

(Rupees Two Lakh Thirty Two Thousand Only)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

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

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INDIA

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GOA

Name of Purchaser: PRIME BUILDERS

FOR CITIZEN CREDIT
CO-OP BANK LTD

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AUTHORISED SIGNATORY

AGREEMENT FOR DEVELOPMENT CUM SALE



[Signature]

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THIS AGREEMENT FOR DEVELOPMENT CUM SALE is executed at Vasco-da-Gama, Goa on this the 25th day of the month of June, 2015

BETWEEN

(1) MR. EDDY LAZARUS THADDEUS RODRIGUES (PAN Card No. AAUPL6927F), son of late Mr. Miguel A. G. Rodrigues, aged 59 years, married, service, and his wife **(2) MRS. CALAZANCIA JOSEFINA HENRIQUETA RODRIGUES** (PAN Card No. ACMPR4592C), aged 60 years, service, both residing at Flat No. 102, First Floor, "Prime Splendour", Mangor Hill, Vasco da Gama, Goa and both hereinafter collectively referred to as the "**LAND OWNERS**" (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, successors, legal representatives and assigns) of the **ONE PART;**

AND

PRIME BUILDERS, a Proprietorship Firm, having its Office at 2nd Floor, "Prime Corner", Vasco-Da-Gama, Goa, represented herein by its Proprietor, Mr. Anthony Cedric Dias (PAN Card No. ABQPD4957Q), aged 53 years, son of late Mr. Albert Dias, residing at IB-1, Prime Villas, Miraton Gardens, Chicalim, Goa, hereinafter referred to as the "**BUILDER**" (which expression unless repugnant to the context or meaning thereof shall also mean and include his heirs, successors-in-interest, legal representatives, administrators and assigns) of the **OTHER PART.**

All parties hereto are Indian Nationals.

WHEREAS, there are two plots of land, adjacent to one another, one bearing Survey No. 1/1-D of Dabolim Village with an area of 635 sq. mtrs. and the other bearing Survey No. 1/1-E of Dabolim Village with an area



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of 634 sq. mtrs., situated in an area called "Fatima Colony" at Dabolim, both plots more particularly described in Schedule-I hereunder written and hereinafter called the **"SAID PLOTS"**

AND WHEREAS:

A. The SAID PLOTS were originally one single plot of land identified as Lote (Plot) No. 13 with an area of 1500 sq. mtrs., sub-divided and separated from a bigger property admeasuring 23,300 sq. mtrs., known as "Um Terreno Oiteral", described in the Land Registration Office of Salcete at Margao under No. 24972 (New Series) in Book B-64 (New Series) at Folio 71 and enrolled in the Taluka Revenue Office under Matriz No. 804 and surveyed under Survey No. 1/1 of Dabolim Village, situated at Dabolim, described in more detail in Schedule-II hereunder written.

B: The said bigger property "Um Terreno Oiteral", originally belonged to one Fr. Francisco Antonio Camilo da Piedade Cruz as per inscription of the property in his name under Inscription No. 45182 at folio 90v of Book No. G-52 (New Series) in the said Land Registration Office of Salcete at Margao.

C: In or around 1954, the said Fr. Francisco Antonio Camila da Piedade Cruz sub-divided the said bigger property, "Um Terreno Oiteral", into 15 Lotes(plots) out of which the Said Lote (Plot) No. 13 was purchased by the said Joao Joaquim de Anunciacao Pereira by Deed of Sale dated 22.10.1954, drawn before the Notary Public Ex-Officio of Salcete at Margao, at folio 10 overleaf and onwards of Book No. 936.

D. The said Joao Joaquim de Anunciacao Pereira thereafter sold the Said (Lote) Plot No. 13 to one Maria Alda Malvina De Souza Brito e Fernandes vide Deed of Sale dated 15.7.1969, registered in the Office of the Sub-Registrar of Mormugao under No. 182, at pages 19 to 23 of Book



A

I, Vol. 3. Thus with effect from 15.7.1969, the title in the Said Plot No. 13 came to vest in the said Maria Alda Malvina De Souza Brito e Fernandes.

E: In or around 1986 the said Fr. Francisco Antonio Camila da Piedade Cruz obtained statutory approval for sub-division of the land from the Mormugao Planning & Development Authority under their Order No. MPDA/9-C-6/86-87/1407 dated 14-11-1986 and in such approved sub-division, the area of the said Lote (Plot) No. 13 got reduced from 1500 sq. mtrs. to 1269 sq. mtrs., after leaving the required area for roads, as per sub-division regulations.

F: Vide Deed of Sale dated 29.7.1991 registered in the Office of the Sub-Registrar of Mormugao under No. 296, at pages 494 to 514 of Book I, Vol. 58, the said Alda Malvina De Souza Brito e Fernandes sold the Said Lote (Plot) No. 13, with an area of 1269 sq. mtrs, to Miguel Antonio Gabriel Rodrigues, son of Caetano Joao Rodrigues and Mrs. Calazancia Josefina Henriqueta Rodrigues (LAND OWNER No.2 herein), wife of Mr. Eddy Lazarus Thaddeus Rodrigues (LAND OWNER No. 1 herein). As per the said Deed of Sale dated 29.7.1991, the said Miguel Antonio Gabriel Rodrigues would hold the northern side of the Said Lote (Plot) 13 admeasuring 635 sq. mtrs. while Mrs. Calazancia Josefina Henriqueta Rodrigues would hold the southern side of the Said Lote (Plot) No. 13 with an area of 634 sq. mtrs. Thus with effect from 29.7.1991, the title in the Said Lote (Plot) No. 13 came to vest in the said Miguel Antonio Gabriel Rodrigues and Mrs. Calazancia Josefina Henriqueta Rodrigues, the LAND OWNERS herein.

G: Subsequently, the Said Lote (Plot) No. 13 was partitioned by Order of the Dy. Collector & SDO, Mormugao, Vasco da Gama, dated 5.6.1996 in Case No. LRC/PART/43/95, and the northern portion of the plot admeasuring 635 sq. mtrs. was allotted a fresh Survey No. 1/1-D of Dabolim Village and recorded in the name of the said Miguel Antonio Gabriel Rodrigues, while the southern portion of the plot admeasuring



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634 sq. mtrs. was allotted fresh Survey No. 1/1-E of Dabolim Village and recorded in the name of the said Mrs. Calazancia Josefina Henriqueta Rodrigues.

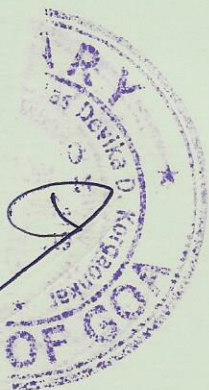
H: The said Miguel Antonio Gabriel Rodrigues expired on 14.08.1994 and upon his death, Inventory Proceedings were instituted by his son, Eddy Lazarus T. Rodrigues, before the Civil Judge, Senior Division, Vasco da Gama, being Inventory Proceedings No. 29/2008/A. In the said Inventory Proceedings, the Plot bearing No. 1/1-D of Dabolim Village with an area of 635 sq. mtrs., was listed as Item No. XVII and was allotted to Mr. Eddy Lazarus T. Rodrigues as per Final Schedule of Partition which was confirmed vide Judgement dated 7.1.2012 of the Civil Judge, Senior Division(A), Vasco da Gama, Goa. Thus with effect from 7.1.2012, the title in the plot bearing Survey No. 1/1-D of Dabolim Village, admeasuring 635 sq. mtrs, came to vest in the said Eddy Lazarus T. Rodrigues (LAND OWNER No. 1 herein) while the title in the other plot bearing Survey No. 1/1-E of Dabolim Village, admeasuring 634 sq. mtrs., continued to vest in his wife, the said Mrs. Calazancia Josefina Henriqueta Rodrigues (LAND OWNER No. 2 herein).

I. The BUILDER approached the LAND OWNERS with a proposal for development of the SAID PLOTS, with the approval of the concerned authorities, by amalgamating the SAID PLOTS and thereafter constructing on such amalgamated plot, a multi-storeyed building at the BUILDER'S own cost and expense, consisting of flats for residential use as per the designs, plans and building specifications to be drawn up by the BUILDER, at or for a certain consideration to be paid/given by the BUILDER to the LAND OWNERS specified herein-below and the LAND OWNERS have accepted this proposal of the BUILDER for development of the SAID PLOTS for the said consideration to be paid/given to them, and on other mutually agreed terms and conditions as set out hereinafter.



NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The BUILDER have made a proposal to the LAND OWNERS for development of the SAID PLOTS, with the approval of the concerned authorities, by amalgamating the SAID PLOTS and thereafter constructing on such amalgamated plot, a multi-storeyed building at the BUILDER'S own cost and expense, consisting of flats for residential use as per the designs, plans and building specifications to be drawn up by the BUILDER, for a consideration to be paid/given by the BUILDER to the LAND OWNERS as set out in Clause (3) below, and the LAND OWNERS have accepted this proposal of the BUILDER for development of the SAID PLOTS.
2. Accordingly the BUILDER has planned and designed a multi-storeyed building named "**THE MIGUEL-PRIME RESIDENCY**" to be constructed by the BUILDER on the SAID PLOT, after amalgamation into one single plot (hereinafter called the "**SAID PROJECT**"), with their own Architect, Structural Engineer and any other design consultants that may be required by the BUILDER and shall submit the said plans & designs to the concerned development authorities, for their approvals, licences, clearances, NOC, Order etc., as the case may be (hereinafter collectively referred to as "statutory approvals") and upon receiving all such statutory approvals from the said authorities, the BUILDER shall proceed to execute the SAID PROJECT in accordance with such statutory approvals received.
3. In consideration of the LAND OWNERS having accepted the proposal of the BUILDER for the development of the SAID PLOTS on the lines stated hereinabove and to confer upon the BUILDER the necessary rights, powers, privileges and benefits as



mentioned herein, to plan and execute the SAID PROJECT, the BUILDER shall pay/give the LAND OWNERS a total consideration of Rs. 80,00,000/- (Rupees Eighty Lacs Only), hereafter called the "AGREED CONSIDERATION", out of which an amount of Rs 10,00,000/- (Rupees Ten Lacs Only) is today paid by the BUILDER to the LAND OWNERS by Cheque No. 203690 dated 25.06.2015 drawn in favour of "C. J. H. Rodrigues" on Axis Bank Ltd., Panaji branch, which the LAND OWNERS do hereby admit and acknowledge having received from the BUILDER and the remaining amount of AGREED CONSIDERATION, i.e., Rs 70,00,000/- (Rupees Seventy Lacs Only), shall be utilised by the BUILDER for construction of 5 (five) double bedroom flats, to be given to the LAND OWNERS, each having a super built up area of about 103 sq. mtrs. each, identified as (1) Flat No. FF-1 on the first floor, (2) Flat No. FF-2 on the first floor, (3) Flat No. SF-2 on the second floor (4) Flat No. SF-3 on the second floor and (5) Flat No. FOF-3 on the fourth floor, as per the provisional floor plans attached herewith as "Annexure-A" (which are subject to approval of the concerned development authorities), duly completed in all respects with the building specifications mentioned in Schedule-III hereunder written, each valued at the construction cost of Rs 14,00,000/- (Rupees Fourteen Lacs Only) and hereinafter called the "**OWNERS FLATS**", along with 5(five) reserved and covered car parking spaces, identified as Parking Spaces Nos. 06, 07, 08, 10 and 11 as shown in provisional parking plan enclosed as "Annexure-B". [The parking plan outside stilts is subject to changes as per site development requirements].

4. As per the instructions of the LAND OWNERS, the BUILDER shall allot 3 (three) out of the 5 (five) flats comprising the OWNERS FLATS, along with their respective parking spaces, to their children, as follows:



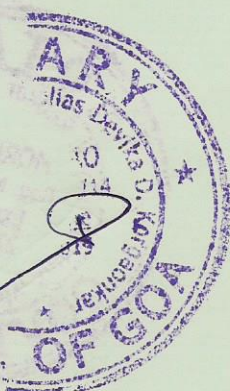
Flat No. SF-2 - to Mr. Kenneth William Rodrigues

Flat No. SF-3 - to Ms. Karen Sylvie Rodrigues

Flat No. FOF-3 - to Mr. Kevin David Rodrigues

while Flat Nos. FF-1 and FF-2 on the first floor shall remain allotted to the LAND OWNERS. All necessary documentation for allotment of the said 3(three) flats shall be executed by the LAND OWNERS and/or the above named 3 (three) Flat Allottees, as the case may be, as and when called upon to do so by the BUILDER.

5. All taxes, fees and duties levied by Govt. or any other authority including the Village Panchayat, applicable to the construction of the OWNERS FLATS, prior and upto the date of their handing over to the LAND OWNERS, shall be borne entirely by the BUILDER. The LAND OWNERS shall bear all such taxes, fees and duties levied by Govt. or any other authority including the Village Panchayat, after taking possession of their flats.
6. The LAND OWNERS are made aware that the BUILDER intends that upon completion of the SAID PROJECT, a co-operative housing society would be formed with all the flats owners as its members, with the assistance of the BUILDER, if required by the flat owners. In this connection, the LAND OWNERS hereby agree that upon receiving their agreed consideration as provided in Clause (3) above they would become liable to execute/join the conveyance deed or deed of sale, as legally advised by the BUILDER'S advocate, in favour of such proposed society. However in case, for any reasons whatsoever, such a society is not formed, the LAND OWNERS shall be liable to execute/join the conveyance deed or deed of sale to convey the title of the flats along with their proportionate share in the SAID PLOTS, as legally advised by the advocate of the BUILDER. In such a case, the BUILDER shall execute a deed of exchange with the LAND OWNERS in respect of the OWNERS FLATS. The proportionate

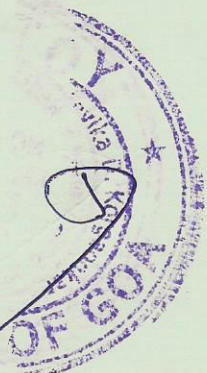


stamp duty and registration charges in respect of the OWNERS FLATS shall be borne and paid by the LAND OWNERS themselves.

7. Along with the signing of this Agreement, the LAND OWNERS have executed a General Power of Attorney in favour of Mr. Anthony Cedric Dias, the Sole Proprietor of the BUILDER herein, appointing him as their duly constituted Attorney to represent them wherever necessary in connection with the execution of the SAID PROJECT and generally to enable the BUILDER herein to perform all work, duties, tasks etc. in relation to the SAID PROJECT.
8. The BUILDER shall be entitled to sign and submit all the said applications, drawings, papers, representations and all other necessary documents, agreements etc pertaining to the SAID PROJECT to the concerned development authorities, to obtain all necessary statutory approvals to put up the SAID PROJECT. The development of the SAID PLOTS by construction of the SAID PROJECT thereon shall be at the entire cost, expense and risk of the BUILDER and as per the plans and designs drawn up by the BUILDER, which are subject to changes at any time as the BUILDER deem fit and proper, in their own opinion. The BUILDER shall be entitled to submit all development plans and other related applications, submissions etc to the concerned development authorities in their own name and obtain such approvals at their own cost. The BUILDER shall also be at liberty to submit revised development plans to the said concerned development authorities for their approval as and when found necessary in their own opinion for whatever reasons, provided however that the OWNERS FLATS are not materially or adversely affected by such revised plans.



9. The LAND OWNERS hereby give licence and permission to the BUILDER to enter upon the SAID PLOTS with full right and authority to commence, carry on and complete the SAID PROJECT in accordance with the approvals granted by the said concerned development authorities.
10. Other than the OWNERS FLATS, the BUILDER shall be at liberty to sell and/or allot the remaining flats in the SAID PROJECT to various prospective purchasers of the same at such price and on such terms, conditions and provisions as the BUILDER may think fit, provided always that the BUILDER shall not be released or discharged from their liabilities and obligations herein to the LAND OWNERS unless the LAND OWNERS receive their agreed consideration as provided in Clause (3) above. All such allotment to such prospective purchasers of the various flats in the SAID PROJECT shall however be at the BUILDER'S own cost, account and risk without any liability falling upon the LAND OWNERS in any manner whatsoever. It is clarified here that to fulfil legal requirements of financing banks of prospective purchasers of flats in the SAID PROJECT, the BUILDER may have to join the LAND OWNERS as a party to the agreements for sale of flats, that the BUILDER would be entering into with such prospective flat purchasers but the LAND OWNERS shall never be held responsible, in any manner whatsoever, for the transaction between the BUILDER and such prospective flat purchasers, under any circumstances whatsoever.
11. The BUILDER shall complete the OWNERS FLATS and hand over the same to the LAND OWNERS within 24 (twenty-four) months from the date of commencement of construction of the SAID PROJECT after obtaining all the necessary permissions and licences from the said concerned development authorities. The BUILDER shall communicate such date of commencement of



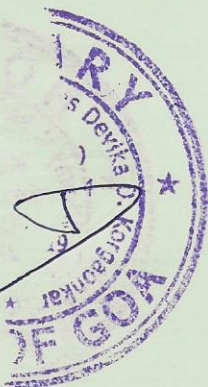
construction to the LAND OWNERS in writing. Provided however that the BUILDER shall be entitled to a grace period of 6 (six) months thereafter to complete and deliver the OWNERS flats, without any penalty. Completion of the OWNERS FLATS in all respects by the BUILDER within the period specified under this Clause means the completion of construction of the flats, without necessarily obtaining the post construction approvals and clearances from the concerned statutory authorities, as the time taken for obtaining such approvals and clearances is not within the control of the BUILDER, who shall however make all efforts to obtain such approvals and clearances expeditiously.

12. The BUILDER shall make all efforts to complete and deliver the OWNERS FLATS within the period stipulated in Clause (11) above. In case of delay on the part of the BUILDER in handing over the OWNERS FLATS within the agreed period along with the grace period, then the BUILDER shall be liable to pay to the LAND OWNERS a penalty of Rs. 5000/- (Rupees Five Thousand Only) per flat per month, pro-rata, of delay in handing over the flats reserved for the LAND OWNERS until such time each flat is completed and handed over. However, it is agreed that the BUILDER shall not incur any liability to the LAND OWNERS if they are unable to complete the OWNERS FLATS and deliver the possession of the same within the stipulated period and the grace period, if the completion of the same is delayed due to force majeure reasons such as war, civil commotion, riots, strikes, disturbances, acts of God, notice, order, new rules, regulations & notifications of the Government and/or of any other public body or competent authority and other reasons beyond the ordinary control of the BUILDER such as continuous non-availability of critical/major raw materials like steel, cement and/or abnormal or erratic or deficient electricity supply, etc., In any of the aforesaid events causing a delay, the BUILDER shall be entitled to

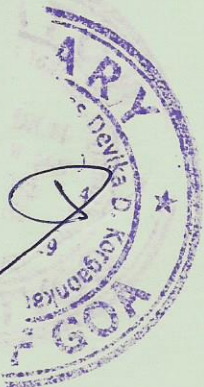


reasonable extension in time, without any penalty, for completing the OWNERS FLATS, which shall be intimated by the BUILDER to the LAND OWNERS.

13. The LAND OWNERS declare that no notice from the Government or any other local Body or authority including the Village Panchayat has been received by them or served upon them or any person representing them or connected with them (the LAND OWNERS), in connection with and/or adversely affecting the SAID PLOTS and this Agreement for developing and selling the SAID PLOTS as herein contemplated by the LAND OWNERS.
14. The LAND OWNERS further declare that:
 - a) their title to the SAID PLOTS is absolutely clear and marketable and they have full power and right to sell the SAID PLOTS on terms and conditions deemed fit and proper by them and they are entitled to enter into this Agreement with the BUILDER and they have full right and authority to sign and execute the same as the present owners-in-title and possession of the SAID PLOTS.
 - b) they have not agreed, committed, contracted or entered into any agreement for sale or lease of the SAID PLOTS or any part thereof with any person or persons other than the BUILDER and that they have not created any mortgage charge or any other encumbrances of whatsoever nature on the SAID PLOTS.
 - c) they have not done any act, deed, matter or thing whereby or by reason whereof, this Agreement shall become infructuous or invalid and whereby the proposed development of the SAID PLOTS by the BUILDER may be prevented or adversely affected in any manner whatsoever.

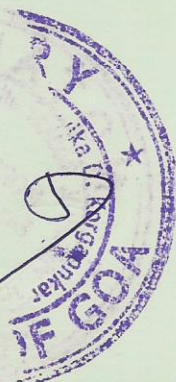


15. The BUILDER shall be entitled to enter into separate contracts in their own name with building contractors, architects, engineers and others for carrying out the SAID PROJECT at their own risk and cost.
16. The BUILDER shall be entitled to make advertisements, put up advertisement boards on the SAID PLOTS and do all things such as may be required for the purpose of selling the flats available for sale to the general public in the SAID PROJECT.
17. On completion of the OWNERS FLATS and upon the BUILDER obtaining all the required post construction approvals and clearances for the same, the BUILDER shall offer the possession of the said OWNERS FLATS to the LAND OWNERS by serving a notice and the LAND OWNERS shall take the possession of the same within 15 (fifteen) days from the date of such notice. Upon serving such notice, the BUILDER shall be entitled to serve notice upon other flat purchasers also to take possession of their flats. At the time of handing over the possession of the OWNERS FLATS to the LAND OWNERS, the BUILDER shall prepare necessary legal documentation to record the handing over of the premises to the LAND OWNERS and the LAND OWNERS shall sign the same, to take the possession of the OWNERS FLATS.
18. Upon taking possession of the OWNERS FLATS, the LAND OWNERS shall not ask for separation or partition of the undivided share of land in the SAID PLOTS corresponding to their flats but shall hold the same jointly with the other purchasers of other flats in the SAID PROJECT.
19. The LAND OWNERS agree that they will join the proposed co-operative housing society mentioned in Clause (6) above, or any other entity, by whatever named called, to collectively own



and/or manage (as the case may be) the SAID PROJECT and the SAID PLOTS and abide by all the rules and regulations of such society or entity. The BUILDER shall render all assistance to all the flat owners, including the LAND OWNERS herein, in the SAID PROJECT after its completion, to form and register such proposed society/entity but shall not be responsible for formation of the same in the absence of co-operation from all flat owners including the LAND OWNERS.

20. The name of the SAID PROJECT, i.e. "THE MIGUEL-PRIME RESIDENCY" shall be incorporated on all the plans, drawings and other official documentation and also on the building in a prominent location or locations as deemed fit and proper by the BUILDER. The name of any proposed maintenance society/entity mentioned in Clause (6) above shall be prefixed with the same name.
21. The parties hereto agree that any document containing additional terms and conditions pertaining to this Agreement which may be signed hereafter by both parties hereto, shall form an integral part of this Agreement and shall be binding upon both parties hereto.
22. This Agreement contains the whole agreement between the parties hereto in respect of the subject matter of this agreement and shall not be modified, otherwise than by in writing duly signed by both parties. There are no promises or assurances or representations, oral or written, express or implied, other than those contained in this Agreement. The LAND OWENRS hereby expressly admit, acknowledge and confirm that no terms and conditions, particulars or information, whether oral or written or otherwise given or made or represented, other than such terms, conditions and provisions as are contained or incorporated in this



Agreement, have induced the LAND OWNERS to enter into this Agreement

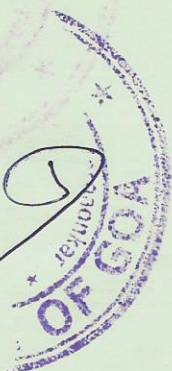
23. The Parties hereto agree for the specific performance of this Agreement at the risk and cost of the other party against whom the specific performance is demanded.
24. All questions and matters in difference or dispute between the parties hereto arising under, out of or relating to or in connection with the present Agreement or interpretation of any clause thereof and the subject matter thereof or as to the rights, duties or liabilities of either of the parties in connection therewith, shall be dealt with in accordance with the provisions of the Indian Arbitration and Conciliation Act 1956, as amended from time to time. Legal jurisdiction for all disputes shall be Vasco da Gama, Goa State.

SCHEDULE-I
THE SAID PLOTS

(1) All that plot of land bearing Survey No. 1/1-D of Dabolim Village with an area of 635 sq. mtrs., being a part of the bigger property described in Schedule-II below and bounded as under:

East : by strip of open land and thereafter by road leading to Bogmalo Village
West : by 6.00 mtrs. wide sub-division road
North : by plot No. 14 bearing Survey No. 1 Sub-division No. 1
South : by plot bearing Survey No. 1 of Sub-division No. 1-E

(2) All that plot of land bearing Survey No. 1/1-E of Dabolim Village, being a part of the bigger property described in Schedule-II below. with an area of 634 sq. mtrs., and bounded as under:



East : by strip of open land and thereafter by road leading to Bogmalo Village
West : by 6.00 mtrs. wide sub-division road
North : by plot bearing Survey No. 1 Sub-division No. 1-D
South : by land belonging to Comunidade of Sancoale bearing Survey No. 1, Sub-division Nos. 1 and 2

SCHEDULE-II
THE BIGGER PROPERTY

All that property known as "Um Terreno Oiteiral", admeasuring 23,300 sq. mtrs., including the two plots described in Schedule-I above, described in the Land Registration Office of Salcete at Margao under no. 24972 (New Series) and enrolled in the Taluka Revenue Office under Matriz No. 804, surveyed under Survey No. 1 Sub-Div. 1 of Village Dabolim, situated at Dabolim, within the jurisdiction of the Village Panchayat of Chicalim, Sub-District/Taluka of Mormugao, and bounded as under:

East : Partly by road and partly by property surveyed under No. 65/1
West : By Property surveyed under No. 71/1
North : By Road
South : By Road



SCHEDULE-III
BUILDING SPECIFICATIONS OF OWNERS FLATS

Note: The choice of materials to be used and the fittings to be provided as per these building specifications shall be decided and chosen by the BUILDER alone.

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1. **STRUCTURE:**

Reinforced Cement Concrete (RCC) structure, of footings, columns, beams and slabs, as per drawings & designs of the Structural Engineer of the Said Project, finished in cement plaster.

External walls in laterite stone, cement concrete blocks. Internal walls in fly ash and/or clay bricks, finished in cement plaster.

2. **DOORS & WINDOWS:**

Main door and frame in teakwood. Internal door frames in salwood or mattiwood and marine grade flush doors. All frames and doors finished in french hand polish. Toilet door shall be in FRP, finished in paint.

Windows in 2-track or 3-track (as per size of window opening) powder-coated aluminum frame with sliding shutters and 4 mm thick opaque glass panels with rubber beading.

Ventilators in toilet/bath, in similar aluminum frame with fixed panel of opaque glass immediately above sill and aluminum movable louvers with glass panels above.

MS grills for all windows and ventilators.

3. **FLOORING:**

Flooring in habitable rooms, kitchen and balconies with 2' x 2' vitrified tiles laid in cement mortar bedding.

Flooring in toilet and bathroom in non skid ceramic tiles

Wall cladding in glazed ceramic tiles.



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b) **Kitchen**

|                                |       |
|--------------------------------|-------|
| Light point                    | 2 no  |
| Fan point                      | 1 no  |
| 5-amp point (for water filter) | 1 no  |
| 5-amp point (general use)      | 2 nos |
| 5/15-amp point (for fridge)    | 1 no  |
| 5/15-amp point (for wash mach) | 1 no  |

c) **Bedroom (each)**

|             |       |
|-------------|-------|
| Light point | 2 nos |
| Fan Point   | 1 no  |
| 5-amp point | 2 nos |
| AC point    | 1 no  |

d) **Toilet/ Bathroom (each)**

|                   |       |
|-------------------|-------|
| Light point       | 2 nos |
| 15-amp point      | 1 no  |
| 5-amp point       | 1 no  |
| Exhaust fan point | 1 no  |

e) **Balcony (each)**

|             |      |
|-------------|------|
| Light point | 1 no |
|-------------|------|

8. **PAINTING:**

External paint in appropriate external paint. Internal paint in pastel colours acrylic distemper. The ceilings of all rooms shall be finished in white.

9. **WATER SUPPLY, PLUMBING & DRAINAGE:**

Water supply shall be provided by Public Works Department (subject to the policy of the PWD), Government of Goa through a common meter for all flats. Sump and overhead tank of adequate size and water pump shall be provided. Distribution of water shall be only





- a) Water-proofing of all required areas shall be carried out
- b) Anti-termite treatment course for the foundation during construction, shall be carried out.



*[Handwritten signature]*







Signed & delivered by within-named )  
 LAND OWNER NO. 2, MRS. CALAZANCIA )  
 JOSEFINA HENRIQUETA RODRIGUES )



Signed & delivered within-named )  
 BUILDER, PRIME BUILDERS, through )  
 its Sole Proprietor, )  
 MR. ANTHONY CEDRIC DIAS )

*For Prime Builders*

(A. Cedric Dias)  
 Proprietor

EXECUTED BEFORE ME  
 BY the Executants here  
 WHICH I ATTEST

*Vimmy* 25/6/2015

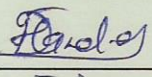
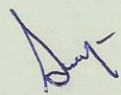
ADV. SMT. VIMMY V. REDKAR  
 alias DEVIKA D. KORGGAONKAR  
 NOTARY

Laxmi Narayan Niwas,  
 FF-2, 1<sup>st</sup> Floor, Belabal,  
 Vasco-da-Gama, Goa-403 802

Reg N 10 548/2015





**IN THE PRESENCE OF WITNESSES :**1) SIGNATURE : NAME : DIPTI TANDEL2) SIGNATURE : NAME : SURAJ BORKER**Enclosures:**

- |               |   |                            |
|---------------|---|----------------------------|
| 1. Annexure-A | - | Floor plan of Owners Flats |
| 2. Annexure-B | - | Provisional parking plan   |

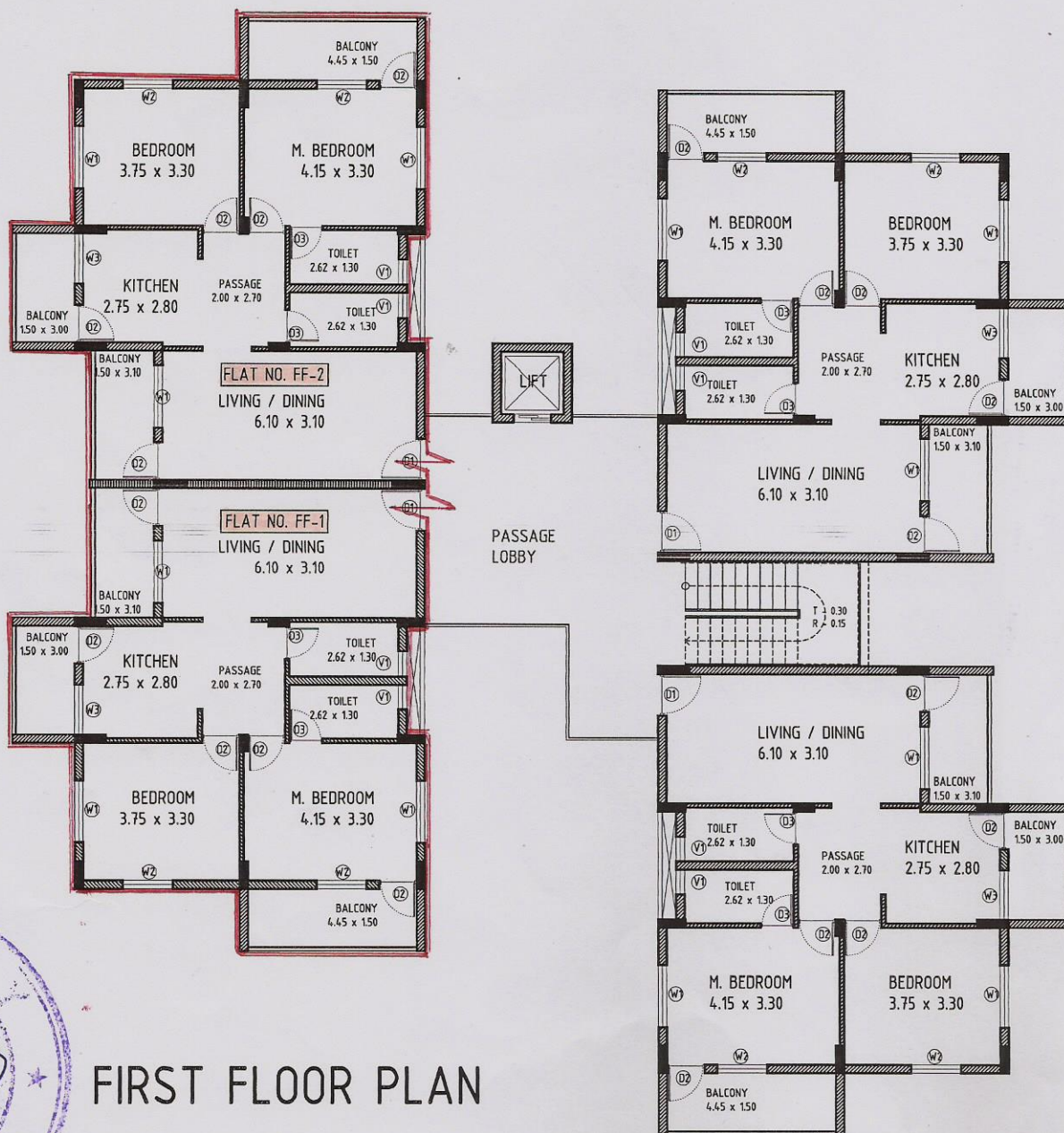






# THE MIGUEL-PRIME RESIDENCY

DABOLIM - GOA



FIRST FLOOR PLAN



*[Handwritten Signature]*

*[Handwritten Signature: Rodrigues]*

For Prime Builders

(A. Cesar Dias)  
Proprietor

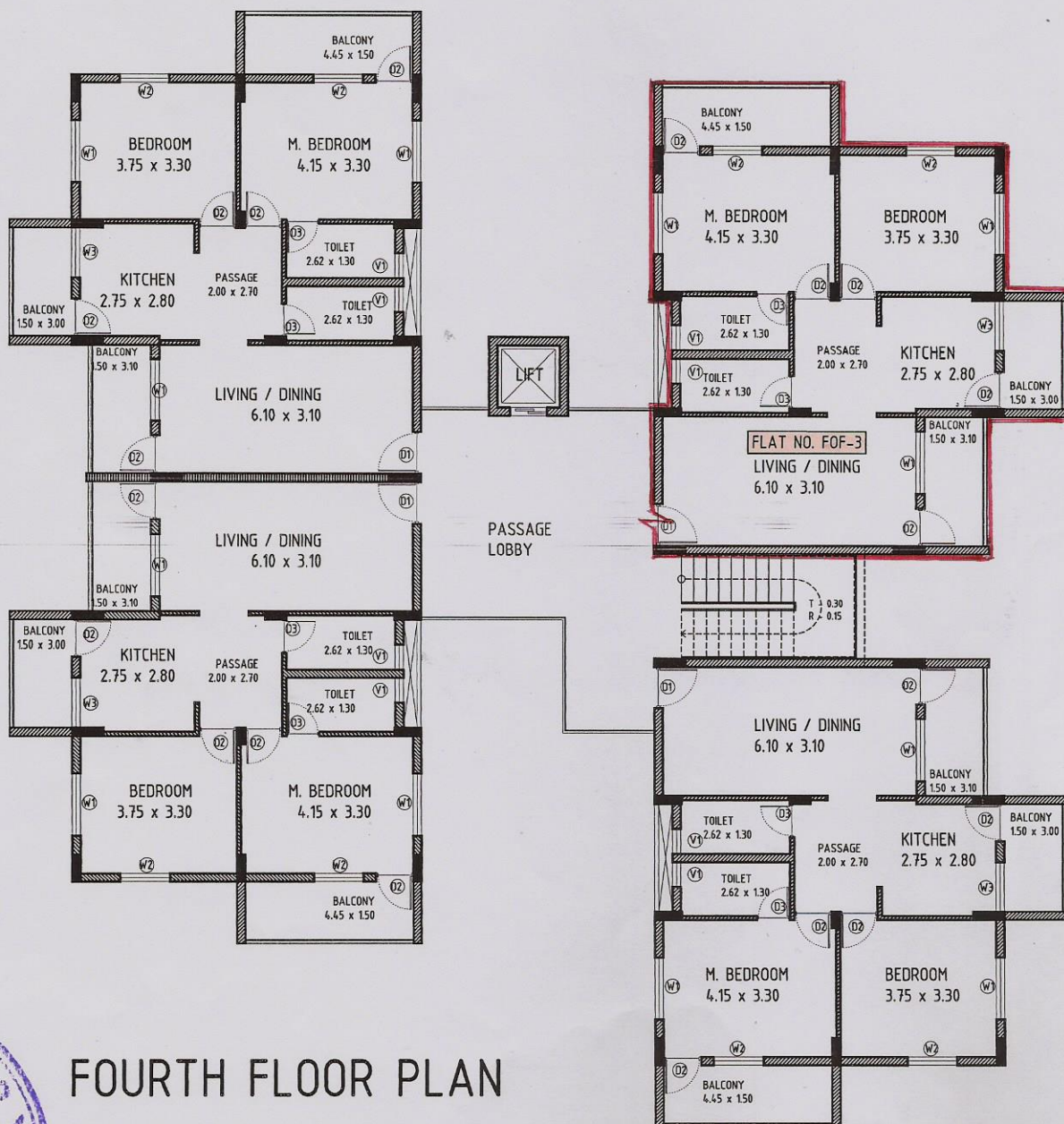


"Annexure-A"

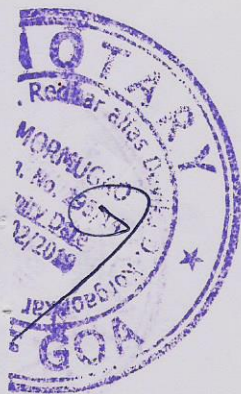


# THE MIGUEL-PRIME RESIDENCY

DABOLIM - GOA



## FOURTH FLOOR PLAN



*[Signature]*

*[Signature]*

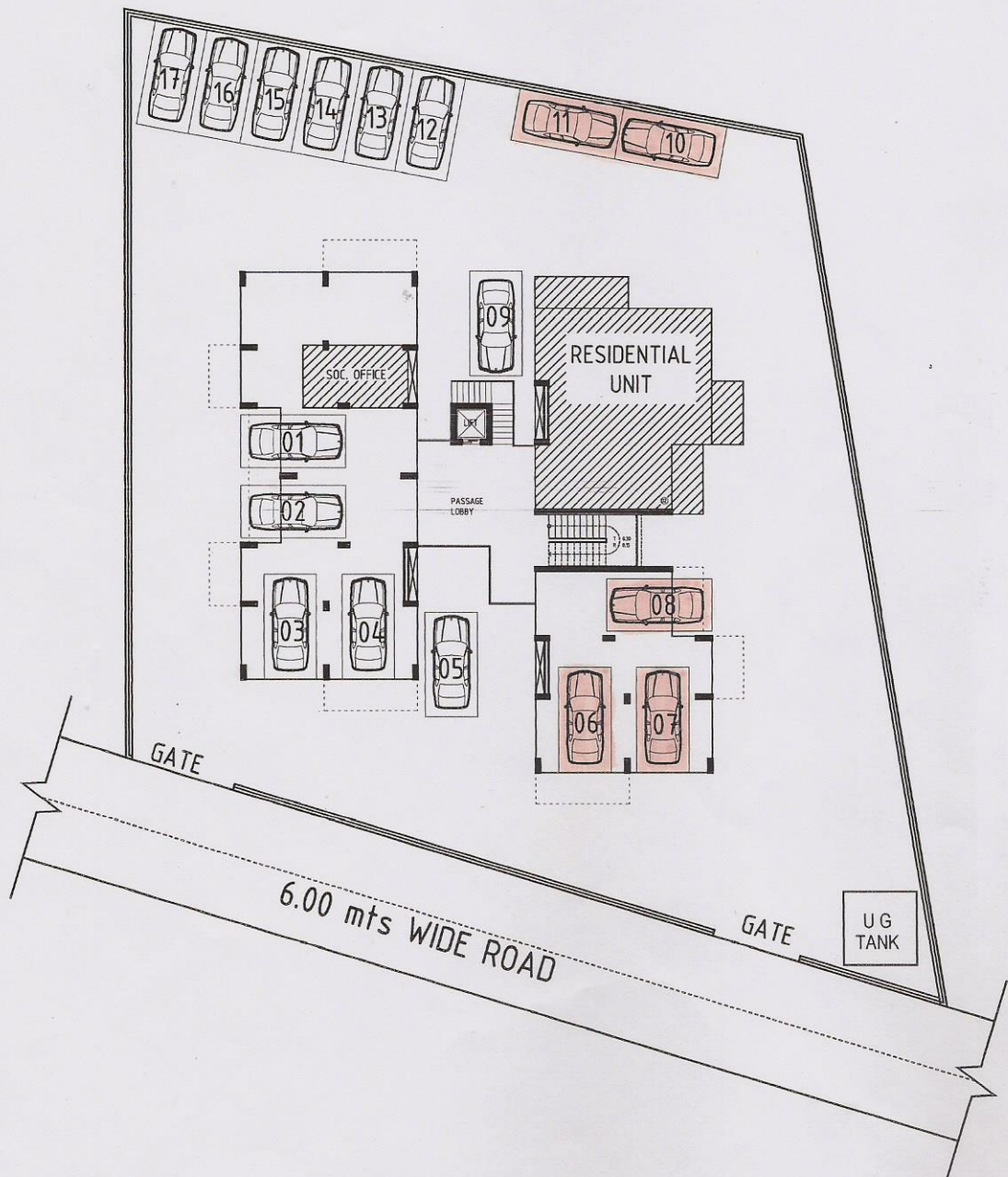
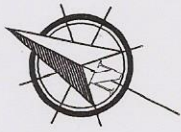
For Prime Builders

(A. Cedric Dias)  
Proprietor



# THE MIGUEL-PRIME RESIDENCY

DABOLIM - GOA



*[Handwritten signature]*

*[Handwritten signature]*

For Prime Builders

*[Handwritten signature]*  
(A. Cedric Dias)  
Proprietor