handwritten signature]*

## In the Presence of:

1. Name : Anand . S. Chai   
Father's Name: Shamrus Chai  
Age : 31 years  
Address : Cuncolim - Goa.  
Occupation : Sevice
2. Name : Nitesh Parab   
Father's Name: Deena Parab  
Age : 38 Years  
Address : Jetty Marmagao harbor.  
Occupation : Sevice.



SPLD  
Aq  
MIP

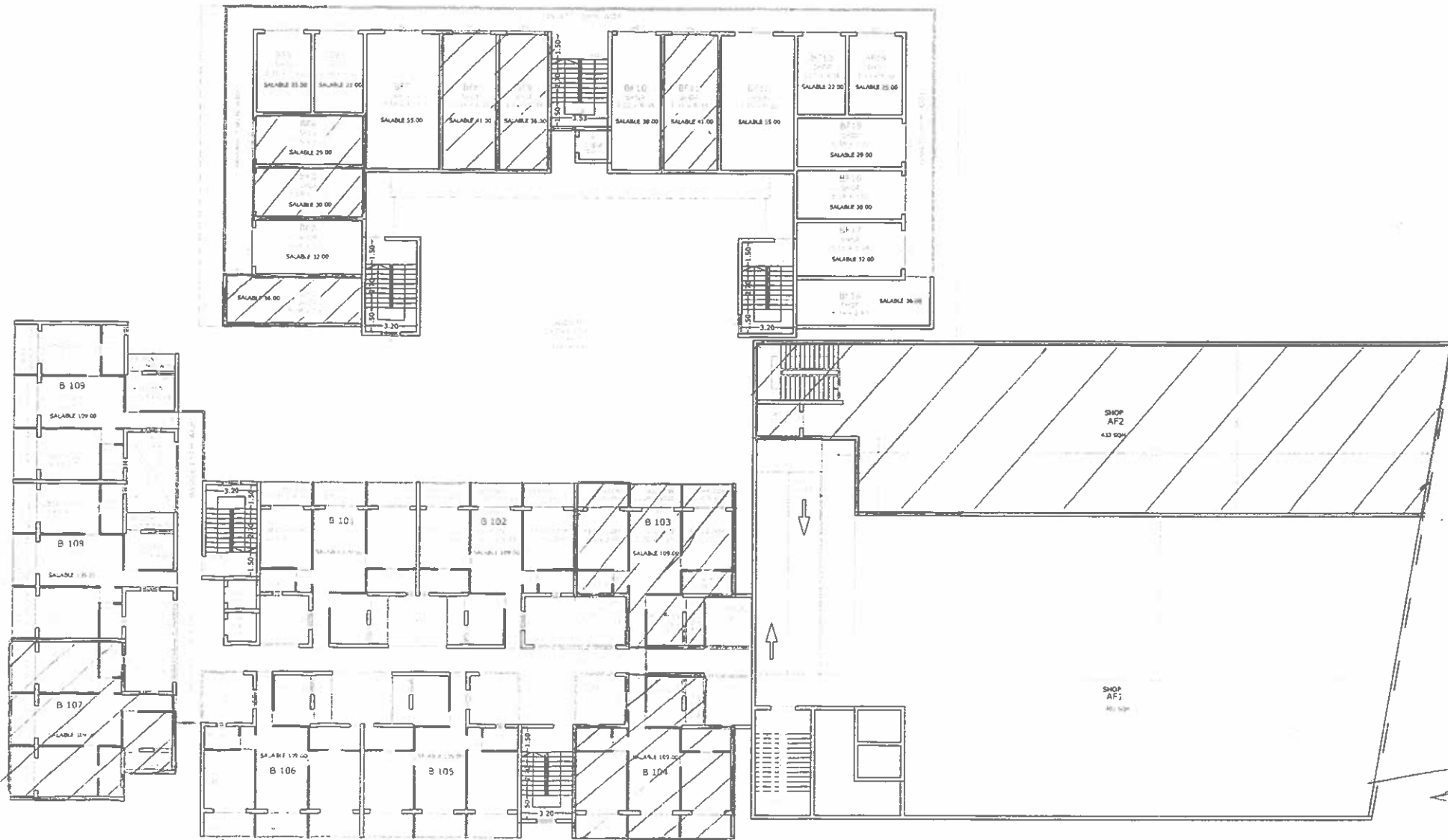


GROUND FLOOR PLAN  
SCALE 1:100

*Handwritten notes and signatures on the right side of the plan:*

SP/16/24  
 11/11/24  
 [Signature]

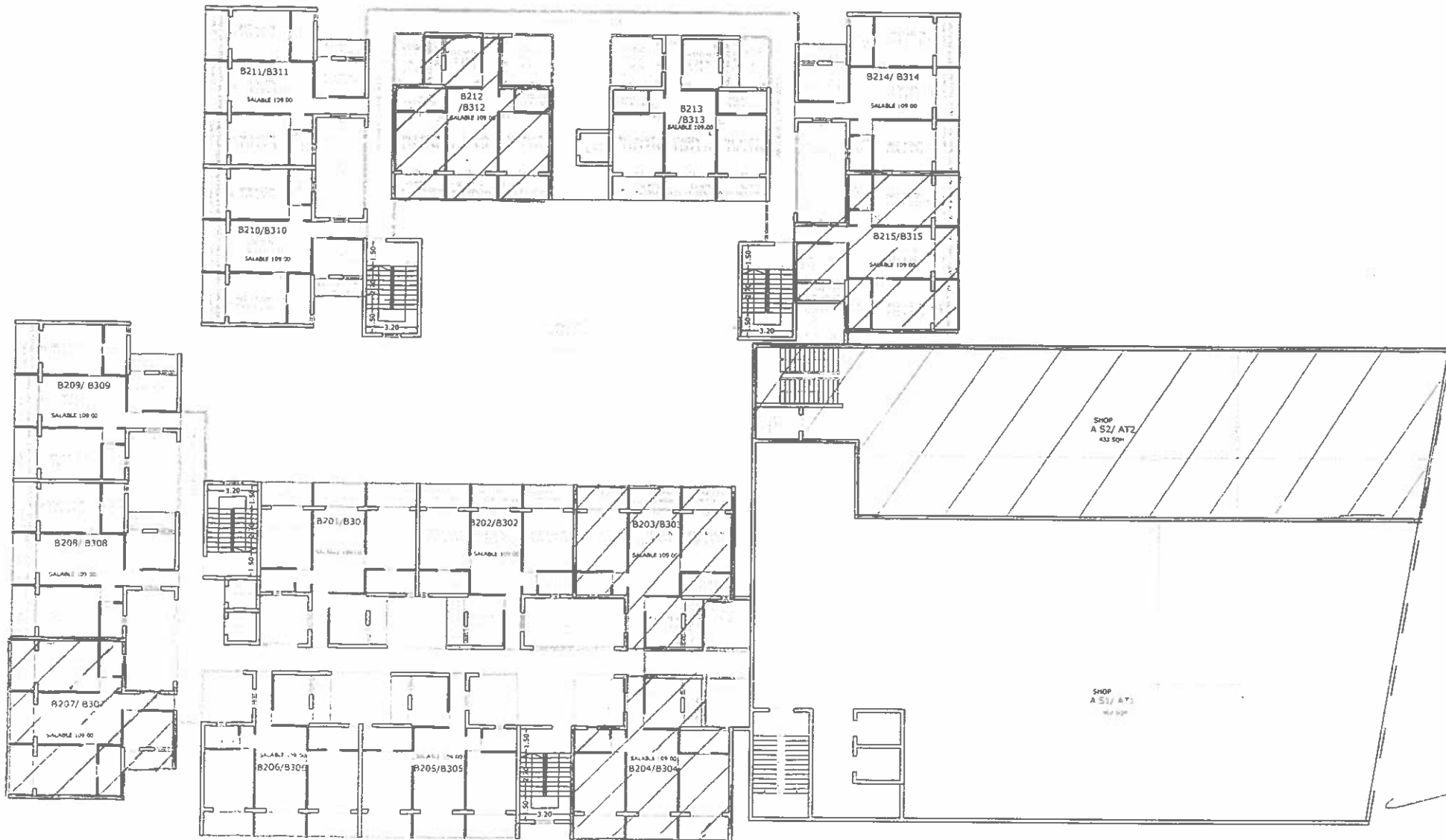
PROJECT: PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING IN PLOT BEARING SURVEY NO 8/1-B OF DABOLIM VILLAGE, MORMUGAO TALUKA, GOA .



FIRST FLOOR PLAN  
SCALE 1:100

*Handwritten notes and signatures:*  
 1/2  
 MRP  
 H/S S/P/S  
 [Signature]

PROJECT: PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING IN PLOT BEARING SURVEY NO 8/1-B OF DABOLIM VILLAGE, MORMUGAO TALUKA, GOA .



TYPICAL SECOND & THIRD FLOOR PLAN  
SCALE 1:100

PROJECT: PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING IN PLOT BEARING SURVEY NO 8/1-B OF DABOLIM VILLAGE, MORMUGAO TALUKA, GOA .

*Handwritten notes and signatures:*  
 1. 1. 1.  
 M  
 MS  
 MS

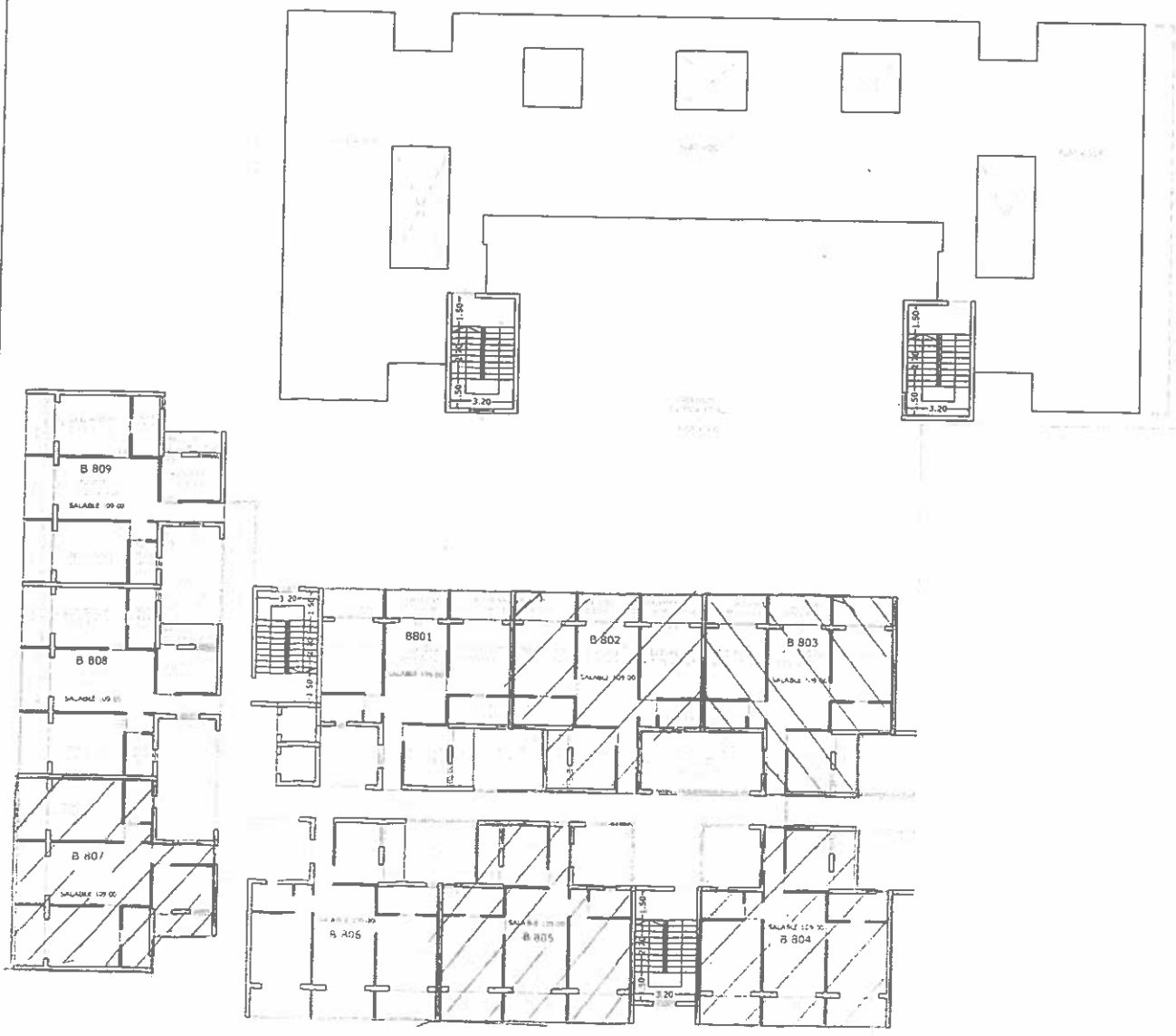


TYPICAL FOURTH TO SEVENTH FLOOR PLAN  
SCALE 1:100

*Handwritten notes:*  
 1. 1.50  
 3.20  
 1.50  
 3.20

*Handwritten signature:*  
 M/S. S. S. S.

PROJECT: PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING IN PLOT BEARING SURVEY NO 8/1-B OF DABOLIM VILLAGE, MORMUGAO TALUKA, GOA .



EIGHTH FLOOR PLAN  
SCALE 1:100

*Handwritten notes and signatures on the right side of the plan, including a signature that appears to be 'S. S. S. S. S.' and other illegible scribbles.*

PROJECT: PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING IN PLOT BEARING SURVEY NO 8/1-B OF DABOLIM VILLAGE, MORMUGAO TALUKA, GOA .





Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 21-09-2018 02:31:57 PM

Document Serial Number : 1753

Presented at 12:41:00 PM on 21-09-2018 in the office of the Sub-Registrar( Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	210000.00
2	Processing Fees	1000.00
	<b>Total :</b>	<b>2101000.00</b>

Stamp Duty Required: 1740000.00 Stamp Duty Paid: 2700000.00

Amit C Prabhu presenter

Name	Photo	Thumb Impression	Signature
Amit C Prabhu, S/o Chandrakant Prabhu . Married, Indian, age 36 Years, Business, r/o Wristling Woods, Plot No.E-17, Vasant Nagar, Gogol, Margao Goa As a Partner of M/s Prabh Realtors having its office at Mapusa Goa PAN No.AAMFPI643A			




Endorsements

Executant

- Siddharth Goyal, S/o Dinesh Kumar Goyal , Married, Indian, age 41 Years, Service, r/o 5A-73, Model Millennium Vista, Caranzalem, Panaji Goa 403002 As a authorised signatory for M/s Jai Ganesh Ispat & Ferro Alloy Pvt Ltd having its office at Panaji vide resolution dated 19-09-2018 PAN NO.AABCJ5430H

Photo	Thumb Impression	Signature

- Amit C Prabhu, S/o Chandrakant Prabhu, Married, Indian, age 36 Years, Business, r/o Wristling Woods, Plot No.E-17, Vasant Nagar, Gogol, Margao Goa As a Partner of M/s Prabhu Realtors having its office at Mapusa Goa PAN No.AAMFPI643A

Photo	Thumb Impression	Signature
		




3 . Chandrakant S Prabhu, S/o Shrikrishna Prabhu, Married, Indian, age 69 Years, Business, r/o Wristling Woods, Plot No.E-17, Vassant Nagar, Gogol, Margao Goa As a Partner of M/s Prabhu Realtors having its office at Mapusa Goa PAN No.AAMFP1643A

Photo	Thumb Impression	Signature
		

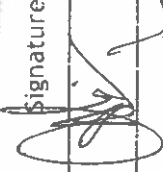

4 . Meena C Prabhu, W/o Chandrakant Prabhu, Married, Indian, age 64 Years, Business r/o Wristling Woods, Plot No.E-17, Vassant Nagar, Gogol, Margao Goa s a Partner of M/s Prabhu Realtors having its office at Mapusa Goa PAN No.AAMFP1643A

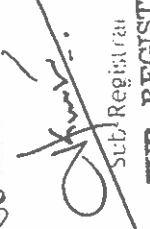
Photo	Thumb Impression	Signature
		

5 . Sumit Chandrakant Prabhu, S/o Chandrakant Prabhu, UnMarried, Indian, age 33 Years, Business, r/o Wristling Woods, Plot No.E-17, Vassant Nagar, Gogol, Margao Goa s a Partner of M/s Prabhu Realtors having its office at mapusa Goa PAN No.AAMFP1643A

Photo	Thumb Impression	Signature
		

#### Identification

Sr No.	Witness Details	Signature
1	Anand Chari , S/o Shamrao Chari, Married, Indian, age 31 Years, Service, r/o Curcoliem Goa.	
2	Nitesh Parab , S/o Dinu Parab, Married, Indian, age 38 Years, Service, r/o Sada, Vasco Goa.	

  
Sub-Registrar  
SUB - REGISTRAR  
MORMUGAO

Book-1 Document  
 Registration Number MOR-BK1-01687-2018  
 CD Number MOR033 on  
 Date 21-09-2018

*[Signature]*  
 Sub-Registrar (Gangagao)

Scanned By -

*Santa Cabral*  
*Bob*

Signature

Designed and Developed by C.DAC, ACTS, Pune