

Phone No:
Sold To/Issued To:
RAJDEEP BUILDERS
For Whom/ID Proof:
GST



SEP-02-2024 16:25:28

₹ 1274200/-
ONE TWO SEVEN FOUR TWO ZERO ZERO

Other
38152371726294328702-00022078
3815237 35/02/01/2021-RD1

For CITIZENCREDIT™
CO-OP. BANK LTD.

(Signature)
Authorised Signatory

4622/24
05/09/2024



RE-DEVELOPMENT AGREEMENT

THE SANSKAR CO-OP. HOUSING SOCIETY LTD.

(Signature) SECRETARY
(Signature) CHAIRMAN
(Signature) TREASURER

(Signature)

This Re-Development Agreement is made at Margao, Goa, on this 02nd day of September of the year Two Thousand Twenty-Four (02/09/2024).

BETWEEN

THE SANSKAR COOPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society with its office at C/o. Mrs. Natalina Bastiao Dias e Seixas, AB-2, IInd Floor, Silver Tower Co-operative Housing Society Ltd., Building A, Near Cine Vishant, Aquem, Alto Margao, Goa- 403601, duly registered with the Registrar of Co-operative Societies, Panaji, Goa, under No. ARCS/SZ/HSG(b)-6/80/South Zone since 17.05.1980, holding Income Tax PAN No. [REDACTED]; hereinafter referred to as the "**OWNER**" (which expression, unless it be repugnant to the context or meaning thereof, shall mean and include all its successors, administrators, executors, legal representatives and assigns) **OF**

THE FIRST PART;

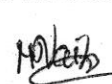
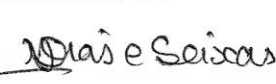
AND

RAJDEEP BUILDERS, a sole proprietary firm of **MR. RAJESH TARKAR**, son of Late Ulo Tarkar, 50 years of age, Businessman, Married, Indian National, holding Income Tax PAN No. [REDACTED], Aadhaar Card No. [REDACTED], having its office at Office No. 708, 709 & 710, 7th Floor, Gera Imperium Star, Near Central Library, Patto, Panaji, Goa-403001 and his residence at Pent House No. 201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Panaji, Goa-403004; Hereinafter referred as the "**DEVELOPER**" (which expression, unless it be repugnant or contrary to the context or meaning thereof, shall mean and include the heirs, administrators, successors, legal representatives and assigns of its Sole Proprietor) **OF THE SECOND PART.**

WHEREAS the OWNER is represented herein by its **CHAIRMAN**, namely (1) **MRS. MEERA NAIK**, wife of Late Atchut D. Naik, daughter of Mr. Pandhari Naik, 68 years of age, widow, Retired Teacher, Indian National, holding Income Tax PAN No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile Phone No. 9922647126, E-Mail ID: sanskarsocietymargao@gmail.com, residing at C/o. Mrs. Natalina Bastiao Dias e Seixas, AB-2, IInd Floor, Silver Tower Co-operative Housing Society Ltd., Building A, Near Cine Vishant, Aquem Alto, Margao, Goa-403601; its **SECRETARY** namely, (2) **MRS. ANUPAMA SHAMSUNDAR KARPE**,

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY

 
CHAIRMAN TREASURER





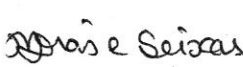
wife of late Shamsundar B. Karpe, daughter of Mr. Visvonata Rajaram Xete Deulkar, aged about 75 years, widow, Retired Teacher, Indian National holding Income Tax PAN [REDACTED], Aadhaar Card No. [REDACTED], Mobile Phone No. 9763352668, E-Mail ID: sanskarsocietymargao@gmail.com residing at House No. M-16, Housing Board Colony, Gogol, Margao, Goa-403 601; and its **TREASURER**, namely, **(3) MRS. NATALINA BASTIAO DIAS E SEIXAS**, wife of late Carmo Seixas, daughter of Mr. Bastiao Dias, 78 years of age, Widow, Retired Teacher, Indian National, holding Income Tax PAN No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. 9822688857, E-Mail ID: sanskarsocietymargao@gmail.com, residing at AB-2, IIInd Floor, Silver Tower Co-operative Housing Society Ltd., Building A, Near Cine Vishant, Aquem Alto, Margao, Goa-403 601, by virtue of Resolution No. "3" of the Special General Body Meeting of the OWNER held on 05.06.2022.

AND WHEREAS there exists in the ward Aquem-Alto in the city of Margao, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa of the State of Goa, a landed property admeasuring 1,556.00 square metres, which is presently and separately surveyed for the purpose of Margao City Survey under Chalta No. 18 of P. T. Sheet No. 242, which was erstwhile forming part of the bigger land denominated "Naicalem" (2/6th) in the Land Registration Office of Salcete under Description No. 43165 of Book B-112 of new Series and which corresponds to 2/6th fraction of the land enrolled under Matriz No. 228 in the Taluka Revenue Office of Margao, which property is fully and more particularly described in **SCHEDULE-A** hereto and is hereafter referred to as the **"SAID PROPERTY"**, for the sake of brevity and convenience, marked in red in the plan annexed herewith.

AND WHEREAS, as per Inscription No. 48977 recorded at page 173 of Book G No. 58 of the Land Registration Office of Salcete, the Said Property was inscribed as owned by (1) Mr. Mohandas Ranum Porobo Loundo, (2) Mr. Damodar Ranum Porobo Loundo and (3) Shri. Vinayak Ranum Porobo Loundo alias Vinnaeca Ranum Porobo Loundo.

AND WHEREAS vide an Agreement for Sale dated 01.08.1978, said (1) Mr. Mohandas Ranum Porobo Loundo and his wife, Mrs. Mangalabai Mohandas Loundo, (2) Mr. Damodar Ranum Porobo Loundo along with his wife, Mrs. Anjanibai Damodar Porobo Loundo, and (3) Shri. Vinayak Ranum Porobo

THE SANSKAR CO-OP. HOUSING SOCIETY LTD.

  
SECRETARY CHAIRMAN TREASURER



Loundo alias Vinnaeca Ranum Porobo Loundo, alongwith his wife, Mrs. Milanbai Vinayak P. Loundo agreed with M/s. Kare & Sanzguiri Associates and permitted M/s. Kare & Sanzguiri Associates to develop the Said Property by constructing therein a multi-storied building.

AND WHEREAS, vide Deed of Sale dated 22.10.1980, duly registered in the Office of Sub-Registrar of Salcete under Registration No. 4 at pages 202 to 209 of Book No. 1, Volume No. 242 on 04.01.1982 (1) Mr. Mohandas Ranum Porobo Loundo and his wife, Mrs. Mangalabai Mohandas Loundo, (2) Mr. Damodar Ranum Porobo Loundo along with his wife, Mrs. Anjanibai Damodar Porobo Loundo, and (3) Shri. Vinayak Ranum Porobo Loundo alias Vinaeca Ranum Porobo Loundo, along with his wife, Mrs. Milanbai Vinayak P. Loundo, with due consent of M/s. Kare & Sanzguiri Associates represented by its Sole Proprietor, Mr. Shailesh Krishna Sanzguiri, who was also Chairman of the OWNER, sold the Said Property in favour of or unto the OWNER hereto and later vide Deed of Rectification dated 08.01.1981, the Sale Deed was rectified to the extent of description number of the Said Property sold, from description No. 112 to description No. 43165 of Book B-112 of new series.



AND WHEREAS the OWNER constructed a multi-storied building on the Said Property, upon obtaining Construction Licence No. A/244/78 dated 22.05.1978, containing therein 28 residential flats being 24 flats with single bedroom accommodation and 4 flats of double bedroom accommodation.

AND WHEREAS, after completing the said building, the Margao Municipal Council granted to the OWNER, Occupancy Certificate No. MMC/ENGG/F.3 /88/1982, dated 04.12.1982.

AND WHEREAS, initially, the OWNER had mortgaged the Said Property and flats within the said building in favour of Goa, Daman and Diu Co-operative Housing Finance Society Ltd., and on repayment of loan, the said mortgagee re-conveyed the Said Property back to the OWNER vide Deed of Release dated 27.04.2004.

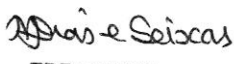
AND WHEREAS the OWNER allotted to its member's respective flats in the said building.

AND WHEREAS the said building standing on the Said Property became dilapidated and for that reason, the Margao Municipal Council vide its Notice

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



dated 20.01.2014, bearing No.MMC/TECH/ILL/13-14/2949, directed the OWNER and the persons occupying the flats in the said building to vacate the building on account of risk to the life and to the properties.

AND WHEREAS the OWNER issued Notice dated 02.06.2018 inviting Tenders for re-development of the Said Property in the local newspaper and in response thereto, three offers were received, which all were opened in presence of the representative of the Assistant Registrar of Co-operative Societies in the Special General Body Meeting held on 12.08.2018.

AND WHEREAS the DEVELOPER is one of the parties who had given the offer dated 13.07.2018 to the OWNER for re-development of the Said Property.

AND WHEREAS, vide its Resolution dated 09.09.2018 taken by the majority of the members of the OWNER in its Special General Body Meeting of the OWNER, it was decided to accept the offer dated 13.07.2018 as given by the DEVELOPER.

AND WHEREAS, in addition to its offer dated 13.07.2018 the DEVELOPER gave to the OWNER a further offer dated 06.08.2020.

AND WHEREAS, thereafter the said building of the OWNER was demolished leaving the Said Property as an open place.

AND WHEREAS, in its Special General Body Meeting dated 05.06.2022 and in subsequent Annual General Body Meeting held on 12.03.2023 majority of the members of the OWNER resolved to go ahead with the re-development by way of constructing a new building/s through the DEVELOPER as per its previous Resolution dated 09.09.2018;

AND WHEREAS the OWNER has produced to the DEVELOPER the title documents, on perusal of which the DEVELOPER was satisfied that the OWNER is the exclusive title holder and in possession of the Said Property and that no person or party, other than the OWNER has any right, title and/or interest in the Said Property.

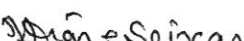
AND WHEREAS the OWNER has convinced the DEVELOPER as follows:

(a) That the OWNER has an absolute right to dispose of and/or sell or enter into the present Re-Development Agreement with respect to the Said Property and/or deal with it in any manner whatsoever;

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN



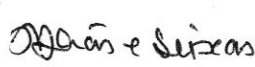

TREASURER



- (b) That the OWNER has a clear and marketable title to the Said Property;
- (c) That there are no persons as mundkars and/or persons interested with watch/ward duties and/or any person claiming agricultural tenancy and/or any other right, whatsoever, in or to or over the Said Property or any part thereof;
- (d) That the OWNER has not granted any right of way or easement or license or any other right to any person for the Said Property or any part thereof;
- (e) That owners/occupants of the lands adjoining to the Said Property have no access, whatsoever, through the Said Property or right of purchase over the Said Property;
- (f) That there is proper road access to the Said Property required as per law for carrying out re-development on the Said Property;
- (g) That there are no notices or notifications issued by the Central or the State Government or any other local body or authority in respect of the Said Property or any part thereof under any law providing for the acquisition of the Said Property or any part thereof;
- (h) That neither the Said Property nor any part thereof is the subject matter of any attachment for recovery of any amount either under the Income Tax Act or any other Act, Law and/or Regulation and/or any other Order, Judgment or Decree of any Court;
- (i) Neither the Said Property or any part thereof is the subject matter of any Civil Suit, Criminal Complaint/Case, or any other action or proceedings in any Court or Forum;
- (j) That no other person or entity has the right of way to such road or passage or footpath and/or right to cross or recross over the Said Property or thereof;
- (k) The OWNER do hereby assure the DEVELOPER that they have not created any THIRD-PARTY claims in the the Said Property.

AND WHEREAS the OWNER has agreed to award to the DEVELOPER, the work of re-development of the Said Property by way of constructing on the Said Property multi-storied building with multi blocks complying with all the laws, regulations with covered parking area for each residential flat and a Society Office with attached toilet in the stilt parking, as per the terms and conditions stated in the offer of the DEVELOPER dated 13.07.2018;

THE SANSKAR CO-OP. HOUSING SOCIETY LTD

 SECRETARY
 CHAIRMAN
 TREASURER



AND WHEREAS taking into consideration the factual position, the DEVELOPER vide its letter dated 06.08.2020, that the DEVELOPER shall provide to all the members who were holding the flats in the old building, the flats with carpet areas of 20% increase over and above the carpet areas of the flats in the old building, which is presently demolished.

NOW THIS RE-DEVELOPMENT AGREEMENT WITNESSES AS UNDER:

1. DEVELOPMENT OF SAID PROPERTY:

(a) In pursuance of the terms as agreed above, the DEVELOPER shall construct on its own account, risk and expenditure, a building proposed by the DEVELOPER to be constructed in the Said Property, as per the approved plans by the concerned authorities from time to time, and, thereafter, the DEVELOPER shall construct, complete and hand over to the OWNER the residential flats and parking slots as per the details stated in **SCHEDULE-C** hereto, so that the OWNER can allot to each of the members one residential flat and one parking slot in the proposed building as mentioned in Schedule-C. Layout of the Flats to be allotted to the present members of the OWNER are mentioned in the approved plan annexed to this Agreement.

(b) The details of the existing members of the OWNER and details of the carpet area of their flats in the old demolished building are mentioned in **SCHEDULE-B** mentioned hereto and details of the new flats to be allotted to existing members of the OWNER, such as saleable area, built up area and the carpet area of the Flats to be allotted by the DEVELOPER to each existing member of the OWNER and identification of such flats are mentioned in Schedule-C mentioned hereto.

2. The above-mentioned construction to be made by the DEVELOPER for the OWNER as well as the corresponding parking slots in the basement or in the stilt of the new building shall contain such provisions as are contained in specifications shown in **SCHEDULE-D** hereto.

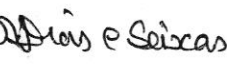
3. PROJECT NAME:

(a) The name of the Project being re-developed in the Said Property shall be **"RAJDEEP SANSKAR COOPERATIVE HOUSING SOCIETY LTD"**.

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



(b) The DEVELOPER shall do all the formalities required for changing the name of the Society after obtaining necessary permission from the Registrar/Assistant Registrar of Co-operative Societies under Section 13 of the Act, at the cost and expenses to be borne by the DEVELOPER and the OWNER shall then co-operate with the DEVELOPER in that regard, by signing necessary application, forms and, if necessary, by passing Resolutions of Managing Committee/Board of Directors or of the General Body of the OWNER.

4. TRANSACTION:

(a) The OWNER does hereby permit and authorize the DEVELOPER to re-develop the Said Property by constructing therein a multi-storied building having multi blocks, containing residential flats and a Society Office with attached toilet in the stilt area, at the cost to be borne by the DEVELOPER.

(b) That, on the execution of these presents, the DEVELOPER shall take possession of the Said Property for development purpose and its representative, nominees, and assigns shall be entitled to enter upon the Said Property and will have the irrevocable right, license and authority to demarcate the land, excavate, fill, commence and execute construction work thereon and to do all that is required for efficient development work in total compliance of this agreement.

(c) Such construction to be raised by the DEVELOPER, shall be commenced by the DEVELOPER after obtaining Licence from Margao Municipal Council, Development Permission from South Goa Planning & Development Authority, NOC from the Health Department, clearance from the Department of Fire Safety and obtaining Sanad for conversion of use of land from the Office of the Collector.

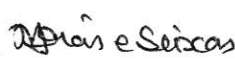
(d) The DEVELOPER shall not charge any amount for the above-mentioned construction to be made for the OWNER at all, and the Electricity charges, Water charges consumed in the course of such construction shall be borne by the DEVELOPER.

(e) The OWNER has assured the DEVELOPER that on execution of this Redevelopment Agreement, the OWNER, nor any of the legal heirs of the members of the OWNER, shall do any act, deed, matter, or thing by which the DEVELOPER is obstructed or prohibited from entering upon the Said Property for carrying out construction on the Said Property and/or in any manner

THE BANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



obstructing or restraining the DEVELOPER from dealing with the flats allotted to the DEVELOPER and in case if the members of the OWNER or their legal heirs, obstruct or restrict the DEVELOPER in any manner, whatsoever, then in that event, the OWNER shall be responsible and liable to damages suffered or may be suffered by the DEVELOPER and till such time the DEVELOPER shall have a charge on the Said Property and the construction standing thereon, without prejudice to any other legal remedies otherwise available to the DEVELOPER.

5. RENT TOWARDS ALTERNATE ACCOMMODATION:

(a) From the date of execution of this Agreement, the DEVELOPER shall pay on or before 7th day of the succeeding month, a monthly rent, depending upon the existing carpet area of the respective flats of the existing members of the OWNER. The existing 1BHK Flat Owners shall be paid a fixed monthly rent of Rs.8,000/- (Rupees Eight Thousand only) and the existing 2BHK Flat Owners shall be paid a fixed monthly rent of Rs.12,000/- (Rupees Twelve Thousand only), for accommodating every member in the rented premises or for other arrangements by the concerned member for his/her accommodation and for his/her family. However, no rent shall be paid, due to reasons as contemplated in clause (9) sub clause (b) mentioned herein below.

(b) Such payments shall be stopped immediately upon handing over the particular premises to be constructed for each such member along with the Occupancy Certificate by the DEVELOPER. The DEVELOPER shall pay such rent to each holder of the demolished building by directly crediting the same in the Savings Account of the concerned Bank of such holder on or before 7th day of every month, after deducting taxes such as TDS, if applicable. However, pending dues towards unpaid electricity bills, water bills and house tax, of the present members of the Society with respect to their previous flats that were existing in the old building, shall be adjusted from their rent amount on or before receipt of Occupancy Certificate.

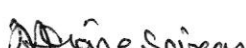
6. CONSIDERATION TO THE DEVELOPER:

(a) In consideration of constructing the residential flats for the OWNER as per Schedule C and providing parking slots for each of such residential flats and

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


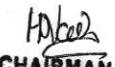
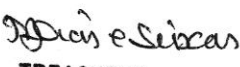

TREASURER



also providing other common facilities, the DEVELOPER shall, during the course of construction of the project, be entitled to construct for any other person or customer of the DEVELOPER the remaining flats as per the approved plans, in the said proposed building and is hereby authorised to sell/transfer the same, as per the Plans approved by the SGPDA and the Margao Municipal Council, to any of its customers for such consideration as may be fixed by the DEVELOPER, and the OWNER has authorised the DEVELOPER to receive the consideration amount of all such residential flats, of the share of the DEVELOPER.

(b) That the DEVELOPER shall be entitled to sell the under-construction flats allotted to the DEVELOPER in the proposed construction of residential building in the Said Property, to any third party or to any prospective purchaser/s, without intervention of the OWNER, in its own name as owner, at such consideration as the DEVELOPER may think fit and proper and the OWNER hereby expressly give its No Objection to the DEVELOPER to enter into such Agreement for Sale, Agreement of Assignments, Deed of Rectification, Deed of Cancellation, etc. with the third party or with the prospective purchaser/s, to take electricity connection and get the house tax records transferred in the name of the prospective purchaser/s on receipt of Occupancy Certificate, in respect of the flats allotted to the DEVELOPER in the proposed construction of residential building in the Said Property. Moreover, prospective purchaser/s of the DEVELOPER may raise loans from any Bank or any institution or mortgage the flats allotted to the DEVELOPER for sale to prospective purchasers, only restricted to their flats and the DEVELOPER shall accept and retain the loan disbursement amount for itself and also shall receive and retain the consideration amount towards the sale of the said flats allotted to the DEVELOPER for itself, without any interference by the OWNER. Moreover, the DEVELOPER shall be free to raise project finance with respect to the flats allotted to the DEVELOPER.

(c) The OWNER through its authorised Committee Members, shall come forth, from time to time, when called upon by the DEVELOPER, to sign the necessary Agreement for Sale, Agreement of Assignments, Deed of Rectification, Deed of Cancellation, etc. with respect to flats allotted to the DEVELOPER and agreed to be sold to prospective purchaser/s. Agreements and Deeds shall be signed by

THE SANSKAR CO-OP. HOUSING SOCIETY LTD
 SECRETARY
 CHAIRMAN
 TREASURER



one of the Committee Members i.e. either by Chairman or Secretary or Treasurer, by passing necessary Resolution to that effect.

7. RELEVANT LICENCES AND PERMISSIONS:

a) Based on the Power of Attorney dated 22.03.2023 granted in favour of the Sole Proprietor of the DEVELOPER by the OWNER, through its authorised representatives, the DEVELOPER has applied and obtained the following approvals:

- i. Conversion of Use of Land (SANAD), bearing No. CAD2SAL10-23-208/326, dated 14.11.2023, from the office of Collector, South Goa District, Margao Goa.
- ii. Development Permission along with the approval of the Plan from the South Goa Planning & Development Authority, bearing Ref. No. SGPDA/P/6642/1071/23-24, dated 15.09.2023;
- iii. NOC from the Directorate of Health Services, Government of Goa, Urban Health Centre, Margao Goa, bearing Ref. No. DHS/2023/DHS0901/O0028/1879, dated 23.11.2023;
- iv. NOC/Permission from the Directorate of Fire and Emergency Services, St. Inez Goa, bearing File No. DFES/FP/HB/273/23-24/417, dated 28.02.2024.
- v. Construction License along with the approval of the Plan from Margao Municipal Council, South Goa, bearing No. CONSTLIC/MARGAO/2024-2025/44, dated 14.08.2024.

b) The above approvals, as well as expenditure in that respect, has been borne by the DEVELOPER, and the DEVELOPER shall not enter into any Agreement or MOU or canvassing for transfer of any premises to be constructed in the proposed new building, unless the DEVELOPER obtains from the Goa RERA Authority, the necessary registration for the project. As such the DEVELOPER shall register the Said Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 and rules framed there under with the Real Estate Regulatory Authority in Goa and the OWNER shall give all assistance for the same.

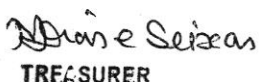
8. CHANGES:

a) The OWNER, as per the requirement of the present member/s shall have a right to suggest changes within the residential flat/s, within one year from signing of the present Redevelopment Agreement and before the concerned item

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER






of work is taken up by the DEVELOPER for construction and the DEVELOPER shall provide for such changes, if the changes are within the purview of Building Rules and Regulations and are possible to be done by the DEVELOPER after considering the stage of construction of the Building, but in the event such changes require additional cost, then such cost shall be quoted by the DEVELOPER in advance and the OWNER or its concerned member shall pay to the DEVELOPER such additional cost in advance before the DEVELOPER carries out said changes. In case the members of the OWNER doing interior work on their own with respect to their respective flats, then they should finish their interior works at the same time when the DEVELOPER shall finish interiors work of its flats, so as to avoid repeated nuisance to the surrounding Flat Owners and damage to flats once the project is ready to occupy. In case if the Flat Owners start the interiors work of their respective flats after the DEVELOPER completes interior work of its flats, then in case of any damage to the walls, lobby, staircase, lift, etc., the cost towards the same shall be borne by the concerned Flat Owner and he/she shall pay the same to the DEVELOPER.

The members of the OWNER or the OWNER itself shall not make any changes in the exterior of the flats/buildings and shall not cause any change in the elevation and façade of the building to be constructed on the Said Property.

9. COMPLETION OF PROJECT:

(a) The **DEVELOPER** shall complete the construction to be made for the OWNER, obtain a Completion Certificate from the South Goa Planning & Development Authority and Occupancy Certificate from Margao Municipal Council within a period of forty-eight months from the date of this Agreement. However, in case of delay in completion of project the OWNER shall grant the DEVELOPER a grace period of eight more months.

(b) Any delay in granting water connection/electricity connection, issuance of Occupancy Certificate by the concerned Authorities for reasons not attributable to the DEVELOPER, wherein the delay has been solely on the part of respective departments or if there is stoppage of work occasioned by any Act of God, Force Majeure Causes, any natural/unnatural calamities, pandemic such as Covid-19 pandemic, restraint order from any Appropriate Authority or Judicial Body, non-availability of raw material due to government restraints and/or due

THE BANSKAR CO-OP. HOUSING SOCIETY LTD
 SECRETARY
 CHAIRMAN
 TREASURER



Government Order; defect in title of the OWNER, including demarcation issues, delay caused due to any issues created by the new Executive Committee/Board of Directors, elected at present or in future, due to Injunction/Stay Order in any litigations taken up by any Member/s of the Society before any court of law or due to Injunction/Stay Order in any litigations taken up by any third party with respect to the Said Property; or by virtue of any other reason beyond normal human control or due to any circumstances beyond the control of the DEVELOPER, shall not be attributable to the DEVELOPER and delay or stoppage of work caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of construction of the project and the DEVELOPER shall be entitled for a grace period to the extent of period of such delay or stoppage.

(c) If in the normal circumstances, the DEVELOPER fails and/or neglects to complete the construction of the flats of the OWNER in the proposed construction of residential building and hand over possession thereof to the OWNER as specified herein, in that event, the DEVELOPER shall continue to pay to the concerned members of the Society, the rent as mentioned herein above, till the handover of the said flats. However, no rent shall be paid by the DEVELOPER due to delay or during the period of stoppage of work due to reasons as mentioned in Clause (9) sub clause (b) herein. Moreover, no rent shall be paid by the DEVELOPER, if the flats are ready for possession, but the OWNER fails to take possession of the Said Flats on being intimated in writing by the DEVELOPER.


10. HANDING OVER POSSESSION OF FLATS:

(a) Upon fully completing the re-developed building and obtaining the Completion Certificate from South Goa Planning & Development Authority and the Occupancy Certificate from the Margao Municipal Council, the DEVELOPER shall offer in writing to the OWNER the possession of the flats and other premises, if any, and it shall be the obligation of the OWNER to take possession thereof within 30 days from receipt of such offer. Further, the OWNER shall immediately inform its present members to take possession of their concerned flat. On delivery of possession of the flats allotted to the OWNER, the OWNER/its members shall be liable to pay electricity charges and house tax charges with respect to the flats allotted to the OWNER/its members. In the event any of the

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



present member of the OWNER fails to take possession of the flat, within such period of 30 days, the DEVELOPER shall cease to pay to any of such members the rents being provided and it shall be such member of the OWNER, who shall be responsible for any damage suffered to the Said Flat thereafter. Moreover, if any of the present members of the OWNER fail to take possession of the flat, within such period of 30 days, in such event, the respective member shall still be liable to pay electricity charges and house tax charges with respect to the flat allotted to him/her.

(b) The OWNER, after obtaining possession of such premises agreed to be constructed by the DEVELOPER, shall allot to its present members, the possession of the particular flat and the corresponding parking area, as per the allotment mentioned in Schedule-C hereto and as per the approved plan annexed herewith.

(c) The remaining residential flats and parking slots, shall be the entitlement of the **DEVELOPER**, who shall be free to allot the same to its customer and to receive and appropriate the price thereof received from its customers.

(d) Upon taking possession of the concerned flat, the concerned member of the OWNER, may it be the present member or the member subsequently joining the Society of the OWNER on the recommendation of the DEVELOPER, shall be bound to observe the following:

- i. The Flat Owners should maintain their respective Flat in good and tenantable condition and shall not do or suffer to be done anything in or to the building in which their flat is situated which may be against the rules, regulations or byelaws or change/alter or make addition in or to the building in which the flat is situated or any part thereof without the consent of the local authorities and without consent of the DEVELOPER.
- ii. The Flat Owners should not store in the flats any goods which are of hazardous, combustible or dangerous nature or are so heavy to damage the construction or structure of the building in which the Said Flat is situated or storing of goods is objected by the concerned local or other authority and shall take care while carrying heavy packages which may damage or are likely to damage the staircases, common passages or any other structure of the building in which the flats are

THE BANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



situated, including entrances of the building and in case any damage is caused to the building or to the flats on account of negligence or default of the Flat Owners, the Flat Owners shall be liable for the consequences of the breach.

iii. The Flat Owners should not throw any dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Flat in the compound or any portion of the project land and building on which the Said Flat is situated.

iv. The Flat Owners should use their respective Flat only for residential purpose.

v. The Flat Owners should not keep any pets in the flat as also within the compound of the said building.

vi. The Flat Owners should not use the Flat for any illegal or immoral purpose.

vii. The Flat Owners should not cause hindrance and nuisance to the flat Owners and occupiers of the neighbouring Flats.

viii. The Flat Owners should adhere to all Rules, Regulations and Resolutions of the Society.

ix. The Flat Owners should not park car in the parking slot other than the one allotted to them.

x. The Flat Owners should not park any visitor's cars and two wheelers in the parking slots allotted to the other Flat Owners.

xi. In any circumstances, the Flat Owners should not to carry out any structural alterations in or to the Flats to affect the Flat Warranty, if any.

xii. In any circumstances, the flat owners should not to block the open spaces, common areas, passages and staircases in the building.

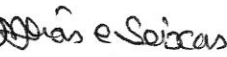
xiii. Likewise, the internal access roads in the building scheme shall always be kept open and unobstructed.

xiv. The flat owners should pay the house tax and electricity bill with respect to the Flats from the date of taking possession of the Flats. If a written intimation is sent by email or by Registered AD or by Hand Delivery by the **DEVELOPER**

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



requesting to take possession of their respective Flats, and if the Flat Owners for any reason, whatsoever, are not able to take possession within the stipulated time, the Flat Owners shall, in such circumstances, still be responsible to pay the electricity bill and house tax with respect to the Flats from the date of such written intimation.

- xv. The **DEVELOPER** normally cleans the Flats before handing over possession of the Flats to the flat owners. If such flat owners would fail to take possession of the Flats on intimated date, the **DEVELOPER** shall not be responsible to clean the Flats again at later date.

11. FLAT OWNERS TO BE MEMBERS OF THE SOCIETY:

(a) It is clarified that the OWNER is already a Co-operative Housing Society and it is duly registered with the Registrar of Societies. Hence, the ownership of the building to be constructed in the Said Property shall be of the OWNER, and, therefore, the New Flat Owners other than those who are already members of the OWNER, shall have to become members of the OWNER by contributing towards the share capital and pay such amount as is chargeable under the Goa Co-operative Housing Societies Act, 2001 and the Rules made thereunder as per the provisions of the applicable Bye-laws.

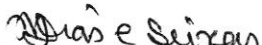
(b) It is agreed by and between the parties that on hand over of possession of the respective flats of the OWNER, the OWNER shall issue a fresh Share Certificate to its members. It is further agreed by and between the parties that with respect to the new members/Prospective Purchasers of the DEVELOPER, an Agreement for Sale shall be executed by the DEVELOPER and the OWNER and the Prospective Purchasers shall be admitted as new/additional members of the OWNER and the OWNER shall follow all the relevant procedures and do all that is necessary for incorporating the Prospective Purchaser as member of the OWNER and for that purpose the OWNER shall increase their share capital and thereby amend their bye laws.

(c) The DEVELOPER shall incorporate a clause in the respective Agreement for Sale with its prospective Purchasers, that prospective purchaser/new member shall fully cooperate and coordinate for being incorporated as member of the OWNER and for that purpose shall apply for membership in prescribed format

THE BANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



with the OWNER, shall pay the value of requisite shares of the Society against their flat, shall pay the entrance fee and shall give requisite undertakings, required for getting enrolled as member of the OWNER. However, no additional amount as maintenance deposit shall be collected by the OWNER from the Prospective Purchasers of the DEVELOPER as maintenance of the project shall be solely taken care of by the DEVELOPER as per Maintenance Policy of the DEVELOPER.

(d) It shall be the obligation of the DEVELOPER to make the third person or party to whom the DEVELOPER shall allot residential flats in the new building of the entitlement of the DEVELOPER, to become a member of the OWNER, by purchasing the requisite shares of the OWNER and complying with other requirements to become a member of the OWNER.

12. MAINTENANCE POLICY OF RAJDEEP BUILDERS:

The DEVELOPER shall maintain the said project for a consecutive period of 5 years from the date of issue of Occupancy Certificate by Margao Municipal Council.

(a) The DEVELOPER shall provide FREE MAINTENANCE to the existing Society Members, with respect to the flats allotted to them in redevelopment of their building.

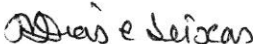
(b) The Prospective Purchaser/s of the DEVELOPER shall be required to deposit the Maintenance Deposit amount of Rs.5,00,000/- (Rupees Five Lakhs Only) with the DEVELOPER at the time of receipt of Occupancy Certificate for the Project.

(c) The aforesaid maintenance deposit amount shall be towards maintenance, service, maintenance and cleanliness of common areas and open spaces of the building, such as Staircases, Lobby, Lifts, Diesel Generator for Power Backup, Service Areas, stilt/basement parking, common terrace areas, provide and maintain drains for carrying the rain waters up to the main drains, water tanks, water sumps, landscaping, External Painting, providing 24 hours security service to the project, CC TV, Intercom, plumbing, disposal of sewage, waterproofing in the areas of toilet and bathroom, fire safety equipment, payment of Water bill of the building and electricity bill of common area,

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



providing of water tankers, in case of shortage of water through govt. pipeline, etc. All the Flat Owners including existing Flat Owners of the Society and those who may join as the new members shall undertake and bind to provide full co-operation to the DEVELOPER while undertaking maintenance of the common areas, so much so, that all the Flat Owners shall allow the DEVELOPER and or its agents, servants, managers etc., to enter their respective premises for the sole purpose of undertaking above referred maintenance services with prior written intimation for such purpose by the DEVELOPER.

(d) Upon completion of term of five years as stipulated above all the Flat Owners shall be able to exercise two options: First whether to continue with the maintenance services as provided by the DEVELOPER for a further period of five years and Second whether to take over further maintenance services of the DEVELOPER. If all the Flat Owners of the project choose to exercise First option of continuing with maintenance services, then they shall execute separate Maintenance Agreement with the DEVELOPER for a period of further Five Years from the date of expiry of first Five Years period. If all the Flat Owners of the project choose to exercise Second option of taking over further maintenance services of the DEVELOPER, then the DEVELOPER shall refund to the Co-operative Society, the Maintenance Deposit Amount taken from each flat Owner.

(e) That all the Flat Owners hereby bind themselves and undertake to support the decision of majority of the Flat Owners in the said project, in exercising above mentioned options in clause (d) above and shall not be liable to deviate from the same at any cost.

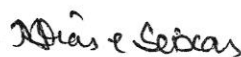
(f) That the DEVELOPER shall be at liberty to quit and hand over the entire responsibility of maintenance of the building to the Society, after completing first five years from the date of the Occupancy Certificate, with its sole discretion, without any interference or pressure from any of the Flat Owners or in case of non-co-operation by the Flat Owners in any respect and in such event the Maintenance deposit amount collected from each flat Owner shall be transferred to the Maintenance Fund Bank Account of the Society.

(g) That on completion of 10 years of providing Maintenance Services by the DEVELOPER, the DEVELOPER shall compulsorily maintain the said project for

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



a further period of 15 years without any additional amount required to be deposited by the Flat Owners. However, Majority of the Flat Owners of the project will still have the option at this stage to take over the maintenance of the project from the DEVELOPER, but on completion of 10 years, the maintenance deposit amount collected from each Flat Owner of the project shall however become non-refundable.

(h) That thus the life time maintenance period with respect to amenities and services provided by the DEVELOPER shall be 25 years.

(i) If the DEVELOPER does not receive the maintenance amount with respect to a particular flat from any of the Flat Owner, before taking possession of his/her/their flat, on issue of Occupancy Certificate by Margao Municipal Council, the DEVELOPER reserves the right to withhold the release of water connection to that particular flat, until the payment of maintenance deposit.

(j) During the period of Life time maintenance being carried out by the DEVELOPER, if any of the flat owners are having any maintenance related issue, the said issue shall be taken into consideration only if the same is in writing, signed and presented for deciding by majority of the flat owners to the DEVELOPER. Any issue presented by the Flat Owners without majority of the flat owners approving it in writing, shall not be considered as issue of general interest or concern.

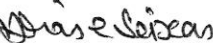
(k) That all the Flat Owners undertake to coordinate with the DEVELOPER and with their neighbouring flat owners while the DEVELOPER undertakes to carry out repair work with respect to a particular Flat or with respect to the neighbour's flat wherein there is connectivity in the two flats. e.g. in case of any leakage in the toilet of a below Flat, which leakage is generated from the Flat above, the Flat Owner of the above flat shall allow the Maintenance team of the DEVELOPER to enter his/her/their Flat, on being intimated to in writing, in advance, by the DEVELOPER, so as to expeditiously repair the said leakage.

(l) The prevailing Maintenance Deposit amount is finalized as approximate Rs.5,00,000/- (Rupees Five Lakhs Only) which is subject to the actual Maintenance Deposit amount that will be finalized on receipt of Occupancy Certificate from Margao Municipal Council, as at the time of handing over of

THE BANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



possession, there may be increase or decrease in the cost of maintenance. In such case maintenance deposit amount may vary accordingly and the Flat Owners shall abide by the same and will have to pay the Maintenance Deposit amount actually prevailing at that time and before taking possession of their Said Flat.

(m) In so far as the building and its surroundings are maintained by the DEVELOPER, the DEVELOPER shall be entitled to retain half of the area of the rooftop terrace in order to keep all the equipment, machines, maintenance material, etc. and the OWNER or its members shall not interfere on such area of the roof terrace.

(n) If any of the holders of the residential flats in the re-developed building, including the OWNER and its present members have any issue/suggestion regarding maintenance being carried out and services to be provided, then such holder, the OWNER or new members of the DEVELOPER, shall send in writing the details of such issues and suggestions to the DEVELOPER and such issues and suggestions shall be taken into consideration by the DEVELOPER only if the same is in writing, signed and presented for deciding by majority of the flat owners of the whole project to the DEVELOPER. Any issues presented by the Flat Owners without majority of the flat owners approving it in writing, shall not be considered as issue of general interest or concern.

13. TRANSFER OF ELECTRICITY METER AND HOUSE TAX:

a) The residential flats to be constructed for the OWNER shall be individually provided by the DEVELOPER with electricity connection for residential purposes. Besides the said connections, the DEVELOPER shall also provide electricity in the areas of lobby, staircases, lift elevators and the other common spaces in the building and in the open area in the Said Property.

b) The OWNER shall assist the DEVELOPER in the process of transfer of electricity and house tax in favour of the respective allottee/flat owner on handing over possession of the respective flat, by signing requisite NOCs, forms, Affidavits, etc. However requisite transfer fees, taxes or charges levied by the Government at the time of transfer of the electricity and house tax shall be borne by the DEVELOPER.

THE SANSKAR CO-OP. HOUSING SOCIETY LTD

 SECRETARY  CHAIRMAN  TREASURER



14. FEATURES OF SEMI FURNISHED FLAT:

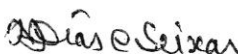
Without prejudice to the specifications mentioned in **SCHEDULE D** annexed hereto, Semi-Furnished Flats to be constructed by the DEVELOPER for the OWNER, shall have the following features:

- (a) Every residential flat shall be provided with POP ceiling and LED lights, Havells brand of Ceiling Fans provided in all rooms and in kitchen and the hall. In case the ceiling fans of Havells brand are found to be not available in the market, then such ceiling fans shall be provided of equivalent brand.
- (b) LED lights for the flat, which reduce electricity power consumption by minimum 50%;
- (c) The Generator for electricity back-up for all the flats and common areas;
- (d) Modern kitchen with cabinet manufactured by Rajdeep Interior Firm, along with two exhaust fans;
- (e) Provision for installation of Tata Sky connection in all the flats. However, installation of such TV connection shall be done by holders of each flat on his/her own, who shall also pay the subscription for such TV connection, individually;
- (f) Granite Sit Out provided in all bedrooms;
- (g) Metal Steel Grills (MS) to be fixed to all windows of each flat for security and safety purposes and quality and design of such Grills shall be uniform in all the flats;
- (h) 316 Marine Graded Stainless-Steel Safety Gate for the main door of each flat for safety and security purposes;
- (i) Lobby with POP ceiling, LED lights, artificial plants, wall pictures and granite sit-out to the provision to keep the shoes;
- (j) Allotted car parking slots marked with the concerned flat numbers shall be provided for each flat either in the stilt or basement parking;
- (k) Roof of the building shall be covered with high good quality fabrication;
- (l) A society office with attached toilet in the stilt area.
- (m) CCTV Cameras for common surveillance;

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



- (n) Fire safety equipment and materials duly maintained from time to time;
- (o) Project being a road touched project, considering the setback of the building, a security room is not provided for the project. However, a Security Room can be provided on receipt of Occupancy Certificate, subject to approval from the Municipality.
- (p) Elevator lift fully automated with rescue system of OTIS make;
- (q) Intercom connections to each flat;

15. OBLIGATIONS OF THE DEVELOPER:

The DEVELOPER shall invest all money and other resources required for construction of the said residential building. All responsibility, costs, expenses, risk and liability for construction of the said residential building shall be solely of the DEVELOPER, including the following:

a. It shall be the obligation of the DEVELOPER not to breach or violate any provision of law, such as The Goa (Regulation of Land Development and Building Construction) Act, 2008 and the Rules made thereunder, The Real Estate (Regulation and Development) Act, 2016 with Goa Rules, Municipal Laws and Regulation. The Laws under the Town & Country Planning Act and the Rules made thereunder, The Goa Land Revenue Code, 1968, Laws and Regulations of Fire Safety, Laws and Regulations regarding Public Health, etc.

b. There shall not be a difference in the quality of construction of the residential flats to be constructed by the DEVELOPER for the OWNER as agreed therein vis-vis the other residential flats which shall be constructed by the DEVELOPER for its customers.

(a) Ensuring that every part of the Project is legal and for this purpose the DEVELOPER shall obtain all the permissions, licenses, 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 building/s and everything that is necessary in this regard;

(b) The DEVELOPER shall ensure that the construction of the said building is carried out as per sanctioned/approved plans;

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



(c) Procuring raw materials, labour and such other material as is required for construction of the residential building;

(d) Engaging services of Architects, Engineers, Contractors, Labours, Workers and other personnel as may be required for the purpose of construction of a residential building, either through them or itself supervise the construction;

(e) Ensuring that the construction of the residential building is being carried out as per the approved plans and designs with good quality materials and particularly as per the specifications mentioned in Schedule-D of this Agreement;

(f) Ensuring the responsibility and liability of labour and compliance with all the applicable laws and labour laws in case of any accident and liability.

(g) Obtaining Completion/Occupancy Certificate for the residential building.

(h) Putting up a board or hoarding at the Said Property displaying the details about the construction being undertaken and displaying the permissions as required by law;

(i) All and every other thing necessary for construction of the residential building which is not expressly forbidden by or under this Agreement;

(j) The DEVELOPER shall comply with all the labour laws and shall be responsible and liable for all claims made by workers under all or any law of acts and shall be liable to pay all or any amount that may be payable to the labour or workmen.


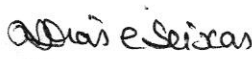
(k) All liability of suppliers shall be of the DEVELOPER including liability of paying the GST or any other tax as applicable.

16. PAYMENT OF TAXES:

The liability to pay the income tax or any other taxes, government stamp Duty, Registration fees, charges, GST, Cess, levies, etc. on income derived from their respective Flats, by sale or otherwise, shall be that of the respective party and

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY

 
CHAIRMAN TREASURER



the DEVELOPER shall in no way be liable for the same. However, the Parties shall ensure that they discharge all their respective obligations in respect of the matters referred in this Clause for the effective completion of the Said Project. Each Party shall indemnify and keep indemnified, saved, defended and harmless the other Party from or against any liability arising from non-payment of any taxes/GST, levies, Cess etc. on the income derived from their respective Flats, by sale or otherwise.

17. INDEMNITY:

(a) The OWNER does hereby assure the DEVELOPER that it has not created any THIRD-PARTY claims in the Said Property and does hereby indemnify the DEVELOPER against any defect in title or any third-party claims with respect to the Said Property. If the project is stayed due to any litigations that may take place due to any defect in the title to the Said Property or due to any third-party claim or due to any claims of any of the Members of the Society, such period of delay or stoppage of work shall be excluded from the period of completion of construction of project as stipulated in the present agreement and the DEVELOPER shall be entitled for a further grace period, equivalent to such period of delay or stoppage. Moreover, the OWNER shall not be entitled for the agreed monthly rent as specified herein, for the said grace period.

(b) The DEVELOPER shall indemnify and keep indemnified, saved, defended and harmless the OWNER for any violation of laws, rules and regulations or commitment of any act resulting into any loss or damage, in the course of the development of the Said Property by neglect of the DEVELOPER.

(c) The DEVELOPER shall indemnify and keep indemnified the OWNER against any loss or damages that may arise or be suffered out of any claims, litigations or proceedings filed or to be filed against the DEVELOPER by any person or person on account of the DEVELOPER committing any breach of contract, law, rules and regulations, during construction on the Said Property.

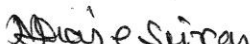
18. WARRANTY ON SEMI FURNISHED FLATS:

(a) The DEVELOPER hereby confirms that the Semi Furnished Flat items are not covered under Rajdeep Builders' Warranty, however Semi Furnished flats, shall be eligible for 5 years Warranty on structural defects, if any, as per Real Estate

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



(Regulation and Development) Act, 2016 (RERA) from the date of Occupancy Certificate by Margao Municipal Council. If within a period of five years from the date of obtaining Occupancy Certificate from the Margao Municipal Council, the OWNER, its members and other Flat Owners bring to the notice of the DEVELOPER any structural defect to their respective flat or workmanship quality or provision of service, then such defects shall be rectified by the DEVELOPER at its own cost. The word defect/s means only workmanship defect/s caused on account of wilful neglect on part of the DEVELOPER and shall not mean defect/s caused by normal wear and tear and by negligent use of Flat by the flat owners/occupants or due to events or acts of nature beyond the control of the DEVELOPER.

(i) The Warranty as mentioned in clause (a) shall be given only if the OWNER, its members and other Flat Owners does not carry out any alterations of whatsoever nature in the Flat and in specific, the structure of the Flat which shall include but not limited to columns, beams, walls etc. or in the fittings therein;


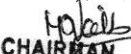
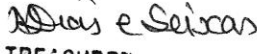
(ii) The OWNER, its members and other Flat Owners does not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water;

(iii) The OWNER, its members and other Flat Owners agree that the regular wear and tear of the Flat/ Building which includes minor hairline cracks on the external and internal walls, which happens due to variation in temperature, cannot be attributed to either bad workmanship or structural defect and the DEVELOPER cannot be held responsible to rectify the same.

(iv) It shall be the responsibility of the OWNER, its members and other Flat Owners to maintain his/her/ their Flat in a proper manner and take all due care needed;

(b) Any of the Flat Owners who shall opt for Fully Furnished Flats, shall be eligible for 5 years Warranty on the flat items, which shall be described more fully in a Warranty Card that will be provided at the time of taking possession of their fully furnished flat.

THE BANSKAR CO-OP. HOUSING SOCIETY LTD

 SECRETARY
 CHAIRMAN
 TREASURER



19. GENERAL TERMS:

(a) The OWNER shall, if necessary and at the request of the DEVELOPER, sign and execute the plans, application, forms, papers undertaking, affidavits, petitions, declarations, indemnity bonds, agreements, whatsoever, as may be required for the effectual implementation of these presents including Agreements of Sale of the flats allotted to the DEVELOPER, excluding those flats to be allotted and given to the OWNER. All costs in respect of the same shall, however, be borne and paid by the DEVELOPER;

(b) The OWNER agrees and affirms that the OWNER shall give all active assistance/co-operation to the DEVELOPER and, if necessary and whenever called upon by the DEVELOPER, depute the representative of the OWNER for implementation of the building project as per approved Plan and if called upon by the DEVELOPER shall personally accompany the Developer's representative for any matter for implementation of the building project as per the approved plans;


(c) All agreements, deals, offers made by the DEVELOPER with the prospective purchaser/s with respect to the flats allotted to the DEVELOPER on the Said Property shall be made by the DEVELOPER at its own cost, on its own account and at its own risk, the intention being that the DEVELOPER alone shall be liable to and responsible as the Promoter for its prospective purchaser/s or parties as stated hereinabove. The OWNER shall not be held responsible in any way for any civil or criminal liability which may arise on that account.


(d) On execution hereof, the DEVELOPER at its own costs and liability shall be entitled to put up a board/hoarding on the Said Property announcing/advertising the proposed housing scheme. The DEVELOPER shall be entitled to advertise the said scheme in newspapers or through any other media, including the right and authority to advertise and market specifically its share in the proposed building to be constructed by the DEVELOPER.

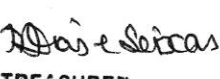
20. TERMINATION:

(a) The OWNER shall be entitled to terminate this agreement in the following circumstances:

THE SANSKAR CO-OP. HOUSING SOCIETY LTD

 SECRETARY

 CHAIRMAN

 TREASURER



i) The DEVELOPER does not commence the actual construction of the Project within one-year (12) months from the date of signing and execution of the present Agreement.

ii) The DEVELOPER abandons the Construction of the Project after commencement for a continuous period of (12) months or more.


(b) The termination, as per clause 20 (a) (i & ii), is subject to delay or stoppage of work due to Clause (9) sub clause (b) wherein it is stated that any delay in granting water connection/electricity connection, issuance of Occupancy Certificate by the concerned Authorities for reasons not attributable to the DEVELOPER, where in the delay has been solely on the part of respective departments or if there is stoppage of work occasioned by any Act of God, Force Majeure Causes, any natural/unnatural calamities, pandemic such as COVID-19 pandemic, restraint order from any Appropriate Authority or Judicial Body, non-availability of raw material due to government restraints and/or due to Government Order; defect in title of the Society, including demarcation issues, delay caused due to any issues created by the new Executive Committee/Board of Directors, elected at present or in future, due to Injunction/Stay Order in any litigations taken up by any Member/s of the Society before any court of law or due to Injunction/Stay Order in any litigations taken up by any third party with respect to the Said Property; by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the DEVELOPER, shall not be attributable to the DEVELOPER and delay or stoppage of work caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of construction of the project and **the DEVELOPER** shall be entitled for a grace period to the extent of period of such delay or stoppage.

(c) In case of termination of the present agreement by the OWNER due to reasons mentioned in 20(a), the OWNER shall refund to the DEVELOPER within a period of 90 days from the date of a written intimation, the cost towards taking all the licenses and permissions, cost to cost bills of construction, cost towards payment of infrastructure taxes, government taxes, payment of legal fees, architect fees and such other professional fees and professional bills against submission of actual bills. No profit shall be claimed from the OWNER. In such

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



situation the OWNER shall be permitted to appoint an independent valuer for the purpose of checking the veracity of the bills submitted by the DEVELOPER.

(d) Furthermore, in case of termination of agreement for such reasons as mentioned above, on the DEVELOPER being settled with respect to its cost towards taking licenses and permissions and further on being settled with respect to all other bills as mentioned above, the DEVELOPER shall handover to the OWNER all the licenses and permissions obtained by the DEVELOPER.

(e) On receipt of such payment by the DEVELOPER, parties shall be free to cancel the present Agreement by serving notice via email or registered AD or speed post or via publication in any local newspaper or before competent Notary Public or before competent Sub Registrar and by following all the legal procedure and in case of such cancellation, the OWNER shall be free to deal with the Said Property without interference of the present DEVELOPER.

(f) In case if the parties decide to terminate the present Agreement and in such case, if the DEVELOPER does not receive the cost towards licenses, as above, and is not settled with respect to all other bills as mentioned above, the DEVELOPER shall continue to hold a charge on the Said Property and the construction standing thereon, till the receipt of payment as specified above, without prejudice to any legal remedies otherwise available to the DEVELOPER and till such time the DEVELOPER shall not cancel the present Agreement.

(g) That in case if construction of project is delayed due to negligence on the part of the DEVELOPER, in such case the DEVELOPER shall not be entitled to recover from the OWNER any cost towards taking licences and permissions for the project.

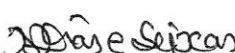
21. NOTICES:

In relation to any letter or notice by one party to the other shall be either by email or by post, Registered AD or by hand delivery to the registered office of the respective party and the service shall be deemed to have been effected on the same day of sending such email or hand delivering; but in case it is sent by post or through courier to the registered addresses, the service shall be deemed to have been effected on the date of receipt of the said courier or letter on posting of the same at the address given hereinabove.

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



22. DISPUTE RESOLUTION:

In the event of any disputes or differences between the parties arising from the present Agreement or its performance, including any interpretation, breach, termination or invalidity thereof, it shall be settled amicably by mediation or as per procedure governed under Arbitration and Conciliation (Amendment) Act 2016. In case if the dispute is not resolved amicably or through arbitration, the same shall be referred to the Goa Real Estate Regulation Authority (Goa RERA) as per the provisions of the Real Estate (Regulations and Development) Act, 2016 and rules and regulations framed thereunder.

23. STAMP DUTY & REGISTRATION FEES:

The market value of the built-up area, admeasuring 1757.48 sq. mts. to be allotted to the OWNER, is calculated at the under-construction cost of Rs.25,000/- per sq. mts., thus amounting to **Rs.4,39,37,000/- (Rupees Four Crores Thirty Nine Lakhs Thirty Seven Thousand Only)**. Accordingly, **Stamp Duty** at the rate of **2.9%** amounting to **Rs.12,74,200/- (Rupees Twelve Lakhs Seventy-Four Thousand and Two Hundred Only)** and **Registration Fees** at the rate of **3%** amounting to **Rs.13,18,110/- (Rupees Thirteen Lakhs Eighteen Thousand One Hundred and Ten Only)** is paid herewith and is borne by the DEVELOPER.

24. That since no monetary consideration or part consideration has been paid, no tax has been deducted at source, at the time of execution of the present Re-Development Agreement.

SCHEDULE-A**(DESCRIPTION OF THE SAID PROPERTY)**

All that landed property admeasuring 1556.00 sq. mts. as per Margao City Survey Form D, at ward Aquem, within the limits of Margao Municipal Council, Taluka and Sub district of Salcete, District of South Goa, State of Goa, now forming an independent and separate property in itself being surveyed under Chalta No. 18 of P. T. Sheet No. 242 of City Survey of Margao, erstwhile forming part of the property known as "NAICALEM" (2/6th), described in the Land Registration Office of Salcete under No. 43165 of Book B-112 (new) and which corresponds to 2/6th fraction of the property enrolled under Taluka Revenue office under Matriz No. 228, having registered society known as "The Sanskar

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER



Co-operative Housing Society Ltd.", within the limits of Margao Municipal Council, Taluka and Sub District of Salcete, District of South Goa, State of Goa and bounded as under:

On the East: By the Property bearing Chalta No. 40 and Chalta No. 19 of P. T. Sheet No. 228;

On the West: By the Property bearing Chalta No. 11, 12 & 66 of P. T. Sheet No. 228 and Chalta No. 12 of P. T. Sheet No. 242.

On the North: By property bearing Chalta No. 10 of P. T. Sheet No. 228;

On the South: By Municipal Road which is leading from Margao to Gogol.

SCHEDULE-B

(DETAILS OF PREMISES IN OLD DEMOLISHED BUILDING AND OF HOLDERS THEREOF)

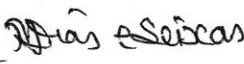


No.	Name of the Owner of the premises	Premises held in the old building	Floor	Carpet area of the old premises (square metres)	Share Certificate No. with share No.
1.	Dr. Prashant Sangekar	G-1	Ground Floor	41.5	001 (1 to 5)
2.	Mrs. Susan Do Rosario	G-2	Ground Floor	41.5	002 (6 to 10)
3.	Mr. Dinesh D. Thakkar & Mrs. Alka R. Thakkar	F-1	First Floor	41.5	027 (131 to 135)
4.	Mrs. Dolly Dias	F-2	First Floor	41.5	028 (136 to 140)
5.	Mr. Milton R. A. Fernandes	S-1	Second Floor	41.5	013(61 to 65)

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER




6.	Mrs. Mohini M. Gadekar & Mr. Rahul M. Gadekar	S-2	Second Floor	41.5	014(66 to 70)
7.	Mr. Shamshir Shaikh & Mrs. Hawabi Shamshir Shaikh	T-1	Third Floor	41.5	020 (96 to 100)
8.	Mrs. Radha Kavlekar	T-2	Third Floor	41.5	021(101 to 105)
9.	Mr. Damu Kavlekar	G-3	Ground Floor	41.5	003(11 to 15)
10.	Mr. Umesh Gaunkar	G-4	Ground Floor	41.5	004(16 to 20)
11.	Mr. Carlos Leondra Fernandes & Mrs. Rubina Fernandes	F-3	First Floor	41.5	008(36 to 40)
12.	Mr. Caetano M. Fernandes	F-4	First Floor	41.5	009(41 to 46)
13.	Mr. Sanjay Balaji Salunke	S-3	Second Floor	41.5	015(71 to 75)
14.	Mrs. Diana Almeida	S-4	Second Floor	41.5	016 (76 to 80)
15.	Mr. Surendra Naik & Mrs. Madhavi S. Naik	T-3	Third Floor	41.5	022(106 to 110)
16.	Mr. Dattaprasad Atchut Naik	T-4	Third Floor	41.5	023 (111 to 115)
17.	Mrs. Shakuntala V. Hegde	G-5	Ground floor	41.5	005 (21 to 25)
18.	Mr. Shivilal Rotongar	G-6	Ground floor	41.5	006 (26 to 30)
19.	Mrs. Jyoti M. Kantak & Mr. Mayur Mahesh Kantak	F-5	First Floor	41.5	010 (46 to 50)
20.	Smt. Meera A. Naik	F-6	First Floor	41.5	011 (51 to 55)

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


 SECRETARY


 CHAIRMAN


 TREASURER



21.	Mr. Vinayak Manohar Dessai	S-5	Second Floor	41.5	017 (81 to 85)
22.	Mr. Anthony Piety Joanes	S-6	Second Floor	41.5	018 (86 to 90)
23.	Mr. Harish Havaladar	T-5	Third Floor	41.5	024 (116 to 120)
24.	Mrs. Parvati Madkaikar	T-6	Third Floor	41.5	025 (121 to 125)
25.	Mrs. Anupama S. Karpe & Mr. Bhagwant S. Karpe	G-7	Ground Floor	72	007 (31 to 35)
26.	Mrs. Dumentina Santana Gertrudes Fernandes & Mrs. Hazel Bonna Fernandes e Seixas	F-7	First Floor	72	012(56 to 60)
	Mrs. Natalina B. Dias e Seixas	S-7	Second Floor	72	019 (91 to 95)
28.	Mrs. Livia Fernandes	T-7	Third Floor	72	026 (126 to 130)

SCHEDULE-C

(DETAILS OF NEW FLATS TO BE ALLOTTED TO PRESENT/EXISTING MEMBERS OF THE OWNER)

S.No	Name of Existing Flat Owner/ members of the SOCIETY	Identification of New Flats and parking area to be allotted to the existing/present members of the SOCIETY	Type/ Floor/ Block	Saleable Area (Sq.Mts)	Built Up Area (Sq.Mts)	Carpet Area (Sq. Mts)	Balcony Area (Sq.Mts)
1.	Dr. Prashant Sangekar	Flat No. A-101 Parking Slot No. A-101	1BHK First Floor	77.65	57.32	38.14	12.04

THE BANKAR CO-OP. HOUSING SOCIETY LTD

Prashant Sangekar
SECRETARY

Philip Joanes Seixas
CHAIRMAN TREASURER

[Signature]

			Block-A				
2.	Mrs. Susan Do Rosario	Flat No. A-102 Parking Slot No. A-102	1BHK First Floor Block-A	76.77	56.67	38.14	12.04
3.	Mr. Dinesh D. Thakkar & Mrs. Alka R. Thakkar	Flat No. A-301 Parking Slot No. A-301	1BHK Third Floor Block-A	77.65	57.32	38.14	12.04
4.	Mrs. Dolly Dias	Flat No. A-302 Parking Slot No. A-302	1BHK Third Floor Block-A	76.77	56.67	38.14	12.04
	Mr. Milton R. A. Fernandes	Flat No. A-501 Parking Slot No. A-501	1BHK Fifth Floor Block-A	77.65	57.32	38.14	12.04
6.	Mrs. Mohini M. Gadekar & Mr. Rahul M. Gadekar	Flat No. A-502 Parking Slot No. A-502	1BHK Fifth Floor Block-A	76.77	56.67	38.14	12.04
7.	Mr. Shamshir Shaikh & Mrs. Hawabi Shamshir Shaikh	Flat No. A-701 Parking Slot No. A-701	1BHK Seventh Floor Block-A	77.65	57.32	38.14	12.04
8.	Mrs. Radha Kavekar	Flat No. A-702 Parking Slot No. A-702	1BHK Seventh Floor Block-A	76.77	56.67	38.14	12.04



THE SANSKAR CO-OP. HOUSING SOCIETY LTD

[Signature]
SECRETARY

[Signature]
CHAIRMAN

[Signature]
TREASURER

[Signature]

9.	Mr. Damu Kavlekar	Flat No. A-103 Parking Slot No. A-103	1BHK First Floor Block-A	76.46	56.44	37.25	12.93
10.	Mr. Umesh Gaunkar	Flat No. A-201 Parking Slot No. A-201	1BHK Second Floor Block-A	77.65	57.32	38.14	12.04
11.	Mr. Carlos Leondra Fernandes and Mrs. Rubina Fernandes	Flat No. A-303 Parking Slot No. A-303	1BHK Third Floor Block-A	76.46	56.44	37.25	12.93
12.	Mr. Caetano M. Fernandes	Flat No. A-401 Parking Slot No. A-401	1BHK Fourth Floor Block-A	77.65	57.32	38.14	12.04
13.	Mr. Sanjay Balaji Salunkhe	Flat No. A-503 Parking Slot No. A-503	1BHK Fifth Floor Block-A	76.46	56.44	37.25	12.93
14.	Mrs. Diana Almeida	Flat No. A-601 Parking Slot No. A-601	1BHK Sixth Floor Block-A	77.65	57.32	38.14	12.04
15.	Mr. Surendra Naik and Mrs. Madhavi S. Naik	Flat No. A-703 Parking Slot No. A-703	1BHK Seventh Floor Block-A	76.46	56.44	37.25	12.93



THE SANSKAR CO-OP. HOUSING SOCIETY LTD

[Signature]
SECRETARY

[Signature]
CHAIRMAN

[Signature]
TREASURER

[Signature]

16.	Mr. Dattaprasad Atchut Naik	Flat No. A-801 Parking Slot No. A-801	1BHK Eighth Floor Block-A	77.65	57.32	38.14	12.04
17.	Mrs. Shakuntala V. Hegde	Flat No. A-202 Parking Slot No. A-202	1BHK Second Floor Block-A	76.77	56.67	38.14	12.04
18.	Mr. Shivilal Rotongar	Flat No. A-203 Parking Slot No. A-203	1BHK Second Floor Block-A	76.46	56.44	37.25	12.93
19.	Mrs. Jyoti M. Kantak and Mr. Mayur Mahesh Kantak	Flat No. A-402 Parking Slot No. A-402	1BHK Fourth Floor Block-A	76.77	56.67	38.14	12.04
20.	Smt. Meera A. Naik	Flat No. A-403 Parking Slot No. A-403	1BHK Fourth Floor Block-A	76.46	56.44	37.25	12.93
21.	Mr. Vinayak Manohar Dessai	Flat No. A-602 Parking Slot No. A-602	1BHK Sixth Floor Block-A	76.77	56.67	38.14	12.04
22.	Mr. Anthony Piety Joanes	Flat No. A-603 Parking Slot No. A-603	1BHK Sixth Floor Block-A	76.46	56.44	37.25	12.93
23.	Mr. Harish Havaladar	Flat No. A-802	1BHK	76.77	56.67	38.14	12.04



THE SANSKAR CO-OP. HOUSING SOCIETY LTD

[Signature]
SECRETARY

[Signature]
CHAIRMAN

[Signature]
TREASURER

[Signature]

		Parking Slot No. A-802	Eighth Floor Block-A				
24.	Mrs. Parvati Madkaikar	Flat No. A-803 Parking Slot No. A-803	1BHK Eighth Floor Block-A	76.46	56.44	37.25	12.93
25.	Mrs. Anupama S. Karpe & Mr. Bhagwant S. Karpe	Flat No.C-102 Parking Slot No. C-102	2.5 BHK First Floor Block-C	133.45	98.51	69.15	17.78
26.	Mrs. Dumentina Santana Gertrudes Fernandes & Mrs. Hazel Bonna Fernandes e Seixas	Flat No. C-202 Parking Slot No. C-202	2.5 BHK Second Floor Block-C	133.45	98.51	69.15	17.78
27.	Mrs. Natalina B. Dias e Seixas	Flat No. C-302 Parking Slot No. C-302	2.5 BHK Third Floor Block-C	133.45	98.51	69.15	17.78
28.	Mrs. Livia Fernandes	Flat No. C-402 Parking Slot No. C-402	2.5 BHK Fourth Floor Block-C	133.45	98.51	69.15	17.78
					1757.48		



THE SANSKAR CO-OP. HOUSING SOCIETY LTD




 SECRETARY CHAIRMAN TREASURER

SCHEDULE D**(SPECIFICATION OF BUILDING & DESCRIPTION OF SEMIFURNISHED FLATS)****SPECIFICATIONS:****1. THE STRUCTURE:**

It is an RCC structure with external walls up to the plinth in cement blocks masonry and the external walls in the super structure shall be of 20 cm thick cement blocks masonry. The external plaster will be double coat with sand finished and Internal plaster to be finished with punning along with primer and 3 coats of good quality paint. The internal walls shall be of 10cm light weight blocks.

2. DOORS AND WINDOWS:

316 Marine Graded Stainless-Steel Safety Gate for main door of each flat for safety purpose. 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.

3. Safety Fabrication Grills will be provided uniformly to all flats. Metal steel grills (MS) fixed to all flat windows for safety purpose which also maintain uniformity of the building.

4. CEILING:

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

5. FLOORING:

Living Room, Kitchen and Bedrooms will be provided with good quality vitrified tiles. Bathroom flooring shall be anti-skid tiles of good quality and wall tiles fitting shall be upto full height.

6. SANITARY AND TOILET FITTINGS:

All bathroom fittings and sanitary fittings shall be of premium class quality such as Cera or equivalent.

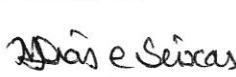
7. ELECTRICAL INSTALLATION:

All rooms of the flat will be provided with LED Lights, Havells Brand ceiling fans in all rooms (Brand subject to availability) and bathroom with Exhaust Fans.

THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN


TREASURER





8. Installation of Tata sky connection to all flats (Package & other services to be subscribed & paid by the client locally).
9. Modern kitchen with cabinets manufactured by Rajdeep Interior Firm along with 2 exhaust fans.
10. Granite sit-out with bottom storage cabinet in all Bedrooms.
11. Lobby with POP, LED Lights, Artificial Plants, wall pictures, and Granite Sit out for provision to keep shoes.
12. All allotted covered car parking with flat numbers will be provided for each flat.
13. Building Roof will be provided with high/good quality fabrication.

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



THE SANSKAR CO-OP. HOUSING SOCIETY LTD

[Signature]
SECRETARY

[Signature]
CHAIRMAN

[Signature]
TREASURER

[Signature]

**SIGNED, SEALED AND DELIVERED FOR
THE WITHIN NAMED OWNER, THE
SANSKAR COOPERATIVE HOUSING
SOCIETY LIMITED**



Handwritten signature of Mrs. Meera Naik

**MRS. MEERA NAIK
(THE CHAIRMAN)
L.H.T.I.**

R.H.T.I.



THE SANSKAR CO-OP. HOUSING SOCIETY LTD

Handwritten signature of Secretary
SECRETARY

Handwritten signature of Chairman
CHAIRMAN

Handwritten signature of Treasurer
TREASURER

Large handwritten signature

SIGNED, SEALED AND DELIVERED
FOR THE WITHIN NAMED OWNER,
THE SANSKAR COOPERATIVE HOUSING
SOCIETY LIMITED.

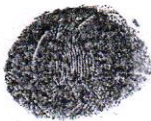
[Signature]



MRS. ANUPAMA SHAMSUNDAR KARPE
(THE SECRETARY)

L. H. T. I.

R. H. T. I.



THE SANSKAR CO-OP. HOUSING SOCIETY LTD

[Signature]
SECRETARY

[Signature]
CHAIRMAN

[Signature]
TREASURER

[Signature]

SIGNED, SEALED AND DELIVERED
FOR THE WITHIN NAMED OWNER,
THE SANSKAR COOPERATIVE HOUSING
SOCIETY LIMITED



Dias e Seixas

MRS. NATALINA BASTIAO DIAS E SEIXAS*
(THE TREASURER)

L. H. T. I.

R. H. T. I.



THE SANSKAR CO-OP. HOUSING SOCIETY LTD

[Signature]

SECRETARY

[Signature]

CHAIRMAN

[Signature]

TREASURER

[Large signature]

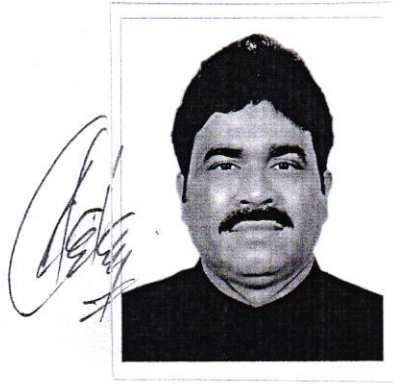


SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED DEVELOPER



RAJDEEP BUILDERS THROUGH ITS
PROPRIETOR, MR. RAJESH TARKAR
L. H. T. I.



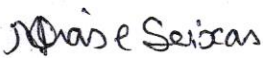
R. H. T. I.



THE SANSKAR CO-OP. HOUSING SOCIETY LTD


SECRETARY


CHAIRMAN

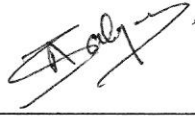

TREASURER



WITNESSES:

1. NAME : **Mr. Ajay Salgaonkar**
 FATHER'S NAME : Mr. Babli Salgaonkar
 AGE : 47 years
 MARITAL STATUS : Married
 OCCUPATION : Service
 ADDRESS : H. No. S/74, Yashodi Niwas, Sonar Bhat,
 Near Hanuman Temple, Reis Magos Goa.

SIGNATURE :




2. NAME : **Mrs. Santoshi Sawant**
 FATHER'S NAME : Mr. Achutanand Sawant
 AGE : 29 years
 MARITAL STATUS : Married
 OCCUPATION : Service
 ADDRESS : House No.1049. Sai Swami Niwas, Alto
 Torda, Near SBI Bank, Badem Branch
 Porvorim Goa.

SIGNATURE :



THE SANSKAR CO-OP. HOUSING SOCIETY LTD


 SECRETARY


 CHAIRMAN


 TREASURER



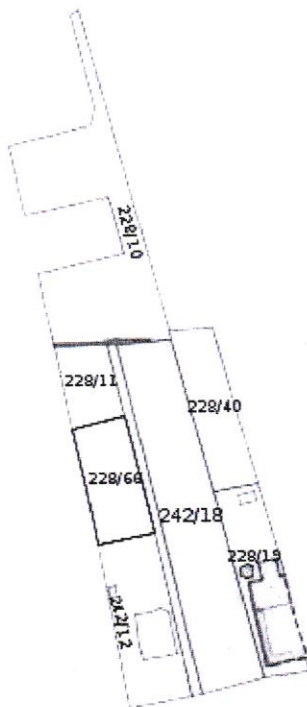


Government of Goa
Directorate of Settlement and Land records
Survey Plan
Salcete Taluka, Margao City
PT Sheet No.: 242 , Chalta No.: 18

4622
5/9/24

Scale 1:2000

Reference No.: REV192467465

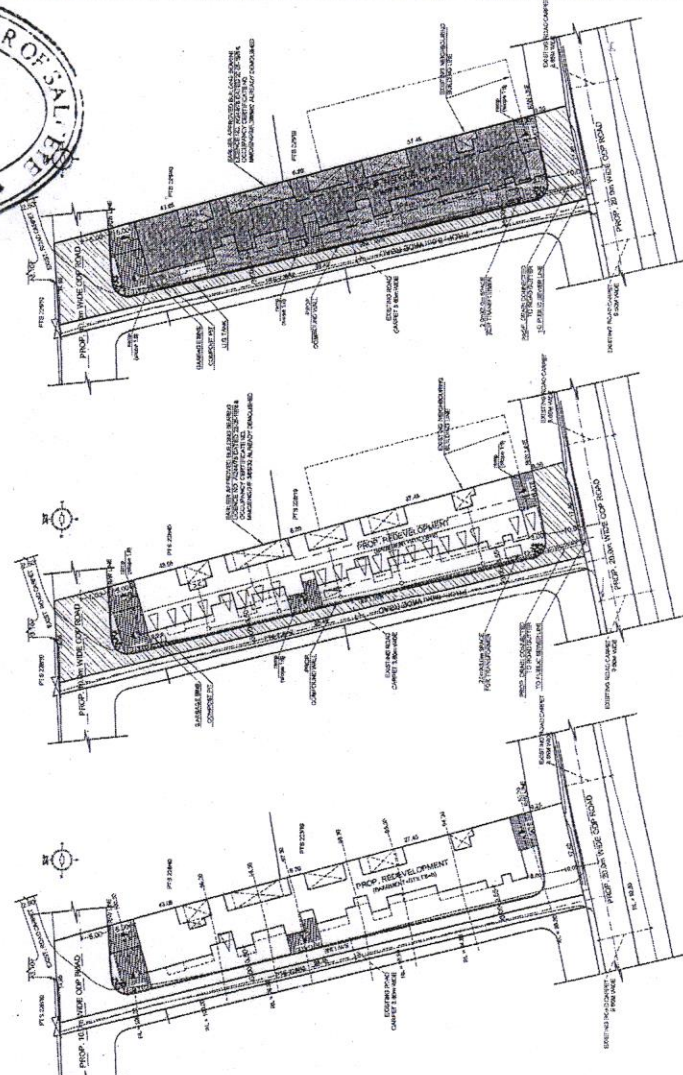
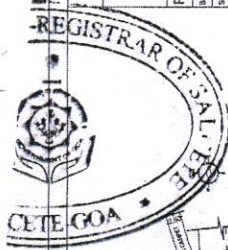


This record is computer generated on 16-07-2024 04:46:32. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

THE BANSKAR CO-OP. HOUSING SOCIETY LTD

Aravind *H. K. K.* *D. N. S.*
SECRETARY CHAIRMAN TREASURER



SITE PLAN
SCALE 1:500

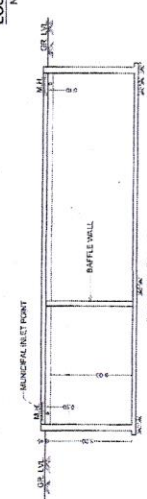
PARKING LAYOUT PLAN
SCALE 1:500

CONTOUR LAYOUT PLAN
SCALE 1:500



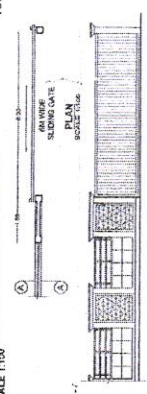
LOCATION PLAN
SCALE 1:500

PROPOSED U.G. TANK
SCALE 1:100



PLAN OF U.G. TANK
SCALE 1:100

PROPOSED COMPOUND WALL & GATE
SCALE 1:100



FRONT ELEVATION
SCALE 1:100

SECTION A-A
SCALE 1:100

PLAN
SCALE 1:100

FRONT ELEVATION
SCALE 1:100

SECTION A-A
SCALE 1:100

PLAN
SCALE 1:100

THE SANSKAR CO-OP. HOUSING SOCIETY LTD

Secretary

Chairman

Treasurer

Handwritten signature of a representative of The Sankar Co-op. Housing Society Ltd.

PLOT AREA:									
1. Area of the Plot	1556.00	Sq.mts.							
2. Deduction for									
(a) Area within road	103.25	Sq.mts.							
(b) Area within road	1150.75	Sq.mts.							
(c) Net effective area (1) - (2)									
3. Covered area of the existing building, if any									
4. Plot coverage of the existing building (in %)									
5. Plot coverage of the existing building (in %)									
6. Covered area of the existing building (in %)									
7. Plot coverage of the existing building (in %)									
8. Covered area of the existing building (in %)									
9. Plot coverage of the existing building (in %)									
10. Combined covered area of the existing building to be maintained and that of the proposed building									
11. Combined plot coverage of the existing building to be maintained and that of the proposed building (in %)									
FLOOR AREA:									
12. Balcony area and covered area over balconies	922.00	Sq.mts.							
13. Balcony area and covered area over balconies									
14. Addition of set-back area and/or proposed road for FAR purpose									
15. Addition of garage area for FAR purpose									
16. Floor area consumed on FIRST floor	388.95	Sq.mts.							
17. Floor area consumed on SECOND floor	388.95	Sq.mts.							
18. Floor area consumed on THIRD floor	388.95	Sq.mts.							
19. Floor area consumed on FOURTH floor	388.95	Sq.mts.							
20. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose									
21. Existing floor area to be maintained	311.99	Sq.mts.							
22. Total floor area consumed:	311.99	Sq.mts.							
(13+14+15+16+17+18+19+20+21)	311.99	Sq.mts.							
23. FAR permissible	311.99	Sq.mts.							
24. FAR consumed	200.00	%							
25. FAR consumed	108.97	%							
26. Mezzanine area									
27. Left area	855.27	Sq.mts.							
28. Basement area									
29. Garage area									

NOTE: 7.5% AREA OF PROPOSED FAR = 233.37 sqm
SOCIETY OFFICE = 14.07 sqm
ENTRANCE Foyer = 40.56 sqm
TOTAL AREA IN 7.5% SOCIETY OFFICE = 233.37 sqm
TOTAL AREA IN 7.5% SOCIETY OFFICE = 233.37 sqm
LENGTH OF THE PROPOSED COMPOUND WALL = 59.45 meters
AREA CALCULATION FOR INFRASTRUCTURE TAX:
TOTAL BUILT UP AREA FOR TAX = 3332.72 (RESIDENTIAL) - 53.48 (INTERMEDIATE TERRACE) = 5486.20 SQ.M

30. Reference number and date of approval of sub-division of land:
If any plot in question is part of sub-division.
31. Any other information

32. Type of zone to which the plot belongs to:
Special Residential

33. Setbacks:
10.00+3.00+13.00 mts.
(5.00+5.00)+10.00 mts.
34. Side setbacks:
35. Distance between two or more buildings on the same plot, if any
36. Height of the plot
37. Use to which the building is to be put to
38. Plot owned by with reference to the ownership certificate of land:
39. Reference number and date of approval of sub-division of land:
If any plot in question is part of sub-division.
40. Any other information

THE SANSKAR CO-OP. HOUSING SOCIETY LIMITED

NOTE: 7.5% AREA OF PROPOSED FAR = 233.37 sqm
SOCIETY OFFICE = 14.07 sqm
ENTRANCE Foyer = 40.56 sqm
TOTAL AREA IN 7.5% SOCIETY OFFICE = 233.37 sqm
TOTAL AREA IN 7.5% SOCIETY OFFICE = 233.37 sqm
LENGTH OF THE PROPOSED COMPOUND WALL = 59.45 meters
AREA CALCULATION FOR INFRASTRUCTURE TAX:
TOTAL BUILT UP AREA FOR TAX = 3332.72 (RESIDENTIAL) - 53.48 (INTERMEDIATE TERRACE) = 5486.20 SQ.M

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE

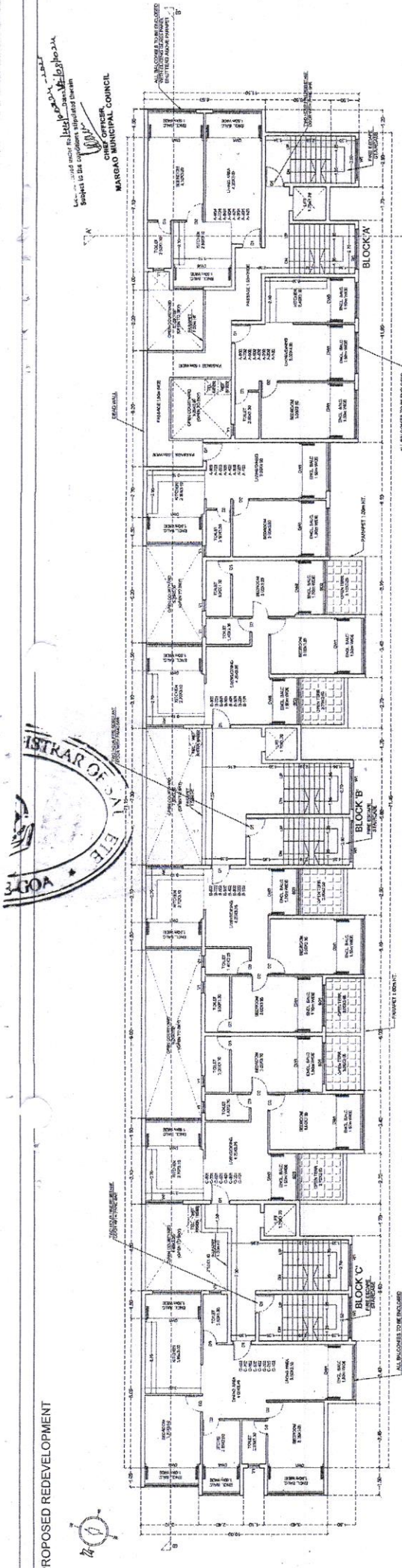
OWNER'S SIGNATURE

OWNER'S SIGNATURE

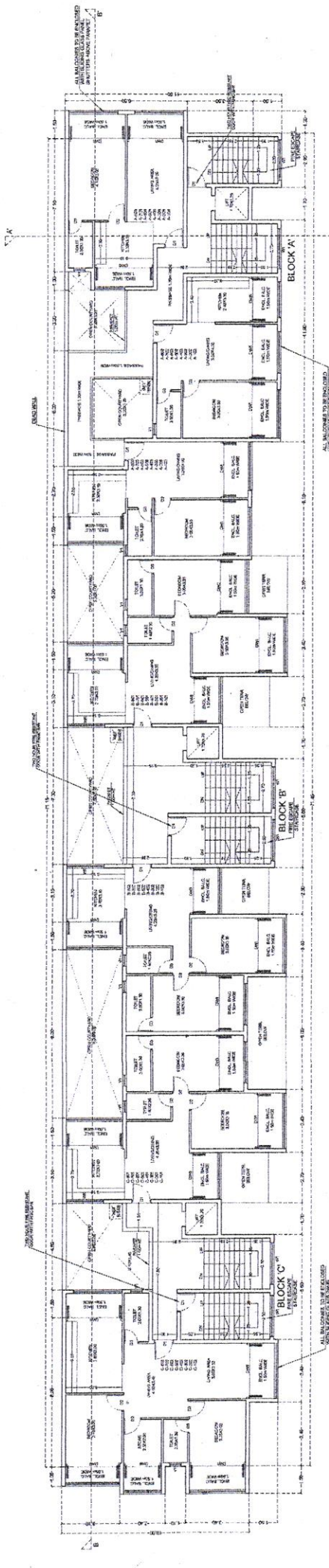
OWNER'S SIGNATURE

OWNER'S SIGNATURE

OWNER'S SIGNATURE



TYPICAL FIRST, THIRD, FIFTH AND SEVENTH FLOOR PLAN
SCALE 1:100





TYPICAL SECOND, FOURTH, SIXTH AND EIGHTH FLOOR PLAN
SCALE 1:100

SCHEDULE OF APPOINTMENTS

TYPE	SIZE	W	H	ILL	UNIT
1	10	1.5	2.0	1.5	1.5
2	10	1.5	2.0	1.5	1.5
3	10	1.5	2.0	1.5	1.5
4	10	1.5	2.0	1.5	1.5
5	10	1.5	2.0	1.5	1.5
6	10	1.5	2.0	1.5	1.5
7	10	1.5	2.0	1.5	1.5
8	10	1.5	2.0	1.5	1.5
9	10	1.5	2.0	1.5	1.5
10	10	1.5	2.0	1.5	1.5
11	10	1.5	2.0	1.5	1.5
12	10	1.5	2.0	1.5	1.5
13	10	1.5	2.0	1.5	1.5
14	10	1.5	2.0	1.5	1.5
15	10	1.5	2.0	1.5	1.5
16	10	1.5	2.0	1.5	1.5
17	10	1.5	2.0	1.5	1.5
18	10	1.5	2.0	1.5	1.5
19	10	1.5	2.0	1.5	1.5
20	10	1.5	2.0	1.5	1.5
21	10	1.5	2.0	1.5	1.5
22	10	1.5	2.0	1.5	1.5
23	10	1.5	2.0	1.5	1.5
24	10	1.5	2.0	1.5	1.5
25	10	1.5	2.0	1.5	1.5
26	10	1.5	2.0	1.5	1.5
27	10	1.5	2.0	1.5	1.5
28	10	1.5	2.0	1.5	1.5
29	10	1.5	2.0	1.5	1.5
30	10	1.5	2.0	1.5	1.5
31	10	1.5	2.0	1.5	1.5
32	10	1.5	2.0	1.5	1.5
33	10	1.5	2.0	1.5	1.5
34	10	1.5	2.0	1.5	1.5
35	10	1.5	2.0	1.5	1.5
36	10	1.5	2.0	1.5	1.5
37	10	1.5	2.0	1.5	1.5
38	10	1.5	2.0	1.5	1.5
39	10	1.5	2.0	1.5	1.5
40	10	1.5	2.0	1.5	1.5
41	10	1.5	2.0	1.5	1.5
42	10	1.5	2.0	1.5	1.5
43	10	1.5	2.0	1.5	1.5
44	10	1.5	2.0	1.5	1.5
45	10	1.5	2.0	1.5	1.5
46	10	1.5	2.0	1.5	1.5
47	10	1.5	2.0	1.5	1.5
48	10	1.5	2.0	1.5	1.5
49	10	1.5	2.0	1.5	1.5
50	10	1.5	2.0	1.5	1.5
51	10	1.5	2.0	1.5	1.5
52	10	1.5	2.0	1.5	1.5
53	10	1.5	2.0	1.5	1.5
54	10	1.5	2.0	1.5	1.5
55	10	1.5	2.0	1.5	1.5
56	10	1.5	2.0	1.5	1.5
57	10	1.5	2.0	1.5	1.5
58	10	1.5	2.0	1.5	1.5
59	10	1.5	2.0	1.5	1.5
60	10	1.5	2.0	1.5	1.5
61	10	1.5	2.0	1.5	1.5
62	10	1.5	2.0	1.5	1.5
63	10	1.5	2.0	1.5	1.5
64	10	1.5	2.0	1.5	1.5
65	10	1.5	2.0	1.5	1.5
66	10	1.5	2.0	1.5	1.5
67	10	1.5	2.0	1.5	1.5
68	10	1.5	2.0	1.5	1.5
69	10	1.5	2.0	1.5	1.5
70	10	1.5	2.0	1.5	1.5
71	10	1.5	2.0	1.5	1.5
72	10	1.5	2.0	1.5	1.5
73	10	1.5	2.0	1.5	1.5
74	10	1.5	2.0	1.5	1.5
75	10	1.5	2.0	1.5	1.5
76	10	1.5	2.0	1.5	1.5
77	10	1.5	2.0	1.5	1.5
78	10	1.5	2.0	1.5	1.5
79	10	1.5	2.0	1.5	1.5
80	10	1.5	2.0	1.5	1.5
81	10	1.5	2.0	1.5	1.5
82	10	1.5	2.0	1.5	1.5
83	10	1.5	2.0	1.5	1.5
84	10	1.5	2.0	1.5	1.5
85	10	1.5	2.0	1.5	1.5
86	10	1.5	2.0	1.5	1.5
87	10	1.5	2.0	1.5	1.5
88	10	1.5	2.0	1.5	1.5
89	10	1.5	2.0	1.5	1.5
90	10	1.5	2.0	1.5	1.5
91	10	1.5	2.0	1.5	1.5
92	10	1.5	2.0	1.5	1.5
93	10	1.5	2.0	1.5	1.5
94	10	1.5	2.0	1.5	1.5
95	10	1.5	2.0	1.5	1.5
96	10	1.5	2.0	1.5	1.5
97	10	1.5	2.0	1.5	1.5
98	10	1.5	2.0	1.5	1.5
99	10	1.5	2.0	1.5	1.5
100	10	1.5	2.0	1.5	1.5

Development Permission Granted
No. SPP/16/11/135-24
Dated 15/01/2016
Number 16/11/135-24

Architect's Signature: 

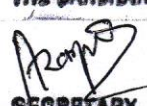
Owner's Signature: 


Architect: **VISHWESH ERENKAR**
Civil Engineer
Mumbai Municipal Council
Registration No. 16/11/135-24

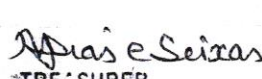
Owner: **THE SANSKAR CO-OP. HOUSING SOCIETY LTD**
Registration No. 16/11/135-24

Scale: 1:100

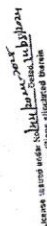
THE SANSKAR CO-OP. HOUSING SOCIETY LTD

 **SECRETARY**

 **CHAIRMAN**

 **TREASURER**





license issued under N.Y.C. Code.

CHIEF OFFICER,
MUNICIPAL COUNCIL

----- PLAT ROOF COVERED WITH GALVALUME OR EQUIVALENT SHEETS OVER 2x4 FRAMES

- FLAT ROOF COVERED WITH GALVANIZED OR EQUIVALENT

THE SANSKAR CO-OP. HOUSING SOCIETY LTD

~~SECRETARY~~

CHAIRMAN

TREASURER

Mas e Seixas

SECTION B-B'
SCALE 1:100

Placement Permission Granted

6020710151
fennell
2009/11/23-24

OWNER'S SIGNATURE: _____

ARCHITECT'S SIGNATURE:

PART RAMP SECTION FROM NORTH WEST
ENTRY (SECTION X-X')

SCALE 1:100

OWNER THE BANKBAR CO-OPERATIVE
HOUSING SOCIETY LIMITED
PROJECT
PROPOSED REDEVELOPMENT OF THE BANKBAR
CO-OPERATIVE HOUSING SOCIETY LIMITED
BUILDING NO. 10, 11, 12, 13, 14, 15, 16, 17, 18,
19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32,
33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45,
46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58,
59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70,
71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82,
83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94,
95, 96, 97, 98, 99, 100, 101, 102, 103, 104,
105, 106, 107, 108, 109, 110, 111, 112, 113,
114, 115, 116, 117, 118, 119, 120, 121, 122,
123, 124, 125, 126, 127, 128, 129, 130, 131,
132, 133, 134, 135, 136, 137, 138, 139, 140,
141, 142, 143, 144, 145, 146, 147, 148, 149,
150, 151, 152, 153, 154, 155, 156, 157, 158,
159, 160, 161, 162, 163, 164, 165, 166, 167,
168, 169, 170, 171, 172, 173, 174, 175, 176,
177, 178, 179, 180, 181, 182, 183, 184, 185,
186, 187, 188, 189, 190, 191, 192, 193, 194,
195, 196, 197, 198, 199, 200, 201, 202, 203,
204, 205, 206, 207, 208, 209, 210, 211, 212,
213, 214, 215, 216, 217, 218, 219, 220, 221,
222, 223, 224, 225, 226, 227, 228, 229, 230,
231, 232, 233, 234, 235, 236, 237, 238, 239,
240, 241, 242, 243, 244, 245, 246, 247, 248,
249, 250, 251, 252, 253, 254, 255, 256, 257,
258, 259, 260, 261, 262, 263, 264, 265, 266,
267, 268, 269, 270, 271, 272, 273, 274, 275,
276, 277, 278, 279, 280, 281, 282, 283, 284,
285, 286, 287, 288, 289, 290, 291, 292, 293,
294, 295, 296, 297, 298, 299, 300, 301, 302,
303, 304, 305, 306, 307, 308, 309, 310, 311,
312, 313, 314, 315, 316, 317, 318, 319, 320,
321, 322, 323, 324, 325, 326, 327, 328, 329,
330, 331, 332, 333, 334, 335, 336, 337, 338,
339, 340, 341, 342, 343, 344, 345, 346, 347,
348, 349, 350, 351, 352, 353, 354, 355, 356,
357, 358, 359, 360, 361, 362, 363, 364, 365,
366, 367, 368, 369, 370, 371, 372, 373, 374,
375, 376, 377, 378, 379, 380, 381, 382, 383,
384, 385, 386, 387, 388, 389, 390, 391, 392,
393, 394, 395, 396, 397, 398, 399, 400, 401,
402, 403, 404, 405, 406, 407, 408, 409, 410,
411, 412, 413, 414, 415, 416, 417, 418, 419,
420, 421, 422, 423, 424, 425, 426, 427, 428,
429, 430, 431, 432, 433, 434, 435, 436, 437,
438, 439, 440, 441, 442, 443, 444, 445, 446,
447, 448, 449, 450, 451, 452, 453, 454, 455,
456, 457, 458, 459, 460, 461, 462, 463, 464,
465, 466, 467, 468, 469, 470, 471, 472, 473,
474, 475, 476, 477, 478, 479, 480, 481, 482,
483, 484, 485, 486, 487, 488, 489, 490, 491,
492, 493, 494, 495, 496, 497, 498, 499, 500,
501, 502, 503, 504, 505, 506, 507, 508, 509,
510, 511, 512, 513, 514, 515, 516, 517, 518,
519, 520, 521, 522, 523, 524, 525, 526, 527,
528, 529, 530, 531, 532, 533, 534, 535, 536,
537, 538, 539, 540, 541, 542, 543, 544, 545,
546, 547, 548, 549, 550, 551, 552, 553, 554,
555, 556, 557, 558, 559, 560, 561, 562, 563,
564, 565, 566, 567, 568, 569, 570, 571, 572,
573, 574, 575, 576, 577, 578, 579, 580, 581,
582, 583, 584, 585, 586, 587, 588, 589, 590,
591, 592, 593, 594, 595, 596, 597, 598, 599,
600, 601, 602, 603, 604, 605, 606, 607, 608,
609, 610, 611, 612, 613, 614, 615, 616, 617,
618, 619, 620, 621, 622, 623, 624, 625, 626,
627, 628, 629, 630, 631, 632, 633, 634, 635,
636, 637, 638, 639, 640, 641, 642, 643, 644,
645, 646, 647, 648, 649, 650, 651, 652, 653,
654, 655, 656, 657, 658, 659, 660, 661, 662,
663, 664, 665, 666, 667, 668, 669, 670, 671,
672, 673, 674, 675, 676, 677, 678, 679, 680,
681, 682, 683, 684, 685, 686, 687, 688, 689,
690, 691, 692, 693, 694, 695, 696, 697, 698,
699, 700, 701, 702, 703, 704, 705, 706, 707,
708, 709, 710, 711, 712, 713, 714, 715, 716,
717, 718, 719, 720, 721, 722, 723, 724, 725,
726, 727, 728, 729, 730, 731, 732, 733, 734,
735, 736, 737, 738, 739, 740, 741, 742, 743,
744, 745, 746, 747, 748, 749, 750, 751, 752,
753, 754, 755, 756, 757, 758, 759, 760, 761,
762, 763, 764, 765, 766, 767, 768, 769, 770,
771, 772, 773, 774, 775, 776, 777, 778, 779,
780, 781, 782, 783, 784, 785, 786, 787, 788,
789, 790, 791, 792, 793, 794, 795, 796, 797,
798, 799, 800, 801, 802, 803, 804, 805, 806,
807, 808, 809, 810, 811, 812, 813, 814, 815,
816, 817, 818, 8

WISHWESH VERENKAR
ARCHITECT
CDA NO. CA/2012/59023
REG NO. AR/0019/70

WEST



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 05-Sep-2024 12:55:58 pm

Document Serial Number :- 2024-MGO-4622

Presented at 12:53:44 pm on 05-Sep-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1274200
2	Registration Fee	1318110
3	Processing Fee	1920
Total		2594230

Stamp Duty Required :1274200/-



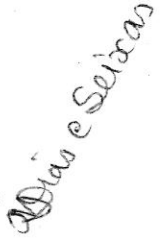
Stamp Duty Paid : 1274200/-

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAILEE SHAILESH THANEKAR ,Father Name:Bhargavram Naik, Age: 45, Marital Status: ,Gender:Female,Occupation: Advocate, Address1 - 604, Tik hazan, Mayem, Bicholim Goa 403504, Address2 - PAN No.: [REDACTED]			

Executer

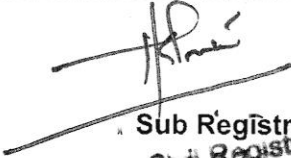
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAILEE SHAILESH THANEKAR , Father Name:Bhargavram Naik, Age: 45, Marital Status: ,Gender:Female,Occupation: Advocate, 604, Tik hazan, Mayem, Bicholim Goa 403504, PAN No.: [REDACTED] , as Power Of Attorney Holder for RAJESH TARKAR Proprietor Of RAJDEEP BUILDERS			
2	MEERA NAIK Chairman Of The Sanskar CoOperative Housing Society Ltd. , Father Name:Pandhari Naik, Age: 68, Marital Status: ,Gender:Female,Occupation: Other, C/o. Mrs. Natalina Bastiao Dias e Seixas, AB-2, IInd Floor, Silver Tower Co-operative Housing Society Ltd., Building A, Near Cine Vishant, Aquem Alto, Margao, Goa-403601, , PAN No.: [REDACTED]			
3	ANUPAMA SHAMSUNDAR KARPE Secretary Of The Sanskar CoOperative Housing Society Ltd. , Father Name:Visvonata Rajaram Xete Deulkar, Age: 75, Marital Status: ,Gender:Female,Occupation: Other, House No. M-16, Housing Board Colony, Gogol, Margao, Goa-403601, , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	NATALINA BASTIAO DIAS E SEIXAS, Treasurer Of The Sanskar CoOperative Housing Society Ltd. , Father Name:Bastiao Dias, Age: 78, Marital Status: , Gender:Female,Occupation: Other, AB-2, IInd Floor, Silver Tower Co-operative Housing Society Ltd., Building A, Near Cine Vishant, Aquem Alto, Margao, Goa-403601, PAN No.: [REDACTED]			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ajay Bablj Salgaonkar, Age: 47, DOB: , Mobile: 9112284468 , Email: , Occupation: Service , Marital status : Married , Address: 403114, Reis-magos, Bardez, NorthGoa, Goa			
2	Name: Santoshi Achutanand Sawant, Age: 29, DOB: , Mobile: 9096717755 , Email: , Occupation: Advocate , Marital status : Married , Address: 403521, Salvador-do-mundo, Bardez, NorthGoa, Goa			



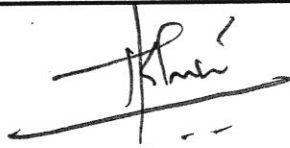

Sub Registrar
Civil Registrar
Cum-
Sub Registrar

Document Serial Number :- 2024-MGO-4622

Book :- 1 Document

Registration Number :- **MGO-1-4485-2024**

Date : 05-Sep-2024



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

Civil Registrar
-Cum-
Sub Registrar
Salcete



Receipt

Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Salcete
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 05-Sep-2024 12:56:33
Date of Receipt: 05-Sep-2024

Receipt No : 2024-25/2/4494
Serial No. of the Document : 2024-MGO-4622
Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**
Received the following amounts from **SAILEE SHAILESH THANEKAR** for Registration of above Document in Book-1 for the year 2024

Registration Fee	1318110	E-Challan(Online fee)	• Challan Number : 202400653762 • CIN Number : CK00DKGEF5	1318110
Processing Fee	1920	Payment to ITG	• Bank Reference No. : pay_Osg96b0S8mLgd8 • NGDRS Transaction No. : 0d4b245e94ca6d05d53b	1920
Total Paid	1320030 (Rupees Thirteen Lakhs Twenty Thousands Thirty only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below
Name of the Person Authorized : *Ajay Salgaonkar*

Shanekar

Specimen Signature of the Person Authorized
TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **05-Sep-2024**

Signature of the Presenter

Signature of the person receiving the Document

HP

Signature of the Sub-Registrar