

(Rupees Nine Lakhs Fifty Four Thousand One Hundred Only)

FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD

SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.  
SWATANTRA PATH, VASCO-DA-GAMA  
GOA - 403 802

भारत 14075  
180289

NON JUDICIAL  
FEB 03 2020



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Rs.0954100/- PB7122

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AUTHORISED SIGNATORY

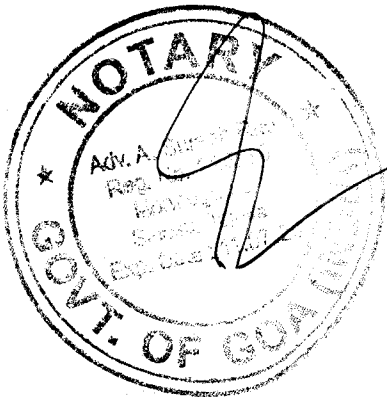
D-5/STP(V)/C.R./35/33/2011-RD

INDIA STAMP DUTY GOA

Name of Purchaser: KAPIL MADHUKAR BETGIRI

CERTIFICATE

*[Signature]*



**AGREEMENT**

*[Signature]*

*[Signature]*

*[Signature]*

This Agreement is made on this 30<sup>th</sup> day of January, 2020 at Vasco da Gama, Goa

BY AND BETWEEN

1. MR. SHARAD CHOPDECAR, son of Shri. Chandrakanta Sitaram Chopdecar aged about 54 years, service, Pan Card No. ACYPC8030A, Aadhar Card No. 9991 4866 7134 mobile No. 8999981541, and his wife 1A. MRS. NISHA SHARAD CHOPDEKAR alias MRS. NISHA SHARAD CHOPDECAR, daughter of Shri. Suryanarayan Akula, aged about 38 years, housewife, PAN Card No. AONPC6334C, Aadhar Card No. 6269 3090 8309, mobile no. 8999981541 both residents of Plot No. 89, Near Brahmakumari Mandir, Housing Board Colony, Upasnagar, Sancoale - Goa hereinafter jointly called as the "OWNERS" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators, successors and assigns) of the ONE PART.

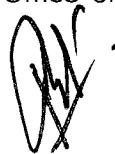
A N D

2. MR. KAPIL MADHUKAR BETGIRI, son of Mr. Madhukar Balram Betgiri, aged about 39 years, businessman, married, Aadhar Card No. 4308 7548 2562 and PAN Card No. AGUPB6081C, Mobile No. 9822222107, resident of Kuber Narayani Building flat No- 102, 1<sup>st</sup> floor Near Ravindra Bhavan, Baina Vasco-Goa hereinafter referred to as the 'PURCHASER-CUM-DEVELOPER' (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, administrators, successors and assigns) of the OTHER PART;

WHEREAS the OWNERS have represented that they are the sole, exclusive and absolute owners-in-possession with clear and marketable title to ALL THAT property known as " PREDIO MIXTO" situated at Baina, Vasco da Gama, within the limits of Mormugao Municipal Council, Vasco de Gama, Taluka and Sub-District of Mormugao of District of South Goa state of Goa not Described In the Land Registration Office of Salcete but enrolled in the



Matriz under No. 1204 (Rustic) and No. 265 (Urbano) and Surveyed under Chalta No. 43 of P.T Sheet No. 135 of Vasco City admeasuring an area of 1657.00 (One Six Five Seven square meters) square metres which is better shown delineated in red colour boundary line in the plan annexed hereto at Annexure - I and more particularly described in SCHEDULE - I herein under written (hereinafter referred to as the 'SAID PROPERTY').



AND WHEREAS the SAID PROPERTY originally was registered in the name of late Datarama Narayan Mainkar in the record of Matriz and on his death the SAID PROPERTY was continuously, uninterruptedly was possessed by his son, Mr. Atmaram Dattaram Mainkar.

AND WHEREAS claim of said Mr. Atmaram Dattaram Mainkar has been accepted vide Order dated 04.02.1975 passed by the Enquiry Officer, City Survey Mormugao and accordingly his name is also seen recorded in Form 'D' as 'Holder in the origin of the title' in respect of the SAID PROPERTY.

AND WHEREAS the aforesaid Mr. Atmaram Dattaram Mainkar sold and conveyed the SAID PROPERTY unto and in favour of Mr. Sharad Chandrakanta Chopdecar vide Deed of Sale dated 11.04.1996 registered before the Sub Registrar of Mormugao under No. 252 at pages 242 to 258 Book I Volume 172 dated 19.04.1996 and accordingly the SAID PROPERTY is seen enrolled in his name in land revenue record being Matriz Certificate under No. 1204 (Rustic) and No. 265 (Urbano) and even the Form 'D' also depicts his name as the owner/holder and thereby said Mr. Sharad Chandrakanta Chopdecar became the absolute owner of the SAID PROPERTY, which is in consonance with the Title Search Report dated 02.12.2019 issued by the Advocate & Notary Shri. Rajkumar N. Naik, having his office at Vasco da Gama, Goa, Shri. Manguirish Kenkre, Advocate and notary of report dated 10/12/2019 having his office at Vasco da Gama and pursuant to public notice dated 17.10.2019 which was published in the Times on India-Goa Edition on 21.12.2019.

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The PURCHASER-CUM-DEVELOPER has examined the title documents of the OWNERS alongwith the title search report of two Advocates and the PURCHASER-CUM-DEVELOPER is satisfied with the OWNERS title thereto.

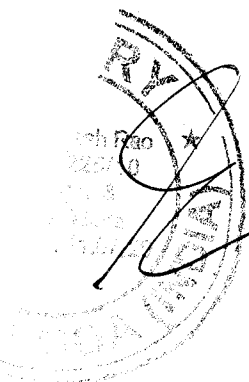
AND WHEREAS the OWNERS have offered for the sale and/or transfer, assignment unto and in favour of the PURCHASER-CUM-DEVELOPER the SAID PROPERTY for developing and selling of units constructed therein and accordingly the PURCHASER-CUM-DEVELOPER based on the above representation and the scrutiny report with documents as aforesaid has agreed to purchase the same for the total consideration as follows:

The PURCHASER-CUM-DEVELOPER shall construct and deliver to the OWNERS in kind the following units:

A) Total of 16 (sixteen) Flats all admeasuring an area of about 80.00 (eighty) square metres each identified under (a) Flat No. 105 situated on the First Floor (b) Flat No. 106 situated on the First Floor (c) Flat No. 107 situated on the First Floor (d) Flat No. 108 situated on the First Floor (e) Flat No. 201 situated on the Second Floor (f) Flat No. 202 situated on the Second Floor (g) Flat No. 203 situated on the Second Floor (h) Flat No. 204 situated on the Second Floor (i) Flat No. 301 situated on the Third Floor (j) Flat No. 302 situated on the Third Floor (k) Flat No. 303 situated on the Third Floor (l) Flat No. 304 situated on the Third Floor (m) Flat No. 305 situated on the Third Floor (n) Flat No. 306 situated on the Third Floor (o) Flat No. 307 situated on the Third Floor (p) Flat No. 308 situated on the Third Floor (the Carpet area of the aforesaid flats shall be calculated separately) in the proposed building alongwith retaining of undivided proportionate right in the SAID PROPERTY and to be constructed in the SAID PROPERTY alongwith sixteen individual parking slot and all the aforesaid flats are better shown delineated in red colour boundary line in the plan annexed hereto at Annexure - IIA, Annexure - II B, Annexure - II C, and more particularly described in SCHEDULE - II written hereunder and shall be hereinafter jointly referred to as the 'SAID OWNERS PREMISES'

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B) In addition to the aforesaid sixteen flats, the PURCHASER-CUM-DEVELOPER shall also pay the monetary consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs only) which shall be paid as described in SCHEDULE - III written hereunder.

Accordingly the parties have mutually agreed to enter into this agreement in writing of the terms and conditions agreed between them.

NOW THEREFORE THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The OWNERS have agreed to absolutely transfer, assign, sale and convey with clear and marketable title ALL THAT the SAID PROPERTY which is better shown delineate in red colour boundary line in the plan annexed hereto and more particularly described in SCHEDULE - I written hereunder absolutely unto and in favour of the PURCHASER-CUM-DEVELOPER for the total price consideration as under:

A) The PURCHASER-CUM-DEVELOPER shall construct, complete and handover free of cost ALL THAT the SAID OWNERS PREMISES being 16 (Sixteen) Flats all admeasuring an area of 80.00 (eighty) each identified under (a) Flat No. 105 situated on the First Floor (b) ) Flat No. 106 situated on the First Floor (c) Flat No. 107 situated on the First Floor (d) Flat No. 108 situated on the First Floor (e) Flat No. 201 situated on the Second Floor (f) Flat No. 202 situated on the Second Floor (g) Flat No. 203 situated on the Second Floor (h) Flat No. 204 situated on the Second Floor (i) Flat No. 301 situated on the Third Floor (j) Flat No. 302 situated on the Third Floor (k) Flat No. 303 situated on the Third Floor (l) Flat No. 304 situated on the Third Floor (m) Flat No. 305 situated on the Third Floor (n) Flat No. 306 situated on the Third Floor (o) Flat No. 307 situated on the Third Floor (p) Flat No. 308 situated on the Third Floor (the Carpet area of the aforesaid flats shall be calculated separately) in the proposed building to be constructed in the SAID PROPERTY to the OWNERS and all the aforesaid flats are better shown delineated in red colour boundary line in the plan annexed hereto at Annexure - II and more particularly described in SCHEDULE - II written

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hereunder alongwith the OWNERS shall retain the proportionate undivided share corresponding to the present floor area ratio of the SAID OWNERS PREMISES in the SAID PROPERTY.

B) In addition to the SAID OWNERS PREMISES, the PURCHASER-CUM-DEVELOPER shall also pay the monetary consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs only) which shall be paid as described in SCHEDULE - III written hereunder. The OWNER hereby admits and acknowledges the receipt of RS. 6,00,000/- being the part monetary consideration and hereby discharge and release the PURCHASER-CUM-DEVELOPER on that behalf.

2. The OWNERS hereby authorise, empower and permit the PURCHASER-CUM-DEVELOPER irrevocably to enter upon the SAID PROPERTY for the purpose of undertaking development, improvement and carrying on the construction activities in the SAID PROPERTY without any interference, objection of any nature whatsoever from the OWNERS and/or any one claiming through them including right to sell, transfer, assign the units rights, benefits, privileges, amenities constructed or to be constructed in the SAID PROPERTY and/or the SAID PROPERTY excluding the SAID OWNERS PREMISES.

3. The OWNERS by themselves and/or cause such parties at the option of the PURCHASER-CUM-DEVELOPER, shall be bound to transfer, assign, sell and/or execute the necessary conveyance, transfer, assignment of the SAID PROPERTY and/or any part thereof and/or constructed units thereon unto and in favour of the PURCHASER-CUM-DEVELOPER or his nominee/assignee as the case may be, as the OWNERS are only entitled to the consideration as agreed in clause (1) above alongwith right to retain the proportionate undivided share corresponding to the present floor area ratio of the SAID OWNERS PREMISES in the SAID PROPERTY.

4. The PURCHASER-CUM-DEVELOPER or his nominees/s, assignees shall be entitled to demand specific performance of this contract as the OWNERS are only entitled as a consideration as appearing in clause (1) above. All the





costs and expenses relating to the aforesaid transfer, sale, conveyance etc. of the SAID PROPERTY or any part thereof in the name of the PURCHASER-CUM-DEVELOPER or his subsequent purchaser/buyer/assignee/nominee shall be borne by the PURCHASER-CUM-DEVELOPER without any risk, cost and expenses to the OWNERS.

5. The OWNERS confirm that they have good, marketable, unencumbered exclusive and absolute title to the SAID PROPERTY and accordingly indemnify and keep the PURCHASER-CUM-DEVELOPER indemnified in case of any claim/objection to the title of the SAID PROPERTY.

6. The OWNERS confirm that there are no any litigation or any legal proceedings pending before any Court/Authorities in respect of the SAID PROPERTY.

7. The PURCHASER-CUM-DEVELOPER shall be free at his own discretion to put up advertisement board/hoarding in the SAID PROPERTY.

8. The OWNERS shall and will from time to time and at all times hereafter at the request of the PURCHASER-CUM-DEVELOPER shall compulsorily sign, execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely grant and assuring the SAID PROPERTY granted unto and to the use and enjoyment of the PURCHASER-CUM-DEVELOPER or his nominees as may be required excluding the SAID OWNER PREMISES as per the terms agreed under this agreement.

9. At any time after signing of the present Agreement (notwithstanding with the grant of general comprehensive power of attorney), the OWNERS shall sign and execute any such applications, petitions, documents, letters and declarations as are required by the PURCHASER-CUM-DEVELOPER and hereby authorise, empower and clothe the PURCHASER-CUM-DEVELOPER irrevocably to sign on behalf of and to represent the OWNERS for the purpose





of signing, executing and submitting all applications, drawings, plans and all such other documents that may be necessary to be signed or executed before for all the concerned authorities for the purpose of constructions, development, improvement including obtaining, renewing, modifying, revising, permissions, licenses of constructions, NOC's and statutory approvals and certificates from the concerned authorities including Mormugao Municipal Council, Mormugao Planning & Development Authority, Urban Health Centre etc. But however the entire cost and expenses of all such applications, documents, petitions and declarations and building plans, licenses, architect, Engineer's fees shall be solely borne by the PURCHASER-CUM-DEVELOPER. The PURCHASER-CUM-DEVELOPER shall also be liable to reimburse the OWNERS in respect of any claims against the OWNERS in the event of any violations of regulations constructions in the SAID PROPERTY.

10. The name of the proposed project to be undertaken in the SAID PROPERTY shall be 'KUBER'S SINDURI'.

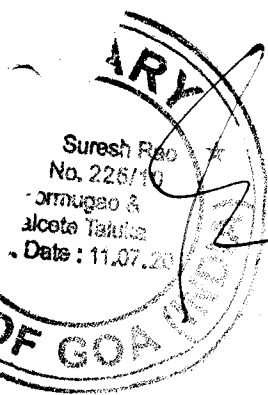
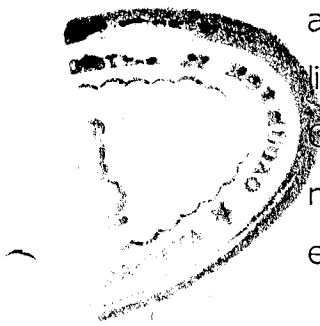
11. The OWNERS hereby explicitly covenant, declare and confirm that they shall immediately within 20 clear days shall demolish, clear any structures, units or any obstruction and make the SAID PLOT clear vacant and without any encumbrance of any nature whatsoever at the cost, risk and expenses of the OWNERS besides not withstanding with the above fully empower, authorize and permit the DEVELOPER to clear any such remaining obstruction and/or hindrance in the SAID PLOT so as to enable the DEVELOPER to undertake the improvement/development therein unhindered.

12. The OWNERS shall fully co-operate with the PURCHASER-CUM-DEVELOPER to obtain necessary water, sewage, electricity connections as also occupancy/completion certificate to the building and/or buildings in the SAID PROPERTY.

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13. The PURCHASER-CUM-DEVELOPER hereby indemnify the OWNERS of all claim in respect of any injury or accident to artisan/workman or any other persons in the SAID PROPERTY whether in employment or not.

14. The PURCHASER-CUM-DEVELOPER shall be free to sell, transfer, assign and convey the remaining units constructed in the SAID PROPERTY including SAID OWNERS PREMISES to any person/s or party or parties of his own choice and upon such terms and conditions as the PURCHASER-CUM-DEVELOPER deems fit, at the entire discretion and to appropriate the sale proceeds entirely for himself and accordingly the OWNERS hereby authorise, empower and clothe the PURCHASER-CUM-DEVELOPER irrevocably in this behalf and shall have no objection whatsoever for the PURCHASER-CUM-DEVELOPER to enter into any type of agreement/s, contracts with person or persons of his own choice for the sale or disposal of the constructed units and/or the SAID PROPERTY without any reference to the OWNERS and further the OWNERS agree to join to such agreement/s or conveyance deed with the prospective buyers of units at the option of the PURCHASER-CUM-DEVELOPER for the sale, transfer and/or assign of the aforesaid units constructed in the SAID PROPERTY and/or the SAID PROPERTY or any parts thereof upon the requests from the PURCHASER-CUM-DEVELOPER in this regard.

15. All notices to be served on the PURCHASER-CUM-DEVELOPER and the OWNERS shall be deemed to have been duly served if sent at their addresses below mentioned by Registered Post A.D.

MR. KAPIL MADHUKAR BETGIRI, resident of Kuber's Narayani Building, flat No- 102, 1<sup>st</sup> floor Near Ravindra Bhavan, Baina Vasco-Goa

MR. SHARAD C. CHOPDECAR, resident of Plot No. 89, Near Brahmakumari Mandir, Housing Board Colony, Upasnagar, Sancoale – Goa.

16. The parties to this agreement are entitled to claim specific performance of the agreed terms as per the terms of this agreement











17. The PURCHASER-CUM-DEVELOPER shall handover the SAID OWNERS PREMISES to the OWNERS strictly within a period of 24 months with the extension of 6 months from the date of obtaining the required permission/licenses from the concerned authorities (extension may be granted by the OWNERS subject to 'Force Majeure') failing which the PURCHASER-CUM-DEVELOPER shall be bound to pay a monthly compensation of Rs. 10,000/- (Rupees Ten Thousand only) for every month of delay for each of the sixteen flats.



18. The specification of the SAID OWNERS PREMISES are described in SCHEDULE - IV hereunder written and in case the OWNERS require or desire any change, modification, alteration, addition, substitution or replacement in the specification/amenities of the SAID OWNERS PREMISES reserved for them, the PURCHASER-CUM-DEVELOPER may carry out such works provided that the additional expenditure incurred by the PURCHASER-CUM-DEVELOPER shall be paid by the OWNER to the PURCHASER-CUM-DEVELOPER before taking over possession of the SAID OWNERS PREMISES and subject to obtaining such approvals from the Architect of the developer shall be final and binding.



19. Within 15 days of the PURCHASER-CUM-DEVELOPER's offering possession of the SAID OWNERS PREMISES, the OWNERS shall take possession thereof after inspecting the same, failing which the possession shall be deemed to have been delivered.

20. The OWNER immediately prior to taking over possession shall be bound to pay any taxes, charges, fees and/or deposits to be payable to any of the competent authorities and/or under any provision of law as may be applicable which shall be determined and intimated by the DEVELOPER either pertaining to the SAID OWNER PREMISES or proportionately to the units constructed in the SAID PROPERTY.


21. The PURCHASER-CUM-DEVELOPER shall not incur any liability if they are unable to deliver possession of the SAID OWNERS PREMISES by the date





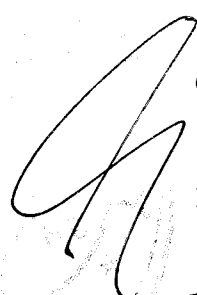


stipulated in clause (16), if the completion of the scheme is delayed by reason of non-availability of material/s or water supply or electric power/drainage/sewage connection or any reason of war, civil commotion or any act of God or if non-delivery of possession is as a result of any notice order, rule or notification of the Government and/or any other public or competent authority or for any other reason beyond the control of PURCHASER-CUM-DEVELOPER, and in any of the aforesaid events the PURCHASER-CUM-DEVELOPER shall be entitled to reasonable additional extension of time of delivery of possession of the SAID OWNERS PREMISES.



22. The PURCHASER-CUM-DEVELOPER shall undertake the construction, development, improvement and sell of the units constructed in the SAID PROPERTY (excluding SAID OWNERS PREMISES) at his own risk, cost, expenses and consequences and under no circumstances the OWNERS is liable and/or responsible for the same and the PURCHASER-CUM-DEVELOPER hereby indemnify and keep the OWNERS indemnified against any or all expenses, losses, damages of any nature suffered by the OWNERS in this regard.

23. If at any time prior or during or after the construction of the building or buildings but before the execution of the conveyance deed of the SAID PROPERTY, if there is any beneficial change in Floor Area Ratio, then such increase in F.A.R in the SAID PROPERTY it shall be the PURCHASER-CUM-DEVELOPER to get 80% of the increase and the owner shall be entitled only for 20% of the said F.A.R in the SAID PROPERTY.



24. All disputes which may rise between the parties to this Agreement, whether in relation to the interpretation of the clauses and conditions of this Agreement and about the performance of these presents or concerning any act of omission of the other party to the disputes or to any act which ought to be done by the parties in disputes or in relation to any matter whatsoever concerning this Agreement shall be referred to arbitration in accordance with the provisions of Arbitration and Conciliation Act, 1996.

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25. The PURCHASER-CUM-DEVELOPER shall, depending on the circumstances, decide whether or not co-operative society, limited company, association or other legal entity shall be formed for the maintenance and management of the building/buildings. In case a co-operative housing society or other legal entity is decided to be formed, the OWNERS undertake to join the same as promoter/members and for this purpose sign all necessary applications and papers, abide by the applicable laws and rules.

26. It is agreed that in case a co-operative housing society or legal entity is decided to be formed by the PURCHASER-CUM-DEVELOPER, the OWNERS shall be bound to transfer the SAID PROPERTY to the said society or other legal entity.

27. The total consideration under this agreement is totally valued at Rs. 2,12,00,000/- out of which Rs. 1,92,00,000/- being the cost of the SAID OWNERS PREMISES to be transferred which is only nude structure since the proportionate undivided share corresponding thereto has been retained by the OWNERS and Rs. 20,00,000/- is the monetary consideration and hence the above value is the fair market value and accordingly stamp duty is paid thereon.

28. The possession of the SAID PROPERTY has been delivered to the PURCHASER-CUM-DEVELOPER and accordingly the entire stamp duty and the registration fee of 4.5 and 3.5 per cent respectively has been paid herewith.

#### **SCHEDULE - I**

ALL THAT property known as " PREDIO MIXTO" situated at Baina, Vasco da Gama, within the limits of Mormugao Municipal Council, Vasco de Gama, Taluka and Sub-District of Mormugao of District of South Goa state of Goa not Described In the Land Registration Office of Salcete but enrolled in the Matriz under No. 1204 (Rustic) and No. 265 (Urbano) and Surveyed under Chalta No. 43 of P.T Sheet No. 135 of Vasco City admeasuring an area of

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1657.00 (One Six Five Seven square meters) square metres which is better shown delineated in red colour boundary line in the plan annexed hereto and the aforesaid property is bounded as under:

On the East:- By the Chalta No. 35-G & 54 of P.T.Sheet No. 135,

On the West:- By the Chalta No. 42 of P.T.Sheet No. 135,

On the North:- By the Chalta No. 35-G of P.T.Sheet No. 135, and

On the South:- By the Chalta No. 28 of P.T.Sheet No. 153 & Road,

**SCHEDULE - II**

ALL THAT sixteen flats as described hereunder

Sr. No.	Flat Nos	Floor	Super built-up area in Sq mts. (Approx)	Flat is bounded as under			
				On the North	On the South	On the East	On the West
1	105	1st floor	80.00	Rear setback of the building	lift & Staircase	Flat no. 106	Setback of the building
2	106	1st floor	80.00	Rear setback of the building	lift & Staircase	Flat no. 107	Flat no. 105
3	107	1st floor	80.00	Rear setback of the building	lift & Staircase	Flat no. 108	Flat no. 106
4	108	1st floor	80.00	Rear side setback of the building	lift & Staircase	setback of the building	Flat no. 107
5	201	2nd floor	80.00	lift & Staircase	front side setback of the building	Flat no. 202	Setback of the building
6	202	2nd floor	80.00	lift & Staircase	front side setback of the building	Flat no. 203	Flat no. 201

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7	203	2nd floor	80.00	lift & Staircase	front side setback of the building	Flat no. 204	Flat no. 202
8	204	2nd floor	80.00	lift & Staircase	front side setback of the building	setback of the building	Flat no. 203
9	301	3rd floor	80.00	lift & Staircase	front side setback of the building	Flat no. 302	Setback of the building
10	302	3rd floor	80.00	lift & Staircase	front side setback of the building	Flat no. 303	Flat no. 301
11	303	3rd floor	80.00	lift & Staircase	front side setback of the building	Flat no. 304	Flat no. 302
12	304	3rd floor	80.00	lift & Staircase	front side setback of the building	setback of the building	Flat no. 303
13	305	3rd floor	80.00	Rear setback of the building	lift & Staircase	Flat no. 306	Setback of the building
14	306	3rd floor	80.00	Rear setback of the building	lift & Staircase	Flat no. 307	Flat no. 305
15	307	3rd floor	80.00	Rear setback of the building	lift & Staircase	Flat no. 308	Flat no. 306
16	308	3rd floor	80.00	Rear side setback of the building	lift & Staircase	setback of the building	Flat no. 307





**SCHEDULE - III**

Sr. No	Payment Details	Cheque No.	Date	Bank
1	2,00,000.00	007101	Already paid	South India Bank, Vasco
2. 2A.	2,00,000.00 2,00,000.00	512510 TDS u/s 194 IC	Paid at the time of Agreement	South India Bank, Vasco
3	1,75,000.00	512512	15.03.2020	South India Bank, Vasco
4	1,75,000.00	512513	15.06.2020	South India Bank, Vasco
5	1,75,000.00	512514	15.10.2020	South India Bank, Vasco
6	1,75,000.00	512515	15.02.2021	South India Bank, Vasco
7	1,75,000.00	512516	15.06.2021	South India Bank, Vasco
8	1,75,000.00	512517	15.10.2021	South India Bank, Vasco
9	1,75,000.00	512518	15.02.2022	South India Bank, Vasco
10	1,75,000.00	512819	15.06.2022	South India Bank, Vasco
<b>TOTAL</b>	<b>20,00,000.00</b>			

**SCHEDULE - IV**  
**BUILDING SPECIFICATION**

**STRUCTURE**

Approved RCC structure. Anti-termite treatment to be provided at foundation and plinth stage.

**WALLS**

Walls to be built in Autoclaved Aerated Concrete (AAC) Block in Jointing Mortar or laterite/cement block/mud/brick masonry in cement mortar.

**PLASTER**

Internal wall will be with Gypsum Plaster/single coat cement plaster and externally with double coat Ready mix Plaster/ sand faced cement plaster.

**PAINTING**

External walls will be painted with Good quality weather shield Exterior paint. Internal walls and ceilings will be finished with acrylic cement based putty followed by one coat of primer and two coats of plastic emulsion paint.

**WATERPROOFING**

All toilets, bathroom, open terraces, sloping roofs, balconies and chajjas shall be waterproofed with Indian Standard Waterproofing method/chemical waterproofing.

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FLOORING AND SKIRTING

All flooring and skirting (except toilets and bathrooms) will be in vitrified tiles in plain colour series, laid on cement mortar bedding.

TOILETS AND BATHROOMS

Flooring will be in Ceramic Tiles in plain colour series. Dado in toilets will be up to full height in glazed tiles (printed and plain combination). Toilets will be provided with European Water Commode (E.W.C.). All the sanitary ware in toilets shall be of CERA/JAGUAR or equivalent make with the Wash basin and E.W.C. being in star white colour. Sanitary fittings will be of CERA/JAGUAR/KLUDI or Equivalent make.

KITCHEN

Kitchen will be provided with Cooking Platform of Granite with single bowl stainless steel sink. The Kitchen Platform backing will have a Dado up to a height of two feet in glazed tiles.

DOORS

Main door shall be of first class teak wood with French polish/Flush Door provided with brass fitting, door stopper/door Magnet, peep hole and a brass handle. All other door frames shall be of seasoned wood or fibre glass material and the shutters will be in marine plywood or fibre glass material. Internal doors will be provided with Cylindrical lock and door stopper/door Magnet. All internal doors if it is of marine Plywood shall be painted with one coat primer and two coats of oil paint / factory press laminates.

WINDOWS

Windows will be in aluminium 3/4" series and shall be powder coated/ Anodised.

WATER SUPPLY

Water supply will be provided through a common over head tank and underground sump which will service the entire complex.

ELECTRICALS

All the Electrical Wires will be in Copper of make FINOLEX/POLYCAP or equivalent and Concealed in P.V.C. Conduits. Switches will be in modular series and individual Electrical Points will be as follows:

LIVING ROOM

2 Fan points, 2 Light points, 1 Chandelier point, Three 5 Amp plug points, 1 Bell point, 1 Telephone point, 1 T.V. point, 1 A.C. point.

LIVING ROOM (Balcony)

1 Light point

MASTER BED ROOM

1 Fan point, 2 Light points, One 5 Amp plug point, 1 A.C. point.

MASTER BED ROOM (Balcony)

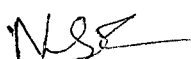
1 Light point.

BED ROOM

1 Fan point, 2 Light points, One 5 Amp plug point, 1 A.C. point.

BED ROOM (Balcony)

1 Light point.





KITCHEN

1 Light point, 1 Exhaust Fan Point, Two 5 Amp plug points and One 15 Amp.

KITCHEN (Balcony)

1 Light point, One 15 Amp Washing Machine point.

TOILETS

1 Light point, 1 Exhaust Fan Point, One 5 Amp plug points and One 15 Amp.

EXTRA WORK: Any extra work executed by the DEVELOPER at the request of the VENDORS shall entitle the DEVELOPER to receive from the VENDORS such prices as per the prevailing market rate for such work and the decision of the Architect of the DEVELOPER in this regard shall be final and binding



*[Handwritten signature]*

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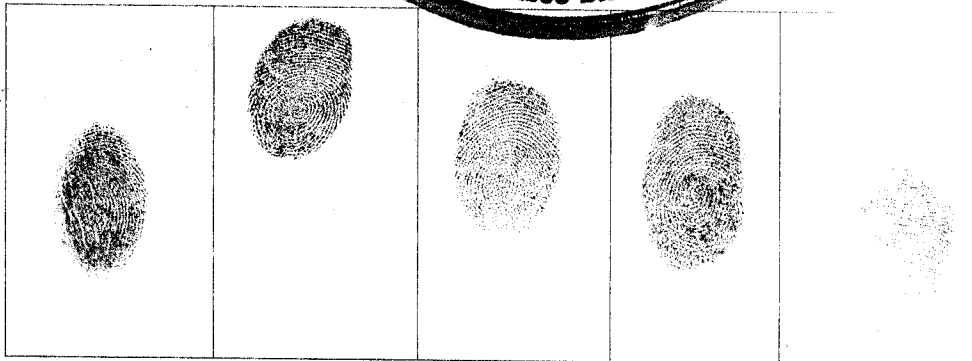
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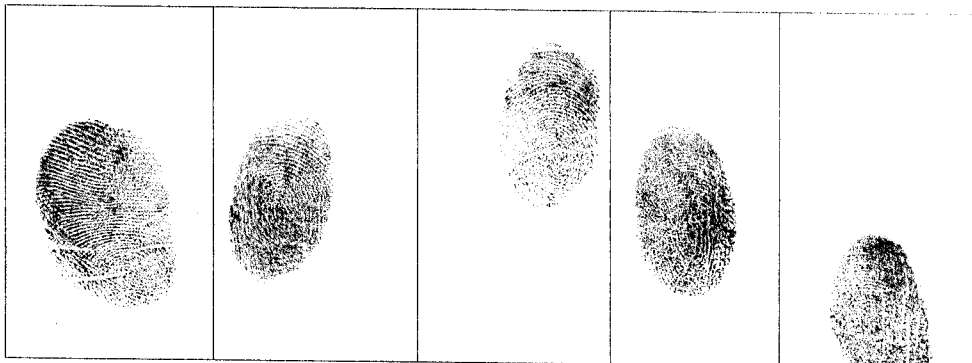
IN WITNESS WHEREOF the parties hereto have signed this Agreement on the day, month and the year first hereinabove mentioned, having read and understood the contents thereof

SIGNED, SEALED AND DELIVERED  
by the within named OWNER  
MR. SHARAD CHANDRAKANTA CHOPDECAR

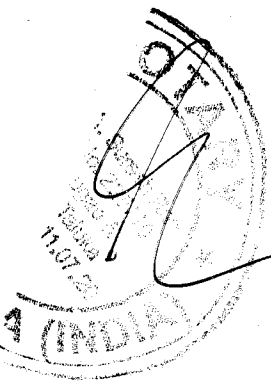
*Shi*



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



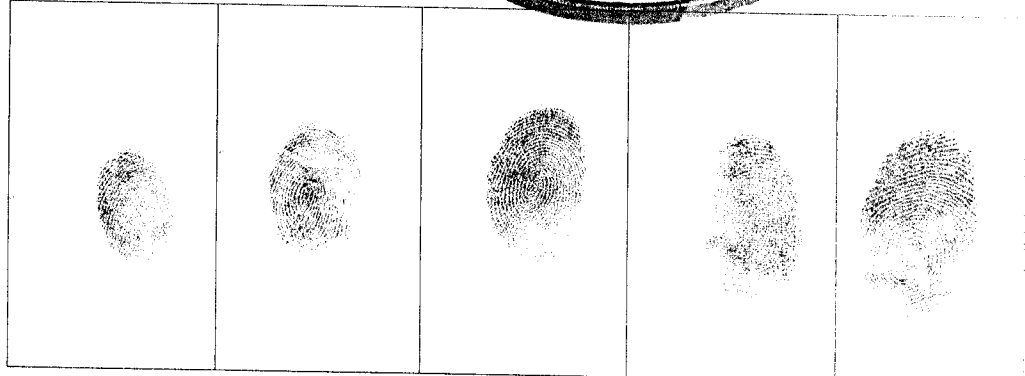
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*NSR*

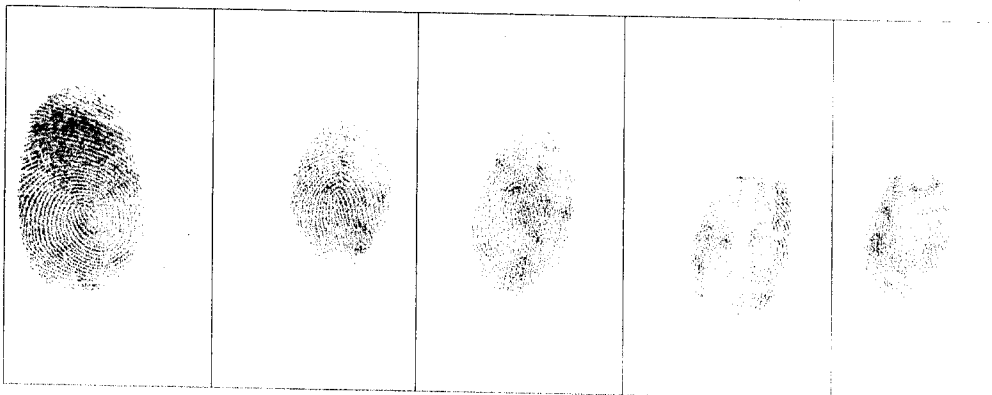
*Shi*

MRS. NISHA SHARAD CHOPDEKAR alias  
MRS. NISHA SHARAD CHOPDEKAR

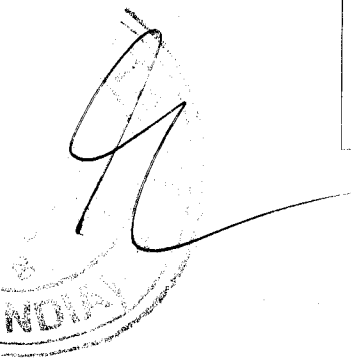
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LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

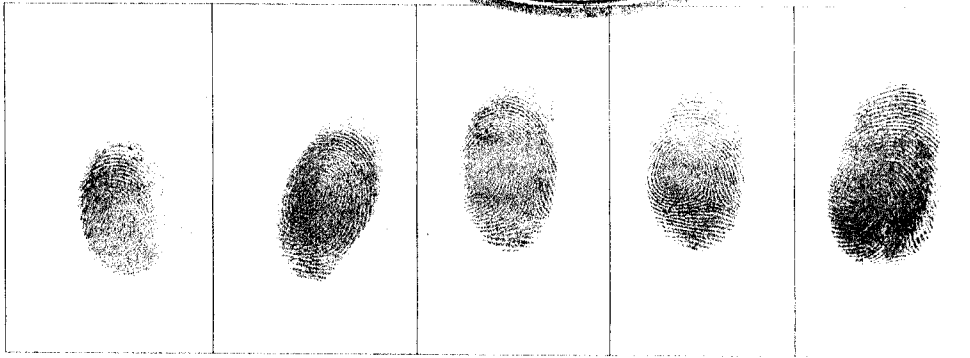


*Plu*

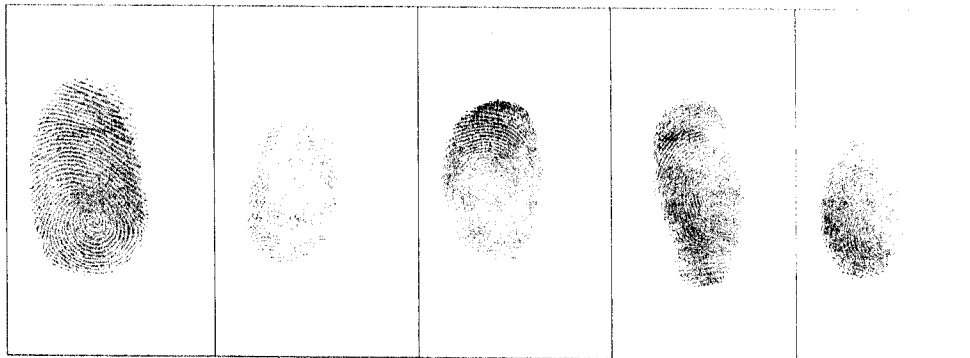
*NS*

*NS*

SIGNED, SEALED AND DELIVERED  
by the within named  
PURCHASER-CUM-DEVELOPER  
MR. KAPIL MADHUKAR BETGIRI





LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

WITNESSES:

1. Prasad V. Poohalakar 

2. Pothuluraid. N. Dattarasi 





Annexure - I

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

Inward No. 1217

Plan Showing plots situated at

City : VASCO

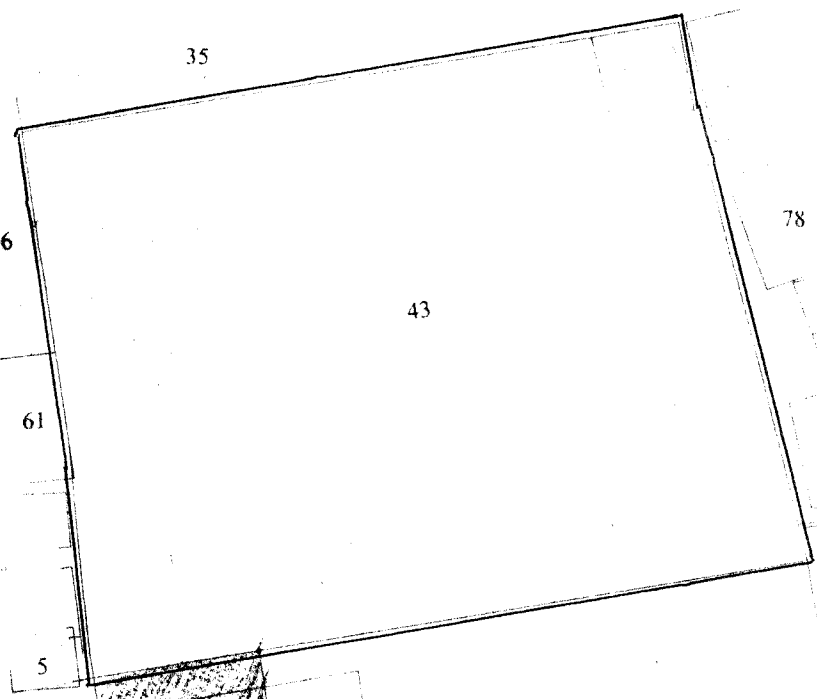
Taluka : MORMUGAO

PTSheet No.135 / CHALTA NO. 43

PTSheet No. 153 / CHALTA NOS. 2, 3, 8, & 28

Scale : 1:500

(Anisha Matonikar)  
Inspector of Survey &  
Land Records.



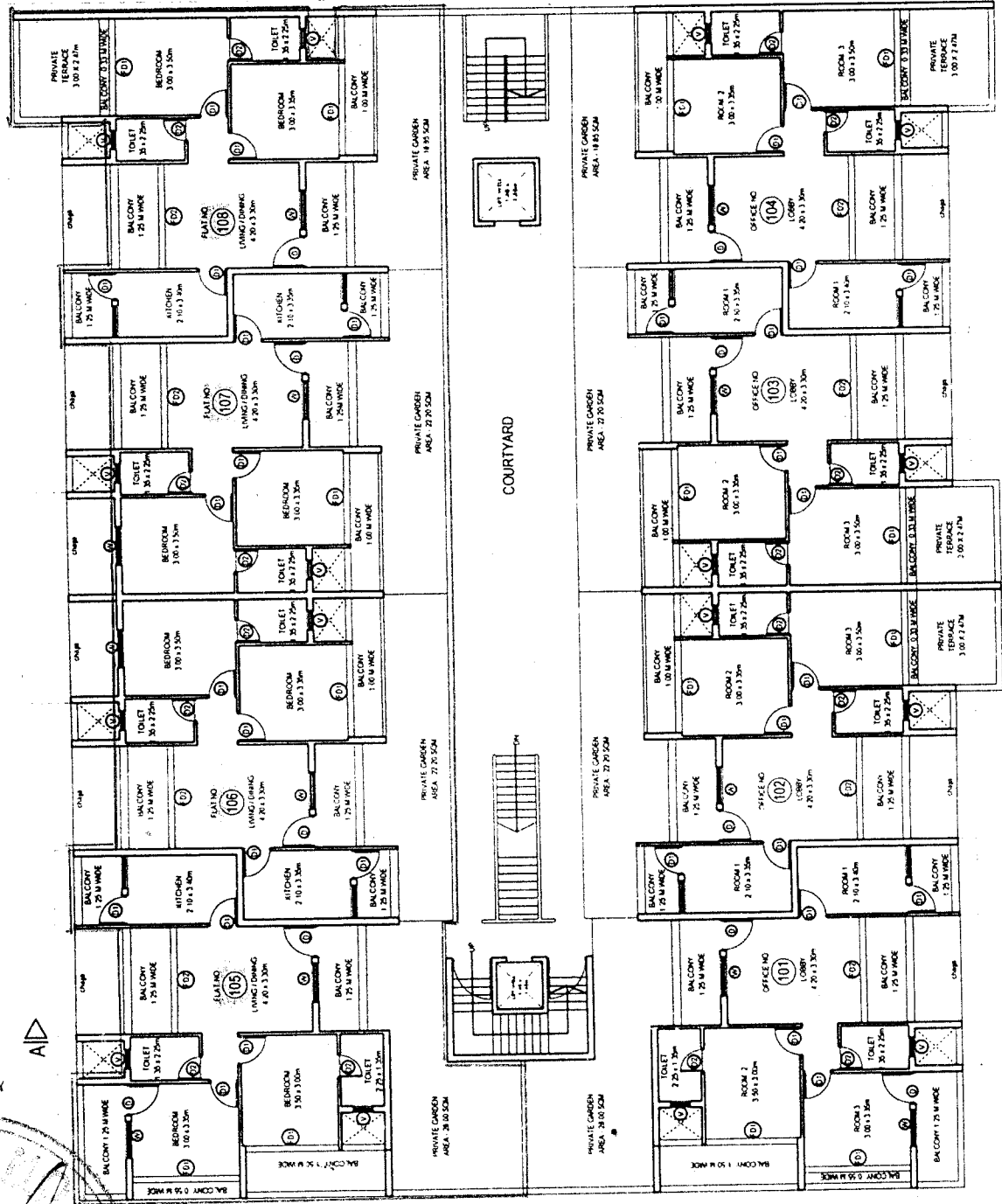
54PT/153

Compared By: Sagar Navelkar, H. S

Generated By: Ismail Shaikh  
On: 11-07-2018

Handwritten signatures and initials: P, ALSE, and another signature.

Annexure - IIA



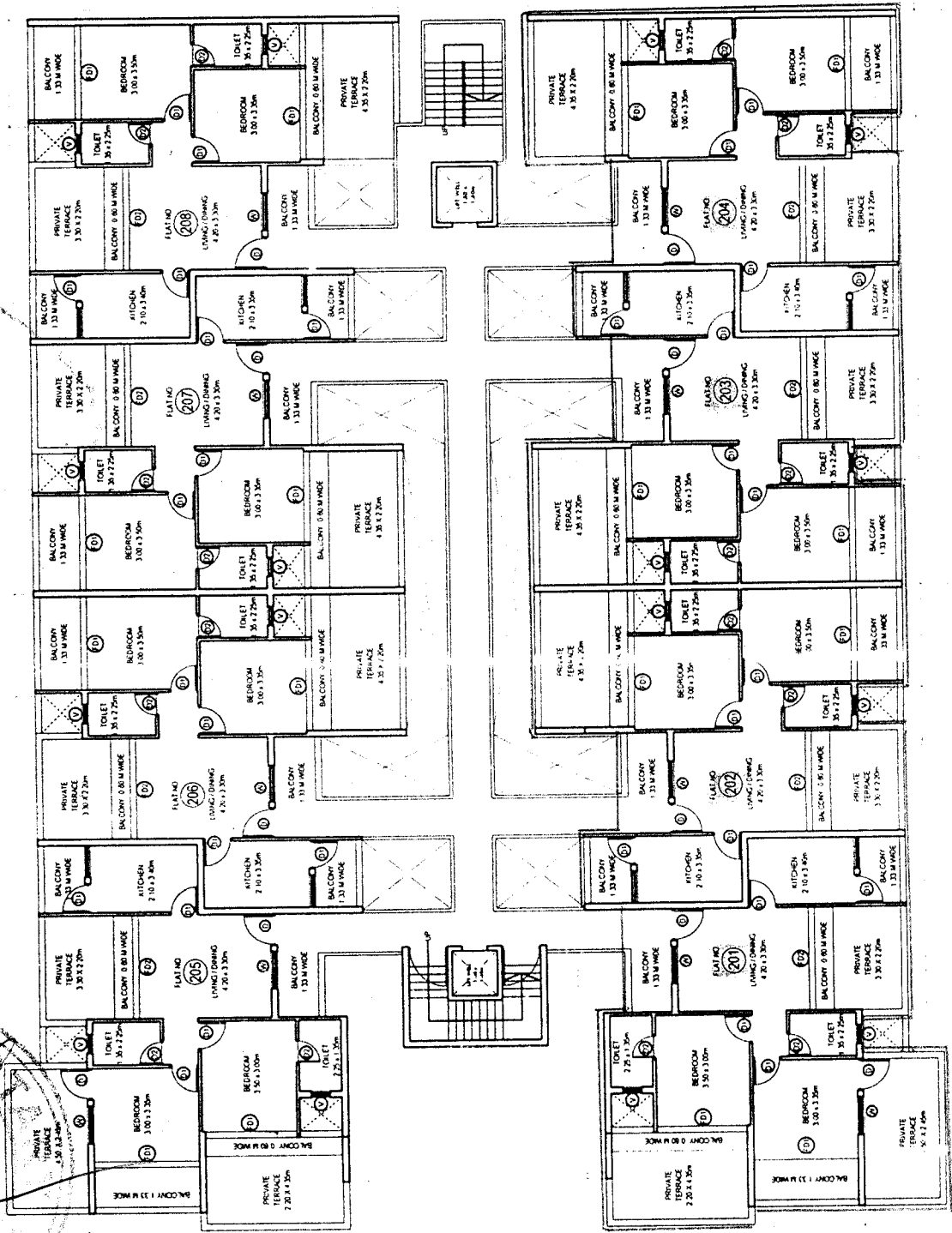
1ST FLOOR PLAN



Plan

ANSE

# Annexure - II B



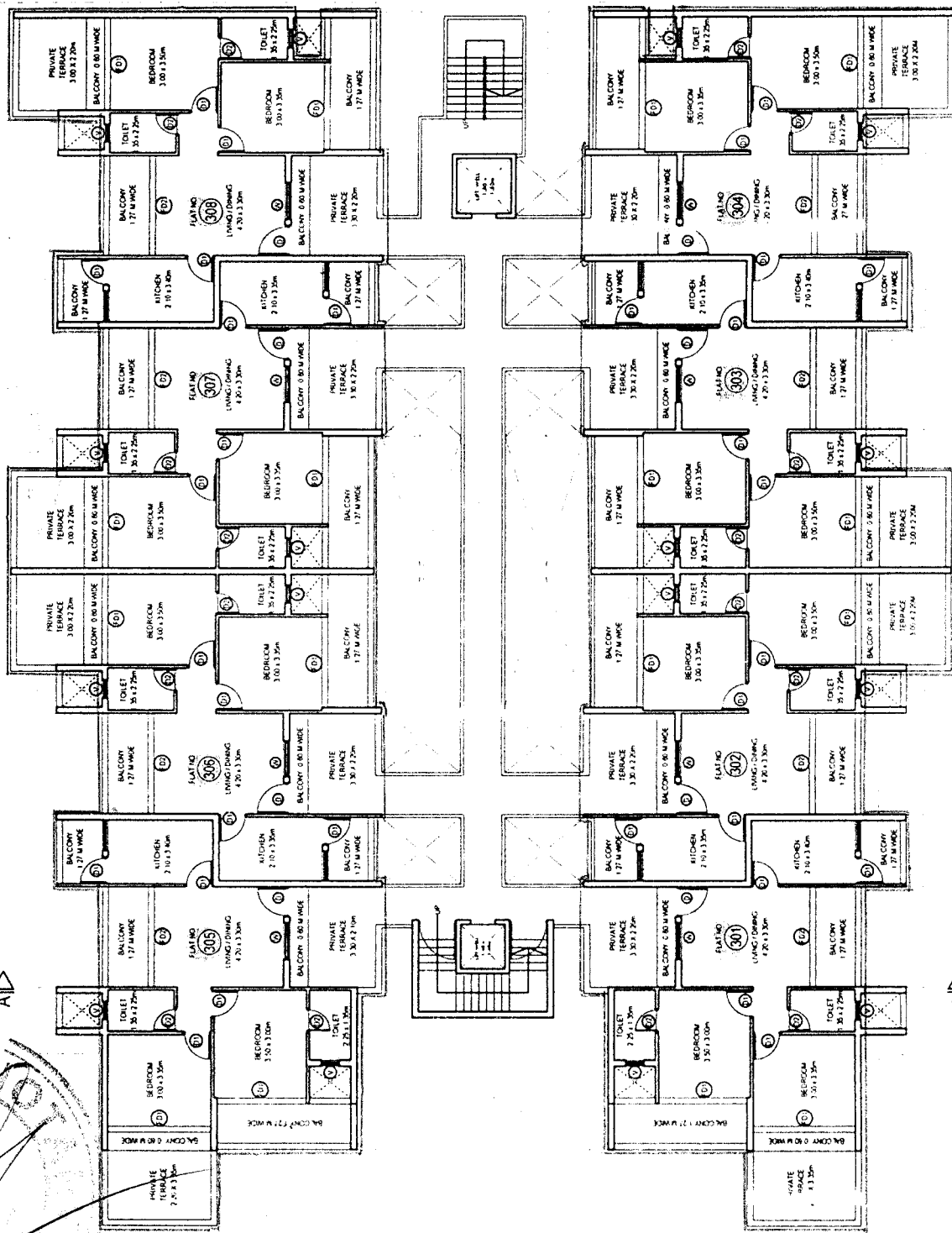
2ND FLOOR PLAN



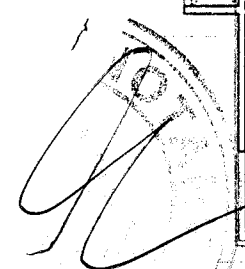
*Dlw*

*NSE*

# Annexure - II C



3RD FLOOR PLAN



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*Handwritten signature or initials.*

*Handwritten signature or initials.*





**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time : - 05-Feb-2020 11:02:03 am

Document Serial Number :- 2020-MOR-237

Presented at 11:02:18 am on 05-Feb-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	614800
2	Registration Fee	742000
3	Processing Fee	540
<b>Total</b>		<b>1357340</b>

Stamp Duty Required :614800

Stamp Duty Paid : 614800

**Presenter**

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Kapil M Betgiri ,S/o - D/o Madhukar B Betgiri Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Narayani Kuber Baina Vasco da Gama Goa, Address2 - , PAN No.: AGUPB6081C			



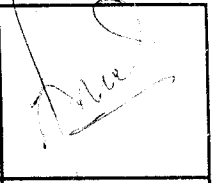


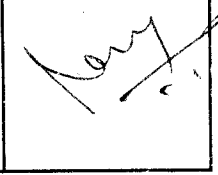
**Executer**

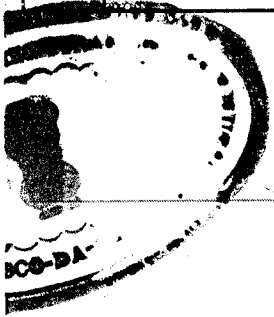
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sharad Chopdecar ,S/o - D/o Chandrakant S Chopdecar Age: 54, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - Plot No 89 Housing Board Colony Upasnagar Sancale Goa, Address2 - , PAN No.: ACYPC8030A			
2	Nisha Sharad Chopdekar Alias Nisha Sharad Chopdecar ,S/o - D/o Suryanarayan Akula Age: 38, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - Plot No 89 Near Housing Board Colony Upasnagar Sancoale Goa, Address2 - , PAN No.: AONPC6334C			
3	Kapil M Betgiri ,S/o - D/o Madhukar B Betgiri Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Narayani Kuber Baina Vasco da Gama Goa, Address2 - , PAN No.: AGUPB6081C			


**Witness:**

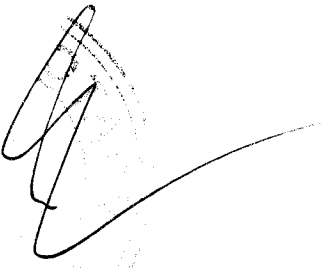
I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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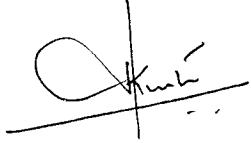
1	Prasad V Panhalkar, 44 , ,8550913675 , ,Service , Marital status : Married 403802, Gajraj Vihar, Vaddem Vasco Vasco Da Gama, Mormugao, SouthGoa, Goa			
2	Pothuluraiah N Darnasi, 39 , ,8550913675 , ,Service , Marital status : Married 403802, Baina Vasco da Gama Goa Vasco Da Gama, Mormugao, SouthGoa, Goa			



  
Sub Registrar  
SUB - MORMUGAO  
MORMUGAO

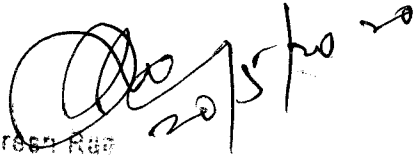
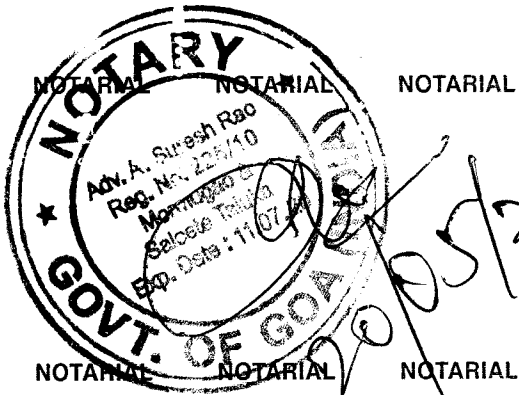


Book :- 1 Document  
Registration Number :- **MOR-1-231-2020**  
Date : 05-Feb-2020



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

CERTIFIED



\* Suresh Rao  
Advocate & Notary  
Mormugao & Salcete Taluka  
C/O, ...  
Vasconcelos ...  
Reg. No. 2537/2020  
Date 20/5/2020

