

(Repay:- Three Lakhs Ninety One Thousand Five Hundred Only) ✓

Phone No: 9822676998
Sold To/Issued To
Raintree Koofs
For Whom/ID Proof
30AAAFR65710128



APR-23-2024 13:20:12

₹ 0391500/-
ZERO THREE NINE ONE FIVE ZERO ZERO

Other
38152481713878412609-00009489
3815248 35/02/04/2021-RDI

For CITIZEN CREDIT CO-OP. BANK LTD.



[Signature]
Authorised Signatory

2209

AMRAN SHANU *[Signature]*



AGREEMENT FOR DEVELOPMENT AND CONSTRUCTION

[Signature]

[Signature]

This Agreement for Development and Construction is executed on this day of 23rd April 2024 at Margao, Goa.

BY AND BETWEEN:

1. **Mr. VIVEK VENKATESH SHANBHAG**, son of late Shri. Venkatesh Shanbhag, aged about 63 years, married, Occupation Medical Practitioner, holding Income Tax Card bearing PAN [REDACTED], Overseas Citizen of India holding Passport of United States of America bearing No. [REDACTED] holding OCI Card bearing No. [REDACTED], and his wife;

2. **Mrs. GAYATHRI VIVEK SHANBHAG**, wife of Shri. Vivek Shanbhag, aged about 54 years, married, Occupation housewife, holding Income Tax Card PAN [REDACTED], Overseas Citizen of India holding Passport of United States of America bearing No. [REDACTED] holding OCI Card bearing No. [REDACTED], both with local addresses at 64, Dongorim, Nuvem, OR Flat No 7, Block No 6, Sapna City, Aquem, Salcete, Goa and presently residing at 344, S Monroe St, San Jose, CA 95128 and both hereinafter referred to as "**FIRST PARTY**", (which expression unless repugnant to the context and meaning thereof shall mean and include their heirs, legal representative, successors, executors, administrators and assigns) of the **ONE PART**.

AND

"**RAINTREE ROOFS**", a Partnership firm, registered under Indian Partnership Act 1932 under No. MGO-F-198-2017 before Registrar of Firms, South Goa, Margao, on 20th June 2017, having PAN Card No [REDACTED], having its office at Shop No. 1, House No.



[Handwritten signature]

[Handwritten signature]

2266, near Gofur Manzil, Bepquegal, Curchorem, Goa – 403 706, represented herein by its Managing Partner **Mr. TABRAIZ SHAIKH**, son of Mr. S. M. Sherif, aged about 44 years, married, occupation business, Indian National, resident of House No. 218, Gofur Manzil, Bepquegal, Curchorem - Goa, Taluka Quepem, Post:- Curchorem – 403 706, having PAN CARD No. [REDACTED], Aadhar Card No. [REDACTED] and Mobile No. [REDACTED], hereinafter referred to as the "**SECOND PARTY**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its legal heirs, successors, executors, administrators and assigns) of the **SECOND PART**.

The **FIRST PARTY** are represented herein by their Power of Attorney **MRS. VEENA RAJEEV SUKHTHANKER**, wife of Mr. Rajeev M. Sukhthanker, Daughter of late Shri. Venkatesh Shanbhag, Sister/Sister-in-law of parties no 1 and 2 hereinabove and aged about 52 years, Married, Homeopathic Doctor, Indian National, resident of, House No. 198, Shantala, Deulmol, Sirvoi, Quepem, Goa-403 705, having PAN CARD No. [REDACTED], Aadhar Card No. [REDACTED] and Mobile No. [REDACTED] vide Power of Attorney dated 28.12.2022, executed before Notary Mahendra V. Gavas, Notary of Quepem, Goa, bearing Registration No. 359/2022.

WHEREAS the **FIRST PARTY** are the owners in possession of the below described adjoining properties:

- i. Landed property known as Cobia Pedda alias Dodugueachy Fatrady admeasuring 5550.00 Sq. meters, surveyed under Survey No. 166/12-A of Varca Village, Salcete Taluka; having purchased the same vide Deed of Sale dated 03.03.2011, duly

Veena Rajeev Sukhthanker

Tabraiz Shaikh



registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BKI-01232-2011 on 03-03-2011. Hereinafter referred to as **PROPERTY NO. 1.**

And

- ii. Plot A admeasuring 598.00 (Corrected to 565.00) Sq. meters surveyed under Survey No. 166/24-A-1 of Varca Village, Salcete Taluka, forming part of the larger property known as DHAKTEM ANSUR or DACLEM VOUSURA or DACLEM ANSUR admeasuring 5610.00 Sq. meters, surveyed under Survey No. 166/24-A of Varca Village, Salcete Taluka; having purchased the same vide Deed of Sale dated 03/03/2011, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-01233-2011 on 03.03.2011 read with Deed of Rectification dated 04.04.2012 duly registered in the office of the Sub Registrar, Salcete under Reg. No. MGO-BK1-02044-2012 on 04.04.2012. Hereinafter referred to as **PROPERTY NO. 2.**



PROPERTY NO. 1

That the property Dodugueachy Fatrady is situated in Village Fatrade, jurisdiction of Varca and bounded on east and north with the paddy field neural of Comunidade of Varca, west by the property Oncura Confisco of the heirs of Benedicto Ferrao and South by property of the same name of the Fabrica of the Church of Varca. The said property no. 1 is described under No. 3326 at pages 72V of Book No. 9.

As per Inscription No. 38574 (Personal Index No. 3 of Letter G at Pages 52v), the property is described under No. 3326 and is

[Handwritten signature]

[Handwritten signature]

inscribed in favour of Goculanata Naique by other name Goculanata Bascora Naique as he had purchased the same in public auction in the proceedings of execution of hypothecation which Ubaldina Viegas e Miranda of Orlim initiated against Augusto Pereira, Maria Fermina Bebnedita Josefina do Rosario Vales Pereira, Filomena Pereira, Inacio Sebastiao Pereira alias Inacinho Pereira, Julia de Souza.

That vide a Testament dated 09.05.1969 drawn on the Deed of Testamento and recorded at folio 94v to 95v of Deeds/Will Book No. 62 of the Office of the Notary Public Ex-Officio at Margao, Shri. Goculananta Bascora Naique stated that he was not having any heirs with right to legitime and he bequeathed to his wife Smt. Laximibai all his assets moveable's, immovable's, rights and shares and all what is shown as pertaining to him at time of his death.

Vide Public Will dated 25.10.1985 drawn on the Testamento Publico and recorded at folio 20 to 21 of Deeds/Will Book No. 128 of the Office of the Notary Public Ex-Officio, Goculamanta Bascora Naique who was by then a widow as per the said Will bequeathed everything to his nephew Bascora Pondorinata Naique.

In the survey records of Survey No. 166/12 of Varca, the name recorded of the occupants was (i) Shri. Gokulanand Bhaskar Naik (ii) Shri. Pandharinath Bhaskar Naik and (iii) Shri. Dayanand Bhaskar Naik.

Shri. Gokulanand Bhaskar Naik expired on 10.02.1995. Shri. Dayanand Bhaskar Naik alias Daiananda Bhaskar Naik expired on 23.10.1975 as a bachelor.

B. B. B. B.

B. B. B.



There was a Testament executed on 22.01.1971 drawn on the Deed of Testamento and recorded at folio 60 to 60v of Deeds/Will Book No. 66 of the Office of the Notary Public Ex-Officio at Margao which was executed by the testator namely Shri. Daiananda Naique as a bachelor whereby he bequeathed and left to his brother Pondorinata Naique all his disposable share of all his assets, rights, credits and shares. The disposable share thus passed on to Pondorinata Naique.

That vide the Deed of Sale dated 01.04.1995 registered before the Sub Registrar of Salcete at Margao under No. 1121, from pages 86 to 194 of Book No. I, Volume No. 480 dated 19.04.1995, Smt. Bhagirati Bhaskar Naik, Shri. Pandharinath Bhaskar Naik alias Pondorinata Naique and Shri. Bhaskar Pandharinath Naik alias Bascora Pondorinata Naique sold the property admeasuring 8,925 square meters to Shri. Satpal Singh Mac and Shri. Satindra Singh Mac in equal shares.

In the aforesaid Deed of Sale dated 01.04.1995, the survey number of the property was shown as Survey No. 166/12 of Village Varca, Taluka Salcete.

That Shri. Satindra Singh Mac expired on 01.08.2001 as per the Deed of Partition dated 10.04.2006 bearing Registration No. 1743, at pages 399 to 419 of Book No. I, Volume No. 1999, Dated 17.04.2006, he left behind a Will dated 19.02.2001 registered before the Notary Public Ex-Officio of the Judicial Division of Salcete, Vassudev T. Hadonkar registered on 20.12.2001 at Pages 44 to 47 of Book of Sealed Will No. 46 in view of the order of Shri. Dipak S.



[Handwritten signature]

[Handwritten signature]

Dessai, Mamlatdar of Salcete Taluka, thereby bequeathing his share in the aforesaid property to his wife Mrs. Sieglinda Mac.

The aforesaid Shri Satpal Singh Mac and Mrs. Sieglinda Mac vide the aforesaid Deed of Partition dated 10.04.2006 partitioned the said property into three plots namely Plot A, Plot B and Plot C. Smt. Sieglinda Mac conveyed, granted and transferred to Shri. Satpal Singh the Plot Nos. A and B.

The Plot Nos. A, B and C are described as follows: -

Plot A

All that Plot A of the said property Dodugueachy Fatrady situated at Fatrade, within the jurisdiction of Village Panchayat of Varca, Taluka and Sub-District of Salcete, District of South Goa and State of Goa, described in the Land Registration Office of Salcete under No. 3326 at pages 72 reverse of Book B No. 9 of new series, not enrolled in the Taluka Revenue office of Salcete but entirely surveyed in the Record of Rights under Survey No. 166/12 and admeasuring two thousand seven hundred seventy five (2775 m²) square meters or thereabouts and bounded as follows: -

- On the East: - By Plot B of the same property,
 On the West: - By property surveyed under Survey No. 166/24 and public road,
 On the North: - By property surveyed under Survey No. 166/24 and
 On the South: - By 6.00 meters wide reserved access road.

Patil

Chitambar



Plot B

All that Plot B of the said property Dodugueachy Fatrady situated at Fatrade, within the jurisdiction of Village Panchayat of Varca, Taluka and Sub-District of Salcete, District of South Goa and State of Goa, described in the Land Registration Office of Salcete under No. 3326 at pages 72 reverse of Book B No. 9 of new series, not enrolled in the Taluka Revenue office of Salcete but entirely surveyed in the Record of Rights under Survey No. 166/12 and admeasuring an area of two thousand seven hundred and seventy five (2775 m²) square meters or thereabouts and bounded as follows: -

- On the East: - By Plot C of the same Property,
 On the West: - By Plot A of the same Property,
 On the North: - By properties surveyed under Survey Nos. 166/25 and 166/24 and
 On the south: - By 6:00 meter wide reserved access road.

Shri. Satpal Singh Mac conveyed, granted and transferred to Smt. Sieglinda Mac the Plot No. C.

Plot C

All that Plot C of the said property Dodugueachy Fatrady situated at Fatrade, within the jurisdiction of Village Panchayat of Varca, Taluka and Sub-District of Salcete, District of South Goa and State of Goa, described in the Land Registration Office of Salcete under No. 3326 at pages 72 reverse of Book B No. 9 of new series, not enrolled in the Taluka Revenue office of Salcete but entirely surveyed in the Record of Rights under Survey No. 166/12 and

Exhibit A

Exhibit B



admeasuring two thousand seven hundred seventy five (2775 m²) square meters or thereabouts and bounded as follows: -

On the East: - By properties surveyed under Survey Nos. 168/41, 168/40, 168/39, 168/33, 168/32,

On the West: - By Plot B of the same property,

On the North: - By property surveyed under Survey No. 166/23, Pond and by property surveyed under No. 166/25 and

On the South: - By properties surveyed under No. 167/1 and 167/3.

Mr. Satpal Singh Mac applied for Conversion of aforesaid Plot Nos. A and B which were allotted a separate Survey No. 166/12-A of Varca Village vide Order dated 21.03.2007 in Case No. LRC/PART/1493/2006/III and vide Sanad dated 25.02.2010 the area was converted to residential use.

That vide a Deed of Sale dated 03.03.2011 registered before the Sub Registrar of Salcete at Margao, bearing Registration No. MGO-BK1-01232-2011, CD Number MGOD50 on 03.03.2011, Mr. Satpal Singh Mac and his wife Mrs. Roslyn Janice Mac as vendors sold to Mr. Vivek Venkatesh Shanbhag and Mrs. Gayathri Vivek Shanbhag the aforesaid Plot Nos. A and B which were joined together and formed an independent survey holding beating Survey No. 166/12-A of Varca Village and bounded jointly as follows: -



Handwritten signature

Handwritten signature

- On the East: - By property surveyed under No. 166/12 belonging to Mrs. Sieglinda Mac,
- On the West: - By the property surveyed under Survey No. 166/24 and public road,
- On the North: - By the property surveyed under Survey No. 166/24 of Varca Village and
- On the South: - By 6 meters wide reserved access road.

The area of Plot A and Plot B as Survey No. 166/12-A is 5550 square meters as per survey records (Property No 1).

That the names of Vivek Venkatesh Shanbhag and Gayathri Vivek Shanbhag has now been mutated in Survey No. 166/12-A of Village Varca in Salcete Taluka.

PROPERTY NO. 2

The property denominated DACLEM VOUSURA situated within the limits of Village Panchayat of Varca Taluka and Sub District of Salcete, District of South Goa, State of Goa described in the Land Registration Office of Salcete under No. 18153 at pages 151 of Book No. B. 446 new series, enrolled in the Land Registration Office under Matriz No. 1395 of Salcete.

The said property was purchased by Late. Yeshwant Dulaji Naik Borkar alias Esvonta Dulo Naique Borkar alias Yeshwant Dulo Naik Borkar by Deed of Discharge and Sale with Discharge dated 2.1.1959 entered in the office of Notary of Ilhas Shri Julio Rodrigues alias Julia Rodrigues da Guerra Bordalo, at pages 76 to 83 of Book


[Handwritten signature]

[Handwritten signature]



No. 512. The name of the said Esvonta Dulo Naique Borcar is recorded under Inscription No. 47724.

The aforesaid Esvonta Dulo Naique Borcar alias Yeshwant Dulaji Naik Borkar and his wife Sunderbhai Yeshwant Borkar have both expired on 05.01.1979 and 25.09.1980 respectively and Inventory Proceedings No. 72/81/B were initiated in the Court of the Civil Judge Senior Division at Panaji and Item No.1 is the suit property. In the same Inventory vide Order dated 31.10.2000, 3/8th share in the said property was allotted to Shri. Dulaji Yeshwant Naik married to Mrs. Shanta D. N. Borkar and 5/8th share in the said property was allotted to Mrs. Sunita Manguesh Borkar married to Mr. Manguesh Borkar.



The said Mr. Manguesh Borkar alias Mangesh Gana Borkar alias Manguesh Ghanashyam Borkar expired on 14.10.2006 and an Inventory Proceedings bearing No. 88/09 was filed in the Court of the Civil Judge Senior Division at Margao wherein the 5/8th share was listed in the inventory and half share of 5/8th was allotted to Sunita Mangesh Borkar, one third share of 5/8th was allotted to Shyam M. Borkar and his wife Aparna S. Borkar, one third share of 5/8th was allotted to Vishwas M. Borkar and wife Aarti V. Borkar and one third share of 5/8th was allotted to Vatsala M. Borkar vide Decree dated 20.10.2009.

But before the aforesaid Inventory Proceedings bearing No. 88/09 was decided on 20.10.2009, a Deed of Sale dated 03.09.2009, registered before the Sub Registrar of Salcete, bearing Registration No. 4124 at pages 220 to 237, Book No. I, Volume No. 3538 dated 17.09.2009 was already executed by Mr. Dulaji Yeshwant Naik

Dulaji Naik

Sunita Mangesh Borkar

Borkar alias Yeshwant Borkar, Mrs. Savita Dulaji Borkar alias Savita Dulaji Naik Borkar commonly known as Shanta D N Borkar, Mrs. Sunita Mangesh Borkar, Mr. Shyam M. Borkar, Mrs. Aparna S. Borkar, Mr. Vishwas M. Borkar, Mrs. Aarti V Borkar and Miss Vatsala M. Borkar with M/S. Sukjoy Max a partnership firm.

The said M/s Sukjoy Max is a partnership firm which is established vide a Deed of Partnership dated 26.08.2009 comprising of two partners namely Mrs. Mima Almeida and Mr. Tony Rodrigues.

That out of the area of 7000 square meters an area of 825 square meters has been acquired for public road and the remaining portion of the said property admeasuring 6,175 square meters is bounded as under: -

- On the East: - By property surveyed under No. 166/25,
On the West: - By road beyond which lies the water drain,
On the North: - By property surveyed under No. 166/23
and
On the South: - By property surveyed under Nos. 166/12
and 167/1 and 12.

The Survey Number of the property is 166/24 of Village Varca in Salcete Taluka.

That as there was some mistake in the name of one of the Vendors to the aforesaid Deed of Sale dated 03.09.2009 and as the plan of the property sold was not annexed, the parties executed a Deed of Rectification dated 01.10.2009 which was registered before

[Handwritten signature]

[Handwritten signature]

the Sub Registrar of Salcete at Margao bearing Registration No. 4598 at pages 146 to 157, Book No. I, Volume No. 3574, dated 23.10.2009.

That a Land Conversion Sanad dated 30.10.2009 was issued by the office of the Additional Collector - I, South Goa District, Margao for an area of 5000 square meters in Survey No. 166/24 of Village Varca.

M/s Sukjoy Max through its Partners separated a portion of the aforesaid property and denominated it as Plot A admeasuring an area of five hundred and ninety eight square meters and the same was shown to be bounded as follows: -

- On the East: - By property surveyed under No. 167/12 of Village Varca in Salcete Taluka,
- On the West: - By road beyond which lies the water drain,
- On the North: - By remaining property of Vendors surveyed under No. 166/24 of Village Varca in Salcete Taluka and
- On the South: - By property surveyed under Nos. 166/12, 167/1 and 167/12 of Village Varca in Salcete Taluka and by road.

The said M/s Sukjoy Max through its Partners sold the said portion of the property denominated as Plot A to Mr. Satpal Singh Mac vide a Deed of Sale dated 06.09.2010 registered before the sub registrar of Salcete and bearing Registration No. MGO-BK1-04711-2010, CD Number MGOD29 on 08.09.2010.

Satpal Singh

Sukjoy



After the execution of the aforesaid Deed of Sale the aforesaid entire property inclusive of plot A was separated and allotted a separate Survey No. 166/24-A of Varca Village and therefore M/s Sukjoy Max and Mr. Satpal Singh Mac executed a Deed of Rectification dated 02.08.2011, registered before the Sub Registrar of Salcete, bearing Registration No. MGO-BK1-04188-2011, CD Number MGOD53 on 03.08.2011 to incorporate the said facts.

Mr. Satpal Singh Mac by virtue of the Deed of Sale dated 03.03.2011, registered before the Sub Registrar of Salcete at Margao, bearing Registration No. MGO-BK1-01233-2011 Dated 03.03.2011, sold the aforesaid Plot A to Mr. Vivek Venkatesh Shanbhag and Mrs. Gayatri Vivek Shanbhag.

As the Deed of Rectification dated 02.08.2011 was made after the Deed of Sale dated 03.03.2011, this necessitated the execution of a Deed of Rectification dated 04.04.2012, registered before the Sub Registrar of Salcete at Margao, bearing Registration No. MGO-BK1-02044-2012, CD Number MGOD59, Dated 04.04.2012, between Mr. Satpal Singh Mac on one hand and Mr. Vivek Venkatesh Shanbhag and Mrs. Gayatri Vivek Shanbhag on the other.

By virtue of the Deed of Rectification dated 04.04.2012 it was rectified that the survey number would be corrected to be read as 166/24-A in the principal Deed.

Mr. Vivek Venkatesh Shanbhag and Mrs. Gayatri Vivek Shanbhag have thereafter partitioned their purchased plot and have obtained a separate survey number for their portion i.e., Survey No. 166/24-A-1 of Varca Village in Salcete Taluka (Property No 2).

[Handwritten signature]

[Handwritten signature]



At the time of the partition proceedings before the authorities, it was found that the entire area of 598 square meters was not available at loco and only an area of 565 square meters was available and accordingly the same was corrected in form I and IV

The name of Mr. Vivek Venkatesh Shanbhag and Mrs. Gayatri Vivek Shanbhag is appearing on the Survey records of Survey No. 166/24-A-1 of Varca Village in Salcete Taluka but the area shown in the survey records is 565 square meters and not the area admeasuring 598 square meters which was noted to be sold vide the aforesaid Deed of Sale 06.09.2010.

Both the properties i.e., Property No. 1 and Property No. 2 are situated within the limits of Village Panchayat of Varca, Salcete Taluka and Sub-District of Salcete, District of South Goa, State of Goa and both the properties taken together have a combined area of 6115 square meters and are hereinafter together referred to as the "SAID PROPERTY"

AND WHEREAS the FIRST PARTY intends to develop the SAID PROPERTY using the maximum permissible FAR.

AND WHEREAS the SECOND PARTY deals in real estate business and development of properties and upon knowing that the FIRST PARTY is interested to develop the SAID PROPERTY has approached the FIRST PARTY expressing intention to develop the same at its own cost and expense.

Handwritten signature

Handwritten signature



AND WHEREAS the SECOND PARTY has expressed that it is interested to have the property developed by using the maximum permissible FAR and has expressed its willingness to allot 43% of the total super built up area in the constructed project to the FIRST PARTY which can be undertaken in the SAID PROPERTY based on the assurances and covenants of the FIRST PARTY, which are as follows:-

1. The FIRST PARTY do hereby assure the SECOND PARTY that they are the sole and absolute owners of the SAID PROPERTY and that there are no claims, demands, mortgages, liens or encumbrances, of whatsoever nature against the SAID PROPERTY or against the FIRST PARTY.
2. The FIRST PARTY covenants that there is/are no other person/s, who has/have any right, interest or title in or to the SAID PROPERTY other than the FIRST PARTY.
3. The FIRST PARTY covenants with the SECOND PARTY, that the FIRST PARTY are in absolute and exclusive possession of the SAID PROPERTY.
4. The FIRST PARTY however covenants and undertakes not to create any third-party rights or any encumbrance of whatsoever nature against the SAID PROPERTY, till the subsistence of this Agreement.
5. The FIRST PARTY agree and undertake to deal with and settle/clear any claims or demands, that may come to be made by any third party against the SAID PROPERTY with respect to its title, at the FIRST PARTY's own cost, without any



Handwritten signature

Handwritten signature

liability to the SECOND PARTY, provided such claim arises due to acts attributable to the FIRST PARTY and not to the SECOND PARTY.

6. The FIRST PARTY covenants and assures the SECOND PARTY, that they have not entered into any agreement or contract with any other person/s, firms or legal entities for the sale of the SAID PROPERTY, prior to the execution of these presents.
7. The FIRST PARTY state that there is no known litigation pending with respect to the SAID PROPERTY.
8. The FIRST PARTY state that there are no land acquisition proceedings pending with respect to the SAID PROPERTY nor have the FIRST PARTY received any notice of acquisition or intended acquisition from the Authorities.
9. The FIRST PARTY submit that the SAID PROPERTY is not subject to any encumbrance, mortgage and/or is also not a subject matter of any proceedings under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.
10. The FIRST PARTY has proposed and the SECOND PARTY has accepted that the Architect for the SAID PROJECT will be Mr. RAJEEV M. SUKHTANKER for the entire duration of the Construction of the project. The FIRST PARTY has no objection for the SECOND PARTY to appoint, at its cost, Structural Engineer, Elevation Architect, Model Maker, Site Engineer, Plumbing Contractor, Electrical Contractor, Clerk, Geologist,

Rajiv M. Sukhtanker

[Signature]

Civil Contractor, Labour Contractor, Marketing Agencies, Advertisement agencies or any other Contractor/Agencies, etc. for effective planning, execution and advertising the project, etc.

AND WHEREAS notwithstanding the representations made by the FIRST PARTY as aforesaid, the SECOND PARTY for conducting legal due diligence and verifying the flow of title, requested all the title and other documents in respect of the PROPERTY NO. 1, PROPERTY NO. 2, i.e. the SAID PROPERTY including Survey Plan, Form I and XIV, Zoning Certificate, as also for physical inspection of the SAID PROPERTY, in pursuance to which all the documents were furnished to the SECOND PARTY and physical inspection of the SAID PROPERTY was provided.

AND WHEREAS after conducting legal due diligence, the SECOND PARTY being satisfied that the FIRST PARTY holds clean, clear, subsisting and marketable title to the Said Property, the SECOND PARTY has expressed that it is interested to have the SAID PROPERTY developed by using the maximum permissible FAR and has expressed the following:

- (i) that the SECOND PARTY shall develop the SAID PROPERTY at its cost and expense in terms as agreed and detailed out herein in this instrument;
- (ii) In lieu of payment of consideration of the SAID PROPERTY, the SECOND PARTY shall allot unto the FIRST PARTY 43% of the constructed premises/super built up area that shall be constructed in the said property;



[Handwritten signatures]

(iii) that towards the SECOND PARTY developing the whole of the SAID PROPERTY at its own cost and expense, the remaining 57% of the constructed premises/super built up area that shall be constructed in the SAID PROPERTY shall be retained by the SECOND PARTY; which shall be mutually identified and shall be allocated to respective parties via Instrument of Understanding to be registered with competent authority (hereinafter referred to as 'Said Instrument') to be separately executed between the parties hereto and to be notarized thereby identifying the respective premises of the FIRST PARTY and SECOND PARTY vis-à-vis the finalized plans of the development and the same areas will be finalized on the same lines at the time of approvals. The premises that shall be owned and allotted to FIRST PARTY are hereinafter referred to as "First Party's Premises" while the premises that shall be owned and retained by SECOND PARTY are hereinafter referred to as "Second Party's Premises". This agreement shall always be read in conjunction with Said Instrument.

(iv) That the SECOND PARTY shall get the development approved from all authorities concerned within 9 months (Subject to clause no 8 herein below) from the signing of this Agreement and after the Architect Finalizes the plans and after handing over peaceful and vacant possession of the SAID PROPERTY by the FIRST PARTY by first getting the SAID PROPERTY inspected by a registered surveyor and after verifying the boundaries as per the Survey Plan. This stipulated time of 9 months



Reddy

Estey

shall be utilized for obtaining technical clearance, Health NOC, Construction License from local authority and any other document required by law for the construction and development of the Said Property.

- (v) That the SECOND PARTY will get the project RERA approved at required subsequent stage.

AND WHEREAS relying on the representations made by the SECOND PARTY and in pursuance to the mutually agreed terms and conditions which shall govern their contractual relations to each other, the FIRST PARTY has agreed to permit the SECOND PARTY to develop the SAID PROPERTY and the SECOND PARTY has agreed to undertake the development of the SAID PROPERTY at their own cost, risk, fees and expense within the stipulated time and in strict compliance of the mutually agreed terms and conditions as agreed between the parties hereto and reduced into writing herein.

AND WHEREAS the FIRST PARTY has expressed its willingness to enter into and form a commitment with the SECOND PARTY as the FIRST PARTY is satisfied with the construction plans of the Villas that have been prepared by the SECOND PARTY in respect of the project proposed in the SAID PROPERTY.

NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT AND CONSTRUCTION WITNESSES AS UNDER:

1. The FIRST PARTY hereby permits the SECOND PARTY to develop the SAID PROPERTY at the cost and expense of the

[Handwritten signature]

[Handwritten signature]



SECOND PARTY utilizing the maximum currently Permissible FAR of the SAID PROPERTY or as may be increased while the SAID PROPERTY is under development and this agreement is in subsistence, against consideration payable in kind by allotting 43% of the total super built up area of the construction that shall be raised in the SAID PROPERTY after completion of such development while retaining to the ownership of the SECOND PARTY the balance 57% of the Super Built up area towards the development of the SAID PROPERTY.

2. The FIRST PARTY do hereby agree to execute an Agreement for Sale/ Agreement for Construction and Sale before the Sub Registrar with the Prospective Purchasers/ Interested Buyers at any point of time after this present Agreement is signed, from the portion of 57%, allotted to the SECOND PARTY together with all the ways, paths, passages, easements, privileges, appurtenances free from all claims and encumbrances as and when the SECOND PARTY or the interested buyers of the SECOND PARTY request the FIRST PARTY, however, the FIRST PARTY shall not be responsible for any obligation or breach thereof by the SECOND PARTY in respect of such Agreement for Sale/Agreement for Construction and Sale. Furthermore, in case any dispute arises in pursuance to such Agreement for Sale /Agreement for Construction and Sale, the SECOND PARTY shall indemnify and keep indemnified the FIRST PARTY against all losses, claims, suits, litigations, costs, fees expense, etc.



[Handwritten signature]

[Handwritten signature]

3. Notwithstanding what has been agreed in clause no. 2 and elsewhere in this agreement, unless and until the possession of the FIRST PARTY's premises corresponding to 43% of the total super built up area as will be detailed out in the Said Instrument is received by the FIRST PARTY to their full satisfaction; the SECOND PARTY shall not be entitled to transfer title of its premises corresponding to 57% of the total super built up area to its purchasers vide a registered Deed of Sale or Society Share Certificate, unless otherwise agreed by the FIRST PARTY. Breach of this obligation shall make the SECOND PARTY liable to pay unto the FIRST PARTY 10% of the market value of such premises delivered by the SECOND PARTY to Third Parties/its Purchasers.

4. The FIRST PARTY and the SECOND PARTY have agreed that the construction of Villas is carried out in the SAID PROPERTY would be as follows: -

- a. A total of 17 villas would be constructed in the said property.
- b. The Said Villas shall be allotted to the FIRST PARTY and SECOND PARTY in the manner as agreed in the Said Instrument.
- c. Both the parties will be allowed to sell their respective villas to their Prospective Purchasers.
- d. In case there is shortage in the final saleable area allotted to the FIRST PARTY then the SECOND PARTY shall compensate the FIRST PARTY on the super built up area/saleable area as shall be agreed in the Said



[Handwritten signature]

[Handwritten signature]

Instrument. The shortage in saleable area will be calculated by the architect of the Project.

5. In consideration of grant of development rights of the SAID PROPERTY, the SECOND PARTY shall bear and pay the entire Project Cost (defined below) including cost incidental to the FIRST PARTY'S Development Potential being 43% of the entire Development Potential of the entire FAR of the SAID PROPERTY.

I. The term "Project Cost" shall mean the entire cost of the Project which shall include but not limited to the following:-

a) All costs of approvals including the cost of approval for clubbing/amalgamating of PROPERTY NO 1 AND PROPERTY NO 2, for the purpose of joint development thereof;

b) All premium and other refundable and non-refundable deposits, charges, fees, fines, etc. payable to the panchayat, civic authorities, water department, electricity department and all other authorities, including charges for registration of the project with RERA, infrastructure charges, cost/premium for free of FAR areas for achieving maximum possible free of FAR areas sanctioned in the Project, cost and expense for increasing the FAR, cost of Transferable Development Rights if any, and all other fee, levy, charges, etc. required to be paid for the entire FAR of the SAID PROPERTY, approval of the plans of the said Project;



[Handwritten signature]

[Handwritten signature]

Provided that the said Infrastructure charges, Deposit for electricity connection, Transformer charges, Water connection, House tax, Society Registration Fees, Stamp paper and Registration before the Registering Authorities, Club Membership charges if any, Maintenance Deposit, Recurring maintenance fees, Advocate Fees, any other amenity charges, Government charges/taxes, etc. however would be recoverable by the SECOND PARTY from the FIRST PARTY and/or the Prospective Purchasers, Purchasers of the share of villas of FIRST PARTY and also from the Prospective Purchasers, Purchasers of the share of villas of SECOND PARTY.

- c) Cost of all professionals of the Project including the Architects, Engineers, RCC consultants, Landscaping Experts, Advocates, Solicitors, Accountants, any other Consultants/Advisors, etc;
- d) Cost towards panchayat taxes and all other land related outgoings from the date of this Agreement till the date of Completion (defined below)
- e) Cost of excavation of the SAID PROPERTY, Cost of construction and all other costs and expenses incidental thereto;
- f) Cost of marketing apparatus for the entire saleable stock generated from the Project not limited to advertisement,
- g) Amount refundable by any authority to the FIRST PARTY or SECOND PARTY, but not refunded/returned;



[Handwritten signature]

[Handwritten signature]

h) All fines, penalties, compensation, damages for delay or violation of any clauses or rules under any Law including RERA;

6. The SECOND PARTY shall obtain necessary approval and Technical Clearance from the Town and Country Planning Department, Construction License from the Panchayat, NOC from Health Department, NOC from Water (PWD) and Electricity Department and such other permission required for undertaking the development/construction in the SAID PROPERTY within 9 (Nine) months from the date of Execution of this Agreement and after the Architect Finalizes the plans and after handing over peaceful and vacant possession of the SAID PROPERTY and subject to the FIRST PARTY first getting the SAID PROPERTY inspected by a registered surveyor and verifying the boundaries as per the survey records and complete the entire development in the SAID PROPERTY within 48 (Forty-Eight) months from the date of getting the Construction License as mentioned in clause 13 below and as will be detailed out in the Said Instrument and the FIRST PARTY shall provide all necessary cooperation to that effect.

7. If the SECOND PARTY is solely responsible for the delay in starting the project within the period of 9 months, then the SECOND PARTY will pay a delay fee of Rs 50,000/- per month to the FIRST PARTY for a maximum period of 6 months.

8. If the SECOND PARTY fails to start for whatever reason the project within 15 months, then this instrument will stand cancelled and terminated and the FIRST PARTY and the



[Handwritten signature]

[Handwritten signature]

SECOND PARTY will have no claim of whatsoever nature against each other and 50% of the security deposit shall stand forfeited to the FIRST PARTY and further the FIRST PARTY will be free to develop and or deal with any Third Party for development of the SAID PROPERTY. The forfeited 50% of the security deposit will be refunded to the SECOND PARTY after satisfactory completion of the project by the Third Party. If it is accepted and proved by the architect of the project that the delay is not due to the SECOND PARTY then in case of cancellation of the Agreement the entire amount will be refunded without deduction of any amount immediately upon cancellation of the Agreement.

9. In the event the F.A.R. or Built up Area available to the SAID PROPERTY is increased any time in the future; but prior to obtaining Occupancy Certificate of the project, the SECOND PARTY shall undertake additional permissible construction and the additional constructed area/F.A.R or the entire total F.A.R. along with the increased F.A.R. shall be divided between the parties in the ratio of 43:57 percent. The 43% of the saleable area shall be at the disposal of the FIRST PARTY and 57% of the saleable area shall be at the disposal of the SECOND PARTY.
10. That entire construction of the project will be at the cost of the SECOND PARTY and the construction work shall be carried out by the SECOND PARTY as per the specifications and plans approved by the concerned authorities and Town and Country Planning Department and the same shall be completed by the SECOND PARTY, in a phased manner within such time as mentioned in clause 13 below from the date of receipt of the



Plot number

Devi

construction licence and as will be detailed out in the Said Instrument.

11. Other miscellaneous expenses such as Infrastructure tax, deposit for electricity connection, Transformer charges, water connection, House tax, Society Registration Fees, Stamp paper and Registration before the Registering Authorities, Membership charges if any, Maintenance Deposit, Recurring maintenance, Advocate Fees, any other Amenity charges, Government charges/taxes etc. with respect to the Villas allotted to the FIRST PARTY shall be paid to the SECOND PARTY directly by the PURCHASERS of the Villas of the FIRST PARTY OR by the FIRST PARTY as the case maybe, in actuals on DEMAND.
12. The FIRST PARTY and the SECOND PARTY state as follows:-
 - a. The SECOND PARTY has appointed an Architect and a Structural Engineer for the preparation of the drawing plan and structural design for the Villas and the FIRST PARTY accepts the professional supervision of the Architect and the structural Engineer till the completion of the Villas.
 - b. The SECOND PARTY will register the Project under the provisions of the RERA (Real Estate Regulatory Authority) Act, 2016 and rules framed there under will be followed.
13. The phased manner for handover of the Villas to be allotted to the FIRST PARTY shall be as specified in Clause 3 of the Said Instrument. The sale deed will be done or share certificate will be given after the Occupancy Certificate is received for the entire project at once or phase wise as the case maybe.

[Handwritten signature]

[Handwritten signature]



14. The SECOND PARTY has given a security deposit of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) so far to the FIRST PARTY in the following manner,

a) Rs 25,00,000/- (Rupees Twenty Five Lakhs Only) vide RTGS reference number HDFCR52022122169311776 dated 21.12.2022 from The Goa urban Bank Ltd, Curchorem, Goa.


b) Rs 10,00,000/- (Rupees Ten Lakhs Only) vide RTGS reference number HDFCR52023031489957971 dated 14.03.2023 from HDFC Bank Ltd, Navelim, Goa and

c) Rs 10,00,000/- (Rupees Ten lakhs Only) vide RTGS reference number HDFCR52023121300500014 dated 13.12.2023 from The Goa Urban Bank Ltd, Curchorem, Goa.

d) Rs 5,00,000/- (Rupees Five Lakhs Only) vide RTGS reference number HDFCR52024042350765585 dated 23.04.2024 from HDFC Bank Ltd, Navelim, Goa.

Apart from the aforesaid sum of Rs 50,00,000/- (Rupees Fifty Lakhs Only), a further sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) will be paid/transferred by the SECOND PARTY to the FIRST PARTY within 15 days of the grant of Panchayat Construction License. Thus the total amount of Rs 1,25,00,000/- (Rupees One Crore Twenty Five lakhs Only) will remain with the FIRST PARTY as a Security Deposit till the satisfaction of clause 13 hereinabove and as specified in the Said Instrument.

15. The FIRST PARTY will refund the said Security Deposit as specified in clause 4 of the Said Instrument.


[Handwritten signature]

[Handwritten signature]

16. No interest of any nature shall be payable by the FIRST PARTY to the SECOND PARTY on such Security Deposit. If at any stage of the development of the project stops for a period of 6 (Six) months continuously without any justifiable reason communicated in writing to the FIRST PARTY, the FIRST PARTY will give a further extension of 3 (Three) months and beyond which, the SECOND PARTY along with their architect will proceed to arrange for a Third Party to complete the project. If the SECOND PARTY is not able to arrange a third party to complete the project after stopping the project for 9 months (i.e. 6 + 3 months), then 50% of the security deposit shall stand forfeited to the FIRST PARTY and this agreement shall stand cancelled and further the FIRST PARTY will be free to develop and or deal with any Third Party for development of the SAID PROPERTY. The forfeited 50% of the security deposit will be refunded to the SECOND PARTY after satisfactory completion of the project by the Third Party. Further the amount spent on the project by the SECOND PARTY will be calculated as per clause 55 below.

17. Both the parties agree that in case either party fails to comply with the provisions of clause Nos. 13 and 15 then the corresponding obligations would not be able to be enforced.

18. That, in consideration of the FIRST PARTY having allowed the SECOND PARTY to construct and develop in the SAID PROPERTY with liberty to the SECOND PARTY to agree to sell by way of executing Agreement for sale the constructed premises in the SAID PROJECT (Subject to clause no. 4 above and barring those which are reserved for THE FIRST PARTY)

[Handwritten signature]

[Handwritten signature]




the SECOND PARTY has agreed to construct and give in exchange to the FIRST PARTY the premises in the SAID PROPERTY that is Villas as detailed out in the Said Instrument along with proportionate undivided share of land as per Clauses 4 and 13 above.

19. In consideration of what is stated in the aforesaid clauses, the SECOND PARTY shall be allotted the entire balance super built up area that is Villas as detailed out in the Said Instrument that is bearing number one, five, six, seven, eleven, twelve, fourteen, fifteen, sixteen and seventeen along with proportionate undivided share of land in the said development (Subject to clause no 4 above) and the SECOND PARTY shall be entitled, after signing of this present Agreement, to deal with and dispose of the same to any Prospective Purchaser/s, Purchaser/s, financier, financial institution, or to whosoever at the absolute discretion of the SECOND PARTY and appropriate the amount thereof and receive money directly in its name on the balance built up area of 57% as per the villas allotted as above to the SECOND PARTY.

20. The SECOND PARTY shall be entitled to enter into separate contract in its own name with Labour, Engineer, Consultant, Supervisor, Contractor, Architect, Marketing agency/ Advertising agency and any other technical persons for effectively carrying out the Said Development. The FIRST PARTY hereby gives consent for the same.

21. The SECOND PARTY herein reserves the right to join other parties for the purpose of development by forming Private Limited Company or Partnership Firm or take a Sleeping


[Signature]

[Signature]

Partner for the purpose of development by forming a legal entity without in any manner affecting the rights of the FIRST PARTY.

22. The SECOND PARTY, its contractors and laborer's shall freely work on SAID PROPERTY on which land the development is proposed to be carried out for the purpose of performance of this contract, till the subsistence of this contract.

23. The SECOND PARTY may at any time hereinafter this Agreement enter into Agreement for Sale, Agreement for Construction and Sale, Memorandum of Understanding, Cancellation Deed, Mortgage Deed, any other such deeds, or form and LLP of the premises allotted as aforesaid to SECOND PARTY and as specified in the Said Instrument with its PROSPECTIVE PURCHASERS at the Sub - Registrar or any other authorised concerned authority before the construction period, during the construction period or on/after completion of the Project, save and except in respect of the reservation of 43% share stipulated as hereinabove and in the Said Instrument to the FIRST PARTY and receive money directly in its name. The FIRST PARTY hereby gives consent for the same and the FIRST PARTY and/or their Power of Attorney shall join such instruments and shall make itself available for execution and registration of such instruments, without any demand for monies under whatsoever head.

24. The FIRST PARTY have assured the SECOND PARTY that they are fully entitled to enter into this Agreement with the SECOND PARTY and the FIRST PARTY have not entered into



Prabhakar

Chandru

any such Agreement and shall not enter into any such Agreement with or in favour of any persons with respect to the SAID PROPERTY in respect of which the present indenture is executed and not created charge or encumbrance on the SAID PROPERTY. In the event, it is found that the FIRST PARTY has created any Third Party rights in respect of the SAID PROPERTY, the FIRST PARTY shall be liable to compensate the SECOND PARTY for all losses, damages and time spent on the project which the SECOND PARTY has suffered on account of suppression of the assurance given by the FIRST PARTY to the SECOND PARTY stipulated as above.

25. THE FIRST PARTY shall be free to dispose of the Villas proposed and contemplated to be allotted to them which are more particularly described in the Said Instrument i.e. bearing number two, three, four, eight, nine, ten and thirteen to any party of their choice and the FIRST PARTY shall be at liberty to enter into any Agreement for Sale, Agreement for Construction and Sale, Sale Deed, Cancellation Deed, Memorandum of Understanding, Mortgage Deed, Rent Deed, Lease Deed, Gift Deed to dispose the Said Villas with its PROSPECTIVE PURCHASERS at the Sub - Registrar or any other authorised concerned authority before the construction period, during the construction period or on/after completion of the Project, save and except in respect of the reservation of 57% share stipulated as hereinabove to the SECOND PARTY and receive money directly in its name. The SECOND PARTY shall join such instruments and shall make itself available for execution and registration of such instruments, without any demand for monies under whatsoever head.



[Handwritten signature]

[Handwritten signature]

26. That all expenses in connection with construction of Said Development will be borne by the SECOND PARTY exclusively.

27. It is understood that SECOND PARTY shall obtain the Completion Certificate from the Town and Country Planning Dept, Occupancy Certificate in respect of the project on the completion of the construction from the concerned Panchayat. All papers/forms etc. necessary for being filed with the local authorities, planning authorities, and or other authorities shall be if required and if so called upon shall be signed promptly by FIRST PARTY/ Power of Attorney Holder upon being so required by SECOND PARTY.

28. That it is the condition precedent of this agreement that SECOND PARTY shall complete the construction in a phased manner as per the approved plan with such specification as agreed within the time stipulated above. If the delay is due to reasons beyond control of SECOND PARTY such as Force Majeure, Act of God, Pandemic situation, Ban from Government and/or Semi Government agencies (provided the Ban is not due to any acts attributable to the SECOND PARTY), NGO's, shortage of material, or any reason with regard to the SAID PROPERTY (not attributable to the acts of the SECOND PARTY), considerable time will be given to the SECOND PARTY till such situation is taken care of. The time during which the event/s of Force Majeure continued shall be excluded from calculating the completion period. Any event of force majeure shall be communicated in writing/mail to the FIRST PARTY by

First Party

Second Party

the SECOND PARTY within 15 days of happening of such event, failing which the no time consideration shall be granted.

29. Subject to above, in case of the failure on the part of SECOND PARTY to complete the SAID PREMISES within the said agreed period or within the extended time, SECOND PARTY shall be liable to pay a delay fee of Rs 50,000/- per month per villa from the expiry of the said agreed period and the extended time up to the date of handing over of the possession.

30. Although the SECOND PARTY is allowed to enter into Agreement for Sale/Agreement for Construction and Sale of premises allotted to SECOND PARTY, no such Purchaser shall be put in possession vide a registered Sale Deed or a Society Share Certificate unless the Occupancy Certificate is received by the SECOND PARTY.

31. It is understood that all the dues payable to Government such as Income tax, Sales tax, House Tax, Royalty, Infrastructure Tax, License Fees, Service Tax, G.S.T. etc. or any other levy relating to or arising from these Agreements, Deeds or transactions, pertaining to 43% share reserved for the FIRST PARTY such as payment of Stamp Duty, Registration fees, Advocate fees, etc. for Agreement of Sale, Agreement for Construction and Sale, Sale Deed, Exchange Deed or Society as the case may be shall be exclusively borne by the FIRST PARTY or the Prospective Purchaser/s of the FIRST PARTY as the case maybe. Similarly, all these dues mentioned above payable to Government pertaining to the balance 57% shall be

B. H. H. H. H. H.

C. H. H. H. H.



exclusively borne by the SECOND PARTY or recovered by the SECOND PARTY from the Prospective Purchaser/s of the SECOND PARTY from respective balance premises and as allotted as per clause 4 herein above and as will be detailed out in the Said Instrument.

32. Any liability of whatsoever nature arising from/relating to the construction shall be exclusively settled by the SECOND PARTY.

33. In case the SECOND PARTY suffers any loss or is forced to pay any compensation or to defend any suit in relation with the liabilities of the FIRST PARTY qua the SAID PROPERTY or on account of any defect in the title of the FIRST PARTY to the SAID PROPERTY or arising due to any acts attributed to the FIRST PARTY, then, in such an event the FIRST PARTY shall suitably compensate the SECOND PARTY.

34. In case it is decided by the SECOND PARTY to form up a Co-operative Housing Society, Maintenance Society or other legal entity of the Purchasers of premises in the SAID PROPERTY, the FIRST PARTY or the purchasers of the premises of the FIRST PARTY agree to join as members of the Said Society or entity along with the other buyers of the remaining premises with whom the SECOND PARTY may deal with and shall contribute proportionately along with the buyers of the other premises however, for the first five years from the date of Occupancy Certificate, the FIRST PARTY shall not be liable to contribute for the recurring maintenance fees for the premises remaining unsold.



F. A. Hankey

Chandray

35. Upon the completion and handing over of all the FIRST PARTY'S premises to the FIRST PARTY to the satisfaction of the FIRST PARTY; The FIRST PARTY shall complete all and any other legal requirements which may be required for the purpose as and when called upon by the SECOND PARTY for the purpose of execution and registration of the Sale Deed/s of Villas and rights to land in favour of the Prospective Buyer/s of the SECOND PARTY or in favour of the Society or entity as the case may be or give an Irrevocable Power of Attorney in the name of the SECOND PARTY giving its Partner/s rights to do the same, all at the costs, fees and expenses of the SECOND PARTY.

36. The SECOND PARTY may approach Banks, Financial Institution or private financier to create charge, mortgage, encumber or offer as security on his share of 57% of the Built Up area along with proportionate land share as specified in the Said Instrument, before construction, during construction or on/after completion and after signing of this present Agreement to obtain loan for the proposed construction in the SAID PROPERTY without in any manner affecting rights of the FIRST PARTY to the Villas reserved for the FIRST PARTY as specified in the Said Instrument, provided that the FIRST PARTY shall not be liable for the repayment of loan, interest, penalty and the rights of the FIRST PARTY to the allotted Villas reserved for the FIRST PARTY with proportionate undivided right to the land of the SAID PROPERTY shall not stand affected in any manner. The FIRST PARTY herein gives consent/ no objection to the SECOND PARTY for the same. The

W. S. H. S. S.

(S. S. S.)

SECOND PARTY shall not mortgage the Villas and the proportionate land which are reserved for the FIRST PARTY or create any third party interest in the said villas of the FIRST PARTY and proportionate undivided right to the land of the SAID PROPERTY proportionate to the built up area.

37. The SECOND PARTY shall be entitled to put up at its own cost and expenses sign boards or such other boards in the SAID PROPERTY or on any other media such as newspaper, internet, social media, television, etc. announcing the scheme of Development in the SAID PROPERTY in the manner the SECOND PARTY deems, fit and proper. The FIRST PARTY herein gives consent/no objection to the SECOND PARTY for the same.

38. The SECOND PARTY shall be entitled to level the property and make preparatory arrangements of construction, including building of temporary structures for labour quarters, storage of materials, etc., sign boards, in the SAID PROPERTY by the time Necessary approvals are obtained.

39. After completion of construction of the proposed development, the SECOND PARTY will inform the FIRST PARTY about its completion and handover the possession of the Villas reserved to the FIRST PARTY from the proposed construction/development to the FIRST PARTY. The FIRST PARTY personally or through their Power of Attorney shall physically inspect all allotted villas and upon being satisfied will issue a letter of satisfaction for the respective villas. If, however, any work is not carried out as required and or

[Handwritten signature]

[Handwritten signature]

specifications have not been provided as agreed and or is found to be defective, the FIRST PARTY shall within thirty days from such inspection inform the SECOND PARTY the rectification to be made and the SECOND PARTY shall carry out the same to the satisfaction of the FIRST PARTY within thirty days of the defects or shortfalls being informed.

40. In case a Society is formed of the occupiers of respective premises in the proposed complex, the SECOND PARTY together with the FIRST PARTY shall be entitled to execute Deed of Sale or any other document in respect of the said property to convey and transfer the SAID PROPERTY in favour of the Society or Association, post the satisfactory delivery of possession of the FIRST PARTY'S Villas to the FIRST PARTY.

41. In case of any loss of life or otherwise, injury, damages, disability suffered by any person employed by the SECOND PARTY on the proposed construction, the FIRST PARTY shall not be liable for the payment of any compensation either under workmen compensation Act or any other law for damages or compensation and the SECOND PARTY shall be exclusively liable for the same.

42. In the event of any dispute or difference or questions arising between the parties hereto, or between any of them and/or their successors-in-title and/or heirs and/or legal representatives, arising out of and/or in connection with and/or in relation to and/or in consequence of and/or concerning and/or howsoever touching this Agreement and/or the spirit thereof, or any of the terms, clauses or things

Bob Banks

Estrovy

herein contained, or as to the rights, duties and liabilities of the parties hereto under these presents, whether during the continuance of this agreement or after, then the same shall be subject to the exclusive jurisdiction of the Courts at Margao.

43. The allottees of the respective Villas shall obtain permanent electric connection from the Department of electricity at their own costs. The SECOND PARTY shall however provide test report for obtaining respective connection from the electrical contractor engaged by the SECOND PARTY which shall be paid for by the owners respectively. However, the SECOND PARTY can give the allottees the option to allow the SECOND PARTY or the electrical contractor to obtain the electric connection on their behalf at a cost.

44. Alterations involving changes in the architectural features of the reserved Villas of the FIRST PARTY or change in the approved layouts shall be entertained by the SECOND PARTY only on prior request in writing from the FIRST PARTY before getting the plans approved for the FIRST PARTY.

45. The SECOND PARTY shall carry out the alterations and modifications as per the wishes of the FIRST PARTY or the prospective purchasers of the FIRST PARTY and as per the approved plans provided the charges for the alterations and modifications are paid to the SECOND PARTY well before in advance of the alteration, modification or additional work being carried out. The SECOND PARTY shall give the estimate of the said additional work, alterations or modifications to the

Handwritten signature

Handwritten signature

FIRST PARTY. The said communication as regards the alteration, modification or additional work would be done via email.

46. The FIRST PARTY through their Power of Attorney shall sign all such papers, forms, declarations, plans, etc. as required by the SECOND PARTY in respect of the SAID PROPERTY for the correction of survey records, amalgamation of the properties, sanad, etc., immediately after the execution of this Agreement and before applying for obtaining of the license from the local authorities and other approvals required for the Said Project.

47. It is expressly agreed by the SECOND PARTY that any liability on account of non-compliance of any of the RERA provisions, Goods and Services Tax provisions, Labour laws, Fire and Safety regulations/guidelines etc., will be the sole liability of the SECOND PARTY.

48. The SECOND PARTY shall be at liberty to allot Villas in the proposed development and/or enter into any package deal or arrangement for allotment of such premises at such price and on such terms and conditions and receive money directly in its name without any intimation to the FIRST PARTY except the proposed Villa to be allotted to the FIRST PARTY as per the clause 3 and 4 hereinabove and as will be detailed out in the Said Instrument.

49. Both the parties are free to advertise the availability and bring customers for the Villas allotted to each other and on



[Handwritten signature]

[Handwritten signature]

the satisfaction of the other party as regards the consideration and other aspects, the Villa could be sold to the Prospective Purchaser/s and the party bringing such Prospective Purchaser/s would be entitled for a brokerage/commission of 2% of the sale amount for the other parties allotted Villa.

50. The entire stamp duty, registration fees and other expenses involved in the execution and registration of the present Agreement as agreed and all cost, fees, expenses for the development of the SAID PROPERTY shall be borne and paid by the SECOND PARTY. The TDS, if any becoming payable by/on behalf of the respective parties shall be borne and paid by the respective parties. Where however any TDS if any is paid by the SECOND PARTY on behalf of the FIRST PARTY as required under the law, the FIRST PARTY shall immediately reimburse the SECOND PARTY for the amount so paid.

51. The FIRST PARTY authorizes the SECOND PARTY further to do the following Acts: -

- a. To apply for Development Permission and/or other permissions from the Town and Country Planning Department, or other departments so as to undertake constructions in the SAID PROPERTY
- b. To sign various applications, affidavits, declarations, receipts etc. with respect to the SAID PROPERTY before the Town and Country Planning Department.
- c. To apply for the construction license and/or other licenses from the Village Panchayat or other

Abhant

Chowry

authorities so as to undertake constructions in the SAID PROPERTY.

- d. To sign various applications, affidavits, declarations, receipts etc. with respect to the SAID PROPERTY before the Village Panchayat.
- e. To apply/approach the Health Centre for obtaining NOC and for other formalities.
- f. To apply/approach the Electricity Dept for NOC and for other formalities.
- g. To apply/approach the PWD Dept for NOC and for other formalities.
- h. To do all formalities with respect to construction in the SAID PROPERTY.
- i. To pay Construction License fee, Development Permission fee and other official fees with respect to the construction in the SAID PROPERTY.
- j. To commence and carry on all the actions, suits, and defend/depose any of the proceedings concerning the SAID PROPERTY or any part thereof or anything concerning the SAID PROPERTY in which the FIRST PARTY may have right, title and/or interest.
- k. To give no objection for the mutation, partition, and/or to application for corrections in respect of land survey records, land revenue records, land registration records in respect of and other writings in respect of the SAID PROPERTY.
- l. To correct the survey records, i.e., Correction/rectification of entries in respect of area, entries in Form No. I & XIV in Occupants column, Survey, re-survey, Partition or to carry out mutation/s and any

Forthcoming

Esriy

other corrections or rectifications required in respect of the SAID PROPERTY.

- m. To apply and obtain certified copies of plans and any other documents in respect to the SAID PROPERTY.
- n. To sign documents, swear and file affidavits, to give no objection/s, license/permission, before Government Officers or local bodies in respect of the SAID PROPERTY.
- o. To make, sign and verify all applications or objection to appropriate authorities for any NOC, license, permission or consent, etc. required by law in connection with the SAID PROPERTY.

52. The parties hereto further mutually agree to the following:

- a) The FIRST PARTY and SECOND PARTY 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 for sale or Agreement for Construction and Sale or Sale Deed (Sale Deed post delivery of FIRST PARTY's Villas to their satisfaction) with Third Party in respect of the premises of the FIRST PARTY or SECOND PARTY to be constructed in the SAID PROPERTY;
- b) The FIRST PARTY shall have no claim over villas belonging to SECOND PARTY in the Said Project that will be constructed in the SAID PROPERTY and SECOND PARTY shall have no claim over the villas belonging to

[Handwritten signature]

[Handwritten signature]



FIRST PARTY that will be constructed in the SAID PROJECT of the SAID PROPERTY.

53. The SECOND PARTY guarantees the Villas of the FIRST PARTY free from any defect whatsoever for a period of FIVE years from the date of its Occupancy Certificate. The same is referred to as "The Defect Liability Period".

54. The FIRST PARTY may give Thirty days notice to the Second Party to rectify the defect as per clause 53 and In the event that the SECOND PARTY is unable to rectify the defect, the FIRST PARTY shall be entitled at their sole discretion to rectify the same and recover the cost from the SECOND PARTY within 8 days from demand.

55. In the event that the Second Party stops the work on the Project for a period of 6 (six) months without any reasonable cause or the SECOND PARTY fails to complete the project within the agreed time, then the FIRST PARTY shall, without prejudice to the other rights and remedies of the FIRST PARTY as are set out herein, be entitled to cancel this agreement after giving a further grace period of 3 (Three) months, unless the FIRST PARTY decides otherwise as mentioned in clause 16 above. In that event, the Development Cost incurred by the SECOND PARTY shall be calculated by the Architect Mr. Rajeev Sukhthanker, and such cost shall be reimbursed by the FIRST PARTY to the SECOND PARTY after deducting therefrom the sale consideration already received by the SECOND PARTY from the

Rajeev Sukhthanker

[Signature]

Third Parties with whom agreement/s is/are executed, after deducting all monies provided in clause 55 and 56, but such refund shall be upon the conclusive sale of the premises subject to a maximum period of 15 months from the date of receiving the Occupancy Certificate for all the Villas in the SAID PROPERTY by the FIRST PARTY or transfer the villas to the SECOND PARTY as Super built up area as per the discretion of the FIRST PARTY in the SAID PROPERTY by the FIRST PARTY. The FIRST PARTY shall also refund to the SECOND PARTY 50% of the Security Deposit at the time of refund of the aforesaid refundable development cost while the balance 50% of the security deposit shall stand forfeited as damages for the breach of contract. In such case, all the Villas of the SECOND PARTY shall vest with the FIRST PARTY with title and possession thereto and all monies receivable by the SECOND PARTY from such Third Party agreements in respect of its villas shall then be receivable by the FIRST PARTY. If the agreement is cancelled, the title and possession of all villas in the project shall always be with the FIRST PARTY unless the Sale Deed is executed by the FIRST PARTY or letter of consent is executed/given to deliver the possession to the THIRD PARTY.

56. Upon happening of event as provided in clause 55, the FIRST PARTY shall step in and take over the entire development of the SAID PROPERTY and may continue the development on their own or through any Third Party of the choice of the FIRST PARTY. In any and all cases, the rights of the PROSPECTIVE PURCHASERS of the Villas in the project will be protected as per the Agreement signed with them and will be strictly followed.

V. Adhikari

R. S. S. S.

57. Once the present agreement stands cancelled, no consent of the SECOND PARTY for whatsoever purpose shall be required nor the SECOND PARTY shall be required to be joined in any transaction in respect of the SAID PROJECT and or SAID PROPERTY. HOWEVER, if called upon, the SECOND PARTY shall make itself available at its cost and expense and without any demand for monies, for the execution and/or registration of the instrument/s as maybe called upon by the FIRST PARTY not limited to instrument of cancellation of this agreement, as and when called upon. Notwithstanding the same, all the parties of the SECOND PARTY shall execute irrevocable power of attorney in favour of the FIRST PARTY and/or any of them and /or his/her/their nominee/s to give full and final effect to the intention expressed herein and for smooth further development of the SAID PROPERTY and for executing and registering instruments/s in respect of all villas in the SAID PROPERTY.

58. Notwithstanding that with cancellation of this agreement the development rights shall be taken over by the FIRST PARTY and/or their nominees/s, the SECOND PARTY shall continue to be liable to the Third Parties for all their claims, demands as shall be arising from the Agreement/s executed by the FIRST PARTY and the SECOND PARTY with such Third Parties in respect of the Villas in the SAID PROPERTY, including any construction related issues, in case by the time the development is taken over by the FIRST PARTY and the

Partners

Chaitany

SECOND PARTY has completed at least 50% of the development work.

59. Where any third party with whom the SECOND PARTY had entered into Agreement in respect of its villas, cancels the Agreement for any reason whatsoever, whether during the subsistence of this agreement or post thereto, all refunds of monies, payment of compensation, damages shall be on account of the SECOND PARTY and shall be paid by the SECOND PARTY and shall be included/added in the calculation of the reimbursement amount.

60. The SECOND PARTY agrees that the development rights given by the FIRST PARTY to the SECOND PARTY by this Agreement for Development and Sale are transferable to any third party only after the written consent of the FIRST PARTY.

61. The SECOND PARTY shall take absolute responsibility to safeguard the SAID PROPERTY from any encroachers. The SECOND PARTY shall be liable for any eventualities in case any accident occurs while carrying out the Development.

62. The Original of the present Agreement will be retained by the SECOND PARTY and the FIRST PARTY will possess the Notarised True Copy.

Abhinav

Chaitany

63. Both the parties are entitled for specific performance of this instrument.

64. The SAID PROPERTY is better identified in the Schedule I and II hereto and in the survey plans attached hereto and the same forms part of this instrument.

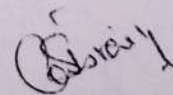
65. The proposed development and the Villas are also better identified in the Annexure No. B attached hereto and the same forms part of this instrument.

For the purpose of Stamp Duty and Registration fees the SAID PROPERTY having a total area of 6115m² is valued at Rs 1,35,00,000/- (Rupees One Crore Thirty Five Lakhs Only) and accordingly the Stamp Duty of Rs 3,91,500/- (Three Lakh Ninety One Thousand Five Hundred) is paid herewith.

SCHEDULE - I

All that Plot Nos. A and B of the property Dodugueachy Fatrady situated at Fatrade, within the jurisdiction of Village Panchayat of Varca, Taluka and Sub-District of Salcete, District of South Goa and State of Goa, described in the Land Registration Office of Salcete under No. 3326 at pages 72 reverse of Book B No. 9 of new series, not enrolled in the Taluka Revenue office of Salcete but entirely surveyed independently in the Record of Rights survey holding bearing Survey No. 166/12-A of Varca Village and bounded jointly as follows: -





On the East: - By property surveyed under No. 166/12
belonging to Mrs. Sieglinda Mac,

On the West: - By the property surveyed under Survey
No. 166/24 and public road,

On the North: - By the property surveyed under Survey
No. 166/24 of Varca Village and

On the South: - By 6 meters wide reserved access road.

The area of Plot A and Plot B as Survey No. 166/12-A is 5550
square meters as per survey records.

SCHEDULE - II

All that part of the property denominated DACLEM VOUSURA
situated within the limits of Village Panchayat of Varca Taluka and
Sub District of Salcete, District of South Goa, State of Goa described
in the Land Registration Office of Salcete under No. 18153 at pages
151 of Book No. B. 46 new series, enrolled in the Land Registration
Office under Matriz No. 1395 of Salcete, surveyed under Survey No.
166/24-A-1 of Village Varca in Salcete Taluka and bounded as
follows: -

On the East: - By property surveyed under No. 167/12 of Village
Varca in Salcete Taluka,

On the West: - By road beyond which lies the water drain,

On the North: - By remaining property of Vendors surveyed
under No. 166/24 of Village Varca in Salcete
Taluka and

On the South: - By property surveyed under Nos. 166/12, 167/1
and 167/12 of Village Varca in Salcete Taluka and
by road.

[Handwritten signature]

[Handwritten signature]

The area of Plot bearing Survey No. 166/24-A-1 is 565 square meters as per survey records.

ANNEXURE – 'A' SHOWING SPECIFICATIONS:

1. **STRUCTURE:** RCC framed structure of Columns, Beams, Slabs as per design approved and confirmed by the Town & Country Planning Department and the Village Panchayat. The Internal and External partition walls will be Cement Blocks/Bricks/ Laterite stone/Light weight blocks masonry.
2. **PLASTER:** External Plaster will be double coat sand faced water proofed cement plaster. Internal plaster will be single coat with second coat of water proof wall putty.
3. **FLOORING:** The flooring will be of vitrified tiles/PGVT or equivalent of size 60cm x 120cm or any Premium size of this Quality made of brand Nitco/Kajaria/Simpolo or equivalent. Toilet dado will be of ceiling height and toilet flooring will have anti-skid vitrified tiles of premium quality and size.
4. **DOORS AND WINDOWS:** All door frames will be of Teak wood. Main door will have thicker frame with wider opening as specified by the architect. Main door shutter will be of teak wood and internal door shutter will be of flush door or equivalent with readymade premium quality veneer/laminate. French doors, Window with openable shutters will be of UPVC/Premium quality Aluminum. Windows will have mosquito nets, wrought iron safety grills with anti-rust treatment. Main door will have a digital lock with passcode entry and video door bell.

[Handwritten signature]

[Handwritten signature]

5. **KITCHEN:** The modular kitchen concept will consist of counter top and storage areas below the counter. The cooking platform will be of 60 cm width with granite top. The platform will have a stainless steel sink of premium brand with double bowl and drain board. Tap will be of hot and cold mixer with spout of premium Jaquar brand or equivalent. Dado will be of 60 cm height. Kitchen will have provision for exhaust of hob.
6. **INTERNAL DÉCOR:** The internal walls will be painted with primer of JSW paints or equivalent followed with two coats of high quality Plastic emulsion paint of JSW paints or equivalent company.
7. **EXTERNAL DÉCOR:** The external walls will be painted with cement based water proof primer of JSW paints or equivalent followed with two coats of Exterior weather proof coat of JSW paints or equivalent
8. **WATER TANKS:** An individual underground RCC or other material Storage tank with electric pump and overhead RCC water tank will be provided with auto filling system.
9. **PLUMBING:** Soil, Waste and Water pipes will be partially concealed. The Sanitary installations will be in accordance with Panchayat and Health Specifications. Plumbing pipes will be of CPVC/UPVC/PVC from Finolex brand or equivalent. Pressure pump will be provided for additional water pressure. There will be provision for solar heater.

Prakashant

Chaitany

10. **BATHROOM:** The Bathroom will be provided with one overhead RAIN shower with spout, having operation with diverter for hot and cold, Wall hung WC with ledge wall having dual flush valve. Wash basin will be provided with granite counter having hot and cold water mixer. Sanitary fittings will be of premium Jaquar or equivalent brand.

11. **ELECTRICAL:** The electrical wiring will be concealed and will be of Finolex brand or equivalent. Electrical switches will be provided as per the electrical drawing given by the architect and will be of premium le grand brand or equivalent. Inverter provision will be made for the Villas.

12. **GENERAL:** Each individual villa will have private swimming pool and/or jacuzzi as per the design of the Architect. Each villa will have a landscape area as per design. Each villa will be provided with provision/wiring for Wi-Fi and CCTV and Home Automation. All areas with water proofing will have warranty as per company.

The Project in general will have Club house with amenities for Indoor games, Outdoor games/activities, Gym, Garden, Children play area and separate area for adults, jogging track, and whole area will be landscaped and lighting done as per design. All the villas will have a combined sewage treatment Plant (STP). The architect will be consulted for quality, specifications and brands, etc.

IN WITNESSES WHEREOF the parties hereto have signed and subscribed their respective hands on the day, month and year first hereinabove mentioned.



[Handwritten signature]

[Handwritten signature]

SIGNED, SEALED AND
DELIVERED BY THE
WITHIN NAMED SECOND PARTY

FOR RAIN TREE ROOFS

Managing



For RAIN TREE ROOFS

Managing Partner

Managing Partner

MR. TABRAIZ SHAIKH

(Managing Partner RainTree Roofs)

LEFT HAND FINGER PRINT:

Small	Ring	Middle	Index	Thumb

RIGHT HAND FINGER PRINT:

Thumb	Index	Middle	Ring	Small

Tabraiz Shaikh

Tabraiz

WITNESSES: -

1. RAJIV DINKAR KAKODKAR

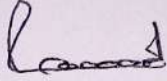
S/O Dinkar Krishna Kakodkar

Flat No. 4, Level 2, Block 12, Sapna City Aquem,

Near Power House,

South Goa, Margao,

Goa - 403 601.

Sign:-  _____

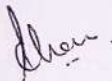
2. AQUEEB MUNIR KHAN

S/O Munir Khan, H. No. 122,

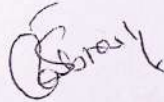
Vorcotto, Salaulim Road,

Sanguem, South Goa,

Goa - 403 704.

Sign:-  _____







GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MARGAO - GOA

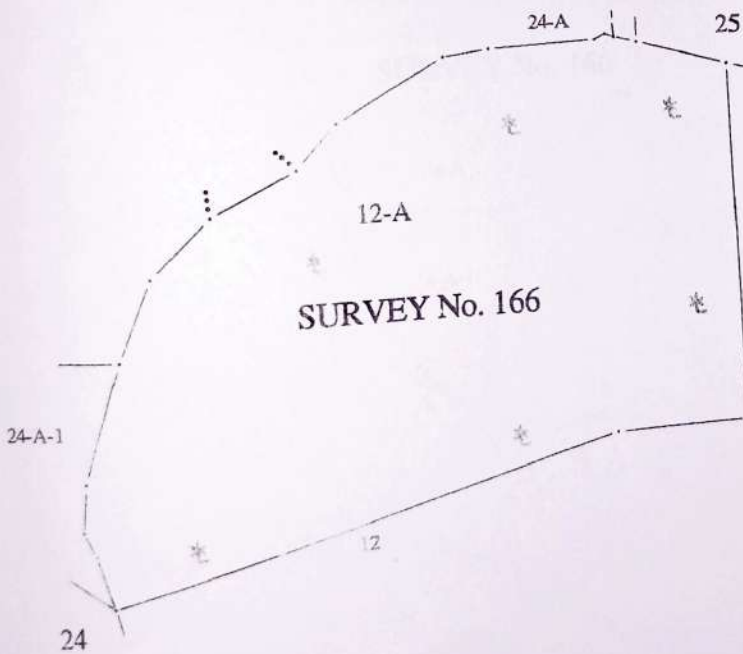


Plan Showing plots situated at
 Village : VARCA
 Taluka : SALCETE
 Survey No./Subdivision No. : 166/ 12-A
 Scale : 1 :1000

REV192325691

PATRICK H. GONSALVES
 Digitally signed by
 PATRICK H. GONSALVES
 Date: 2023.01.19
 14:14:26 +05'30'

Inspector of Survey & Land Records.
 Margao - Goa



PRINT SIZE A4

Generated By : P.V.F.DESSAI
 On : 17-1-2023

Handwritten signature

Handwritten signature



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA



Plan Showing plots situated at
Village : VARCA
Taluka : SALCETE
Survey No./Subdivision No. : 166/ 24-A-1
Scale : 1:1000

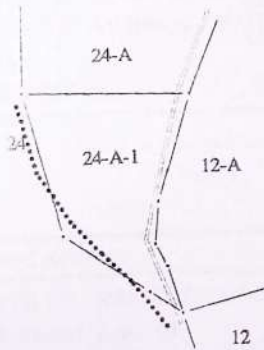
REV192325693

Digitally signed by
PATRICK H.
GONSALVES
Date: 2023.01.19
14:16:06 +05'30'

Inspector of Survey & Land Records
Margao-Goa



SURVEY No. 166



Generated By : P. V. FAL DESSAI
On : 17-01-2023
EXTRACTED FROM SURVEY REGION PLAN O/File No.3/SLR/519/2018

PRINT SIZE A4

Fal Dessai

Patrick H. Gonsalves



Government of Goa

Document Registration Summary 2

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

Date & Time : - 25-Apr-2024 01:39:47 pm

Document Serial Number :- 2024-MGO-2209

Presented at 01:35:47 pm on 25-Apr-2024 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	391500
2	Registration Fee	405000
3	Processing Fee	1900
Total		798400

Stamp Duty Required :391500/-

Stamp Duty Paid : 391500/-

Presenter



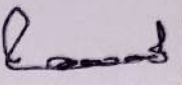


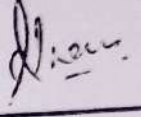
Sr.No	Party Name and Address	Photo	Thumb	Signature
1	TABRAIZ SHAIKH AS A PARTNER OF "RAINTREE ROOFS" Father Name:S. M. Sherif, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Shop No. 1, House No. 2266, near Gofur Manzil, Bepquegal, Curchorem, Goa – 403 706, Address2 - MARGAO GOA, PAN No.:			

Recorder

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	TABRAIZ SHAIKH AS A PARTNER OF "RAINTREE ROOFS" , Father Name:S. M. Sherif, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Business, Shop No. 1, House No. 2266, near Gofur Manzil, Bepquegal, Curchorem, Goa – 403 706MARGAO GOA, PAN No.:			
2	VEENA RAJEEV SUKHTHANKER AS A POA HOLDER FOR FIRST PARTY , Father Name: Late Shri. Venkatesh Shanbhag, Age: 52, Marital Status: ,Gender:Female,Occupation: Doctor, House No. 198, Shantala, Deulmol, Sirvoi, Quepem, Goa- 403 705, PAN No.: , as Power Of Attorney Holder for GAYATHRI VIVEK SHANBHAG			
3	VEENA RAJEEV SUKHTHANKER AS A POA HOLDER FOR FIRST PARTY , Father Name: Late Shri. Venkatesh Shanbhag, Age: 52, Marital Status: ,Gender:Female,Occupation: Doctor, House No. 198, Shantala, Deulmol, Sirvoi, Quepem, Goa- 403 705, PAN No.: , as Power Of Attorney Holder for VIVEK VENKATESH SHANBHAG			

Witness: _____
the Purchaser. POA Holder Vendor

1:40 PM

NO	Party Name and Address	Photo	Thumb	Signature
1	Name: RAJIV DINKAR KAKODKAR, Age: 64, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403601, Margao, Salcete, South Goa, Goa			
2	Name: AQUEEB MUNIR KHAN, Age: 24, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403704, Sanguem, Sanguem, South Goa, Goa			

Aqueeb
Sub Registrar
CMI Registrar
-Cum-
Sub Registrar

Document Serial Number :- 2024-MS-0-2209



Book :- 1 Document
Registration Number :- **MGO-1-2125-2024**
Date : 25-Apr-2024

Prisna

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

Civil Registrar
-Cum-
Sub Registrar
Salcete

Prisna Divetra
LDC *[Signature]*

REGISTRAR OF SALCETE

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Salcete
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 25-Apr-2024 13:49:42

Date of Receipt: 25-Apr-2024

Receipt No : 2024-25/2/706

Serial No. of the Document : 2024-MGO-2209

Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**

Received the following amounts from **TABRAIZ SHAIKH AS A PARTNER OF "RAINTREE ROOFS"** for
Registration of above Document in Book-1 for the year 2024

Registration Fee	405000	E-Challan(Online fee)	• Challan Number : 202400316537 • CIN Number : CPADSYQFP2	405000
Processing Fee	1900	E-Challan(Online fee)	• Challan Number : 202400316537 • CIN Number : CPADSYQFP2	2080
Total Paid	407080 (Rupees Four Lakh Seven Thousand Eighty only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Aqueeb Munir Khan

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **25-Apr-2024**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar