

गोवा GOA

GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

5 NOV 2007 17025

479
Value of stamp paper Rs. Twenty five thousand only
Name of the purchaser SRE Estates & Developments
Residing at Margao
As there is no one
Additional stamp paper

3.11.2007

attached along with

Signature of the Ex-officio holder

Signature of Purchaser

Serial No. 5648/2007
Presented at the Office of the
Sub-Registrar Salcete
between the 12.45 on 12/11/2007
noon

Received fees for Rs. 1500.00
Registration 50.00
Copying 800.00
Copying Endorsements 100.00
Postage 150.00
Total Rs. 1500.00

SUB-REGISTRAR
SALCETE

SUB-REGISTRAR
SALCETE

AGREEMENT FOR SALE CUM DEVELOPMENT

THIS AGREEMENT is made at Margao, Goa, on this
7th day of November, 2007 - BETWEEN -

Amulya R. A. Pailkane

S. P. Kame



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GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH

5 NOV 2007 26

479
Value of stamp Rs twenty five thousand only
Name of SRE Estate & Developments
Residing Mangar
At their 3.11.1001
Addressed along with
Signature of the Assessor
Signature of the Assessor

- 2 -

(1)(a) MR. VASSUDEVA alias AUDHOOT MADHAVRAO PAI KANE, son of late Madhavrao Raghunath Pai Kane, aged 60 years, businessman and his wife (b) MRS. REKHA VASSUDEVA PAI KANE, aged 54 years, daughter of late Vishnudas Subrai Sinai Kunkaliencar, housewife, both residents of Navelim, Salcete, Goa and

(2) (a) MR. GANESH alias PRASAD MADHAVRAO PAI KANE, aged 50 years, son of late Madhavrao Raghunath Pai Kane, businessman, married and his wife (b) MRS. SIDDHI GANESH PAI KANE, aged 46

Amulya R.A. Pai Kane

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गोवा GOA

GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO, GOA

5 NOV 2007 027

479
Rs Twenty five Thousand only
SRE Estates & developments
Margao
3.11.2007
Signature of Purchaser

years, housewife daughter of late Anant Narayan Sinai Matha, both residents of Navelim, Salcete, Goa, and all hereinafter collectively referred to as the "OWNERS" (which expression, unless repugnant to the meaning or context thereof, shall mean and include their heirs, executors, administrators and assigns) of the ONE PART - AND -

(3) M/s. SRE ESTATES DEVELOPMENT, a partnership firm, duly registered under Indian Partnership Act, 1932, with the Registrar of Firms of Salcete at Margao, Goa, having its place of business

Amruty R.A. Pai Kaul
S. Kone



गोवा GOA

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO, GOA

017028
5 NOV 2007

479
Value of stamp Rs Twenty five Thousand Only
Name of the SRE Assets & Development
Residing at Margao
As there is no
Additional stamp

3 11/005

Signature of Purchaser

Signature of the Ex-officio holder

- 4 -

Behind New Telephone Exchange, Opposite Bombi House, Comba, Margao, Goa, represented herein by its duly authroised partner, SHRI YOGESH YESHWANT NAIK, son of late Yeshwant Naik, major of age, married, resident of Comba, Margap, Goa, hereinafter referred to as the "DEVELOPER" (which expression, unless repugnant to the meaning or context thereof, shall mean and include the aforesaid partners of the firm for the time being and such other persons as may comprise the partners of the firm from time to time as also assigns and

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गोवा GOA

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH

5 NOV 2007 017029

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Value of stamp paid Rs Twenty five thousand only
Name of the person SRE Estates & Development
According to Margao
As there is no tax
Additional stamp paid

3.11.2007
along with

Signature of the Revenue Officer

Signature of the Receiver

- 5 -

successors-in-title of the firm) of the OTHER
PART.

WHEREAS -

a) There exists a property at Colmorod, Navelim,
within the area of Margao Municipal Council, Taluka
and Sub-District of Salcete, District of South
Goa, State of Goa, surveyed under Chalta Nos. 11 to
17 of P.T. Sheet No. 299, having together an area of
14,996 sq.mts, hereinafter referred to as the

May R.A. Pai Kame

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GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

017030
5 NOV 2007

479
No. 479, dated 5th Nov 2007

Value of stamp Rs. Twenty five Thousand, only

Name of the party SRE Estates & Developments

Residing at Margao

As there is no

Additional stamp

3,71,700/-

along with

Signature of the Receiver

Signature of Receiver
6 -

"entire property", which comprises of two contiguous properties, namely first property known as COLMOROD or COLEMOROD or COLMORODA (1/4th part of the south), described in the Land Registration Office of Salcete under No.43,290 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.1073 and surveyed under Chalta No.11 of P.T.Sheet No.299, having an area of 2336 sq. mts or thereabouts and second property known as COLEAMORODA, described in the Land Regis

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GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH 5 NOV 2007 031

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W. No. 479 of 2007

Value of stamp Rs Twenty five Thousand only

Name of the owner S R E Estate & Development

Residing at Margao

As there is no...

Additional...

3.11.2007

along with

- 7 -

Signature of the Ex-officio...

Signature of...

tration Office of Salcete under No.655 of New Series, enrolled in the Land Revenue office of Salcete under Matriz No.527 and surveyed under Chalta Nos. 12 to 17 of P.T.Sheet No.299 and more particularly described in the SCHEDULE "A" hereunder;

b) The first property was acquired by the male OWNERS herein and their brother, Mr. Raghu-nath Kane by Deed of Sale dt 13th February 1992 registered in the office of the Sub-Registrar of Salcete under No. 474 at pages 306 to 320 of,

AM/204

R.A. Kane

MS

Sp. Kane



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GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO, GOA.

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Value of stamp paper Rs Twenty five Thousand only

Name of the purchaser SRE Estates & Developments

Residing at Margao

As there is no one additional stamp paper

3-11-2007

Signature of the Ex-officio value

Signature of Purchaser

- 8 -

Book No. I Vol. 273 dt. 4.6.1993;

c) the second property was acquired by late Madhavrao, Pai Kane by Deed drawn on 10th July 1945 drawn by Notary L.P. Furtado recorded at pages 26 V onwards of Book No. 598;

d) the male OWNERS herein and said Raghunath Kane who are only heirs and successors of said

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Sp. Kane



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GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH

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Rs Twenty-five Thousand Only
SRE Estates & Developments
Mangao
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Signature of the H. Officer
Signature of Passbook

- 9 -

late Madhavrao Pai Kane and his wife as his one of the son, Mr. Jaiprakash Pai Kane expired as a bachelor and other heirs relinquished and surrendered their illiquid rights in favour of the other co-heirs;

e) The OWNERS herein and said Shri Raghunath Kane and his wife who became sole owners and possessors of the said entire property described in the SCHEDULE "A" hereunder, partitioned the said

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GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH

5 NOV 2007 034

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Rs Twenty five Thousand only
SRE Estate & Developments
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RECEIVED OF THE DISTRICT TREASURY

Signature of Treasurer

- 10 -

entire property by Deed of Partition dt. 7th November 2007, whereby the Plot A, described in the SCHEDULE "B" hereunder was jointly allotted to the OWNERS herein, the Plot C was allotted to Owners Nos.(1) and Plot D to the Owners Nos.(2);

AND WHEREAS the OWNERS are now sole owners and possessors of the said Plot A of the said entire property, more particularly described in the SCHEDULE "B" hereunder and hereinafter referred

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DISTRICT TREASURY SOUTH

BLISSAU - GOA

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Value of stamp Rs. Twenty five Thousand Only
Name of the purchaser SRE Estates & Development
residing Mangad
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Additional stamp

Signature of the Ex-officio holder

Signature of Purchaser

- 11 -

to as the "said property";

AND WHEREAS the OWNERS have assured the DEVELOPER that -

i) The said property is free from all encumbrances, charges, liens or defects in title of whatsoever nature;

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CUSTOMS & TREASURY SOUTH

5 NOV 2007 36

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 Value of stamp paper Rs Twenty five Thousands only
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 Location Mangao
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[Signature]
 Signature of the Officer in Charge

[Signature]
 Signature of the Officer in Charge

- 12 -

ii) The said property is not subject to any mundkarial rights, agricultural tenancy rights or any other rights from any other person/s, except the two houses existing therein has been occupied by two different persons;

iii) the said property is not subject to any land acquisition proceedings or any other proceedings;

[Signature] R.A. Palkar

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Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

479

008233
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Value of stamp paper: Rs Ten Thousand Only

Name of the purchaser: SRE Estate & Development

Residing at: Margao

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Additional stamp paper: No

3-11-2007

Attached along with

Signature of the Officer

- 13 -

iv) the said property is not subject to any attachments from any court of law, nor any litigations or proceedings pending in respect of the said property in any court of law;

v) the said property is not subject to requisition or attachment by Income tax Department or

Amilay R.A. Patil Kaish

Sp. Kanetkar

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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ONE THOUSAND RUPEES

Rs.1000

गोवा GOA

GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

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Value of stamp paper Rs One Thousand only
Name of the purchaser S R E Estate & Developments
Residing at Margao
As there is no additional stamp
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checked along with
Secretary of the H.O. Office

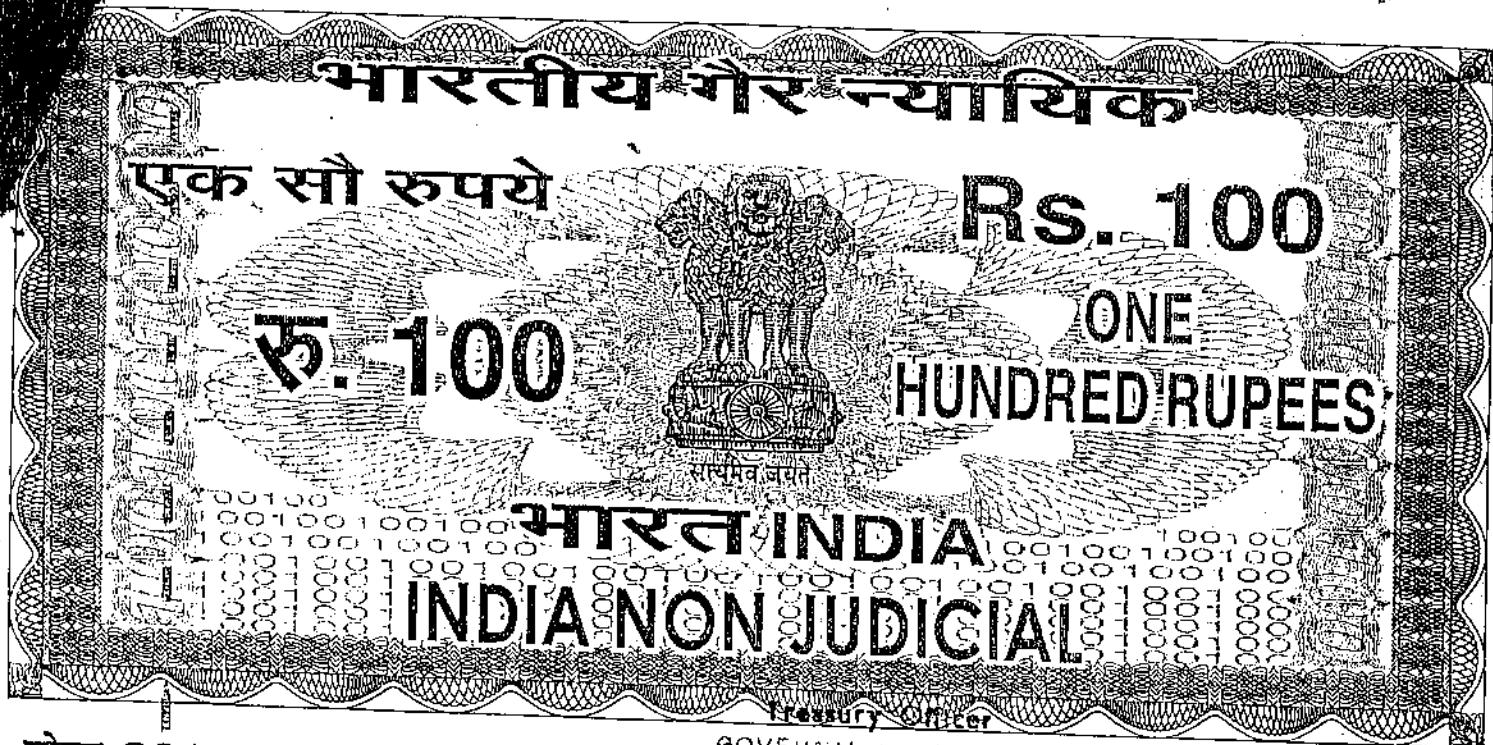
- 14 -

any other department or any other Government authority;

vi) the said property can be developed by constructing a multi storeyed building for commercial and residential purposes, subject to the inclusion of same in the ODP plan

Amrany R.A. Pai

Sd/- Kame



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GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH

5 NOV 2007 105979

479
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Name of the person SKE Estates & Developments
Residing at Margao
As there is no additional stamp paper
3-11-2007
Used along with

Signature of the Treasurer

Signature of the Treasurer

- 15 -

AND WHEREAS having fully satisfied upon the above assurances and/or representation of the OWNERS and having verified and confirmed the same, the DEVELOPER has approached the OWNERS for purchase of the said property for the purpose of the development of the said property;

AND WHEREAS the OWNERS have agreed for the said
Signature R.A. Bai Pande Signature SP. Kame

proposal of the DEVELOPER, and consequently the parties have agreed for certain terms and conditions which they intend to reduce into writing as under:

NOW THIS AGREEMENT WITNESSETH AND THE PARTIES MUTUALLY AGREE AS UNDER:

1. In pursuance of the said agreement and in consideration hereinbelow set out in detail, the OWNERS agree to sell or otherwise transfer unto the DEVELOPER or their nominee/s, the said property described in detail in SCHEDULE "B" hereunder for total consideration of Rs.3,13,16,000/- (Rupees three crores thirteen lakhs sixteen thousand only) to be made by the DEVELOPER to the OWNERS in the following manner, namely:

A) To the OWNERS No.(1) Mr. Vassudeva alias Audhoot Kane and his wife, Rs.1,53,50,500/- (Rupees one crore fifty three lakhs fifty thousand five hundred only) payable in following manner:

a) by cheque an amount of Rs.64,00,000/- (Rupees

Amulya R.A. Baikumar

MS. O. Sp. Kane

sixty four lakhs only) payable to the Owners Nos.(1) at the time of execution of this agreement, which has been paid by Cheque No.356566 for Rs.50,00,000/- and Cheque No.356567 for Rs.14,00,000/- both drawn on The Saraswat Co-op. Bank Ltd, Margao dt. 06.11.2007;

b) by constructing a bungalow of 350 (three hundred fifty) sq. mts super built up area costing Rs.42,00,000/- (Rupees forty two lakhs only), a workshop of an area of 200 sq. mts costing Rs.12,00,000/- (Rupees twelve lakhs only) and allotting two flats of 90 sq. mts super built up area each on the first floor in proposed building in the said property, costing Rs.24,30,000/- (Rupees twenty four lakhs thirty thousand only) and one flat on the second floor of two bed rooms of 83 sq. mts super built up area, costing Rs.11,20,500/- (Rupees eleven lakhs twenty thousand five hundred only).

The said bungalow and workshop is to be constructed in Plot C of the said Owners Nos.(1)

Amulya R. A. Pai *Kane* *MS* *Sp. Kane*

and said Plot C shall be covered with compound wall with gates.

B) To the OWNERS No.(2) Mr. Ganesh alias Prasad Kane and his wife, Rs.1,59,65,500/- (Rupees one crore fifty nine lakhs sixty five thousand five hundred only) payable in following manner:

a) by cheque an amount of Rs.70,00,000/- (Rupees seventy lakhs only) payable to the Owners Nos.(1) at the time of execution of this agreement, which has been paid by Cheque No. 356568 for Rs.50,00,000/- and Cheque No.356569 for Rs.20,00,000/- both drawn on The Saraswat Co-op. Bank Ltd, Margao dt.06.11.2007;

b) by constructing a bungalow of 250 (two hundred and fifty) sq. mts super built up area costing Rs.30,00,000/- (Rupees thirty lakhs only), a workshop of an area of 200 sq. mts costing Rs.12,00,000/- (Rupees twelve lakhs only) and allotting three flats of 90 sq. mts super built up area each on the first floor in proposed building

Amulya R.A. Pai Kaur *Jky* *Sp. Kane*

in the said property, costing Rs.36,45,000/- (Rupees thirty six lakhs forty five thousand only) and one two bed rooms flat on second floor with super built up area of 83 (eighty three) sq.mts costing Rs.11,20,500/- (Rupees eleven lakhs twenty thousand five hundred only).

The said bungalow and workshop is to be constructed in Plot D of the said Owners Nos.(2) and said Plot D shall be covered with compound wall with gates.

2. The DEVELOPER shall complete construction of said premises to be allotted to the OWNERS as mentioned in clause 1 above, namely workshops within a period of one year with six months grace period, bungalows within a period of eighteen months with six months grace period and flats within a period of two years with six months grace period and this time limit will start from the date of inclusion of the said property in Margao ODP. It is made known to the parties that a part of the said property has not been included in the new Margao ODP plan by oversight, which was

Amulya R.A. Pai *W* *Q* *Sf Kane*

earlier shown and included in earlier ODP plan and necessary application has been made to the concerned authority for such inclusion/incorporation.

2 a) The DEVELOPER shall, however, not incur any liability if they are unable to deliver possession of the said premises to the OWNERS by the aforesaid period, if the completion of the proposed building/s complex or the said premises are delayed on account of any of the following reasons, viz

i) by reason of war, civil commotion or any Act of God;

ii) by reason of any rule, notification or legislation issued/passed by any competent authority on account of which work of the said building complex or the said premises cannot continue or has to be stopped or suspended;

iii) by any other reason beyond the DEVELOPERS

Amulya R. A. Rai Kumar *JK* *Q* *Sp. Kane*

control which would include but not be restricted to delay on account of non-renewal/non-grant of building plans, construction licence and occupancy certificate by the authorities concerned, despite application therefore being duly made by the DEVELOPER including on account of non-granting/non issuance of water or electricity connections/meters.

2 b) After approval of plans, the OWNERS will get priority to select the premises to be constructed and allotted to them, which they have to exercise within 15 days from the approval of plans and the DEVELOPER shall inform in writing to the OWNERS duly acknowledged of such approval of plans and failure thereof, the DEVELOPER shall be free to construct and allot such premises at their option.

2 c) The DEVELOPER shall also obtain occupancy certificate of the said premises from the concerned authorities before the delivery of possession.

Amulya R.A. Pai *JKY* *Sf Kane*

3. The DEVELOPER shall construct the said premises to be constructed and allotted to the OWNERS as per the SPECIFICATIONS annexed to this agreement. The plans of the proposed workshops, bungalows and flats have not been drawn and approved and same will be marked on approval of plans by concerned authorities and exercising option by the OWNERS as referred hereinabove.

4. The OWNERS hereby allow the DEVELOPER to develop the said property at the costs, risk, expenses and responsibility of the DEVELOPER by putting up multi storeyed building/s on the said property as per the plans referred hereinabove and securing construction licence from Municipal Council by utilising its full permissible coverage and F.A.R. The DEVELOPER shall obtain such licences and permissions and renew said licence and permissions from time to time at their own costs as and when required.

5. The DEVELOPER has inspected the said property and also inspected the documents and

Amilay *R.A. Kane* *JS* *Sp Kane*

considering the representations made by the OWNERS have come to the conclusion that the OWNERS have clear title to said property.

6. The OWNERS shall deliver the possession of the said property alongwith the vacant possession of the structures standing thereon to the DEVELOPER on issue of construction licence for proposed building/s in the said property and on construction of workshops in said Plots C and D and providing alternate residence at the costs of the DEVELOPER. The said alternate residence shall be at the costs of the DEVELOPER and it shall not be less than 90 (ninety) sq. mts of super built up area to each set of the OWNERS and shall be within radius of one Kilometre from the said property.

7. The DEVELOPER shall be free from the date of handing over vacant possession by the OWNERS of the said property to enter into the said property and to demolish the house standing thereon and take debris thereof and to appropriate the same

Amulya R. A. Jain *Sp. Kane*

and free to demarcate the said property and level the same and to carry out all works for the purpose of said development of the said property and construction of proposed building, including filling, levelling, demarcating, surveying, excavation and carrying all constructions of proposed building and for completing the same in all respects. The DEVELOPER shall also be free to construct temporary structure/s for the purpose of stay of labourers during the period of construction, dump the materials, fence the said property and to do all acts in connection with the said construction and development.

8. The OWNERS have handed over to the DEVELOPER certified copies of following documents of title of the said property for their verification;

- a) Certificate of inscription and description;
- b) Deed of sale dt. 13th February 1992;
- c) Deed dt. 10th July 1945;
- d) Deed of Succession and relinquishment;
- e) Form B and survey plan;
- f) Deed of Partition dt. 7th November 2007

Murugan R. A. Raju *Sp. Kame*

9. The DEVELOPER shall be at liberty to sell and/or allot the shops and/or other premises including parking spaces to be constructed on the said property alongwith the corresponding right to land proportionate to such premises, except the said seven flats to be allotted to the OWNERS and which are collectively referred to as the "said flats", at such price and on such terms, conditions and provisions as the DEVELOPER may think fit and proper and any terms which may be imposed by any authorities and entitled to receive the entire consideration without any claim from the OWNERS. It is also agreed that in case of increase in FAR or coverage, the DEVELOPER shall be entitled for benefits of such increase.

10. The DEVELOPER shall also be free to enter into firm commitments and agreements with the prospective customers to construct for and sell said shops and other premises in the proposed building, except the said flats reserved for the OWNERS, to be constructed in the said property by the DEVELOPER with the corresponding right to

Amey R.A. Pai Kave *MS* *D Sp. Kame.*

land.

11. All the above sales and allotment shall, however, be made by the DEVELOPER at his own expenses and costs and at their risk, the intention being that the DEVELOPER shall be alone liable and responsible for such party or parties in connection with all dealings between the DEVELOPER and such party or parties. It is specifically agreed that there shall be no privity of contract of whatsoever nature between the OWNERS and any such prospective parties/purchasers of the premises from the DEVELOPER.

12. The OWNERS shall execute a power of attorney in favour of the DEVELOPER in respect of the said property, authorising its director/partner on behalf of the OWNERS and at the costs and expenses of the DEVELOPER to do and perform all lawful acts, deeds, things and matters pertaining to the development of the said property and for the purpose of approaching the authorities concerned as also to sign and verify all applications, agreements, documents, affidavits, plans

Amal R.A. Pai *Kane* *Ints* *Sp. Kame*

and such other papers containing true and correct particulars as from time to time be required in this behalf and the said power of attorney shall be irrevocable during subsistence of this agreement.

13. The OWNERS shall execute one Deed of Sale in respect of all their rights in the said property or more than one sale deed for the parts of their rights as desired by the DEVELOPER in favour of the DEVELOPER or any other person/s directed by the DEVELOPER. All costs, expenses, charges, stamp duty, registration charges etc. in respect of such deed/s shall be borne by the DEVELOPER.

14. Both the parties to this agreement shall be entitled for specific performance of this agreement.

15. The proposed building to be constructed in the said property shall be named as per the

Amrta R.A. Palkane *MS* *Sp. Kame.*

wish of the DEVELOPER.

16. In case the DEVELOPER delays completion and handing over the possession of the said premises to the OWNERS within the stipulated time, the DEVELOPER shall be liable to pay to the OWNERS an amount of Rs.7,000/- per month for each premises from said premises till the said premises are completed and allotted to the OWNERS as per this agreement. This clause and the conditions set out herein is without prejudice to clauses (2) and (14) hereinabove set out.

17. It is clearly agreed between the parties that the said consideration of Rs.3,13,16,000/- (Rupees three crores thirteen lakhs sixteen thousand only) to be paid partly by cash and partly by constructing said premises is on account of the rights and interest of the OWNERS in the said property. The DEVELOPER shall settle the claim of the persons in respect of two houses existing in the said property and Plot D on their own account and without any responsibility of the OWNERS. The OWNERS while calculating the consideration excluded an area of 400 sq mts of said

Amir R.A. B. Kaur *MS* *Sp. Kame*

property towards settlement of claims of said persons. In case the person occupying structure existing in Plot D cannot be settled, the OWNERS of Plot D shall be compensated for the decrease in area of said Plot D by the DEVELOPER.

18. That in case any Housing Society or any other body is formed by the buyers of various premises in the said proposed building/s in the said property, the OWNERS to whom the said flats are going to be allotted and/or constructed shall become members of such society or body and pay all contributions, share amount, membership fee etc. However, the said bungalows and workshops are to be constructed in Plots C and D of the respective OWNERS which have no link of whatsoever nature to the Housing Society.

19. That in case any of the buyer of the premises disposable by the DEVELOPER intends to obtain any finance for purchase of the premises against the mortgage of the premises, the DEVELOPER and their buyers shall be free to do the same.

Amulya R. A. Pai Kane *for* *S. P. Kane*

20. The DEVELOPER shall be free to raise any loans or finance from any bank or financial institutions against his interest created by virtue of this agreement, without any liability or responsibility to the OWNERS.

21. The DEVELOPER shall be free to gift road widening area of the said property to the Margao Municipal Council or any other authority, as required for the said development.

22. The DEVELOPER shall provide a motorable access to the said Plots C and D through the said property, which has been reserved as per the said Deed of Partition and said access shall not be blocked in any manner by the DEVELOPER or their purchasers/nominee/s, including buyers of various premises in said buildings complex.

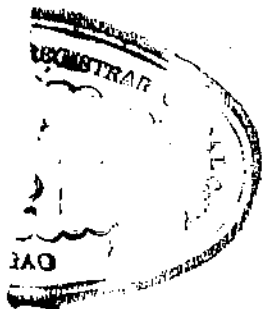
23. In case the area of the said premises increases or decreases, than in such case the OWNERS shall be liable to pay to the DEVELOPER at the rate of Rs.12,000/- (Rupees twelve thousand

Amilay R.A. Patil *Sp. Kane*



only) per sq. mtr in case of bungalows, Rs.6,000/- (Rupees six thousand only) in case of workshop and Rs.13,500/- (Rupees thirteen thousand five hundred only) for flats for increased area or entitled from the DEVELOPER at the same rate per sq.mtr for decrease in area of said premises.

24. The DEVELOPER or their nominee/s including purchasers of various premises in said buildings complex shall not raise any objections for the said workshops in Plots C and D and business carried therefrom.



SCHEDULE "A" ABOVE REFERRED TO:
(Description of the entire property)

All that property situated at Colmorod, Navelim, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, surveyed under Chalta Nos.11 to 17 of P.T.Sheet No.299, having together an area of 14,996 sq.mts, which comprises of two contiguous

Amkay R.A. Bi Fane *MZ* *Sp Kane*

SCHEDULE "B" ABOVE REFERRED TO:

(Description of the said property)

ALL THAT Plot A of the property described in the

Milroy R.A. Pickett

SCHEDULE "A" hereinabove, having an area of 7866 sq.mts, wherein there exists various structures, surveyed under Chalta Nos.12 (part), 13 (part), 14 and 16 (part), forming an independent and separate property is bounded on the east by road widening area and property surveyed under Chalta No.18, on the west by property of Comunidade of Margao, on the north by Plot B of said property, and on the south by Plots C and D, paddy field of Comunidade and property under Chalta No.15 and partly by property of heirs of Dwarkabai Pai Kane.

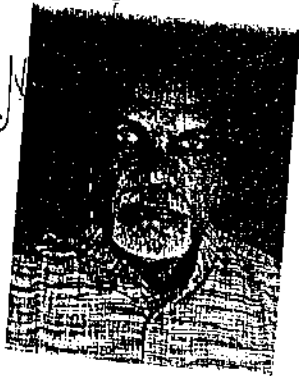
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

OWNERS:

Miley R.A. Pai Kane

Jky D Sp Kane



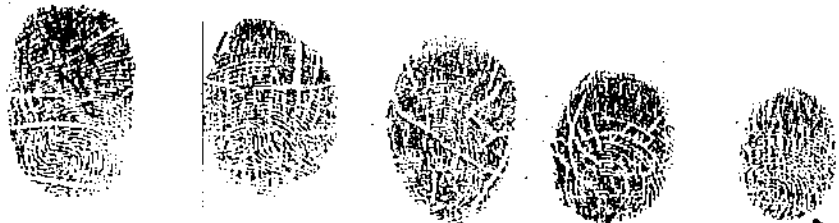


Amley

VASSUDEVA alias AUDHOOT MADHAVRAO
PAT KANE



right hand finger prints



left hand finger prints

Amley R.A. Pat Kane
MS D. S. Kane

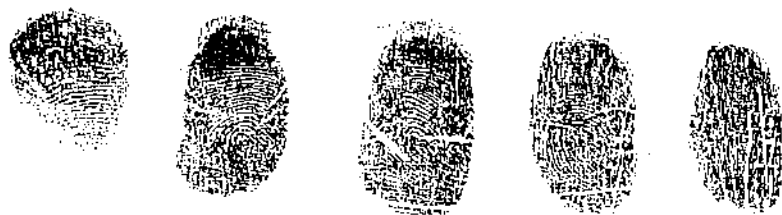


R. A. Pai Kanne

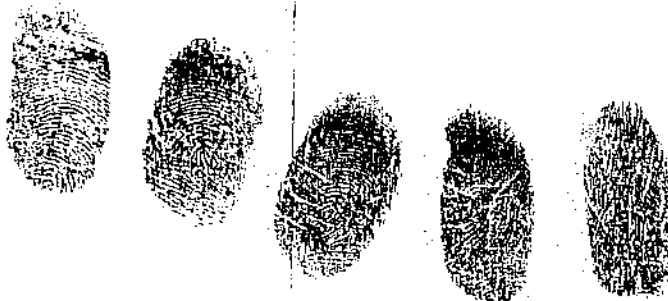
P



REKHA VASSUDEVA PAI KANE



right hand finger prints



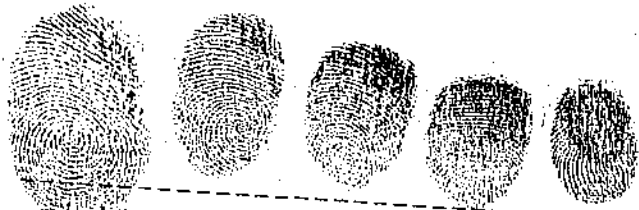
left hand finger prints

Amulya R. A. Pai Kanne J. S. D. Sp. Kane



MS

GANESH alias PRASAD MADHAVRAO
PAI KANE



right hand finger prints



left hand finger prints

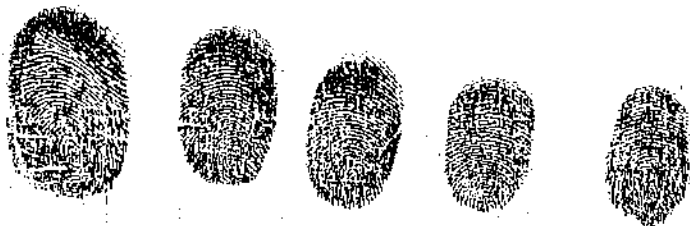
Amly R. K. Kane

MS Sp. Kane



Siddhi P. Pai Kane

SIDDHI GANESH PAI KANE



right hand finger prints



left hand finger prints

Amulya R. A. Pai Kane

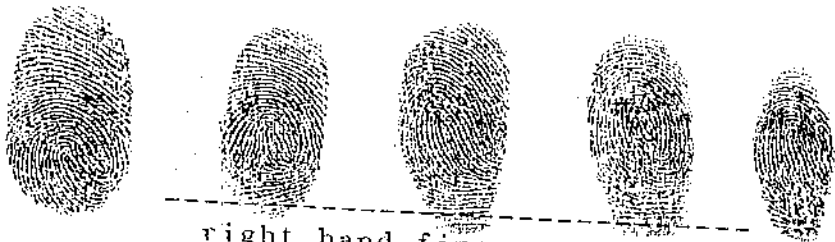
Ms Sp Kane

DEVELOPER:



[Handwritten signature]

MR. YOGESH YESHWANT NAIK
Partner, FOR M/S. SRE ESTATES DEVELOPMENT



right hand finger prints



left hand finger prints

Amulya R.A. [Signature] *[Signature]* *S. P. Kone [Signature]*

WITNESSES:

1. Nandu Rao R. S. Santam Bombay
2. [Signature] Rajeev M. Santam
Amily R. A. Santam MS Sp. Kame



SPECIFICATION OF THE BUNGALOW

1. Structure:- R.C.C framed structure with external 8" laterite masonry walls and internal 4 1/2" brick walls.
2. Cement:- A.C.C. or Rajashri Brand.
3. Steel:- T.M.T. or equivalent quality.
4. Concrete:- ready mix as specified by RCC consultant
Note:- Cube testing while casting of concrete.
5. P.C.C:- Mix-(1:3:8 or 1:4:8)
6. Laterite Masonry:- Mortar Mix 1:4 or 1:5
7. Waterproofing:- conventional with 15 years guarantee.
8. Plaster:- Internal-Ceiling-Mix 1:3
Walls- Mix 1:4 finished with putti
(not with neeru).
External-Double coat with sponge finish with 1:4-mix.

1. Septic tank:- Capacity-20 person with bigger soak pit.
2. Door & window:- Main door & French doors frame of teakwood 5x3. all other door frame & window frame of teakwood 5x2 1/2". All fitting like tower bolts, latches, hooks, hamelles and other accessories of brass with electro plated coating. All hinges of stainless steel. All locks of Godreg make/Europa, Main door lock:- Europa all glasses with 4 mm clear thick as selected by owner.
3. Grills:- Powder coated with 10mm round bars.
4. Staircase railing:- wooden/metal fabric/marble at choice of owner.
5. Gallery railing:- cast iron powder coated.

Mitig R. K. K. K.

JK

S. K. K. K.



6. Flooring:- Marble of minimum rate Rs.70 per sq.ft. (catnee)
Vitrified tiles of 3x3 sizes
(To be approved by the owner for qualities, colour & design)
7. Paint:- (1) Internal:- 3 coat of royal/Eq. quality paint, appyed
on ready made putti base & two coats
of cement primer.
(2) External:- 1 coat of exterior cement primer with
with 2 coats of ici weather shield max.
8. Electrical:- Modular Switches-M.K./Roma/Leon
Wire:- Finolex-Anchor/Policab/RR
D.P. separate box with face selectors
Provision for invertors in each room.
T.V. & Phone points in each room.
A.C. points all bed rooms. All other points as
specified by architect.
9. Plumbing (a) Internal plumbing C.P.V.C. pipes- 1st quality
(Astral or Astral or Ashirwad make)
(b) External supreme or prince or finolex.
(c) All 4 inches pipes should be S.W.R. quality.
(d) Flush Miranda.
(e) Water tank 3000lt.r.c.c.
(f) Sanitary fittings:- continental (crabtree).
(g) Wash basin or other busin cera/Hindware
Italian type.
10. Bathroom tiles:- 12'x16' tiles as per the choice of owner rate
350Pm²
11. Bath room flooring:- non skeed matching on dado tiles.
12. Kitchen:- Granite top with stainless steel sink Nirali or
equivalent.

Amulya R.A. Pa. Kone

J.K.

Spr. Kone. Q

SPECIFICATION OF THE FLAT

Structure : R.C.C framed structure with 8"

External Laterite/Brick walls and internal Laterite/Brick wall with 4 1/2" Brick walls.

Flooring : Vetro edge cut tiles shall be provided in the living/dinning & ceramic flooring shall be provided for the rest of the flat.

Toilet : Full height tiles(max 2.65mts) coloured Ceramic tiles and coloured sanitary wares.

Kitchen : Modular Kitchen of 8ft with shutters and trolley with Granite platform and Stainless steel sink, 60 cms Dado of Ceramic tiles will be fixed above the granite platform .

Electrical : Three phase copper wiring of proper gauge shall be provided. The systems of wiring shall be casing capping/concealed with modular switches and accessories of standard make.

The distribution of points are as follows :-

Living /Dining	: 2 light points
	: 1 fan points
	: 2 Five Amps plug points
Kitchen	: 1 light points
	: 1 fan points
	: 1 Five Amps plug points
	: 1 Fifteen Amps plug point
Bedroom	: 2 light points
	: 1 Fan point
	: 1 Five Amps plug points

Amity R.P. K...

S.P. K...



Bathroom : 1 light point
: 1 Fifteen Amps plug point
Balcony & Passage : 1 light point each

Water Supply : Underground sump fitted with pump
and overhead tanks. Piping PVC 14 kg pipes

Doors : Main door frame will be of teakwood
& shutter will be of BST flush door. All other frames will be
of Sal/Matti wood and shutters will be of 30mm flush door.
French door will be provided for the living room balcony.

Windows : Window shall be of 3/4 series provided
of good quality with 4 mm clear glasses. Marble Sil shall be
provided for window sil.

Wall Finish : External walls with double coat plaster
painted with waterproof cement paint & internal walls
plastered with a coat of neeru on top & painted with oil bound
distemper.

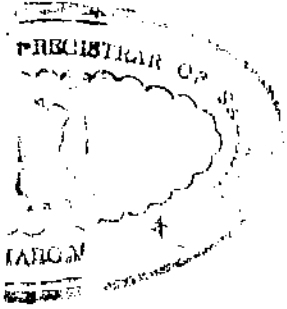
Roofing : R.C.C. slab with approved Indian type
waterproofing and Mangalore tiles.

Melly Rajai Kumar

MS

S. J. Kumar

[Signature]

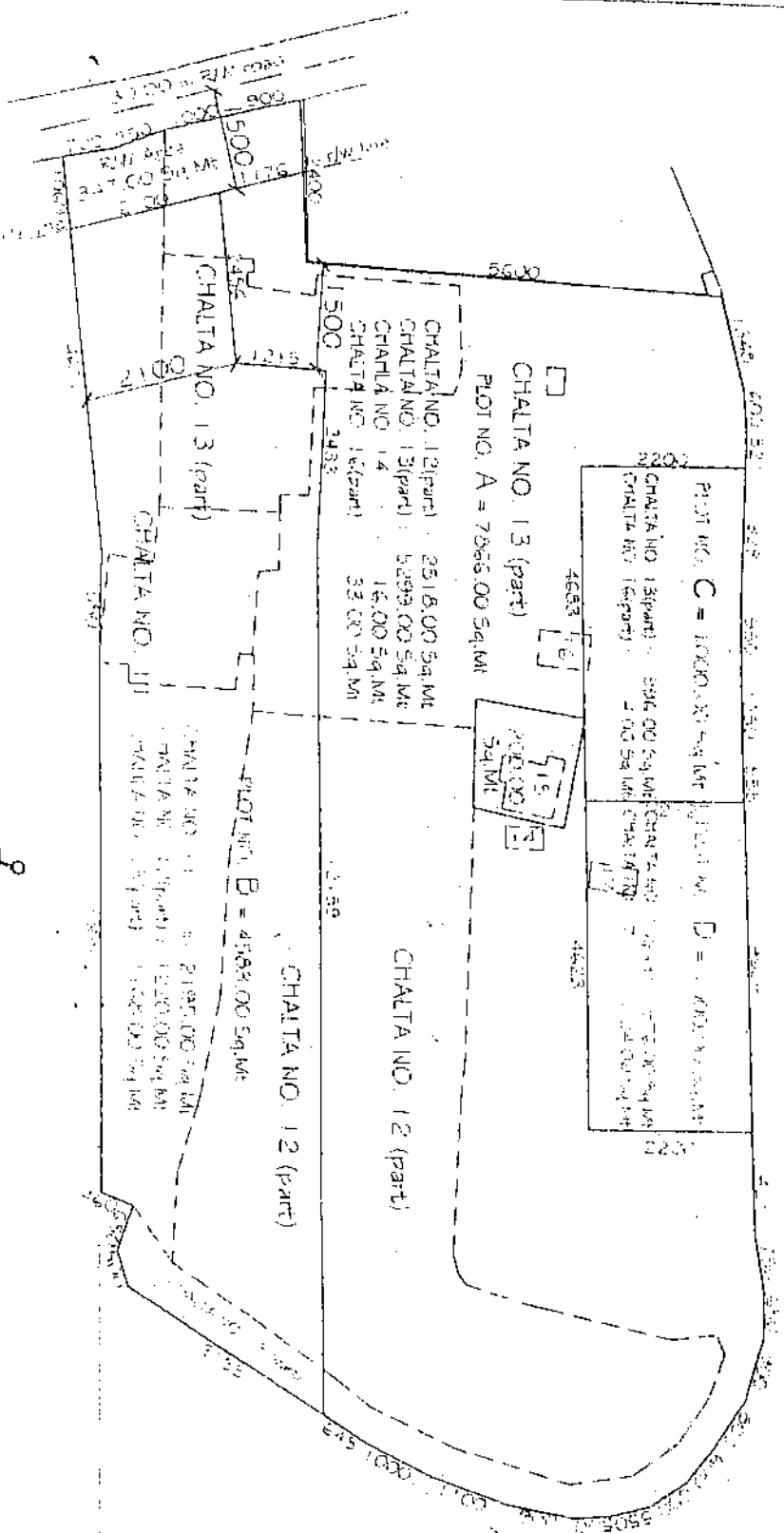


AREA STATEMENT

*AREA OF Ch.No. 11,12,13,14,16 & 17	= 14796.00sq.m
*RAW AREA	= 347.00sq.m
*NET AREA	= 14449.00sq.m
*AREA OF PLOT - A	= 7865.00sq.m
*AREA OF PLOT - B	= 4593.00sq.m
*AREA OF PLOT - C	= 1000.00sq.m
*AREA OF PLOT - D	= 1000.00sq.m

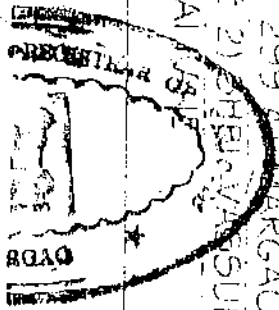
Apply
MS.
R.A. Pai kane
Sp. Kane.

[Signature]



PARTITION PLAN
 [North Arrow]

PROPOSED FAMILY PARTITION PLAN OF PROPERTY BEARING CHALTA NO.
 11,12,13,14,16 & 17 OF F.S. NO. 299 AT MARGAO - GOA
 OWNED BY (1) SHRI RAGHUNATH PAI KANE (2) SHRI VASUDEVA PAI KANE
 (3) SHRI GANESH PAI KANE



RAJEEV M. SUKHTHANKER

[Signature]
 [Text]

Executing parties

- 1 - Mr. Vassudeva. alias. Duddoot. Madhanna Pai Kane, of late Madhanna Raghunath Pai Kane, aged 60 years, businessman, and his wife.
- 2 - Mrs. Rekha. Vassudeva. Pai Kane, aged 54 years, of late Vishnudas Subhai Sinao Keshkar - literari, housewife, both residents of Alachin, District Goa.
- 3 - Mr. Ganesh. alias. Prasad Madhanna. Pai Kane, aged 50 years of late Madhanna Raghunath. Pai Kane, businessman, married and his wife.
- 4 - Mrs. Siddhi Ganesh. Pai Kane, aged 46 years, housewife, of late Anant Narayan Sinao Keshkar, both residents of Alachin, District Goa.
- 5 - M/s. One Estate Development a partnership firm, having its place of business at Combs, Mangao, represented herein by its duly authorized partner Shri Yogesh. Yeshwant Naik, of late Yeshwant Naik major of age, married, resident of Combs, Mangao Goa.

Executing parties

Admits execution of the so called

Agreement for sale of

Development

Avachet etc. Paikay

Rekha A. Pai Kane

R. A. Pai Kane