

Receipt

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FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 19-Nov-2025 12:53:36

Date of Receipt: 19-Nov-2025

Receipt No : 2025-26/2/6614

Serial No. of the Document : 2025-MGO-5581

Nature of, Document : Agreement or its records or Memorandum of Agreement - 5

Received the following amounts from Ramnath Narayan Prabhu Dessai for Registration of above Document in Book-1 for the year 2025

Registration Fee	3192000	E-Challan(Online fee)	• Challan Number : 202500769452 • CIN Number : CPAFXFPVB2	3192000
Processing Fee	1640	Payment to ITG	• Payment Reference : pay_RhBzfkmdr0Wr9G • Receipt Number : b39babc1f20c3b760224	1640
Total Paid	3193640 (Rupees Thirty One Lakhs Ninety Three Thousands Six Hundred And Forty 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 :

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated 19-Nov-2025

Signature of the person receiving the Document

Signature of the Sub-Registrar



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INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No. : IN-GA00118055112167X
Certificate Issued Date : 24-Sep-2025 04:29 PM
Account Reference : NONACC (TS)/ gaga-t30/ DTO-South Margao/ GA-SGA
Unique Doc. Reference : SUBIN-GAGAGA-T3000224368411039X
Purchased by : COMMONWEALTH DEVELOPERS PVT LTD
Description of Document : Article 5 Agreement or its records or memorandum of an agreement
Property Description : PLOT C AREA 2800M2 PART OF AZULIANCHI GALLY OR GOGOLLA AT GOGOL MARGAO GOA CHALTA 53 PTS 121 MARGAO
Consideration Price (Rs.) : 10,64,00,000
 (Ten Crore Sixty Four Lakh only)
First Party : MR VISHNUDAS KRISHNA KARE AND MRS PADMAVATI V KARE
Second Party : COMMONWEALTH DEVELOPERS PVT LTD
Stamp Duty Paid By : COMMONWEALTH DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.) : 30,85,600
 (Thirty Lakh Eighty Five Thousand Six Hundred only)



Please write or type below this line

PF 0000172874

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Ramnath Prabhu Dessai *R.D.*

AGREEMENT FOR JOINT DEVELOPMENT (JDA)

This Agreement for Joint Development (hereinafter referred to as "the Agreement" or "this Agreement") is made at Goa on this 30th day of the month of **October** of the year **Two Thousand Twenty Five** (30/10/2025).

BY AND BETWEEN

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1. Mr. **VISHNUDAS KRISHNA KARE**, son of Late Krishna Kare, aged about 70 years, landlord, Indian National holding PAN: [REDACTED] Aadhaar Card No. [REDACTED] Mobile Phone No. 9422452572, and his wife

2. Mrs. **PADMAVATI VISHNUDAS KARE**, daughter of Ghanasham Keshva Dhond wife of Vishnudas Krishna Kare, aged about 68 years, landlady, Indian National holding PAN: [REDACTED] Aadhaar Card No. [REDACTED], Mobile Phone No. [REDACTED] both residing at House No. 649/B, Vishnukrupa, Padmanarayan Estate, Jeevottam Mutt Area, Gogol Fatorda Salcete Goa 403602 duly herein represented through Power of attorney holder Mr. **VISHVESH VISHNUDAS KARE**, son of Vishnudas Krishna Kare, age 38 years, married, Indian National, holding Adhaar card no. [REDACTED], PAN: [REDACTED], resident of H. No. 649/B, Vishnukrupa, near Jivottam Math Gogol Fatorda Margao Salcete Goa vide Power of attorney dated 10/10/2025 executed before Notary Preeti Kerkar alias Navelkar under reg. no. 811/2025 date 10/10/2025, (hereinafter referred to as "**OWNERS**" which expression shall unless it be repugnant to the subject, context or meaning thereof be deemed to means and includes its successors and assigns), of the **FIRST PART;**

AND

COMMONWEALTH DEVELOPERS PRIVATE LIMITED. a registered company with registered office at CD Fountainhead, Murida, Fatorda Salcete Goa 403 602 having PAN No. [REDACTED] and represented herein by its Managing Director **Mr. DATTA DAMODAR NAIK**, son of Late Damodar Kashinath Naik, married, aged 70 years, occupation businessman, Indian national, Aadhar Card No. [REDACTED] PAN: [REDACTED] resident of H.No 206, Comba,

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Margao, Goa (hereinafter referred to as **"DEVELOPER"**, which expression shall unless it be repugnant to the subject, context or meaning thereof be deemed to mean and include its successors and assigns), of the **SECOND PART**.

Hereinafter **"OWNERS"** and **"DEVELOPER"** shall be collectively referred to as **"PARTIES"**.

All the Parties to this Agreement are Indian National.

A. WHEREAS there exists a landed property known as **"AZULIANCHI GALLY"** or **"GOGOLLA"** situated at Gogol, Margao-Goa, four separate lands adjacent to each other separately described in the Land Registration Office under No. 456, 457, 458 and 459 of Book B 2 of the New Series and enrolled in the land Revenue Office under Matriz No. 1085, 1086 and 1087 herein after referred to as **"ENTIRE PROPERTY"**

B. AND WHEREAS the 1/2 share in the Land described under 456 and 458 and 1/3 share in the land described under no. 457 and 459 were jointly owned by Shri. Narayan Visnum Sinai Caro and Shri. Voicunta Visnum Sinai Caro.

C. AND WHEREAS upon the death of said Shri. Narayan Visnum Sinai Caro and his wife an inventory proceeding was drawn under the no. 89/1986 in the Court of Civil Judge Senior Division at Margao wherein their share in the said entire property was allotted in equal share to their four sons namely Shri. Krishna Narayan Kare, Shri. Prabhakar Narayan Kare, Shri. Shrinivassa Narayan Kare and Shri. Sadanand Narayan Kare in equal (1/4) proportion to each as per order dated 27/01/1987 passed by the Civil Judge Senior Division Margao.

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D. AND WHEREAS said Krishna Narayan Kare expired on 31/08/1990 leaving behind his widow and moiety holder Smt. Manicabai Sinai Kare and his sole and universal heirs his following two sons namely (i) Vishnudas Krishna Caro married to Padmavati Caro and (ii) Narayan Krishna Caro declared vide deed of Succession dated 27/09/1990 drawn at pages 73V to 75 of Book 133 in the Office of Ex-officio Notary Public Ex-Officio Margao Salcete.

E. AND WHEREAS the other co-heirs Shri. Prabhakar Narayan Kare, Shri. Shrinivas Narayan Kare and Shri. Sadanand Narayan Kare had executed three separate wills dated 08/07/1985, 16/07/1985 and 16/07/1985 respectively executed before the Notary Public Ex-Officio Margao and all had bequeathed their share in the property to their nephews i.e (i) Vishnudas Krishna Caro married and (ii) Narayan Krishna Caro.

F. AND WHEREAS said Shrinivas Narayan Kare expired on 14/06/1991 in the status of bachelor without having any ascendants or descendant but leaving behind his testamentary heirs his two nephews the said (i) Vishnudas Krishna Caro married and (ii) Narayan Krishna Caro, which is confirmed by Deed of Succession dated 11/07/1991 executed in the Office of the Ex-officio Notary public at Margao at Folio 78V to 80 of Deeds Book No. 1335 .

G. AND WHEREAS said Sadanand Narayan Caro expired on 07/04/1998 in the status of bachelor without having any ascendants or descendant but leaving behind his testamentary heirs his two nephews the said (i) Vishnudas Krishna Caro married and (ii) Narayan Krishna Caro, which is confirmed by Deed of Succession dated 06/07/1998 executed in the Office of the Notary public Ex-officio Margao drawn at pages 13V to 15 of Book No. 1396 .

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H. AND WHEREAS said Prabhakar Narayan Kare Caro expired on 10/08/2001 in the status of bachelor without having any ascendants or descendant but leaving behind his testamentary heirs his two nephews the said (i) Vishnudas Krishna Caro married and (ii) Narayan Krishna Caro, which is confirmed by Deed of Succession dated 07/09/2001 executed in the Office of the Notary public Ex-officio Margao drawn at pages 77 to 78 of Book No. 1487 .

I. AND WHEREAS on 20/01/2002 the said Narayan Krishna Kare expired leaving behind his widow and moiety sharer Smt. Nimisha Narayan Kare and as his sole and universal heir his only daughter Sanskruti Narayan Kare, the same is confirmed by Inventory Proceeding No. 97/2002/I (old) in 21/2003 /1 (New) in the Court of Civil Judge Senior Div. Margao filed by Shri. Vishnudas Krishna Kare.

J. AND WHEREAS in the said Inventory Proceedings No. 97/2002 the said Entire Property was divided into various Plots and one of the Plot identified under Item No. 4 Sr. No. I i.e. Plot C admeasuring an area of 2800 m² along with other plots was allotted to the OWNERS herein vide Consent Decree dated 19/7/2005 passed in the said Inv. Pro. 97/2002/I (old) in 21/2003/1 (New) .

K. AND WHEREAS subsequently the said OWNERS got partitioned the SAID PLOT C in their name filed before the Court of Dy. Collector & SDO Margao of salcete at Margao under Case No. LRC /PART/Fatorda/ 341/2018/11234 and by judgment and order dated 03/11/2020 the separate Chalta No. 53 of P.T. Sheet No. 121 was allotted to the SAID PLOT and the name of OWNERS are shown in holders column of the same and hereinafter referred to as the "SAID PLOT" .

L. AND WHEREAS the said OWNERS are in exclusive possession and enjoyment of the "SAID PLOT".

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M. AND WHEREAS the OWNERS was on a look out for a DEVELOPER to develop the SAID PLOT and approached the **COMMONWEALTH DEVELOPERS PVT LTD**, a DEVELOPER, who has offered the SAID PLOT for the development into a residential area for the benefit of the PARTIES and WHEREAS the OWNERS has accepted the offer of the DEVELOPER.

N. AND WHEREAS the DEVELOPER has offered to develop the SAID PLOT into residential apartments/Flat and its cost and after mutual negotiation, the PARTIES hereto have agreed to reduce the terms and conditions into writing and accordingly this Agreement for Joint Development is executed.

NOW THIS AGREEMENT WITNESSTH AS FOLLOWS:

1. DEFINITION

In this Agreement, unless repugnant to the context, the following terms shall have the following meanings:

- a. **"Authority"** means any statutory or governmental authority whether local or state or central from and/or with whom registration, approvals, authorizations, licenses, permissions, consents, no objection certificate are or will be required for purposes of construction and/or development of the New Building on the SAID PLOT as well as for the sale, occupation and use of the New Building.
- b. **"Applicable Laws"** means and includes any applicable central, state or local law, statute, ordinance, rule, regulation, code, bye-law, government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority.
- c. **"Approvals" or "Development Approvals"** means and includes all approvals, sanctions, permissions and licenses form or filings with any government or other competent Authority or otherwise required for development, construction, completion and occupation

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of the New Building to be constructed on the SAID PLOT in terms of this Agreement.

d. **"Common Amenities"** in the New Building shall include stairways, lifts, lobbies, open car parking, Stilt Parking, Basement Parking entrances, exit/gates, passage-ways, driveways, fire escapes, common basements, terraces, garden, pathways, shafts/ducts, drains, sewers, pits, machine room, store room, electric/generator/transformer/meter or other equipment room, common toilets, other spaces, water tanks/ reservoirs, pumps, motors, tube-wells, pipes, plumbing, water tank, water filtration plant, foundation, columns, supports and facilities whatsoever required for the use, enjoyment, establishments, locations, maintenance and/or management of the New Building and/or the common facilities or any of them as the case may be, provided.

e. **"Development"** shall mean and include all works pertaining to the construction, completion and occupation of the New Building on the SAID PLOT.

f. **"Development Cost"** shall mean and include all such cost incurred towards the Development of the SAID PLOT.

g. **"DEVELOPER's Area"** the Balance constructed area comprising of Residential Area and Car Parking in Basement and on stilt along with proportionate Common Amenities in the New Building and more particularly described in "Schedule-IV" hereunder .

h. **"Effective Date"** means the date of execution of this Agreement.

i. **"New Building"** shall mean and include the building consisting of basement, ground plus eight upper floors to be constructed by the DEVELOPER on the SAID PLOT for residential use along with Common Amenities and spaces for the New Building and/or the Units comprised therein by using the construction materials .

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- j. **"OWNERS' Area"** shall mean total constructed area comprising residential premises in the form of 18 apartments having total super built up area of 2,292.53 sq mtr allotted for the OWNERS along with 18 Car Parking as detailed in the Schedule II hereunder along with proportionate Common Amenities in the New Building and more particularly described in "Schedule-I" hereunder and identified in the plan hereto annexed and thereon demarcated in red color.
- k. **"Plan"** or **"Building Plan"** means the building plans and shall include all amendments and/or modifications thereon sanctioned by the competent Authority required for construction, completion and occupation of the New Building.
- l. **"Project"** shall mean and include the development of the SAID PLOT by constructing the New Building consisting of eight floors comprising of residential Units by utilizing and consuming the Free Space Index (FSI) to the extent possible in accordance with the applicable laws and sanctions within a period of **forty two months. (42 months)**
- m. **"Property"** means and includes all that Plot C and herein referred to as the SAID PLOT admeasuring an area of 2800 m2 forming part of the property known as "AZULIANCHI GALLY" or "GOGOLLA" situated at Gogol, Margao-Goa, described in the Land Registration Office under No. 456 457, 458 & 459 of Book B2 of New Series and enrolled in the land Revenue Office under Matriz No. 1085 independently surveyed under Chalta No. 53 of P T Sheet No. 121 of Margao City and bounded on and towards: East: by Nulla, West : by road, North: by P.W.D. Pipe line road and South : By road
- n. **"Purchaser/s"** shall mean a person/s and/or their nominee to whom any Unit in the New Building has been agreed to be transferred.
- o. **"Unit"** shall mean the apartment/Flat units in the New Building being constructed on the SAID PLOT capable of being exclusively

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occupied and enjoyed independently including the proportionate share of the Common Amenities attributable to the said Unit.

2. INTERPRETATION.

- a. References to any statute or statutory provision or order or regulation made thereunder shall include the statute, provision, order or regulation as amended, modified, re-enacted or replaced from time to time whether before or after the date hereof.
- b. References to the laws of India include the applicable laws of the State of Goa.
- c. References to any person shall include body corporate, unincorporated associations, partnerships, trusts and any organization or entity having legal capacity.
- d. Reference to the words of either gender shall include the other gender.
- e. References in the singular shall include references in the plural and vice versa.
- f. The articles hereto and headings, sections and titles in this Agreement are inserted for convenience only and shall not be taken into consideration in the interpretation or construction of this Agreement.
- g. References to Recitals, Schedule, Annexure, Clauses etc. unless the context otherwise requires, means reference to the recitals, Schedule, annexure, articles, clauses of this Agreement.
- h. The words "include" and "including" are to be construed without limitation.
- i. The expressions 'hereunder', 'hereto', 'herein', 'hereof' and similar expressions relate to this entire Agreement and not to any particular provision thereof.
- j. The Schedules and Annexures form an integral part of this Agreement and shall be of full force and effect as though they were expressly set out in the body of this Agreement. In case of any

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conflict between the Annexure and this Agreement, the terms of this Agreement shall prevail.

k. The recitals as contained hereinabove shall form an integral and operative part of this Agreement as if the same are set out herein verbatim.

l. Any undertaking by any of the Parties hereto not to do any act or thing shall be deemed to include an undertaking not to permit or suffer the doing of that act or thing.

m. References to this Agreement or any other document shall, where appropriate, be construed as references to this Agreement or such other document as varied, supplemented, novated and/or replaced in any manner from time to time.

n. Notwithstanding anything to the contrary, any time limits specified in any provision of this Agreement, within which any PARTY is required to perform any obligations or complete any activity, shall be extended on the mutual consent of the PARTIES by such period as may be required to comply with its obligation, provided, that, the PARTY that is required to comply with such obligation shall act in good faith take all necessary steps to ensure compliance within the minimum time possible.

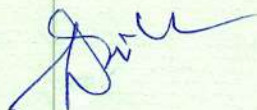
o. References to "construction" include, unless the context otherwise requires, design, development of land, engineering, procurement, delivery, transportation, installation, processing, fabrication, equipping, establishment, testing, commissioning and other activities incidental to the construction.

3. COMMENCEMENT

This Agreement shall come into effect as on the Effective Date.

4. GRANT OF DEVELOPMENT RIGHTS

a. The OWNERS hereby grants and assigns unto the DEVELOPER an absolute, irrevocable and exclusive right to construct and develop on the SAID PLOT at its own cost and expense, a New Building for



residential use by consuming the available Floor Space Index (FSI) in respect of the SAID PLOT to the maximum extent permissible in accordance with the Building Plans that are sanctioned or may be sanctioned by the concerned municipal Authority and any other concerned Authority and in accordance with the applicable laws for the time being in force.

b. The New Building shall be constructed in accordance with the Applicable Laws including the provisions of the applicable building bye-laws.

c. On and from the Effective Date, the DEVELOPER shall entirely at its own cost, risk, expense and responsibility obtain such Development Approvals, sanctions, certificates, letters of intent, order to proceed with the development of the New Building from the concerned Authority for construction and other development work to be carried out on the Property by utilizing the full and additional FSI that can be consumed or utilized on the SAID PLOT to the maximum extent permissible. The DEVELOPER shall obtain Approvals required for development purposes from the relevant authorities entirely at its own cost, risk, expense and responsibility.

d. Unless prevented by circumstances beyond its control, the DEVELOPER shall endeavor to complete the construction of New Building within Forty-two (42) months.

5. SHARE OF THE AREA IN THE PROJECT

a. In consideration of the OWNERS granting development rights in favour of the DEVELOPER in the manner contemplated in this Agreement, the DEVELOPER shall handover 18 apartments having total super built up area of 2292.53 sq. mts. of the total constructed area in the New Building comprising of residential premises along 18 Car Parking with proportionate Common Amenities absolutely free of cost to the OWNERS (i.e., the OWNERS Area). It is agreed between the PARTIES that the balance 46 apartments having total

super built up area of 6194.03 sq. mts. of the constructed are comprising of residential premises and Car Parking in Basement and on stilt along with proportionate Common Amenities (i.e., the DEVELOPER's' Area) in the New Building shall belong to and be dealt with by the DEVELOPER at its own costs and expenses.

b. The OWNERS shall be absolutely entitled to the OWNERS Area and they shall be at liberty to sell, transfer, convey and assign the OWNERS' Area to any purchaser/s for consideration, as they may deem fit only after completion in all respect and occupancy certificate is received.

6. COMPLETION OF PROJECT:

a. It is mutually agreed that the DEVELOPER shall complete the construction within 42 (Forty Two) months from the date of obtaining Construction license. The completion as referred to in this clause means on the date of submission of application for obtaining of the completion certificate by the competent authority certifying that the same has been completed in terms of the specifications set out in Schedule III hereto;

b. It is further agreed by the DEVELOPER that in case, the DEVELOPER are not able to complete the construction of the said composite new building within a period of 42 [Forty Two] months from the date of receipt of Construction License from the concerned authority and the DEVELOPER will pay the OWNERS compensation at the rate of Rs.10,000/- (Rupees: Ten Thousand Only) per month per flat for the such delay up to the date of submission of application for obtaining of the completion certificate by the competent authority.

c. If for any reason not attributable to the OWNERS including but not limited to the DEVELOPER becoming insolvent in any relevant jurisdiction, due to which the construction and development works of the New Building is stalled or has come to a standstill for more



than three months, the OWNERS shall have a right to terminate this Agreement and appoint another DEVELOPER/consultant for the completion of the construction work for the New Building.

7. RIGHT TO ENTER

a. The OWNERS is in possession and enjoyment of the SAID PLOT. The OWNERS hereby irrevocably authorize the DEVELOPER to enter upon the SAID PLOT and to develop the same. However, the Authority so granted shall not in any manner be construed as delivery of possession of the SAID PLOT by OWNERS in part performance of this Agreement or any Agreement of Sale under Section 53-A of the Transfer of Property Act or under Section 2 (47) (iv) of the Income Tax Act, 1961.

b. The OWNERS hereby agree not to interfere or interrupt in the course of the construction and development in the SAID PLOT and/or commit any act or omission having the effect of delaying or stopping the work that has to be done 'under this Agreement. However, OWNERS shall always be entitled to inspect the progress of the work and type of work which is being executed in the SAID PLOT. The OWNERS hereby irrevocably authorize and empower the DEVELOPER to develop the SAID PLOT and the same shall not be revoked till the completion of the proposed development and sale as agreed and declared accordingly, except otherwise any breach being committed by the DEVELOPER resulting in cancellation or repudiation of this Agreement.

c. The OWNERS shall permit the DEVELOPER to enter upon the SAID PLOT for the purpose of the development after signing of this Agreement.

8. BUILDING PLANS AND DEVELOPMENT APPROVALS

a. The DEVELOPER shall obtain the sanction from the relevant authority for the Building Plans and shall be entitled to modify the



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layouts, Building Plans, drawings and designs and submit fresh plans from time to time.

b. The DEVELOPER shall further be entitled to, at its own cost, obtain all Development Approvals for the purpose of development, construction, completion and sale of the Units in the Building Project. The DEVELOPER shall obtain such Development Approvals in the name of the OWNERS and all Co-operative society / association of persons and/or a limited company of all Purchasers of the Units in the New Building.

9. REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016

The DEVELOPER hereby agrees that it shall register the Building Project in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder as applicable. It is further agreed between the PARTIES hereto that they shall comply with all the provisions of the said Act and Rules, as applicable.

10. CONSTRUCTION AND DEVELOPMENT

a. It is agreed and understood that the entire Development Cost (including the cost and expenses for preparing the modified Building Plans and obtaining the Development Approvals and all other permissions required for commencement and completion of the Project) shall be borne by the DEVELOPER.

b. The OWNERS has engaged the Architect namely, Gautam Desai having registered office at Margao Slacete Goa, who shall prepare all the necessary plan/Drawings/Design for the construction of the New Building and the DEVELOPER shall be responsible to submit the same to the concerned authorities for sanction and license of plan and secure the plan sanction. The DEVELOPER shall be responsible and shall bear all the expenses for preparing and obtaining necessary licenses and sanctioned plan to be paid to Mr. Gautam Desai .

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- c. The DEVELOPER will be entitled to modify the plan already submitted if required by any statutory authority, without materially altering the entitlement of the OWNERS.
- d. The DEVELOPER shall construct New Building in the SAID PLOT in accordance with the plans as approved and prepared by Mr. Gautam Desai at their own cost and the OWNERS shall not be required to pay any amount of whatsoever for the aforesaid purposes. Subject to the prior approval by the Structural engineer jointly appointed by the PARTIES, namely Mr. Datta Kare, having office at Aquem Margao Goa. The DEVELOPER shall have the sole discretion in selection of construction materials, method of construction, equipment's to be used for construction and other related techniques of construction. The DEVELOPER shall further be liable to obtained Occupation Certificate and/or the Completion Certificate in respect of the said New Building including:
- i. Payment of charges and fee payable to concerned authorities and other authorities for obtaining permission for carrying out of development work.
- e. PARTIES have jointly agreed to appoint the following consultants for the purpose of execution of the project:
- i. Mr. Datta Kare as the Structural engineer for the purposes of this project;
- ii. Mr. Gautam Desai , as the Architects for the purposes of this project.
- f. All the expenses, end costs which may have to be incurred in connection with the preparation of plans, drawings, estimates etc., and / or obtaining clearances and sanctions for the plan and also the entire cost of construction and development of the SAID PLOT, the cost of providing the amenities, services and facilities and the fittings and fixtures thereon including the fee payable to the

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Architects, Engineers, Contractors and other staff and workmen shall be solely borne by the DEVELOPER.

g. In case of disputes between the DEVELOPER and their Contractor, Architects, Engineers and other workmen and suppliers of materials and other persons for the development in the Plot, the same shall be fully settled by the DEVELOPER who shall also be liable and answerable for their claims if any. In case of any accidents or injury or death occurring during the course of the construction period to any workmen in the Plot, the DEVELOPER will solely be responsible. The OWNERS shall have no liability to any extent in this behalf.

h. While carrying the development of the SAID PLOT by constructing the said New building, the DEVELOPER shall alone be responsible for the liability of E.S.I, P.F./, Workmen scheme Act and all other statutory liabilities to the workers and the other employed by the DEVELOPERs and the DEVELOPERs shall indemnify and keep indemnified the OWNERS in respect of all the claims made in that behalf.

11. DELIVERY OF POSSESSION

a. The DEVELOPER agrees and understands that timely delivery of possession of the Developed Land is the essence of the Agreement. The DEVELOPER, based on the approved plans and specifications, assures to hand over possession of the Developed Land on or before completion of 42 months from the date of obtaining Construction license from the Margao Municipal Council, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake, COVID, or any other natural calamity affecting the regular development of the real estate project ("**Force Majeure**"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the OWNERS agrees that the DEVELOPER shall be entitled to the extension of time for delivery of possession of the



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Developed Land, provided that such Force Majeure conditions are not of a nature which makes it impossible for the contract to be implemented.

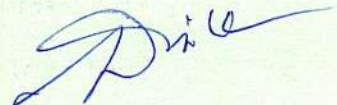
b. The DEVELOPER, upon obtaining the occupancy certificate from the competent authority, shall offer in writing the possession of the OWNERS's Share, to the OWNERS in terms of this Agreement. The DEVELOPER agrees and undertakes to indemnify the OWNERS in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the DEVELOPER. The DEVELOPER on its behalf shall offer the possession to the OWNERS in writing within 10 days of receiving the occupancy certificate of the Project.

c. Upon receiving a written intimation from the DEVELOPER as per clause 11 (b) the OWNERS shall take possession of the OWNERS's Share from the DEVELOPER by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the DEVELOPER shall give possession of the OWNERS's Share to the OWNERS.

d. After obtaining the occupancy certificate and handing over physical possession of the OWNERS's Share to the OWNERS, it shall be the responsibility of the DEVELOPER to hand over all the necessary documents and plans, including common areas, to the OWNERS or the competent authority, as the case may be, as per the local laws.

e. the DEVELOPER shall not be entitled to give possession to anyone else, or allow anyone else to occupy or use any premises coming to its share, on any basis whatsoever, unless and until it has prior thereto completed the construction of the OWNERS's area, complete in all respect and ready for possession of proportionate area as provided in this Agreement and at least a week has expired after offering possession to the OWNERS of the OWNERS's area.

12. DEFECT LIABILITY PERIOD:





It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the DEVELOPER as per the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") relating to such development is brought to the notice of the DEVELOPER within a period of 5 (five) years by the OWNERS from the date of handing over possession, it shall be the duty of the DEVELOPER to rectify such defects without further charge, within 30 (thirty) days, and in the event of DEVELOPER's failure to rectify such defects within such time, the aggrieved OWNERS shall be entitled to receive appropriate compensation in the manner as provided under RERA.

13. SEPERATE ACCOUNT

- a. The DEVELOPER shall maintain a separate account in respect of sums received by the DEVELOPER from the third-party purchasers as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
- b. The DEVELOPER agrees that the chartered accountant mutually appointed by the parties will audit the financials and the accounts of the DEVELOPER every quarter starting from the date of execution of this Agreement and will provide the OWNERS with an audit report within 10 days from the conclusion of the audit.

14. TRANSFER OF SECOND PARTY/DEVELOPER'S SHARE:

- a. Subject to clause 57 above, the OWNERS shall Convey/transfer DEVELOPER's Share to the DEVELOPER or person/s nominated by the DEVELOPER as and when required by the DEVELOPER.
- b. The stamp duty, registration charges and expenses in connection with the preparation and execution of the Deed/s or conveyance and/or other documents relating to the DEVELOPER share in the Schedule Plot agreed to be conveyed to the DEVELOPER



or DEVELOPER's nominee shall be borne by the DEVELOPER or the nominee/s of the DEVELOPER.

15. FORMATION OF A CO-OPERATIVE HOUSING MAINTAINANCE SOCIETY OR ASSOCIATION OF PERSONS

a. The DEVELOPER shall be entitled to form and register a co-operative Housing Maintenance society/association of persons or other incorporated of all the purchasers of various premises in the New Building.

b. Upon formation of the co-operative society/association of persons and/or a limited company, the DEVELOPER shall execute one or more deed/s of Sale /Conveyance in respect of the Plot in favour of the co-operative societies/association of person and/or other incorporated body that may be formed by the Purchasers of Units in the New Building or Proportionate share in the SAID PLOT in favour of individual purchasers of unit. The OWNERS hereby confirm that the DEVELOPER is empowered to sign and execute the said Deed of Sale/Conveyance. The OWNERS undertake to give full co-operation and hereby agree and undertake that if required by the DEVELOPER, they shall sign all requisite documents and Deeds of Sale / Conveyance to ensure transfer / conveyance of the Plot to the co-operative society or association of person or other incorporated body or proportionate share in the SAID PLOT to individual purchaser of unit, as the case may be.

16. PAYMENT OF DEPOSITS ETC:

a. The OWNERS and the DEVELOPER shall pay for all the deposits payable to the Electricity Department, Government of Goa, Goa Water Supply and Sewerage Board, and any other expenses required for such connections (including the cost for any material cables, transformers) in the ratio of their respective constructed area.

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b. Notwithstanding anything contained herein, the electricity/water/gas connection in the New Building will be in the name of the OWNERS. In the event any unit in the New Building is sold to a third-party purchaser, the OWNERS shall transfer such connection to the third-party purchaser.

17. REPRESENTATION OF THE PARTIES

a. The OWNERS hereby agrees, declares and represents to the DEVELOPER and covenants as under:

- i. That OWNERS is the sole and absolute OWNERS of its Plot (i.e. Plot) and have clear and marketable title to the same and are in actual physical possession of the same;
- ii. That other than the OWNERS no other person has any share, right, title, interest claim and/or demand in respect of the Plot;
- iii. That he has not entered into any agreement or understanding, written or oral, or otherwise entered into or concluded any negotiations with any person for sale, development, transfer or otherwise with respect to the Plot or any part thereof and have not accepted any token or earnest money or deposit for the same;
- iv. That there are no proceedings instituted by or against the OWNERS for its respective SAID PLOT of land or any part thereof before any Court or Authority and there are no prohibitory order or injunction passed by any Court of law or Tribunal or by any revenue body or any other Authority whereby the OWNERS is restrained from dealing their respective plot of land or any part thereof;
- v. That there is no notice from any Government, Municipal Corporation or any other Authority including notice for acquisition, requisition or set back or any notice under any Applicable Law including Land Acquisition Act, the Land Requisition Act, Town Planning Act or any other Applicable Law



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served upon the OWNERS in respect of its plot of land or any part thereof;

- vi. That the Plot has not been mortgaged in favour of any Bank or any financial Institution for a financial facility granted to the OWNERS, as and by way of security for due repayment by the OWNERS.
- vii. That all taxes and outgoings including all statutory dues and other amounts payable in respect of its SAID PLOT of land has been paid by the OWNERS upto the Effective Date and that there are no arrears in respect thereof;
- viii. That the OWNERS has not used any FSI available on the SAID PLOT.
- ix. That the OWNERS has all the necessary power and authority to execute this Agreement and to perform their respective obligations hereunder including the right to grant development and other rights to the DEVELOPER;

b. The DEVELOPER hereby agrees, declares represents and covenants as under:-

- i. The DEVELOPER has the necessary expertise, infrastructure, financial ability and resources to perform the obligations, to carry out the development of the SAID PLOT as envisaged herein. The DEVELOPER shall perform and complete all its obligations under this Agreement on best effort basis.
- ii. The DEVELOPER shall strictly adhere to all the Applicable Laws including Real Estate (Regulation and Development) Act, 2016 along with all the rules circulars/notifications notified from time to time while executing the Building Project.
- iii. The DEVELOPER shall at its own costs, expenses and efforts carry out and complete the entire construction of the Building Project in accordance with the Plans sanctioned by the Authorities

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and in compliance with all the terms and conditions that may be imposed by various Authorities, and in good workman like manner, with such quality guidelines, amenities and facilities as may be mutually agreed between the PARTIES hereto from time to time.

iv. To look after, manage and administer day to day construction activities of the New Building till receipt of Building Completion Certificate/ Occupation Certificate.

v. To finalize the Building Plans, and to obtain all the necessary Approvals.

18. NAME OF THE BUILDING PROJECT :

The parties have agreed that the name of the building Project shall be "CD MARCOPOLO" at all times.

19. INDEMNITY

Both the PARTIES ("Indemnifying Party") hereby agrees to indemnify and keep indemnified at all times the other Party("Indemnified Party") from and against any and all losses, damages, claims, costs, charges and expenses which may be occasioned or caused to the Indemnified Party on account of non-compliance of the obligations to be observed and performed by the Indemnifying Party or resulting from the breach of any of its obligations hereunder or any breach of law or a breach of any of the terms and conditions of this Agreement.

20. MORTGAGE

a. The OWNERS agree and declare that the DEVELOPER shall be entitled to create mortgage on the DEVELOPER Area in the New Building with any bank or financial institution for raising funds. The OWNERS shall provide full co-operation and hereby agree and undertake that if required by the DEVELOPER, they shall sign all requisite documents and deeds for creation of mortgage and raising funds.

21. ADDITIONAL FSI





a. In the event an additional FSI is available on the Said Plot due to any change in state government policy, change in law, then such additional FSI will be utilized in the OWNERS Area and DEVELOPER area of the New Building and as per the discretion of the OWNERS and DEVELOPER.

b. If the DEVELOPER purchases any TDR and utilizes the same for the construction and development of the New Building, the additional FSI generated on the Said Plot due to the purchase of such TDR by the DEVELOPER will be utilized for the OWNERS Area and the DEVELOPER Area in the proportion of mutually agreed

22. PAYMENT OF TAXES

a. On and from the Effective Date, all rates, taxes, property taxes, charges, duties, burdens, assessments, outgoings and impositions whatsoever levied and payable with respect to the SAID PLOT or any part thereof or in respect of the development and construction of the Project (including any increases on the existing taxes as well as fresh or new taxes, rates or cesses) shall be borne and paid by the DEVELOPER and the same shall be treated as a part of the Development Cost. Prior to the Effective Date, the OWNERS shall pay all such rates, taxes, property taxes, charges, duties, burdens in respect of the SAID PLOT.

b. All service tax, GST, work contract tax and/or other statutory payments towards the constructed area of the Project shall be borne by the DEVELOPER and the same shall be treated as a part of the Development Cost.

23. RESTRICTIONS ON THE RIGHTS OF THE PARTIES :

Both the OWNERS and the DEVELOPER shall ensure that the future purchasers of Units in the New Building in the SAID PLOT shall be contractually bound by the following restrictions and covenants in the course of ownership and enjoyment of such units and the following covenants and the restrictions are recorded in all the

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Agreement of Sale entered by the OWNERS and the DEVELOPER in the future.

- a. Not to raise any construction in addition to the Units allotted.
- b. Not to use or permit the user of the Unit allotted in a manner which would diminish the value, utility of the pipes, cisterns and other common amenities provided in the said Apartment.
- c. Not to park any vehicle at any place in the Plot other than in the allotted parking area.
- d. Not to default in the payment of any taxes of levies or expenses to be shared with the other future OWNERS of other units.
- e. Not to make any arrangement for the maintenance of the exterior of the said Unit or the common amenities therein other than agreed to by the majority of future OWNERS of units thereon.
- f. Not to store in the said unit any goods which are hazardous, combustible, dangerous or considered objectionable by any Authority or which are excessively heavy as to effect or damage the construction or structure of the said unit.
- g. Not to carry or cause to be carried heavy packages which are likely to damage the lobbies, 'staircases, lifts, ladders, common passage or any other structure or parts of the said New Building.
- h. Not to use or permit the use of common passages, common staircases or common areas for storage, display boards, materials, etc., or in a manner as to cause inconvenience, obstruction or nuisance to others or to affect the aesthetics of the said New Building or any part thereof.

24. RELATIONSHIP BETWEEN THE PARTIES

The relationship between the Parties herein shall be on principal to principal basis and shall not be treated as partnership or as a joint venture. The relationship of the PARTIES and the manner of development of the Project shall be strictly in accordance with the terms and conditions of this Agreement as may be modified from

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time to time in writing signed by all PARTIES to the Agreement. It is hereby agreed and declared that the PARTIES have each undertaken their respective obligations and have rights as specified herein on their own account and on principal to principal basis and not on behalf of or account of or as agent of any of each other.

25. NON-ASSIGNMENT

The DEVELOPER shall not be entitled to assign any of its rights and obligations under this Agreement to any third party without the prior written consent of the OWNERS and any attempt to do so will be void. However, the DEVELOPER shall have the authority to get the development and/or construction work carried out either departmentally or by appointing Contractors and/or Sub-Contractors, of its own choice but the principal and overall responsibility of carrying out the development work shall be of the DEVELOPER alone.

26. DISPUTE RESOLUTION

In the event of any disputes or differences between the Parties arising from this Agreement or its performance including any interpretation, breach, termination or invalidity thereof, it shall be settled amicably by mutual consultation. If such dispute is not resolved amicably within 90 days after one Party has served a written notice on the other Party requesting the commencement of such resolution, the unresolved dispute shall be resolved to arbitration in accordance with the Arbitration and Conciliation (Amendment) Act, 2015 or any statutory modification or re-enactment thereof, for the time being in force by a sole arbitrator to be mutually appointed by both the Parties. The seat and venue of the Arbitration shall in Goa. The proceedings shall be conducted in the English language.



27. GOVERNING LAW

The validity, construction, interpretation and performance of this Agreement shall in all respects be construed and the legal relations between the PARTIES shall be determined and governed in accordance with the laws of India.

28. NOTICES

Any notice intended to be given to the Parties hereto by the other Party shall be deemed to be properly and validly given if it is delivered to or sent by registered post or hand delivery, and duly acknowledged to be delivered, to the respective address of the Parties mentioned in the name clause:

29. WAIVER

The failure, with or without intent, of either Party to insist on the performance of this Agreement in strict conformity with the literal requirements hereof, shall not be treated or deemed to constitute a modification of the terms hereof nor shall such failure be deemed to constitute a waiver of any right of either Party to insist on the performance of this Agreement strictly in terms hereof.

30. SEVERABILITY

Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be illegal, unenforceable or void in any jurisdiction shall, as to such jurisdiction, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of the Agreement or affecting the validity or enforceability of such provision in any other jurisdiction. If any such invalidity substantially effects or alters the commercial basis of this Agreement, the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same economic



or commercial effect as the original provisions and terms of this Agreement.

31. AMENDMENT

The terms of this Agreement may not be amended, modified or waived except by a written agreement executed by the PARTIES. Any addition alteration or amendment to any of the terms mentioned herein shall not be enforceable by any of the PARTIES unless the same is recorded in writing and duly signed by all the PARTIES.

32. SUPERSESSION

This Agreement cancels, supersedes and replaces all previous agreements, memorandum of understanding, negotiations and representations, if any, whether written or oral, between the PARTIES. This Agreement, including all Annexures and constitute the entire Agreement and understanding between the PARTIES. Any modifications, changes or alteration to the terms and conditions hereof shall only be binding on the PARTIES hereto only if they are in writing and signed by the PARTIES hereto.

33. COSTS AND STAMP DUTY

a. The stamp duty and registration charges on this Agreement or any other documents executed in pursuance to this Agreement shall be borne and paid by the DEVELOPER.

b. Each of the PARTY hereto shall bear its own legal, accountancy and other costs, charges and expenses connected with the negotiation, preparation and implementation of this Agreement.

34. The market value for calculation of stamp duty is Rs. 10,64,00,000/- (Rupees Ten Crores & Sixty-four lakhs only) i.e. the value of the Said Plot described in the SCHEDULE I is calculated at Rs. 5,60,00,000/- (Rupees Five Crores and Sixty Lakhs only) and the said Owners Area i.e 18 apartments (admeasuring 2292.53 m2 in



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the form of built up area) more clearly described in the SCHEDULE II is calculated at Rs. 5,04,00,000/- (Rupees Five Crores and Four Lakhs only) which is its fair market value .

SCHEDULE-I

All that plot C admeasuring an area of 2800 m2 forming part of the property known as "AZULIANCHI GALLY" or "GOGOLLA" situated at Gogol, Margao-Goa, described in the Land Registration Office under No. 456 457, 458 & 459 of Book B2 of New Series and enrolled in the land Revenue Office under Matriz No. 1085 independently surveyed under Chalta No. 53 of P T Sheet No. 121 of Margao City and bounded on and towards:

East: by Nulla

West : by road,

North: by P.W.D. Pipe line road and

South : By road

SCHEDULE-II

Sr. No.	Floor	FLAT NO.	TYPE	SBA (M2)
1	1st	A-103	2BHK	122.11
2	1st	A-104	2BHK	119.73
3	1st	B-101	3BHK	144.19
4	2nd	A-203	2BHK	122.11
5	2nd	A-204	2BHK	119.73
6	2nd	B-201	3BHK	144.19
7	3rd	A-302	2BHK	120.54
8	3rd	A-303	2BHK	122.11
9	3rd	A-304	2BHK	119.73
10	4th	A-403	2BHK	122.11
11	4th	A-404	2BHK	119.73
12	4th	B-401	3BHK	144.19
13	5th	A-503	2BHK	122.11
14	5th	A-504	2BHK	119.73
15	5th	B-501	3BHK	144.19
16	6th	A-603	2BHK	122.11
17	6th	A-604	2BHK	119.73
18	6th	B-601	3BHK	144.19
		TOTAL		2,292.53

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SCHEDULE III

SPECIFICATIONS FOR APARTMENTS

STRUCTURE :

Reinforced cement concrete Structure as per approved design of Competent authority .Earthquake Resistant RCC Structure.

External walls in 200/230 mm thick brick/laterite Stone/Concrete block masonry and internal partition walls of 100 mm thick brick/concrete block masonry.

FLOOR /WALL TILING

Vitrified Flooring for entire Floor

Wall tiles for Toilets up to Ceiling

The Colour , Size, brand will depend on the availability of the tiles and on the choice of the DEVELOPER.

Granite/ Marble Sills on the inner side of the window

Granite Frames for toilet doors.

Kitchen Dado upto a height of 600 mm.

WALL FINISH

Internal Walls of Cement Plaster

Oil bound distemper / acrylic emulsion in pastel Colours on Walls and ceiling

Sand based external plaster with acrylic painting/ Textured paint as per Architects Colour Choice.

DOORS & WINDOWS

Main door, frame of Teak wood with melamine polish.

Main Door Shutter of 30mm thick panelled plywood/Block board/ Veneered Particle Board.

French Door frame and sliding shutters of UPVC/Aluminium

Internal door frames of precast concrete.

Internal doors of 25/30 mm thick hardcore marine flush shutters with laminated finish



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All doors will be provided with brass/ stainless steel accessories.

All windows will be of UPVC / Aluminum Open able /sliding shutters with clear glass.

Safety grills of 10mm thick MS square profile for all windows as per design approved by the Architect.

Bathroom Ventilators will be of Aluminum partially fixed/louvered type with opening for fitting exhaust fan.

KITCHEN PLATFORM AND SINK:

Kitchen platform will be of polished granite with single bowl stainless steel sink of size 24" x 18".

Provision for refrigerator, water purifier and chimney in kitchen

Provision for washing machine in kitchen / kitchen utility / any other location as per Architect choice.

PLUMBING AND SANITARY INSTALLATIONS:

Concealed internal plumbing in CPVC / White PVC pipes

Chromium Plated CP fittings of premium make.

Single lever (diverter series) hot and cold mixer in toilets.

White Coloured Wall hung sanitary ware of premium make with easy close seat covers with concealed flush tanks / Flushing valves

White Coloured Washbasin with counter and single lever hot and cold mixer in the toilets.

Geyser provision in all toilet.

Health Faucets in all toilets

SOIL AND WASTE WATER LINE:

Soil and waste water line (exposed and concealed) will be of PVC /Cement pipes / foam core pipes.

Sewerage effluents will be connected to the sewerage line of PHE Department of Goa PWD.

ELECTRIC SUPPLY AND WIRING:

Wiring will be concealed type, 3 Phase-4 wire, 415 volts and with good quality modular wiring accessories, switches, sockets. The

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Actual supply may be of single or three phase in accordance with the rules and regulation of the Goa Electricity Department, in force at the time the complex is energised by them. Each apartment will be provided with a separate meter located at the Electrical/ telecom room and a phase isolated MCB distribution board within the apartment for easy isolation of the supply.

The distribution of points is as follows:

Living/Dining room & Balcony: Four lights points, two fan points, one 5amps plug point on switchboard, three 5amps plug points on separate board, TV point, intercom point, Data point for internet and 15 amps point for split type AC.

Common Bedroom/ Balcony: Two light points, one two way light point, One two way fan point, one 5amps plug point on switch board, two 5amps plug point on separate board, 15amps point for split type AC

Bedroom1/ Balcony: Two light points, one two way light point, one two way fan point, one 5amps plug point on switch board, two 5amps plug point on separate board, 15amps points for split AC.

Master Bedroom2/ Balcony: Two light points, one two way light point, one two wayfan point, one 5amps plug point on switch board, two 5amps plug point on separate board, 15amps points for split AC, and data point.

Kitchen & Utility: Two light point, one fan point, one 5amps plug point for mixer, one 5 amps point for Refrigerator, one 5 amps point for water purifier & one 15 amps plug point for microwave oven & one 15 amps plug point for washing Machine. One 15 amp point for hob and 5 amp plug point for chimney / Exhaust Fan.

Toilet: All toilets to have One light point, one exhaust fan point, one 5amps plug point & One light point above wash basin & one 15 amps plug point for geyser in all Toilet.

Passage: One Light Point and One bell point.



The wiring will be carried out using fire retardant low smoke insulated multi stranded copper wire in alkathene pipes of adequate size as called for by design. The wiring for the 15 amps points will be of 2.5 sq.mm. copper wire

Miniature circuit breakers and RCCBs will be provided in the D.B. for safety from overloads and short circuit.

Inverter wiring will be provided for one light point and one fan point in living room, bedrooms, kitchen and one light point in toilets.

Provision for TV connection will be provided in living room with RG6 cable upto electrical duct on respective floor.

Provision for Data points in living room & master bedroom with optical fibre/ cat06 cable upto electrical duct on respective floor.

However monthly Charges of the TV operator/ internet operator will have to be paid by the OWNERS / OCCUPIERS .

Modular Switches of ISI quality.

Generator back up for lifts, for lights in common passage and water supply system

Water supply:

There will be Common overhead tank & sump tank for additional storage of water. Sump tank will be connected to Govt. water supply lines via water meter.

Water from common overhead tank will be distributed to each individual unit.

A pump will be provided to lift the water from ground sump to overhead tank.

Provision of EV Charging point in Individual parking.

Provision of Gas pipeline

Provision of Solar Electric panel for common areas.

MISCELLANEOUS

Common intercom system. This will be connected to each apartment, lifts and security on ground floor.

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Independent electrical connection for each unit.

Common water connection for each apartment building.

Common electrical meter for common areas like gardens, stairways, driveways, pump house, club house etc

CC TV cameras for common areas on Ground floor & Basement floor.

Lifts with ARD and DG backup.

Independent letter boxes.

Common club house/ multipurpose Hall and swimming pool.

Charges towards consumption of water and electricity through common meters shall be shared by all the OWNERS/OCCUPIERS.

The DEVELOPER shall only provide the required electrical test report to the effect that the work is executed as per Government specifications which is sufficient for obtaining electrical connection.

SCHEDULE IV

Sr. No.	Floor	FLAT NO.	TYPE	SBA (M2)
1	1 st Floor	A-101	2 BHK	120.79
2	1 st Floor	A-102	2 BHK	120.54
3	1 st Floor	B-102	3 BHK	144.48
4	1 st Floor	B-103	3 BHK	144.44
5	1 st Floor	B-104	3 BHK	144.54
6	2 nd Floor	A-201	2 BHK	120.79
7	2 nd Floor	A-202	2 BHK	120.54
8	2 nd Floor	B-202	3 BHK	144.48
9	2 nd Floor	B-203	3 BHK	144.44
10	2 nd Floor	B-204	3 BHK	144.54
11	3 rd Floor	A-301	2 BHK	120.79
12	3 rd Floor	B-301	3 BHK	144.19
13	3 rd Floor	B-302	3 BHK	144.48
14	3 rd Floor	B-303	3 BHK	144.44
15	3 rd Floor	B-304	3 BHK	144.54
16	4 th Floor	A-401	2 BHK	120.79
17	4 th Floor	A-402	2 BHK	120.54
18	4 th Floor	B-402	3 BHK	144.48
19	4 th Floor	B-403	3 BHK	144.44
20	4 th Floor	B-404	3 BHK	144.54
21	5 th Floor	A-501	2 BHK	120.79
22	5 th Floor	A-502	2 BHK	120.54
23	5 th Floor	B-502	3 BHK	144.48
24	5 th Floor	B-503	3 BHK	144.44
25	5 th Floor	B-504	3 BHK	144.54

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26	6 th Floor	A-601	2 BHK	120.79
27	6 th Floor	A-602	2 BHK	120.54
28	6 th Floor	B-602	3 BHK	144.48
29	6 th Floor	B-603	3 BHK	144.44
30	6 th Floor	B-604	3 BHK	144.54
31	7 th Floor	A-701	2 BHK	120.79
32	7 th Floor	A-702	2 BHK	120.54
33	7 th Floor	A-703	2 BHK	122.11
34	7 th Floor	A-704	2 BHK	119.73
35	7 th Floor	B-701	3 BHK	144.19
36	7 th Floor	B-702	3 BHK	144.48
37	7 th Floor	B-703	3 BHK	144.44
38	7 th Floor	B-704	3 BHK	144.54
39	8 th Floor	A-801	2 BHK	120.79
40	8 th Floor	A-802	2 BHK	120.54
41	8 th Floor	A-803	2 BHK	122.11
42	8 th Floor	A-804	2 BHK	119.73
43	8 th Floor	B-801	3 BHK	144.19
44	8 th Floor	B-802	3 BHK	144.48
45	8 th Floor	B-803	3 BHK	144.44
46	8 th Floor	B-804	3 BHK	144.54

SCHEDULE - V

Rules and regulations in respect of management, maintenance of the common areas.

The three years services covered for maintenance include the following.

Maintenance of Landscaped Gardens

Maintaining of other common areas such as internal roads (No Resurfacing), electrical fixtures, common staircases etc

Cleaning and mopping the common areas like staircase, stilt areas, basement parking area etc.

i.e. (i) sweeping twice a week.

(ii) mopping/washing once a week..

Switching on and off the lights in the common areas

Filling the water into the over head tanks from their respective sumps on regular basis to see that the plumbing system is kept in working condition.

Security Personal to the Housing complex

Payment towards Gardeners salary

Lift Maintenance / Generator back up maintenance.

Services which are not included are

Collecting the garbage on a day to day basis and disposing it off into the Municipal garbage bin.

Payments of common water and electricity consumption charges.

Damage occurring due to lightening, short circuits, power fluctuations, earthquake etc

Landscaped gardens:

1. The DEVELOPER shall maintain the gardens on regular basis.
2. The OWNERS/residents are not entitled to litter or throw refuse/ dirt across in the garden area.
3. The OWNERS or anybody visiting through the OWNERS are not entitled to pluck any plant/flower from the garden. Plucking of fruits from the trees planted in the Complex is strictly prohibited. The personnel employed by DEVELOPER shall sell the fruits/flowers and proceeds shall be utilized for the maintenance.
4. The open space can be used for any function or private meeting with the permission of the Society/ OWNERS. The DEVELOPER may impose a nominal fee for this facility depending upon the costs that shall be required for cleaning the area after the function/meeting. Music or entertainment of such function should not cause nuisance to the other purchasers and shall be stopped by 10.00 PM as per Government Guidelines.
5. The OWNERS are not allowed to plant any other trees, bush etc on landscaped garden area.
6. The OWNERS are not allowed to erect any structure (Religious or otherwise) in common areas/ landscaped garden

Lighting and plumbing:



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The DEVELOPER shall ensure all external plumbing works are attended with promptitude in time of need pertaining to clogging and choking of pipes.

The DEVELOPER shall see adequate lighting arrangement are provided at the common areas by switching on the lights between 7 p.m. to 11.30 p.m. and thereafter only necessary lights will be lit between 11.30 p.m. to 6 a.m. everyday.

Security

A 24-hrs security will be provided at the complex by a guard who will also operate the main gate, Entry & Exit Gate of Basement area of the Complex. The security company shall be chosen by the DEVELOPER.

The security guard shall only be responsible for the maintenance of traffic and parking within the complex and will not be responsible for security of individual units and their belongings.

General:

1. The OWNERS and their family members shall use the landscaped garden only. The family members shall include spouse, son, daughter, father and mother.
2. OWNERS and residents referred to hereinabove include the family members of the purchasers who have purchased premises in the SAID PLOT of land.
3. The DEVELOPER are entitled to entrust the maintenance of the landscaped gardens to a third party contractor who shall conduct the maintenance and provide services as contained in this agreement.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands to this Agreement on the day, month and year first hereinabove written.



IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands to this Agreement on the day, month and year first hereinabove written.

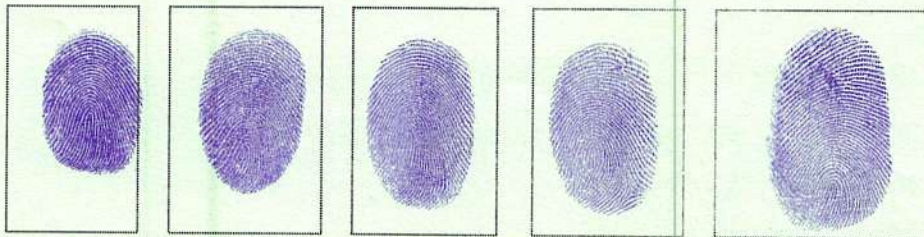
SIGNED AND DELIVERED BY WITHIN NAMED OWNERS

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Shri. VISHVESH VISHNUDAS KARE
As Power of Attorney holder for OWNERS at
Sr. No. 1 Mr. VISHNUDAS KRISHNA KARE and
Sr. No. 2 PADMAVATI VISHNUDAS KARE



(Left Hand Fingerprints of Mr. VISHVESH VISHNUDAS KARE)



(Right Hand Fingerprints of Mr. VISHVESH VISHNUDAS KARE)

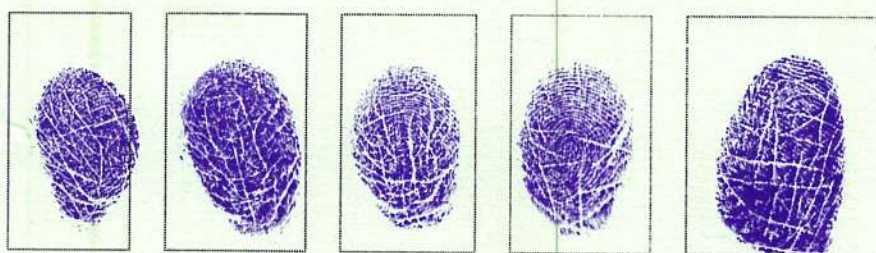
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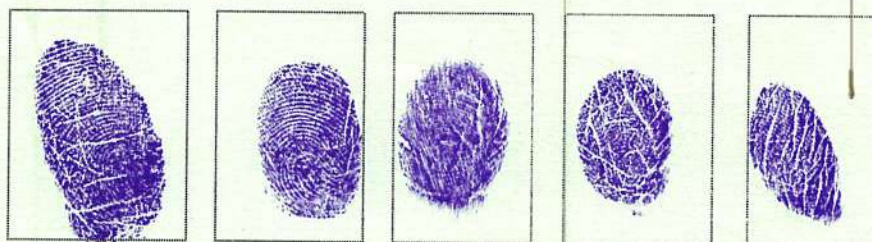
SIGNED AND DELIVERED BY WITHIN NAMED
DEVELOPERS



Shri. DATTA DAMODAR NAIK
AS MANAGING DIRECTOR for
COMMONWEALTH DEVELOPERS PVT LTD



(Left Hand Fingerprints of Mr. Datta Damodar Naik)



(Right Hand Fingerprints of Mr. Datta Damodar Naik)

WITNESSES:

1. Mr. Laxmikant M. Kurade
R/o Benaulim Salcete Goa
2. Mr. Vithu Sonu Malik
R/o Malcopon , Quepem Goa



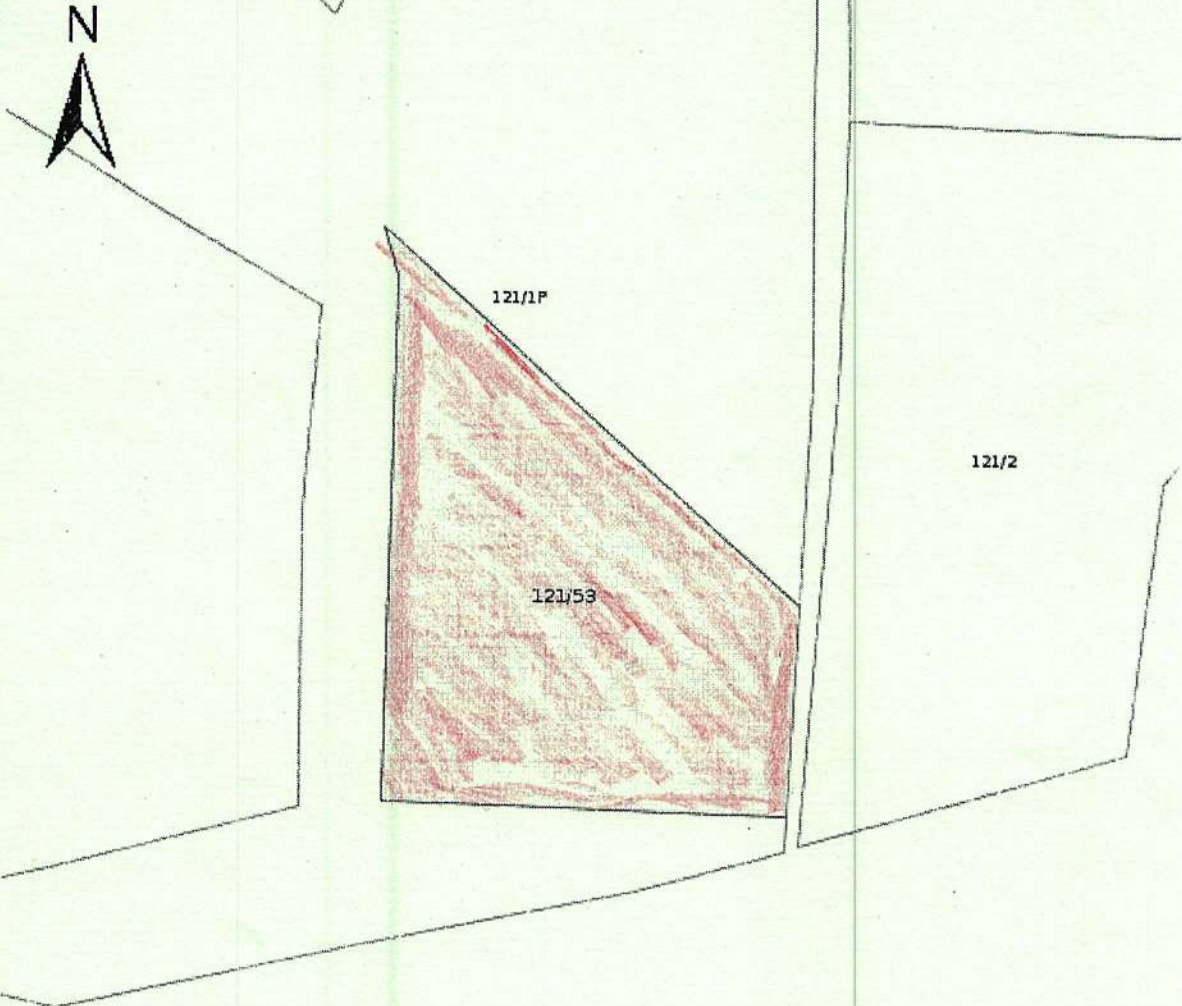
Government of Goa
Directorate of Settlement and Land records

Survey Plan
Salcete Taluka, Margao City
PT Sheet No.: 121 , Chalta No.: 53



Scale 1:1000

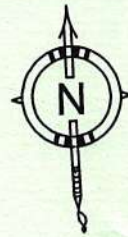
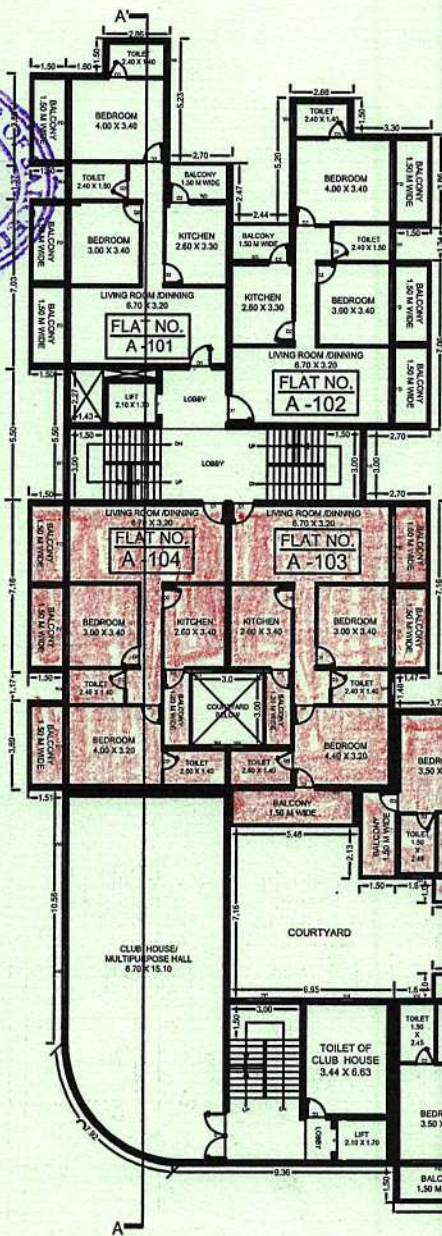
Reference No.: REV192469991



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This record is computer generated on 10-08-2024 12:46:28. 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 authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



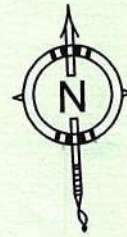
AREA STATEMENT				
FLAT NO.	RERA CARPET AREA IN SQ MTS	BALCONY AREA IN SQ MTS	TOTAL RERA CARPET AREA IN SQ MTS	S.B.U AREA IN SQ MTS
A101	68.61	20.91	89.52	120.79
A102	68.13	19.99	88.12	120.54
A103	68.1	22.25	90.35	122.11
A104	68.07	19.94	88.01	119.73
B101	86.46	24.71	111.21	144.19
B102	86.71	24.71	111.42	144.48
B103	86.7	25	111.7	144.44
B104	86.69	25.13	111.82	144.54
	619.47	182.68	802.15	1060.82

FIRST FLOOR PLAN

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121)
OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE &
MRS. PADMAVATI V. KARE.

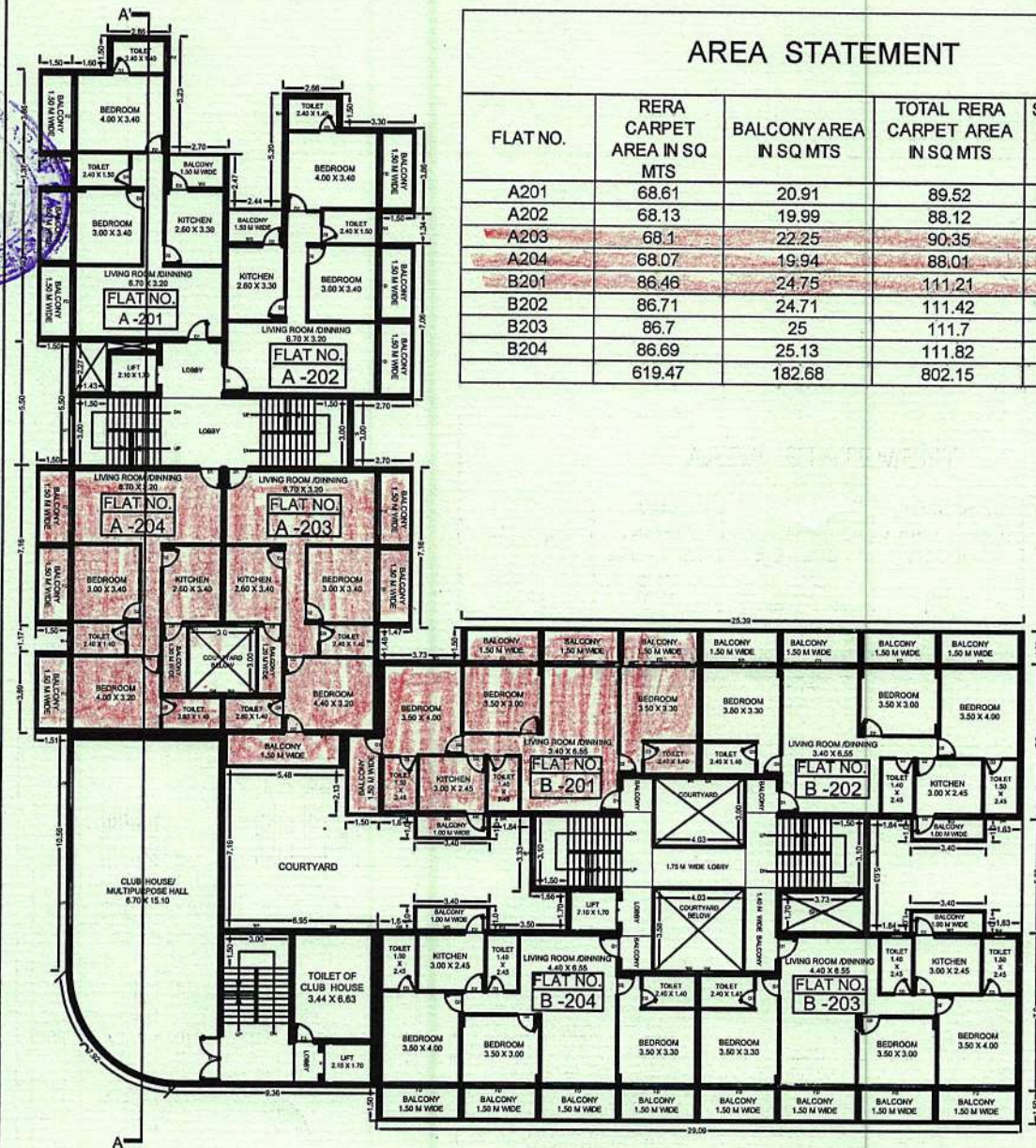
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AREA STATEMENT

FLAT NO.	RERA CARPET AREA IN SQ MTS	BALCONY AREA IN SQ MTS	TOTAL RERA CARPET AREA IN SQ MTS	S.B.U AREA IN SQ MTS
A201	68.61	20.91	89.52	120.79
A202	68.13	19.99	88.12	120.54
A203	68.1	22.25	90.35	122.11
A204	68.07	19.94	88.01	119.73
B201	86.46	24.75	111.21	144.19
B202	86.71	24.71	111.42	144.48
B203	86.7	25	111.7	144.44
B204	86.69	25.13	111.82	144.54
	619.47	182.68	802.15	1060.82



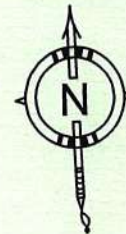
SECOND FLOOR PLAN

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121)
OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE &
MRS. PADMAVATI V. KARE.

GAUTAM DESAI
ARCHITECT, CHARTERED SURVEYOR
& GOVT. REGISTERED VALUER
4, SAPANA SUNSHINE, MADEL,
MARGAO - GOA, 403601.

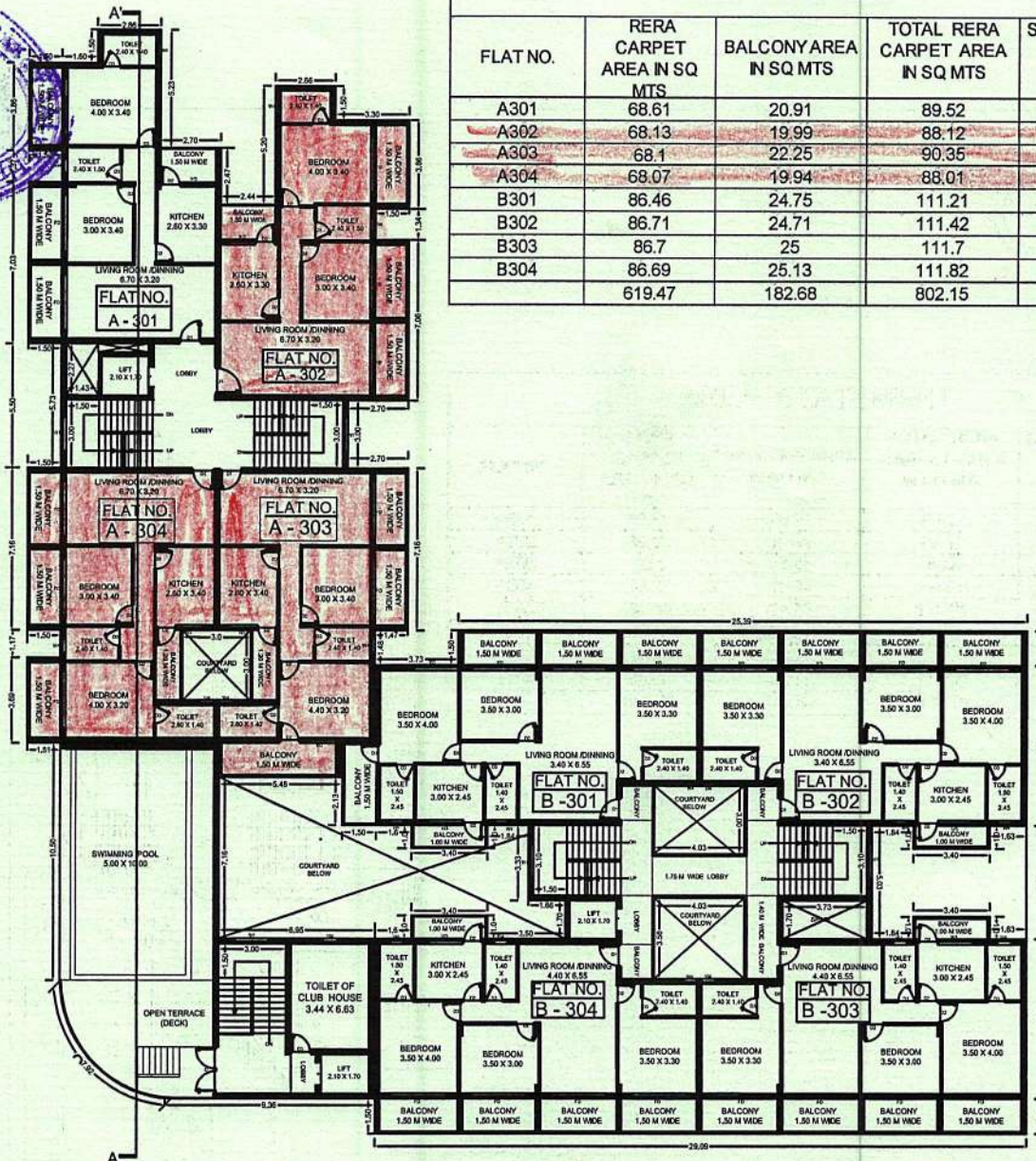
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GAUTAM DESAI



AREA STATEMENT

FLAT NO.	RERA CARPET AREA IN SQ MTS	BALCONY AREA IN SQ MTS	TOTAL RERA CARPET AREA IN SQ MTS	S.B.U AREA IN SQ MTS
A301	68.61	20.91	89.52	120.79
A302	68.13	19.99	88.12	120.54
A303	68.1	22.25	90.35	122.11
A304	68.07	19.94	88.01	119.73
B301	86.46	24.75	111.21	144.19
B302	86.71	24.71	111.42	144.48
B303	86.7	25	111.7	144.44
B304	86.69	25.13	111.82	144.54
	619.47	182.68	802.15	1060.82



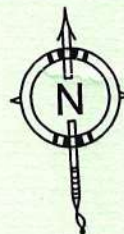
THIRD FLOOR PLAN

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121)
OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE &
MRS. PADMAVATI V. KARE.

GAUTAM DESAI
ARCHITECT, CHARTERED SURVEYOR
& GOVT. REGISTERED VALUER
4, SAPANA SUNSHINE, MADEL,
MARGAO - GOA, 403601.

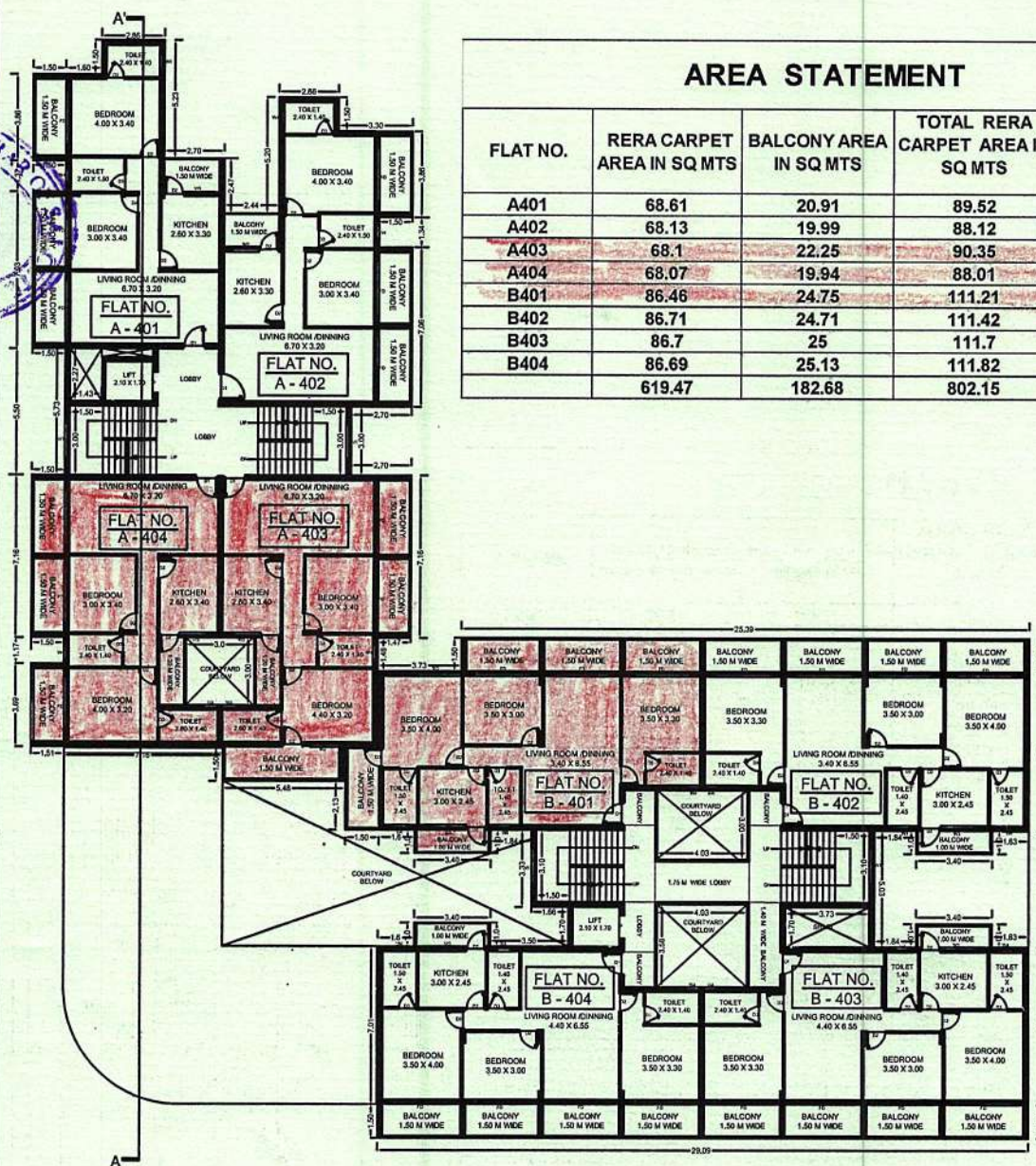
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GAUTAM DESAI



AREA STATEMENT

FLAT NO.	RERA CARPET AREA IN SQ MTS	BALCONY AREA IN SQ MTS	TOTAL RERA CARPET AREA IN SQ MTS	S.B.U AREA IN SQ MTS
A401	68.61	20.91	89.52	120.79
A402	68.13	19.99	88.12	120.54
A403	68.1	22.25	90.35	122.11
A404	68.07	19.94	88.01	119.73
B401	86.46	24.75	111.21	144.19
B402	86.71	24.71	111.42	144.48
B403	86.7	25	111.7	144.44
B404	86.69	25.13	111.82	144.54
	619.47	182.68	802.15	1060.82



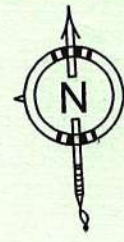
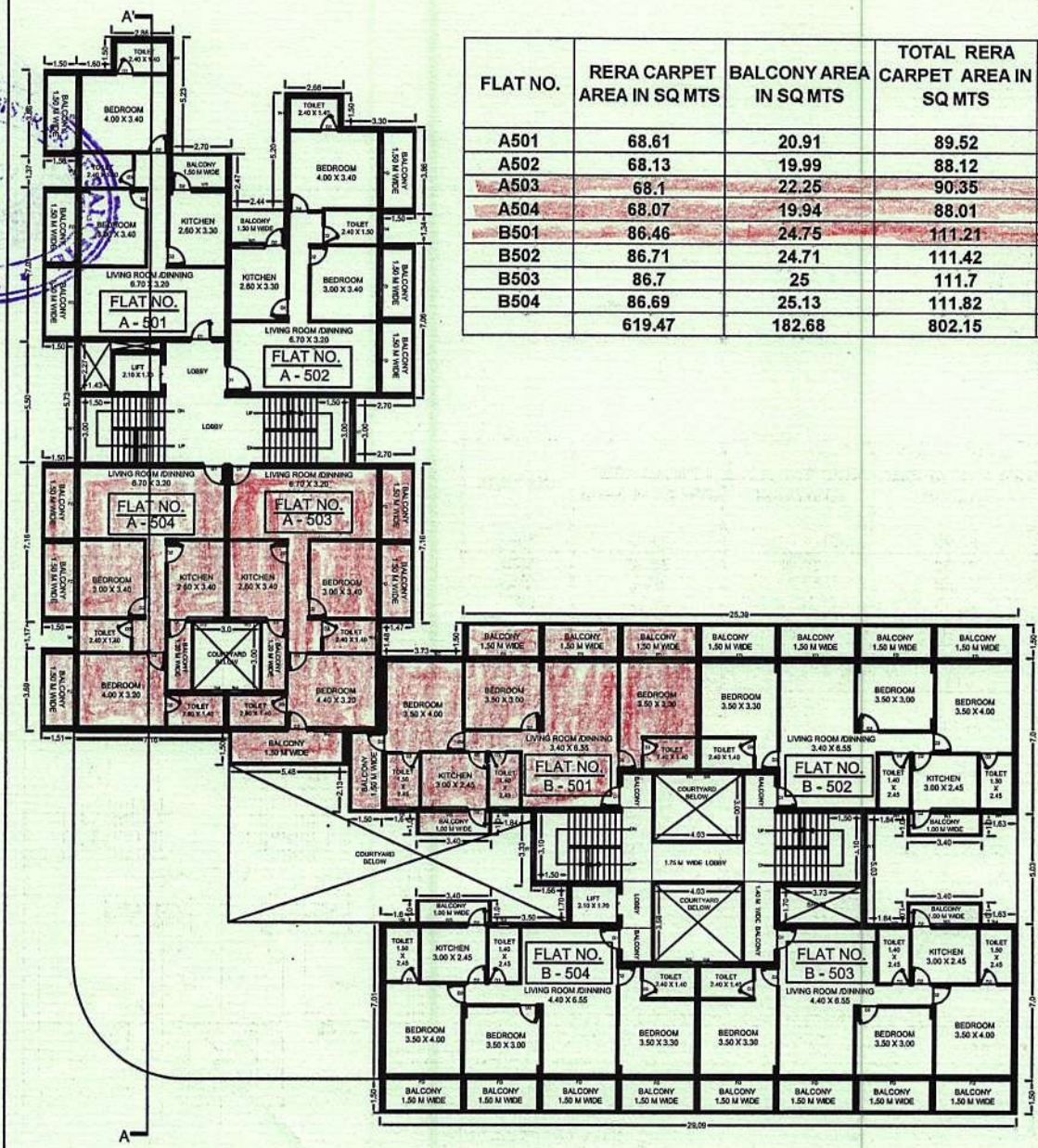
FOURTH FLOOR PLAN

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121)
OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE &
MRS. PADMAVATI V. KARE.

GAUTAM DESAI
ARCHITECT, CHARTERED SURVEYOR
& GOVT. REGISTERED VALUER
4, SAPANA SUNSHINE, MADEL,
MARGAO - GOA, 403601.

VK

Handwritten signature of Gautam Desai.



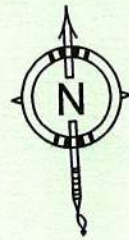
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A501	68.61	20.91	89.52	120.79
A502	68.13	19.99	88.12	120.54
A503	68.1	22.25	90.35	122.11
A504	68.07	19.94	88.01	119.73
B501	86.46	24.75	111.21	144.19
B502	86.71	24.71	111.42	144.48
B503	86.7	25	111.7	144.44
B504	86.69	25.13	111.82	144.54
	619.47	182.68	802.15	1060.82

FIFTH FLOOR PLAN

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121) OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE & MRS. PADMAVATI V. KARE.

GAUTAM DESAI
ARCHITECT, CHARTERED SURVEYOR & GOVT. REGISTERED VALUER
4, SAPANA SUNSHINE, MADEL, MARGAO - GOA, 403601.

VKS



AREA STATEMENT

FLAT NO.	RERA CARPET AREA IN SQ MTS	BALCONY AREA IN SQ MTS	TOTAL RERA CARPET AREA IN SQ MTS	S.B.U AREA IN SQ MTS
A601	68.61	20.91	89.52	120.79
A602	68.13	19.99	88.12	120.54
A603	68.1	22.25	90.35	122.11
A604	68.07	19.94	88.01	119.73
B601	86.46	24.75	111.21	144.19
B602	86.71	24.71	111.42	144.48
B603	86.7	25	111.7	144.44
B604	86.69	25.13	111.82	144.54
	619.47	182.68	802.15	1060.82

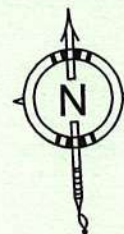
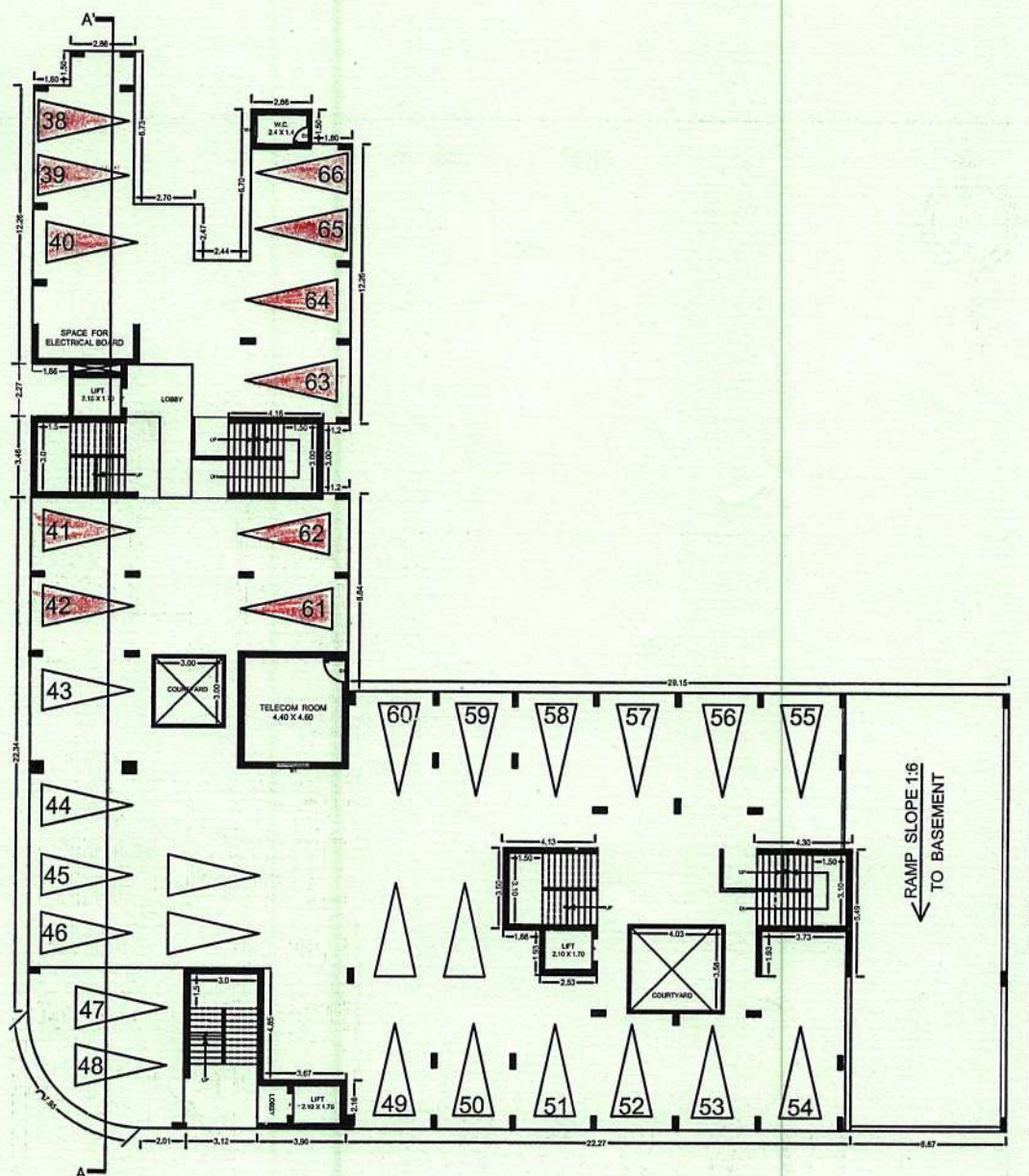
SIXTH FLOOR PLAN

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121)
OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE &
MRS. PADMAVATI V. KARE.

GAUTAM DESAI
ARCHITECT, CHARTERED SURVEYOR
& GOVT. REGISTERED VALUER
4, SAPANA SUNSHINE, MADEL,
MARGAO - GOA, 403601.

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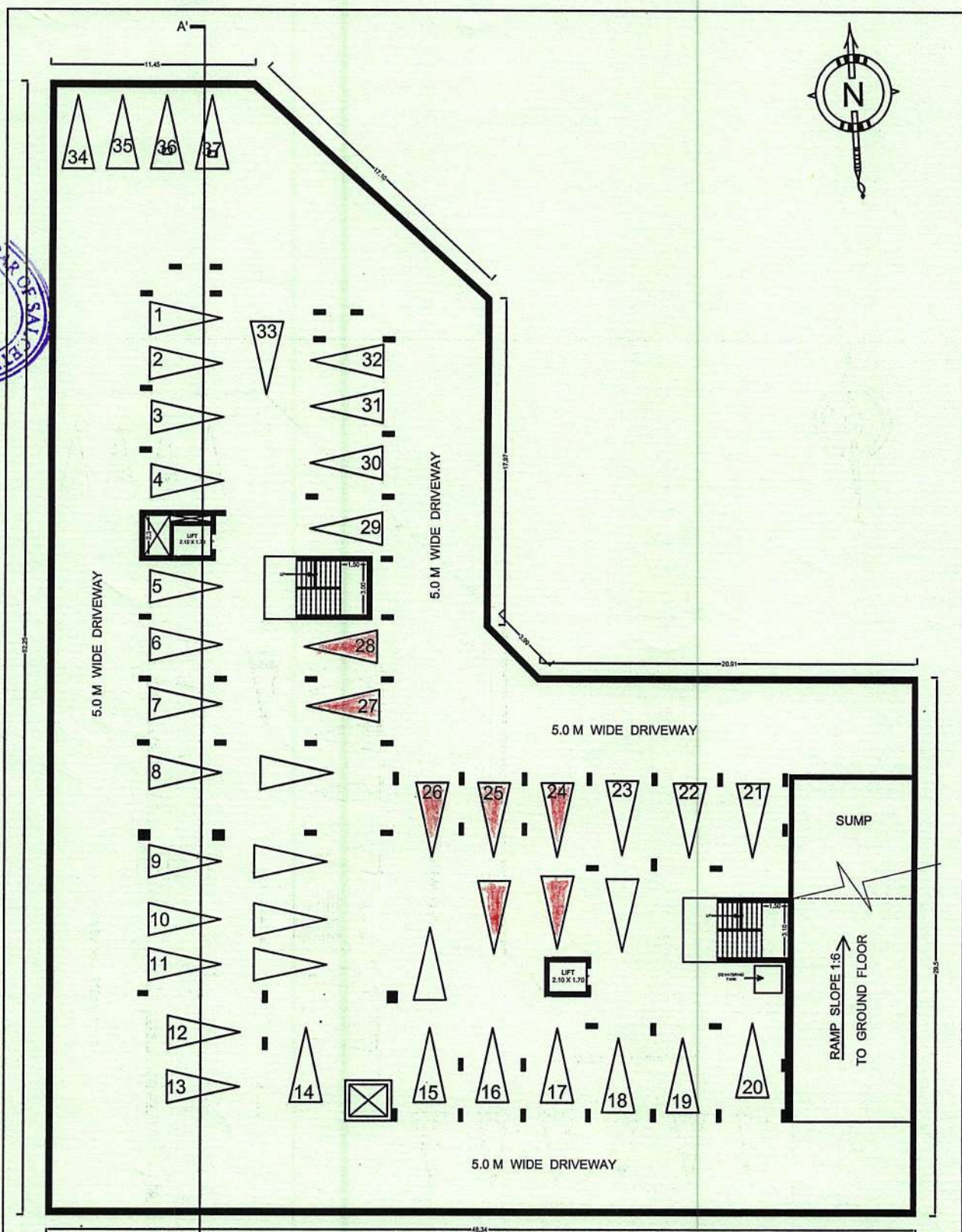
GROUND FLOOR PLAN

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121)
OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE &
MRS. PADMAVATI V. KARE.

GAUTAM DESAI
ARCHITECT, CHARTERED SURVEYOR
& GOVT. REGISTERED VALUER
4, SAPANA SUNSHINE, MADEL,
MARGAO - GOA, 403601.

VKS

GAUTAM DESAI



BASEMENT PLAN

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121)
OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE &
MRS. PADMAVATI V. KARE.

GAUTAM DESAI
ARCHITECT, CHARTERED SURVEYOR
& GOVT. REGISTERED VALUER
4, SAPANA SUNSHINE, MADEL,
MARGAO - GOA, 403601.

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-Nov-2025 12:39:47 pm

Document Serial Number :- 2025-MGO-5581

Presented at 12:39:11 pm on 19-Nov-2025 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	3085600
2	Registration Fee	3192000
3	Processing Fee	1640
Total		6279240

Stamp Duty Required :3085600/-

Stamp Duty Paid : 3085600/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ramnath Narayan Prabhu Dessai ,Father Name:Narayan Prabhu Dessai, Age: 48, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - H No 179 Kevona Rivona Sanguem Goa Post Via Quepem, Address2 - , PAN No.: AOSPP1164Q			

Executer

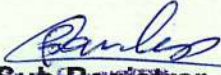
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ramnath Narayan Prabhu Dessai , Father Name:Narayan Prabhu Dessai, Age: 48, Marital Status: ,Gender:Male,Occupation: Advocate, H No 179 Kevona Rivona Sanguem Goa Post Via Quepem, PAN No.: AOSPP1164Q , as Power Of Attorney Holder for DATTA DAMODAR NAIK AS MANAGING DIRECTOR OF COMMONWEALTH DEVELOPERS PVT LTD			
2	VISHVESH VISHNUDAS KARE , Father Name:VISHNUDAS KARE, Age: 38, Marital Status: ,Gender:Male,Occupation: Business, H.NO.649-B, GOGOL MARGAO SALCETE GOA , PAN No.: BBLPK7171A , as Power Of Attorney Holder for PADMAVATI VISHNUDAS KARE			
3	VISHVESH VISHNUDAS KARE , Father Name:VISHNUDAS KARE, Age: 38, Marital Status: ,Gender:Male,Occupation: Business,			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	H.NO.649-B, GOGOL MARGAO SALCETE GOA , PAN No.: BBLPK7171A , as Power Of Attorney Holder for VISHNUDAS KRISHNA KARE			

Witness:

I/We individually/Collectively recognize the Purchaser, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: VITHU MALIK, Age: 34, DOB: , Mobile: 8551002205 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403704, Molcopona, Quepem, South Goa, Goa			
2	Name: Laxmikant Kurade, Age: 50, DOB: , Mobile: 9552159655 , Email: , Occupation: Service , Marital status : Married , Address: 403716, Benaulim, Salcete, South Goa, Goa			


Sub Registrar
-Cum-
Sub Registrar
Salcete

Document Serial Number :- 2025-MGO-5581

Document Serial No:-2025-MGO-5581

Book :- 1 Document

Registration Number :- **MGO-1-5406-2025**

Date : 19-Nov-2025



[Signature]

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

Sub Registrar
Salcete