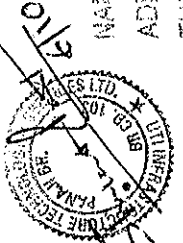


UTI TECHNOLOGY SERVICES LIMITED
EDC HOUSE, WING 'C' SHOP NO.30
GROUND FLOOR, DADA VAIDYAROAD
PANAJI, GOA-403001

भारत 11355 NON JUDICIAL नं ११
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D-5/STP(V)/CR/25/10/2010-RD(1466903)



NAME: Rajdeep Rajdeeps
ADDRESS: Rajdeeps
THROUGH:
SIGNATURE:
RECEIPT NO: 11355

4316/2016



DEVELOPMENT AGREEMENT

Rajdeep
BLINDERS
Proprietor

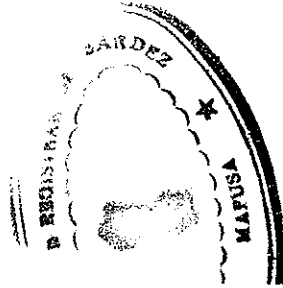
For RUSHABH DEVELOPERS

Rushabh
Partner

This Development Agreement is made and executed at Mapusa, Goa on this 06th day of the month of October of the Christian year Two Thousand and Sixteen i.e. (06/10/2016).

BETWEEN

M/s. RUSHABH DEVELOPERS, a Partnership firm registered under the Partnership Act, 1932, holding PAN (Permanent Account Number) Card no. AAQFR2576L, having its office at 165/166, Nikita Enclave, Porvorim, Bardez, Goa, represented through their duly authorised signatory & constituted Attorney Mr. Kumarpal Rupchand Bora, by vide resolution dated 05/10/2016 and by virtue of Power of Attorney dated 03/10/2016, registered under no. 7959/2016, before the office of the Joint Sub-Registrar of Haveli no.II, Pune.



Hereinafter referred to as the **"OWNERS/VENDORS"** (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, successors, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. RAJDEEP BUILDERS, registered Proprietorship Firm of **MR. RAJESH TARKAR**, age 42 years, son of Shri. Ulo Tarkar, Builder cum Developer, married, Indian National, holder of Pan Card bearing no. AFOPT9698A, having registered office at Office no. 202, 2nd Floor, Mathias Plaza, Above Canara Bank, 18th June Road, Panaji – Goa., and resident of Duplex D2, Sidhi Vinayak Co-operative Society, Vodlem Bhat, Taleigao, Tiswadi –Goa;

FOR RUSHABH DEVELOPERS


Partner


Rajdeep
Builder
Proprietor

Mathias Plaza, Above Canara Bank, 18th June Road, Panaji – Goa., and resident of Duplex D2, Sidhi Vinayak Co-operative Society, Vodlem Bhat, Taleigao, Tiswadi –Goa;

Hereinafter referred to as the **“BUILDERS/DEVELOPERS”** (which expression shall unless repugnant to the context or meaning thereof, be deemed to include his heirs, successors, legal representatives and assigns) of the **SECOND PART**.

WHEREAS:-

1. The OWNERS/VENDORS have represented and covenanted unto the BUILDERS/DEVELOPERS as follows, viz.

a). That there exists landed properties namely:-

(i) The landed property known as “GHAR BHAT” or “GORBATA”, admeasuring 2425 sq.mtrs., bearing Survey No. 218/1 of Village Socorro, situated at Socorro Village, within the local limits of Village Panchayat of Socorro, Taluka Bardez, Sub-District of Bardez, Registration Sub-District of Bardez, District of North Goa, in the State of Goa, described in the Land Registration Office under no. 19060, 19061 & 19062 at folio 114 of B-49, and bounded as under:-

East :-

By rustic property known as “Gorbata” of Mr. Antonio Jose Ernesto da Graca and Santana Costa Frias, surveyed under survey no. 217/7 of Socorro Village.;

West:-

By the property of Mr. Isidorio Godinho surveyed under survey no. 218/2 of Socorro Village.;

Rajdeep
BUILDERS

[Signature]
Proprietor

For RUSHABH DEVELOPERS

[Signature]

Partner

North:- By Public Road;
South:- By Aforamento property of Mr. Joao Manuel
D'Souza surveyed under survey no. 218/10 of
Socorro Village.

(Hereinafter be referred to as the "**FIRST PROPERTY**", more particularly described in Schedule - I)

(ii) The Landed property known as "GHAR BHAT", admeasuring 300 sq.mtrs., situated at Ward Vaddem, Socorro Village, within the local limits of Village Panchayat of Socorro, Taluka Bardez, Sub-District of Bardez, Registration Sub-District of Bardez, District of North Goa, in the State of Goa, having an independent survey no. 218/2 of Village Socorro, and bounded as under:-

East :- By the property surveyed under survey no. 218/1
of Socorro Village.;
West:- By the property surveyed under survey no. 218/3
of Socorro Village.;
North:- By Public Road.;
South:- By the property surveyed under survey no. 218/10
of Socorro Village.

(Hereinafter be referred to as the "**SECOND PROPERTY**", more particularly described in Schedule - I)

ALL the above said two properties namely the First Property and the Second Property together hereinafter for the sake of brevity be referred to as the "**SAID PROPERTIES**", more particularly fully described in the schedule - I hereunder written.



Rajadeep
Sachdev
Proprietor

For KUSA-2010/10/0000000000

Signature

Partner

A- THE FIRST PROPERTY:-

a). That the said FIRST PROPERTY was origina'ly owned and belonged to Procopio Salustiano Bernardo Coutinho, who was from Vadem Socorro& which was purchased from the previous owners Mrs. Maria Francisca Fernandes and others by vide Sale Deed and Discharge of Price dated 16/08/1916, duly registered in the Judicial Division of Bardez, then Notary Office of Mr. Jose Joaquim Filipe Pinto da Menezes, and the said FIRST PROPERTY stands inscribed in the name of the said Procopio Salustiano Bernardo Coutinho, under inscription (Inscriçao) No. 13734 at fls. 23 of G-20, dated 19/08/1916.

b). That the said Procopio Salustiano Bernardo Coutinho expired on 28th September, 1950, leaving behind his son, Mr. Caitano Xavier Antiono Godinho married to Mrs. Alice Judith Noronha Godinho and upon his death an Inventory Proceedings was instituted and by Order dated 04/07/1966 the said FIRST PROPERTY was allotted to the said Mr. Caitano Xavier Antiono Godinho married to Mrs. Alice Judith Noronha Godinho.

c). That the said Mr. Caitano Xavier Antonio Godinho expired on 31/01/1979, at Vaddem, Socorro, Bardez, Goa, without will or any other disposition of his last wishes leaving behind him his wife, Mrs. Alice Judith Noronha Godinho as his widow, moiety holder and half sharer and following children as his universal heirs namely 1) Mr.

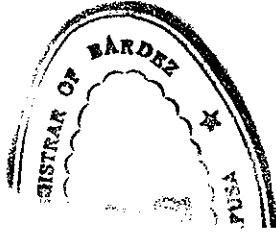
Rajdeep
EQUILIBRIUM
PROPRIETOR

For RUSHABH DEVELOPERS

Rushabh
Partner

Vijay Bernardo Godinho, (a bachelor) and 2) Ms. Viviana Tereza Godinho, (a spinster).

d). That upon the death of the said Caitano Xavier Antonio Godinho , a Deed of Succession dated 22/03/1984, was drawn in the office of the Notary Ex-officio, Mr. Sharad Raghuvir Boarkar, Civil Registrar cum Sub-Registrar and Notary Ex-Officio, at Panaji, Tiswadi, Goa at page 32 overleaf of Book of Deeds No. 618, and Mrs. Alice Judith Noronha Godinho was declared as widow, and Mr. Vijay Bernardo Godinho, a bachelor and Ms. Viviana Tereza Godinho, a spinster , were confirmed as legal heirs of Late Mr. Caitano Xavier Antonio Godinho.



e) That subsequently, the said Mrs. Alice Judith Noronha Godinho expired on 16/04/2002, leaving behind her aforesaid two children, Mr. Vijay Bernardo Godinho a bachelor and Ms. Viviana Tereza Godinho a spinster as her legal heirs.

f) That Mr. Isidorio Godinho married to Mrs. Argentina M. Godinho was also co-owner of the said FIRST PROPERTY, having registered his name prior to 10/10/1972 before the survey conducted for the revenue village of Socorro, in form no. IX.

g) That the said Mrs. Argentina M. Godinho, wife of Late Isidorio Godinho expired on 05/09/1977 at G.M.C. Hospital, Panaji, Goa and Mr. Isidorio Godinho expired on 04/10/1995, at Vaddem, Socorro,

RAJESH
Rajesh
Proprietor

For RUSHABH DEVELOPERS

Rushabh
Partner

Bardez, Goa, leaving behind Will dated 07/03/1990, drawn at pages 30 overleaf onwards of Book No. 158 in the office of the Notary Ex-Officio of Bardez at Mapusa, Goa, bequeathing his share in favour of only son Mr. Amaro Godinho.

h) That upon the death of the said Mr. Isidorio Godinho and his wife Mrs. Argentina M. Godinho, a Deed of Succession dated 26/04/2007, was drawn in the office of the Notary Ex-Officio, Bardez - Goa, before Mr. Arjun S. Shetye, Civil Registrar Cum Sub-Registrar and Notary Ex-officio at Book No. 817 at pages 6v to 8v on 26/04/2007, confirming Mr. Amaro Godinho as their legal heir.



i) That Mrs. Maria Auroliana D'Souza was also one of the co-owner of the said FIRST PROPERTY, having registered her name prior to the year 1972 before the survey conducted for the revenue village of Socorro, in form no. IX.

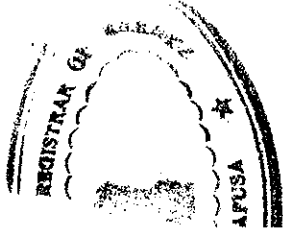
j) That the said Mrs. Maria Auroliana D'Souza expired on 10/03/1978 at Vaddem, Socorro, Bardez, Goa, in the capacity of widow leaving behind her daughter, Ms. Ana Maria Perpetua D'Souza, a spinster as her sole and universal heiress.

k) That the said Ms. Ana Maria Perpetua D'Souza expired as spinster on 28/02/1985 at G.M.C, Panaji - Goa.

Rajdeep
Sulidars
Proprietor

For RUSHABH DEVELOPERS

Rushabh
Partner



l) That upon the death of the said Maria Auroliano D'Souza, the Inventory Proceedings was instituted in the Court of Civil Judge Senior Division, Mapusa – Goa under no. 431/2010/B, by Mr. Alfred Cyril D'Lima as applicant V/s Mrs. Maria Auroliana D'Souza and Cynthia D'Lima as deceased. The said Maria Auroliana D'Souza was the aunt and Cynthia D'Lima was the wife of said Mr. Alfred Cyril D'Lima.

m) That in the said Inventory Proceedings, the said FIRST PROPERTY was listed at item no. 1 in the list of description of the property and by vide Order dated 04/03/2011, the said Mr. Alfred Cyril D'Lima was allotted $\frac{1}{2}$ share of the undivided share of the deceased in the said FIRST PROPERTY bearing survey no. 218/1 and his two children, Mr. Joseph D'Lima married to Jenevieve D'Lima and Ms. Arline D'Lima were allotted $\frac{1}{4}$ th undivided share each of the deceased in the said FIRST PROPERTY.

n) That Mr. Hiraclito Miranda alias Eraclito Alvito Miranda, who was married to Mrs. Branca Miranda, is also one of the co-owners of the said FIRST PROPERTY, having registered his name prior to 1972 before the survey conducted for the revenue village of Socorro, in form no. IX.

o) That Mrs. Mariquinha Crescencia dos Remedios e Souza alias Mariquinha C. D'Souza, widow of Joao Jose Aleixinho Diogo Tomas de Assise Souza was also one of the co-owners of the said FIRST

Rajdeep
Surfingers
Proprietor

For RUSHABH DEVELOPERS

Rushabh

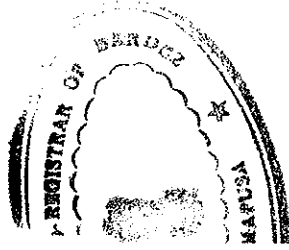
Partner

PROPERTY, having registered her name prior to 1972 before the survey conducted for the revenue village of Socorro, in form no. IX.

p) That the said Mrs. Mariquinha, as a widow, expired on 27/09/1990 at Vaddem, Socorro, Bardez, Goa, leaving behind Will dated 30/03/1990, drawn in the office of Judicial Division of Bardez, bequeathing her share in the said FIRST PROPERTY to her son, Mr. Pedro Nolasco dos Remedios e Souza alias Peter Nolasco de Souza, a bachelor.

q) That by virtue of the above mentioned documents, the said Mr. Hracilito Miranda alias Eracilito Alvito Miranda and his wife, Mrs. Branca Miranda, Mr. Pedro Nolasco dos Remedios e Souza alias Pedro Nolasco de Souza, Mr. Vijay Bernardo Godinho, Mrs. Celina Godinho and her husband Mr. Amaro Godinho, Mr. Alfred Cyril D'Lima became the joint owners of the said FIRST PROPERTY. Thus, there were 11 (eleven) co-owners of the said FIRST PROPERTY surveyed under no. 218/1 of Socorro Village.

r) That the above said eleven joint owners of the said FIRST PROPERTY, by vide Sale Deed dated 04/04/2007, registered in the office of the Sub-Registrar of Bardez, at Mapusa - Goa, under Registration No. 1842, at pages 297 to 326, at Book No. 1, Volume No. 2974 dated 16/04/2007, sold the said FIRST PROPERTY surveyed under no. 218/1 of Socorro Village to four persons, Mr. John Thomas



Rajdeep
Builder
Proprietor

For RUSHABH DEVELOPERS

Rushabh
, Partner

Alvares, Mr. Varadraj Shankar Pai, Mr. Kedar Narayan Marathe, Mr. Saiprasad Bramhanand Naik.

s) That by virtue of the above said Sale Deed dated 04/04/2007, the above said four persons Mr. John Thomas Alvares, Mr. Varadraj Shankar Pai, Mr. Kedar Narayan Marathe, Mr. Saiprasad Bramhanand Naik, alongwith their wives, became the joint owners of the said FIRST PROPERTY.

t) That the names of above said four persons Mr. John Thomas Alvares, Mr. Varadraj Shankar Pai, Mr. Kedar Narayan Marathe, Mr. Saiprasad Bramhanand Naik are appearing in the Occupants column of Form I & XIV of the property surveyed under no. 218/1 of the Village Socorro.

B- THE SECOND PROPERTY:-

a) That the said SECOND PROPERTY originally belonged to Mr. Isidorio Julio Caetano Godinho, which can be seen from Form IX, which is the record of rights dated 10/10/1972 and the name of the said Isidorio Godinho is shown as the occupant since before the survey conducted for the revenue village of Socorro, in form no. IX and also the name of the said Isidorio Godinho is seen appearing in the occupants column of Form I & XIV of the said SECOND PROPERTY surveyed under no. 218/2 of Socorro Village.



Rajdeep
Developers
Proprietor

For RUSHABH DEVELOPERS

Rushabh
Partner

- b) That the said Isidorio Godinho was married to Mrs. Argentina M. Godinho and the said Argentina M. Godinho, who was also known by other names Augustina Magdalena Augusta Clara de Souza and Argentina Magdalena Augusta.
- c) That the said Mrs. Argentina M. Godinho, wife of Late Isidorio Godinho expired on 05/09/1977 at G.M.C. Hospital, Panaji, Goa and Mr. Isidorio Godinho expired on 04/10/1995, at Vaddem, Socorro, Bardez, Goa, leaving behind Will dated 07/03/1990, drawn at pages 30 overleaf onwards of Book No. 158 in the office of the Notary Ex-Officio of Bardez at Mapusa, Goa, the said Isidorio Godinho bequeathed the said SECOND PROPERTY in favour of only son Mr. Amaro Godinho and daughter-in-law Mrs. Celina Godinho (wife of Amaro Godinho).
- d) That upon the death of the said Mr. Isidorio Godinho and his wife Mrs. Argentina M. Godinho, a Deed of Succession dated 26/04/2007, was drawn in the office of the Notary Ex-Officio, Bardez - Goa, before Mr. Arjun S. Shetye, Civil Registrar Cum Sub-Registrar and Notary Ex-officio at Book No. 817 at pages 6v to 8v on 26/04/2007, reveals and confirming that Mr. Amaro Godinho & his wife Mrs. Celina Godinho are the sole universal heir and successor of the said Isidorio Godinho and Mrs. Argentina Godinho.
- e) That from a perusal of the Deed of Sale dated 04/4/2007 in respect of the said FIRST PROPERTY surveyed under no. 218/1 of

Rajdeep
S. L. D. S.
Proprietor

For RUSHABH DEVELOPERS

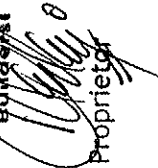
Rushabh
Partner

Socorro Village, it is seen and revealed that the boundary towards the WEST of the said FIRST PROPERTY was shown to be the property of Isidoro Godinho, surveyed under no. 218/2 of Socorro Village.

f) That in terms of Deed of Sale dated 21/08/2007, registered in the office of the Sub-Registrar of Bardez, at Mapusa – Goa, under Registration No. 4213, at pages 206 to 226, at Book No. 1, Volume No. 225, dated 22/08/2007, the above said Mr. Amaro Godinho and his wife Mr. Celina Godinho sold the said SECOND PROPERTY surveyed under no. 218/2 of Socorro Village, to four persons Mr. John Thomas Alvares, Mr. Varadraj Shankar Pai, Mr. Kedar Narayan Marathe and Mr. Saiprasad Bramhanand Naik.

g) Thus, the above said four persons Mr. John Thomas Alvares, Mr. Varadraj Shankar Pai, Mr. Kedar Narayan Marathe, Mr. Saiprasad Bramhanand Naik became the owners of the said FIRST PROPERTY & the SECOND PROPERTY by virtue of the Sale Deeds dated 04/04/2007 & 21/08/2007 respectively., and their names are seen appearing in the occupants column of Form I & XIV in respect of the said FIRST PROPERTY & SECOND PROPERTY surveyed under no. 218/1 and 218/2 of Socorro Village respectively.

AND WHEREAS, the said previous owners namely Shri. Varadraj Shankar Pai and others obtained Conversion Sanad of the above SAID PROPERTIES more particularly described in the Schedule – I, into its


Rajdeep
BUILDERS

Proprietor

For RUSHABH DEVELOPERS



Partner

residential use by vide Sanad No. RB/CNV/BAR/AC-1/110/2013,
dated 22/05/2014.

AND WHEREAS, the above said four persons Mr. John Thomas Alvares, Mr. Varadraj Shankar Pai, Mr. Kedar Narayan Marathe, and Mr. Saiprasad Bramhanand Naik, in the capacity of absolute owners, alongwith their wives Mrs. Ashwini Saiprasad Naik, Mrs. Merline John Alvares, Mrs. Varadraj Pai and Mrs. Priti Kedar Marathe sold both the said properties, FIRST PROPERTY admeasuring 2425 sq.mtrs., surveyed under no. 218/1 of Socorro Village, and SECOND PROPERTY admeasuring 300 sq.mtrs., surveyed under no. 218/2 of Socorro Village, to M/s. Rushabh Developers, a partnership firm registered under the Partnership Act 1932, consisting of partners Mr. Kumarpal Bora, Mr. Swapnil Bora, Mr. Kanish Bora and Mr. Girish Gadia, by vide Sale Deed dated 24/06/2015, registered in the office of the Sub-Registrar of Bardez, at Mapusa – Goa, under Registration No. BRZ-BK1-07893-2015, Book – 1 Document, CD Number - BRZD772, dated 14/09/2015.

AND WHEREAS, by virtue of the above said Sale Deed dated 24/06/2015, the above said M/s. Rushabh Developers became the absolute legal owner in respect of the SAID PROPERTIES surveyed under no. 218/1 and 218/2 of Socorro Village, having a total admeasuring area of 2725 sq.mtrs.


Rajdeep
Proprietor

For RUSHABH DEVELOPERS


Partner

AND WHEREAS, the BUILDERS/DEVELOPERS have approached the OWNERS/VENDORS, with a proposed scheme of development and construction of the residential proposed Row Villas/flats/buildings in the SAID PROPERTIES.

AND WHEREAS, the BUILDERS/DEVELOPERS has agreed to obtain all the necessary approvals, construction licence or permissions from the Village Panchayat of Socorro, Approval of plans and permissions from Town and Country Planning, and also all the NOC's from PWD, Electricity & Health Department etc., on his own name or on behalf of his Proprietorship Firm's name i.e. RAJDEEP BUILDERS, for the purpose of construction of the residential proposed Row Villas/Flats/buildings in the SAID PROPERTIES, from the concerned Authority at his own cost and expenses.

AND WHEREAS, the OWNERS/VENDORS have agreed and assured to the BUILDERS/DEVELOPERS to execute the Power of Attorney in favour of the BUILDERS/DEVELOPERS on the same day, at the time of the execution of the present Development Agreement in respect of the villas & flats allotted & assigned to the BUILDERS/DEVELOPERS under this present Development Agreement, for the legal purpose as required for the purpose to convey the clear and good ownership title to his respective prospective PURCHASERS for their respective villas and flats.

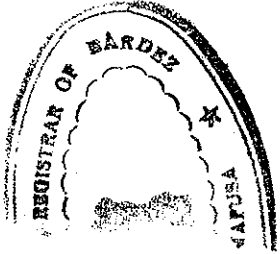


Rajdeep
BUILDERS

[Signature]
Proprietor

For RUSHABH DEVELOPERS

[Signature]
Partner

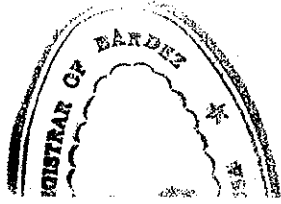


AND WHEREAS, the OWNERS/VENDORShave further represented and covenanted unto the BUILDERS/DEVELOPERS as follows, viz.

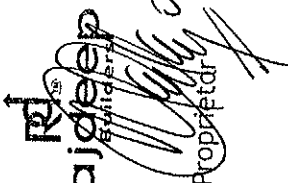
- a) That they are in exclusive and peaceful possession of the SAID PROPERTIES.
- b) That no person(s) other than themselves have any right, title and/or interest in the SAID PROPERTIES.
- c) That the OWNERS/VENDORShave an absolute right to dispose and/or sell or enter into Development Agreement in respect of the SAID PROPERTIES, and/or deal with it in any manner whatsoever.
- d) That the OWNERS/VENDORShave a clear and marketable title to the SAID PROPERTIES.
- e) That there are no *Mundcars* and/or persons entrusted with Watch/Ward duties and/or any persons claiming agricultural tenancy and/or any tenant or any other right whatsoever in, to and/or over the SAID PROPERTIES, and/or any part thereof.
- f) That there is no legal bar or impediment to enter into this Agreement in respect of the SAID PROPERTIES and that the SAID PROPERTIES is free from encumbrances, liens and/or charges.

Rajdeep
BUILDERS
Rajdeep
Proprietor

FOR RUSHABH DEVELOPERS
Rushabh
partner



- g) That no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/have been received by and/or served in respect of the SAID PROPERTIES, nor any part thereof.
- h) That neither the SAID PROPERTIES, or nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- i) That neither the SAID PROPERTIES, or nor any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.
- j) That no person or entity has any right of road and/or passage and/or foot-path and/or right of crossing/re-crossing over and/or through the SAID PROPERTIES, or any part thereof.
- k) That the OWNERS/VENDORS have not entered into any agreement, understanding and/or arrangement for sale, development and/or disposal or otherwise whomsoever with any other party in respect of the SAID PROPERTIES, and/or any part thereof.


Rajdeep
Proprietor

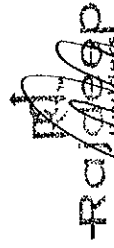
For RUSHABH DEVELOPERS



Partner

AND WHEREAS, the BUILDERS/DEVELOPERS relied on the representations and covenants hereinabove stated, and pursuant to negotiations and discussions by and between the parties hereto, it has been agreed that the OWNERS/VENDORS shall grant in favour of the BUILDERS/DEVELOPERS and the BUILDERS/DEVELOPERS shall acquire from the OWNERS/VENDORS the rights of development on the SAID PROPERTIES, by constructing residential row houses/flats/buildings, consisting of all together nine (9) Row Houses and Eight (8) Flats alongwith stilt parking's, out of which the four proposed villas i.e. Villa nos . 1,2,4 & 6, proposed to be constructed in the SAID PROPERTIES as per approved plan by the Town and Country Planning and the Village Panchayat of Socorro, alongwith the undivided proportionate rights and shares in the SAID PROPERTIES, shall be handed over to the OWNERS/VENDORS and the balance remaining construction of Villa no. 3,5, 7, 8,9 and eight flats bearing nos. AG1, AG2, AG3, AG4, AF1, AF2, AF3 & AF4, alongwith stilt parking of the proposed building to be constructed in the SAID PROPERTIES as per approved plan by the Town and Country Planning and the Village Panchayat of Socorro, alongwith the undivided proportionate rights and shares in the SAID PROPERTIES, shall be retained by the BUILDERS/DEVELOPERS for free sale.

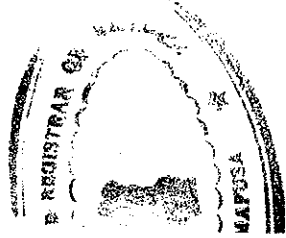
AND WHEREAS, as per approved plan by the Town and Country Planning and the Village Panchayat of Socorro the


-Rajdeep
Proprietor

For RUSHABH DEVELOPERS



Partner



OWNERS/VENDORS and the BUILDERS/DEVELOPERS shall share the villas and flats in the following manner towards their share:-

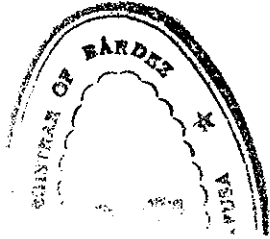
SHARING OF FLATS BETWEEN LANDLORD/VENDORS/OWNERS& BUILDER/DEVELOPER;

PLOT NUMBER	BUILDING NAME	OWNERS/VENDORS/ SHARE.	BUILDERS/ DEVELOPERS SHARE.
Said Property bearing survey no. 218/1 & 218/2 of Socorro Village.	Rajdeep Villa Residency	Villa no. 1 (carpet area 132.31 sq.mtrs.), Villa no. 2(carpet area 152.96 sq.mtrs.), Villa no. 4(carpet area 152.96 sq.mtrs.), & Villa no. 6(carpet area 152.96 sq.mtrs.).	Villa no.3(carpet area 135.46 sq.mtrs.), Villa no. 5(carpet area 135.46 sq.mtrs.), Villa no. 7(carpet area 135.46 sq.mtrs.), Villa no. 8 (carpet area 152.96 sq.mtrs.) & Villa no. 9(carpet area 135.70 sq.mtrs.).
		And	Flat no. AG1(carpet area 55.84 sq.mtrs.), Flat no. AG2(carpet area 55.84 sq.mtrs.), Flat no. AG3(carpet area 75.60 sq.mtrs.),

Rajdeep Builders
[Signature]
Proprietor

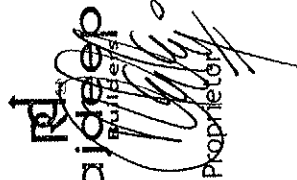
FOR MUSHASHI DEVELOPERS

[Signature]
Partner



			Flat no. AG4(carpet area 72.24 sq.mtrs.), Flat no. AF1 (carpet area 69.59 sq.mtrs.), Flat no. AF2(carpet area 77.47 sq.mtrs.), Flat no. AF3(carpet area 75.60 sq.mtrs.),&Flat no. AF4(carpet area 75.60 sq.mtrs.).
TOTAL		4 VILLAS	5VILLAS/8 FLATS
TOTAL CARPET AREA		591.19 SQ.MTS.	1247.80 SQ.MTS.

AND WHEREAS, the said Villa nos. 1, 2, 4 & 6 of the Owners proposed to be constructed within the SAID PROPERTIES shall be constructed as per the Approved plan by the Town and Country Planning Department/North Goa and as per the Construction Licence issued by the Village Panchayat of Socorro., and which shall be completed in all respect as per the specifications mentioned in the Schedule –III, as mentioned above, hereinafter referred to as the SAID VILLAS OF THE OWNERS/VENDORS, written hereunder, for the consideration in kind as towards the full and final settlement of the price of the SAID


Rajdeep
Proprietor

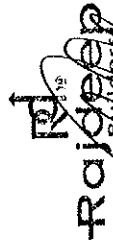
For RUSHABH DEVELOPERS

Partner



PROPERTIES & the balance remaining construction of the villa nos. 3,5,7,8,9 and flat nos. AG1, AG2, AG3, AG4, AF1, AF2, AF3 & AF4 of the proposed buildings/project, proposed to be constructed within the SAID PROPERTIES (hereinafter referred to as the SAID FLATS AND VILLAS OF THE BUILDERS), as per approved plan by the Town and Country Planning Department/North Goa., and as per Construction Licence issued by the Village Panchayat of Socorro, along with the undivided proportionate rights and shares in the SAID PROPERTIES, shall be retained by the BUILDERS/DEVELOPERS for free sale.

AND WHEREAS, the BUILDERS/DEVELOPERS shall be entitled to sell/transfer said Flats and Villas of the Builders, alongwith the undivided proportionate rights and shares in the SAID PROPERTIES, to any third party or to any prospective purchaser/s, without intervention of the OWNERS/VENDORS, in his own name or on behalf of the said firm as owner at such price as the BUILDERS/DEVELOPERS may think fit and proper for such consideration, except the said Villas of the Owners(which are to be allotted to the OWNERS/VENDORS) and for which the OWNERS/VENDORS hereby expressly give their no objection to the BUILDERS/DEVELOPERS to enter into such Agreement of Sale/Assignment or Sale Deed with the third party or with the prospective purchaser/s in respect to the sell of the said Flats and Villas of the Builders, alongwith the undivided proportionate rights and shares in the SAID PROPERTIES and may raise loans from any Bank or any institution or mortgage only restricted to the said Flats and Villas of the Builders and to accept


Rajender
BUILDERS

Proprietor

For RUSHABH DEVELOPERS


Partner

and retain monies for themselves towards the sale therein without any interference by the OWNERS/VENDORS.

AND WHEREAS, the OWNERS/VENDORS have agreed for the same and the BUILDERS/DEVELOPERS has agreed to develop and construct in the SAID PROPERTIES, the residential proposed buildings consisting of Villas and flats, along with the OWNERS/VENDORS, under a Development Scheme on the terms and conditions stipulated herein.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES AS FOLLOWS:-

1. By this agreement the OWNERS/VENDORS, who are the absolute owners of the SAID PROPERTIES have agreed to hand over the possession of the SAID PROPERTIES to the BUILDERS/DEVELOPERS, wherein the BUILDERS/DEVELOPERS agree to develop the SAID PROPERTIES more particularly described in the Schedule - I, by constructing the residential proposed Villas and flats, alongwith the undivided proportionate rights and shares in the SAID PROPERTIES, and for this purpose the OWNERS/VENDORS have demanded from the BUILDERS/DEVELOPERS, the four Villas of the said proposed project, alongwith the undivided proportionate rights and shares in the SAID PROPERTIES, proposed to be constructed in the SAID PROPERTIES (i.e. said Villas of the Owners), which shall be completed in all respect as per the specifications hereto annexed in Schedule - III, and as per Approved plan by the Town and Country


Rajdeo Builders Pvt. Ltd.

For RUSHABH DEVELOPERS

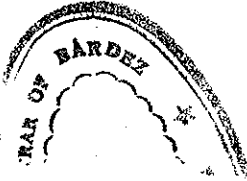


Partner

Planning Department/North Goa and as per Construction Licence issued by the Village Panchayat of Socorro, for the consideration in kind to the OWNERS/VENDORS, as towards the full and final settlement of the price of the SAID PROPERTIES.

2. The OWNERS/VENDORS shall permit the BUILDERS/DEVELOPERS and the BUILDERS/DEVELOPERS shall develop and construct the proposed residential villas and flats as per approved plan by the Town and Country Planning Department/North Goa and also as per Construction Licence issued by the Village Panchayat of Socorro, at his own risk, cost and responsibility on principle to principle basis and not as agent of the OWNERS/VENDORS, by putting up residential proposed Villas and flats in or upon the SAID PROPERTIES., as per the Approved plans by the concerned authorities and as per the terms and conditions imposed by the Town & Country Planning Department/North Goa & Development Authority while approving the residential proposed building plans and also as per the conditions imposed in the construction license issued by the office of the Village Panchayat of Socorro.

3. The said four villas in the proposed project for the OWNERS/VENDORS (i.e. said Villas of the Owners), proposed to be constructed by the BUILDERS/DEVELOPERS shall be constructed strictly in accordance with the approved plans and specifications sanctioned by the Town Planner Town and Country Planning

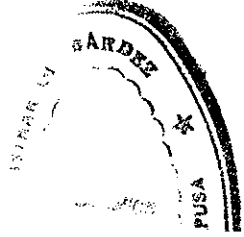


Rajdeep
Builder
[Signature]
Proprietor

For RUSHABH DEVELOPERS

[Signature]
Partner

Department/North Goa Planning & Development Authority and the Village Panchayat of Socorro and the same shall be provided with amenities as provided by the BUILDERS/DEVELOPERS in the Proposed building/Project to be implemented by the BUILDERS/DEVELOPERS in the Proposed the SAID PROPERTIES and which are set out in the Schedule – III, hereto. The BUILDERS/DEVELOPERS shall complete construction of the said Villas of the Owners and hand over vacant and peaceful possession thereof to the OWNERS/VENDORS herein within a period of 24 months from the date hereof with further extension of additional period of six(6) months. Without Prejudice to what has been stated above. If the BUILDERS/DEVELOPERS fails and/or neglects to complete construction of the said Villas of the Owners for the OWNERS/VENDORS under the terms and conditions mentioned herein and hand over possession thereof to the OWNERS/VENDORS within a period of said 24 months with further extension of additional period of six (6) months, from the date hereof then in that event, the BUILDERS/DEVELOPERS shall be liable to make payment of penalty of Rs.20,000/- (Rupees Twenty Thousand Only) per month per Villa, for the delay in so completing the same, as mentioned hereinabove till handing over possession to the OWNERS/VENDORS without prejudiced to rights of the OWNERS/VENDORS. However, the said penalty shall not become payable if the said delay shall have been occasioned by any Act of God, Force Majeure Causes, restrained order from any Appropriate Authority or Judicial Body; or by virtue of other reasons beyond normal human control.



Rajesh
Builder
Proprietor

For RUSHABH DEVELOPERS

Rushabh

Partner



4. The OWNERS/VENDORS herein shall have an absolute right to sell, transfer or assign the said Villas of the Owners or any one of them, even before the work of construction of the same. The BUILDERS/DEVELOPERS herein shall also have an absolute right to enter into an agreement in respect of sale of the said Villas and Flats of the Builders in the proposed buildings to be constructed by the BUILDERS/DEVELOPERS for itself even before the work of construction thereof is completed and receives the price or consideration and all the other charges, with respect to the same from such prospective purchaser/s, thereof, issue receipts thereof and appropriate the same as the BUILDERS/DEVELOPERS shall deem fit and proper. However, the Builders shall not be entitled to hand over possession of the said Villas and Flats of the Builders unless and until the possession of the said Villas of the Owners are handed over to the Owners or their assignees/nominees, as the case may be.

5. The OWNERS/VENDORS hereby permits the BUILDERS/DEVELOPERS to consume the F.A.R hereby allotted to the OWNERS/VENDORS by the local authority in favour of the BUILDERS/DEVELOPERS for the construction of the proposed residential villas and flats thereon as per the sanctioned plans and specifications and the Builders shall be entitled to enter into agreements in respect of sale of the said Villas and said Flats of the Builders (Except the said Villas of the Owners) to prospective purchaser/s thereof on "ownership" basis at its own discretion and

Rajdeep
Builder
Proprietor

For RUSHABH DEVELOPERS

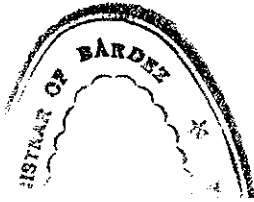
Rushabh
Partner

the proceeds thereof shall be utilized by the BUILDERS/DEVELOPERS exclusively without any reference to the OWNERS/VENDORS.

6. It is agreed between the parties hereto that if as a result of any change in proposed building rules and regulations applicable to the area in which the SAID PROPERTIES are situate or any change in any law or enactment or for any reason whatsoever, additional F.A.R. becomes available in respect of the SAID PROPERTIES, or if the zone is increased then the OWNERS/VENDORS shall be liable for 40% benefits and the balance 60% benefits will be enjoyed and possess by the BUILDERS/DEVELOPERS.

7. All agreements made by the BUILDERS/DEVELOPERS concerning its share i.e. the said Villas and said Flats of the Builders, with the prospective purchaser/s thereof shall be made by the BUILDERS/DEVELOPERS at its own cost, on its own account and at its own risk, the intention being that the BUILDERS/DEVELOPERS alone shall be liable to and responsible as the Promoter for all purchaser/s or parties as stated hereinabove. The OWNERS/VENDORS shall not be held responsible in any way for any civil or criminal liability which may arise on that account.

8. The BUILDERS/DEVELOPERS shall carry out construction on the SAID PROPERTY strictly in accordance with the approved plans and specifications sanctioned in respect thereof. The BUILDERS/DEVELOPERS shall indemnify and keep indemnified, saved,



Rajdeep
BUILDERS
PROMOTERS

For RUSHABH DEVELOPERS

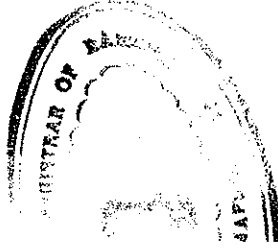
Rushabh

Partner

defended and harmless the OWNERS/VENDORS from and against any loss or damage suffered or incurred by the OWNERS/VENDORS due to any liability attaching on to the OWNERS/VENDORS as a result of the BUILDERS/DEVELOPERS committing any breach of the Development Control Regulations in force in Goa in the course of development of the SAID PROPERTY or as a result of any such construction carried out by the BUILDERS/DEVELOPERS on the SAID PROPERTIES not conforming to the sanctioned plans and specifications or any claim that may be raised by any prospective purchaser/s or allottees of the villas and flats in the SAID PROPERTIES including any suit filed by such purchaser/s. Further, during the completion of the development work upon the SAID PROPERTIES, if any accident/mishap occurs the BUILDERS/DEVELOPERS shall entirely be responsible and liable for the same.

9. The OWNERS/VENDORS on execution hereof, have agreed to confirm the possession of the SAID PROPERTIES to the BUILDERS/DEVELOPERS at the time of final conveyance thereof.

10. On execution hereof, the BUILDERS/DEVELOPERS shall, at its costs, risks and responsibility, be entitled to put up a board/hoarding on the SAID PROPERTIES announcing/advertising the proposed housing scheme. The BUILDERS/DEVELOPERS shall, at its costs, risks and responsibility, be entitled to advertise the said scheme in newspapers or through any other media, including the right and



Rajdeep
BUILDERS/DEVELOPERS

For RUSHABH DEVELOPERS

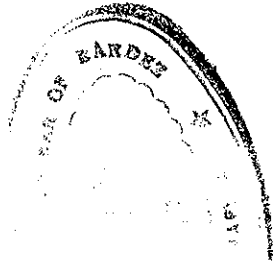
Rushabh

Partner

authority to advertise and market specifically its share i.e. said Villas and said Flats of the Builders.

11. The BUILDERS/DEVELOPERS shall invest all money and other resources required for construction of the said proposed residential villas and flats. All responsibility, costs, expenses, risk and liability for construction of the said residential villas and flats of proposed buildings to be constructed upon the SAID PROPERTIES shall be solely of the BUILDERS/DEVELOPERS, including the following:-

- a. Ensuring that every part of the Project is legal and for this purpose the BUILDERS/DEVELOPERS shall obtain all the permissions, licences, approvals, N.O.C's and revisions, modifications, alterations thereof or of any term or condition therein etc., from time to time, required by law for construction of the residential proposed building/s and everything that is necessary in this regard;
- b. Procuring raw materials, labour and such other material as is required for construction of the residential proposed buildings;
- c. Engaging services of Architects, Engineers, Contractors, Labourers, Workers and other personnel as may be required for the purposes of construction of the residential proposed buildings and either through them or itself supervise the construction;
- d. Ensuring that the construction of the residential proposed buildings is being carried out as per the approved



Rajdeep
Builders
Proprietor

For RUSHABH DEVELOPERS

Rushabh
Partner

plans and designs with good quality materials and particularly as per the specifications mentioned in Schedule – III of this Agreement;

e. Obtaining Completion/Occupancy Certificate for the residential proposed buildings;

f. Putting up a board or hoarding at the SAID PROPERTIES displaying the details about the construction being undertaken and displaying the Permissions as required by law;

g. the BUILDERS/DEVELOPERS shall obtain electricity connections with meters and water connection to each of the flats and villas of the said project;

h. All and every other thing necessary for construction of the residential proposed buildings which is not expressly forbidden by or under this Agreement;

12. The OWNERS/VENDORS do hereby assure the BUILDERS/DEVELOPERS that they have not created any THIRD PARTY claims in the SAID PROPERTIES and do hereby indemnify the BUILDERS/DEVELOPERS against any defect in title or any third party claims that may arise and which shall be settled by the OWNERS/VENDORS at their own cost. If any litigation takes place due to any defect in the title of the OWNERS/VENDORS or due to any third party claim, such period of stoppage of work shall be excluded from the period of performance stipulated in the agreement.



Rajdeep
Builder
[Signature]
Proprietor

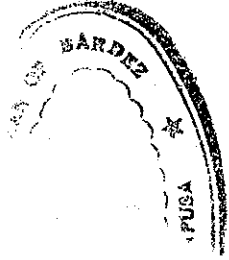
For RUSHABH DEVELOPERS

[Signature]
Partner

13. The OWNERS/VENDORS hereby shall indemnify and keep indemnified the BUILDERS/DEVELOPERS against any loss or damages that shall arise from any claims, litigations or proceedings filed or to be filed against the OWNERS/VENDORS by any person or person with respect to the marketable title of the SAID PROPERTIES as of date and in case of such happening, if the work of construction is delayed than the period of completion of construction shall automatically stand extended for such period of delay.

The BUILDERS/DEVELOPERS hereby shall indemnify and keep indemnified the OWNERS/VENDORS against any loss or damages that shall arise from any claims, litigations or proceedings filed or to be filed against the BUILDERS/DEVELOPERS by any person or persons on account of the BUILDERS/DEVELOPERS committing any breach of this Agreement or of the conditions imposed by the local or statutory authority.

14. If in any case the OWNERS/VENDORS decide or intent to change the BUILDERS/DEVELOPERS then in such case the OWNERS/VENDORS shall refund the cost incurred by the BUILDERS/DEVELOPERS with interest of 15 % p.a., within 15 days from the date of cancellation, for obtaining all the such approvals, permissions or licenses or any other expenses made including the professional fees of the lawyers and other services, architect, engineer etc. and simultaneously the parties hereto shall execute and register a deed of cancellation and allied documents for the purpose of cancellation of the transaction contemplated hereby.



Rajdeep
Proprietor

For RUSHABH DEVELOPERS

Rushabh
Partner

15. That on execution of these presents, the BUILDERS/DEVELOPERS and their representative, nominees, assigns shall be entitled to enter upon this SAID PROPERTIES, and demarcate the land, orexcavate, fill and commence and execute construction work thereon and to do all that is required for efficient development work and total compliance of this agreement.

CHANGES

16. The BUILDERS/DEVELOPERS shall not, under any circumstances, change the outer look of the proposed villas and buildings which shall have uniformity as per approved plan and scheme provided by the BUILDERS/DEVELOPERS. The PROSPECTIVE PURCHASER, the OWNERS/VENDORS shall also not be entitled to make any external change to the villas or flat/s purchased or allotted that will affect the uniformities of the proposed villas and buildings with respect to its look, colour, grills etc. If The PROSPECTIVE PURCHASER, the OWNERS/VENDORS violate this provision then the cost of restoration shall be paid by him/them/it to the BUILDERS/DEVELOPERS.

The PROSPECTIVE PURCHASER, the OWNERS/VENDORS shall be entitled to make internal changes to the villas/flats purchased or allotted by/to them subject to approvals available in law at the time of construction subjects to costs to be paid in advance.

Rajdeep
SINGH
Proprietor

For RUSHABH DEVELOPERS

A. B. B.

Partner



MAINTENANCE

17. THE BUILDERS/DEVELOPERS shall maintain said project for the consecutive period of 5 years from the date of issue of Occupancy Certificate by the Village Panchayat of Socorro, subject to below mentioned terms and conditions:-

(a) The BUILDERS/DEVELOPERS shall take Rs. 3,00,000/- (Rupees Three Lakhs Only) for all Villas of the Owners, upon obtaining the Occupancy Certificate thereof from the office of the Village Panchayat of Socorro. The aforesaid amount of Rs. 3,00,000/- (Rupees Three Lakhs Only) shall be towards maintenance of common areas of the proposed villas, Water Tanks, Water pumps, Garden, External Paintings, providing of security service to the proposed villas and cleanliness of the above mentioned areas. The OWNERS/VENDORS undertakes and binds to provide full co-operation to the BUILDERS/DEVELOPERS while undertaking maintenance of the above areas so much so that the OWNERS/VENDORS shall allow the BUILDERS/DEVELOPERS and or his agents, servants, managers etc., to enter their respective premises for sole purpose of undertaking above referred maintenance services with prior written intimation for such purpose by the BUILDERS/DEVELOPERS.

(b) Upon completion of term of five years as stipulated above respective OWNERS/VENDORS shall be able to exercise two options: First whether to continue with the maintenance services as provided


Rajender
Proprietor

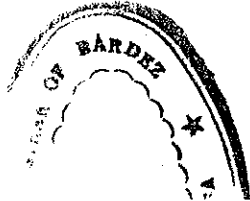
For RUSHABH DEVELOPERS


Partner

by the BUILDERS/DEVELOPERS with further period of five years and Second whether to stop further maintenance services of the BUILDERS/DEVELOPERS. If the OWNERS/VENDORS chose to exercise First option of continuing with maintenances services then respective OWNERS/VENDORS shall execute separate Maintenance Agreement with the BUILDERS/DEVELOPERS for period of further Five Years from the date of expiry of first Five Years period on such terms and conditions as may be mutually agreed upon. If the OWNERS/VENDORS chose to exercise Second option of stopping further maintenance services of the BUILDERS/DEVELOPERS then the BUILDERS/DEVELOPERS shall refund to such OWNERS/VENDORS a sum of Rs.3,00,000/- (Rupees Three Lakhs Only).

(c) The OWNERS/VENDORS hereby bound and undertake to support the decision of the majority of the villas/flat holder/s in the said project, in exercising above mentioned options in clause (b) above and shall not be liable to deviate from the same at any cost.

(d) The BUILDERS/DEVELOPERS shall be at liberty to quit and hand over the entire responsibility of maintenance of the proposed buildings to the respective owners/occupiers of the flats/villas in said project at any point of time after completing of five years from the date of the Occupancy Certificate with its sole discretion and without any interference or pressure from any of such owners/occupiers in case of non-co-operation by them in any respect and in such event the deposit amount paid to the BUILDERS/DEVELOPERS shall not be



Rajdeep
Builders
(Signature)
Proprietor

For RUSHABH DEVELOPERS

(Signature)
Partner

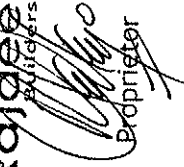
refunded back to respective owners/occupiers of flats/villas in the project.

WARRANTY

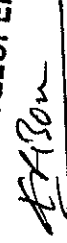
18. The BUILDERS/DEVELOPERS shall provide Five Years Warranty on equipment's provided by it from the date of issue of Occupancy Certificate by Village Panchayat of Socorro for villas and flats of proposed project, which will be described fully in separate warranty card/letter head. The total Warranty period provided by the BUILDERS/DEVELOPERS shall not extend beyond the five years from the date on issuing of Occupancy Certificate from the Village Panchayat of Socorro.

19. That the OWNERS/VENDORS during the progress of the work shall be entitled to have the inspection of the built up areas proposed to be built and to be constructed as per the approved plans.

20. It is agreed and clearly understood as between all parties hereto that the present agreement is a Development Agreement of the SAID PROPERTIES, by the OWNERS/VENDORS with the BUILDERS/DEVELOPERS wherein development rights to the property are granted. The actual possession and transfer will take place only on handing over the said Villas of the Owners by the Builders to them, in terms of this present Development Agreement.


Rajdeep
BUILDERS

Proprietor

For RUSHABH DEVELOPERS



Partner



POSSESSION

21. Once the BUILDERS/DEVELOPERS allotted the said Villas of the Owners are ready for Delivery of Possession, the BUILDERS/DEVELOPERS shall inform to the OWNERS/VENDORS or their nominee/s (duly intimated by the OWNERS/VENDORS to the BUILDERS/DEVELOPERS) in respect of the same in writing calling upon them to take possession of the same and to complete all formalities in respect thereof within 15 days from the date of receipt of the said letter and handover the said Villas of the Owners to the OWNERS/VENDORS or their nominees.

22. Each party shall be bound to sign all the papers and documents and do all the things and matters as may be required from time for safeguarding, *inter alia*, the interest of each of the parties or give full effect to the intentions of parties as disclosed in this Agreement.

TERMINATION

23. The OWNERS/VENDORS shall be entitled to terminate this agreement in the following circumstances:

- i) The BUILDERS/DEVELOPERS does not commence the actual construction of the Project within 3 (three) months from the date hereof.
- ii) The BUILDERS/DEVELOPERS abandons the Construction of the Project after continuous period of 6 (six) months or more.
- iii) The BUILDERS/DEVELOPERS, for whatsoever reason, is unable to deliver the possession of the said Flats and said Villas of the

Rajdeep
BUILDERS
Proprietor

For RUSHABH DEVELOPERS


Partner

Owners within the Delivery Time, stipulated herein above (i.e. 24 months from the date hereof with extension period of 6(Six) Months),except if the same has occasioned by any Act of God, Force Majeure Causes, restrained order from competent authority.

24. Claims of any person to whom villas/flat/s in the residential proposed buildings/project is agreed to be sold shall be settled by the Party who agreed to sell the villas/flat/s, without any liability or encumbrance to the SAID PROPERTIES.

25. All letters and/or notices sent or issued by the BUILDERS/DEVELOPERS to the OWNERS/VENDORS and by the OWNERS/VENDORS to the BUILDERS/DEVELOPERS shall be sent by Registered post with acknowledgement due, to their respective addresses as mentioned in this Agreement unless a change in address is communicated to each other in writing and in that case the letters and/or notices shall be sent to each changed addresses.

26. The name for a scheme of apartment to be constructed in or upon the SAID PROPERTY shall be known as "RAJDEEP VILLA RESIDENCY" and the OWNERS/VENDORS hereby give their no objection to the same.

27. All out of pocket expenses of and incidental to these presents, the Deed of conveyance and other writings to be made in pursuance hereof, including Stamp Duty and Registration Charges, shall be



Rajdeep
Villas
Residency
Proprietor

For RUSHABH DEVELOPERS

Rushabh

Partner

borne and paid by the BUILDERS/DEVELOPERS alone. The parties hereto shall, however, bear and pay the professional charges of their respective Advocates.

28. Both the parties are entitled for specific performance of this agreement.

29. Any dispute of differences if any arises between the parties the same shall be tried with the jurisdiction of Mapusa Courts.

30. Being a Development Agreement involving exchange of land for construction of area for the purpose of stamp duty the valuation of considering at Rs.1,91,76,660/- (Rupees One Crore Ninety One Lakhs Seventy Six Thousand Six Hundred and Sixty Only) and accordingly 2.9% stamp duty of Rs. 5,56,500/- (Rupees Five Lakhs Fifty Six Thousand and Five Hundred Only) is paid

SCHEDULE - I

(Description of the SAID PROPERTIES)

ALL THAT there exists landed properties namely:-

(i) The landed property known as "GHAR BHAT" or "GORBATA", admeasuring 2425 sq.mtrs., bearing Survey No. 218/1 of Village Socorro, situated at Socorro Village, within the local limits of Village Panchayat of Socorro, Taluka Bardez, Sub-District of Bardez, Registration Sub-District of Bardez, District of North Goa, in the State

Rajdeep
BUILDERS
Proprietor

For **RUSHABH DEVELOPERS**

Rushabh

Partner

of Goa, described in the Land Registration Office under no. 19060,19061 & 19062 at folio 114 of B-49, and bounded as under:-

East :- By rustic property known as "Gorbata" of Mr. Antonio Jose Ernesto da Graca and Santana Costa Frias, surveyed under survey no. 217/7 of Socorro Village.;

West:- By the property of Mr. Isidorio Godinho surveyed under survey no. 218/2 of Socorro Village.;

North:- By Public Road.;

South:- By Aforamento property of Mr. Joao Manuel D'Souza surveyed under survey no. 218/10 of Socorro Village.

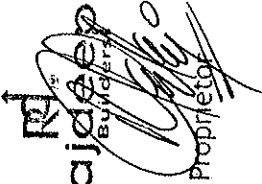
(Hereinafter be referred to as the "FIRST PROPERTY")

(ii) The Landed property known as "GHAR BHAT", admeasuring 300 sq.mtrs., situated at Ward Vaddem, Socorro Village, within the local limits of Village Panchayat of Socorro, Taluka Bardez, Sub-District of Bardez, Registration Sub-District of Bardez, District of North Goa, in the State of Goa, having an independent survey no. 218/2 of Village Socorro, and bounded as under:-

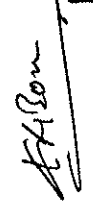
East :- By the property surveyed under survey no. 218/1 of Socorro Village.;

West:- By the property surveyed under survey no. 218/3 of Socorro Village.;

North:- By Public Road.;



Rajdaop
Proprietor

For RUSHABH DEVELOPERS


Partner

South:- By the property surveyed under survey no. 218/10
of Socorro Village.

(Hereinafter be referred to as the "SECOND PROPERTY")

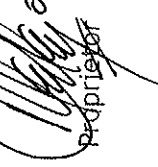
SCHEDULE - II

(Description of the SHARING OF VILLAS & FLATS BETWEEN

OWNERS/VENDORS & BUILDERS/DEVELOPERS)

PLOT NUMBER	BUILDING NAME	OWNERS/VENDORS/ SHARE.	BUILDERS/ DEVELOPERS SHARE.
Said Property bearing survey no. 218/1 & 218/2 of Socorro Village.	Rajdeep Villa Residency	Villa no. 1 (carpet area 132.31 sq.mtrs.),	Villa no.3 (carpet area 135.46 sq.mtrs.),
		Villa no. 2 (carpet area 152.96 sq.mtrs.),	Villa no. 5 (carpet area 135.46 sq.mtrs.),
		Villa no. 4 (carpet area 152.96 sq.mtrs.), & Villa no. 6 (carpet area 152.96 sq.mtrs.).	Villa no. 7 (carpet area 135.46 sq.mtrs.),
			Villa no. 8 (carpet area 152.96 sq.mtrs.)
			& Villa no. 9 (carpet area 135.70 sq.mtrs.).
			And Flat no. AG1 (carpet area 55.84 sq.mtrs.), Flat no. AG2 (carpet



Rajdeep For RUSHABH DEVELOPERS
 Partner
 Proprietor

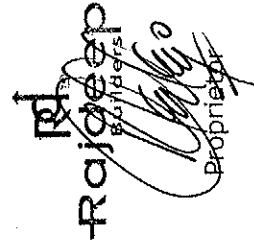
			area 55.84 sq.mtrs.), Flat no. AG3 (carpet area 75.60 sq.mtrs.), Flat no. AG4 (carpet area 72.24 sq.mtrs.), Flat no. AF1 (carpet area 69.59 sq.mtrs.), Flat no. AF2 (carpet area 77.47 sq.mtrs.), Flat no. AF3 (carpet area 75.60 sq.mtrs.), & Flat no. AF4 (carpet area 75.60 sq.mtrs.).
TOTAL		4 VILLAS	5VILLAS/8 FLATS
TOTAL CARPET AREA		591.19 SQ.MTS.	1247.30 SQ.MTS.

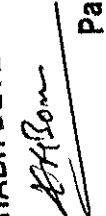
SCHEDULE - III

(Detailed Description and Specification)

i) THE STRUCTURE:

It is RCC structure with external walls upto the plinth in laterite stone masonry and the external walls in supper structure shall be 23cm thick in laterite stones. The external plaster will be double coat and sand faced cement plaster furnished with two coats of cement paints


Rajaraj
 For RUSHABH DEVELOPERS
 Proprietor


Partner

along with primer. The internal walls shall be in bricks of 10cm thick. The internal plaster for walls and the ceiling shall be single coat cement plaster with 3 coats of good quality paint.

ii) MAIN SAFETY DOOR:

Stainless steel safety Gate for main door.

iii) DOORS AND WINDOWS:

The main door shall be of teakwood frame with teak wood panelled finished with polish. All the remaining doors shall be marine ply, factory processed panel. All windows will be of aluminium frames with rolling shutters of glass.

iv) SAFETY GRILLS:

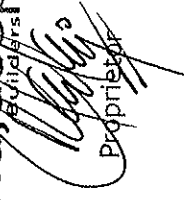
Safety Fabrication Grills will be provided uniformly to all flats.

v) CEILING:

POP Ceiling with LED Lights will be provided in all rooms.

vi) FLOORING:

Living Room, Kitchen and Two Bed Rooms will be provided with good quality vitrified tiles. Bath Room flooring shall be anti-skid tiles of good quality and wall tiles fitting shall be upto full height. All bathroom fittings and sanitary fittings shall be of premium class quality such as Ceraor equivalent.


Rajdeep
Architects

Proprietor

For RUSHADH DEVELOPERS


Rushadh

vii) SANITARY AND TOILET FITTINGS:

All equipment will be provided with premium plus quality fittings, such as Cera or equivalent.

viii) KITCHEN:

The Kitchen Platform will be of Black Colour Granite top with modern accessories and the aluminium Ladder with cabinet will be provided in the kitchen.

ix) FURNITURES AND FIXTURE:

Sofa set with Centre Table and Corner Table in living room, Dining Table with four Chairs and Wardrobe, Bed with side table and Dressing Unit in each Bed Room (of Plywood).

X) ELECTRICAL INSTALLATION:

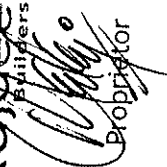
All rooms of the flat will be provided with LED Lights, Fans and bathroom with Exhaust Fans.

XI) AIR CONDITIONERS:

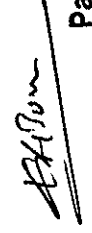
All bedrooms will be provided with split Air Conditioner.

XII) CURTAINS:

Curtains will be provided for all windows.

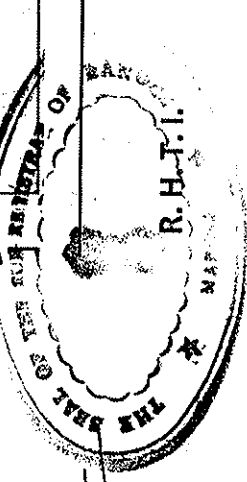

Rojdeep
BUILDERS

Proprietor

For RUSHABH DEVELOPERS

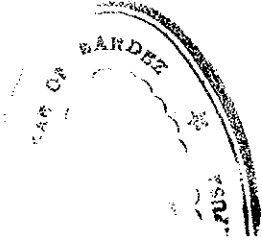

Partner

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the date aforementioned in the presence of the undersigned witnesses.

SIGNED, SEALED AND DELIVERED
by the within named M/s RUSHABH
DEVELOPERS, represented through their
Duly constituted Attorney MR. KUMARPAL
RUPCHAND BORA. "OWNERS/VENDORS"
of the FIRST PART.



L.H. T. I.



Rajdeep
Proprietor

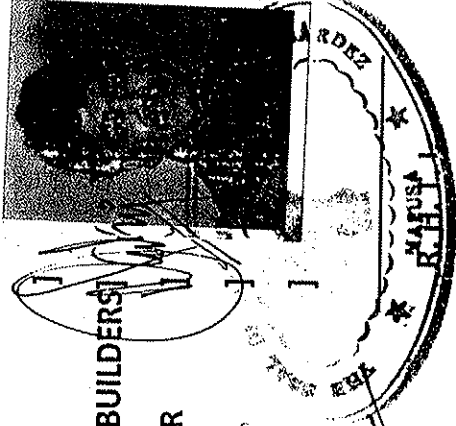
FOR RUSHABH DEVELOPERS

Rupchand Bora
Partner

SIGNED, SEALED AND DELIVERED
by the within named M/S RAJDEEP BUILDERS
sole Proprietor MR. RAJESH TARKAR
BUILDERS/DEVELOPERS"
Of the SECOND PART.



L.H.T.I.




Rajdeep
BUILDERS
Proprietor

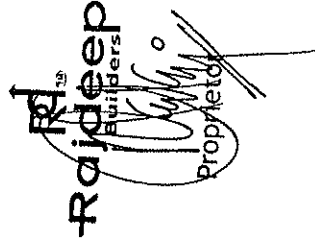
For RUSHABH DEVELOPERS


Partner

WITNESSES:

1. NAME :- AKASH ROCHLANI
FATHER'S NAME :- MANOHAR ROCHLANI
AGE :- 29
MARITAL STATUS :- SINGLE
OCCUPATION :- BUSINESS
ADDRESS :- TONCAITANAJI, GOA
SIGNATURE :- 

2. NAME :- HARILAL PAUS
FATHER'S NAME :- ANKURJI
AGE :- 31
MARITAL STATUS :- MARRIED
OCCUPATION :- SERVICE
ADDRESS :- PUNE
SIGNATURE :- 

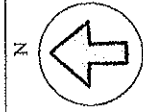

Raiddeep
Builders
Proprietor

For RUSHABH DEVELOPERS

 Partner



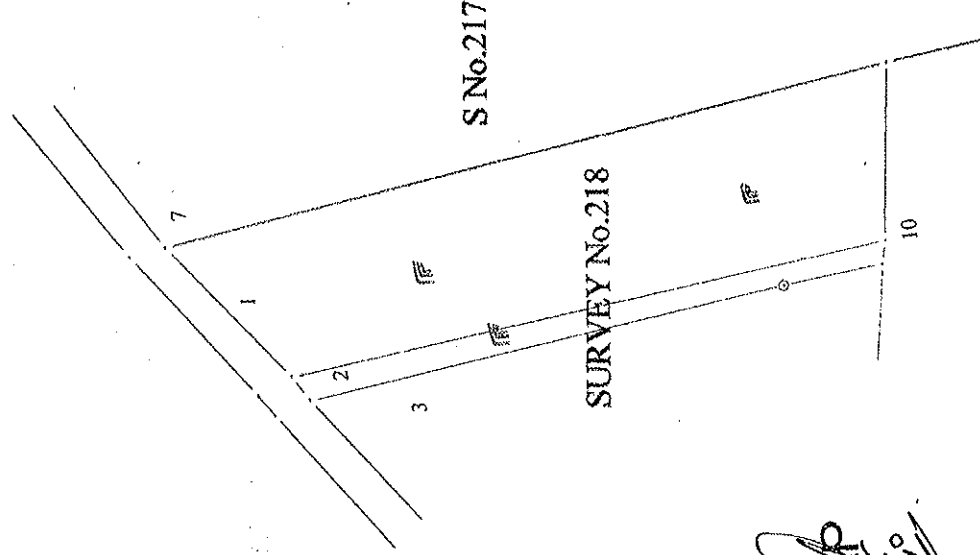
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA



Inward No:6897

Plan Showing plots situated at
Village : SOCORRO
Taluka : BARDEZ
Survey No./Subdivision No. : 218/ 1 & 2
Scale : 1 : 1000

Inspector of Survey &
Land Records.



Rajdeep
BUDGET
Proprietor

Generated By : Vrushali Arolkar
On : 03-03-2015

For RUSHABH DEVELOPERS

Compared By:

Partner



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 07-10-2016 11:23:43 AM

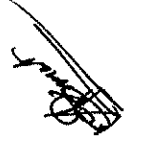
Document Serial Number : 4316

Presented at 10:50:00 AM on 07-10-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps.
1	Registration Fee	767070.00
2	Processing Fees	830.00
	Total :	767900.00

Stamp Duty Required: 556125.00 Stamp Duty Paid: 556500.00

Amar S Kamat presenter

Name	Photo	Thumb Impression	Signature
Amar S Kamat, S/o Shrikrishna Kamat, UnMarried, Indian, age 34 Years, Service, r/OH, no 55, Sakral wada, Torsem Pernem Goa. To Admit and Execute on behalf of M/s Rajdeep Builders having office at 202, 2nd floor Matias Plaza, above Canara Bank 18th June road, Panaji Goa. POA dated 28.2.2016, executed before Sub Registrar Panaji Goa. vide Reg no PNJ--BKPOA- 00005/2016.			

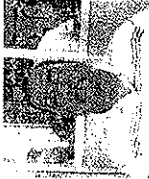
Endorsements

Executant

1. Amar S Kamat, S/o Shrikrishna Kamat, UnMarried, Indian, age 34 Years, Service, r/OH, no 55, Sakral wada, Torsem Pernem Goa. To Admit and Execute on behalf of M/s Rajdeep Builders having office at 202, 2nd floor Matias Plaza, above Canara Bank 18th June road, Panaji Goa. POA dated 28.2.2016, executed before Sub Registrar Panaji Goa. vide Reg no PNJ--BKPOA- 00005/2016.

Photo	Thumb Impression	Signature
		

2 . Kumarpal Rupchand Bora, S/o Rupchand Bora, Married, Indian, age 60 Years, Business, r/o Office at 165/166, Nikita Enclave, Porvorim Bardez Goa. As POA holder for M/s Rushabh Developers having office at 165/166, Nikita Enclave, Porvorim Bardez Goa. POA dated 3/10/2016, executed before Joint Sub Registrar of Haveli No II Pune. reg no 7959/2016. Board resolution dated 5/10/2016.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Akash Rochiani , S/o Manohar Rochlani, Married, Indian, age 29 Years, Business, r/o Tonca, Panaji Goa.	
2	Harihar Raut , S/o Ankush Raut, Married, Indian, age 31 Years, Service, r/o Pune.	

Witnessed By:-



Sub Registrar



Designed and Developed by C-DAC, ACTS, Pune

4316

Book-1 Document
Registration Number BRZ-BK1-04342-2016
CD Number BRZD783 on
Date 18-10-2016

Sub-Registrar (B. R. D.)

Scanned By:- *Sadonand*

Signature:- *Impankai*

Designed and Developed by C-DAC, ACTS, Pune

