



GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
OFFICE OF THE CIVIL REGISTRAR CUM SUB
REGISTRAR, BARDEZ
MAPUSA – GOA



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3 (3) Of the Goa Payment of Duty by e-challan Payment Facility
Rules



STAMP DUTY OF ₹ 5288500.00
(RUPEES FIFTY TWO LAKH EIGHTY EIGHT THOUSAND FIVE
HUNDRED ONLY)

PAID VIDE E-RECEIPT NO's

- 1) 202200797920 DATED: 10/10/2022
 - 2) 202200797924 DATED: 10/10/2022
 - 3) 202200797929 DATED: 10/10/2022
- IN THE GOVERNMENT TREASURY.

SERIAL NO. :- 2022-BRZ-4728


DATED :- 17th OCTOBER 2022

Shri. Suraj R. Vernekar

SHRI. SURAJ R. VERNEKAR
DISTRICT REGISTRAR (HQ)
CIVIL REGISTRAR CUM SUB REGISTRAR, BARDEZ,
(HOLDING ADDITIONAL CHARGE)
MAPUSA-GOA

SUB-REGISTRAR
BARDEZ



 Government of Goa Directorate of Accounts Opp. Old Secretariat, Fazenda Building, Panaji, Goa Phone: 0832-2225548/21/31		202200797920 Echallan No. 202200797920
e-Receipt		
Department:	10 - NOTARY SERVICES	Echallan Date: 10/10/2022 8:59:39 PM
Name and Address of Party:	Ravlu 9850471338 House No 883 5 Kamat Nagar Socorro Porvorim	
Service:	Stamp Duty	
	Amount	
	Stamp Duty	₹ 1288500.00
	Total Amount:	₹ 1,288,500.00
	(Rs. Twelve Lakh Eighty Eight Thousand Five Hundred Only)	
Department Data:	20220000039262 NOTAR 20220000039262 NOTARY	
Bank ref No:		
Status:	Success	
Payment Date:	10/10/2022 9:03:20 PM	
	Reprint Date: 10/10/2022 21:10:29	



2022 - BRZ - 4728
 17 - 10 - 2022

AGREEMENT FOR SALE AND DEVELOPMENT

This Agreement for Sale and Development is made on this 11th day of October 2022 at Mapusa, Bardez - Goa.

MR. SIDDHIVINAYAK S. DALVI

MRS. TEJASS. DALVI

MR. DEVANAND ARJUN NAIK

MRS. SUMANGALA DEVANAND NAIK

M/S. SHETYE REAL ESTATE



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31

202200797924

Echallan No. 202200797924

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 10/10/2022 21:00:48

Name and Address of Party:

Ravlu | 9850471338

House No 883 5 Kamat Nagar Socorro Porvorim

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 2000000.00

Total Amount: ₹ 2,000,000.00

(Rs. Twenty Lakh Only)

Department Data:

20220000039262 NOTAR|20220000039262 NOTARY

Bank ref No:

906333307210695

Status:

Success

Payment Date:

10/10/2022 21:14:22

Payment Gateway:

SBI-EPAY

Print Date: 10/10/2022 21:15:40



AGREEMENT FOR SALE AND DEVELOPMENT

This Agreement for Sale and Development is made on this 11th day of October 2022 at Mapusa, Bardez - Goa.

MR. SIDDHIVINAYAK S. DALVI

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M/S. SHETYE REAL ESTATE



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31

202200797929

Echallan No. 202200797929

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 10/10/2022 21:01:58

Name and Address of Party :

Ravlu | 9850471338

House No 883 5 Kamat Nagar Socorro Porvorim

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 2000000.00

Total Amount : ₹ 2,000,000.00

(Rs. Twenty Lakh Only)

Department Data:

20220000039262 NOTAR|20220000039262 NOTARY

Bank ref No:

189262307216730

Status:

Success

Payment Date:

10/10/2022 21:21:30

Payment Gateway:

SBI-EPAY

Print Date: 10/10/2022 21:22:58

AGREEMENT FOR SALE AND DEVELOPMENT

This Agreement for Sale and Development is made on this 11th day of October 2022 at Mapusa, Bardez - Goa.

MR. SIDDHIVINAYAK S. DALVI

MRS. FEJAS S. DALVI

MR. DEVANAND ARJUN NAIK

MRS. SUMANGALA DEVANAND NAIK

M/S. SHETYE REAL ESTATE

BETWEEN

1) **MR. SIDDHIVINAYAK SHIVRAM DALVI**, son of Shri. Shivram Gopal Dalvi, aged 40 years, married, businessman, having **PAN CARD NO. [REDACTED]** and AADHAR CARD NO. [REDACTED] Indian National and his wife;

2) **MRS. TEJAS S. DALVI**, alias TEJAS SIDDHIVINAYAK DALVI daughter of Vijay Jaywant Kale aged 38 years, married, housewife, having PAN Card No. [REDACTED] and AADHAR CARD NO. [REDACTED], Indian National, both residents of B 401,, Bafna Apartment, Mogal Lane, Near Magnet Dept. store, Matunga West, Mumbai, Mumbai Maharashtra - 400016

3) **MR. DEVANAND ARJUN NAIQUE** alias **DEVANAND ARJUN NAIK** son of Shri. Arjun Shivram Naik alias Arjun Naik, aged 61 years, married, businessman, having **PAN CARD NO. [REDACTED]** and AADHAR CARD NO. [REDACTED] Indian National and his wife;

4) **MRS. SUMANGALA DEVANAND NAIQUE** alias **SUMANGALA DEVANAND NAIK**, daughter of Shri. Pandurang Kandolkar, aged 53 years, married, housewife, having **PAN CARD No. [REDACTED]** and AADHAR CARD NO. [REDACTED] Indian National, both residents of H. No. 179/143, Shiv Ganga Niwas, Bella Vista, Sangolda, Bardez – Goa-403511 hereinafter jointly referred to as the **"FIRST PARTY (OWNER)"** (which expression shall, wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include its legal representatives, executors, administrators, transferees and assigns) of the **ONE PART**.

AND

M/S SHETYE REAL ESTATE, a proprietorship concern of its sole proprietor Mr. Ravlu P. Shetye, son of Pundalik Shetye, 58 years of age, Married, businessman, holder of Pan Card No. [REDACTED], Aadhar Card No [REDACTED] Indian National resident of house No 883/5,


 MR. SIDDHIVINAYAK S. DALVI


 MRS. TEJAS S. DALVI


 MR. DEVANAND ARJUN NAIK


 MRS. SUMANGALA DEVANAND NAIK


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Socorro, Porvorim, Bardez- Goa – 403501 hereinafter referred to as the **“SECOND PARTY (DEVELOPER)”** (which expression shall, wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include its successors and assigns) of the **SECOND PART**.

WHEREAS:

WHEREAS there exists all that land denominated as **“CONDILACHEM VERICA”** or **“SAPONACHEM BAILEM VERIC”**, situated in the ward AMBIRNA of **Socorro** Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District North Goa, State of Goa which property is described in the Land Registration Office under No. 28873 of Book B-74 New and is enrolled in the Taluka Revenue Office under Matriz Nos. 303 & 318 of 2nd Circumscription of Socorro Village and surveyed under Survey No. **341/1** and Survey No. **358/2** both of Village Socorro of Bardez Taluka, totally admeasuring 24,475 sq. mts. or thereabouts. This property is described in the **SCHEDULE I** hereafter written and shall hereinafter be referred to as the SAID BIGGER PROPERTY.

AND WHEREAS FIRST PARTY represents that they are the owners in possession of the said bigger property in the ratio of 70% (ownership of FIRST PARTY no. 1 and 2) and 30% (ownership of FIRST PARTY no. 3 and 4).

1. The FIRST PARTY acquired title to the **SAID BIGGER PROPERTY** in the following manner:

(a) By a deed of conveyance dated 19th September 1973 duly registered at the Sub-Registrar of Assurances at Bardez, Goa under serial No.6838 at pages 373 to 378 of Book I vol No.73 1) Mr. Vishnu Pandurang Naik and Savitri Vishnu Naik sold and conveyed all their ownership, right, title and interest in all that piece and parcel of land known as “Condilachem Verica E Saponachem Ballem Verica” admeasuring 24475 sq. meters and situated within the limits of village Panchayat of Socorro, Taluka

MR. SIDDHIVINAYAK S. DALVI

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and sub district of Bardez of North Goa District in the state of Goa and described in the Land Registration Office of Bardez under description no. 28873 of book B-74 New and enrolled in Land Taluka Revenue Office under Matriz nos.303 and 318 and surveyed under survey Nos. 341/1 and 358/2 of village Socorro and more particularly described in the First Schedule hereunder written and hereinafter referred to as the "said property" to 1) Mr. Prakash Pudalik Narvekar 2) Mr. Devidas Pudalik Narvekar 3) Mr. Ashok Pudalik Narvekar and 4) Mr. Ravindra Kalyan Amonkar for consideration and on terms and conditions more particularly contained therein.

(b) By an Agreement dated 10th April 1985 the Owners namely Ravindra K. Amonkar and his wife Mrs. Rekha R. Amonkar agreed to sell their share in the said property to Mr. Santosh Ratanji Ramnathkar for consideration and on terms and conditions more particularly contained in the said Agreement dated 10th April 1985.

(c) Thereafter by Agreement dated 28th march 1987 1) Mr. Prakash Narvekar 2) Mrs. Rajashri Prakash Narvekar 3) Mr. Devidas Narvekar, 4) Mr. Ashok Narvekar and 5) Mrs. Ujwala Ashok Narvekar (therein referred to as the Vendors of the first part) 6) Mr. Ravindra kalyan Amonkar and 7) Rekha Ravindra Amonkar (therein referred to as the Vendors of the second part) agreed to sell the said property to Mr. Ashok Parmanad Kakodkar for consideration and on terms and conditions more particularly contained therein and had agreed to pay 50% of the consideration to the Amonkars and 50% to the Narvekars and in fact made part payment of Rs. 60,000/- to the said Narvekars.

(d) Ashok Parmanad Kakodkar was unable to develop the said property and therefore by an Agreement of sale dated 19th July 2004, Ashok Parmanand Kakodkar and his wife Mrs. Archana Ashok Kakodkar agreed to terminate the Agreement dated 28th March 1987 and transfer all their right, title and interest acquired



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MRS. TEJASS S. DALVI



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by them under the aforesaid Agreement dated 28th March 1987 in the said property to Mr. Santosh Ratanji Ramnathkar for consideration and on terms and conditions contained in the Agreement dated 19th July 2004 and received part consideration for the same.

- (e) In the meantime, out of the original owners Mr. Devidas Pundalik Narvekar expired on 9th May 1998 leaving surviving him his wife 1) Mrs. Milan Devidas Narvekar and three daughters viz. 2) Miss Gauri Devidas Narvekar 3) Ms. Krutika Devidas Narvekar and 4) Miss Deepika Devidas Narvekar as his only heirs and legal representatives according to the law by which he was governed at the time of his death.
- (f) One of the other original owners namely Mr. Ashok Pundalik Narvekar also expired on 16th June 2004 leaving surviving him his wife 1) Ujwala Ashok Narvekar and his children viz 2) Master Chaitanya Ashok Narvekar and 3) Miss Nikita Ashok Narvekar as his only heirs and legal representatives according to the law by which he was governed at the time of his death.
- (g) After the demise of Devidas Pundalik Narvekar, Mrs. Milan Devidas Narvekar (Owner No.3) filed Inventory proceedings No. 1 of 2006/A before the Civil Judge Senior Division Ponda and by an order dated 13th December 2005 was appointed as guardian of the shares of her minor children Miss Gauri Devidas Narvekar, Miss Krutika Devidas Narvekar and Miss Deepika Devidas Narvekar with a right to sell their share in the said property.
- (h) After the demise of Ashok Narvekar, Mrs. Ujwala Ashok Narvekar filed Inventory proceedings being Inventory Processing No. 55 of 2005/A before the Civil Judge Senior division Ponda and by an order dated 13th December 2005. Ujwala Ashok Narvekar was appointed as guardian of the shares of her minor daughter Miss



MR. SIDDHIVINAYAK S. DALVI



MRS. TEJASS S. DALVI



MR. DEVANAND ARJUN NAIK



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Nikita Ashok Narvekar with a right to sell her share in the said property.

- (i) By an Agreement dated 19th July 2004 1) Mr. Prakash Pundalik Narvekar, 2) Mrs. Rajashri Prakash Narvekar 3) Mrs. Milan Devidas Narvekar for self and on behalf of her minor children, 4) Mrs. Ujwala Ashok Narvekar for self and on behalf of her minor children had agreed to sell all their share, right, title and interest in the said property to Mr. Santosh Ratanji Ramnathkar for consideration and on terms and conditions more particularly contained therein and the Mr. Santosh Ratanji Ramnathkar made some payment to 1) Mr. Prakash Pundalik Narvekar, 2) Mrs. Rajashri Prakash Narvekar, 3) Mrs. Milan Devidas Narvekar, 4) Gauri Devidas Narvekar, 5) Krutika Devidas Narvekar 6) Deepika Devidas Narvekar, 7) Mrs. Ujwala Ashok Narvekar, 8) Chaitanya Ashok Narvekar, 9) Nikita Ashok Narvekar under the said Agreement.

- (j) The said property did not have any access and with a view to acquire access Mr. Santosh Ratanji Ramnathkar entered into following agreement/deed with the owners /developers of two adjoining properties and has also partly developed the said road :-

- (i) Agreement dated 3rd March 2006 by and between the Santosh Ratanji Ramnathkar and shri Bhalchandra Sonu Asnodkar & others and M/s Mathais constructions (who are owners and Developers respectively of the adjoining property) whereby the said Shri. Bhalchandra Sonu Asnodkar and M/s Mathias constructions have agreed to grant access through their land in exchange of transfer land admeasuring 1508 sq.meteres out of the said property as consideration for acquiring the said access and



MR. SIDDHIVINAYAK S. DALVI



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- (ii) Deed of Right of Way dated 14th August 2006 between Freddy D'Souza & Anr. And the Santosh Ratanji Ramnathkar whereby the Santosh Ratanji Ramnathkar has for a consideration of Rs. 2,00,000/- acquired right of way from Freddy D'souza and another who are the owners of another adjoining property and;
- (iii) Agreement of Grant of Right of Way dated 7th May 2007 between Freddy D'Souza & his wife Mrs. Cecelia D'souza & Mr. Francis Joe D' souza and his wife Mrs. Betty D'Souza. and Mr. Siddhivinayak S. Dalvi & Mr. Devanand A. Naik whereby Mr. Siddhivinayak S. Dalvi & Mr. Devanand A. Naik have agreed to acquire right of way from Freddy D'Souza & his wife Mrs. Cecelia D'Souza & Mr. Francis Joe D' Souza and his wife Mrs. Betty D'Souza. **Who are** the owners of another adjoining property; and
- (iv) In Pursuance of the said aforesaid Agreement Santosh Ratanji Ramnathkar has already completed the work of developing the said access which passes through the strip of land described in the Second Schedule hereunder written and the parties hereto are desirous of assigning their rights only to use said road access under the said Agreement dated 3rd March 2006 and Deed of right of way 14th August 2006 & Agreement of Sale of right of way dated 07/05/2007 to the party of the SECOND PARTY as well.
- (v) After the execution of this Agreement for Sale & development , if any dispute arises in respect of the access mentioned above or if the SECOND PARTY is prevented or obstructed from using the said access then the FIRST PARTY shall be solely responsible to settle such dispute or settle the dispute regarding obstruction from the using the said access.



MR. SIDDHIVINAYAK S. DALVI



MRS. TEJAS S. DALVI



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2. On purchase of the **SAID BIGGER PROPERTY**, the FIRST PARTY has got its name mutated in the revenue records and that it is in vacant, peaceful and unencumbered possession and enjoyment thereof.
3. That the FIRST PARTY being interested in offering the SAID BIGGER PROPERTY for development and sale to the SECOND PARTY has made the following representations:

(a) The FIRST PARTY has become the absolute Owner of the SAID BIGGER PROPERTY in the aforementioned manner and that the title of the FIRST PARTY to the SAID BIGGER PROPERTY is good, clear, marketable, valid and subsisting and that no one else has any right, title, claim or share therein and that the FIRST PARTY has not entered into any agreement for sale, transfer or development of the SAID BIGGER PROPERTY with anyone else and nor is the SAID BIGGER PROPERTY subject matter of any will or gift, memorandum of understanding (oral or written) or any other writing by whatever name called, creating any third party right in favour of any third party.

(b) There is no impediment to enter into this agreement under any law or contract nor is the SAID BIGGER PROPERTY a land in which there is any statutory prohibition on sale/development/conveyance, and the SAID BIGGER PROPERTY is not subject to any acquisition proceedings or encumbrance, howsoever remote, of any kind and the SAID BIGGER PROPERTY has not been mortgaged or offered as a collateral for securing any loan or for obtaining any advance whatsoever from any individual, Bank or Financial Institution and it is not subject to any statutory or any other charge for payment of income tax, gift tax.

(c) There is/was no statutory bar or prohibition to acquire/hold the SAID BIGGER PROPERTY including and not limited to any



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provisions under the Goa Town & Country Planning Act, Goa Land Revenue Act or any other provision of law applicable to the SAID BIGGER PROPERTY.

(d) The FIRST PARTY is in actual physical and vacant possession of the SAID BIGGER PROPERTY and that the FIRST PARTY has not parted with the possession in any manner including and not limited to by any agreement of tenancy or lease. The FIRST PARTY has also not ceded any right of way or any other restriction or easement by whatever name called on the SAID BIGGER PROPERTY.

(e) The FIRST PARTY has paid all the property taxes and all other levies by whatever name called, till this date.

(f) On this day of signing agreement FIRST PARTY has handed over peaceful possession of SAID PROPERTY to SECOND PARTY to only to carry out construction work under this Joint Venture Agreement.

(g) The FIRST PARTY represents that there is a 8 (Eight) meters wide access to the SAID PROPERTY and that they have irrevocable rights of access which is hereinafter referred to as the said access.

4. On the basis of the above representations, the SECOND PARTY has offered to the FIRST PARTY to develop a part of the SAID PROPERTY in the following phases by constructing thereon residential Complex (hereinafter referred to as the "SAID PROJECT") comprising of 224 (APARTMENT/S) under a Joint Venture on the following terms and conditions stipulated in this Agreement: -

(i) Phase 1 – Plot A, having an area of 9995 sq. mts. more particularly identified in and marked in the plan annexed hereto as **Annexure A-1**



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- (ii) Phase 2 – Plot B, having an area of **9585** sq. mts. more particularly identified in and marked in the plan annexed hereto as **Annexure A-2**

The said Plot A and said Plot B which is subject matter of this agreement, shall hereinafter referred to collectively as the SAID PROPERTY.

The said access to the said property which shall be considered for the purpose of development is more particularly identified in red in the plan annexed hereto as **ANNEXURE A-1** and **ANNEXURE A-2**.

The said property is more particularly described in Schedule –I (Plot A) & Schedule I (Plot B).

5. The FIRST PARTY has agreed to transfer their undivided rights in the SAID PROPERTY corresponding to 60% equivalent to built-up area/units in the SAID PROPERTY, more particularly described in SCHEDULE-II in lieu of the SECOND PARTY constructing the said complex and handing over 40% built up area equivalent to built-up area/units in the SAID PROPERTY, more particularly described in SCHEDULE-II in the manner stipulated herein
6. The SECOND PARTY shall construct the flats in terms of specifications more particularly mentioned in SCHEDULE III.

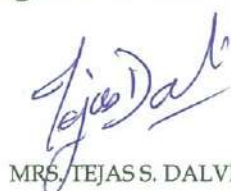
NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND UNDERSTOOD BETWEEN THE PARTIES HERETO AS UNDER:

1) RECITALS:

The Parties do hereby jointly and severally declare and confirm that whatever is recited hereinabove in respect of the SAID PROPERTY shall be treated as representations, warranties and declarations on the part of the Parties and the same shall form an integral part of the operative portion of this Agreement as if the same are reproduced herein verbatim. The SECOND PARTY has agreed to enter into this Agreement and carry



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out its obligations under this Agreement relying upon and believing the statements, representation, assurances and declarations of the FIRST PARTY in this Agreement to be true, correct and accurate and based on the said representations of the FIRST PARTY that the FIRST PARTY is holding clear and marketable title of the Said Property and the of the development rights thereof and is legally entitled to transfer rights in the favour of the SECOND PARTY.

2) **THE JOINT VENTURE:**

- a. The SECOND PARTY and the FIRST PARTY do hereby form and constitute this joint venture for the SAID PROJECT.
- b. All the terms and conditions of this agreement and the clauses detailed herein below constitute and form part of the JOINT VENTURE.

3) **THE SAID PROJECT:**

- a. The SECOND PARTY shall develop the SAID PROPERTY by constructing thereon residential scheme(s) of 224 apartments.
- b. The SECOND PARTY has conceptualized the said project within the framework of, and parameters permissible, in law.

4) **THE CONTRIBUTION OF THE FIRST PARTY AND THE SECOND PARTY UNDER THE JOINT VENTURE:**

- a. The primary obligation and contribution of the FIRST PARTY shall be to bring into this joint venture the SAID PROPERTY, which the FIRST PARTY hereby does with the execution of this Agreement.
- b. The primary obligation and contribution of the SECOND PARTY shall be to invest all monies in terms of this Joint Venture Agreement and other resources as the SECOND



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PARTY may deem necessary for, and to undertake and complete, the SAID PROJECT.

- c. After execution of this Agreement, the SECOND PARTY shall invest an amount as may be required towards development cost of the SAID PROJECT till the completion of the SAID PROJECT.

5) RIGHTS OF PARTIES IN RESPECT THEREOF:

5.1.1. In consideration of the respective promises, obligations and contributions as aforesaid:

a. The FIRST PARTY shall get: -

- i) 40% built up area equivalent to built up area in the SAID PROPERTY, more particularly described in SCHEDULE-II in the SAID PROJECT (hereinafter referred to as "said premises") distribution of 40% of built up area agreed to be given to FIRST PARTY and shown in detail with Building Numbers, Flats Numbers along with the area in Schedule II which is forming part of this Agreement herein between members of the FIRST PARTY namely Mr. Siddhivinayak Dalvi & Mr. Devanand Naik will be the responsibility of the FIRST PARTY .

- ii) To retain proportionate undivided rights to the SAID PROPERTY corresponding to the area of the FIRST PARTY 's units.

b. The SECOND PARTY shall get:-

- i) 60% equivalent to built up area in the SAID PROPERTY, more particularly described in SCHEDULE II in the SAID PROJECT together with the proportionate undivided rights to the SAID PROPERTY corresponding to the area of the SECOND PARTY's premises/units as shown in detail with



MR. SIDDHIVINAYAK S. DALVI



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Building Numbers, Flats Numbers along with the area in Schedule-II which is forming part of this Agreement herein, hereinafter referred to as the "DEVELOPER PREMISES".

ii) The area of the units shall include the incidence of staircase, common passages, elevators, terrace, landings and other common areas as applicable to other units in the SAID PROJECT.

iii) If there is any increase in the area agreed to be allotted by SECOND PARTY to the FIRST PARTY then the FIRST PARTY should be liable to Pay to the SECOND PARTY the prevailing market price for such additional area at the time of handing over possession of the built up area by the SECOND PARTY to FIRST PARTY.

6) APPROVALS

i. Prior to commencement of the construction works, the SECOND PARTY shall obtain the following approvals within three months which shall be at the cost of the SECOND PARTY:-

- a. Renewal of construction license for both the plots A & B
- b. Forest clearance for both the plots A & B

The SECOND PARTY hereby agree to obtain the said approvals referred to in this Agreement and shall intimate to the FIRST PARTY about the said validation.

ii. Upon commencement of construction, the SECOND PARTY shall obtain the following permissions which shall be at the cost of the SECOND PARTY:-

- a. Revised approval from TCP
- b. Revised construction license from the Village Panchayat of Socorro.



MR. SIDDHIVINAYAK S. DALVI



MRS. TEJAS S. DALVI



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- iii. The SECOND PARTY shall with the active cooperation and assistance of the FIRST PARTY, but at the SECOND PARTY'S cost, obtain the completion and Occupancy Certificate from the concerned authorities on completion of the Development.
- iv. Payment of all ADJUSTABLE and non-ADJUSTABLE deposits payable to any authority whatsoever for the purpose of obtaining any approval and development of the SAID PROPERTY shall be borne and paid by the SECOND PARTY. The SECOND PARTY alone shall be entitled to receive the refund if any of the said deposits.
- v. All cost pertaining to obtaining the revised approvals, completion or occupation certificate upon completion of the construction by the SECOND PARTY as per the approved plans shall be borne by the SECOND PARTY.

7) **SECURITY DEPOSIT:**

- i. By way of security deposit which shall be refundable without any interest which the SECOND PARTY has advanced an amount of Rs. 5,00,00,000/- (Rupees Five Crores Only) in favour of the FIRST PARTY and accordingly the RTGS for an amount of Rs. 3,50,00,000/- (Rupees Three crores Fifty lakhs Only) in the name of Shri. Siddhivinayak S. Dalvi and amount of Rs. 1,50,00,000/- (Rupees One Crores Fifty Lakhs Only) is paid by RTGS in the name of Shri. Devanand A. Naik and this security amount of total Rs. 5,00,00,000/- (Rupees Five Crores Only) shall be refundable by the FIRST PARTY to the SECOND PARTY upon completion of Phase I in the said project or whatever name the parties have agreed under this agreement.
- ii. Further the party of the SECOND PART has advanced an amount of Rs. 3,00,00,000/- (Rupees Three Crores Only) in favour of the FIRST PARTY as a security deposit towards the Phase II and out of the said amount of Rs. 3,00,00,000/- (Rupees Three Crores Only), **RTGS** for an amount of Rs. 2, 10,00,000/- (Rupees Two Crores Ten lakhs Only) is paid in the name of Shri. Siddhivinayak S. Dalvi and similarly the remaining amount of Rs. 90,00,000/- (Rupees



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Ninety Lakhs Only) RTGS has been paid in the name of Shri. Devanand A. Naik.

- iii. The SECOND PARTY has further issued postdated cheque for an amount of Rs. 2,00,00,000/- (Rupees Two Crores Only) out of which the postdated Cheque drawn on Canara Bank Porvorim Branch, Goa bearing No. 030944 for Rs. 1,40,00,000/- (Rupees One Crore Forty Lakhs Only) is issued in favour of Shri. Siddhivinayak S. Dalvi and a postdated Cheque drawn on Canara Bank Porvorim Branch, Goa bearing No. 030945 for Rs. 60,00,000/- is issued in favour of Shri. Devanand A. Naik.
- iv. Both the parties have agreed that this security deposit of Rs.5,00,00,000/- (Rupees Five Crore Only) shall be refundable by the FIRST PARTY to the SECOND PARTY upon completion of construction of Phase II in the said project or whatever manner as agreed under this agreement.
- v. In order to secure the interest of the SECOND PARTY towards the said advance security deposit of Rs.10,00,00,000/- (Rupees Ten Crores Only) the SECOND PARTY shall retain 8 Apartments in Phase-I and 8 Apartments in phase-II till the security deposit is not refunded. If the amount is not refunded by the FIRST PARTY to SECOND PARTY within 6 months' time period agreed herein then the SECOND PARTY shall be free to dispose of the said 16 Apartments in lieu of the said security deposit amount advanced to the FIRST PARTY .
- vi. On or before the date of execution of this Agreement, the SECOND PARTY herein has effected part payment towards SECURITY deposit to the tune of Rs. 5,00,00,000/- (Rupees Five Crores Only) in the following manner, the receipt of said security amount, the FIRST PARTY do hereby admit and acknowledge:



MR. SIDDHIVINAYAK S. DALVI



MRS. TEJAS S. DALVI



MR. DEVANAND ARJUN NAIK



MRS. SUMANGALA DEVANAND NAIK



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- a. Rs. 3,50,00,000/- (Rupee Three Crores Fifty Lakhs Only)
paid vide RTGS through Canara Bank Porvorim Branch,
Goa in favour of Shri. Siddhivinayak S. Dalvi.
- b. Rs. 1, 50,0,000/- (Rupees One Crore Fifty Lakhs Only)
paid vide RTGS through Canara Bank Porvorim Branch
in favour of Shri. Devanand A. Naik

vii. Subject to the terms of this Agreement, the SECOND PARTY agrees and pays an amount of Rs. 2,10,00,000 (Rupees Two Crores only) in favour of Shri. Siddhivinayak S. Dalvi vide RTGS through Canara Bank Porvorim Branch, similarly the SECOND PARTY has also paid an amount of Rs. 90,00,000/- (Rupees Ninety Lakhs Only) in favour of Shri. Devanand A. Naik vide RTGS through Canara Bank Porvorim Branch.

8) ORIGINALS:

The said original deeds and documents of title shall be in the custody of the FIRST PARTY and the SECOND PARTY shall be given notarized copies of the same.

9) ROLES, RESPONSIBILITIES, OBLIGATIONS AND COVENANTS OF THE FIRST PARTY :

The FIRST PARTY shall be liable and obliged to discharge the following independent and mutually exclusive obligations and covenants at the cost of the FIRST PARTY (unless expressly specified otherwise).

a. Title:

- i. The FIRST PARTY shall at all times during the subsistence of this Agreement and thereafter for the benefit of the SECOND PARTY, shall not create any acts which affect its title to the SAID PROPERTY (subject only to the rights and entitlements of the SECOND PARTY as are set out herein) which title shall



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be unimpeachable, good, marketable and subsisting, free from any encumbrance, charge, lien, or claims whatsoever.

- ii. Being this Agreement is Joint Venture Agreement the FIRST PARTY shall fully co-operate the SECOND PARTY for executing documents for approval, Forest Department, Panchayat Licenses, Changes in Plan of construction, upgradation in specification and for all other purposes under this Agreement and to complete the Project.

b. The FIRST PARTY shall fully co-operate with the SECOND PARTY, at the cost of the SECOND PARTY, in discharge of the obligations of the SECOND PARTY to develop the SAID PROPERTY as provided herein and on terms and conditions appearing herein.

c. The FIRST PARTY shall be liable to convey the undivided rights corresponding to the "SECOND PARTY'S Apartments in the SAID PROPERTY in favour of the SECOND PARTY or their nominees/assigns or prospective purchasers of the SECOND PARTY after receipt of the Completion Certificate in respect of the said Project, Provided that all costs and expenses incidental thereto shall be borne and paid by the SECOND PARTY or the SECOND PARTY'S premises in the said Complex or in favour of prospective Purchasers.

d. The FIRST PARTY hereby gives 'No Objection' to the Prospective Purchasers of the Apartments/flats of the SECOND PARTY only to mortgage Apartments/Flats which will be constructed in the SAID PROPERTY in favour of any bank/financial institution and to avail of loan facility for the purpose of sale of Apartment/flats in the said project. The FIRST PARTY agrees to sign all the necessary documents and forms to effectuate the said mortgage. Similarly, the SECOND PARTY also gives no objections in favour of the Prospective Purchasers of the Apartments which have been allotted to FIRST PARTY in terms of this Agreement to



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mortgage the same to any Banks/financial institutions to avail loan facilities.

10) ROLES, RESPONSIBILITIES, OBLIGATIONS AND COVENANTS OF THE SECOND PARTY:

The SECOND PARTY shall be liable and obliged to discharge the following independent and mutually exclusive obligations and covenants at the cost of the SECOND PARTY (unless expressly specified otherwise)

- a. The SECOND PARTY shall be responsible for planning and designing of the said Complex and the premises therein. Notwithstanding, a irrevocable Power of Attorney which will be limited for the purpose of applying and obtaining all permissions/approvals/signing affidavits in relation to said project by the FIRST PARTY in favour of the SECOND PARTY as is set out herein, the FIRST PARTY shall, whenever called upon by the SECOND PARTY, duly sign all applications, declarations, affidavits and any other writing by whatever name called, which may be necessary for the purpose of obtaining all approvals, etc.
- b. The SECOND PARTY shall be entitled to modify the plan already submitted to/approved by the concerned authorities, or submit fresh plans from time to time as may be decided by the SECOND PARTY without materially affecting the benefits accruing to the Project and the Parties herein.
- c. The SECOND PARTY shall develop the SAID PROPERTY inter alia by full exploitation of the Development Potential thereof, strictly as per the plans sanctioned and approved by the competent authorities and in compliance with all applicable local laws/rules and regulations of the said authorities;



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- d. The SECOND PARTY shall be at liberty to develop the SAID PROPERTY either by self or by entrusting the work or any part thereof to any contractor. However, the SECOND PARTY shall be responsible for due performance of its contractors and appointees. The SECOND PARTY shall have the sole discretion to appoint architects, RCC consultant, landscaping consultants and all other professionals of necessary experience and expertise.
- e. In the event that in future (during the course of implementation of the Project as provided herein) the FAR is increased/or purchase of the same is possible with suitable permission/sanction from the Town & Country Planning Authority/Statutory Authority to construct additional built area in the said complex or on the SAID PROPERTY ("**Additional FAR**"), the benefit of the said additional built area shall accrue to the FIRST PARTY and SECOND PARTY in the same proportion as is provided herein in respect of the present agreement.
- f. The SECOND PARTY shall register the said project with RERA authorities and the FIRST PARTY and the SECOND PARTY shall be the promoters for the said project.

11) **APPROPRIATION OF PROCEEDS OF SALE:**

- i. The FIRST PARTY shall be entitled to sell their units/flats in the respective phases as described in SCHEDULE- III.
- ii. The proceeds from booking received from the SAID PROJECT shall be appropriated and/or adjusted in terms of the allotment of the units to the respective parties in as much as if the booking is in respect of the units of the SECOND PARTY, then the amount will be appropriated by the SECOND PARTY and if the booking is in




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respect of the units allotted to the FIRST PARTY , then the amount will be appropriated by the FIRST PARTY .

- iii. The FIRST PARTY shall cooperate with the SECOND PARTY in respect of execution and registration of transactions with THIRD PARTIES and shall do all that is necessary to facilitate the execution and registration process by executing necessary documents and being present at the appointed time and place for execution and registration including procuring presence of the concerned parties. The SECOND PARTY shall if necessary issue notice of 7 days calling upon the FIRST PARTY to be present for execution and registration process at the appointed place, time and date and the FIRST PARTY should do all that is necessary to comply with the same and similarly the FIRST PARTY shall also entitled to give 7 days' notice calling upon the SECOND PARTY to be present for execution and registration process at the appointed place, time and date and the SECOND PARTY should do all that is necessary to comply with the same.

12) **TAXES:**

- i. All rates, taxes, charges, assessments, duties, land revenue and other outgoings in respect of the entire property up to the date of execution of this Agreement have been paid by the FIRST PARTY . In the event that such charges have not been paid by the FIRST PARTY , the FIRST PARTY undertakes to pay the same immediately. Further the FIRST PARTY represent and warrant that they will be responsible and liable for the payment of all arrears or outstanding rates, taxes, charges, assessments, duties, arrears and outgoings in respect of the entire property for the period up to the date of execution of this Agreement. All rates, taxes, charges, assessments, duties, land revenue and other outgoings relating to the area occupied by the developmental



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property after the date of the execution of the Agreement shall be borne by the SECOND PARTY.

- ii. The GST shall be borne by the respective parties as applicable by competent tax authority.

13) VARIATIONS IN PLANS:

- i. The SECOND PARTY shall carry out such variations and alterations in the SAID PROJECT, building plans or in the layout of the Apartments including relocating the open space/all structures/ buildings/ garden spaces/swimming pools/club house/ etc., and /or varying the location of the access of the SAID PROJECT, as the exigencies of the situation and the circumstances of the case may require.
- ii. The SECOND PARTY is entitled to revise the specifications relating to the exterior of the SAID PROJECT and/or all common structures, areas, amenities in and around SAID PROJECT.

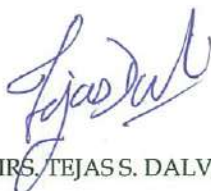
14) MARKETING AND MARKETING RIGHTS:

(a) MARKETING:

- i. Subject to receipt of registration under RERA, the SECOND PARTY shall, from the Effective Date, have the sole and exclusive right of marketing the Residential Project under the name of "**LOTUS AVENUE**"
- ii. The SECOND PARTY shall be solely and exclusively liable and authorized to conceive, manage and control the complete marketing, branding and other related activities.
- iii. In furtherance of the above, FIRST PARTY agree that the SECOND PARTY shall have complete control over determination of the marketing or marketing plans for the



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Residential Project. The SECOND PARTY may as it may deem appropriate shall accordingly prepare a marketing plan for the Residential Project taking into account the stage of development of the Project, the schedule of development of the Residential Project, market conditions, minimum price of sale or transfer of units, payment plans and schedules and terms of agreements to be entered into with the Allottees.

15) BRANDING:

The SECOND PARTY (Developer) shall have the sole and exclusive right to brand the Residential Project in the name of both the Parties. The developments thereon including naming various Unit types and buildings to be developed in the residential project shall be determined by the Developer. The Residential Project shall be marketed through utilization of the brand of the Developer, on all promotional material, print media, tele-media, events, advertisement, etc., relating to the Residential Project. The FIRST PARTY further agrees that the SECOND PARTY shall have the right to issue any press release or make any public statement or other communication about the Residential Project and/or the development.

16) COMPLETION OF PROJECT:

- 1) The SECOND PARTY shall do all that is necessary to complete the Phase- I construction of the said project within a period of 4 years from the date of grant of revised construction license in terms of this Agreement without seeking any extension. In the event the SECOND PARTY fails to complete the Phase I within a period of 4 years of the said project within agreed time as above then the SECOND PARTY shall compensate the FIRST PARTY to the tune of Rs.5000/- (Rupees Five thousand only) per flat per month for the balance flats in order to get further time of one year.



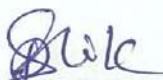
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- 2) The SECOND PARTY shall do all that is necessary to complete the Phase- II construction of the said project within a period of 8 years from the date of grant of revised construction license in terms of this Agreement without seeking any extension. In the event the SECOND PARTY fails to complete the Phase II within a period of 8 years of the said project within agreed time as above then the SECOND PARTY shall compensate the FIRST PARTY to the tune of Rs.5000/- (Rupees Five thousand only) per flat per month for the balance flats in order to get further time of one year.
- 3) It is also agreed by the parties that the SECOND PARTY shall be free to commence construction work in respect of the Phase II at any point of time.
- 4) It is agreed by the parties that the name selected by the FIRST PARTY i.e. 'ADITYA RISE LLP/OSR GROUP' shall be displayed along with name selected by the SECOND PARTY i.e. M/S. SHETYE REAL ESTATE on the arch of the main entrance of the project.
- 5) In respect of the delivery of possession of the SAID PREMISES by the SECOND PARTY to the FIRST PARTY :
 - i) The same shall be done only after the SECOND PARTY has obtained an occupancy certificate from the concerned authority in respect of the unit(s) to be handed over.
 - ii) The SECOND PARTY shall inform the FIRST PARTY in writing, unless the FIRST PARTY waive this requirement in writing or by conduct, by Registered A.D. Post calling upon the FIRST PARTY to take possession of the SAID PREMISES and to complete all formalities in respect thereof within 15 days from the date of receipt of the said letter.



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- iii) The delivery of possession shall be acknowledged in writing by the FIRST PARTY to the SECOND PARTY and the actual delivery of possession shall be given to the FIRST PARTY simultaneously upon the FIRST PARTY, or their agent, signing and handing over the letter of acknowledgement to SECOND PARTY.
- iv) In the event, the FIRST PARTY refuse, fail or neglect to take delivery of possession of any or all of the units within 15 days from the date of receipt of the aforesaid letter, without justifiable and reasonable cause, the SECOND PARTY shall be deemed to have fulfilled his obligation under this Agreement and in law in respect of handing over the SAID PREMISES on the expiry of the 15 days from the date of receipt of the said letter.
- v) It is the duty of the FIRST PARTY to inspect and verify and satisfy themselves of the quality of construction of the SAID PREMISES and that the same confirms to the details/specifications agreed herein, and that the SAID PREMISES is free from all defects and deficiencies.
- vi) Upon completion of the respective stage/slab or works as stated above, the FIRST PARTY shall be precluded and will not be entitled to make any complaints or claims regarding defective or deficient work(s) in respect of the said stage/slab or the said works.
- vii) It is the duty of the FIRST PARTY and the FIRST PARTY shall at the time of taking delivery of the SAID PREMISES, to inspect, verify, the SAID PREMISES or cause the same to be inspected, verified, and satisfy themselves that the SAID PREMISES is complete in all respects and free from all defects or deficiencies. The letter acknowledging delivery of possession shall signify, and will be treated as



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an acknowledgment, that the FIRST PARTY are satisfied with the quality of construction of SAID PREMISES and of the common areas, and that the same is free from all defects and deficiencies and is complete in all respects.

viii) Upon taking delivery of possession and handing over of the letter acknowledging delivery of possession, or upon deemed delivery as stipulated above, the FIRST PARTY shall be precluded and shall not be entitled to claim or seek redress against the SECOND PARTY in respect of any item of work, in the SAID PREMISES or any common area or SAID PROJECT, which may be alleged to be defective or deficient, or alleged to have not been carried out or completed.

ix) Cracks/dampness shall not be considered as defective work. The SECOND PARTY shall not be responsible for colour/size variations in flooring tiles, glazed tiles or any natural stones like marble, granite, or any sanitary fitting etc.

x) Under no circumstances shall the FIRST PARTY be entitled to claim and the SECOND PARTY be made liable to pay any amount towards the cost, expenses or charges of repairing or curing any defects undertaken or carried out by the FIRST PARTY without the prior written consent of the SECOND PARTY.

xi) The SECOND PARTY shall not incur any liability if the SECOND PARTY is unable to deliver possession of the SAID PREMISES or delays in making payment as aforesaid within the time stipulated above if the construction or completion thereof or the payment is delayed by reasons of non-availability of material or by reason of war, civil commotion or any act of God or on



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account of any pandemic or epidemic or if the non-delivery of possession is due to or is a result of any Act, Rule, Regulation, Notice, Order, Notification or Circular of the Government of Goa or the Central Government or due to any legal proceedings in any court/tribunal, and/or any competent authority or other reasons beyond the control of the SECOND PARTY and in any of the aforesaid events, the SECOND PARTY shall be entitled to a reasonable extension of time for handing over/delivery of the possession of the SAID PREMISES or making the payment.

xii) With effect from execution of this Agreement, in respect of their respective premises/ units in the SAID PROJECT, including their respective proportionate undivided rights to the SAID PROPERTY, each party shall be free to deal with and dispose of their respective unit(s) in the SAID PROJECT, including entering into memorandum(s) of understanding, agreement(s) or deed(s) with any person, thereby selling, letting out, or agreeing to sell, let out or otherwise transfer or put another person in possession of any or all of their premise(s)/unit(s) in the SAID PROJECT with or without the corresponding undivided rights in the SAID PROPERTY and receive the consideration thereof, including earnest money or deposit and do all that is necessary in this regard, subject to:

a. Each party shall join as a confirming party to the Memorandum(s) of Understanding; Agreement(s) Deed(s) etc. executed by the other party with the prospective SECOND PARTY/lessee and do all that is necessary in this regard.

xiii) The title and interest of the SECOND PARTY and the FIRST PARTY to the undivided proportionate share in the SAID



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PROPERTY shall be joint and impartible and the parties shall not be entitled for demarcation or partition of their right in or to the land of the SAID PROPERTIES.

- xiv)** All monies or other benefits received by the FIRST PARTY from their SAID PREMISES shall be exclusively for, and be retained by, the FIRST PARTY themselves and similarly all monies or other benefits received by the SECOND PARTY from DEVELOPER PREMISES in the SAID PROJECT shall be exclusively for, and be retained by, the SECOND PARTY for itself.
- xv)** The FIRST PARTY from the date of delivery of possession shall not do or suffer to be done anything to the external look of the SAID PREMISES, or any part thereof, and shall not change or alter the externals of the SAID PREMISES or the building or any part thereof. The FIRST PARTY shall be bound to maintain the externals of the SAID PREMISES in uniformity with the other unit(s) of the SAID PROJECT as regards the colour, wood work, grills etc, unless otherwise permitted in writing by the SECOND PARTY. No personal sign boards shall be erected on the façade of the building except the project name.
- xvi)** The FIRST PARTY hereby covenants that they shall not do anything which has the effect of causing disturbance or interference with the common areas in the project and shall ensure that no chaining of animals, birds, etc. or storage of cycles, motorcycles shall be undertaken in the common areas. The FIRST PARTY shall not indulge in any acts which shall cause any blockage in any manner to the common areas.

6. Upon completion of the project, the SECOND PARTY and FIRST PARTY shall execute necessary documents/instruments for sale of units in favour of respective purchasers of the units allocated to the SECOND PARTY along with proportionate undivided rights in



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the SAID PROPERTY. So also the SECOND PARTY shall execute necessary documents/instruments for sale of units allocated to the FIRST PARTY under this agreement so as to confirm the sale in favour of the prospective purchasers of the FIRST PARTY

7. The FIRST PARTY covenant that the SECOND PARTY may enter into agreement for the sale of flat/built-up areas in buildings proposed to be constructed by the SECOND PARTY on such terms and conditions as the SECOND PARTY deem fit and proper however the entire liability and/or responsibility of performances of the terms and conditions of such agreement will be that of the SECOND PARTY except for the Vendors being responsible to transfer of the proportionate undivided share in the said property in favour of such Second Party's of built -up area, subject to the Second Party's fulfilling the terms and conditions of this agreement with the FIRST PARTY .
8. The FIRST PARTY and SECOND PARTY have agreed to execute Conveyance deeds of the flats along with undivided proportionate share in the said property corresponding to built up area of the flats allotted in favour of prospective purchasers of the flats as well as flats retained by the FIRST PARTY and SECOND PARTY for themselves and get such conveyance deeds registered in the office of Sub-Registrar by paying the necessary stamp-duty and registration charges.
9. If after the completion of construction of the building in the said property it is found that there is increase or decrease in the built up area of the flats mentioned in the Schedule II of the agreement then the actual built up area available at the time of handing over possession will be considered as the correct area of the flats.



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17) FORMATION OF ENTITY:

- i. The SECOND PARTY shall in its discretion appoint a maintenance agency or form a co-operative maintenance society for maintaining the SAID PROPERTY in the SAID PROJECT.
- ii. The FIRST PARTY and/or its transferees shall execute a maintenance agreement with the SECOND PARTY and/or its nominee which maintenance agreement shall be drawn and finalized by the SECOND PARTY.
- iii. The FIRST PARTY hereby covenants and undertakes to pay the maintenance charges, electrification charges, infrastructure charges, security charges as may be levied by the SECOND PARTY and/or its agency. The FIRST PARTY and/or its transferees shall diligently make all the payments as and when demanded by the SECOND PARTY and/or its maintenance agency.
- iv. When a decision in this matter is taken, the respective parties shall sign all form(s), application(s), deed(s), and other document(s) as may be required for the formation of the ENTITY.
- v. MAINTAINCE CHARGES/OTHER CONTRIBUTION WITH THE PURCHASERS OF FLAT:

- a. Maintenance Deposit : Rs. 25,000/-
- b. Membership Fee : Rs. 5,000/-
- c. Electricity connection : Rs. 80,000/-
- d. Water connection : Rs. 10,000/-
- e. Infrastructure Tax
 - From the Purchaser : @Rs. 200/-per sq. mts
 - Legal charges : Rs. 5,000/-
 - Society deposit : Rs. 5,000/-
- f. Club House & Swimming pool: Rs. 25,000/-
- g. GST: 5% of the consideration or at prevailing at the time of making payment

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- vi. It is agreed between the parties that the prospective purchasers of the FIRST PARTY shall be required to pay to the SECOND PARTY maintenance charges of Rs. 8000/- (Rupees Eight Thousand Only) per quarterly (i.e 2067/-) per month due and payable in advance by the 5th of every quarter along with the GST charges levied by the competent authority being the obligatory maintaince charges and expenses of the prospective purchaser of the FIRST PARTY share towards the expenses incurred towards maintaince of the society.
- vii. Till the formation of the maintenance society in respect of the said project, every perspective purchaser shall have to contribute towards the maintenance of the buildings and amenities.
- viii. It is also agreed between the parties that the maintenance charges / other contribution in respect of the units allocated to the FIRST PARTY shall be payable by the respective prospective purchasers in favour of the SECOND PARTY who will sign such agreement/ sale deed as CONFIRMING PARTY.
- ix. The parties further agree if the units allocated to the FIRST PARTY under this agreement are retained by the FIRST PARTY themselves, than it shall be the obligation of the FIRST PARTY to pay the maintenance charges/ other contribution to the SECOND PARTY in respect of the units/flats retained by the FIRST PARTY as and when due.

18) INCREASE IN FAR:

In the event, before the execution of the final sale deed(s), the FSI/FAR presently allowed to the SAID PROPERTY is increased or decreased or any other or further benefits/restrictions are granted/imposed by law or any authority in respect of the SAID PROPERTY, all such benefits/restrictions shall be shared by the FIRST PARTY and the SECOND PARTY in the same ratio.

19) TERMINATION:

- i. In the event the FIRST PARTY fails to comply with condition stipulated in this AGREEMENT above and/or in the event the approvals for the said project are not given by the concerned authority for reasons not attributable to the SECOND PARTY and/or in case any objection is received from any person against



MR. SIDDHIVINAYAK S. DALVI



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the SAID PROPERTY this Joint Venture and/or the development not attributable to the SECOND PARTY thereof which has the effect of disturbing or frustrating this Agreement or in any manner impeding the development of the SAID PROPERTY the SECOND PARTY shall be entitled to terminate this Agreement for Joint Venture by giving the FIRST PARTY a one month notice in writing to this effect and upon expiry of one month, the Agreement shall stand terminated for all effective and practical purposes and the FIRST PARTY shall be liable to refund all the monies within one month without any interest.

- ii. In the event, for reasons not attributable to the FIRST PARTY , the construction of the said project in respect of the SAID PROPERTY is not commenced within a period of one month from the date of receipt of the construction licence, or in the event if the SECOND PARTY's failure to obtain Forest Clearance within three months as agreed under this Agreement the FIRST PARTY shall issue a notice to the SECOND PARTY calling upon the SECOND PARTY to remedy the breach within a period of 15 days and if SECOND PARTY fails to remedy breach, FIRST PARTY shall be entitled to terminate the agreement and the FIRST PARTY shall be entitled to forfeit an amount of Rs. 20,00,000 (Rupees Twenty Lakhs) out of the Security Deposit advanced by the SECOND PARTY in their favour.
- iii. In the event if there is any defect in the title of the FIRST PARTY to the said property or in the event if there is any dispute about the right of way/road access to the SAID PROPERTY and for such reasons if the SECOND PARTY is unable to implement and construct the said project then in such eventuality the SECOND PARTY shall be entitled to issue notice to the FIRST PARTY calling upon the FIRST PARTY to remedy the breach within a period of 15 days and if the FIRST PARTY fails to clear and such genuine defect than the SECOND PARTY shall be entitled to terminate this agreement and upon such terms of the agreement the FIRST


 MR. SIDDHIVINAYAK S. DALVI


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PARTY shall refund the security deposit advanced by the SECOND PARTY within a period of one month from the date of such termination.

20) FORCE MAJEURE

1. If the SECOND PARTY is delayed in, or prevented from, performing any of its obligations under this Agreement by any event of Force Majeure, the SECOND PARTY shall have no liability in respect of the performance of such of its obligations as are prevented by the events of Force Majeure, during the continuance thereof, and for such time after the cessation, as is necessary for the SECOND PARTY, using all reasonable endeavors, to re-commence its affected operations in order for it to perform its obligations. The SECOND PARTY shall not be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure Event. The SECOND PARTY shall not be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure Event and the time limits laid down in this Agreement for the performance of such obligations shall be deemed to be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

- i. **Force Majeure** shall mean and includes an event as preventing the SECOND PARTY from performing any or all of its obligations under this Agreement, which arises from or is attributable to any of the below events:

- (i) act of God i.e. fire, draught, flood, earthquake, epidemics, natural disasters;
- (ii) explosions or accidents, air crashes, act of terrorism;
- (iii) strikes or lock outs, industrial disputes;
- (iv) non-availability of cement, steel or other raw material due to strikes of manufacturers, suppliers, transporters



MR. SIDDHIVINAYAK S. DALVI



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- or other intermediaries or due to any reason whatsoever;
- (v) war and hostilities of war, riots, bandh, act of terrorism or civil commotion;
 - (vi) the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental or statutory authority that prevents or restricts the SECOND PARTY from complying with any or all the terms and conditions as agreed in this Agreement;
 - (vii) any legislation, order or rule or regulation made or issued by the Government or any other authority or if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals/certificates for the Residential Project;
 - (viii) any claim, challenge or objection to the Residential Project or on the rights of the FIRST PARTY and/ or the Residential Project;
 - (ix) any hazardous, dangerous, perilous, unsafe chemical substance, material or property, which is found on the Said property which renders liable or endangers the health and safety of either Party or the general public; or
 - (x) any change in Applicable Laws adversely affecting the development of the Residential Project; or
 - (xi) Any occurrence of an event which is not in control of the SECOND PARTY.

2. Without prejudice to the other rights under this Agreement, Incase if any defect is found in the title of the FIRST PARTY to the SAID PROPERTY and/or in the present agreement and/or the FIRST PARTY is ever dispossessed from and/or prevented from undertaking the development of the SAID PROPERTY, or any part thereof, then the FIRST PARTY agree and undertake at all times, to indemnify and keep indemnified the SECOND PARTY herein and his transferee/assigns against any loss, damage, cost, charges,



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expenses, suffered by the SECOND PARTY on account of any defect in title of the FIRST PARTY or fault of the FIRST PARTY or any breach of the covenants.

3. The FIRST PARTY do hereby declare and assure the SECOND PARTY that:

- a. The FIRST PARTY have not entered into any agreement, arrangement, understanding, document, instrument concerning the SAID PROPERTY, nor have agreed to sell or otherwise transfer their rights, share or interest in the SAID PROPERTY in any manner whatsoever, to any person other than the SECOND PARTY.
- b. The SAID PROPERTY or any part thereof is not a subject matter of any pending litigation.
- c. The SAID PROPERTY or any part thereof is not a subject matter of acquisition under the Land Acquisition Act 1984, Requisition Act, Defence of India Act or C.A.D.A area.
- d. The SAID PROPERTY or any part thereof was never a tenanted land and no claim of tenancy or mundkarship is pending before any Court or Tribunal.
- e. There are no outstanding encumbrances, mortgages, charges, liens in respect of the SAID PROPERTY.
- f. No easements or right of way run through or over the SAID PROPERTY.
- g. No Order of any Court, Tribunal or Authority prohibits or impedes the beneficent use of the SAID PROPERTY for construction or any other activity.



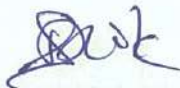
MR. SIDDHIVINAYAK S. DALVI



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- h. That the SAID PROPERTY is fit for development and there is no disability or restriction on development of the SAID PROPERTY or construction thereon.

21) DISPUTE RESOLUTIONS

In the event of any disputes or differences between the parties arising from this Agreement or its performance including any interpretation, breach, termination or invalidity thereof, it shall be settled amicably by mediation. If such dispute is not resolved amicably within 30 days after one party has served a written notice on the party requesting the commencement of such resolution, the unresolved dispute shall be resolved to arbitration in accordance with the Arbitration and Conciliation Act, 1996 as amended from time to time or any statutory modification or re-enactment thereof, for the time being in force by a sole Arbitrator to be mutually appointed by both the parties. The seat and venue of the Arbitration shall be at Panaji-Goa. The proceedings shall be conducted in the English language.

22) MISCELLANEOUS

- i. The respective rights and obligations of each party shall continue and subsist even after the completion of the SAID PROJECT.
- ii. The FIRST PARTY does hereby undertake that they shall at all times hereafter do, perform, execute or cause to be done, performed and executed all such acts, deeds and things whatsoever which may be necessary for further, better and more perfectly every part thereof for development of the SAID PROJECT or according to the intent and meaning of this Agreement or as reasonably required by the SECOND PARTY are as follows:



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MRS. TEJAS S. DALVI



MR. DEVANAND ARJUN NAIK



MRS. SUMANGALA DEVANAND NAIK



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- a. Nothing contained in this Agreement shall be construed to be a partnership between the parties except as provided in the clauses hereinabove nor shall anything contained in this Agreement be construed to create a relationship of a principal and agent between the parties nor will the SECOND PARTY be treated as a consumer qua the FIRST PARTY in respect of the SAID PREMISES or the FIRST PARTY treated as consumer qua the SECOND PARTY in respect of the SAID PROPERTY.
- b. The parties hereto are entitled to specific performance of the terms of this agreement.
- c. All letters, notices, communications to the SECOND PARTY and the FIRST PARTY , by or under this agreement or otherwise shall be addressed at the addresses aforesaid. Any change in the above address shall be notified by the concerned party to the other party, in writing. Until and unless the communication of such change in address is received by the other party the above address shall be deemed to the valid and existing address of the parties. Any letters, reminders, notices, documents, papers or communication etc. sent on the above address or the changed address (subject to the immediately above preceding clause) by REGISTERED AD or Under Certificate of Posting shall be deemed to have been lawfully served and received by the respective parties.
- d. This Agreement for Sale & Development shall be binding on the legal representatives/heirs of both the parties.
- e. Any dispute shall be subject to the jurisdiction of courts in Goa.



MR. SIDDHIVINAYAK S. DALVI



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23)

COSTS AND STAMP DUTY:

- a. The FIRST PARTY and SECOND PARTY hereby declare that the said property in transection does not belong to schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/18/77 dated 21/08/1978.
- b. The FIRST PARTY on execution of this Agreement have hereby handed over to the SECOND PARTY in possession of the Plot 'A' and 'B' of the said property comprising of an area 19,580 sq. mts shown more particularly on the plan annexed hereto.
- c. The constructed area of 9118 sq. mts shall be conveyed by a Deed of Conveyance subsequently indicating the price at not less that Rs. 20,000/- per sq. mts.
- d. This Agreement is valued at 18,23,60,000 (Rupees Eighteen Crores Twenty Three Lakhs and Sixty Thousand Only) and accordingly stamp duty of Rs. 52,88,500/- (Rupees Fifty Two Lakhs Eighty Eight Thousand and Five Hundred only) is paid thereon.

SCHEDULE I**(DESCRIPTION OF THE SAID BIGGER PROPERTY)**

ALL that land denominated as "**CONDILACHEM VERICA**" or "**SAPONACHEM BAILEM VERIC**", situated in the ward Ambrina of **Socorro** Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District North Goa, State of Goa which property is described in the Land Registration Office under No. 28873 of Book B-74 New and is enrolled in the Taluka Revenue Office under Matriz Nos. 303 & 318 of 2nd Circumscription of Socorro Village and surveyed under Survey No. **341/1** and Survey No. **358/2** both of Village Socorro of Bardez Taluka, totally admeasuring **24,475 sq. mts.** or thereabouts and the said property as a whole is bounded as under :-



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MRS. TEJAS S. DALVI



MR. DEVANAND ARJUN NAIK



MRS. SUMANGALA DEVANAND NAIK



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Towards the North :- By the property bearing Survey Nos. 358/4 & 358/6 of Village Socorro;

Towards the South :- By the property bearing Survey Nos. 358/5, 358/3, 357/2, 341/1, and Nallah of Village Socorro;

Towards the East :- By the property bearing Survey Nos. 358/6, 341/2, 342/1, 342/14 & 6.00 Mtr wide access road & and Nallah of Village Socorro;

Towards the West :- By the property bearing Survey Nos. 358/4, 358/5, 357/2, 357/7 & 8.00 Mtr wide access road of Village Socorro.

SCHEDULE-I (PLOT A)

(DESCRIPTION OF THE SAID PROPERTY)

ALL that part of land denominated as "**CONDILACHEM VERICA**" or "**SAPONACHEM BAILEM VERIC**", situated in the ward Ambrina of **Socorro** Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District North Goa, State of Goa which property is described in the Land Registration Office under No. 28873 of Book B-74 New and is enrolled in the Taluka Revenue Office under Matriz Nos. 303 & 318 of 2nd Circumscription of Socorro Village and surveyed under Survey No. **358/2** of Village Socorro of Bardez Taluka, totally admeasuring 9995 **sq. mts.** or thereabouts and the said property as a whole is bounded as under: -

Towards the North :- By the property bearing Survey Nos. 358/4 & 358/6 of Village Socorro;

Towards the South :- By the property bearing Survey Nos. 358/5, 358/3, 357/2, and remaining portion of same property surveyed under No. 358/2;



MR. SIDDHIVINAYAK S. DALVI



MRS. TEJASS S. DALVI



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Towards the East :- By the property bearing Survey Nos. 358/6, and remaining portion of same property surveyed under No. 358/2 of Socorro village.

Towards the West :- By the property bearing Survey No.358/4, 358/5 of Village Socorro & 8.00 Mtr wide access road of Village Socorro

SCHEDULE I- (PLOT B)

ALL that part of land denominated as "**CONDILACHEM VERICA**" or "**SAPONACHEM BAILEM VERIC**", situated in the ward Ambrina of **Socorro** Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District North Goa, State of Goa which property is described in the Land Registration Office under No. 28873 of Book B-74 New and is enrolled in the Taluka Revenue Office under Matriz Nos. 303 & 318 of 2nd Circumscription of Socorro Village and surveyed under Survey No. **341/1** and Survey No. **358/2 (part)** both of Village Socorro of Bardez Taluka, totally admeasuring **9585 sq. mts.** or thereabouts and the said property as a whole is bounded as under :-

Towards the North :- By the property bearing Survey Nos. 358/6, and remaining portion of same property surveyed under No. 358/2 of Socorro village.

Towards the South :- By the property bearing Survey Nos. 358/5, 358/3, 357/2, and Nallah of Village Socorro;



MR. SIDDHIVINAYAK S. DALVI



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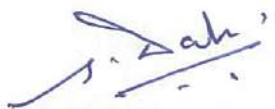
Towards the East :- By the property bearing Survey Nos. 358/6, 341/2, 342/1 , 6.00 Mtr wide access road & Nallah of Village Socorro;

Towards the West :- By the property bearing Survey Nos. 358/2, 358/3, 357/2, & 357/7 of Village Socorro.

SCHEDULE- II

AREA STATEMENT-SOCCORO PHASE - I (Block -1)

Sr. No	Bld g.	Floor	Type of Apartment	Apt No.	Carp et Area M2	Built up Area (M2) including balcony	Super Built up Area (M2)	Terrace Area (M2)	Remark
1	A	UG	2BE	UG	60.2	92.33	100.	7.0	M/s Shetye Real Estate
		F	D	F1	3		21	4	
2	A	UG	2BE	UG	60.2	92.33	100.	7.0	M/s Shetye Real Estate
		F	D	F2	3		21	4	
3	A	UG	2BE	UG	59.6	89.25	97.1	11.	M/s Shetye Real Estate
		F	D	F3	8		3	80	
4	A	UG	2BE	UG	59.6	93.69	101.	11.	M/s Shetye Real Estate
		F	D	F4	8		57	80	
5	A	FIR	2BE	F1	60.2	92.33	100.		M/s Shetye Real Estate
		ST	D		3		21		
6	A	FIR	2BE	F2	60.2	92.33	100.		M/s Shetye Real Estate
		ST	D		3		21		
7	A	FIR	2BE	F3	59.6	89.25	97.1		M/s Shetye Real Estate
		ST	D		8		3		


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8	A	FIR ST	2BE D	F4	59.6 8	93.69	101. 57		M/s Shetye Real Estate
9	A	SE CO ND	2BE D	S1	60.2 3	92.33	100. 21		M/s Shetye Real Estate
10	A	SE CO ND	2BE D	S2	60.2 3	92.33	100. 21		M/s Shetye Real Estate
11	A	SE CO ND	2BE D	S3	59.6 8	89.25	97.1 3		M/s Shetye Real Estate
12	A	SE CO ND	2BE D	S4	59.6 8	93.69	101. 57		M/s Shetye Real Estate
13	A	THI RD	2BE D	T1	60.2 3	92.33	100. 21		M/s Shetye Real Estate
14	A	THI RD	2BE D	T2	60.2 3	92.33	100. 21		M/s Shetye Real Estate
15	A	THI RD	2BE D	T3	59.6 8	89.25	97.1 3		M/s Shetye Real Estate
16	A	THI RD	2BE D	T4	59.6 8	93.69	101. 57		M/s Shetye Real Estate
		Tot al			959. 28	1470.4 0	1596 .48	37. 68	



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AREA STATEMENT-SOCCORO PHASE - I (Block -2)

Sr. No	Bldg.	Floor	Type of Apartment	Apt No.	Carpet Area M2	Built up Area (M2) including balcony	Super Built up Area (M2)	Terrace Area (M2)	Remark
1	A	UGF	2BED	UG F1	60.23	92.33	100.21	7.04	Siddhivinak Dalvi
2	A	UGF	2BED	UG F2	60.23	92.33	100.21	7.04	Siddhivinak Dalvi
3	A	UGF	2BED	UG F3	59.68	89.25	97.13	11.80	Siddhivinak Dalvi
4	A	UGF	2BED	UG F4	59.68	93.69	101.57	11.80	Siddhivinak Dalvi
5	A	FIRST	2BED	F1	60.23	92.33	100.21		Siddhivinak Dalvi
6	A	FIRST	2BED	F2	60.23	92.33	100.21		Siddhivinak Dalvi
7	A	FIRST	2BED	F3	59.68	89.25	97.13		Siddhivinak Dalvi
8	A	FIRST	2BED	F4	59.68	93.69	101.57		Siddhivinak Dalvi
9	A	SECOND	2BED	S1	60.23	92.33	100.21		Siddhivinak Dalvi
10	A	SECOND	2BED	S2	60.23	92.33	100.21		Siddhivinak Dalvi
11	A	SECOND	2BED	S3	59.68	89.25	97.13		Siddhivinak Dalvi
12	A	SECOND	2BED	S4	59.68	93.69	101.57		Siddhivinak Dalvi
13	A	THIRD	2BED	T1	60.23	92.33	100.21		Siddhivinak Dalvi
14	A	THIRD	2BED	T2	60.23	92.33	100.21		Siddhivinak Dalvi
15	A	THIRD	2BED	T3	59.68	89.25	97.13		Siddhivinak Dalvi
16	A	THIRD	2BED	T4	59.68	93.69	101.57		Siddhivinak Dalvi
		Total			959.28	1470.40	1596.48	37.68	



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AREA STATEMENT-SOCCORO PHASE - I (Block -3)

Sr. No	Bldg.	Floor	Type of Apartment	Apt No.	Carp et Area M2	Built up Area (M2) including balcony	Super Built up Area (M2)	Terra ce Area (M2)	Remark
1	A	UGF	2BED	UGF 1	60.23	92.33	100.21	7.04	Devanand Naik
2	A	UGF	2BED	UGF 2	60.23	92.33	100.21	7.04	Devanand Naik
3	A	UGF	2BED	UGF 3	59.68	89.25	97.13	11.80	Devanand Naik
4	A	UGF	2BED	UGF 4	59.68	93.69	101.57	11.80	Devanand Naik
5	A	FIRST	2BED	F1	60.23	92.33	100.21		Devanand Naik
6	A	FIRST	2BED	F2	60.23	92.33	100.21		Devanand Naik
7	A	FIRST	2BED	F3	59.68	89.25	97.13		Devanand Naik
8	A	FIRST	2BED	F4	59.68	93.69	101.57		Devanand Naik
9	A	SECOND	2BED	S1	60.23	92.33	100.21		Siddhivin ak Dalvi
10	A	SECOND	2BED	S2	60.23	92.33	100.21		Siddhivin ak Dalvi
11	A	SECOND	2BED	S3	59.68	89.25	97.13		Devanand Naik
12	A	SECOND	2BED	S4	59.68	93.69	101.57		Devanand Naik
13	A	THIRD	2BED	T1	60.23	92.33	100.21		Siddhivin ak Dalvi
14	A	THIRD	2BED	T2	60.23	92.33	100.21		Siddhivin ak Dalvi
15	A	THIRD	2BED	T3	59.68	89.25	97.13		Devanand Naik
16	A	THIRD	2BED	T4	59.68	93.69	101.57		Devanand Naik
		Total			959.28	1470.40	1596.48	37.68	

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AREA STATEMENT-SOCCORO PHASE - I (Block - 4)

Sr. No	Bldg.	Floor	Type of Apartment	Apt No.	Carp et Area M2	Built up Area (M2) including balcony	Super Built up Area (M2)	Terra ce Area (M2)	Remark
1	A	UGF	2BED	UG F1	60.2 3	92.33	100.2 1	7.04	M/s Shetye Real Estate
2	A	UGF	2BED	UG F2	60.2 3	92.33	100.2 1	7.04	M/s Shetye Real Estate
3	A	UGF	2BED	UG F3	59.6 8	89.25	97.13	11.8 0	M/s Shetye Real Estate
4	A	UGF	2BED	UG F4	59.6 8	93.69	101.5 7 0	11.8	M/s Shetye Real Estate
5	A	FIRST	2BED	F1	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
6	A	FIRST	2BED	F2	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
7	A	FIRST	2BED	F3	59.6 8	89.25	97.13		M/s Shetye Real Estate
8	A	FIRST	2BED	F4	59.6 8	93.69	101.5 7		M/s Shetye Real Estate
9	A	SECO ND	2BED	S1	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
10	A	SECO ND	2BED	S2	60.2 3	92.33	100.2 1		M/s Shetye Real Estate

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MRS. SUMANGALA DEVANAND NAIK

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11	A	SECO ND	2BED	S3	59.6 8	89.25	97.13		M/s Shetye Real Estate
12	A	SECO ND	2BED	S4	59.6 8	93.69	101.5 7		M/s Shetye Real Estate
13	A	THIR D	2BED	T1	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
14	A	THIR D	2BED	T2	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
15	A	THIR D	2BED	T3	59.6 8	89.25	97.13		M/s Shetye Real Estate
16	A	THIR D	2BED	T4	59.6 8	93.69	101.5 7		M/s Shetye Real Estate
		Total			959. 28	1470.40	1596. 48	37.6 8	

AREA STATEMENT-SOCCORO PHASE - I (Block - 5)

Sr. No	Bldg.	Floor	Type of Apartment	Apt No.	Carp et Area M2	Built up Area (M2) including balcony	Super Built up Area (M2)	Terra ce Area (M2)	Remark
1	A	UGF	2BED	UG F1	60.2 3	92.33	100.2 1	7.04	M/s Shetye Real Estate
2	A	UGF	2BED	UG F2	60.2 3	92.33	100.2 1	7.04	M/s Shetye Real Estate

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MRS. TEJAS S. DALVI

MR. DEVANAND ARJUN NAIK

MRS. SUMANGALA DEVANAND NAIK

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3	A	UGF	2BED	UG F3	59.6 8	89.25	97.13	11.8 0	M/s Shetye Real Estate
4	A	UGF	2BED	UG F4	59.6 8	93.69	101.5 7	11.8 0	M/s Shetye Real Estate
5	A	FIRST	2BED	F1	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
6	A	FIRST	2BED	F2	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
7	A	FIRST	2BED	F3	59.6 8	89.25	97.13		M/s Shetye Real Estate
8	A	FIRST	2BED	F4	59.6 8	93.69	101.5 7		M/s Shetye Real Estate
9	A	SECO ND	2BED	S1	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
10	A	SECO ND	2BED	S2	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
11	A	SECO ND	2BED	S3	59.6 8	89.25	97.13		M/s Shetye Real Estate
12	A	SECO ND	2BED	S4	59.6 8	93.69	101.5 7		M/s Shetye Real Estate
13	A	THIR D	2BED	T1	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
14	A	THIR D	2BED	T2	60.2 3	92.33	100.2 1		M/s Shetye Real Estate



MR. SIDDHIVINAYAK S. DALVI



MRS. TEJASS S. DALVI



MR. DEVANAND ARJUN NAIK



MRS. SUMANGALA DEVANAND NAIK



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15	A	THIRD	2BED	T3	59.68	89.25	97.13		M/s Shetye Real Estate
16	A	THIRD	2BED	T4	59.68	93.69	101.57		M/s Shetye Real Estate
		Total			959.28	1470.40	1596.48	37.68	

AREA STATEMENT-SOCCORO PHASE - I (Block - 6)

Sr. No	Bldg.	Floor	Type of Apartment	Apt No.	Carp et Area M2	Built up Area (M2) including balcony	Super Built up Area (M2)	Terra ce Area (M2)	Remark
1	A	UGF	2BED	UG F1	60.23	92.33	100.21	7.04	M/s Shetye Real Estate
2	A	UGF	2BED	UG F2	60.23	92.33	100.21	7.04	M/s Shetye Real Estate
3	A	UGF	2BED	UG F3	59.68	89.25	97.13	11.80	M/s Shetye Real Estate
4	A	UGF	2BED	UG F4	59.68	93.69	101.57	11.80	M/s Shetye Real Estate
5	A	FIRST	2BED	F1	60.23	92.33	100.21		Siddhivin ayak Dalvi
6	A	FIRST	2BED	F2	60.23	92.33	100.21		M/s Shetye Real Estate
7	A	FIRST	2BED	F3	59.68	89.25	97.13		M/s Shetye Real Estate


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MRS. SUMANGALA DEVANAND NAIK


M/S. SHETYE REAL ESTATE

8	A	FIRST	2BED	F4	59.6 8	93.69	101.5 7		Siddhivin ayak Dalvi
9	A	SECO ND	2BED	S1	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
10	A	SECO ND	2BED	S2	60.2 3	92.33	100.2 1		Siddhivin ayak Dalvi
11	A	SECO ND	2BED	S3	59.6 8	89.25	97.13		Siddhivin ayak Dalvi
12	A	SECO ND	2BED	S4	59.6 8	93.69	101.5 7		M/s Shetye Real Estate
13	A	THIR D	2BED	T1	60.2 3	92.33	100.2 1		Siddhivin ayak Dalvi
14	A	THIR D	2BED	T2	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
15	A	THIR D	2BED	T3	59.6 8	89.25	97.13		M/s Shetye Real Estate
16	A	THIR D	2BED	T4	59.6 8	93.69	101.5 7		Siddhivin ayak Dalvi
		Total			959. 28	1470.40	1596. 48	37.6 8	

AREA STATEMENT-SOCCORO PHASE - I (Block.7)

Sr. No	B l d g.	Floor	Type of Apart ment	Apt No.	Carp et Area M2	Built up Area (M2) includin g balcony	Super Built up Area (M2)	Terra ce Area (M2)	Remark
1	C	UGF	3BED	UG F1	77.7 9	119.73	127.7 5	13.4 4	M/s Shetye Real Estate
2	C	UGF	3BED	UG F2	77.7 9	119.36	127.3 8	11.4 0	M/s Shetye


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									Real Estate
3	C	UGF	3BED	UG F3	77.79	119.36	127.38	11.40	Siddhivin ayak Dalvi
4	C	UGF	3BED	UG F4	77.79	119.73	127.75	13.44	Devanan d Naik
5	C	FIRST	3BED	F1	77.79	119.73	127.75		M/s Shetye Real Estate
6	C	FIRST	3BED	F2	77.79	119.36	127.38		M/s Shetye Real Estate
7	C	FIRST	3BED	F3	77.79	119.36	127.38		Siddhivin ayak Dalvi
8	C	FIRST	3BED	F4	77.79	119.73	127.75		Devanan d Naik
9	C	SECO ND	3BED	S1	77.79	119.73	127.75		Siddhivin ayak Dalvi
10	C	SECO ND	3BED	S2	77.79	119.36	127.38		Siddhivin ayak Dalvi
11	C	SECO ND	3BED	S3	77.79	119.36	127.38		M/s Shetye Real Estate
12	C	SECO ND	3BED	S4	77.79	119.73	127.75		M/s Shetye Real Estate
13	C	THIR D	3BED	T1	77.79	119.73	127.75		M/s Shetye Real Estate
14	C	THIR D	3BED	T2	77.79	119.36	127.38		Siddhivin ayak Dalvi
15	C	THIR D	3BED	T3	77.79	119.36	127.38		M/s Shetye Real Estate



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M/S. SHETYE REAL ESTATE

16	C	THIRD	3BED	T4	77.79	119.73	127.75		M/s Shetye Real Estate
		Total			1244.64	1912.72	2041.04	49.68	

AREA STATEMENT-SOCCORO PHASE - II (Block - 1)

Sr. No	Bldg.	Floor	Type of Apartment	Apt No.	Carpet Area M2	Built up Area (M2) including balcony	Super Built up Area (M2)	Terrace Area (M2)	Remark
1	A1	UGF	2BED	UG F1	60.23	92.33	100.21	7.04	M/s Shetye Real Estate
2	A1	UGF	2BED	UG F2	60.23	92.33	100.21	7.04	M/s Shetye Real Estate
3	A1	UGF	2BED	UG F3	59.68	89.25	97.13	11.80	M/s Shetye Real Estate
4	A1	UGF	2BED	UG F4	59.68	93.69	101.57	11.80	M/s Shetye Real Estate
5	A1	FIRST	2BED	F1	60.23	92.33	100.21		M/s Shetye Real Estate
6	A1	FIRST	2BED	F2	60.23	92.33	100.21		M/s Shetye Real Estate
7	A1	FIRST	2BED	F3	59.68	89.25	97.13		M/s Shetye Real Estate
8	A1	FIRST	2BED	F4	59.68	93.69	101.57		M/s Shetye Real Estate



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M/S. SHETYE REAL ESTATE

9	A 1	SECO ND	2BED	S1	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
10	A 1	SECO ND	2BED	S2	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
11	A 1	SECO ND	2BED	S3	59.6 8	89.25	97.13		M/s Shetye Real Estate
12	A 1	SECO ND	2BED	S4	59.6 8	93.69	101.5 7		M/s Shetye Real Estate
13	A 1	THIR D	2BED	T1	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
14	A 1	THIR D	2BED	T2	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
15	A 1	THIR D	2BED	T3	59.6 8	89.25	97.13		M/s Shetye Real Estate
16	A 1	THIR D	2BED	T4	59.6 8	93.69	101.5 7		M/s Shetye Real Estate
		Total			959. 28	1470.40	1596. 48	37.6 8	

AREA STATEMENT-SOCCORO PHASE - II (Block - 2)

Sr. No	Bl dg	Floor	Type of Apart ment	Apt No.	Carp et Area M2	Built up Area (M2) includin g balcony	Supe r Built up Area (M2)	Terra ce Area (M2)	Remark
1	A1	UGF	2BED	UG F1	60.2 3	92.33	100. 21	7.04	Siddhivin ayak Dalvi



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M/S. SHETYE REAL ESTATE

2	A1	UGF	2BED	UG F2	60.2 3	92.33	100. 21	7.04	Siddhivin ayak Dalvi
3	A1	UGF	2BED	UG F3	59.6 8	89.25	97.1 3	11.8 0	Siddhivin ayak Dalvi
4	A1	UGF	2BED	UG F4	59.6 8	93.69	101. 57	11.8 0	Siddhivin ayak Dalvi
5	A1	FIRS T	2BED	F1	60.2 3	92.33	100. 21		Siddhivin ayak Dalvi
6	A1	FIRS T	2BED	F2	60.2 3	92.33	100. 21		Siddhivin ayak Dalvi
7	A1	FIRS T	2BED	F3	59.6 8	89.25	97.1 3		Siddhivin ayak Dalvi
8	A1	FIRS T	2BED	F4	59.6 8	93.69	101. 57		M/s Shetye Real Estate
9	A1	SEC OND	2BED	S1	60.2 3	92.33	100. 21		M/s Shetye Real Estate
10	A1	SEC OND	2BED	S2	60.2 3	92.33	100. 21		Siddhivin ayak Dalvi
11	A1	SEC OND	2BED	S3	59.6 8	89.25	97.1 3		Siddhivin ayak Dalvi
12	A1	SEC OND	2BED	S4	59.6 8	93.69	101. 57		M/s Shetye Real Estate
13	A1	THIR D	2BED	T1	60.2 3	92.33	100. 21		Siddhivin ayak Dalvi
14	A1	THIR D	2BED	T2	60.2 3	92.33	100. 21		Siddhivin ayak Dalvi
15	A1	THIR D	2BED	T3	59.6 8	89.25	97.1 3		Siddhivin ayak Dalvi
16	A1	THIR D	2BED	T4	59.6 8	93.69	101. 57		Siddhivin ayak Dalvi
		Tota l			959. 28	1470.40	1596 .48	37.6 8	



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M/S. SHETYE REAL ESTATE

AREA STATEMENT-SOCCORO PHASE - II (Block - 3)

Sr. No	Bldg	Floor	Type of Apartment	Apt No.	Carpet Area M2	Built up Area (M2) including balcony	Super Built up Area (M2)	Terrace Area (M2)	Remark
1	A1	UGF	2BED	UG F1	60.23	92.33	100.21	7.04	M/s Shetye Real Estate
2	A1	UGF	2BED	UG F2	60.23	92.33	100.21	7.04	M/s Shetye Real Estate
3	A1	UGF	2BED	UG F3	59.68	89.25	97.13	11.80	M/s Shetye Real Estate
4	A1	UGF	2BED	UG F4	59.68	93.69	101.57	11.80	M/s Shetye Real Estate
5	A1	FIRST	2BED	F1	60.23	92.33	100.21		M/s Shetye Real Estate
6	A1	FIRST	2BED	F2	60.23	92.33	100.21		M/s Shetye Real Estate
7	A1	FIRST	2BED	F3	59.68	89.25	97.13		M/s Shetye Real Estate
8	A1	FIRST	2BED	F4	59.68	93.69	101.57		M/s Shetye Real Estate
9	A1	SECOND	2BED	S1	60.23	92.33	100.21		M/s Shetye Real Estate
10	A1	SECOND	2BED	S2	60.23	92.33	100.21		M/s Shetye Real Estate
11	A1	SECOND	2BED	S3	59.68	89.25	97.13		M/s Shetye



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M/S. SHETYE REAL ESTATE

									Real Estate
12	A1	SECOND	2BED	S4	59.68	93.69	101.57		M/s Shetye Real Estate
13	A1	THIRD	2BED	T1	60.23	92.33	100.21		M/s Shetye Real Estate
14	A1	THIRD	2BED	T2	60.23	92.33	100.21		M/s Shetye Real Estate
15	A1	THIRD	2BED	T3	59.68	89.25	97.13		M/s Shetye Real Estate
16	A1	THIRD	2BED	T4	59.68	93.69	101.57		M/s Shetye Real Estate
		Tota			959.	1470.40	1596.	37.6	
		1			28		48	8	

AREA STATEMENT-SOCCORO PHASE - II (Block - 4)

Sr. No	Bl dg	Floor	Type of Apartment	Apt No.	Carpet Area M2	Built up Area (M2) including balcony	Super Built up Area (M2)	Terrace Area (M2)	Remark
1	A1	UGF	2BED	UG F1	60.23	92.33	100.21	7.04	M/s Shetye Real Estate
2	A1	UGF	2BED	UG F2	60.23	92.33	100.21	7.04	M/s Shetye Real Estate
3	A1	UGF	2BED	UG F3	59.68	89.25	97.13	11.80	M/s Shetye Real Estate
4	A1	UGF	2BED	UG F4	59.68	93.69	101.57	11.80	M/s Shetye



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M/S. SHETYE REAL ESTATE



									Real Estate
5	A1	FIRST	2BED	F1	60.23	92.33	100.21		M/s Shetye Real Estate
6	A1	FIRST	2BED	F2	60.23	92.33	100.21		M/s Shetye Real Estate
7	A1	FIRST	2BED	F3	59.68	89.25	97.13		M/s Shetye Real Estate
8	A1	FIRST	2BED	F4	59.68	93.69	101.57		M/s Shetye Real Estate
9	A1	SECOND	2BED	S1	60.23	92.33	100.21		M/s Shetye Real Estate
10	A1	SECOND	2BED	S2	60.23	92.33	100.21		M/s Shetye Real Estate
11	A1	SECOND	2BED	S3	59.68	89.25	97.13		M/s Shetye Real Estate
12	A1	SECOND	2BED	S4	59.68	93.69	101.57		M/s Shetye Real Estate
13	A1	THIRD	2BED	T1	60.23	92.33	100.21		M/s Shetye Real Estate
14	A1	THIRD	2BED	T2	60.23	92.33	100.21		M/s Shetye Real Estate
15	A1	THIRD	2BED	T3	59.68	89.25	97.13		M/s Shetye Real Estate
16	A1	THIRD	2BED	T4	59.68	93.69	101.57		M/s Shetye Real Estate



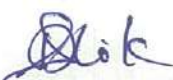
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MR. DEVANAND ARJUN NAIK



MRS. SUMANGALA DEVANAND NAIK



M/S. SHETYE REAL ESTATE



		Tota			959.	1470.40	1596.	37.6	
		1			28		48	8	

AREA STATEMENT-SOCCORO PHASE - II (Block - 5)

Sr. No	Bl dg	Floor	Type of Apartment	Apt No.	Carp et Area M2	Built up Area (M2) includin g balcony	Super Built up Area (M2)	Terra ce Area (M2)	Remark
1	A1	UGF	2BED	UG F1	60.23	92.33	100.21	7.04	Devanand Naik
2	A1	UGF	2BED	UG F2	60.23	92.33	100.21	7.04	Devanand Naik
3	A1	UGF	2BED	UG F3	59.68	89.25	97.13	11.80	Siddhivin ayak Dalvi
4	A1	UGF	2BED	UG F4	59.68	93.69	101.57	11.80	Devanand Naik
5	A1	FIRST	2BED	F1	60.23	92.33	100.21		Devanand Naik
6	A1	FIRST	2BED	F2	60.23	92.33	100.21		Devanand Naik
7	A1	FIRST	2BED	F3	59.68	89.25	97.13		Siddhivin ayak Dalvi
8	A1	FIRST	2BED	F4	59.68	93.69	101.57		Siddhivin ayak Dalvi
9	A1	SECOND	2BED	S1	60.23	92.33	100.21		Devanand Naik
10	A1	SECOND	2BED	S2	60.23	92.33	100.21		Devanand Naik
11	A1	SECOND	2BED	S3	59.68	89.25	97.13		Devanand Naik
12	A1	SECOND	2BED	S4	59.68	93.69	101.57		Devanand Naik
13	A1	THIRD	2BED	T1	60.23	92.33	100.21		Devanand Naik
14	A1	THIRD	2BED	T2	60.23	92.33	100.21		Devanand Naik
15	A1	THIRD	2BED	T3	59.68	89.25	97.13		Devanand Naik
16	A1	THIRD	2BED	T4	59.68	93.69	101.57		Devanand Naik



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MR. DEVANAND ARJUN NAIK



MRS. SUMANGALA DEVANAND NAIK




M/S. SHETYE REAL ESTATE

		Total			959.28	1470.40	1596.48	37.68	
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AREA STATEMENT-SOCCORO PHASE - II (Block - 6)

Sr. No	Bldg	Floor	Type of Apartment	Apt No.	Carpet Area M2	Built up Area (M2) including balcony	Super Built up Area (M2)	Terrace Area (M2)	Remark
1	A1	UGF	2BED	UG F1	60.23	92.33	100.21	7.04	M/s Shetye Real Estate
2	A1	UGF	2BED	UG F2	60.23	92.33	100.21	7.04	M/s Shetye Real Estate
3	A1	UGF	2BED	UG F3	59.68	89.25	97.13	11.80	M/s Shetye Real Estate
4	A1	UGF	2BED	UG F4	59.68	93.69	101.57	11.80	M/s Shetye Real Estate
5	A1	FIRST	2BED	F1	60.23	92.33	100.21		M/s Shetye Real Estate
6	A1	FIRST	2BED	F2	60.23	92.33	100.21		M/s Shetye Real Estate
7	A1	FIRST	2BED	F3	59.68	89.25	97.13		M/s Shetye Real Estate
8	A1	FIRST	2BED	F4	59.68	93.69	101.57		M/s Shetye Real Estate
9	A1	SECOND	2BED	S1	60.23	92.33	100.21		M/s Shetye Real Estate



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MRS. SUMANGALA DEVANAND NAIK



M/S. SHETYE REAL ESTATE

10	A1	SEC OND	2BE D	S2	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
11	A1	SEC OND	2BE D	S3	59.6 8	89.25	97.13		M/s Shetye Real Estate
12	A1	SEC OND	2BE D	S4	59.6 8	93.69	101.5 7		M/s Shetye Real Estate
13	A1	THIR D	2BE D	T1	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
14	A1	THIR D	2BE D	T2	60.2 3	92.33	100.2 1		M/s Shetye Real Estate
15	A1	THIR D	2BE D	T3	59.6 8	89.25	97.13		M/s Shetye Real Estate
16	A1	THIR D	2BE D	T4	59.6 8	93.69	101.5 7		M/s Shetye Real Estate
		Tota			959.	1470.40	1596.	37.6	
		1			28		48	8	

AREA STATEMENT-SOCCORO PHASE - II (Block - 7)

Sr. No	Bl dg	Floor	Type of Apar tmen t	Apt No.	Carp et Area M2	Built up Area (M2) includin g balcony	Super Built up Area (M2)	Terra ce Area (M2)	Remark
1	A1	UGF	2BE D	UG F1	60.2 3	92.33	100.2 1	7.04	Siddhivin ayak Dalvi
2	A1	UGF	2BE D	UG F2	60.2 3	92.33	100.2 1	7.04	Siddhivin ayak Dalvi

MR. SIDDHIVINAYAK S. DALVI


MRS. TEJAS S. DALVI

MR. DEVANAND ARJUN NAIK

MRS. SUMANGALA DEVANAND NAIK

M/S. SHETYE REAL ESTATE

3	A1	UGF	2BED	UGF3	59.68	89.25	97.13	11.80	Siddhivin ayak Dalvi
4	A1	UGF	2BED	UGF4	59.68	93.69	101.57	11.80	Siddhivin ayak Dalvi
5	A1	FIRST	2BED	F1	60.23	92.33	100.21		Siddhivin ayak Dalvi
6	A1	FIRST	2BED	F2	60.23	92.33	100.21		Siddhivin ayak Dalvi
7	A1	FIRST	2BED	F3	59.68	89.25	97.13		Siddhivin ayak Dalvi
8	A1	FIRST	2BED	F4	59.68	93.69	101.57		Siddhivin ayak Dalvi
9	A1	SECOND	2BED	S1	60.23	92.33	100.21		Siddhivin ayak Dalvi
10	A1	SECOND	2BED	S2	60.23	92.33	100.21		Siddhivin ayak Dalvi
11	A1	SECOND	2BED	S3	59.68	89.25	97.13		Siddhivin ayak Dalvi
12	A1	SECOND	2BED	S4	59.68	93.69	101.57		Siddhivin ayak Dalvi
13	A1	THIRD	2BED	T1	60.23	92.33	100.21		Siddhivin ayak Dalvi
14	A1	THIRD	2BED	T2	60.23	92.33	100.21		Siddhivin ayak Dalvi
15	A1	THIRD	2BED	T3	59.68	89.25	97.13		Siddhivin ayak Dalvi
16	A1	THIRD	2BED	T4	59.68	93.69	101.57		Siddhivin ayak Dalvi
		Total			959.28	1470.40	1596.48	37.68	



MR. SIDDHIVINAYAK S. DALVI



MRS. TEJASS S. DALVI



MR. DEVANAND ARJUN NAIK



MRS. SUMANGALA DEVANAND NAIK



M/S. SHETYE REAL ESTATE

SCHEDULE-II**STILT PARKING OF PHASE - I**

Sr.no	BLDG .NO.	Flat No.	Stilt car park no.	Remark
1	Block - 1	16 nos.	18 nos.	M/S Shetye Real Estate
2	Block - 2	16 nos.	18 nos.	Siddhivinayak Dalvi
3	Block - 3	12 nos.	13 nos.	Devanand Naik
		4 nos.	5 nos.	Siddhivinayak Dalvi
4	Block - 4	16 nos.	18 nos.	M/S Shetye Real Estate
5	Block - 5	16 nos.	18 nos.	M/S Shetye Real Estate
6	Block - 6	6 nos.	7 nos.	Siddhivinayak Dalvi
		10 nos.	11 nos.	M/S Shetye Real Estate
7	Block - 7	5 nos.	5 nos.	Siddhivinayak Dalvi
		2 nos.	2 nos.	Devanand Naik
		9 nos.	11 nos.	M/S Shetye Real Estate
	TOTAL	112 nos.	126 nos.	

SCHEDULE-II**STILT PARKING OF PHASE - II**

Sr.no.	BLDG .NO.	Flat No.	Stilt car park no.	Remark
1	Block -	16 nos.	18 nos.	M/s Shetye Real Estate
2	Block - 2	13 nos.	14 nos.	Siddhivinayak Dalvi
		3 nos.	4 nos.	M/s Shetye Real Estate
3	Block - 3	16 nos.	18 nos.	M/s Shetye Real Estate
4	Block - 4	16 nos.	18 nos.	M/s Shetye Real Estate
5	Block - 5	13 nos.	15 nos.	Devanand Naik
		3 nos.	3 nos.	Siddhivinayak Dalvi
6	Block - 6	16 nos.	18 nos.	M/s Shetye Real Estate
7	Block - 7	16 nos.	18 nos.	Siddhivinayak Dalvi
	TOTAL	112	126 nos.	



MR. SIDDHIVINAYAK S. DALVI



MRS. TEJASS S. DALVI



MR. DEVANAND ARJUN NAIK



MRS. SUMANGALA DEVANAND NAIK



M/S SHETYE REAL ESTATE



SCHEDULE III
(SPECIFICATION OF THE FLAT)

STRUCTURE: R.C.C. framed comprising columns, beams, slabs. The building consists of Stilt and four upper floors. The top slab being sloppy and covered with Mangalore tiles. The flat exposed roofs of the entire buildings will be waterproofed along with toilet block. The external walls will be of Laterite and internal will be single brick.

PLASTER: Double coat sand faced cement plaster for external walls and single coat cement plaster with wall putty finish for internal walls.

FLOORING: The flooring shall be provided with vitrified tiles of approved brand. Bathroom and Toilet will be provided with antiskid ceramic flooring with dado of full height of the walls with glazed tiles.

DOOR FRAMES: Main door of flat will be provided teakwood frame and all other doors will have Salwood frames.

DOOR-SHUTTERS: Main door will be in teak wood polished and all other shutters in flush doors or soft wood painted.

WINDOWS: Aluminum sliding type in 3/4 " series with 4 mm figured glass bathroom & toilets will have Aluminum Louvered panels.

HARDWARE FITTINGS: The main door will have night latch Handle on rear side, Door-Eye. All other doors will have aluminum handles latches and stopper.

TOILETS & BATHROOM : One independent unit consisting of European W.C. with flush system. Bathroom will be provided with common Geyser connection and also hot cold water mixing system. One washbasin will be provided in the passage. Provision for washing machine tap and drain in the passage.

PLUMBING: All plumbing inside the flat will be concealed type with I.S.I. mark fittings. Total sanitary line of the buildings will be connected to the STP.



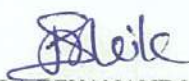
MR. SIDDHIVINAYAK S. DALVI



MRS. UJJAS S. DALVI



MR. DEVANAND ARJUN NAIK



MRS. SUMANGALA DEVANAND NAIK



M/S. SHETYE REAL ESTATE



KITCHEN: The Kitchen platform will consist of steel sink on granite top. The platform dado will be ceramic tiled of 1.20 Mts. Height.

ELECTRICALS : Concealed type with multistoried wires of ISI mark.

1. **Living :** Main Board, 1 L.P, F.P., 1 B.P., 1 wall L.P. one AC point, outside main door. 2 ceiling I.P. T.V. & Telephone point 1 each, 5 amps P.P. on every switch board.
2. **Beds :** 1L.P., 1 F.P., 1 AC point, balcony L.P. with separate switch board and 1 plug point.
3. **Kitchen :** 1 F.P., 2 L.P., 1 15 amps P.P. and 1 plug point
4. **Bathroom:** 1 L.P., 1 power point.
5. Toilet 1 L.P.
6. **Passage :** 1 L.P. for wash basins with 5 amps. P.P.

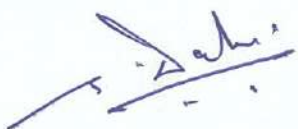
STAIRCASE: Will have Kota flooring for landing & steps Common L.P. at every midland with two-way switch on each floor.

WATER TANK: Underground sump and overhead P.V.C. tank connected with water lifting pump.

PAINTING: Internal walls: 1 coat primer with two coats of oil Bound Distemper.

External: Entire building will be painted with 2 coats of cement paint in desirous shade to suit surroundings

IN WITNESS WHEREOF the parties hereto have signed this agreement on the day, month and year first hereinabove mentioned and in the presence of the witnesses herein below mentioned.



MR. SIDDHIVINAYAK S. DALVI



MRS. TEJASS S. DALVI



MR. DEVANAND ARJUN NAIK



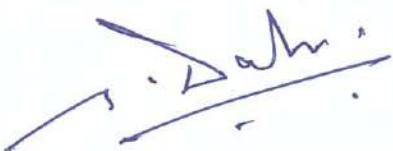
MRS. SUMANGALA DEVANAND NAIK








M/S. SHETYE REAL ESTATE








SIGNED AND DELIVERED
BY WITHIN NAMED FIRST PARTY



MR. SIDDHIVINAYAK SHIVRAM DALVI

LEFT HAND FINGERS IMPRESSION OF MR. SIDDHIVINAYAK SHIVRAM DALVI				
				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

RIGHT HAND FINGERS IMPRESSION OF MR. SIDDHIVINAYAK SHIVRAM DALVI				
				
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger



MR. SIDDHIVINAYAK S. DALVI



MRS. TEJAS S. DALVI



MR. DEVANAND ARJUN NAIK




MRS. SUMANGALA DEVANAND NAIK








M/S. SHETTY REAL ESTATE

SIGNED AND DELIVERED
BY WITHIN NAMED FIRST PARTY


MRS. TEJAS SIDDHIVINAYAK DALVI



LEFT HAND FINGERS IMPRESSION OF MRS. TEJAS SIDDHIVINAYAK DALVI				
				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

RIGHT HAND FINGERS IMPRESSION OF MRS. TEJAS SIDDHIVINAYAK DALVI				
				
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

 MR. SIDDHIVINAYAK S. DALVI  MRS. TEJAS S. DALVI  MR. DEVANAND ARJUN NAIK

 MRS. SUMANGALA DEVANAND NAIK  M/S. SHETTY REAL ESTATE



SIGNED AND DELIVERED
BY WITHIN NAMED FIRST PARTY



MR. DEVANAND ARJUN NAIQUE
ALIAS DEVANAND ARJUN NAIK

LEFT HAND FINGERS IMPRESSION OF MR. DEVANAND ARJUN NAIK				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

RIGHT HAND FINGERS IMPRESSION OF MR. DEVANAND ARJUN NAIK				
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

MR. SIDDHIVINAYAK S. DALVI

MRS. VEJAS S. DALVI

MR. DEVANAND ARJUN NAIK

MRS. SUMANGALA DEVANAND NAIK

M/S. SHETYE REAL ESTATE



SIGNED AND DELIVERED
BY WITHIN NAMED FIRST PARTY

[Signature]



MRS. SUMANGALA DEVANAND NAIQUE
ALIAS SUMANGALA DEVANAND NAIK

LEFT HAND FINGERS IMPRESSION OF MRS. SUMANGALA DEVANAND NAIK				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

RIGHT HAND FINGERS IMPRESSION OF MRS. SUMANGALA DEVANAND NAIK				
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

[Signature]

MR. SIDDHIVINAYAK S. DALVI

[Signature]

MRS. TEJAS S. DALVI

[Signature]

MR. DEVANAND ARJUN NAIK

[Signature]

MRS. SUMANGALA DEVANAND NAIK






[Signature]






M/S. SHETYE REAL ESTATE

SIGNED AND DELIVERED
BY WITHIN NAMED SECOND PARTY



M/S. SHETYE REAL ESTATE PVT LTD
(Represented herein through it's
authorised Representative/Signatory
MR. RAVLU PUNDALIK SHETYE)

LEFT HAND FINGERS IMPRESSION OF MR. RAVLU PUNDALIK SHETYE				
				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

RIGHT HAND FINGERS IMPRESSION OF MR. RAVLU PUNDALIK SHETYE				
				
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger


MR. SIDDHIVINAYAK S. DALVI


MRS. TEJAS S. DALVI


MR. DEVANAND ARJUN NAIK


MRS. SUMANGALA DEVANAND NAIK


M/S. SHETYE REAL ESTATE

WITNESSES:

1) Mrs. Kajal Kishor Ghadigaonkar,
R/o H. no. 1053, Near Ramwadeshwar Temple,
Porvorim – Bardez - Goa

Karankar

2) Mr. Sarfaraz Sayad,
R/o Muslim Wadda, Bicholim,
North – Goa, Goa.

Sarfaraz Sayad

Siddhivinayak S. Dalvi

MR. SIDDHIVINAYAKS. DALVI

Tejas S. Dalvi

MRS. TEJAS S. DALVI

Devanand Arjun Naik

MR. DEVANAND ARJUN NAIK

Sumangala Devanand Naik

MRS. SUMANGALA DEVANAND NAIK

M/S. Shetye Real Estate

M/S. SHETYE REAL ESTATE

**FORM I & XIV**

100015641695

Date : 26/09/2022

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Socorro
गांव
Name of the Field Ambirna
शेताचें नांव

Survey No. 358
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 मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0001.67.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0001.67.00

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0001.67.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Siddhivinayak Shivram Dalvi		19504	
2	Devanand Arjun Naik		19504	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारक करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे 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.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil									

End of Report

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



FORM I & XIV

100015641695

Date : 26/09/2022

नसुता नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Socorro
गांव
Name of the Field Ambirma
शेताचें नांव

Survey No. 358
सर्वे नंबर
Sub Div. No. 2
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 26/09/2022 at 12:43:14PM as per Online Reference Number - 100015641695. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]



**FORM I & XIV**

100015641618

Date : 26/09/2022

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Socorro
गांव
Name of the Field Sopanachem Veric
शेताचें नांव

Survey No. 341
सर्वे नंबर
Sub Div. No. 1
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 मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.77.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.77.75

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.77.75

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Siddhivinayak Shivram Dalvi		19505	
2	Devanand Arjun Naik		19505	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
-----Nil-----		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे 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.	Source of irrigation सिंचनाचा प्राप्ति	Remarks शेरा
	-----Nil-----									

End of Report

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

**FORM I & XIV**

100015641618

Date : 26/09/2022

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Socorro
गांव
Name of the Field Sopanachem Veric
शेताचें नांव

Survey No. 341
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
सत्ता प्रकार

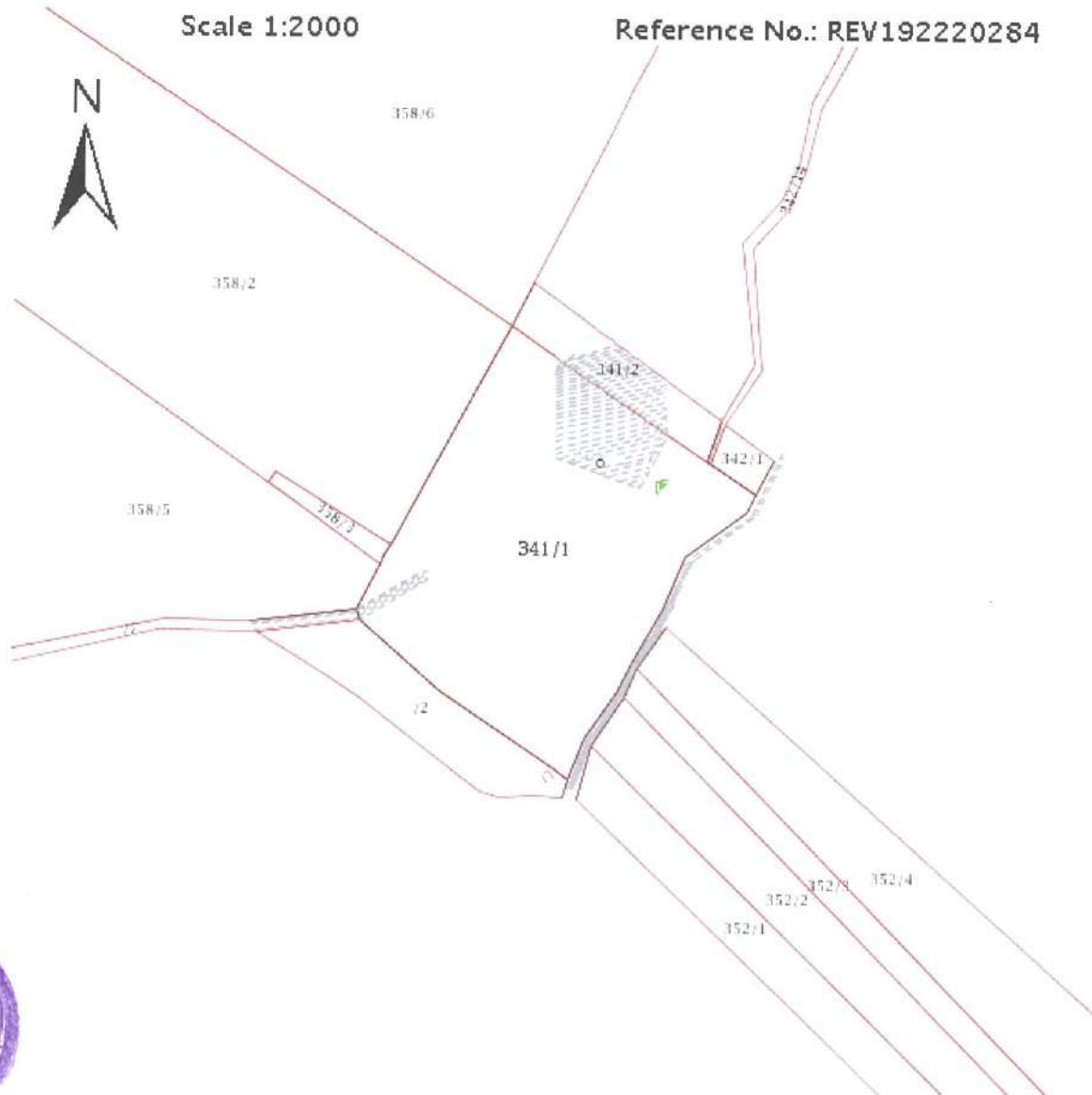


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Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Socorro Village
Survey No.: 341 , Subdivision No.: 1



This record is computer generated on 28-09-2022 12:56:30. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

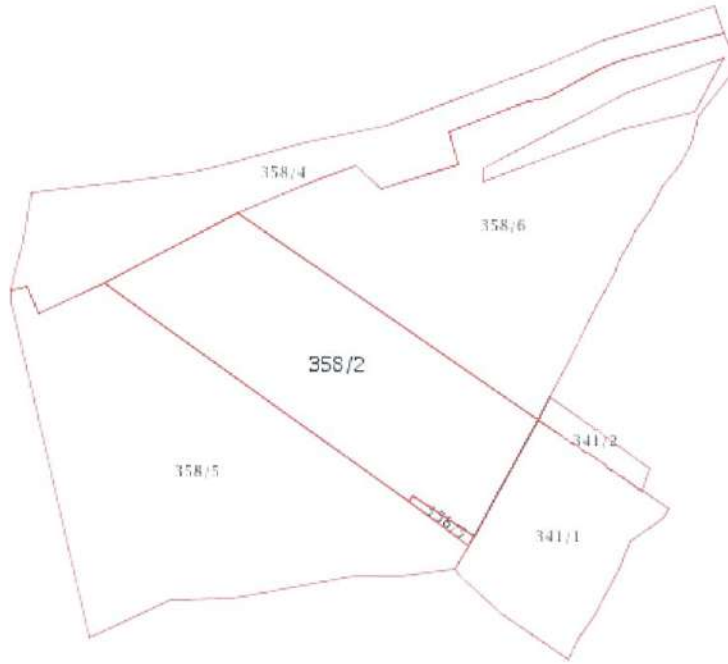
NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Socorro Village
Survey No.: 358 , Subdivision No.: 2

Scale 1:4000

Reference No.: REV192220269



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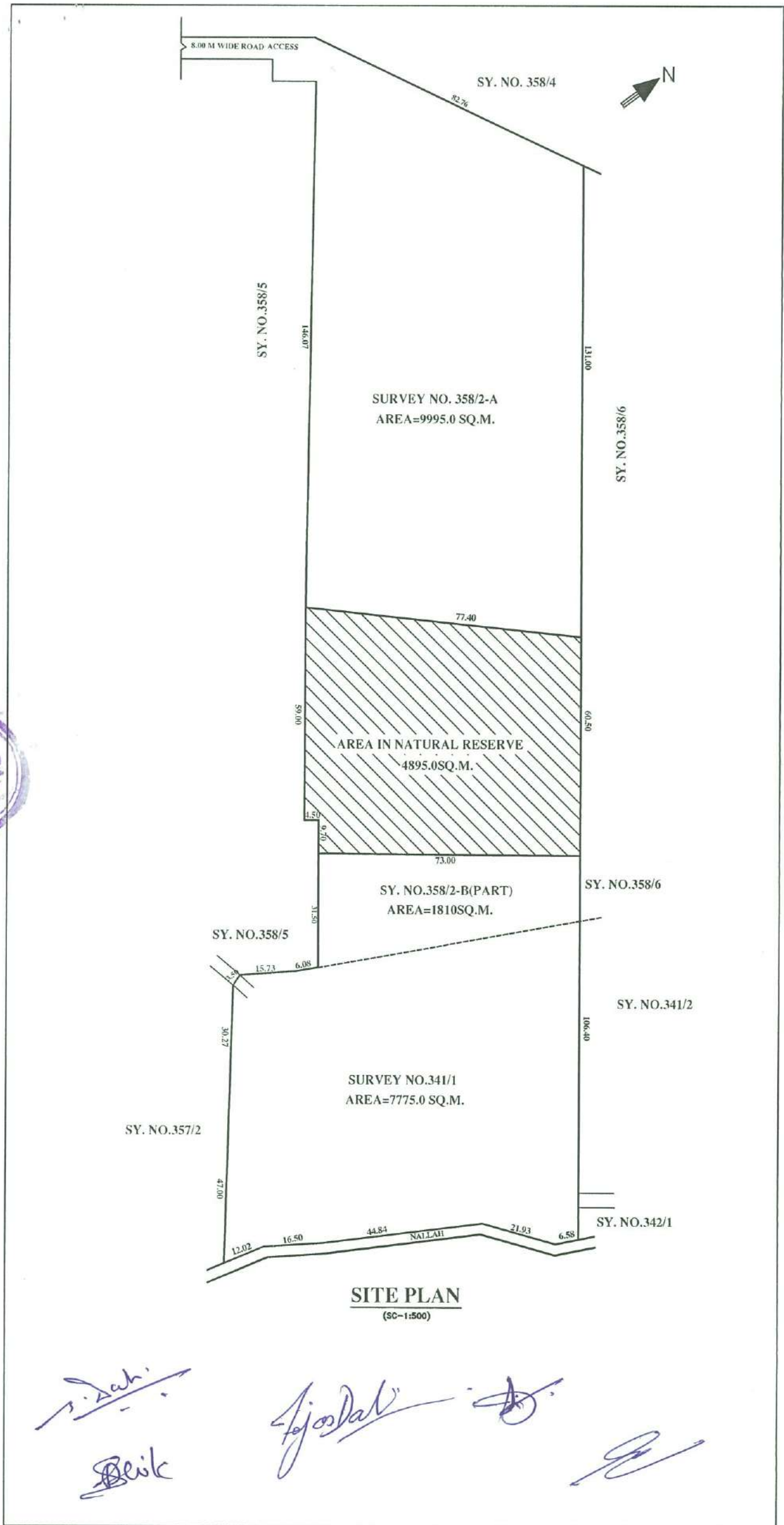
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NOTE: PLAN TO BE PRINTED ON A4 SIZE



ANNEXURE A-1

8.00 M WIDE ROAD ACCESS

SY. NO. 358/4

82.76



SY. NO. 358/5

146.07

PLOT

(A)

SY. NO. 358/2-A
AREA=9995.00 SQ.M.

SY. NO. 358/6

131.00

77.40

SY. NO. 358/2

SITE PLAN

(SC-1:500)

S. D. Ah.

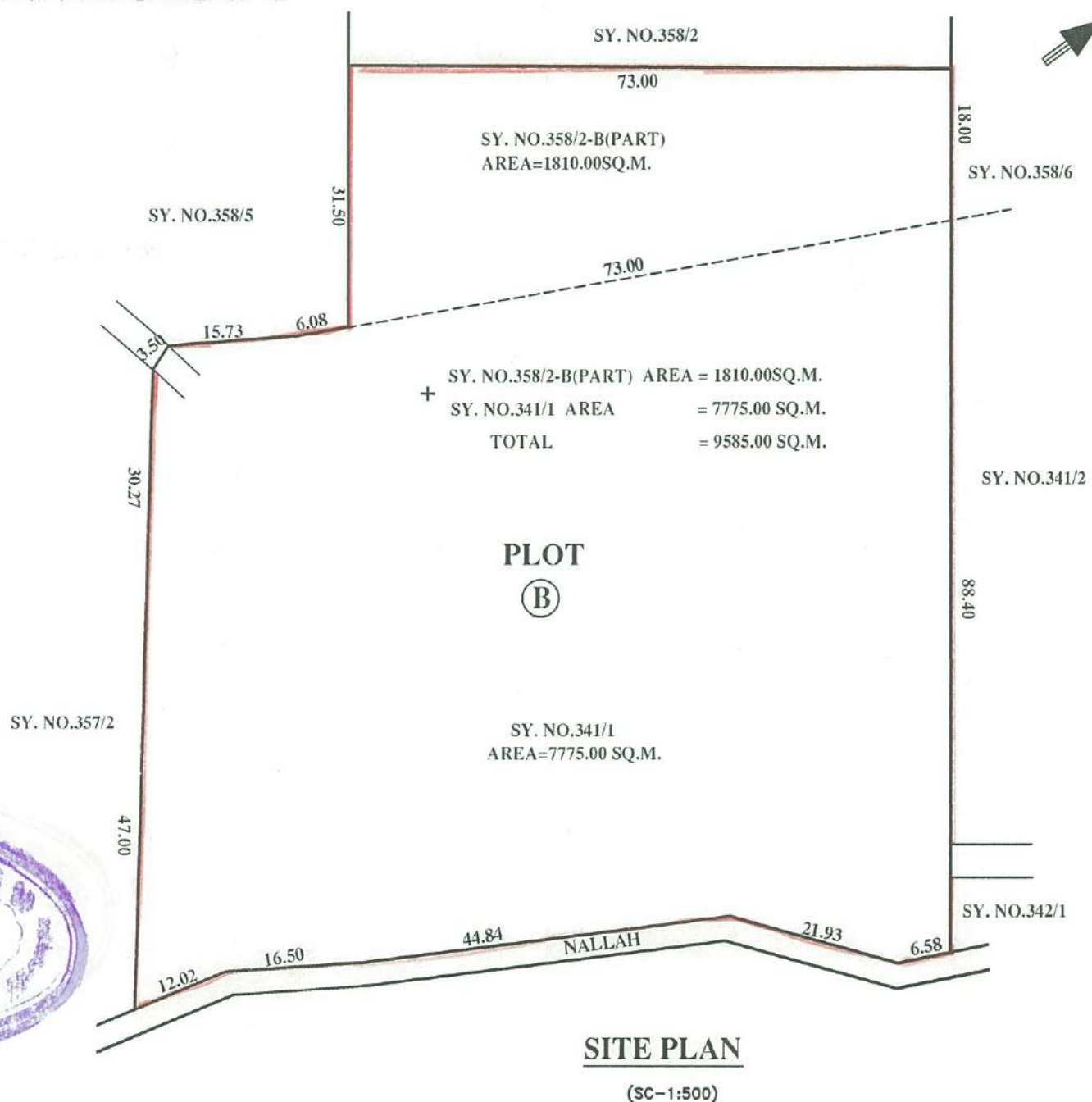
Bluk

Tejas Dahi

[Signature]

[Signature]

ANNEXURE A-2

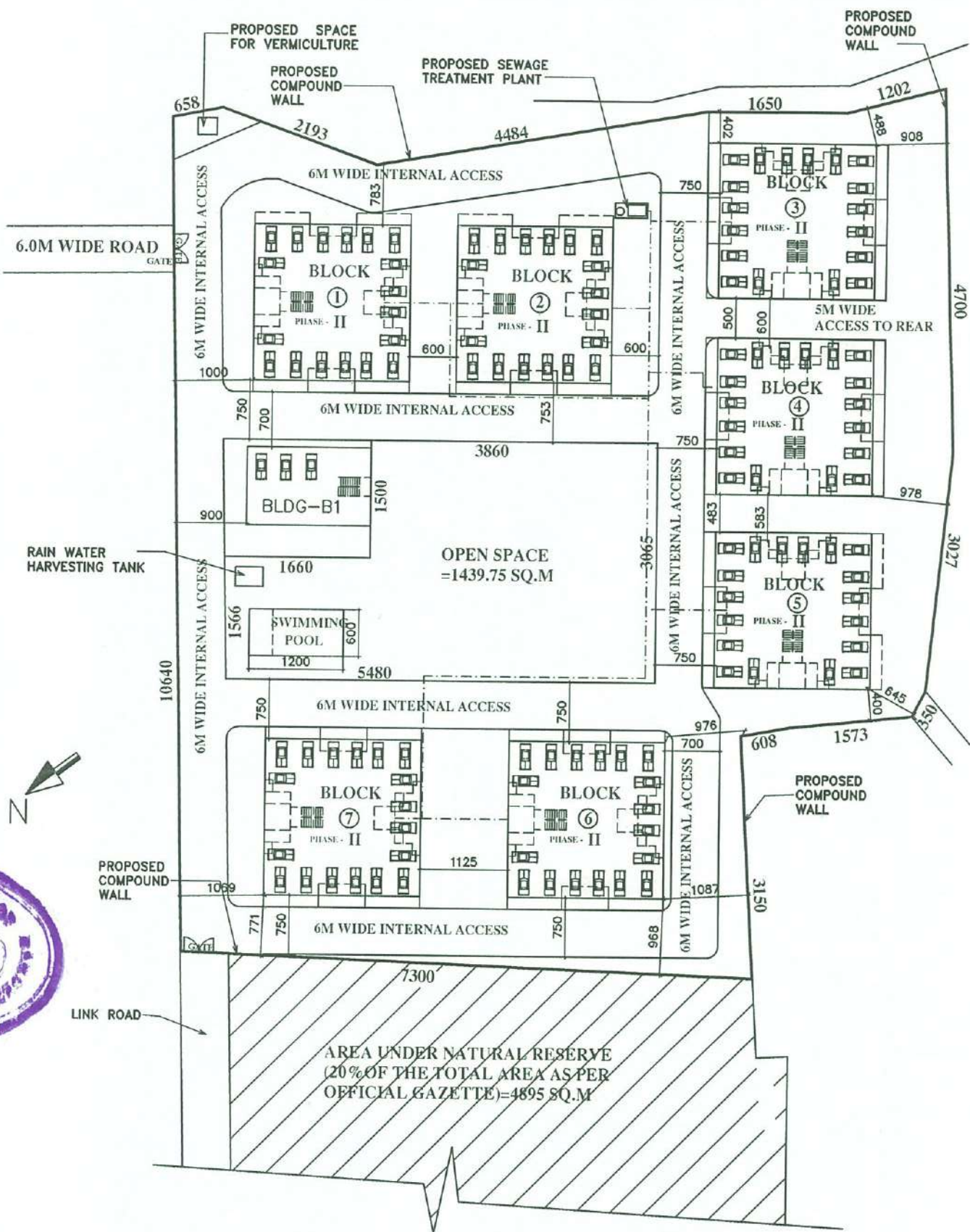


Is Zahr?

Lejardi -

Shik

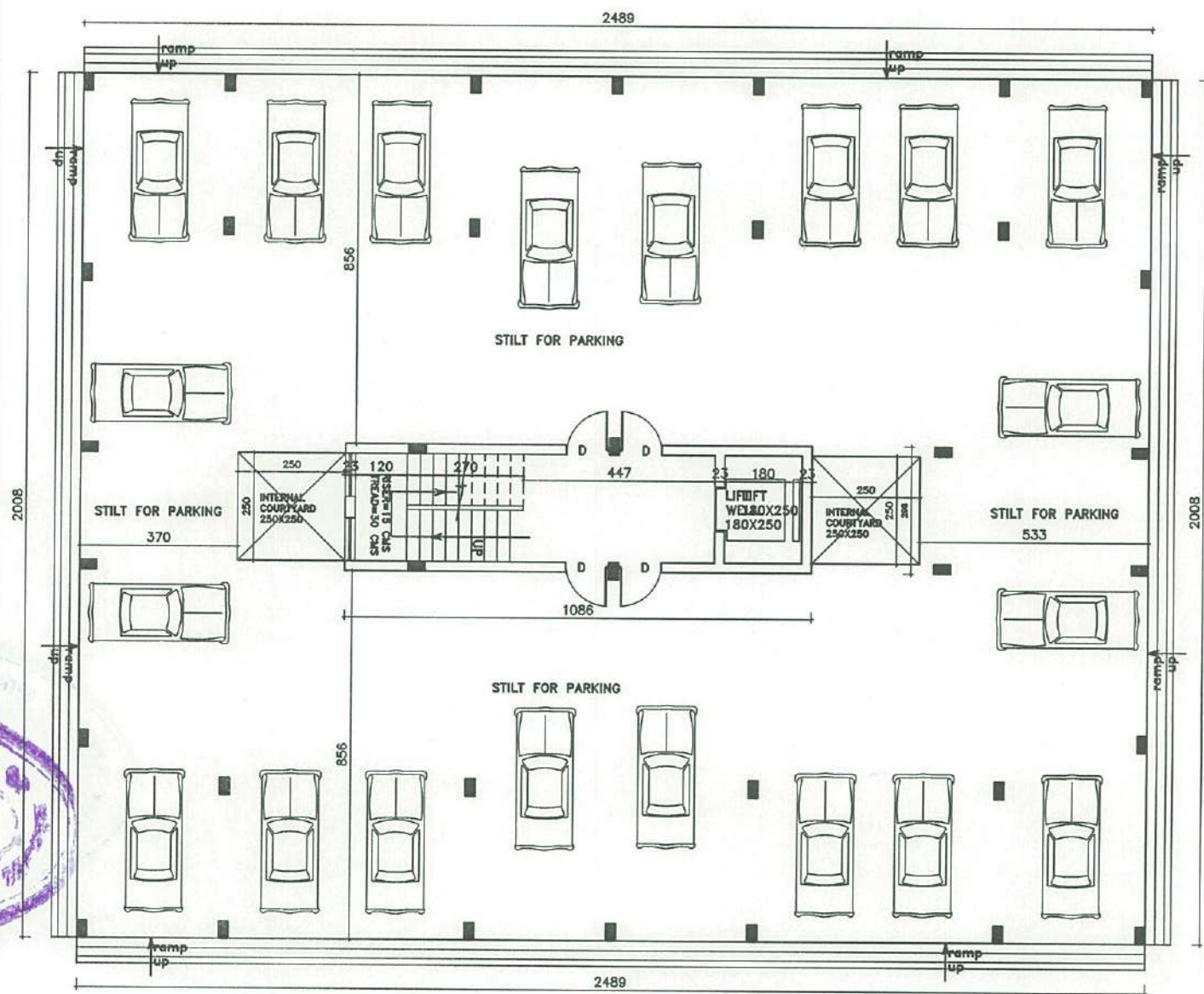




SITE PLAN

(SC-1:500)

PHASE -II



PROPOSED STILT FLOOR PLAN
(SC-1:100)

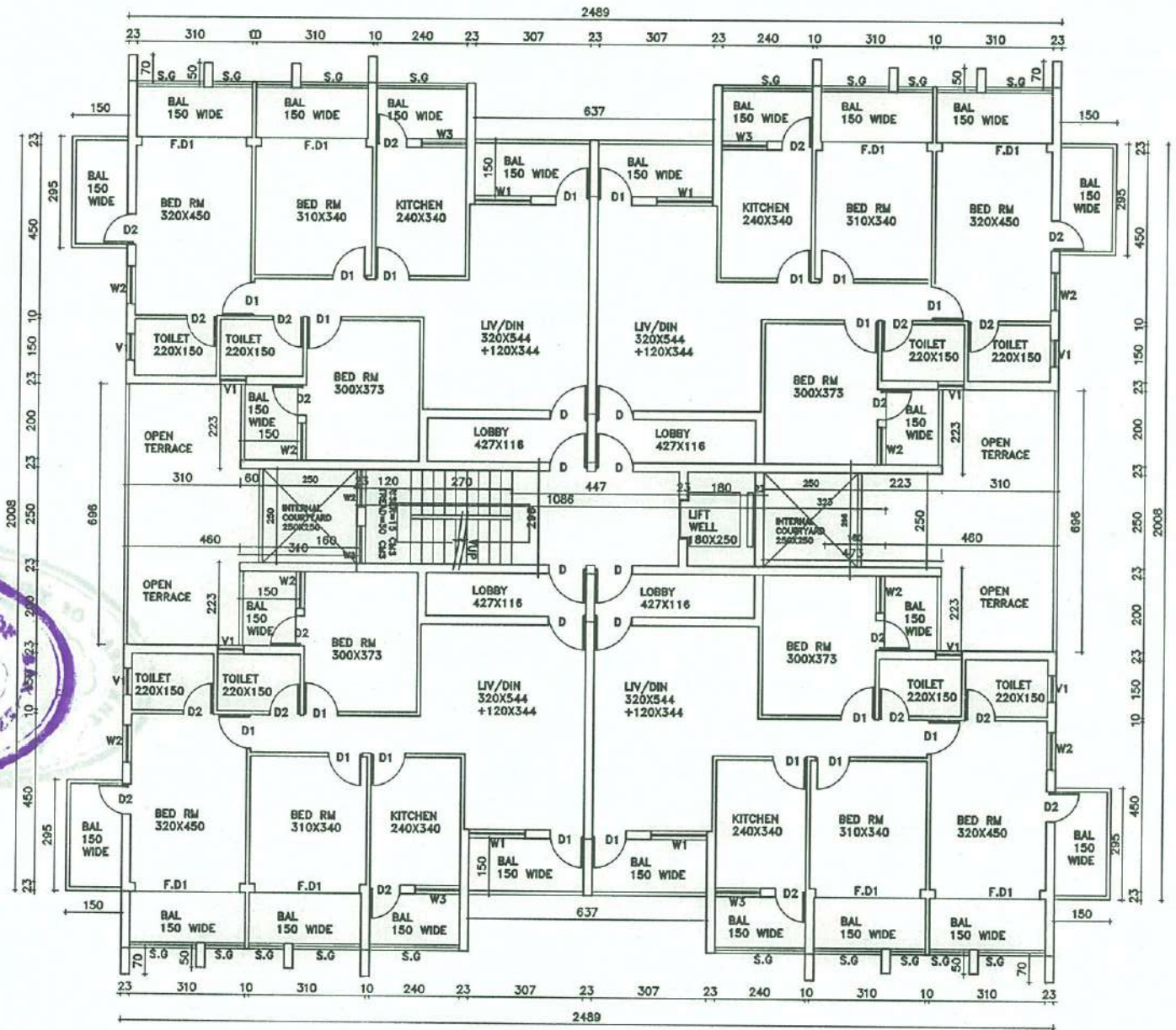
[Signature]

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PROPOSED UPPER GROUND FLOOR PLAN
(SC-1:100)

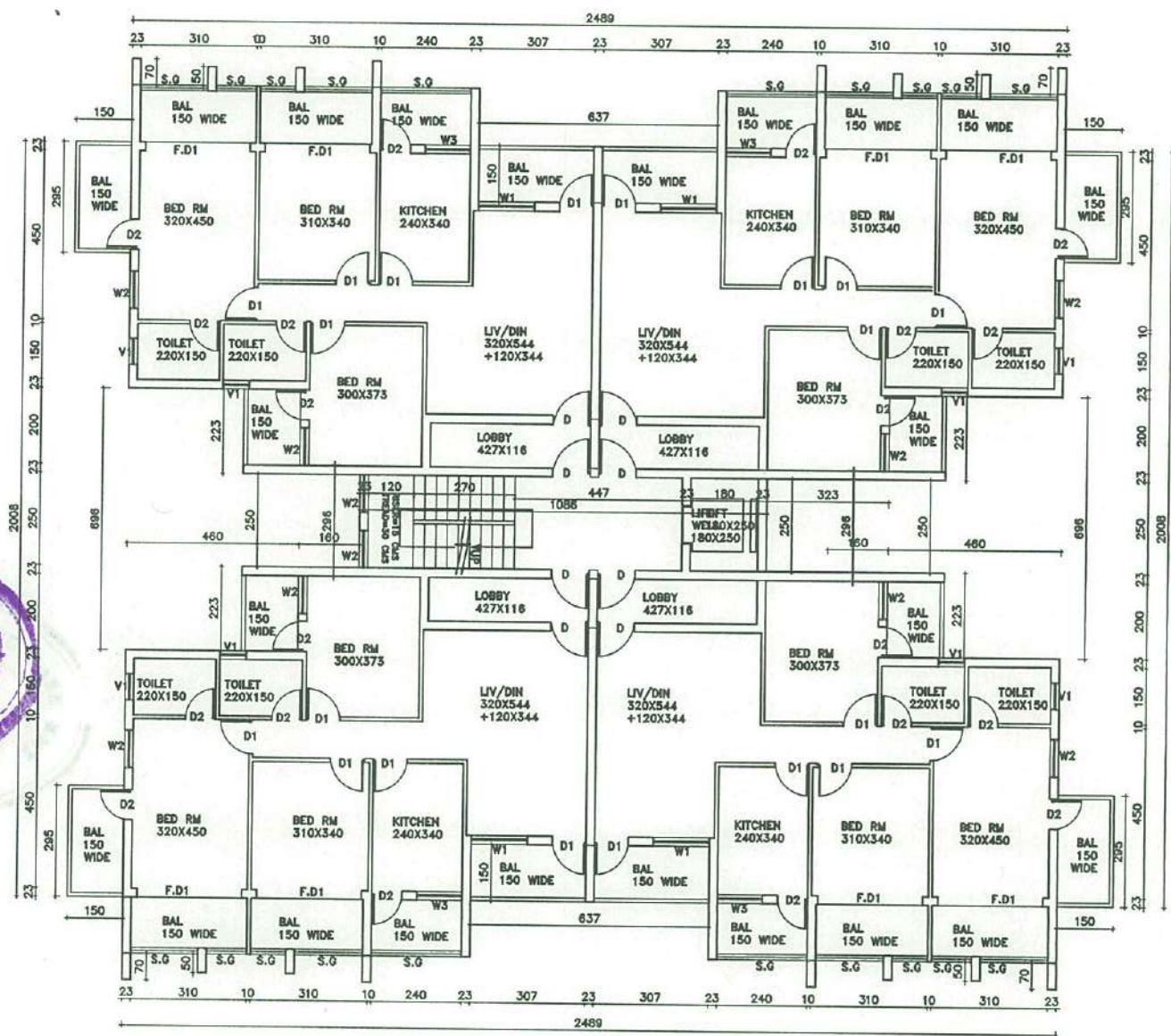
S. Dahi

Jeetu Bhat

Beik

[Signature]

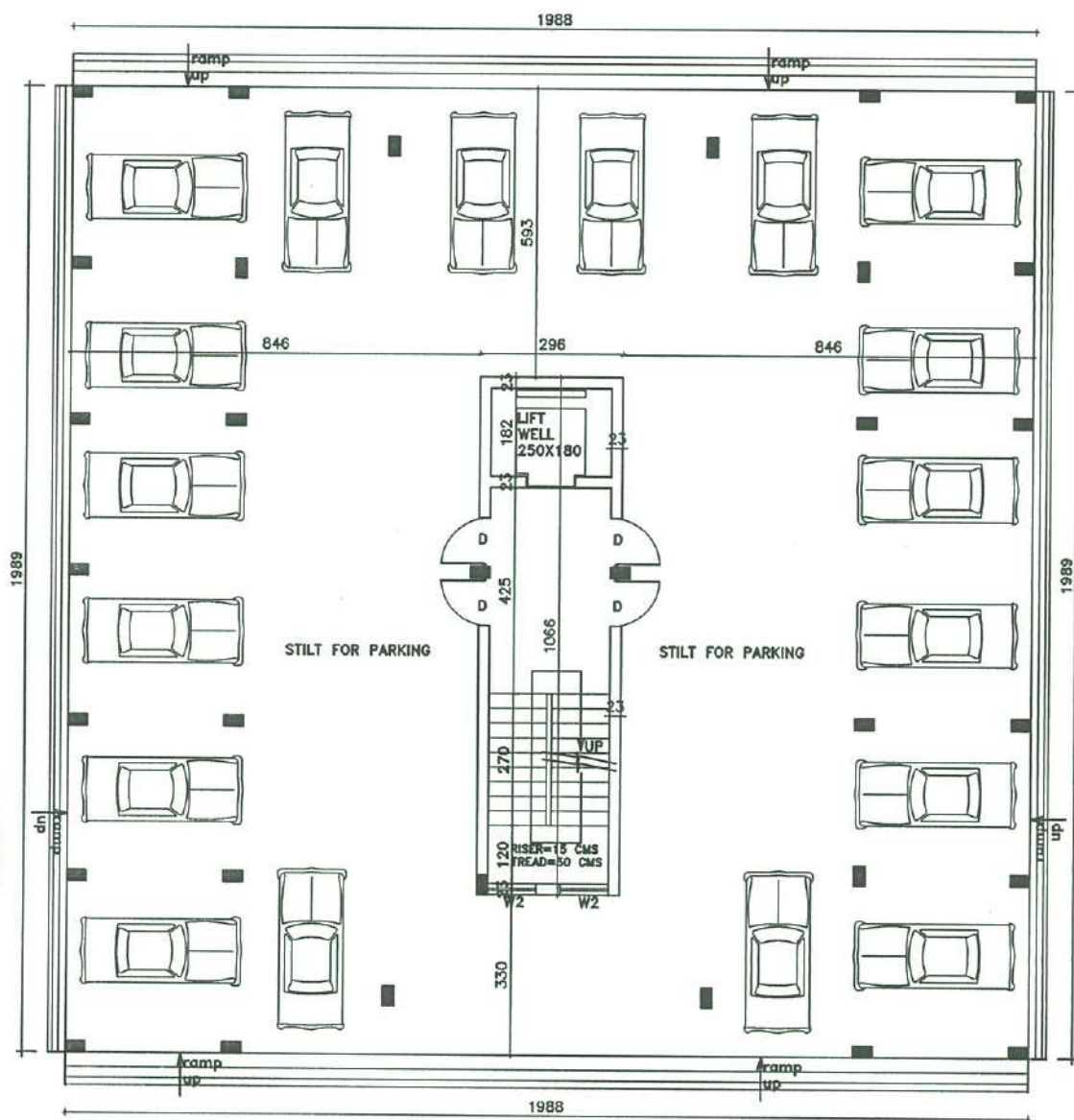
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PROPOSED TYPICAL FLOOR PLAN—FIRST, SECOND AND THIRD FLOOR
(SC-1:100)

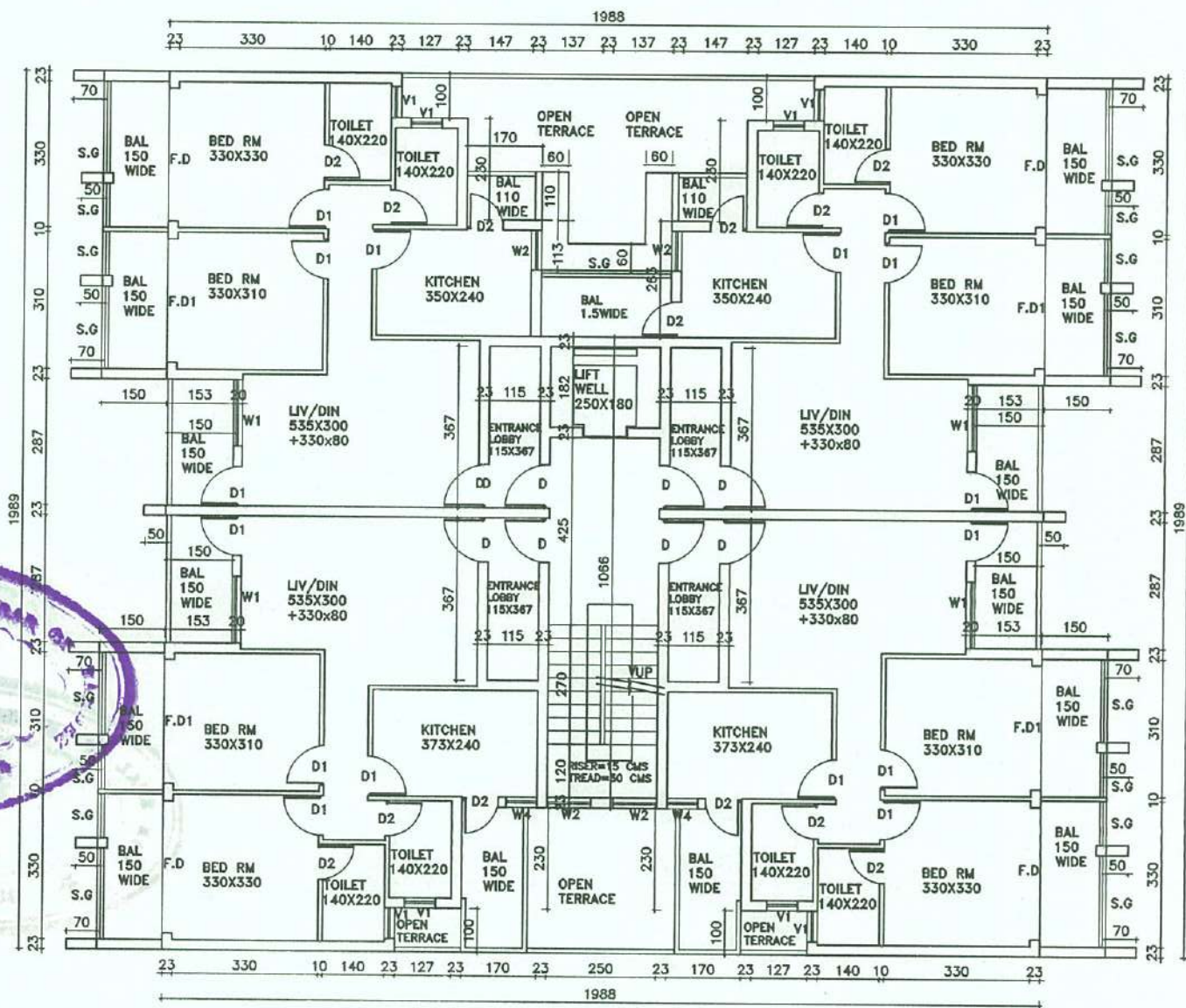
Handwritten signatures and initials:

- Salim*
- Goodali*
- Shik*
- [Signature]*



PROPOSED STILT FLOOR PLAN
(SC-1:100)

Handwritten signatures and initials:
 1. *[Signature]*
 2. *[Signature]*
 3. *[Signature]*
 4. *[Signature]*



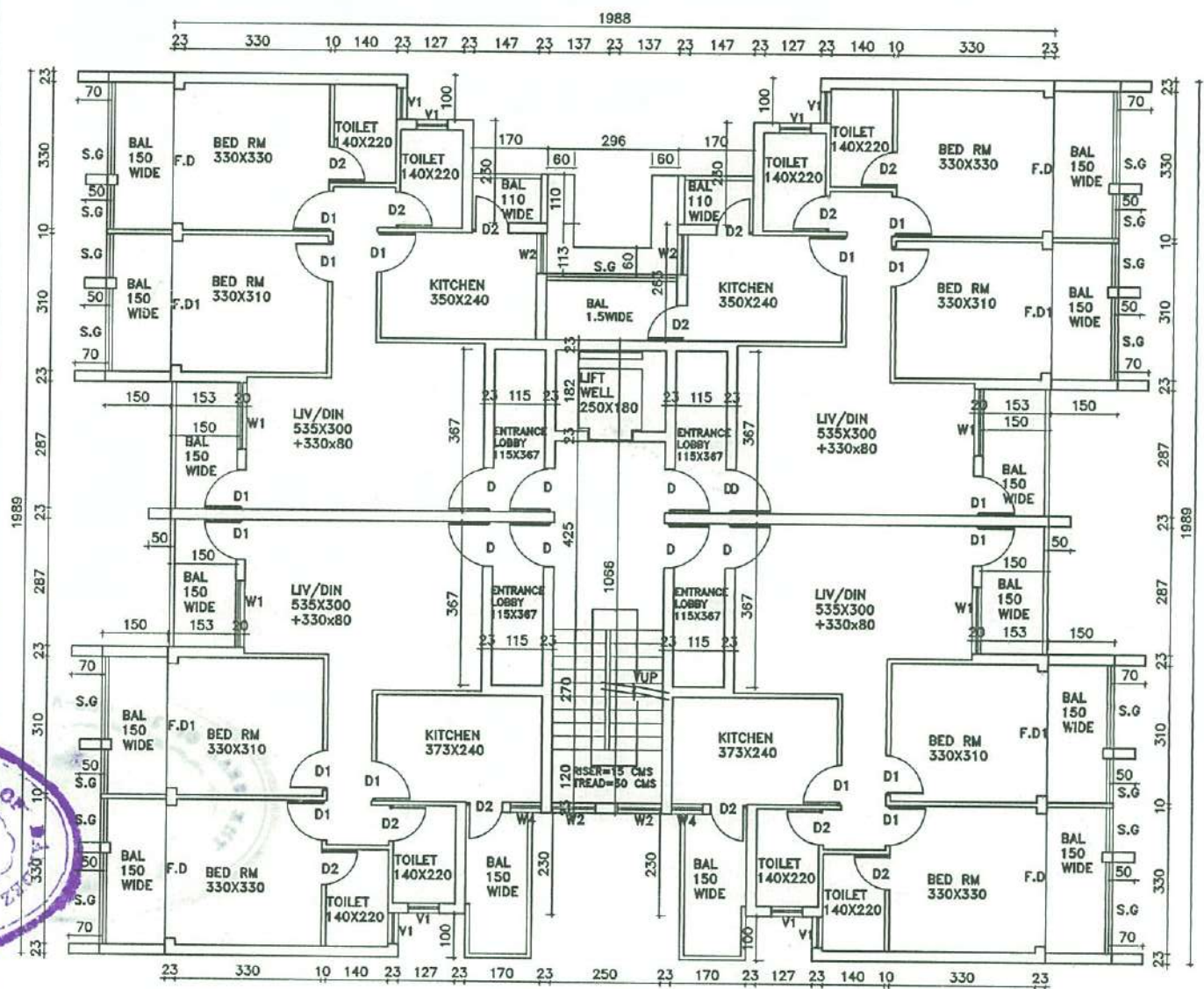
PROPOSED UPPER GROUND FLOOR PLAN
(SC-1:100)

S. Dahi

Gas Dahi

Deik

[Signature]



PROPOSED TYPICAL FLOOR PLAN—FIRST, SECOND AND THIRD FLOOR
(SC-1:100)

[Handwritten signatures and initials]



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Oct-2022 05:15:38 pm

Document Serial Number :- 2022-BRZ-4728

Presented at 05:00:47 pm on 17-Oct-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	5288500
2	Registration Fee	5470800
3	Tatkal appointment fee	10000
4	Processing Fee	2300
Total		10771600

Stamp Duty Required :5288500/-










Stamp Duty Paid : 5288500/-

Presenter






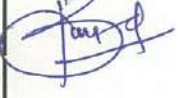
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ravlu Pundalik Shetye A Proprietorship Concern Ms Shetye Real Estate ,Father Name:Pundalik Shetye, Age: 58, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No 883-5 Socorro Porvorim Bardez Goa, Address2 - , [Redacted]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Siddhivinayak Shivram Dalvi , Father Name:Shivram Gopal Dalvi, Age: 40, Marital Status: Married ,Gender:Male,Occupation: Business, B 401 Bafna Apartment Mogal Lane Near Magnet Dept. store Matunga West Mumbai Maharashtra, [Redacted]			
2	Tejas S Dalvi Alias Tejas Siddhivinayak Dalvi , Father Name:Vijay Jaywant Kale, Age: 38, Marital Status: Married ,Gender:Female,Occupation: Housewife, B 401 Bafna Apartment Mogal Lane Near Magnet Dept. store Matunga West Mumbai Maharashtra, [Redacted]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Devanand Arjun Naique Alias Devanand Arjun Naik , Father Name:Arjun Shivram Naique Alias Arjun Naik, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Business, House No 179-143 Shiv Ganga Niwas Bella Vista Sngolda Bardez Goa, [REDACTED]			
4	Sumangal Devanand Naique Alias Sumangala Devanand Naik , Father Name:Pandurang Kandolkar, Age: 53, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No 179- 143 Shiv Ganga Niwas, Bella Vista Sangolda Bardez Goa, [REDACTED]			
5	Ravlu Pundalik Shetye A Proprietorship Concern Ms Shetye Real Estate , Father Name:Pundalik Shetye, Age: 58, Marital Status: Married ,Gender:Male,Occupation: Business, House No 883-5 Socorro Porvorim Bardez Goa, [REDACTED]			

Witness:
I/We individually/Collectively recognize the Developer, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Name: Kajal Kishor Ghadigaonkar, Age: 44, DOB: 1978-07-22 , Mobile: 9764321714 , Email: kajalgaonkar78@gmail.com , Occupation: Service , Marital status : Married , Address: 403521, H No 1053 Near Ramwadeshwar Temple Porvorim Bardez Goa , H No 1053 Near Ramwadeshwar Temple Porvorim Bardez Goa , Salvador-do-mundo, Bardez, North Goa, Goa			
2	Name: Sarfaraz Sayed, Age: 35, DOB: 1986-11-20 , Mobile: 8669026084 , Email: , Occupation: Service , Marital status : Married , Address: 403504, muslim wada Bicholim Goa, muslim wada Bicholim Goa, Bicholim, Bicholim, North Goa, Goa			


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