



गोवा GOA

Sr. No. 2592 Place of Vendor Curchorem Date of Issue 26/2/22

574893

Value of stamp paper Lower

Name of Purchaser Gautam Anand Benc

Residing at Quepem

MR. VIVEK G. S. VERENKAR
CURCHOREM, GOA
LIC NO. : JUD/VEN-LIC/4/2020/AC-1112932
Dated: 06/11/2020

Signature of Vendor

Signature of Purchaser



AGREEMENT FOR DEVELOPMENT AND EXCHANGE

THIS AGREEMENT FOR DEVELOPMENT AND EXCHANGE is made and entered into at Quepem-Goa of Quepem Taluka on this 1st day of March 2022:

Gautam Benc DeBenc DeBenc

BETWEEN

1. SHRI. GAUTAM ANAND BENE, son of late. Shri. Anand Seshgiri Bene, aged 49 years, married, occupation service, having PAN No: AD [REDACTED] 7E, Aadhaar card No: [REDACTED] 7469, mobile No: 9822179121 and his wife:
2. MRS. DARSHANI GAUTAM BENE, wife of Shri. Gautam Anand Bene, aged 45 years, married, occupation service, having PAN No: AG [REDACTED] 5P, Aadhaar card No: [REDACTED] 4042, mobile No: 9922482927, both Indian Nationals, both residents of H. No: 361, "Vamneswar Plaza", Madevamoddi, Tilamol, Sirvoi, Quepem-Goa-403705, hereinafter referred to and called as the "FIRST PARTY", (which expression shall unless repugnant to the context or meaning thereof shall mean and include them, their heirs, legal representatives, executors, administrators, attorneys, assigns etc) OF THE FIRST PART:

AND

1. SHRI. SESHGIRI ANAND BENE, son of late. Shri. Anand Seshgiri Bene, aged 50 years, married, occupation business, Indian National, resident of S-3, Louis E Nora Mansion A, 2nd floor, opposite Padma Pharmacy, near Pandav Chapel, Aquem, Margao, Salcete-Goa-403601, having PAN No: AC [REDACTED] 3E, Aadhaar card No: [REDACTED] 6084, mobile No: 7972543356, hereinafter referred to and called as the "SECOND PARTY", (which expression shall unless repugnant to the context or meaning thereof shall mean and include him, his heirs, legal representatives, executors, administrators, attorneys, assigns etc) OF THE SECOND PART:



WHEREAS, in Village Sirvoi of Taluka and Sub-District of Quepem, District of South Goa and the State of Goa, within the limits of Quepem Municipal Council, there exists a landed property known as "BIBEANGALLY" or "PILLEMAND", enrolled in the Taluka Revenue office under Matriz No: 582 and surveyed under survey No's: 24/1, 24/4, 24/4-A and 24/5 of Village Sirvoi of Quepem Taluka and bounded as a whole as under:-

(Signature)

(Signature)

(Signature)

On or to the East: By public road.

On or to the West: By public road.

On or to the North: By road leading from Quepem to
Curchorem and

On or to the South: By Apex of the hill denominated
Gotnam Mordi of Comunidade of
Sirvoi

The property described hereinabove shall be hereinafter referred to and called as the "SAID WHOLE PROPERTY" for the sake of brevity. The said whole property is more particularly described in Schedule I hereinbelow written.

AND WHEREAS, the said whole property was allotted to late. Shri. Anand S. Bene and his wife vide consent decree passed by the Court of the Civil Judge Senior Division at Quepem-Goa in Reg. Civil Suit No: 44/2004/B dated 12/4/2008.

AND WHEREAS, late. Shri. Anand S. Bene and his wife converted the part of the said whole property bearing survey No: 24-A of Village Sirvoi of Quepem Taluka vide conversion sanad bearing No: 5-88-97-Conv dated 17/12/1997 issued by the Dy. Collector and SDO Quepem-Goa.

AND WHEREAS, by Deed of Sale dated 27/8/2010 which is duly registered in the office of the Sub-Registrar of Quepem at Quepem-Goa under No: 992 at pages 37 to 50 of Book No: I, Volume No: 562 dated 11/11/2010, a plot designated as plot B admeasuring an area of 861 sq. meters forming part/portion of the said whole property bearing survey No: 24/4 and 24/4-A of Village Sirvoi of Quepem Taluka alongwith the existing shop cum Garage bearing H. No: 268 existing therein was purchased by the first party herein. The said plot B is bounded as under:-

On or to the East: By road leading from Tilamol to
Zambaulim and part by area


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acquired by Quepem Municipal
Council,

On or to the West: By plot E of survey No: 24/4 and
24/4 A,

On or to the North: By plot D of survey No: 24/4
and 24/4 A and part property
bearing survey No: 24/4 A and

On or to the South: By internal private road of 3
meters from the building Bene
Plaza and part of survey No:
24/4 and 24/4 A

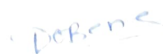
The plot B described hereinabove shall be hereinafter referred to
and called as the "SAID PLOT" for the sake of brevity. The said plot is
more particulrly described in Schedule II hereinbelow written and is more
particulrly shown in the plan annexed hereto delineated in red.

AND WHEREAS, after the purchase of the said plot, the first party
got their names mutated in the occupants column of the survey records of
the said plot and thereafter filed an application for partition cum
amalgamation in the Court of the Deputy Collector and SDO, Quepem-Goa and
obtained separate and independent survey No: 24/4-C of Village Sirvoi of
Quepem Taluka to the said plot exclusively in the names of the first
party. The said plot thus now bears survey No: 24/4-C of Village Sirvoi of
Quepem Taluka.

AND WHEREAS, the first party with an object of developing the said
plot by constructing a multistoried building in the said plot under the
name and style "RAMNATH DAMODAR COMMERCIAL CENTRE" has obtained the
following approvals/permissions, the details whereof are as under:-

- (a) Conversion Sanad bearing No: A3/19/CONV/2021/4368 dated 18/8/2021
- (b) Technical Clearance Order bearing No: TPQ/CT/7449/Q Sirvoi/24/4-
C/2021/2285 dated 16/12/2021 from the office of the Dy. Town Planner,







Town and Country Planning Department, Quepem-Goa

(c) Construction license bearing No: CONSTLIC/QUEPEM/2021-2022/6 from the Quepem Municipal Council dated 18/2/2022.

(d) NOC from the Directorate of Health Service, PHC Quepem Health Centre bearing No: DHS/2022/DHS0901/00024/5 dated 3/1/2022.

(e) NOC from the Electricity Department bearing No: SDE-II/QPM/Div-VII/Tech-55/1653/2021-22 dated 28/12/2021.

(f) NOC from Public Works Department bearing No: 1/111/2021-22/PWD-XX/SD 111/668 dated 23/12/2021.

AND WHEREAS, the building proposed to be constructed in the said plot under the name and style "RAMNATH DAMODAR COMMERCIAL CENTRE" described hereinabove shall be hereinafter referred to and called as the "SAID BUILDING" for the sake of brevity.

AND WHEREAS, the first party on account of their personal difficulty could not commence the construction work of the said building and as such desired to entrust the work of the construction of the said building to a builder/developer.

AND WHEREAS, the second party as such has approached the first party and have requested the first party to entrust the work of the construction of the said building in the said plot to the second party.

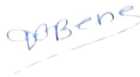
AND WHEREAS, the first party has agreed to the said request and have accordingly agreed to entrust the work of the construction of the said building in the said plot to the second party.

AND WHEREAS, the parties herein in order to avoid future confusions and/or misunderstandings amongst the parties herein desire to reduce certain terms and conditions agreed by the parties herein in writing. Hence this Agreement for Development and Exchange.

NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT AND EXCHANGE WITNESSETH AS UNDER:-

1. In pursuance to the aforesaid agreement, the Second party shall develop the said plot by constructing a multistoried building in the said plot







comprising of lower ground floor plus three upper floors consisting of residential flats and shops and towards the consideration of the said plot, the Second party shall give in exchange to the First party the following premises:-

- (a) Shop being shop No: LG-002 situated on the lower ground floor of the said building having RERA carpet area 21.48/super built up area of 24.25 sq. meters.
- (b) Shop being shop No: LG-003 situated on the lower ground floor of the said building having RERA carpet area 16.47/super built up area of 18.59 sq. meters.
- (c) Shop being shop No: LG-004 situated on the lower ground floor of the said building having RERA carpet area 12.69/super built up area of 14.33 sq. meters.
- (d) Shop being shop No: LG-005 situated on the lower ground floor of the said building having RERA carpet area 12.69/super built up area of 14.33 sq. meters.
- (e) Shop being shop No: UG-002 situated on the upper ground floor of the said building having RERA carpet area 48.13/RERA balcony area 8.59/Total RERA carpet area 56.72/super built up area of 67.83 sq. meters.
- (f) Shop being shop No: UG-004 situated on the upper ground floor of the said building having RERA carpet area 38.90/RERA balcony area 8.94/Total RERA carpet area 47.84/super built up area of 57.12 sq. meters.
- (g) Shop being shop No: UG-005 situated on the upper ground floor of the said building having RERA carpet area 20.47/RERA balcony area 4.50/Total RERA carpet area 24.97/super built up area of 29.83 sq. meters.
- (h) Shop being shop No: F-103 situated on the first floor of the said building having RERA carpet area 20.18/RERA balcony area 4.87/Total RERA carpet area 25.05/super built up area of 29.74 sq. meters.
- (i) Room being room No: F-106 situated on the first floor of the said building having RERA carpet area 17.28/RERA balcony area 5.13/Total RERA carpet area 22.41/super built up area of 26.61 sq. meters.
- (j) Flat being flat No: S-201 situated on the second floor of the said building having RERA carpet area 65.58/RERA balcony area 14.43/Total RERA

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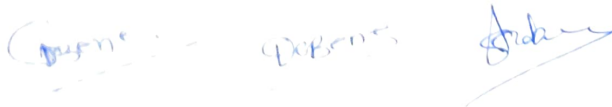
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- carpet area 80.01/super built up area of 96.65 sq. meters.
- (k) Flat being flat No: S-203 situated on the second floor of the said building having RERA carpet area 33.47/RERA balcony area 9.16/Total RERA carpet area 42.63/super built up area of 51.50 sq. meters.
- (l) Two stilt parking's situated on the lower ground floor of the said building (as shown in the plan annexed hereto delineated in red)

The premises reserved for the first party in the said building mentioned at serial No: (a) and (l) hereinabove shall be hereinafter jointly referred to and called as "SAID PREMISES" for the sake of brevity.

2. It is agreed that in view of the allotment/reservation of the said premises mentioned hereinabove to the First party in the said building proposed to be constructed in the said plot, the Second party shall be entitled for and/or shall be allotted the entire balance built up area/remaining premises in the said building.
3. The Second party on the strength of this Agreement for Development and Exchange shall be entitled to obtain necessary approvals if any required for undertaking the construction work of the said building in the said plot.
4. It is agreed that the entire cost incurred for the construction of the said building in the said plot shall be exclusively borne by the Second Party and the construction of the said building shall be completed by the Second Party as per the specifications and plans approved by the concerned authorities within a period of 24 months from the date of execution of the said Agreement for Development and Exchange. All fees, charges, costs including architect fees, R.C.C. consultants fees shall be paid by Second Party.
5. The Second party shall be entitled to deal with and/or dispose off the remaining premises allotted to the Second party in the said building proposed to be constructed in the said plot to any prospective purchaser/s



at the absolute discretion of the Second Party by executing Agreements for Sale, Agreement for Development and Sale, Deed of Sale or such other document/s as the Second party deems fit and proper and to receive the sale consideration thereof. It is agreed that the second party shall however not entitled to deal with the said premises specifically reserved for the First party in the said building proposed to be constructed in the said plot as mentioned hereinabove.

6. The Second Party, his contractors, labourers, supervisors etc shall hereinafter be entitled to freely work on said plot on which the said building is supposed to be constructed for the purpose of performance of this contract.
7. It is agreed by the parties herein that the said building proposed to be constructed in the said plot shall be named as "RAMNATH DAMODAR COMMERCIAL CENTRE" .
8. The First party declares that the First party shall execute necessary affidavits so also shall sign all papers, forms, correspondence etc as and when required or as and when called upon from them by the Second Party from time to time or at any time for undertaking construction of the said building in the said plot.
9. The First party shall simultaneously to the execution of this Agreement shall also execute an Irrevocable Power of Attorney in favour of the Second party so that on the strength of said Irrevocable Power of Attorney, the Second party shall be entitled to represent the First party before the Government offices, Municipal Council, Town and Country Planning Department or before any other authorities so also could do all needful acts, deeds and things concerning said plot and the proposed construction/development therein including signing and execution of the applications, forms, bonds, affidavits, declarations, Agreement for Development and Sale, Agreement for Sale, Deed of Sale or such other deed/s and to enter into and/or agree to do such covenants and conditions

as may be required and to present such Deed/Deeds for registration before the Sub-Registrar of Quepem at Quepem and to admit its execution thereof for and on behalf of the First party as the Vendors to the said Agreements, Deeds etc. It is however made clear that the Second party on the strength of the said Irrevocable Power of Attorney shall not be entitled to act in any manner in respect of the said premises reserved for the First party in the said building as above. It is agreed that the said Power of Attorney shall be irrevocable during the subsistence of this Agreement for Development and Exchange.

10. It is agreed that the entire expenditure/cost required for the construction of the said building shall be exclusively borne by the Second Party.
11. It is a condition precedent of this Agreement that the Second Party shall complete the entire construction of the said building proposed to be constructed in the said plot as per the approved plan within a period of 24 months from the date of execution of this Agreement for Development and Exchange.
12. It is agreed that all dues payable to the Government in respect of the building proposed to be constructed in the said plot such as sales tax, royalty or any other levy relating to or arising from this Agreements or transactions shall be borne by the Second Party. Similarly, any liability/disputes arising from/relating to the said construction shall be exclusively settled by the Second Party.
13. In case it is decided to form a Co-operative Housing Society or any other legal entity of the buyers of premises in the said building proposed to be constructed in the said plot, the First Party agrees to join as the members of the said society or entity alongwith the buyers of the remaining premises in the said building with whom the Second Party may deal with.

14. It is specifically agreed that the Second party shall not be entitled to enter into any transaction such as Agreement for Development and Sale, Deed of Sale or such other document/s in respect of the said premises reserved for the First party as mentioned hereinabove in the said building proposed to be constructed in the said plot.
15. The Second Party may approach the banks or any other financial institutions to obtain loan for the proposed construction in the said plot without in any manner affecting the rights of the First Party in respect of the said premises reserved for the First party mentioned hereinabove in the said building.
16. The Second Party shall be entitled to put up the sign boards announcing his scheme in the manner the Second Party deems fit and proper.
17. The possession of the said plot is handed over by the First Party to the Second Party at the time of the execution of the said Agreement for Development and Exchange.
18. The Second party shall use construction material having standard quality for the construction of the said building in the said plot.
19. Either parties are entitled for the specific performance of this Agreement. In the alternative, for the due performance of this Agreement, the parties hereby agree to submit the dispute to Arbitrator appointed with the mutual consent of the parties herein.
20. The first party shall be entitled to inspect the construction work of the said building from time to time and point of the defects if any to the second party. If any defects are pointed out by the first party, then the second party shall be liable to cure the said defects.
21. The second party shall not be entitled to deviate from the building plans of the said building or change the alignment at any time without the knowledge and/or consent of the first party.

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22. The First party declares and covenants with the Second party that the First party has good and marketable title to the said plot and further declare that there are no encumbrances, mortgages or hypothecation, tenancy on the said plot or mundkars to the said plot and declare that the said plot is free from encumbrance, mortgage or hypothecation, tenancy, mundkars etc.
23. The First party further declares that they have not entered into any Agreement for Sale, Deed of Gift, Agreement for Development and Exchange or such other document/s with any other person/s in respect of the said plot nor have encumbered the said plot in favour of any financial institutions or with any person/s etc.
24. After completion of the construction of the said building and consequently the said premises respectively reserved for the First Party in the said building as mentioned hereinabove in all respects and upon obtaining necessary occupancy certificate from the Quepem Municipal Council, the Second Party shall inform the First Party about the same by issuing a registered A/D letter to the First party on the address of the first party mentioned on page (2) of this Agreement and shall call upon the First party to take the possession of the said premises so also to get the said premises/its built up area transferred in their names by executing Deed of Transfer of the said premises or such other document incase First party so desires in favour of the First party. It is further agreed that the entire costs, charges, expenses, stamp duty, registration fees, advocates fees etc. towards the transfer of the said premises by executing such deeds shall be exclusively borne by the First Party.
25. The first party upon receipt of the said letter shall take the possession of the said premises reserved for the first party in the said building upon verifying and/or inspecting the construction work of the said premises. Incase any defects or irregularities are found in the construction work of the said premises, the first party shall be entitled to bring the said defects to the notice of the second party and the second party thereafter shall be liable to cure the said defects







26. It is agreed that incase the Second party is unable to complete the construction of the said building with the prescribed time limit on account of non availability of steel, cement, sand or on account of civil commotion, war or on account of any orders of the Court or on account of lockdown etc, under such circumstances, the Second party shall be entitled for reasonable extension of time for the completion of the said building in the said plot.

27. In the event of any dispute or difference or questions arising between the parties hereto or between any of them and/or the successors-in-title and/or heirs and/or legal representatives of the other or others, arising out of and/or in connection with and/or in relation to and/or in consequence of and/or concerning and/or however touching this Agreement and/or the spirit thereof, or any of the terms, clauses or things herein contained, or as to the rights, duties and liabilities of the parties hereto under these presents, whether during the continuance of this agreement or after, then, the same shall be referred to the arbitration of one person appointed with the consent of the parties herein. Such arbitrator shall save and except to the extent as hereinafter provided be governed by the provisions of the Arbitration Act 1940 and any statutory modification thereto or re-enactment thereon for the time being in force. In the event any such dispute, the Second Party shall not be liable in any manner for withholding project completion.

(a) IT IS EXPRESSLY AGREED BY AND BETWEEN THE PARTIES THAT:-

(a) The Arbitrator shall give his award within six months of entering upon reference.

(b) The Arbitrator shall be entitled with the consent of all the parties hereto to extend the time to make his award.

(c) The venue of such arbitration shall be Quepem or at Curchorem-Goa subject to this provision, the Court in Quepem-Goa alone, to the exclusion of

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other Courts shall have exclusive jurisdiction in the matter.

(d) The costs, charges, fees and expenses of the Arbitrator shall be borne equally by the parties hereto and save and aforesaid, the parties shall bear their own costs.

28. The parties herein agree and declare that the parties herein shall be bound by the terms agreed by the parties herein for all practical purposes and further declare that the terms agreed herein shall be binding on the parties herein.

29. The First party declares and covenants with Second party that the First party, their legal heirs etc shall as and when required so also as and when called upon by the Second party shall sign and execute all documents, forms, declarations including Agreement for Development and Sale, Agreement for Sale, Deed of Sale or such other documents in respect of the premises respectively allotted to the Second party in the said building proposed to be constructed in the said plot in the capacity of the Vendors or such other capacity so also shall admit its execution by appearing in the office of the Sub-Registrar of Quepem at Quepem-Goa either personally or through their duly constituted attorney with that of Second party in the capacity of the Builder/Developer.

30. The second party declares and covenants with the first party that the second party, his legal heirs etc shall as and when called upon by the first party shall sign and execute Agreement for Development and Sale, Agreement for Sale, Deed of Sale or such other documents in respect of the said premises respectively allotted to the first party in the said building proposed to be constructed in the said plot in the capacity of the Developer/Builder or such other capacity so also shall admit its execution by appearing in the office of the Sub-Registrar of Quepem at Quepem Goa.

31. The second party upon the execution of the said Agreement for Development and Exchange shall immediately get the said project (i.e. construction of

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the said building in the said plot) registered under the RERA Act. The entire fees required for the RERA registration of the said building shall be exclusively borne by the second party.

32. The entire construction material required for the construction of the said building such as laterite stones/cement blocks, cement, sand, steel, metal stones, tiles so also the other material shall be exclusively procured by the second party. It is agreed that the first party shall not be liable to get and/or procure any construction material or any other material required for the said purpose.

33. The second party shall be solely liable and responsible to pay all the bills towards the material purchased for the construction of the said building from various person/s and the first party shall not be liable or responsible to pay the said bills or to the said person/s from whom the said material has been purchased.

34. The second party similarly shall be solely liable and responsible to pay the salaries/wages to the labourers, workers, supervisors, masons, fitters, carpenters, painters so also to all other person/s engaged by the second party for the construction of the said building or for doing such other work concerning the construction work of the said building and the first party shall not be liable for the same and/or to pay the said charges/bills etc.

35. The second party shall not be entitled to stop the construction work of the said building without any valid reason/s and that too without the knowledge and consent of the first party.

36. The second party on or before the completion of the construction work of the said building shall reimburse to the first party the entire amount spent/paid by the first party for obtaining the construction license, conversion sanad, Technical clearance, NOC's from various authorities, fees paid to the Architect for drawing plans etc.

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37. The Second party shall be solely liable and responsible to procure the electricity and water connection to the premises existing in the said building and the first party shall not be liable to obtain the electricity and water connection to the said building.
38. The second party shall upon completion of the said building shall obtain the occupancy certificate of the said building and only upon obtaining the occupancy certificate shall handover the possession of the premises to the respective purchaser/s including the first party. The charges required to be paid for obtaining the occupancy certificate if any shall be exclusively borned by the second party.
39. It is agreed that the second party shall be solely liable and responsible incase of any untoward incident occurs at the construction site or incase any person/s, labourers or whosoever working at the site receives injuries etc and the first party shall not be liable and/or responsible for the same.
40. The second party shall ensure that no nuisance is created at the construction site while undertaking the construction work of the said building in the said plot so also shall see that no construction material is stacked on the public roads or in the neighboring plots or in such fashion which shall cause nuisance to the neighboring people or to the public at large.
41. The second party shall be solely liable and responsible to pay the electricity and water charges respectively to the Electricity and Public Works Department from time to time towards the electricity and water consumed for the construction of the said building in the said plot.
42. The second party upon the completion of the said building in all respects shall be liable to remove the remaining construction material, debris etc if any existing at the construction site or in the said plot or in the vicinity of the said plot.

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43. It is agreed that the original copy of this Agreement shall be retained by the Second Party while the Notarized copy thereof shall be retained by the First Party.

SCHEDULE I OF THE SAID WHOLE PROPERTY

Landed property known as known as "BIBEANGALLY" or "PILLEMAND" situated in Village Sirvoi of Taluka and Sub-District of Quepem, District of South Goa and the State of Goa, within the limits of Quepem Municipal Council, enrolled in the Taluka Revenue office under Matriz No: 582 and surveyed under survey No's: 24/1, 24/4, 24/4-A and 24/5 of Village Sirvoi of Quepem Taluka and bounded as a whole as under:-

On or to the East: By public road,

On or to the West: By public road,

On or to the North: By road leading from Quepem to
Curchorem and

On or to the South: By Apex of the hill denominated
Gotnam Mordi of Comunidade of
Sirvoi

SCHEDULE II OF THE SAID PLOT

All that plot originally designated as plot B admeasuring an area of 861 sq. meters forming part/portion of the said whole property described in Schedule I hereinabove bearing survey No: 24/4-C of Village Sirvoi of Quepem Taluka. The said plot is bounded as under:-

On or to the East: By road leading from Tilamol to
Zambaulim and part by area
acquired by Quepem Municipal
Council,

On or to the West: By plot E of survey No: 24/4 and
24/4 A,

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On or to the North: By plot D of survey No. 24/4
and 24/4 A and part property
bearing survey No: 24/4 A and
On or to the South: By internal private road of 3
meters from the building Bene
Plaza and part of survey No:
24/4 and 24/4 A

The said plot described in Schedule II hereinabove is more particularly shown in the plan annexed hereto delineated in red.

SPECIFICATIONS

1. STRUCTURE: The building shall have RCC framed structure of columns, beams and slabs and as per the designs and drawings of the structural engineer of the said building. The external walls shall be 20 cms thick laterite stone/cement blocks and the internal walls will be 10 cms thick brick or cement concrete blocks.
2. PLASTER: External walls in sand faced cement plaster and internal plaster with neeru finish.
3. FLOORING: Vitrified tile flooring with skirting's in all rooms and antiskid flooring tiles in utilities, toilets and terrace.
4. TOILET: The Toilets will be fitted with sanitary fixtures of a well known brand and shall have provision for exhaust fan, geyser, glazed tiles dado upto lintel level.
5. KITCHEN: Granite top with stainless steel sink. Glazed tiles dado upto lintel level and shall have provision for exhaust fan and water purifier.

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6. DOORS AND WINDOWS: Main door shall be of teak wood, flush shutters for all doors, waterproof doors for toilets and windows shall of powder coated aluminium framed windows.
7. ELECTRICAL INSTALLATIONS: Concealed copper wiring, modular switches with sufficient point, TV and Telephone point in living and drawing room, provision for A.C point in bedrooms and provision for inverter point in rooms.
8. PAINTING: Internal walls shall be painted with oil bound distemper and external walls with exterior emulsion paint, oil paint for grills and door shutters.
9. STAIRCASE: Staircase shall have grey cota tiles with skirting' s.
10. PARKING: Parking' s shall be covered car parking' s
11. ROOF: Roof shall be water proofed and shall be covered by GI sheets or with mangalore tiles above the RCC slab.

IN WITNESS WHEREOF, the parties to the Agreement for Development and Exchange have subscribed their respective hands on the date, month and year hereinabove mentioned.

Greene

Dabene

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Greene

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED "FIRST PARTY"
OF THE FIRST PART:



.....
G. Bene.
(SHRI. GAUTAM ANAND BENE)

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



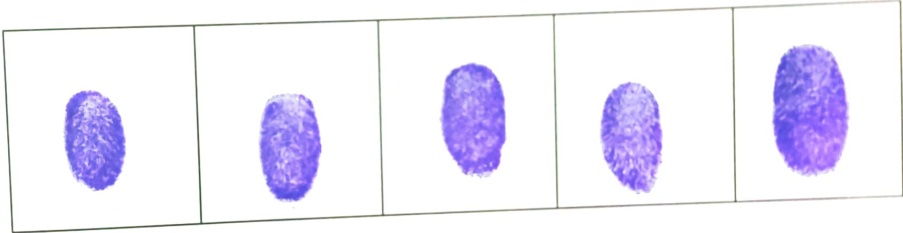
G. Bene. G. Bene. G. Bene.

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED "FIRST PARTY"
OF THE FIRST PART:

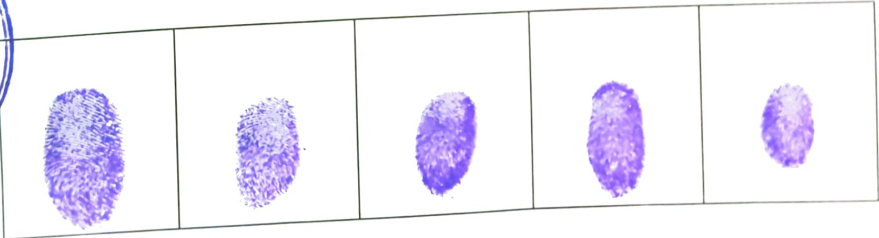


Darshani
(MRS. DARSHANI GAUTAM BENE)

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



Darshani Darshani Darshani



SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED "SECOND PARTY"
OF THE SECOND PART:

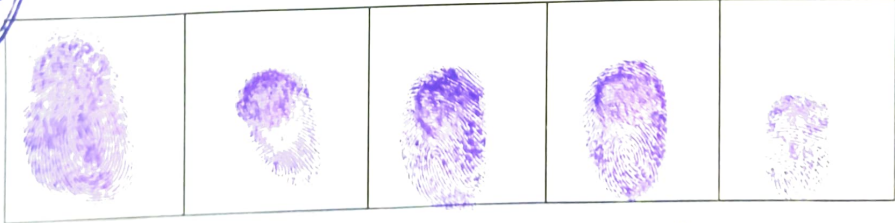


(SHRI. SESHGIRI ANAND BENE)

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



WITNESSES:-

1. Name: Gajanan R. Prabhudevai

Address: H.No. 93/2 (A) Baga
Cotombi Quepem Goa

Desai

2. Name: Premnand Shankar Naik

Address: H.No. 10/2 Deulmol
Sirvoi Keperem-Goa.

Naik



EXECUTED BEFORE ME
WHICH I ATTEST

(Purushottam K. Phaladesai)
NOTARY
SOUTH GOA DISTRICT
State of Goa (India)

Reg. No. 677/2022
Date 03-3-2022



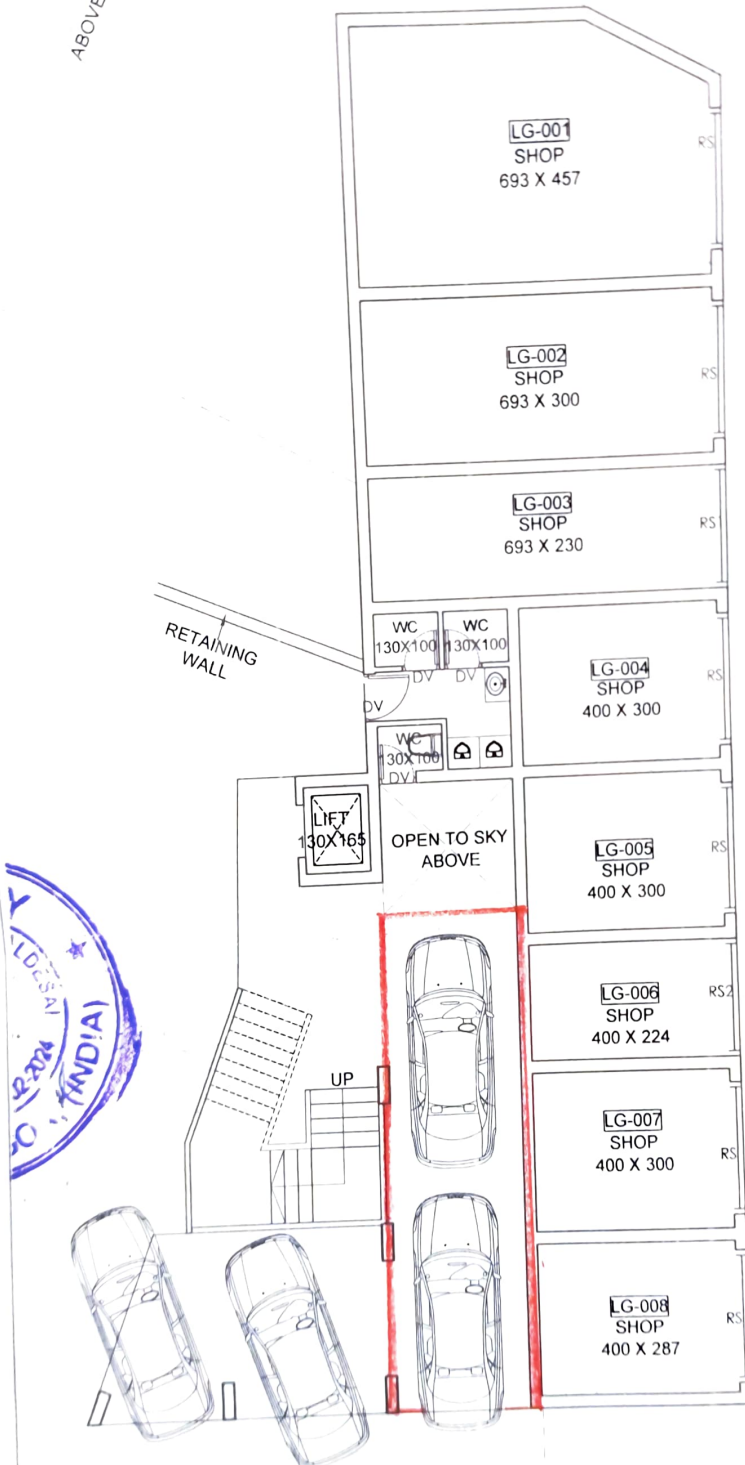
Chene

DeBene

DeBene

ABOVE COVERAGE PROFILE

SHOP			
LG-001	693 X 457		
LG-002	693 X 300		
LG-003	693 X 230		
LG-004	400 X 300		
LG-005	400 X 300		
LG-006	400 X 224		
LG-007	400 X 300		
LG-008	400 X 287		



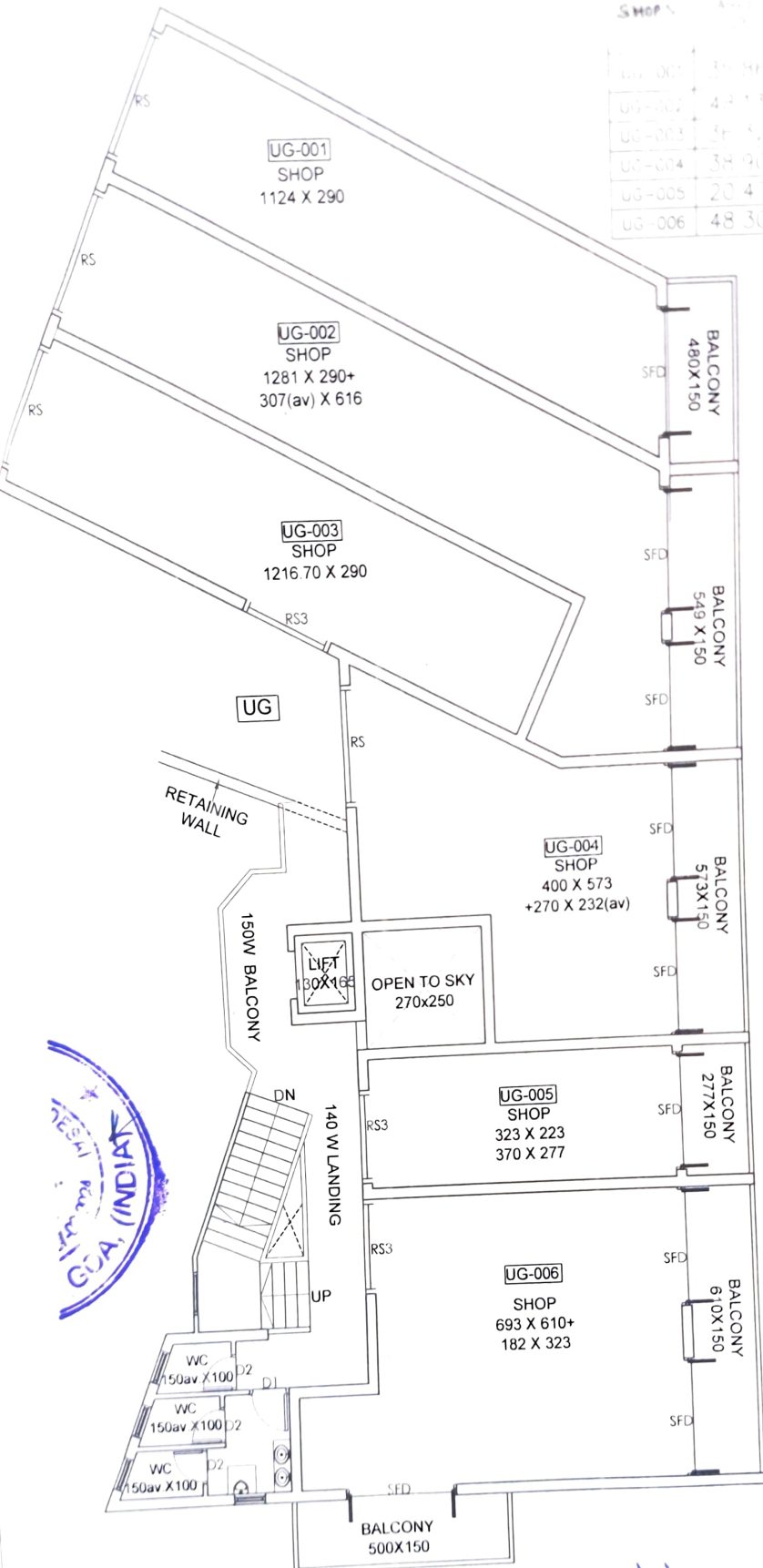
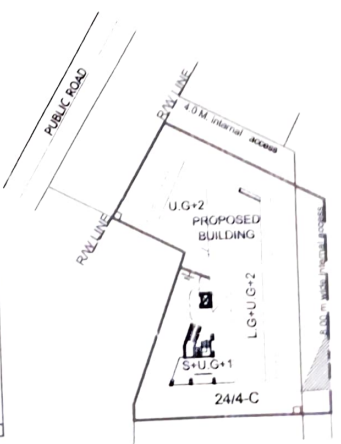
KEY PLAN
N.T.S

LOWERGROUND FLOOR PLAN
1:100

ORIENTATION	DATE	25/01/2022
DEALT BY	SURENTH	
GRAPHICAL	SCALE	0 100
ARCHITECT	RAJEEV M. SUKHTANKAR	
ARCHITECT (B. Arch) (2007)		
F-1 FIRST FLOOR, FATIMA CHAMBERS,		
NEAR FATIMA CHURCH, N. MARGAO, GOA		
PH: 2737170, 2735801		
E-mail: archrajm@gmail.com		

PROPOSED "RAMNATH DAMODAR COMMERCIAL CENTER"
FOR SHRI. GAUTAM ANAND BENE AND SMT. DARSHANI GAUTAM BENE
AT SIRVOI - QUEPEM - GOA, ON S. NO. 24 / 4 - C.

UG-001	34.11	1.41	1.41	1.41	1.41
UG-002	4.4	1.1	1.1	1.1	1.1
UG-003	3.4	1.1	1.1	1.1	1.1
UG-004	38.90	1.41	1.41	1.41	1.41
UG-005	20.4	1.41	1.41	1.41	1.41
UG-006	48.30	1.1	1.1	1.1	1.1



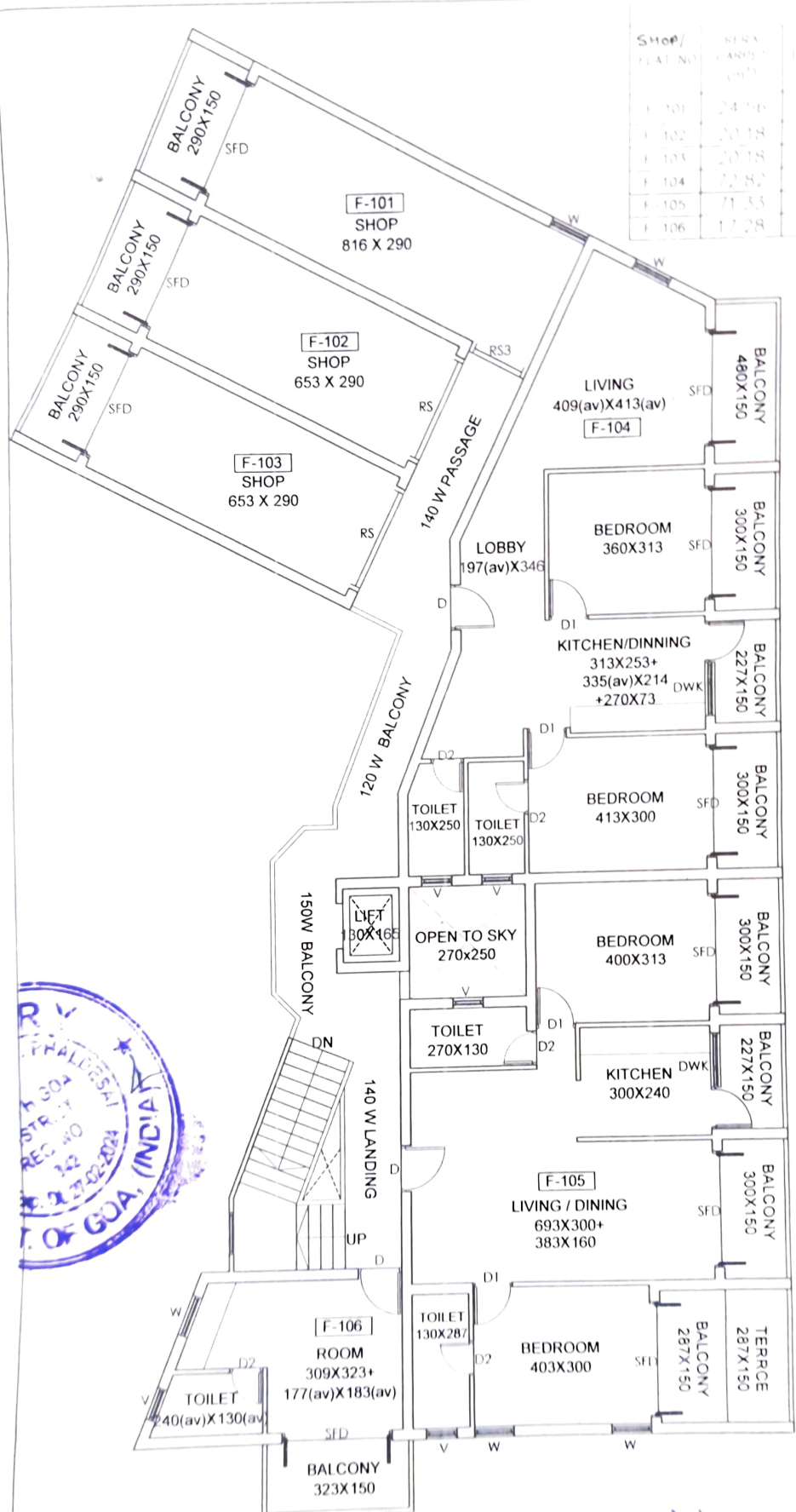
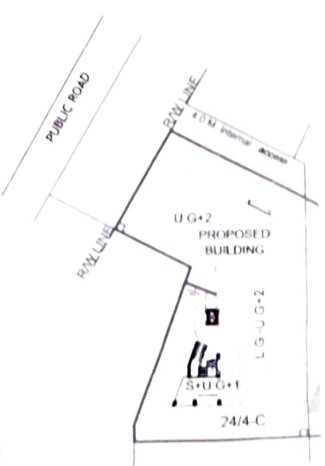
KEY PLAN
N.T.S

UPPER GROUND FLOOR PLAN
1:100

PROPOSED "RAMNATH DAMODAR COMMERCIAL CENTER"
FOR SHRI GAUTAM ANAND BENE AND SMT. DARSHANI GAUTAM BENE
AT SIRVOI - QUEPEM - GOA, ON S. NO. 24 / 4 - C.

ORIENTATION	DATE	25/01/2022
	DEALT BY	SREENITHI
	GRAPHICAL SCALE	0 100 200
ARCHITECT		
RAJEEV M. SUKTHANKAR		
ARCHITECT (B. Arch, B. Plan)		
F. 1 FIRST FLOOR, FATIMA CHAMBERS		
NEAR FATIMA CONVENT, MARGAO, GOA		
PH: 2737170, 2735881		
E-mail: archrajm@gmail.com		

Shop/ FLAT NO	AREA (sq.ft)	AREA (sq.m)	TOTAL AREA (sq.ft)	TOTAL AREA (sq.m)	NO. OF FLOORS
F-101	24.56	4.87	24.43	4.84	1
F-102	23.18	4.69	24.87	4.93	1
F-103	20.16	4.87	25.05	4.94	1
F-104	22.82	18.89	91.71	103.29	4
F-105	21.33	18.26	89.59	106.36	4
F-106	17.28	5.13	22.41	26.61	1



FIRST FLOOR PLAN

1:100

KEY PLAN

NTS

PROPOSED "RAMNATH DAMODAR COMMERCIAL CENTER"
FOR SHRI GAUTAM ANAND BENE AND SMT DARSHANI GAUTAM BENE
AT SIRVOI - QUEPEM - GOA, ON S. NO. 24/4 - C.

ORIENTATION

DATE

25/01/2022

DESIGN BY

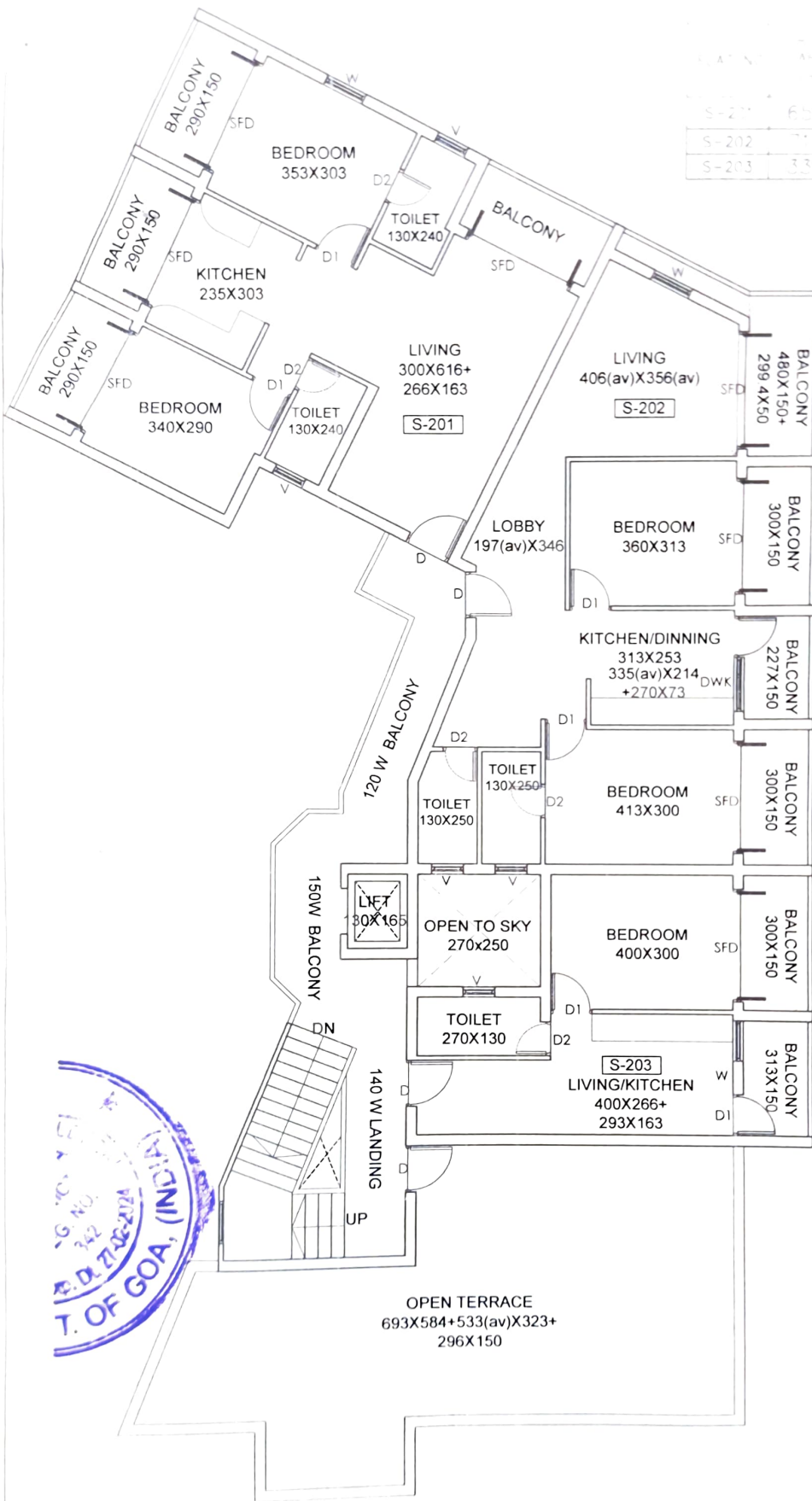
ARCHITECT

ARCHITECT

RAJESH M. SUNKHANKAR

ARCHITECTS & ENGINEERS

1. 1. FIRST FLOOR (A) (M) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MM) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YY) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)



S-201	1	4	4
S-202	1	4	2
S-203	1	4	2



KEY PLAN
N.T.S

SECOND FLOOR PLAN
1:100

PROPOSED "RAMNATH DAMODAR COMMERCIAL CENTER"
FOR SHRI GAUTAM ANAND BENE AND SMT. DARSHANI GAUTAM BENE
AT SIRVOI - QUEPEM - GOA, ON S. NO. 24 / 4 - C.

ORIENTATION	DATE	25/01/2022
	DEALT BY	GREENE(H)
	GRAPHICAL SCALE	0 100 200
ARCHITECT		
RAJEEV M. SUKHTHANKER		
ARCHITECT (B. Arch (Bom.) AIA)		
F-1 FIRST FLOOR FATIMA CHAMBERS		
NEAR FATIMA CONVENT MARGAO GOA		
PH - 2737170, 2735881		
Email - archrajmuk@gmail.com		