

TRUE COPY



गोवा GOA

544413

Sr. No. 21246 Place of vend MAPUSA, Date 12/12/19

Value of stamp paper 500

Name of Purchaser L. Sonu

Residing at Maru son / wife of R. Sonu

As there is no one single stamp paper for the value of Rs. additional stamp papers for the completion of the value is attached along with.

Purpose

Transacting Parties

Signature of vendor
L. No. 22 (R.K.P. Dessai)

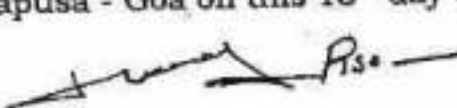
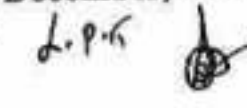
Signature of Purchaser



JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT is made at

Mapusa - Goa on this 18th day of December, 2019





BETWEEN

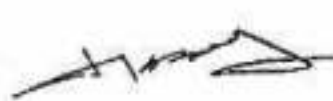

M/S. SHERATON INFRA, a Partnership Firm having its office at Shop no.272/2160, Ground floor, Motilal Nagar no.1, near Vibgyor School, Link Road, Goregaon (West), Mumbai-400104 and holding PAN Card No.

herein represented by its Partners, (1) **SMT. KARISHMA S. TEKCHANDANI**, aged 42 years, in Business, married, wife of Shri. Suresh Tekchandani, holding PAN Card no. _____ Aadhar Card no. _____, Email

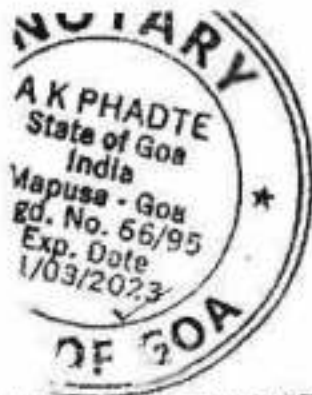
Id skautoplaza@gmail.com, Mobile no.8898035011, having office at Flat no. 1002, Pali Palms, 16th Road,

Bandra West, Mumbai-400050, represented through her Attorney **SHRI. SURESH JAIRAM TEKCHANDANI**, son of Jairamdas T. Tekchchandani, 49 years, married, service, holding Aadhaar Card No. _____, Pan

Card No. _____, having office at Flat no. 1002, Pali Palms, 16th Road, Bandra West, Mumbai-400050,

 Rsu — dr. P. K. 

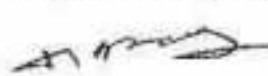
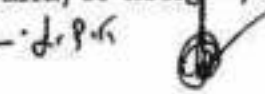




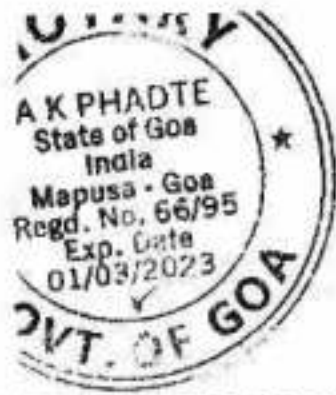
(2) **SHRI DEVESH HASEJA**, aged 24 years, in Business, unmarried, son of Shri Rajkumar Haseja, holding PAN Card no. _____ Aadhar Card no. _____ Email Id _____ sheratonhomes@gmail.com, mobile no. 9769444347, residing at 2401, Sejal Tower, Sejal Park, Link Road, Goregaon (West), Mumbai-400101, through his Attorney Mr. Shri Rajkumar Haseja,, son of Shri. Ochiram Haseja, Aadhaar Card No. _____ Pan Card No. _____ residing at 2401, Sejal Tower, Sejal Park, Link Road, Goregaon (West), Mumbai-400101, and (3) **SHRI. LAXMAN P. TEKCHANDANI**, son of Shri. Pokardas Tekchandani, aged 51 years, Aadhaar Card No. _____

_____, Pan Card No. _____ residing at 502,A wing

kukreja Palace ,Vallab Baug Lane Ext Near Police Hockey Ground Ghatkopar east Mumbai Pant Nagar Mumbai ,Mumbai Maharashtra 400075. hereinafter referred to as the "**OWNER**" which expression shall unless repugnant to the context and meaning thereof be deemed to include its legal representatives, executors administrators and/or assigns).

 Rs. _____ 

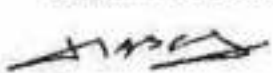





AND

RIO LUXURY HOMES PRIVATE LIMITED, with its registered Office at Redrock Elegance, near Petrol Pump, Marna, Siolim, Bardez, Goa, holding PAN Card no. _____, represented through its Managing Director, **MR. RIYAZ RAMZANALI SOMANI**, son of Mr. Ramzanali Somani, 35 years of age, Indian National, married, business, having PAN Card No.

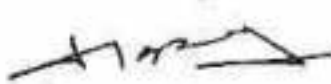

Aadhar card No. _____, Email ID riyazsomani@riogroup.co.in, Phone no. 8888922333 resident of 301, Next Avenue, 29th Road, Bandra West, Mumbai, 400050 hereinafter referred to as the '**DEVELOPER**' (which expression shall mean and include its legal representatives, successors, administrators and assigns).

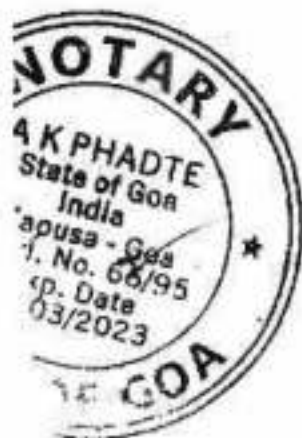
 Rso — d.p.h. 



WHEREAS there exists a part and parcel of land admeasuring 1351m² comprising of sy.no.41/2 admeasuring 575m², Sy.no.41/7-A admeasuring 776m² along with a dwelling House bearing H.No.275 (20A/3) standing in Sy.no.41/2 identified as 'TAMBUDQUI' situated at Souza Wado, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District Bardez, District North Goa, in the State of Goa, which property is described in detail in the **SCHEDULE-I** hereunder hereinafter.

AND WHEREAS there also exists a part and parcel of land admeasuring 75m² bearing Sy.No.41/15, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District Bardez, District North Goa, in the State of Goa, which property is described in detail in the **SCHEDULE-II** hereunder.

 Rso - d.P.h. 



BOTH THE PROPERTIES AT **SCHEDULE-I** AND **SCHEDULE-II** WILL BE HEREINAFTER REFERRED TO THE SAID PROPERTIES.

SCHEDULE-I PROPERTY

WHEREAS on 13/4/1929 One Fifth Share of the property described under no.29438; interalia; stands inscribed in favour of Resurriecao Rosario Fernandes under no.22262 at folio 192 (R) of book G-28 in the Office of Land Registrar Bardez.

WHEREAS by a Deed dated 4/1/1975 Bento Francis D'Souza purchased the said Plot admeasuring 776m2 bearing Cadastral sy.no.1130 described under no.29438 now bearing Sy.no.41/7-A and 41/2 from Avilasio Fernandes, son of the said Ressorciao; which Deed is duly registered in the Office of Sub-Registrar Bardez.



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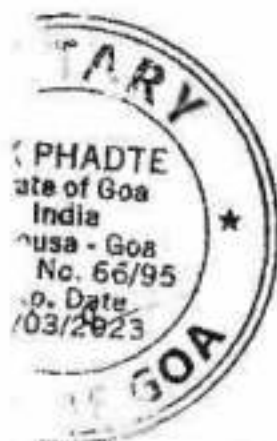
WHEREAS the Cadastral Survey no.1130 corresponds to 41/2; 41/7-A (part).

WHEREAS the said Bento Francis D'Souza died on 9/9/1980 and his widow Ermelinda died on 10/1/1996 both being survived by their sole heir Doloroso Conceicao Lourence Martins D'Souza; who died on 24/1/1999 being survived by his widow Priscilla Pinto alias Priscilla Pinto D'Souza and his son as his sole heir Denver Savio D'Souza.

WHEREAS by Order of Homologation dated 20/7/2005 in the Inv. Pro.200/2001 initiated in the Court of Civil Judge Senior Division at Mapusa; the said property listed as item nos.1;2;3 and 4 was allotted to his widow Priscilla D'Souza.



[Handwritten signature] *Priscilla D'Souza* *[Handwritten initials]*

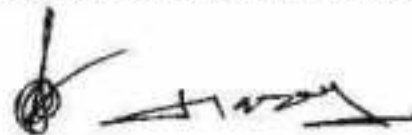


AND WHEREAS Smt. Priscilla Pinto alias Priscilla Pinto D'Souza and Shri. Denver Savio D'Souza, has sold the said property to the OWNER herein vide Deed of Sale dated 5/12/2016 duly executed before the Sub-registrar of Mapusa, Bardez, Goa, in Book 1, Document Registration no. BRZ-BK1-05045-2016 & BRZ-BK - 05049-2016 dated 12/12/2016.

SCHEDULE-II PROPERTY

WHEREAS the said Bento Francis D'Souza died on 9/9/1980 and his widow Ermelinda died on 10-1-1996 both being survived by their sole heir Doloroso Conceicao Lourence Martins D'Souza; who died on 24/1/1999 being survived by his widow Priscilla D'Souza and his son as his sole heir Denver Savio Bento D'Souza.

Rso - J.P.G.

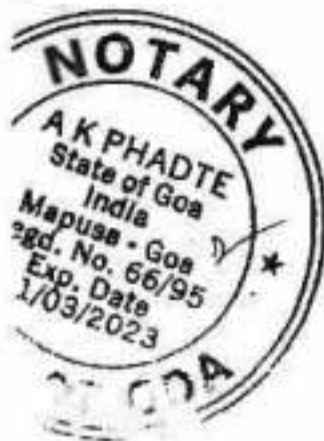


WHEREAS by Order of Homologation dated 20-7-2005 in the Inv. Pro.200/2001 initiated in the Court of Civil Judge Senior Division at Mapusa; on the death of Dolorosa Conceicao Matine D'Souza and others the SAID PLOT listed as item nos.1;2;3 and 4 was allotted to his widow Priscilla D'Souza.

WHEREAS by a Deed of Sale dated 03-10-1985 Smt. Dolorosa Conceicao Matine D'Souza sold an area of 325m² out of the whole property to Rosalina Severina Ferrao; which Deed is registered under no.895 of book I Vol.245 in the Office of Sub-Registrar Ilhas.

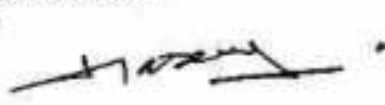
WHEREAS the Smt. Priscilla Pinto alias Priscilla Pinto D'Souza and Shri. Denver Savio D'Souza alongwith the balance area of the said 75m² out of the said whole

Rso - J.P.S. [Signature]



property has sold the said property to the OWNER herein vide Deed of Sale dated 5th December, 2016 duly executed before the Sub-registrar of Mapusa, Bardez, Goa, in Book 1, Document Registration no. BRZ-BK-05049-2016 dated 12/12/2016.

AND WHEREAS, the OWNER desires to develop the "SAID PROPERTIES" at SCHEDULE-I AND SCHEDULE-II, and the DEVELOPER has offered to develop the "SAID PROPERTIES" at SCHEDULE-I AND SCHEDULE-II, and the Parties therefore propose to enter into a Joint Development Agreement for development of the "SAID PROPERTIES".

Rs. 1.95  



AND WHEREAS The DEVELOPER has verified the title of the OWNER to the SAID PROPERTIES and is satisfied that the OWNER has the right, title and interest to the SAID PROPERTIES as well as the right to enter into the present Deed.

NOW THIS JOINT DEVELOPMENT AGREEMENT

WITNESSETH AS UNDER:-

The DEVELOPER shall develop the "SAID PROPERTIES", by setting up thereon a "BUILDING PROJECT" comprising, Apartment Blocks, Common Amenities, etc. under the name and style "RIO ROYALE".

Rso - JPR 



2. All expenses towards development of the project in all respects shall be borne by the DEVELOPER.
3. The Joint Development Agreement to be entered into, shall retain its character as a Development Agreement, in form and substance for all legal purposes and intent. The present Deed does not in any manner transfer or otherwise any ownership of the "**SAID PROPERTIES**" in favour of the DEVELOPER.
4. The DEVELOPER shall not be entitled to assign privileges for development in favour of any person or entity, the Joint Development Agreement proposed being entirely personal to the DEVELOPER.



Res. — J.P.H. 



5. The DEVELOPER shall assume responsibility and be responsible for obtaining all permissions, licenses, approvals, NOC's, certificates, etc., for carrying out development in or upon the "SAID PROPERTIES". Such permissions, licenses, approvals, etc., shall have to be obtained in the name of the OWNER and DEVELOPER. However, the DEVELOPER shall bear all expenses in relation to obtaining the same. However, the expenses for obtaining Sanad and payment of conversion fees shall be borne by the OWNER and DEVELOPER in equal parts. The DEVELOPER shall be liable to incur all the expenditure/expenses for carrying out development in the "SAID PROPERTIES".



[Signature] Rs. *[Signature]*



6. The OWNER shall render all assistance and cooperation to the DEVELOPER in the matter of effecting development in or upon the "SAID PROPERTIES", which includes, inter alia obtaining of the permissions, approvals, etc.

7. The DEVELOPER shall have the permission to engage the services of Architects and other Professionals for the purpose of carrying out development in or upon the "SAID PROPERTIES". All costs relating to such matters, as also entire development shall be borne by the DEVELOPER.

8. The DEVELOPER shall be liable to pay all the taxes that may accrue on construction cost in the SAID PROPERTIES including that of GST until the grant of Occupancy certificate by the Village Panchayat

 Rs. 





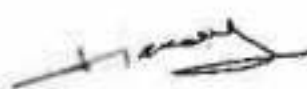

of Candolim. The DEVELOPER and the OWNER shall be liable to pay GST and Income Tax that may accrue to them in their individual capacity on their 50% of share during the development of the SAID PROPERTIES.

9. The Joint Development Agreement shall contain time frame for completion of the development, as the parties propose to make time the essence of the Joint Development Agreement. The time frame shall broadly correspond to the following:-

(a) The DEVELOPER shall apply for all requisite permissions for development within a period of three month from the date of execution of the Joint Development Agreement.

(b) The Developer shall provide the following Amenities in the building complex proposed to be constructed:-

- (i) Swimming Pool,
- (ii) Kone elevator in each wing/building,
- (iii) Intercom System for each flat,
- (iv) It shall be a Gated Complex with 24 Hour Security,
- (v) Gym, and
- (vi) Spa.

 R30 — D.P.T. 



A. K. PHADTE
Notary Public
State of Goa
India
Mapusa - Goa
No. 66/95
Date
17/2023

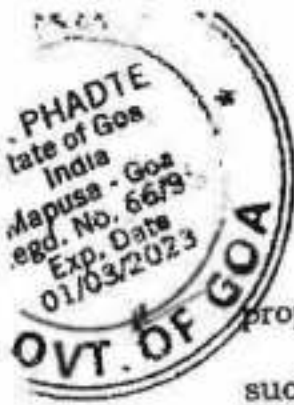
The Developer shall install/fit the following in each flat:-

- (i) Vitrified flooring of Nitco Company or equivalent,
- (ii) Aluminium sliding Windows,
- (iii) Jaguar fittings in bathrooms and kitchens.
- (iv) Asian Royal emulsion paint on interior walls.
- (v) POP punning on all interior walls.
- (vi) Shower cubicles in bathrooms.
- (vii) Asian Weather proof paint on exterior walls.
- (viii) Kitchen platform Granite with tiles upto dado.
- (ix) Switches of le grand or Roma company.

(d) The DEVELOPER shall endeavour to provide good quality of work including use of superior quality of material for construction and internals of each flat.

(e) The DEVELOPER is developing another property being survey nos. 41/1 of Candolim, admeasuring an area of 3085 sq. mtrs. The said property share common boundaries with the property under the present deed. This property under survey nos. 41/1 is owned by Sheraton Townships LLP, a partnership company with whom the DEVELOPER is also having a joint venture agreement for development. In the said

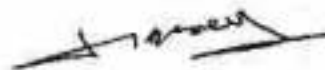
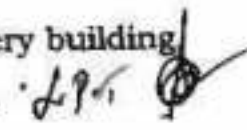
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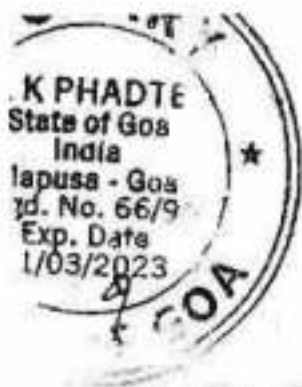


properties the DEVELOPER has provided amenities such as swimming pool, spa and gym for the residents/ occupiers/ owners/ occupants. The residents/ occupiers/ owners/ occupants of these properties will be entitle to enjoy the amenities more particularly the swimming pool, spa and gym constructed/situated in properties under the present deed.

- (f) The DEVELOPER after obtaining all the requisite permission from various government authorities and other local authorities shall endeavour to complete all the development works within a period of 30 months from the date of grant of construction license by the Village Panchayat of Candolim. Completion of development works in all respects within 30 months would only mean obtaining Completion Certificate from the North Goa Planning and Development Authority and applying for Occupancy Certificate from the Village Panchayat of Candolim.

- (g) The DEVELOPER shall within a period of 18 months from the date of grant of construction license by the Village Panchayat of Candolim complete the super structure of each and every building

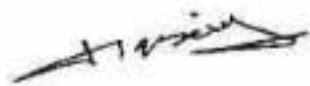
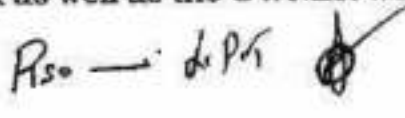
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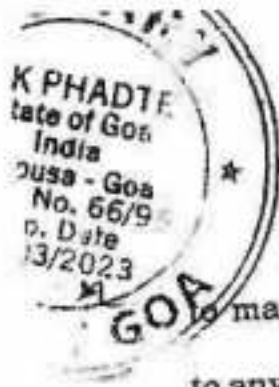


(h) The DEVELOPER is entitled for a grace period of 6 months after the expiry of the period of 30 months which grace period or extension would be obtained by the DEVELOPER upon mutually agreed between the OWNER and the DEVELOPER. Such grace period or extension shall be subject to the DEVELOPER paying compensation in an amount of Rs. 10,00,000/- per month from the 37th month. The said compensation shall be paid on the first date of each month.

(i) The developer shall be liable towards all claims that may arise on account of delay in completing the project including under RERA Act, 2016. The developer shall indemnify the owner against all such claims and shall reimburse all such amount that be paid by the owner as against such claims including

(i) The DEVELOPER is entitled to 50% of the developed Super Built up area towards his total cost of construction and share Upon obtaining registration with RERA Goa under RERA Act, 2016, the DEVELOPER as well as the OWNER would be entitled

 Also 

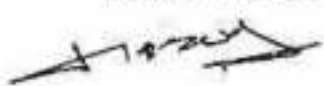



market or sell their share of allotment/ retention to any third party. Further, the consideration received by the DEVELOPER would be solely retained by him as part of his construction cost. This 50% developed Super Built up area which is allotted to the DEVELOPER is defined herein under in SCHEDULE-III below. The 50% of the developed Super Built up area retained by the OWNER is also defined in SCHEDULE-III.

10. Time is the essence of this contract and the same has to be strictly complied with by either parties.

11. The SAID PROPERTIES comes within the jurisdiction of Village Panchayat of Candolim, which is declared as a Planning Area under the Goa Town and Country Planning Act, 1974. In view of this categorization the Real Estate (Regulation and Development) Act, 2016, is applicable to the development on the SAID PROPERTY.

12. The DEVELOPER shall get the project registered under the RERA Act, 2016, prior to marketing the project. The DEVELOPER shall endeavour to complete the project within the period as stated in the RERA application. The

 Rso - J.P.T. 

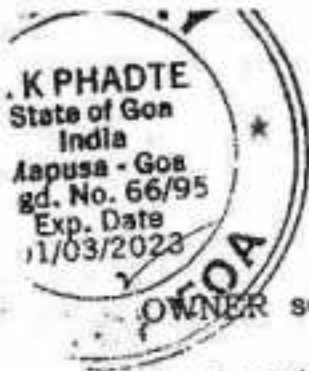


DEVELOPER shall be liable for timely completion of the project. The DEVELOPER shall maintain quality of the work. The DEVELOPER shall not delay in completing the project and shall handover the flat/s to allottee's as promised under Agreement/s. The OWNER shall not be liable for any liability that may incur on account breach of any provisions of RERA Act, 2016. The liability for any breach under the RERA Act, 2016, shall be that of the DEVELOPER and the DEVELOPER indemnifies the OWNER against any such liability.

13. The DEVELOPER shall at the time registration under RERA Act, 2016, shall registered himself as the promoter of the project alongwith the OWNER. The DEVELOPER and the OWNER shall, as required by RERA Act, 2016, shall open two separate bank accounts for their allotted units/ apartments/ flat etc. At the point of sale of allotted units/ apartments/ flat etc. by the DEVELOPER and/or the OWNER, the moneys so received as against such allotted units/ apartments/ flat etc. shall be deposited in their respective Bank Accounts. Therefore, when the DEVELOPER sells and/or agrees to sell his allotted units/ apartments/ flat etc. the moneys so received shall be credited to his account and on the other hand when the

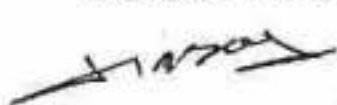
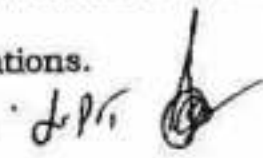


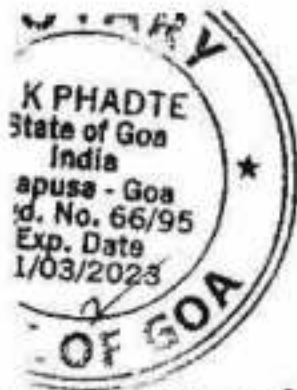
[Signature] R.S. *[Signature]*



OWNER sells and/or agrees to sell his allotted units/ apartments/ flat etc. the moneys so received shall be credited to his account. The Bank Account maintained by the DEVELOPER shall be in consonance with RERA Act, 2016, and any withdrawal from the same shall be in compliance with RERA Act, 2016.

14. Upon obtaining all the requisite permissions it shall be the DEVELOPERS duty to get the said project registered with Goa Real Estate Regulatory Authority and only upon such registration the DEVELOPER as well as the OWNER would be entitled to market their respective shares of super built up area. At all times the parties shall strictly abide by the Real Estate (Regulation and Development) Act, 2016.
15. The parties agree to comply and adhere to the Rules and Regulations as required under the Real Estate (Regulation and Development) Act, 2016, and shall not commit any act in contravention of the said Act.
16. The DEVELOPER shall not cause any deviation or modification to the development undertaken under the approved plan by the NGPDA. If at all, such deviations are required to be made then the DEVELOPER shall approach the OWNER first and take his written consent for carrying out such deviation or modifications.

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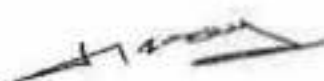



17. By virtue of the present Deed the OWNER has not transferred any part of the SAID PROPERTY in favour of the DEVELOPER. The OWNER shall at all times remain to be the owner in possession of the SAID PROPERTY along with the development carried in the SAID PROPERTY.

18. The OWNER states and declares as under:

- (a) That there is no dispute, litigation pending in or before any Court of Law, Tribunal, Revenue authority and/or quasi-judicial body or authority in respect of the SAID PROPERTIES or any parts thereof, nor is there any prohibitory, attachment or other order or any directive issued by any Court, Tribunal, Revenue authority and/or quasi-judicial body or authority, prohibiting the OWNER from alienating, transferring, disposing of and/or otherwise dealing with the SAID PROPERTY and/or rights, benefit or interests therein, and/or entering into these presents, and/or which may affect or prevent the development or redevelopment of the SAID PROPERTIES, as contemplated herein.



 Rso — J.P.S. 



(b) The OWNER has not entered into any other arrangement, transaction and/or agreement (oral or written) for development, redevelopment, assignment, transfer and/or of the SAID PROPERTIES or any part thereof, and has not done or committed or omitted to do any act, deed, matter or thing save to the extent mentioned herein, whereby or reason whereof the SAID PROPERTIES whereby the DEVELOPER may be prevented or affected in any manner whatsoever.

(c) The OWNER hereby declares that the title of the SAID PROPERTIES is clear, marketable and free from all encumbrances and reasonable doubts, and the same was and remains in exclusive occupation and possession of the said OWNER, who have good title, full power and absolute authority to deal with the SAID PROPERTIES, which the OWNER agrees, admits, consents and confirms that neither they or anyone on their behalf had, done committed or omitted to do any act, matter or thing whereby or by means whereof the title of the SAID PROPERTIES (in all the attributes as above stated or any part thereof is or can in any manner be adversely affected or prejudiced.



A K PHADTE Rso — *J.P.S.*



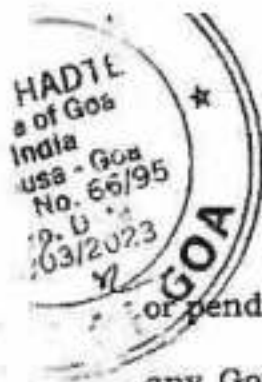
That the SAID PROPERTIES or any part/s thereof is/are not affected by any mortgage, encumbrances, charge, claim, lien, reservation, requisition, litigation, order or prohibition or attachment, claim for possession, easements or right of way adversely affecting the SAID PROPERTIES or any part/s thereof and there is no pending claim or demand of any revenue or other authorities, and there is no impediment whatsoever in contract or in law for development and/or sale of the SAID PROPERTIES (in its attributed as above stated) to the Developed with the clear and marketable, free from encumbrances and reasonable doubts.



(e) The OWNER declares that as on date of execution of the present deed there is/are no outstanding/s to any Revenue or Tax department/s which could directly or remotely constitute a charge/lien on the said plot or otherwise adversely prejudice or affect the transaction herein.

(f) All the rents, rates, taxes, cesses, assessments and other charges and outgoings payable in respect of the SAID PROPERTIES have been paid and discharged upto date, and there is no demand notice received by

[Handwritten signature] Rso *[Handwritten signature]*



or pending against the OWNER as the case may be to any Government, Semi-Government, local or public body or authority in respect thereof.

- (g) No proceedings are pending or initiated against the OWNER under the Provisions of the Income Tax Act, the Public Demand Recovery Act and/or any other law in force for the time being, and that no notice has been served upon or received by any of the OWNER under the Income Tax Act, and there is no attachment or orders in that regard, which may adversely affect the development of the SAID PROPERTIES.



19. All disputes or court cases that may arise in respect of the SAID PROPERTIES during the course of construction shall be dealt with and resolved by the OWNER at its own cost, without harming the right and interest of the developer and prospective purchasers.

20. All disputes or Court cases that may arise by or between in respect of the construction i.e. between the DEVELOPER and the Vendors who have supplied men, material and machinery shall be dealt with and resolved by the


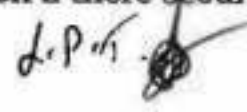
 Rso — d.P.S. 

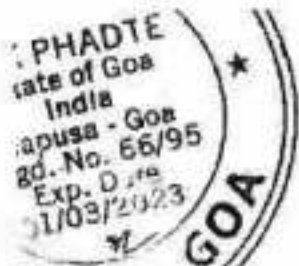


DEVELOPER at his own cost. The OWNER shall not be liable for any act/accident/incident that may occur during the construction. It shall be the duty of the DEVELOPER to take all necessary licenses/permissions/NOC in respect of men and material to be used and engaged at the construction site and shall indemnify the OWNER including any wrong act, theft, crime, accident, or any other incident arising at the construction site.

21. It is mutually agreed between the parties that the proposed development would be named as "RIO ROYALE". Any change to the aforesaid would be at the sole discretion of the DEVELOPER.
22. The parties agree that they shall cooperate with each other at all times and mutually it should be the endeavour of both the parties to complete the construction within the stipulated period of 36 months from the date of grant of construction license by the Village Panchayat of Candolim.
23. At all times the relationship between the parties will be that of landlord and developer.
24. Notwithstanding anything contained hereinabove for if for any reason during the construction if there occurs an event



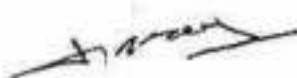
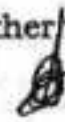
 Rso - 

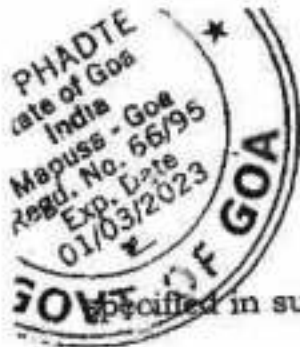


that includes, but is not limited to earthquake, flood, tempest, lighting, terrorist attack, violence of any army or mob or enemies of the state or by any other irresistible force or any natural calamities or any act of god, the construction is stopped due to extension of time for completion of the project shall be granted by the OWNER and in such an event neither of the parties shall be entitled to claim compensation for each other, but after the event, the DEVELOPER shall have the right to develop the said property.

25. If any term, provision or condition of this Development Agreement shall, to any extent, be finally adjudicated to be invalid or unenforceable, the remained of the development agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is finally adjudicated to be invalid or unenforceable) shall not be affected thereby and each and every other term, provision or condition of this agreement shall be valid and enforceable to the fullest extent permitted by law.

26. No waiver of any provisions of this agreement shall be implied by any failure of either party to enforce any remedy on account of the violation of such provision, even if such violation be continued or repeated subsequently, and no express waiver shall affect any provision other than the one

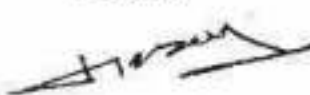
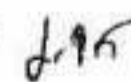

 Rso — J.P.S. 



specified in such waiver and that one only for the time and in the manner specifically stated.

27. Both the parties upon mutual agreement are entitled to make amendments to the present deed which shall be concomitant to the present Deed.
28. Any amendment made to this agreement shall be in pursuance of a Deed of Amendment to Joint Venture Agreement under the signature of both the parties.
29. In respect of 50% of the super built up area allotted to the DEVELOPER vide the present Deed the DEVELOPER is entitled to sell the same and retain the entire consideration received by him in its entirety towards cost of construction. The DEVELOPER is not liable to pay any part of the consideration to the OWNER. However, the OWNER shall be under obligation to sign all such deeds so as to effectively transfer the ownership of the flat/s in favour of the Third Party within the stipulated time of 10 days from such Notice.



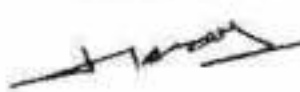
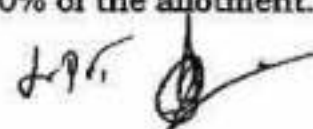
 Rso —  



In respect of the 50% of the super built up area retained by the OWNER, if the OWNER desires, shall be entitled to sell the same to any third party and consideration in that regard shall be entirely retained by the OWNER. However, the DEVELOPER shall be liable to sign all such deeds to effectively transfer the ownership of the flat/s in favour of the Third Party within the stipulated time of 10 days from such Notice.

31. During the development of the SAID PROPERTIES i.e. date from which construction license is granted by the Village Panchayat of Candolim, the DEVELOPER shall be liable to pay all taxes/fees/cess that may be payable government authorities, semi government and the Village Panchayat.

32. Upon obtaining the Occupancy Certificate, the DEVELOPER would be liable to pay all such taxes/fees/cess that may be payable government authorities, semi government and the Village Panchayat to the extent of his 50% of the allotment and the OWNER shall be liable to pay all taxes/fees/cess that may be payable to government authorities, semi government and the Village Panchayat to the extent of his 50% of the allotment.

 Rso — 



33. Upon the execution of this Deed, the DEVELOPER shall be entitled to put up a hoarding on the SAID PROPERTIES displaying the elevation of the proposed building and other particulars at the discretion of the DEVELOPER.
34. At all times the OWNER is entitled to visit the SAID PROPERTIES at any point of time for verification, compute progress at site, etc. without seeking permission from the DEVELOPER. The DEVELOPER shall have no right to stop the OWNER from entering upon the SAID PROPERTIES at any point of time.
35. It is hereby specifically agreed by the Parties that in the event of any additional F.A.R. and/or F.S.I. being made available to the SAID PROPERTIES prior to start of construction or during the construction stages then the OWNER and the DEVELOPER shall be entitled to enjoy benefit thereof in the ratio of 50:50 (wherein 50% is for DEVELOPER and 50% for the OWNER).
36. The OWNER hereby states and assures the DEVELOPER that no notice under the Land Acquisition Act or the Town and Country Planning Act has been issued against, received by or served upon him in respect of the SAID PROPERTIES.

Handwritten signature R50 - d.P.S.



37. The OWNER shall at the time of this Deed, deliver to the DEVELOPER or their nominees copies of all documents of title of the OWNER which exclusively relate to the SAID PROPERTIES.

38. All notices required to be served on the parties hereto shall be made in writing and shall be deemed to be served properly when delivered by registered post with A.D. on the respective addresses and or email as mentioned herein below. In the event of change in address of the Parties the Parties shall communicate the same to each other.

OWNER:-

SHERATON INFRA,

SHERATON TOWNSHIP LLP,

Office at Flat no. 1002, Pali Palms,

16th Road, Bandra West, Mumbai-400050

Email:- skautoplaza@gmail.com

DEVELOPER:-

RIO LUXURY HOMES PRIVATE LIMITED,

Office at Redrock Elegance,

near Petrol Pump, Marna, Siolim, Bardez, Goa.

PIN- 403517

Email:- riyazsomani@riogroup.co.in

[Handwritten signature] Rso — *[Handwritten signature]*





39. All disputes, which may arise between the Parties to this Deed, whether in relation to the interpretation of the clauses and conditions of this Agreement and/or about the performance of these presents or concerning any act or 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 whatever concerning this Agreement shall be referred to Arbitration in accordance with the provisions of the Indian Arbitration and Conciliation Act, 2019.

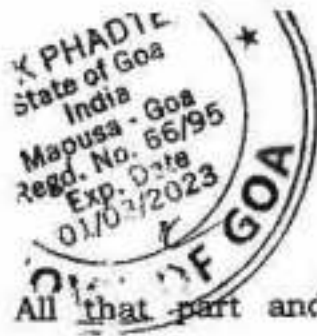
40. The parties to the present Deed state that the parties have entered into the present Deed out of their own free will and consent.

Rso — *[Handwritten signature]*



SCHEDULE - I

(Description of the SAID PROPERTY)



All that part and parcel of land admeasuring 1351m² comprises of Sy.no.41/2 admeasuring 575m², Sy.no.41/7-A admeasuring 776m² along with a dwelling House bearing H.No.275 (20A/3) standing in Sy.no:41/2 identified as 'TAMBUDQUI' situated at Souza Wado, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District Bardez, District North Goa, in the State of Goa, which property described under no.29438 of Book B-75 and enrolled in the Taluka Revenue Office under Matríz no.776.

The said Plot as One Unit is bounded as under:-

North:- Sy.no.41/1 of Candolim and Road.

South:- Sy.no.41/15 of Candolim.

East :- Sy.no.28/7,22,23 and 40/1 of Candolim.

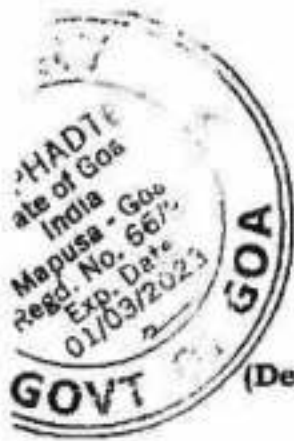
West :- Sy.no.41/7,10 and 12 of Candolim.

The survey plan of the above property bearing Survey No. 41/1 is attached hereto.

Rso —

LPS 





SCHEDULE - II

(Description of the SAID PROPERTY)

All that part and parcel of land admeasuring 75m² being a part of Sy.no.41/15 of Candolim situated at Souza Wado, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District Bardez, District North Goa in the State of Goa, which property neither described in the office of Land Registrar and nor enrolled in the Taluka Revenue Office under Matríz.

The said Plot as One Unit is bounded as under:-

North:- Remaining Part of the same property

South:- Sy.no.40/___ of Candolim

East :- Sy.no.40/1 of Candolim

West :- Sy.no.41/16 of Candolim

Ass - dr 1/1



A K PHADTE
 State of Goa
 India
 Mapusa - Goa
 Regd. No. 66/95
 Exp. Date
 01/03/2023

IN WITNESS WHEREOF the parties have put their hands on this
 day, month and year in presence of two witnesses.

SIGNED AND DELIVERED
BY THE WITHIN NAMED
OWNER OF THE FIRST PART



M/S. SHERATON INFRA
KARISHMA SURESH TEKCHANDANI
THR. HER ATTORNEY
MR. SURESH JAIRAM TEKCHANDANI.

TARY
PHADTE
 te of Goa
 India
 ise - Goa
 No. 66/95
 Date
 /2023
GOA

- | | |
|----------|----------|
| 1. _____ | 1. _____ |
| 2. _____ | 2. _____ |
| 3. _____ | 3. _____ |
| 4. _____ | 4. _____ |
| 5. _____ | 5. _____ |

[Handwritten signatures and initials]

K PHADTE
State of Goa
India
Mapusa - Goa
Id. No. 66/95
Exp. Date
11/03/2023

SIGNED AND DELIVERED

BY THE WITHIN NAMED

OWNER OF THE FIRST PART



PHADTE
State of Goa
India
Mapusa - Goa
No. 66/95
Date
11/03/2023
F GOA

M/S. SHERATON INFRA,
SHRI. DEVESH HASEJA
THR. HIS ATTORNEY
MR. RAJKUMAR HASEJA.

1. 

1. 

2. 

2. 

3. 

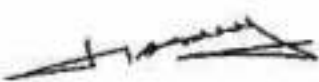
3. 

4. 

4. 

5. 

5. 



Rso

Dr P. N. 



SIGNED AND DELIVERED

BY THE WITHIN NAMED

OWNER OF THE FIRST PART



Laxman P



M/S. SHERATON INFRA,

SHRI. LAXMAN P TERCHANDANI



1. 

1. 

2. 

2. 

3. 

3. 

4. 

4. 

5. 

5. 

[Signature]

Rso

[Signature]



SIGNED AND DELIVERED
BY THE WITHIN NAMED
OWNER OF THE SECOND PART



**RIO LUXURY HOMES PRIVATE LIMITED
THR. ITS MANAGING DIRECTOR
MR. RIYAZ RAMZANALI SOMANI.**



1.

1.

2.

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5.

WITNESSES:

1. _____

2. _____

Rso



SCHEDULE II

SHERATON INFRA

RIO ROYALE BLOCK C			
Stilt car Park			
First Floor	C101 (73.73)	C102 (63.97)	C103 (63.97)
Second Floor	C201 (65.41)	C202 (63.97)	C203 (63.97)
Third Floor	C301 (73.73)	C302 (63.97)	C303 (63.97)
Fourth Floor	C401 (65.41)	C402 (63.97)	C403 (63.97)
Fifth Floor	C501 (73.73)	C502 (63.97)	C503 (63.97)
	Total	TOTAL	991.74



RIO LUXURY HOMES Pvt LTD

RIO ROYALE BLOCK C			
Stilt car Park			
First Floor	C104 (63.97)	C105 (63.97)	C106 (63.97)
Second Floor	C204 (63.97)	C205 (63.97)	C206 (63.97)
Third Floor	C304 (63.97)	C305 (63.97)	C306 (63.97)
Fourth Floor	C404 (63.97)	C405 (63.97)	C406 (63.97)
Fifth Floor	C504 (63.97)	C505 (63.97)	C506 (63.97)
	Total	TOTAL	975.39

Rs. — JPS



SCHEDULE

AREA OF PLOT 'A' 363.00 M²

ROAD

S. NO. 28

SURVEY NO. 44/1

7-A PLOT 'A'

21.80

32.80

7-A

08.9

38.40

17.50

02.4

3.80

10

23

9

2

17

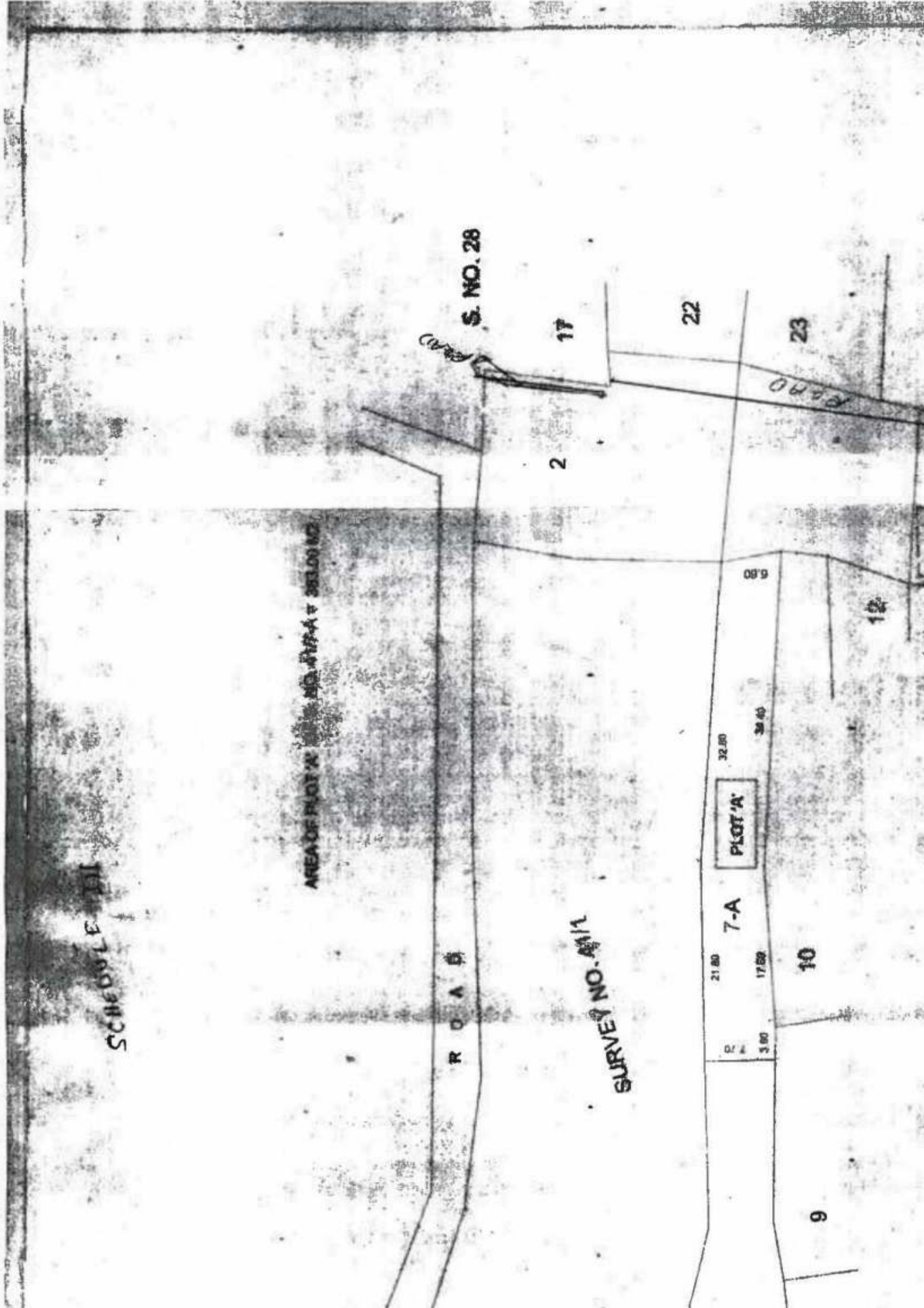
22

12

14

ROAD

ROAD




FORM I & XIV
नमुना नं १ व १४

Page 1 of 1

Date : 18/12/2019

Taluka **BARDEZ**
तालुका
Village **Candolim**
गांव
Name of the Field **Souza Wado**
शेताचें नांव

Survey No. 41
सर्वे नंबर
Sub Div. No. 2
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोराड	Total एकूण
0000.00.00	0000.05.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.05.75

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण	Remarks शेरा
0000.00.00	0000.00.00	0000.00.00	0000.05.75	

Assessment : Rs. 0.00 Foro Rs. 0.00 Predial Rs. 0.00
आकार फोर प्रदियाल रेट

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. घाते नंबर	Mutation No. केरफार नं	Remarks शेरा
1	MAADTAO		58529	
S.No.	Name of the Tenant कृळाचे नांव	Khata No. घाते नंबर	Mutation No. केरफार नं	Remarks शेरा
	India Goa No. 65/95 Exp. Date 11/03/2023	Nil		
Other Rights Name of Person holding rights and nature of rights: इतर हक्क धारक सत्ता-प्रकार व हक्क प्रकार			Mutation No. केरफार नं	Remarks शेरा

Details of Cropped Area पिकाबातील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत	Unirrigated जिरायत	and not Available for Cultivation नापिक जमीन	
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area Ha.Ars.Sq.Mts हे. आर. चौ. मी.
		Nil						

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.





FORM I & XIV

नमुना नं १ व १४

Date : 18/12/2019

Page 1 of 1

Taluka BARDEZ
तालुका
Village Candolim
गांव
Name of the Field Souza Wado
शेताचें नांव

Survey No.
सर्वे नंबर
Sub Div. No.
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice हरी	Khajan खाजन	Ker केर	Morad मोरड	Total एकूण
0000.02.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण	Remarks शेरा
0000.00.75	0000.00.00	0000.00.75	0000.03.25	

Assessment : Rs. 0.00 Foro Rs. 0.00 Predjal Rs. 0.00 Rent

S.No.	Name of the Occupant कान्हेदाराचे नांव	Khata No. धाते नंबर	Mutation No. फेरफार नं	Remarks
	Resalina Severina Ferrao Mrs. Shigaboo Infra		2819 58531	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. धाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
	K PHADTE State of Goa India			

Name of the Occupant कान्हेदाराचे नांव	Mutation No. फेरफार नं	Remarks शेरा
Other rights and signature of rights: इतर हक्क EXP. Date 01/03/2023 कुरणा नाचे नांव हक्क प्रकार Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for Cultivation नापिक जमीन	
							Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.
		Nil						

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.



Date : 18/12/2019

Page 1 of 1

Taluka **BARDEZ**
तालुका
Village **Candolim**
गांव
Name of the Field **Souza Wado**
शेताचे नांव

Survey No.
सर्वे नंबर
Sub Div. No.
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice हरी	Khajan खाजन	Ker केर	Morad मोरड
0000.07.76	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण	Remarks शेरा
0000.00.00	0000.00.00	0000.00.00	0000.07.76	शेरा

Assessment : Rs. 0.00
आकार

Foro Rs. 0.00
फोर

Predial Statement No. Rs. 0.00
प्रदियाल

04/03/2015

S.No.	Name of the Occupant व्यक्तीचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
	M/s. Sheraton Infra		58516	
S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
	Nil			
Other Rights Name of Person holding rights and signature of rights: दर हक्क धारण करणाराचे नांव व हक्क प्रकार				Mutation No. फेरफार नं

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator सागवत करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for Cultivation नापिक जमीन	
							Nature प्रकार	Area हे. आर. चौ.
Nil								

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.



पावती क्र. 8163 -दिनांक 15/07

राज्याचे नाव : गोवा
दस्तावेजाचा अन्वयार्थ : वारस - 15/07/2016
दस्तावेजाचा प्रकार : कुलगुरुत्वार्थ
मादर कठ्याच्या नाव : त्रिभुवा सुरेश टेकचंदानी

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 18

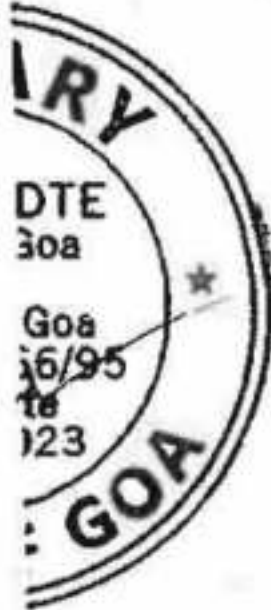
एकूण

आपणाम मूळ दस्त : बवचन पिट मूची :- अदाजे
11 38 AM ह्या अंशेत मिळेल

वाजार पुरवण र 1
सोबदला र 0/-
भारतेने मुद्रांक शुल्क र 500/-

सह. दुय्यम निबंधक, बॉरींग
दुय्यम उपनगर जिल्हा

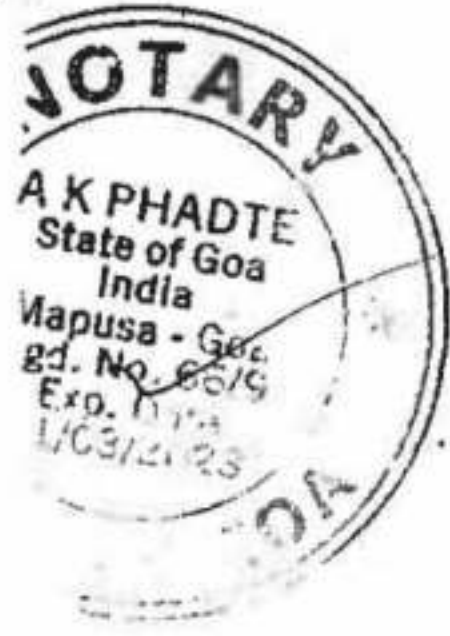
- 1) देयकाचा प्रकार : eChallan शुल्क र 100/-
डीडी/घनादेशाचे अंश संख्या: MH002671066201617E दिनांक 15/07/2016
विक्रेते नाव : राजा
- 2) देयकाचा प्रकार : By Cash शुल्क र 360/-



DELIVERED

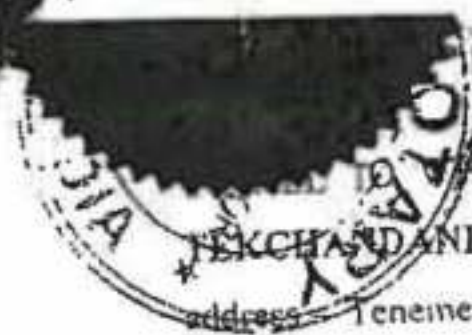


MH002671686201617E		BARCODE	Date 14/07/2016-13:57:38		Form ID 48
Inspector General Of Registration		Payment Details			
Stamp Duty		TAX (If Any)			
Registration Fee		PAN No. (If Applicable)			
Name BRL1_JT SUB REGISTRAR BORIVALI 1		Full Name		KARISHMA SURESH TEKCHANDANI	
Location MUMBAI		Flat/Block No.		Tenement No 272 2160	
2016-2017 One Time		Premises/Building			
Account Head Details	Amount in Rs.	Road/Street		Molai Nagar	
5501 Stamp Duty	500.00	Area/Locality		Goregaon West Mumbai	
3301 Registrar Fee	100.00	Town/City/District			
		PIN		4 0 0 1 0 4	
		Remarks (if Any)			
		Second Party Name = SURESH JAIRAMDAS TE			
		KCHANDANI-			
		Amount in	Six Hundred Rupees Only		
		500.00	Words		
BANK		FOR USE IN RECEIVING BANK			
Cheque-CC Details		Bank CIN	REF No.	69103332016071412247 94822316	
No. HADTE		Date	14/07/2016-13:58:43		
State of Goa		Bank-Branch	IDBI BANK		
India		Scroll No., Date	Not Verified with Scroll		
Mapusa - Goa					
No. 66/95					
Exp. Date					
1/03/2023					



09829196
FORE

POWER OF ATTORNEY



FROM THESE PRESENT SHALL COME; I MS. KARISHMA SURESH
TEKCHANDANI, aged about 40 years, (PAN NO: [redacted]) Indian inhabitant.
address: Tenement No. 272/2160, Motilal Nagar, Goregaon (West), Mumbai - 400 161

hereby SEND GREETINGS -

Whereas I/We own various movable and immovable properties in various parts of Maharashtra, Gujarat, Goa and Daman & Diu and are personally unable to attend day to day affairs for reasons of convenience it is necessary for us to appoint an attorney and confer upon him/her powers hereinafter stated

Now Know ye by these Presents that I MS. KARISHMA SURESH TEKCHANDANI hereby nominate and constitute and appoint my Husband Shri SURESH JAIRAM TEKCHANDANI son of JAIRAMDAS THADOMAL TEKCHANDANI at present residing at Flat No. 603, B Wing, Casurina, Evershine Greens, Adarsh Nagar, Andheri (West), Mumbai 400 053 Pan Card NO: [redacted] our true and lawful Attorney for

my/our behalf in any of my/our said capacities and in the name and on behalf of any partnership firm, association of persons, trustee, beneficiary or businesses in which I/We now or hereafter in any manner become interested to do exercise, execute and perform all or any of the following things, namely:-



1. To purchase, take lease, to take charge or mortgage and to acquire in any other manner, settle, charge, lease, grant tenancy or otherwise transfer any movable or immovable property or any terms deal with any immovable property or

2. To take possession, manage and maintain my/our immovable properties and other immovable properties acquired by me hereafter

3. To demand, recover and receive rents, manse profits, license fees, maintenance charges, electricity charges, corporation taxes and all other sums of money receivable in respect of my properties and to make all just and reasonable allowance therein in respect of taxes, repairs and other outgoings and to take all necessary steps whether

distress or otherwise to recover any property or sums of money in arrears.

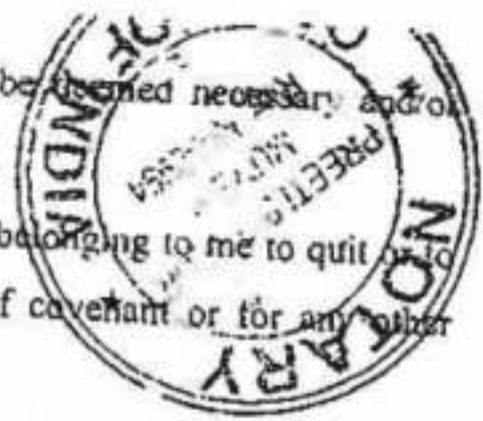
4.	To collect compensation on recurring monthly basis or in advance and the Deposit from the Prospective Customer (Proposed Licensee), and/or to collect proceeds in my name and on my behalf from the proposed Purchaser and to sign valid receipts for the same.
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5. To pay all taxes, rates, assessments, charges, expenses and other outgoings payable for or on account of my properties or any part thereof and to insure and

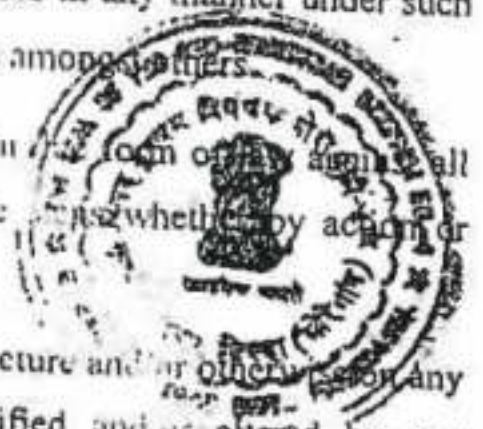
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thereon against loss or damage by fire and other risks as be deemed necessary and/or desirable and to pay all premia for such insurances.



- 6. To sign and give any notice to any occupier of any property belonging to me to quit or to repair or to abate any nuisance or to remedy any breach of covenant or for any other purpose whatsoever.
- 7. To take down, demolish, rebuild and/or repair property or other structure of whatever nature.
- 8. To apply for and obtain electricity, gas, water, sewerage and/or connections of any utilities and/or to make alterations and/or close down and/or have disconnected the same in my properties.
- 9. To enter upon any of my property or any part of it as often as be desired to view the state of repair thereof and to require any occupier as a result of such view to remedy any want of repair or abate any nuisance.
- 10. To enforce any covenant in any lease, license or tenancy agreement or any other document affecting any of my property and if any right to re-enter arises in any manner under such covenants or under notice to quit then to exercise such rights among others.
- 11. To warn off and prohibit and if necessary proceed against in any manner all trespassers on any of my property and to take appropriate steps whether by action or otherwise and to abate all nuisance.
- 12. To get prepared plans for construction of any building or structure and/or other erection on any of my property and to have the same sanctioned, modified and/or altered by any Corporation, Municipality or other authority and in connection therewith or to make necessary applications, give undertakings, pay fees, obtain sanctions and such other orders and permissions as may be expedient.
- 13. To apply for and obtain such permission as may be necessary for obtaining steel, cement, bricks and other construction materials and construction equipments and to appoint architects and contractors for the construction of building or buildings to be constructed on the plots belonging to me.



To appear and represent in any proceedings for fixation of fair rent and for any other purpose or purposes before any court, Rent Controller or other authority, in connection with any matter relating to and/or arising out of any of my property.

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To apply for and obtain such certificate and other permissions and clearances including certificates and/or permissions under any law relating to ceiling on urban land or other law relating to land and/or buildings both urban and rural or under the Income Tax Act or any other law as may be required for execution and/or registration of any conveyance or other

[Handwritten signature]



document and for transferring any rights in any land, building or other property belonging to me or acquired by me hereafter.

To prepare, sign, declare and file declarations, statements, applications and/or returns otherwise in connection with holding, possessing, acquiring, transferring, partitioning or otherwise dealing with any of my property before any appropriate or other authority that may be required under any law or laws now prevailing or as may in future be applicable and to do, exercise, execute and perform any or all the necessary acts, deeds and things required here under.

17. To enter into, sign, execute, vary, alter, terminate, suspend, and repudiate any contract

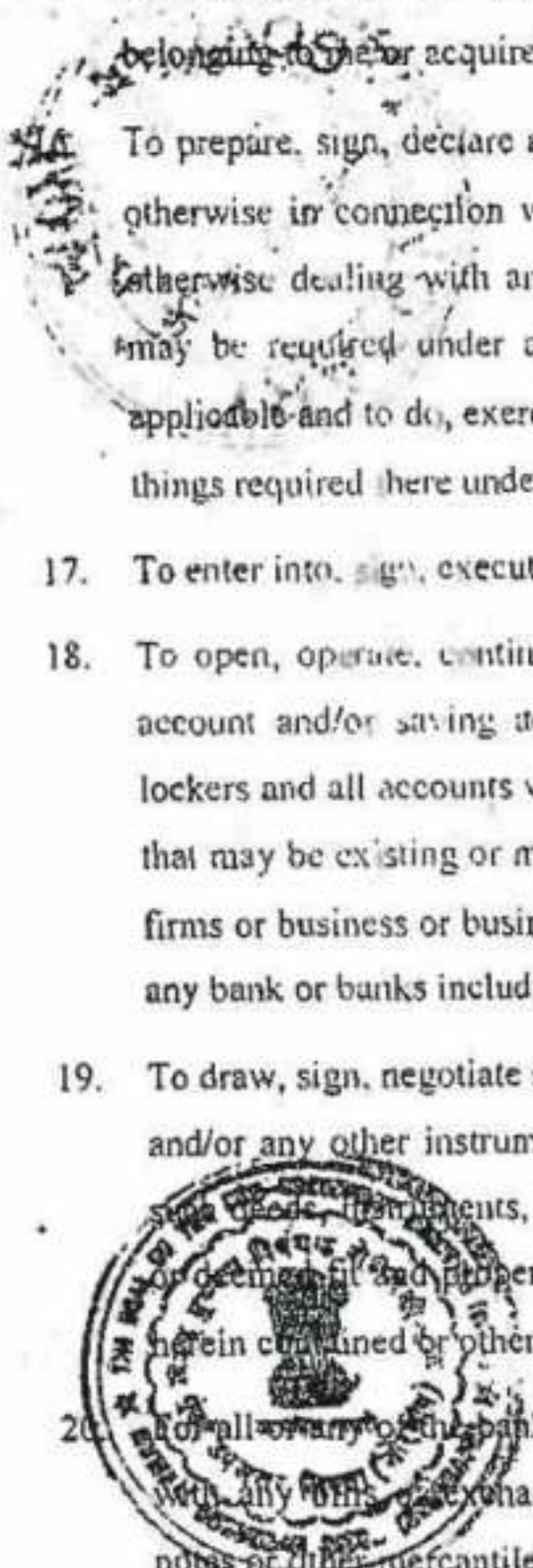
18. To open, operate, continue or close any account including any overdraft or current account and/or saving account, current, fixed or other accounts and also safe deposit lockers and all accounts whatsoever in my name and on my behalf with any bank or banks that may be existing or may in future be opened in my name or in the name of my firms or business or businesses or in my capacity as trustee or beneficiary of any trust or any bank or banks including Postal Savings Bank.

19. To draw, sign, negotiate and/or endorse cheques, payment orders, drafts, dividend warrants and/or any other instruments and to execute, enter into, acknowledge, do and perform all such acts, deeds, instruments, contracts, agreements, acts, deeds and things as shall be deemed fit and proper for or in relation to all or any of the purposes, matters and things herein contained or others with any bank or banks.

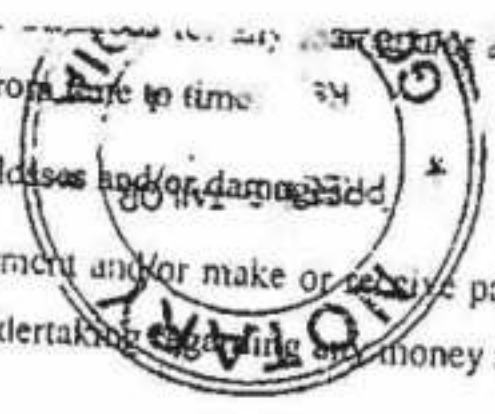
20. For all or any of the banking purposes to draw, accept, endorse, discount or otherwise negotiate with any bank or banks bills of exchange, bills of lading, mates' receipts, delivery orders, promissory notes or other mercantile instruments relating to moneys, goods, properties or other things.

21. To realize loans and/or borrow money or moneys from time to time from any bank or financial institution, or any person or persons, organization whatsoever against the security of my properties both movable and immovable belonging to me or any of my firm or business or businesses in which I am now or may hereafter become interested and to execute, sign and register mortgage, charges, transfer and/or give other securities by any other deed or deeds on such terms and conditions as my said attorney or his substitute or substitutes may think fit and proper.

To make and/or to receive any loan or advance from any bank, financial institution or any person to such extent and on such terms as the said attorney may deem expedient and to secure the same by pledging, hypothecating, mortgaging, charging or any other means encumbering any of my movable or immovable property.



and to vary such rate of interests or consideration from time to time



- 24. To remit, reduce or settle any claim of any moneys, losses and/or damages.
- 25. To draw, execute, negotiate, cancel, present for payment and/or make or receive payment of any promissory note, bill of exchange, bond or undertaking regarding any money received and/or advance.
- 26. To represent me in any of the bank or banks, insurance companies, Courts, registration offices, municipal offices, office of competent authority, urban land ceiling, post office, sales tax offices, income-tax offices, customs offices, revenue offices or any co-operative society, Central or any other State Government or other authority, society, body corporate or other person for any purpose or purposes whatsoever and do all acts as may be expedient before the same or in connection therewith.
- 27. To sign, execute and/or file any of my and/or any of my firm or firms or business or businesses in my personal capacity or as trustee or beneficiary of any trust, sales tax returns, income-tax returns, Wealth-tax returns, gift tax returns or any other returns under the Income-tax Act, 1961, Wealth-tax Act, 1957, Gift-tax Act, 1958 and/or any other law for the time being in force or other returns, statements and documents in connection with the aforesaid Acts, to sign and or submit returns, accounts, balance sheets, declaration forms, to receive refund orders from any of the aforesaid authorities, to apply for and to sign and submit to necessary authorities and to represent me or any of the firm or firms or business or businesses, proprietary concerns in which I am now or may hereafter be interested as proprietor, partner, trustee or beneficiary with such authority or authorities concerned therewith.
- 28. To appear before any Assessing Officer, Deputy Commissioner and/or Assistant Commissioner and/or Commissioner and/or Central Board of Direct Taxes and/or tribunal and/or any other authority or authorities in connection with any matter or matters and to represent me or my proprietary concerns, firm or firms, business or businesses, trusts in which I am trustee or beneficiary and to produce, explain accounts, documents and papers as may be necessary and to pay taxes and other amounts to such authorities and to any other authority by virtue of these presents and to sign, execute and deliver all papers, documents and deeds in connection therewith.
- To sign, admit and execute all legal documents/agreements and appear for us on my/our behalf before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar, Metropolitan Magistrate and other officer or officers or authority having jurisdiction and to acknowledge and register or have registered and perfected all deeds, instruments and writings, executed, signed or made by me personally or as partner of any



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Sub-Registrar



...or my successors or by my said attorneys or any of the powers herein conferred.

- 30. To sign and execute all legal documents/agreements and appear for me before any Sub-Registrar/Government Authority and to present for registration and admit document or documents executed by us or for and my/our behalf for and License, Lease and/or purchase of the new properties
- 31. To sign, execute and represent before Sub-Registrar pertaining to Confirmation for earlier Agreements and or regularizing the Previous Agreements and clearance of Stamp Duty dues.
- 32. To execute all deeds and other instruments necessary or proper for transfer of shares, annuities, debentures, obligations and other securities held by me or by me hereafter to the purchaser or purchasers thereof.
- 33. To sign, execute, enter into, modify, cancel, alter, draw, approve, present and admit registration of all papers, documents, contracts, agreements, mortgage deeds, leases, grants, assurances, applications, declarations and other in connection with the management and development of any business in connection with the sale, purchase, lease, transfer and disposition or sanction of plan or obtaining of clearances or permits from the Government or other authorities.

34. To sign, execute, enter into, modify, cancel, alter, draw, approve, present and admit registration of all papers, documents, contracts, agreements, mortgage deeds, leases, grants, assurances, applications, declarations and other in connection with the management and development of any business in connection with the sale, purchase, lease, transfer and disposition or sanction of plan or obtaining of clearances or permits from the Government or other authorities.

34. To sign, execute, enter into, modify, cancel, alter, draw, approve, present and admit registration of all papers, documents, contracts, agreements, mortgage deeds, leases, grants, assurances, applications, declarations and other in connection with the management and development of any business in connection with the sale, purchase, lease, transfer and disposition or sanction of plan or obtaining of clearances or permits from the Government or other authorities.

35. To sign, declare and/or affirm any plaints, written statements, affidavits, memorandum of appeal or any other documents in any proceeding or in any way connected therewith.

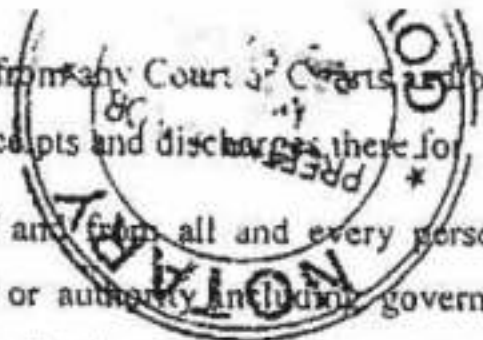
To commence, prosecute, enforce, defend, answer or defend in all legal proceedings and demands touching any of the matters in which I am now or may hereafter be interested or connected and also if thought fit to compromise, refer to arbitration, abandon, submit to or become non-suited in any such action or proceeding as civil or criminal, or revenue including the Rent Controller, City and Small Causes



2023-09-20



37 To deposit and receive documents and moneys in and from any Court of Law or for any other person or authority in my name and give valid receipts and discharges therefor



38 To demand, collect, sue for, recover and receive of and from all and every person or persons, body or bodies, politic or corporate, Court or authority including government and/or local bodies whatsoever concerned or chargeable therewith all or every sum or sums of money including rent, documents, securities, goods, effects, dues, duties, interests, rents, profits, income, purchase consideration, dividends, compensation and/or any other money or moneys which shall belong or be or become payable to me or to any of my firm or firms, business or businesses or companies in which I am interested.

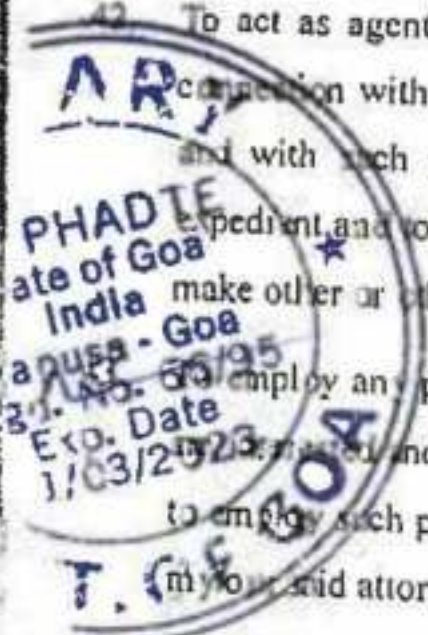
39. To demand, collect, sue for, recover and receive, from all and every person, body, politic or municipal or corporate or firm or company where so ever and whatsoever all sums of money, debts, dues, goods, ware, merchandise, chattels, effects and things of any nature or description whatsoever which now are or which at any time or times hereafter shall or may become due or owing or payable to or recoverable including those from or by the bank by virtue of any hypothecations, bonds, mortgages, pledges, agreements or other securities whatsoever or upon or by virtue of any bills of exchange, promissory notes, cheques, bills of lading or other mercantile or negotiable instruments whatever or otherwise.

40. To receive and give effectual receipts and discharges in my name for all monies, securities for monies, debts, goods, chattels and personal estate which are or may become due, owing, payable or transferable in or by any right, title, ways or means from any person or persons or corporation or other body or authority.

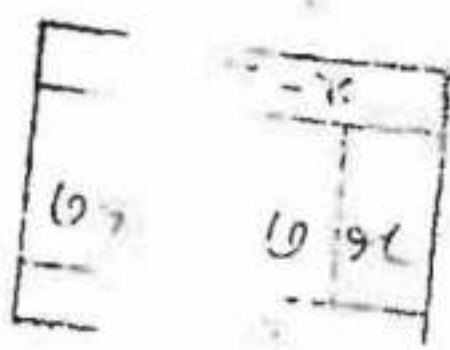
41. Receive and give good and valid receipts and discharges in my name for share of assets of any business or for the purchase money of any share therein or of any part of such share and all such other monies as may be payable to me in any manner whatsoever.



42 To act as agents for any person or to appoint any person as agent for any purpose in connection with any business or matter herein contained or otherwise and on such terms and with such powers and authorities as may be deemed by me and attorney to be expedient and to vary, modify and/or terminate such appointment and appointments and make other or others.



43 To employ any person in any capacity for my business firm, trusts, or companies in which I am interested and require to employ such person or become interested in such person and to suspend, dismiss or discharge any employee employed as my agent and attorney may deem fit.



44. For the better and more effectually executing the powers of authorities aforesaid them to retain and employ solicitors, advocates, chartered accountants, consultants or any other professional persons and/or debt collecting or other agents.

45. For all or any purpose to give and execute all such bonds, guarantees, in covenants and obligations in my name.

46. To sublet, substitute and appoint in his place (on such terms and conditions as an attorney shall think fit and proper) one or more attorneys to exercise for me as my or attorneys any or all of the powers and authorities hereby conferred and to make such appointment from time to time and to substitute or appoint any other persons in the place of such attorney or attorneys as the said attorney shall think fit and proper.



This Power of Attorney is given without any consideration.

and generally my/our said attorney shall have the power to do all such acts, deeds and my/our behalf and I/We could have lawfully done, if personally present.

AND I/We do hereby for my/our self, my/our heirs, executors, administrators of all legal representatives ratify and confirm and agree to ratify and by attorney confirm whatsoever my/our said attorney or his substitute or substitutes shall lawfully do or done by virtue of these presents.

IN WITNESS WHEREOF the parties herein have executed these presents at Mumbai, 15th day of July 2016.

SIGNED AND DELIVERED by the
Within named

MS. KARISHMA SURESH TEKCHANDANI
PAN No. AAEP3407E



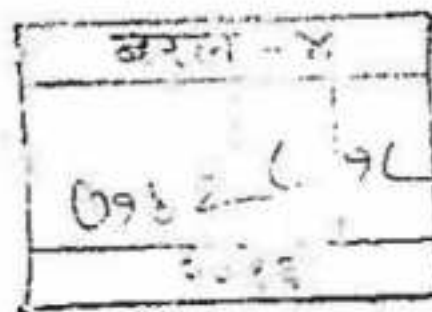
I agree to act as Constituted Attorney.

SIGNED AND DELIVERED by the
Within named

Shri SURESH JAIRAMDAS TEKCHANDANI
PAN NO. AAAPT6524G



Identified and explained before me.



CERTIFIED TRUE COPY

Preeti E. Tailor
PREETI E. TAILOR
ADVOCATE & NOTARY (GOVT. OF INDIA)
MUMBAI LANE





Comp No: 10050046

RELIANCE

Your Electricity Bill for Mar-16

Your bill amount payable (round sum)

₹ : 6380.00

Due by* : 15-04-2016*

*Date is only for your convenience. It is not a deadline to provide immediately

Snapshot of your bill

Your current month bill amount (₹)	6464.00
Net other charges (₹)	84.37
Net provision	
Escrow (₹)	9.48
Total (₹)	6557.85
Units consumed	
15-16	500
Mar-15	27

Track your consumption

Bar Graph	Units Avg	Month/yr
[Bar]	603	Feb-16
[Bar]	418	Jan-16
[Bar]	142	Dec-15
[Bar]	182	Nov-15
[Bar]	394	Oct-15
[Bar]	240	Sep-15
[Bar]	97	Aug-15
[Bar]	109	Jul-15
[Bar]	109	Jun-15
[Bar]	681	May-15
[Bar]	518	Apr-15

Account No. : 120001547 Bill Date : 31-03-2016

Name : SHARADHA TEKKAMALAI

Address : 272 THEVENETIA L ROAD, TIRUPUR, TAMIL NADU 620015

Mobile No. : 98420 10000

Bill Distributed To : SHARADHA TEKKAMALAI

Cycle No. : 1 Category : COMMERCIAL

Type of Supply : THREE PHASE

Important message

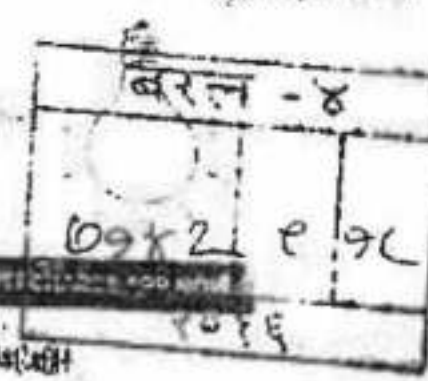
- Interest of ₹91.89 on Security Deposit (SD) of ₹1,48,000 as on 17-03-2016 @ RBI's bank rate for applicable period is credited in this month's bill. Applicable TDS @ 10% is deducted.
- Based on average of 12 months (Jan-15 to Dec-15) billing amount your Security Deposit (SD) required is ₹2620.00. Since your SD with us is ₹1140.00 you are requested to pay the balance SD of ₹1480.00. A letter for the same is attached with this bill.
- Tentative meter reading date for your Apr-16 bill is 27/04/2016.
- If you pay after due date Delayed Payment Charges of ₹129.28 will be included in your next month's bill.
- Consumers can install rooftop solar system as per MERC (Net metering for Rooftop Solar Systems) Regulations, 2015. Visit www.merc.gov.in or our website www.relianceenergy.in for more details.



This electricity bill neither reflects a due nor is to be used as a proof of ownership of any property at all.



10% CASHBACK ON RELIANCE ENERGY ELECTRICITY BILLS ON...



15369157231844201611840008227*00020321*6380.00*16H

GOVERNMENT OF GOA
INCORPORATED
SURESH JAI RAM D. EKCHANDANI
JAIRAM D. JAI RAM D. EKCHANDANI
27/01/2023
A/27/01/2023
SHEKAR



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ARY
PHADTE
State of Goa
India
Panaji - Goa
Sl. No. 66/95
Date
03/2023
GOA

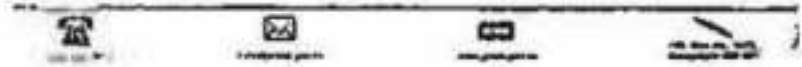
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State of Goa
India
Panaji - Goa
Sl. No. 66/95
Date

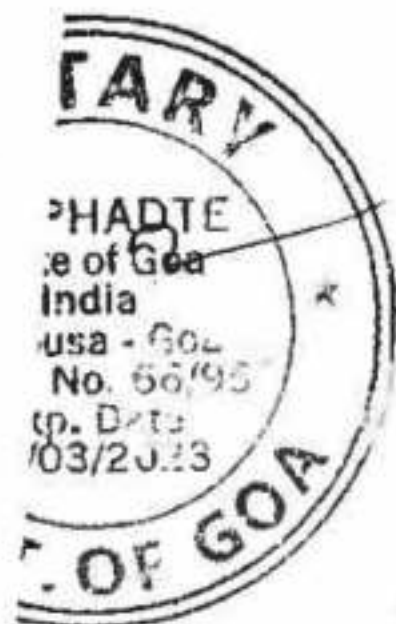
पुस्तक संख्या - 40160

पुस्तक संख्या - 40150

पुस्तक संख्या - 40150



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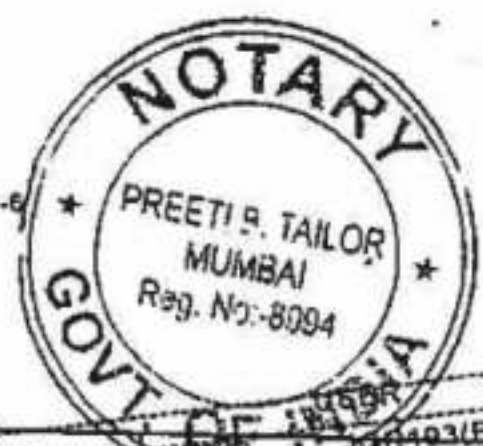
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2-10710		



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CHALLAN
MTR Form Number-6



DEFACED FOR RS: 600.00

GRN: MH028719629
 Department: Registrar of Registration
 Deface No: 0001587864201617
 Type of Payment: Stamp Duty
 (Amt. in words: Six Hundred Rupees Only)

Office Name	BRL1_JT SUB REGISTRAR BORVALI	TAX ID (If Any)	
Location	MUMBAI	PAN No. (If Applicable)	
Year	2016-2017 One Time	Full Name	KARISHMA SURESH TEKOL
Account Head Details	Amount In Rs	Flat/Block No.	Tonement No 272 2160
370046501 Stamp Duty	500.00	Premises/Building	
370053301 Registrar Fee	100.00	Road/Street	Motilal Nagar
		Area/Locality	Goregaon West Mumbai
		Town/City/District	



Remarks (If Any)
 SecondPartyName=SURESH JA RAMDAS
 KCHANDANI-

Total Amount in Words: Six Hundred Rupees Only
 Amount in Words: 600.00

Payment Details: IOBI BANK
 Cheque/DD Details:
 Name of Bank: IOBI BANK
 Exp. Date: 01/03/2023
 GOA

FOR USE IN RECEIVING BANK

Bank CIN	REF No.	69103332016071412247	94822316
Date	14/07/2016-13.56 43		
Bank-Branch	IOBI BANK		
Serial No. Date	Nil Verified with Scroll		



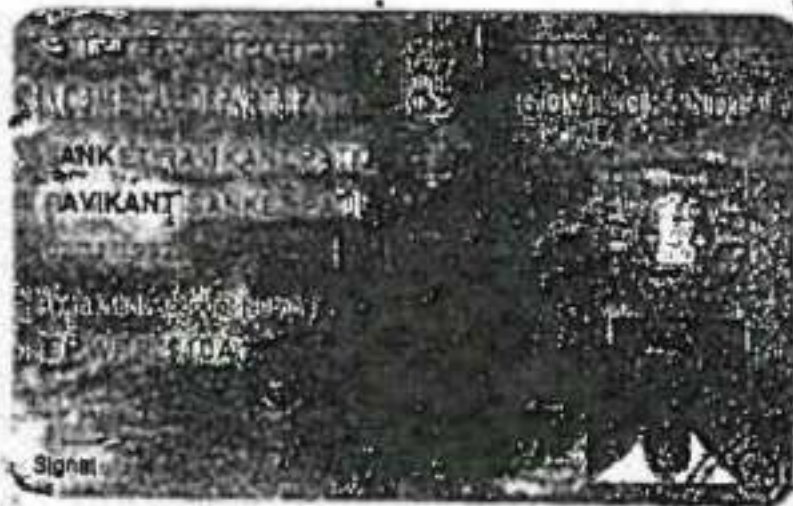
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 098219496
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 किरण मंगुभाई प्रजापती
 Kiran Mangubhai Prajapati
 जन्म तारीख/DOB: 11/12/1973
 पुरुष / MALE

6830 5474 2039

माझे आधार, माझी ओळख

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वरल - ४		
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CHANDERLAL MULCHANDANI
 HEMA MULCHANDANI
 SUPESW JAIRAMDAS TEJCHANDANI
 603, B-CHING, CASUALINA EXPANSION, GREENS, BARBARA
 ROAD, LINN ROAD, AMCHOLI, MUMBAI
 PIN: 400053, MAHARASHTRA, INDIA
 F8970598
 04/07/2023
 B01070505337818



EMIGRATION CHECK REQUIRED

CHANDERLAL MULCHANDANI

HEMA MULCHANDANI

SUPESW JAIRAMDAS TEJCHANDANI

603, B-CHING, CASUALINA EXPANSION, GREENS, BARBARA

ROAD, LINN ROAD, AMCHOLI, MUMBAI

PIN: 400053, MAHARASHTRA, INDIA

F8970598

04/07/2023

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No. 66/95
o. Date
03/2023

OF GOA



N5705433

16/01/1976

KARISHNA JUNGHE

MUMBAI, MAHARASHTRA

MUMBAI

05/01/2016

04/01/2026



Karishna Junghe

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2023

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PRACHANDHI

SURESH JAIRAMDAS

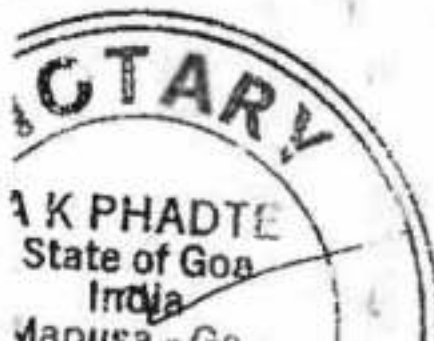
MUMBAI, MAHARASHTRA

MUMBAI

05/04/2014



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वाक्य मूल्य ₹ 100/-

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मुद्रांक शुल्क: १ जेव्हा तो प्रतिफलार्थ देण्यात आणला अमुन @ त्यामुळे शोधतीही म्हावर मातमसा विषयगाचा प्राधिकार मिळत
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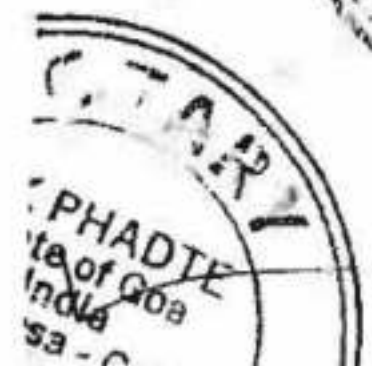
लिखा सं. 1 15/07/2016 11:17:01 AM ची वेळ: (मादरीकरण)

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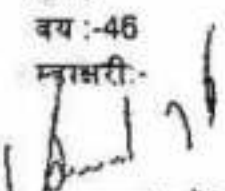
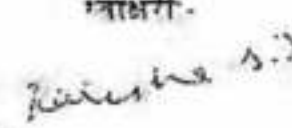
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सिद्ध देणार



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दस्तावेज क्र. 4/2016/2016
दस्तावेज प्रकार - कृषि/कृषिदाता

- | अनु क्र. | पक्षकारांचे नाव व पत्ता | पक्षकारांचा प्रकार | स्वाक्षरी |
|----------|---|---|---|
| 1 | नाव: गुरुजी अण्णासाहेब देवचंदानी
पत्ता: प्लॉट नं. 603 बी विंग, माळा नं. 6, इमारतीचे
नाव: कर्मुनीना एअरशार्डन ग्रीन्स, ब्लॉक नं: आदर्श
नगर, रोड नं: अंधेरी व मुंबई, मद्रागाड, मुम्बई.
पिन नंबर: AAAPT6524G | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-46
स्वाक्षरी:- |  |
| 2 | नाव: कविश्या सुदेश देवचंदानी
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विन्ड रोड, गोंयाव व मुंबई, शागाड नगर
MAHARASHTRA, MUMBAI Non-
Government
पिन नंबर: AAAPT3407E | कुलमुख्याय देणार
वय -40
स्वाक्षरी:- |  |



वरील दस्तऐवज करून देणार न्यायाधीश कुलमुख्याय देणार व वकील करून दिल्याचे कथुन करणारा
शिका क्र.3 ची वेळ: 15/07/2016 11:19:42 AM

आंळख -
मालीम इमम अमे निजदीन यरतान वीरेंद्र दस्तऐवज करून देणा-यांना स्वकीय ओळखतात, व त्यांचे ओळख प

- | अनु क्र. | पक्षकारांचे नाव व पत्ता | स्वाक्षरी |
|----------|--|---|
| 1 | नाव: महेज अण्णा पाटील
वय: 24
पत्ता: 62/497 मोतीबाज नगर नं - 1 गोंयाव व मुंबई
पिन कोड: 400104 |  |
| 2 | नाव: किरण मंगुभाई प्रजापती
वय: 42
पत्ता: 106 बी विंग आदर्श लोक गोंयाव व मुंबई
पिन कोड: 400104 |  |



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India
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Date
3/2023

शिका क्र.4 ची वेळ: 15/07/2016 11:20:25 AM

शिका क्र.5 ची वेळ: 15/07/2016 11:20:58 AM नोंदणी पुस्तक 4 मध्ये
मह दु नि.का.वारीदानी

EPayment Details.

sr	Epayment Number	Defacement Number
1	MH002671666201617E	0001587864201617

1. Manly Scanned Document for correction
2. Defacement message after registration



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मह. दुख्यम-नि
मुंबई
बरत 8/
पुस्तक क्र.
नोंदणी
दिनांक
मह. दुख्यम-नि
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