

For CITIZEN CREDIT CO-OP BANK LTD

Penandes
Authorized Signatory

(RUPEES TEN LAKHS ONLY.)
Citizencredit co-operative Bank Ltd. भारत STAMP DUTY
Mapusa Branch, 00000 GOA
Shop No G - 1, Ground Floor, Block D - 1, NON JUDICIAL
Bostan Homes, Rs. ≈ 1000000 ≈ -8.1.2020
Mapusa, Goa - 403 507, 365430 GOA
D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD INDIA **One*Zero*Zero*Zero*Zero*Zero***

5644 7720255

Name of Purchaser MODA DIO

For CITIZEN CREDIT CO-OP BANK LTD

Penandes
Authorized Signatory

(RUPEES SEVENTEEN THOUSAND FIVE HUNDRED ONLY.)
Citizencredit co-operative Bank Ltd. भारत STAMP DUTY
Mapusa Branch, 00000 GOA
Shop No G - 1, Ground Floor, Block D - 1, NON JUDICIAL
Bostan Homes, Rs. ≈ 0017500 ≈ -8.1.2020
Mapusa, Goa - 403 507, 365430 GOA
D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD INDIA **Zero*Zero*One*Seven*Five*Zero*Zero***

5645 6033429

Name of Purchaser MODA DIO

2020-BR2-90

08/01/2020

AGREEMENT FOR DEVELOPMENT CUM SALE

THIS AGREEMENT FOR DEVELOPMENT CUM SALE is made at Mapusa on this 8th day of the month of January of the year Two Thousand Twenty (2020);

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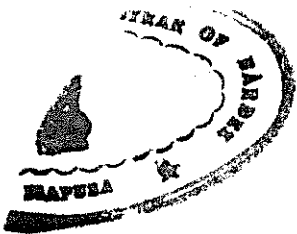
U. Jayaram



1. Mr. Babu Bhargavan Nair alias Babu Nair, son of Bhargavan Narayan Nair aged 70 years married, self-employed, Indian National, PAN CARD NO. [REDACTED] and his wife,
2. Mrs. Maria Angelica Ivone De Costa alias Sunita Nair wife of Babu Nair, aged 65 years, housewife, Indian National, PAN CARD NO. [REDACTED], both residing at H.No.61/1 Rohit Villa Gonguerem Assagao, Goa, 403507. Hereinafter collectively referred to as "THE LAND OWNERS" (which expression shall, unless repugnant to the context thereof shall mean and include their legal heirs, legal representatives, administrators, successors, executors and assigns) of ONE PART.

AND

OIKOS VENTURES PRIVATE LIMITED, a company incorporated under the Companies Act, CIN No. U70109HR2019PTC084406, having PAN No. [REDACTED] and their Registration office at 36/2, C/o Santosh Yadav, Chimes Tower 1st Floor, Vakil Market, Chanderlok, DLF Phase4 GURGAON Gurgaon HR 122002 IN, represented by its (1) Director GAURAV KHANDLWAL son of K M Khandelwal, Indian National, Married, 39 years of age, Holder of PAN Card no. [REDACTED] and resident of A-27, Surajmal Vihar, Shakar



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Pur, Baramad, Shakarpur, East Delhi, New Delhi-110092, (2) Director **VARUN MAHESHWARI** son of Arun Maheshwari, Indian National, Married, 38 years of age, Holder of PAN Card no. [REDACTED] and resident of B-207, Beverly Park 1, Gurgaon Sushant Lok 1 Chakarpur(74) Gurgaon Haryana-122002 hereinafter referred to as "DEVELOPERS/PRUCHASER" (which expression shall unless repugnant to the context or meaning thereof be their heirs, executors, administrators, legal representatives and assigns) of the, **SECOND PART.**



WHEREAS in the village of Assagao, Taluka of Bardez, Sub-District of Bardez, North District of the State of Goa, there exists the immovable property:-

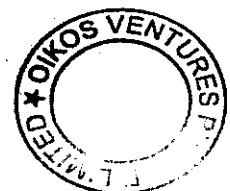
All Immovable Property known as 'GONGERE' also known 'GANGUEREHEMBATA', Surveyed under survey No.171/10 of the village of Assagao, Bardez, Goa admeasuring 3950 sq.mts., not found described in the Land Registration Office of Bardez at Mapusa but found enrolled in the Taluka Revenue Office of Bardez at Mapusa under No.1507 of 1st Circumscription which is more particularly described in Schedule I Herewith referred as 'LARGER PROPERTY' and bounded as follows:-

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EAST - By public road and Surveyed under survey no.171/13 and 171/11 Village of Assagao.

WEST - By Surveyed under survey no.171/9, 171/8, 171/14, 171/16 and 171/17 Village of Assagao.

NORTH - By Surveyed under survey no.172/18, 171/12, and 172/39 Village of Assagao.

SOUTH - By Public Road.

AND WHEREAS the said Property originally belonged late Bras Caetano Perpetuo Socorro Higino Da Costa alias Bras Caetano De Costa and his wife Maria Lira Olga De Souza Ticlo alias Maria Lira Souza Ticlo E Costa.

AND WHEREAS the said late Bras Caetano Perpetuo Socorro Higino Da Costa alias Bras Caetano De Costa and his wife Maria Lira Olga De Souza Ticlo alias Maria Lira Souza Ticlo E Costa by virtue of a Deed of Gift executed on 2/12/1987 registered in the office of the Sub-Registrar of Bardez at Mapusa under No.634 of Book No.I, Volume No.31 dated 05/06/1989 Gifted said '**LARGER PROPERTY**' to the OWNERS herein.

AND WHEREAS the OWNERS have acquired irrevocable right, title and interest in the said property by virtue of the said Deed of Gift and have absolute authority in selling or

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entering into a Joint Venture with any third party.

AND WHEREAS the part property admeasuring 2,625 sq.mts along with a road access in the development property which is forming a part of larger property totally admeasuring 3,950 sq.mts surveyed under survey no.171/10 more specifically described at Schedule II herein referred to as the '**SAID PLOT**'.

AND WHEREAS the '**SAID PLOT**' is the subject matter of this Agreement for development cum Sale and shall hereinafter be referred to as the '**DEVELOPMENTAL PROPERTY**' for sake of brevity and described in THE SCHEDULE II appearing hereinafter.

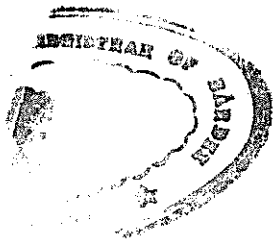
AND WHEREAS the DEVELOPER herein being aware that the OWNERS are desirous of developing the **DEVELOPMENTAL PROPERTY**, have approached the OWNERS and have offered to develop the DEVELOPMENTAL PROPERTY in exchange for the consideration of Sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) and constructing 3 Villas/Bungalows each having 3 BHK rooms and having a super built up area admeasuring 165 sq., mts approximately to be constructed along with total plot size admeasuring 495 sq.mts, in the complex proposed to be constructed in the **DEVELOPMENTAL PROPERTY**.

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AND WHEREAS the OWNERS have accepted the offer of the DEVELOPER and have agreed to entrust and assign the development work and the sole development and selling rights to the DEVELOPER herein for a consideration of Sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) and constructing 3 Villas/Bungalows each having 3 BHK with a super built up area admeasuring 165 sq., mts approximately to be constructed each villa within total plot size of 495 sq.mt, in the complex proposed to be constructed as per specifications mentioned in the annexure in the SAID PLOT' together the balance area of 2130 meters shall be available to the developers who will have an unfettered right to develop, market and sell the balance DEVELOPMENTAL PROPERTY in a manner they deem fit and the OWNERS shall provide an unequivocal support for completing and signing the necessary paperwork for sale of the units constructed in the balance area.

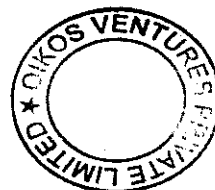
AND WHEREAS the DEVELOPER have agreed with the LAND OWNERS to construct for the LAND OWNERS 3 Villas/Bungalows each having 3BHK and a super built up area admeasuring 165 sq., mts approximately in the complex proposed to be constructed within the total plot size of 495 sq.mt in terms of the specifications annexed hereto and consideration of Sum of Rs. 20,00,000/- (Rupees

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Twenty Lakhs Only) shall be paid to LAND OWNERS in exchange for the exclusive development and selling rights of the **DEVELOPMENTAL PROPERTY**, to this Agreement and on the terms and conditions appearing hereinafter.

AND WHEREAS the said amount of Sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) is a non-refundable amount subject to the LAND OWNERS and DEVELOPER fulfilling all their obligations within the stipulated timeframe.

AND WHEREAS the DEVELOPER have agreed to construct 12 Villas/Bungalows/Commercial in the **DEVELOPMENTAL PROPERTY** Out of which 8/9 shall be retained by the DEVELOPERS and 3 will be constructed and given to the LAND OWNERS. The details of the Villas/Bungalows/Commercial shall be more specifically mentioned in Schedule III and IV herein below.

NOW THIS AGREEMENT WITNESSES AS UNDER :-

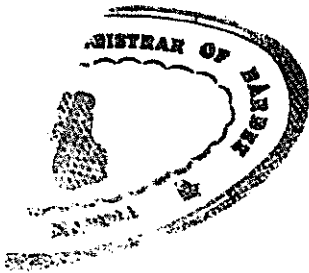
1. THE LAND OWNERS do hereby grant, transfer and assign unto the DEVELOPER the **DEVELOPMENTAL PROPERTY** and also do hereby transfer the possession of the **DEVELOPMENTAL PROPERTY** to the DEVELOPER for the purpose of taking measurements, development works, making constructions as per plans, duly approved

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by the competent authorities marketing and selling the units thus constructed or during construction.

2. In consideration of a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) for the sole development and selling rights of the DEVELOPMENTAL PROPERTY, the DEVELOPER shall construct for the LAND OWNERS 3 Villas/Bungalows of 3BHK each admeasuring 165 sq.mts of built up area each built in a plotsize of total area admeasuring 495 sq.mtrs, to be constructed in the SAID PLOT', which Villas/Bungalows shall be constructed in terms of the Specifications annexed to this Agreement, The balance area of 2130 meters shall be available to the developers who will have an unfettered right to develop, market and sell the balance DEVELOPMENTAL PROPERTY in a manner they deem fit and the LAND OWNERS shall provide an unequivocal support for completing and signing the necessary paperwork for sale of the units constructed in the balance area.

3. The said Villas/Bungalows proposed to be constructed in the DEVELOPMENTAL PROPERTY, to be constructed, for the LAND OWNERS shall be constructed within a period of 32 months with grace period of

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8 months, the time period shall start from the date of execution of the present Agreement, it being specifically agreed and understood that the DEVELOPER shall handover the LAND OWNERS in physical possession and enjoyment of the 3 Villas/Bungalows, subject matter of this Agreement within a period of 32 months which shall be extended with 8 months further grace period from the date of execution of the present agreement.

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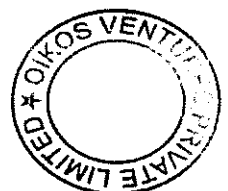
4. THE LAND OWNERS shall have no more claims or demands of whatsoever nature from the DEVELOPER besides the consideration agreed upon, hereinabove and all rights to develop, lease and sell the balance DEVELOPMENTAL PROPERTY will be with the DEVELOPER.

5. The DEVELOPER shall be entitled to carry out development in the said property by putting up construction of Villas/Bungalows/Commercial unit, and construction of whatsoever nature, the DEVELOPER wishes to carry out in the DEVELOPMENTAL PROPERTY without any obstruction, interference or obstruction of whatsoever nature either from the LAND OWNERS or they or their, agents, nominees, assigns, heirs, legal

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representatives, or any other person or persons claiming through the LAND OWNERS.

6. The DEVELOPER shall be entitled to enter into agreement for sale, Agreement for sale and finance, and execute the deed of Sale, dispose off or transfer the land/Villas/Bungalows/commercial unit, etc. and or any other construction carried out in the said balance DEVELOPMENTAL PROPERTY of 2130 mtrs together with the proportionate share in land corresponding the built up area of the same, in which event the LAND OWNERS shall not be liable in any manner whatsoever to third parties and differences/disputes if any shall be the exclusive liability of the DEVELOPER., however the DEVELOPER shall not be entitled to create any third party rights in respect of the Villas/Bungalows agreed to be constructed for the Land Owners as well as the proportionate share of 495 Sq.Mtrs area of the said 3 Villas/Bungalows as described in the annexure..

7. THE DEVELOPER shall be entitled to carry out the construction as per their choice as agreed in the plan and agreement with the third party.




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8. On completion of the construction of the said three Villas/Bungalows to be constructed to the LAND OWNERS, the DEVELOPER shall give notice to the LAND OWNERS on completion of handing over physical possession and the LAND OWNERS shall take possession of the same, within a period of 15 days from the date of receipt of the said notice, failing which the LAND OWNERS shall be deemed to have taken possession of the same.



9. THE LAND OWNERS shall execute a Power of attorney to facilitate the DEVELOPER to enter, upon the plot, take measurements, construction, selling rights, to take loan approval for the buyers and to do all acts and things required for its development, however, it is specifically agreed and understood that the power of attorney shall not use for the prejudice of the LAND OWNERS and shall authorize the DEVELOPER, to mortgage, sale, lease the DEVELOPMENTAL PROPERTY excluding 3 Villas/Bungalows which DEVELOPER shall convey to the LAND OWNERS, also for the purpose of facilitating the DEVELOPER to execute a Deed of Sale conveying the proportionate share in land in favour of the prospective purchasers, excluding

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approximate a total area of 495 Sq.Mtrs area of the Villas constructed for the LAND OWNERS or in the alternative the LAND OWNERS shall execute multiple Conveyance Deed in favour of the Developer or their nominees, conveying the remainder of the area admeasuring 2130Sq.Mtrs or/and construction thereof, subject however to the DEVELOPERS and LANDOWNERS paying the stamp duty and registration charges.

10. THE DEVELOPER shall be entitled to apply for and obtain all approvals, permissions, NOC's and all required documents, from the concerned authorities, in the name of THE DEVELOPER and the LAND OWNERS shall sign any or all the documents, papers and applications for the said purpose.

11. All the expenses involved for obtaining the licenses, permissions, and all other approvals shall be borne by the DEVELOPER.

12. On LAND OWNERS taking possession of the three Villas to be constructed and the sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) agreed by the DEVELOPER to the LAND OWNERS, the LAND OWNERS shall

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have no other claims or demands against the DEVELOPER in any respect. The DEVELOPER will enjoy exclusive and unfettered rights to market/ sell/ lease the balance DEVELOPMENTAL PROPERTY.

13. On completion of the said Villas/Bungalows, to be given to the LAND OWNERS, the LAND OWNERS shall be liable to pay all rates/taxes and outgoings in respect of the said 3 Villas/Bungalows which shall include but not limited to Housekeeping, Electricity Bills, Maintenance Charges, Water Bills, Property Tax and or any other charges of whatsoever nature as per actuals and otherwise decided by the DEVELOPER.



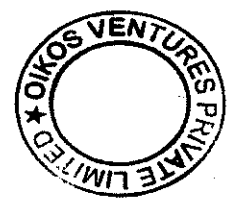
14. The said three Villas/Bungalows which the DEVELOPER is bound to construct, for the LAND OWNERS shall be constructed strictly in accordance with the specifications more specifically mentioned in the Annexure I and 2, and which shall be treated as a part and parcel of this agreement. The DEVELOPER is free to engage any architect, building contractor of his choice and shall have an unequivocal right to decide the design and layouts.

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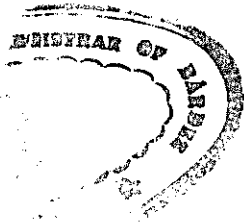
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15. The period of handing over the LAND OWNERS the physical possession and enjoyment of the three Villas/Bungalows, ready in all respects in terms of the specifications at "ANNEXURE I" shall be subject to the following:-

- a. That there is no shortage of construction material, required for the construction of the said three Villas/Bungalows in the open market.
- b. That there is no force majeure or war or outbreak of hostilities, which might reasonably hamper the construction work.
- c. If there is no any injunction order passed by the Court of competent jurisdiction or a Quasi-Judicial Authority specifically restraining construction being carried out in the developmental property.
- d. There is no dispute or any other claim to the ownership of the DEVELOPMENTAL PROPERTY.
- e. That there is no disturbance due to Act of God- earthquake, inclement weather, riots, floods, obstruction of construction by central/state/local authorities.



16. The LAND OWNERS shall be at liberty to inspect the three Villas from time to

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time, so as to satisfy themselves that the work executed is in conformity with the specifications at ANNEXURE I.



17. THE DEVELOPER shall be entitled to sell in whole or in parts any Villas/Bungalows/Commercial unit constructed in the DEVELOPMENTAL PROPERTY and shall be entitled to receive payments from the PURCHASERS and the LAND OWNERS shall be bound to execute a Conveyance Deed as per the division planned of each individual holding designed by the DEVELOPER.

18. The DEVELOPER shall unfailingly put the LAND OWNERS in physical possession and enjoyment of the said 3 Villas/Bungalows ready in all respects in terms of the approved plan and the specifications within the said period of 32 months from the date of execution of this present agreement, with further grace period of 8 months subject to clause No.15.

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19. The term 'READY IN ALL RESPECTS' means and includes cost towards obtaining construction license, approved plan, obtaining land conversion sanad, payment of all requisite fees, execution of work in terms of the approved plan and

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specifications, remedial works to be undertaken during the period 24 months with further grace period of 8 months from the date of handing over possession, obtaining occupancy certificate, registering the Villas before the Village Panchayat for assessment of house tax, water connection for PWD, electricity connection, from Electricity department, etc.

20. The developer shall pay the entire amount of Rs.20,00,000/- (Twenty Lakhs Only) to the LAND OWNER within the period of 8 months from the date of signing the agreement.

21. The LAND OWNERS shall sign as a "CONFIRMING PARTIES" to the 9 Villas/Bungalows/Commercial units allotted to the DEVELOPER.

22. In the event of any dispute arising out of or in relation to or in connection with this agreement, the parties "hereinafter referred to as disputing parties" shall attempt in the first instance to resolve such dispute through negotiations between them. If the dispute is not resolved through negotiations within seven (7) business days after

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commencement of discussions (or such longer period as the Disputing Parties may agree to in writing) the either of the Disputing Parties may by notice in writing to the other party, refer the dispute for resolution through arbitration in Goa in accordance with the Arbitration and Conciliation Act, 1996.

23. The DEVELOPER and the LAND OWNERS agree that in case of delay of the DEVELOPER to perform its obligations within the time frame, as mentioned in the agreement, the DEVELOPER agrees that he shall be liable to the LAND OWNER for penalty of Rs. 1,50,000/- per month if the work goes beyond the grace period of 8 months subject to clause no.15.

24. The LAND OWNER represented to the DEVELOPER that they have executed an MOU with M/S A.V. HOMES for development of the said plot and due non-performance of the contract by M/S A.V. HOMES the LAND OWNERS issued notice for termination which stands terminated. The LANDOWNER shall indemnify the DEVELOPERS in case of any claims arises from A.V. HOMES

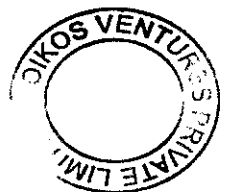
25. The DEVELOPER and the LAND OWNERS agree that in case of the inability of the LAND

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OWNERS to offer a peaceful possession of the DEVELOPMENTAL PROPERTY free from any encumbrance and defect in title, then only Developer shall issue a 30 days legal notice to amicably resolve the issue, failing which the LAND Owner shall refund an amount of Rs. 90,00,000/- (Rupees Ninty Lacs Only) within a period of 60 days from the expiry of the notice. In case of any construction or work carried out in the said DEVELOPMENTAL PROPERTY by the DEVELOPER, it shall be evaluated by an third party evaluator and such amount shall be mutually settled between the LAND OWNERS and the DEVELOPERS.

26. Both the parties are bound by the specific performance of the terms of this contract.

27. The parties have paid stamp duty of Rs.10,17,175 and registration amount of Rs.5,51,250. The Market rate for the Plot area per sq.mts is calculated at Rs.6,000/- per sq.mt and the market rate of built up area is calculated at Rs.35,000/- per sq.mt. Whereas the Stamp duty paid and registration amount paid are bifurcated in the following manner:

Stamp duty 2.9%

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S. S. S.

T. N. S. S. S.

U. S. S. S. S.



LAND OWNER--Built up area of 495 sq.mts @Rs.35000/- and Plot area of 495 Sq.mts @Rs.6000/-	Rs.588555/-
Developer--Plot area of 2130 sq.mts @Rs.6000/-	Rs.370620/-
Consideration--Rs.2000000/-paidby Developer	Rs.58000
Total Stamp Duty amount paid	Rs.1017175/-
Registration 3.5%	
LAND OWNER--Plot area of 495 Sq.mts @Rs.6000/-	Rs.103950/-
Developer--Plot area of 2130 sq.mts @Rs.6000/-	Rs.447300/-
Total registration amount paid	Rs.551250/-

SCHEDULE I

All Immovable Property known as 'GONGERE' also known 'GANGUERECHEMBATA' Surveyed under survey No.171/10 of the village of Assagao, Bardez, Goa admeasuring 3950 sq.mts., not found described in the Land Registration Office of Bardez at Mapusa found enrolled in the Taluka Revenue Office of Bardez at Mapusa under No.1507 of 1st Circumscription and bounded as follows:-

EAST - By public road and Surveyed under survey no.171/13 and 171/11 Village of Assagao.

WEST - By Surveyed under survey no.171/9, 171/8, 171/14, 171/16 and 171/17 Village of Assagao.

NORTH - By Surveyed under survey no.172/18, 171/12, and 172/39 Village of Assagao.

SOUTH - By Public Road.

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SCHEDULE II

All PLOT known as 'GONGERE' also known 'GANGUERECHEMBATA' Surveyed under survey No.171/10 of the village of Assagao, Bardez, Goa admeasuring 2,625 sq.mts along with an additional area admeasuring 60 Sq.mts which has been maintained as an access in the development property sq. mts., forming the part of the larger property admeasuring 3950 sq. mts not found described in the Land Registration Office of Bardez at Mapusa found enrolled in the Taluka Revenue Office of Bardez at Mapusa under No.1507 of 1st Circumscription and bounded as follows:-

EAST - By public road and Surveyed under survey no.171/13 and 171/11 Village of Assagao.

WEST - By Surveyed under survey no.171/9, 171/8, and 171/10 Village of Assagao.

NORTH - By Surveyed under survey no.172/18, 171/12, and 172/39 Village of Assagao.

SOUTH - By part of the larger property Surveyed under survey no.171/10 and public road.

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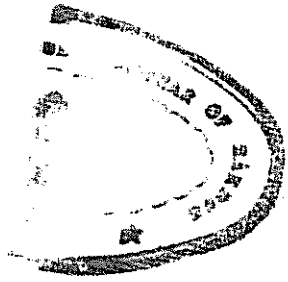
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SCHEDULE III

All that 9 Villas/Bungalows/Commercial unit including clubhouse, swimming pool, penthouse etc amenities as and how the DEVELOPERS deem to finalize their part which shall be also subject to finalization of plan from concern government authority bearing no.4, 5, 6, 7, 8, 9 10 11 and 12 specifically numbered and shown on the site plan annexed to the present Agreement.



SCHEDULE IV

All that three Villas/Bungalows bearing no.1, 2 and 3 along with one swimming pool for all 3 Villas/Bungalows more specifically numbered and shown on the site plan annexed to the present Agreement.

IN WITNESS WHEREOF both the parties herein have made and signed this agreement on the day, month and year hereinabove mentioned, and in the presance of two attesting witnesses who have signed herein below.

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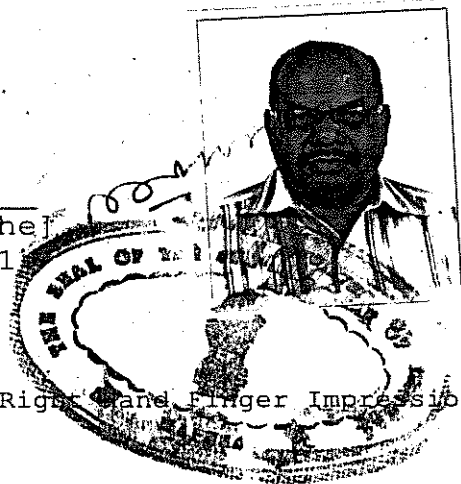
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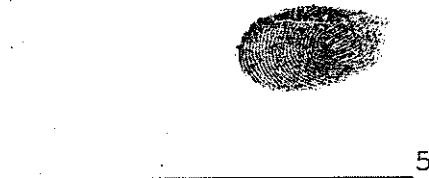
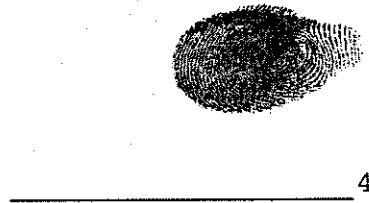
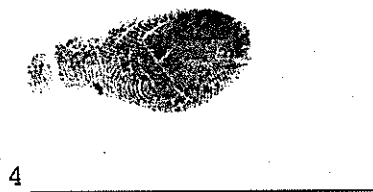


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SIGNED AND DELIVERED by the
within named LAND OWNER No.1
Mr. Babu Bhargavan Nair]



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Right Hand Finger Impression



Summoo

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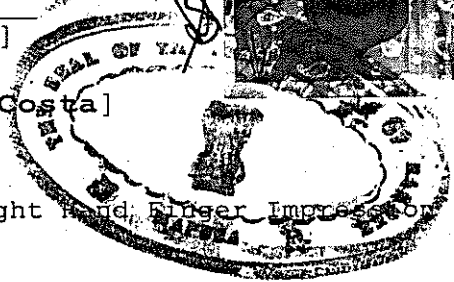
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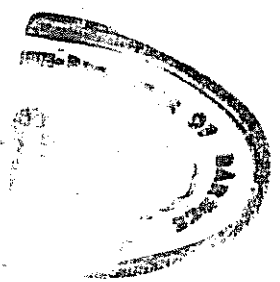


SIGNED AND DELIVERED by the] within named LAND OWNER No.2 Mrs. Maria Angelica Ivone De Costa]



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Right Hand Finger Impression



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3			3
4			4
5			5

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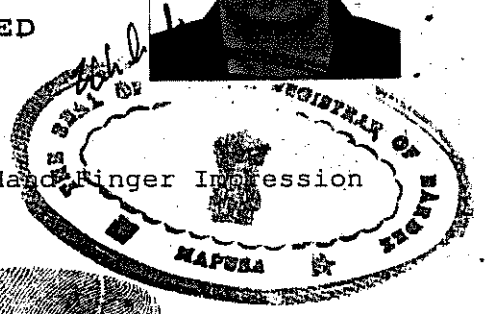
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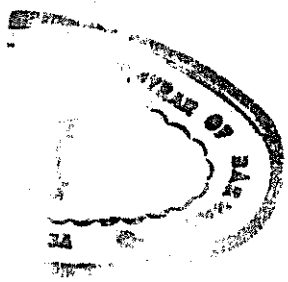


G. Khandelwal

SIGNED AND DELIVERED by the] within named DEVELOPER OIKOS VENTURES PRIVATE LIMITED THROUGH ITS DIRECTOR MR. GAURAV KHANDELWAL]



Left Hand Finger Impression Right Hand Finger Impression



1			1
2			2
3			3
4			4
5			5

mmmm

Gaurav

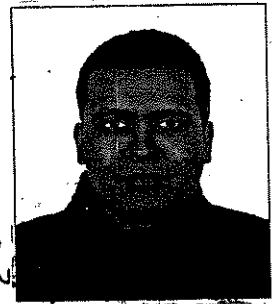
G. Khandelwal

U. Nayyarwar

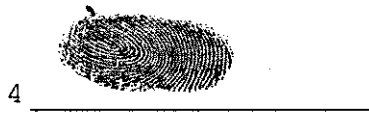


V. Mayeswar

SIGNED AND DELIVERED by the]
within named DEVELOPER
OIKOS VENTURES PRIVATE LIMITED
THROUGH ITS DIRECTOR
MR. VARUN MAHESHWARI]



Left Hand Finger Impression Right Hand Finger Impression

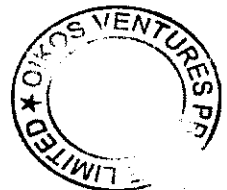


Varun Maheshwari

Varun

Varun

V. Mayeswar



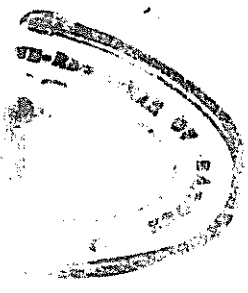
WITNESSES:-

- 1. Rohit Nair
- 2. Chrysilda Goncalves

[Signature]

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[Signature]



[Signature]

. SPECIFICATIONS**(FIXTURES, FITINGS AND AMENITIES)**

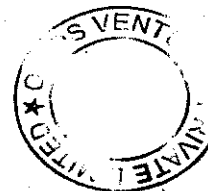
1. **STRUCTURE:** R.C.C framed earthquake resistant structure as per approved design. Laterite stone/Brick/Block Masonary.
2. **FLOORING:** Vitrified flooring in entire villa except bathrooms.
3. **WALL FINISH:** External walls with Apex or equivalent Internal wall ready with plastic emulsion.
4. **DOORS/WINDOWS:** Main door shall be of teakwood. Internal doors shall be flush doors. Balcony French doors and windows shall be power coated Aluminium sections with glass fill in sliding type/openable. Toilet doors shall be FRP make.
5. **KITCHEN:** Modular Kitchen with Granite topped platform with stainless steel sink and 2 ft height ceramic tiles dado above with necessary electrical and plumbing connections with kitchen cabinet.
6. **BATHROOM AND TOILETS:** Bathroom walls shall be fitted with ceramic tiles dado upto 2.20 mts height and flooring shall be anti skid ceramic tiles. Jaguar fittings or equivalent with geyser. All sanitary fittings shall be of white color of cera or equivalent.

nooooo

Stain

Ushach

Ushach



7. **WATER SUPPLY:** Water shall be stored in an underground storage water sump which shall be pumped to an overhead tank.

8. **ELECTRICALS:** 3 phase concealed high quality wiring with premium modular switches. Provision for AC, water purifier, washing machine, power inverter, cable TV and Telephone point in each unit.

9. **BEDROOM:** Each bedroom will be provided with one double bed wardrobe and one AC.

10. **LIVING/DINING:** Living will be provided with a sofa, AC, T.V. and one dining table.

11. **SWIMMING POOL:** One large pool for the three villas

nammm

Harin

Wahadch

U. Koyesgoday

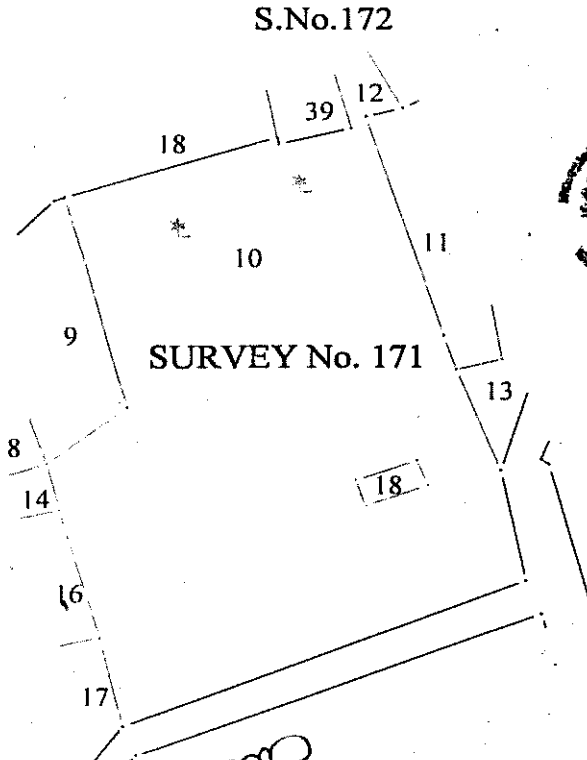
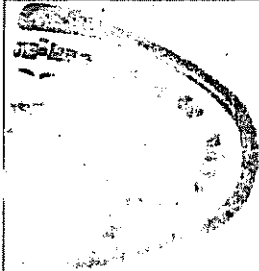




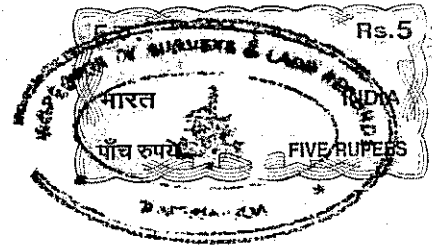
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 7965

Plan Showing plots situated at
 Village : ASSAGAO
 Taluka : BARDEZ
 Survey No./Subdivision No. : 171/ 10
 Scale : 1 :1000



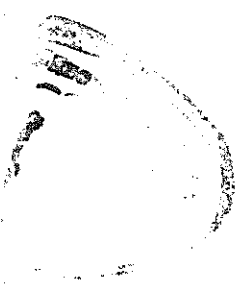
(Signature)
 (Rajesh R. Pai Kuchelkar)
 Inspector of Survey &
 Land Records.



(Signature) *(Signature)* *(Signature)* *(Signature)*

Generated By : Pratap Moulekar (D'Man Gr. II)
 On : 01-08-2018

(Signature)
 Compared By:



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O. Kayesepan





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 08-Jan-2020 11:01:27 am

Document Serial Number : - 2020-BRZ-90

Presented at 11:01:37 am on 08-Jan-2020 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	456800
2	Registration Fee	551250
3	Processing Fee	490
Total		1008540

Stamp Duty Required : 456800



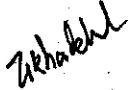
Stamp Duty Paid : 456800

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Babu Bhargavan Nair ,S/o - D/o Babu Nair Age: 70, Marital Status: Married ,Gender:Male,Occupation: Self Employed, Address1 - H.no 61-1 Rohit Villa Gongueremg Assagao Goa, Address2 - , PAN No.: [REDACTED]			






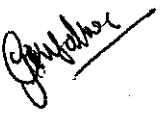
Executer

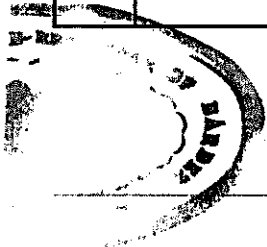
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Babu Bhargavan Nair ,S/o - D/o Babu Nair Age: 70, Marital Status: Married ,Gender:Male,Occupation: Self Employed, Address1 - H.no 61-1 Rohit Villa Gongueremg Assagao Goa, Address2 - , PAN No.: [REDACTED]			
2	Maria Angelica Ivone De Costa ,S/o - D/o Bras Caetano Perpetuo Socorro Higino Da Costa Age: 65, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - H.no 61-1 Rohit Villa Gongueremg Assagao, Address2 - , PAN No.: [REDACTED]			
3	Varun Maheshwari As Director Of Oikos Ventures Pvt Ltd ,S/o - D/o Age: , Marital Status: ,Gender:,Occupation: , Address1 - 36-2 Chimes Tower 1st Floor Vakil Market Chanderlok, DLF , Phase 4 Gurgaon HR 122002, Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	GAURAV KHANDELWAL DIRECTOR OF OIKOS VENTURES PVT LTD ,S/o - D/o K M KHANDELWAL Age: 39, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - A-27 SURAJMAL VIHAR NEW DELHI, Address2 - , PAN No.: ██████████			

Witness:

I/We individually/Collectively recognize the Purchaser, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Rohit Bhargavan Nair, 36 , ,9823654631 , ,Service , Marital status : Married 403507, H.no 61-1 Rohit Villa Gonguerem Assagao Bardez , H.no 61-1 Rohit Villa Gonguerem Assagao Bardez Assagao, Bardez, NorthGoa, Goa			
2	Chrysilda Gonsalves, 38 , ,9823654631 , ,Service , Marital status : Married 403507, White shell Bldg Ansabhat Mapusa, Bardez, NorthGoa, Goa			




 Sub Registrar

**SUB-REGISTRAR
 BARDEZ**

Document Serial No:-2020-BRZ-90

Book :- 1 Document
Registration Number :- BRZ-1-107-2020
Date : 08 Jan-2020



[Handwritten Signature]
SUB REGISTRAR
BARDEZ

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