



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challan Payment Facility Rules 2021)

Stamp Duty Of : ₹ 6207100/-

(Rupees Sixty Two Lakhs Seven Thousand One Hundred only)

PAID VIDE E-RECEIPT NO 202500147559 DATED :28-Feb-2025,
IN THE GOVERNMENT TREASURY.



Sub Registrar

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

**SUB-REGISTRAR
BARDEZ**

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202500007634
DOCUMENT SERIAL NUMBER	:	2025-BRZ-1426
DATE OF PRESENTATION	:	11-Mar-2025
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-1417-2025
DATE OF REGISTRATION	:	12-Mar-2025
NAME OF PRESENTER	:	MAHESH KUMAR YADAV AUTHORISED SIGNATORY/DIRECTOR OF QUAD REALTY VENTURES LLP
REGISTRATION FEES PAID	:	₹6421130/-
PROCESSING FEES PAID	:	₹2720/-
MUTATION FEES PAID	:	N.A./-



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202500147559

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 27/02/2025 13:42:00

Name and Address of Party : QuadRealty | 9818444728
8028TH FLOOR TOWER A EMAAR DIGITAL GREENS SEC 61
GURGAON HARYANA

Service: Stamp Duty

	Amount
Stamp Duty	₹ 6207100.00

Total Amount: ₹ 6,207,100.00

(Rs. Sixty Two Lakh Seven Thousand One Hundred Only.)

Department Data: 202500007634 NOTARY|202500007634 NOTARY

Bank ref No: CPAEWBBXB
Status: Success
Payment Date: 28/02/2025 15:39:45
Payment Gateway: SBI_MOPS



For Quad Realty Ventures LLP

Mahesh

Designated Partner

Print Date: 01/03/2025 16:32:49

Fr. No. 2025-BR2-1426
11/03/2025

**JOINT DEVELOPMENT
AGREEMENT**

m. and
Amal

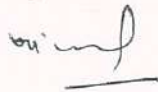
For Quad Realty Ventures LLP

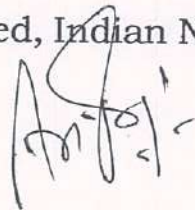
Mahesh
Designated Partner

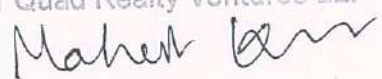
THIS JOINT DEVELOPMENT AGREEMENT (this "Agreement") is executed on this 1st day of March, 2025 at Mapusa, before Sub Registrar of Bardez at Mapusa Taluka Bardez and Sub-District of Bardez, Goa, India (01/03/2025).

BY AND BETWEEN

- A. **MR. ANUJ KUMAR SINGHAL**, s/o Janeswar Prasad, age 55 years, married, Indian National, holder of Pan card [REDACTED] and Adhaar card no. [REDACTED] r/o 614, Sanjay Marg, Patel Nagar, Muzaffamagar, Uttar Pradesh- 251002
- B. **MR. AJAY JINDAL**, s/o Jagdish Parshad Jindal, age 65 years, married, Indian National, holder of Pan card [REDACTED] and Adhaar card no. [REDACTED] r/o House Number 597, Sector 6, Panchkula, Haryana-134109
- C. **MR. AJAY KUMAR**, s/o Daya Nand, age 54 years, married Indian National, holder of Pan card ABCPK1113H and Adhaar Card no. [REDACTED] r/o House No- 34/26, South Civil Line, Muzaffarnagar Uttar Pradesh 251001
- D. **MR. NEERAJ KUMAR AGGARWAL**, s/o Kashi Ram, age 55 years, married, Indian National, holder of Pan





For Quad Realty Ventures LLP

Designated Partner

card [redacted] and Adhaar card no.
[redacted] r/o 34/5, South Civil Line,
Muzaffarnagar, Uttar Pradesh-251002

Owners C and D herein represented by and through
their Attorney their Cousin Brother **Owners A** viz
MR. ANUJ KUMAR SINGHAL, s/o Janeswar Prasad,
age 55 years, married, Indian National, holder of Pan
card [redacted] and Adhaar card no.
[redacted] r/o 614, Sanjay Marg, Patel Nagar,
Muzaffarnagar, Uttar Pradesh- 251002 vide Power of
Attorney dated 06/01/2025 duly executed before
Notary Advocate Prerna Tyagi under sr no. 2025
hereinafter referred to as the "**OWNERS**" which term
shall mean and include, unless it be repugnant to
the context thereof, their heirs, successors,
permitted assigns. executors, administrators, and
legal representatives, **OF THE FIRST PART.**

AND

B. QUAD REALITY VENTURES LLP, A Limited Liability
Partnership, registered under The LLP Act, 2008, having
PAN Card No. [redacted] and its Registered Office at

[Signature]

[Signature]

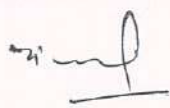
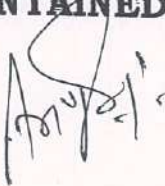
For Quad Realty Ventures LLP

Mahesh [Signature]
Designated Partner

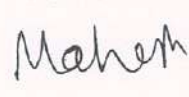
8028th Floor Tower A Emaar Digital Greens Sec-61
Gurgaon Haryana -122011 India, LLPIN: ACC-9084 herein
represented by and through its Authorized Signatory,
Director **Mr. MAHESH KUMAR YADAV**, son of Mange
Ram Yadav, aged 57 years, Married, Occup: Business,
having Pan Card No. [REDACTED] and Aadhar Card
No. [REDACTED], Indian National, residing at A-28
Sector-50 Noida Gautam Buddha Nagar Uttar Pradesh
201301 vide Board Resolution dated 06/01/2025
hereinafter referred to as the "**DEVELOPER**", which term
shall mean and include, unless it be repugnant to the
context thereof, its designated partners, successors,
administrators and permitted assigns, **OF THE SECOND
PART.**

The Owners and Developer are hereinafter collectively
referred to as the "Parties and individually as the "Party".

**NOW THEREFORE, IN CONSIDERATION OF THE
PREMISES AND OF THE MUTUAL AGREEMENTS,
COVENANTS, REPRESENTATIONS AND WARRANTIES
HEREINAFTER CONTAINED (INCLUDING THE**

For Quad Realty Ventures LLP

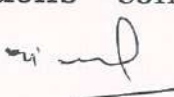
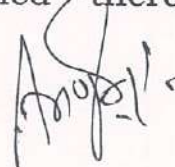

Designated Partner

RECITALS) AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED BY THE PARTIES, THIS AGREEMENT WITNESSETH AS FOLLOWS:

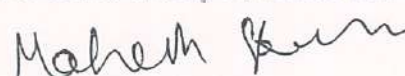
1. Definitions:

Unless the contrary intention appears and/or the context otherwise requires, in addition to the terms defined elsewhere including but not limited to the Schedules to this Agreement, the definitions listed below shall apply throughout this Agreement:

1. **"Absolute Completion"** in regard to the Project shall mean the date on which the Occupancy Certificate is issued by the Village Panchayat of Socorro and/or Department of Town and Country Planning, Panaji or such other certificate by whatever name called, issued by any other competent authority permitting occupation of the residential villas in the Project, as provided under local laws, which has provision for civic infrastructure such as water, sanitation and electricity, provided that the residential villas in the Project have all the agreed Specifications contained therein, in terms of this



For Quad Realty Ventures LLP

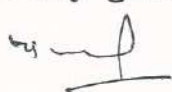
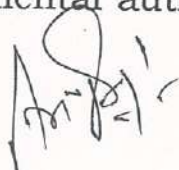

Designated Partner

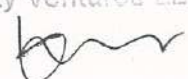
Agreement, and are fit for human
inhabitation/occupation.

2. **"Agreement"** shall mean this Agreement including all
the Schedules attached hereto or incorporated herein by
reference, as may be amended by the Parties from time to
time, in writing.

3. **"Allottee/s"** shall mean a person/s to whom a
residential villa in the Project has been allotted or
otherwise agreed to be transferred by the
Developer/Owners, applicants, prospective purchaser/s
(including Purchaser/s in default) and the person/s who
subsequently acquire/s the said residential villa/s
through sale, transfer or otherwise, but does not include a
person to whom such residential villa/s are given on rent,
lease or on a leave and license basis.

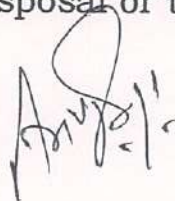
4. **"Applicable Laws"** shall mean all applicable laws, bye-
laws, rules, regulations, orders, ordinances, notifications,
protocols, codes, guidelines, policies, notices, directions,
judgments, decrees or other requirements or official
directive of any governmental authority or person acting



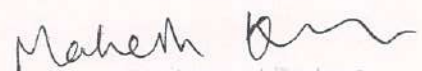
For Quad Realty Ventures LLP
Mahesh 
Designated Partner

under the authority of any governmental authority and/or of any other statutory authority in India, whether in existence on the date of execution of this Agreement or thereafter.

5. **"Approvals"** shall mean and refer to all such permissions, permits, sanctions, exemptions, licenses, no objection certificates from relevant authorities and approvals as may be required for the Project including but not limited to Project Approvals, approvals under the Goa, Daman and Diu Town and Country Planning Act 1974, Goa Electricity Supply Company ("GESCOM"), Public Works Department (PWD), environmental clearance (if applicable) from the Ministry of Environment and Forests, Village Panchayat of Socorro, or any other approvals as may be required from any Governmental Authority or from any other person, as the case may be, for the construction and development of the Project, and shall include all approvals as may be required under law for the construction, development, operation, management, leasing, completion, disposal or transfer to the Allottee/s.



For Quad Realty Ventures LLP


Designated Partner

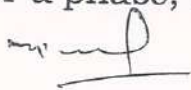
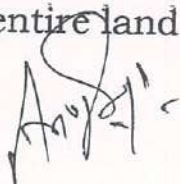
6. "**Architect/s**" shall mean the Architect appointed by the Developer for planning, designing, and carrying out supervisory activities in respect of the Project.

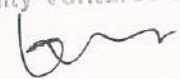
7. "**Association of Allottees**" shall mean the association to be formed by the Allottee/s of residential villas in the Project under the local law in force, acting as a group to serve the cause of its members and shall include the authorized representatives of the Purchaser/s or Allottee/s.

8. "**Carpet Area**" means the net usable floor area of a residential villa/s, excluding the area covered by the external walls, areas under services shafts, Exclusive Balcony or Verandah Area and Exclusive Open Terrace Area forming a part of the residential villa/s, but includes the area covered by the internal partition walls of the residential villa/s.

9. "**Common Areas**" shall mean:

(i) the entire land for the Project, or where the Project is developed in phases and registration under RERA is sought for a phase, the entire land for that phase.



For Quad Reality Ventures LLP
Mahem 
Designated Partner

(ii) the common basements, terraces, gardens, parks, gym, club house, play areas, open and unenclosed parking areas, and common storage spaces.

(iii) the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel.

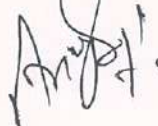
(iv) installations of central services such as electricity, gas, water, and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy.

(v) the water tanks, sumps, motors, fans, compressors, ducts, and all apparatus connected with installations for common use.

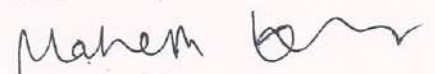
(vi) all community and commercial facilities as provided in the Project, and

(vii) any other areas in the Project necessary or convenient for its maintenance, safety, etc., and in common use.

10. **"Dedicated Developer's Account"** shall mean the bank account exclusively opened for the purpose of the Project by the Developer into which 60% of its share of receipts received from the Developer's share shall be deposited from time to time so as to cover the cost of



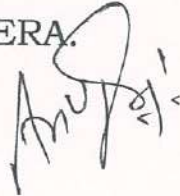
For Quad Realty Ventures LLP

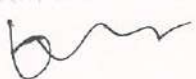

Designated Partner

construction and development of the Project, which amounts deposited shall be withdrawn by the Developer and in proportion to the cost of land and completion of construction of the Project after such completion is confirmed by an Engineer, an Architect and a Chartered Accountant through the issue of a certificate in writing to that effect.

11. **"Dedicated Owner's Account"** shall mean the bank account exclusively opened for the purpose of the Project by the Owners into which 40% of their share of receipts received from the Owner's share shall be deposited from time to time, which amounts deposited shall be withdrawn by the Owners and in proportion to the cost of land and completion of construction of the Project after such completion is confirmed by an Engineer, an Architect and a Chartered Accountant through the issue of a certificate in writing to that effect.

12. **"Defect Liability Period"** shall mean a period of five (5) years from the date of achieving Completion of the Project in terms of the RERA.

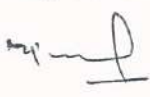
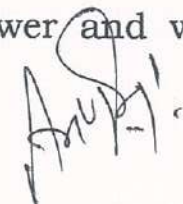


For Quad Realty Ventures LLP
Mahesh 

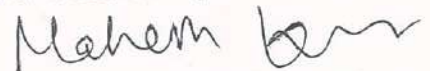
13. "**Developer's Account**" shall mean the bank account exclusively opened for the purpose of the Project by the Developer into which 100% of the receipts (other than Pass Through Charges) received from the Developer's share shall be deposited from time to time, from which 60% of the amounts received will be transferred to the Dedicated Developer's Account.

14. "**Developer's Cost**" shall mean and include:

(i) the entire cost of planning, construction and development of the Project, including third party fees and charges payable to all third parties involved with or engaged for the Project for the costs incurred towards legal fees, contractors fees, cost of men employed directly by the Developer on site, cost of building and construction materials including but not limited to cement, bricks, steel, façade, electrical cabling, sanitation pipes, paint, tiling, marble, glass, aluminum used to construct, equipment hire charges, charges towards securities services, fees paid to Professional Team, Architects, advisors, tax consultants, accountants, project management consultants, fees paid for obtaining Sanction Plan, approvals and other clearances and permissions for the Project, and power and water connections for the



For Quad Realty Ventures LLP


Designated Partner

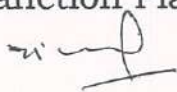
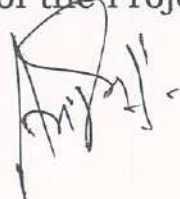
Project, statutory dues, etc. and/or any other costs incurred to undertake and complete the construction and development of the Project, in terms of this Agreement, and in compliance with statutory regulations till the time of completing the development in all aspects.

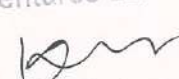
(ii) The cost of all such statutory deposits, amounts and expenses as may be necessary for obtaining the water connection, sewerage, and electricity connections in relation to the Project, and the deposits are to be recovered from the prospective purchasers/owners of the residential villas of the Project.

(iii) The cost of securing tax assessment from the Village Panchayat of Socorro and allotment of house no's to each of the residential villas in the Project, post Absolute Completion.

(iv) Cost of compensation paid to Purchasers/Allottees for delay in discharge of any obligations as imposed under RERA and any other expenses or cost incurred directly or indirectly for the Project which shall be borne exclusively by the Developer, and

(v) Regularization/compounding fees for any deviation/s from the Sanction Plan of the Project.



For Quad Realty Ventures LLP
Mahem 
Designated Partner

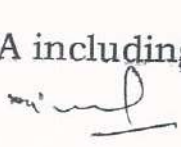
15. "**Developer's Constructed Area**" shall mean and include:

a. The Carpet Area of the residential villas constructed in the area share of the Developer and car parking's/Garages.

b. the exclusive right to use and enjoy the Exclusive Balcony or Verandah Area and/or the Exclusive Open Terrace Area lying appurtenant to/attached to the said residential villas constructed in the area share of the Developer.

c. exclusive right to use and enjoy the garden areas, if any, lying appurtenant to the said residential villas constructed in the area share of the Developer.

16. "**Developer's share**" shall mean 60% of the total of 26 Villas, to be sold to the prospective purchaser/s and/or retained by the Developer and/or its nominees, along with the proportionate undivided share, right, title and interest in the Common Areas in accordance with the obligations under RERA including-



For Quad Realty Ventures LLP

 
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a. the land comprised in the Schedule Property to be conveyed to the Association of Allottees, post its formation, in which the Purchaser/s shall become member/s as mandated by RERA.

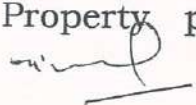
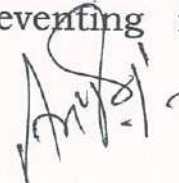
b. The Carpet Area of the residential villas constructed for the Developer and car parking's/Garages.

c. the exclusive right to use and enjoy the Exclusive Balcony or Verandah Area and/or the Exclusive Open Terrace Area lying appurtenant to/attached to the said residential villas.

d. exclusive right to use and enjoy the garden areas, if any, lying appurtenant to the said residential villas.

17. **"Development Rights"** shall refer to the entire development rights in respect of the Schedule Property conferred on the Developer under the Agreement.

18. **"Encumbrances"** shall mean any restriction on the Schedule Property preventing its free transfer and



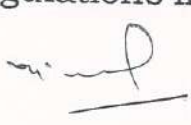
For Quad Realty Ventures LLP
Mahesh
Designated Partner

enjoyment due to any claim, disputes, attachment, etc., in any manner whatsoever.

19. **"Exclusive Balcony or Verandah Area"** means the area of the balcony or verandah, as the case may be, that is constructed as a part of the residential villas in the Project and lies appurtenant thereto meant for the exclusive use and enjoyment of the Allottee/s.

20. **"Exclusive Open Terrace Area"** means the area of open terrace that is constructed as a part of the residential villas in the Project lying appurtenant to the residential villas in the Project meant for the exclusive use and enjoyment of the Allottee/s of the said residential villas.

21. **"FSI/FAR"** shall mean Floor Space Index/Floor Area Ratio as sanctioned by the Department of Town and Country Planning, Panaji under the building bye-laws, rules, and regulations in force as on date for the Project.



For Quad Realty Ventures LLP

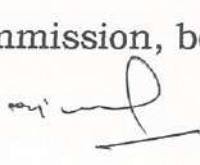
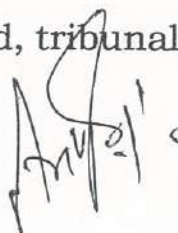


Designated Partner

22. "**Force Majeure**" shall mean any event or combination of events or circumstances beyond the control of a Party which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures be prevented or caused to be prevented, and which materially and adversely affects a Party's ability to perform obligations under this Agreement including: (i) acts of God i.e. fire, draught, flood, earthquake, storm, lightning, epidemics and other natural disasters; (ii) explosions or accidents, air crashes; (iii) strikes, lock-outs, civil disturbances, curfew etc.; (iv) Civil commotion, insurgency, war or enemy action or terrorist action; and (v) any event or circumstances analogous to the foregoing which is beyond the control of the Parties.

23. "**Garage**" shall mean a place within the residential villas reserved for parking of light motor vehicles having a roof.

24. "**Government Authority**" shall mean any government authority, statutory authority, government department, agency, commission, board, tribunal or court or any other



For Quad Realty Ventures LLP

Designated Partner

law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or any state or other subdivision thereof or any municipality, district or other subdivision thereof, including any municipal/local authority having jurisdiction over any matter pertaining to the construction and development of the Project.



25. "**IFRSD**" shall mean the Interest Free Refundable Security Deposit referred to in Clause 21.1 of the Agreement.

26. "**Launch**" shall mean the date on which the Project is offered for sale to the Purchaser/s of the residential villas in the Project post registration of the Project under RERA.

27. "**Material Breach**" shall have the meaning ascribed to it under Clause 19.8 of this Agreement.

28. "**Owner's Account**" shall mean the bank account exclusively opened for the purpose of the Project by the

For Quad Realty Ventures LLP

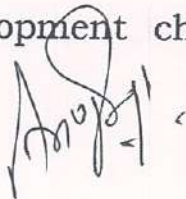
Designated Partner

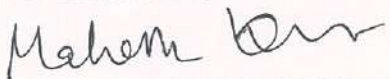
Owners into which 100% of the receipts (other than Pass Through Charges) received from the Owner's share shall be deposited from time to time, from which 40% of the amounts received will be transferred to the Dedicated Owner's Account.

29. **"Occupancy Certificate"** shall mean the Occupancy Certificate or such other certificate by whatever name called issued by the Village Panchayat of Socorro and/or the Department of Town and Country Planning, Panaji post completion of construction permitting occupation of the residential villas in the Project.

30. **"Owner's Share"** shall mean a shell structure equivalent to or approximately 40% of the 26 Villas, allotted to the Owners along with the proportionate undivided share, right, title and interest in the Common Areas in accordance with the obligations under RERA.

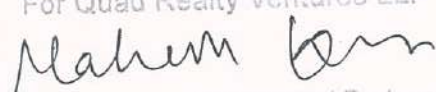
32. **"Pass Through Charges"** shall refer to all statutory and other deposits, charges, taxes, fees and expenses, such as external development charges, infrastructure



For Quad Realty Ventures LLP

Designated Partner

development charges, external electrification charges, firefighting charges, payments/contributions received from the prospective purchaser/s of the residential villas towards electricity, water, sewerage, maintenance deposit and/or advance maintenance charges payable to the Association of Allottees, GST and any future taxes levied by any Governmental Authority, stamp duty, registration charges, and all such other similar statutory charges, fees and costs. which would be collected/recovered from the prospective purchasers of the residential villas in relation to the Project as a contribution from such purchasers for onward transfer/deposit to the concerned Government Authority or Association of Allottees in the Project, as the case may be, provided that, this shall not include any sums collected by the Parties from the purchaser/s of the residential villas in the Project, but not actually paid out as such to the appropriate authority, association, etc. Notwithstanding anything contained in this Agreement, the Parties hereby agree that Pass Through charges will be applicable to all Parties of this Agreement, and will be borne by them as per their respective shares so allocated to them,



For Quad Realty Ventures LLP

Designated Partner

33. **"Professional Team"** shall mean the architects, structural engineers, mechanical and/or electrical engineers, surveyors, consultants, and/or such other professionals engaged and/or contracted by the Developer from time to time.

34. **"Project"** shall mean development of the Schedule Property by constructing and developing a residential project thereon comprising residential villas, built as per the specifications of construction along with common amenities, facilities and infrastructure attached thereto, including car parking space/s, individual swimming pools and Garages, club house, landscaping, internal and access roads, compound walls, gates, internal and external services relating to electricity, water, drainage, roads, amenities, facilities, staircases, passages, sewer lines, pipes, ducts and sanitation. The Developer hereby commits that the entire developed fully furnished villa units (including the Common Areas) shall have inter alia 24 hours' power back up (including for appliances), premium quality sanitary ware, tiles, fittings, doors, windows, beds, sofas, couches, ducted air conditioning, kitchens, wardrobe, and lifts.

For Quad Realty Ventures LLP

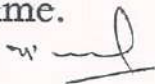
Mahesh
Designated Partner

35. "**Project Account**" shall mean the bank account opened and operated exclusively by the Developer, in the same bank in which the Dedicated RERA Accounts are operated into which the "Pass through Charges will be deposited from time to time and thereafter paid to the concerned statutory authorities or the Association of Allottees as the case may be.

36. "**Promoter**" shall mean the Developer herein for all construction and related activities including the duties and obligations to be performed under RERA.

37. "**Purchaser/s**" shall mean the Allottee/s of residential villa/s in the Project and shall include any buyers, purchasers, or transferees, whether an individual, corporate, or otherwise of any residential villa/s in the Project.

38. "**RERA**" shall mean the Real Estate Regulation and Development Act, 2016 read with applicable Rules (for the state of Goa) in force as on date, and as amended from time to time.



For Quad Realty Ventures LLP

Mahesh
Designated Partner

39. "**Saleable Area**" shall mean the Super Built-Up Area of the residential villa/s in the Project to be sold to the prospective Purchaser/s along with the proportionate undivided share, right, title and interest in the Common Areas in accordance with the obligations under RERA including-

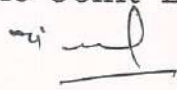
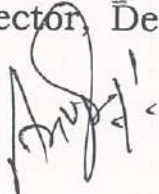
i. the land comprised in the Schedule Property to be conveyed to the Association of Allottees, post its formation in which the Purchaser/s shall become a member as mandated by RERA.

ii. the Carpet Area of the residential villas in the Project, and car parking's/Garage/s.

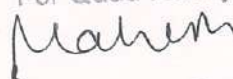
iii. the exclusive right to use and enjoy the Exclusive Balcony or Verandah Area and/or the Exclusive Open Terrace Area lying appurtenant to/attached to the residential villas in the Project.

iv. exclusive right to use and enjoy the garden areas, if any, lying appurtenant to the said residential villa/s in the Project.

40. "**Sanction Plan**" shall mean the plan approved and issued by the Joint Director, Department of Town and



For Quad Realty Ventures LLP



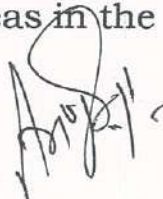
Designated Partner

Country Planning, Panaji for the development of the Schedule Property, which shall include modified sanction plans (if any) approved by the said authority, which shall be obtained by the Developer in terms of this Agreement.

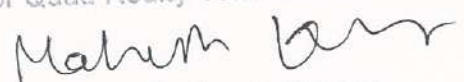
41. "**Schedule Property**" shall mean the immovable property known as "Bafortem" or "Baportem" alias "Korrem"

42. "**Specifications**" shall mean the specifications relating to construction agreed upon by the Parties to be provided for in the residential villas and the Common Areas in the Project.

43. "**Super Built-Up Area**" of any residential villa/s in the Project shall mean the aggregate of (i) the Carpet Area of a residential villa/s and (ii) thickness of the external walls (iii) Exclusive Balcony or Verandah Area and Exclusive Open Terrace Area and garden area lying appurtenant to/attached to the residential villa which are reserved for the exclusive use of the Purchaser/s and proportionate share in the Common Areas in the Project.



For Quad Realty Ventures LLP

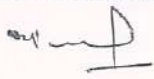

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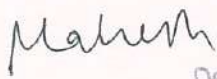
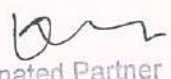
II. INTERPRETATION

In this Agreement, unless the contrary intention appears:

1. In case of any ambiguity of any clause or terms or conditions herein, the same shall be interpreted to convey the true intention of the Parties hereto, which is to fulfill the objectives of this Agreement by developing the Schedule Property.
2. Any reference to the singular shall include the plural and vice-versa.
3. Any references to a "company" and "LLP" shall include a reference to a body corporate.
4. The Schedules to this Agreement shall form an integral part of this Agreement.
5. Each of the representations and warranties provided in this Agreement is independent of other representations and warranties and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause or any part thereof.



For Quad Realty Ventures LLP
 
Designated Partner

6. Headings to clauses, parts and paragraphs of Clauses, Schedules are for convenience only, and do not affect the interpretation of this Agreement.

7. "In writing" includes any communication made by registered post A.D. or e-mail.

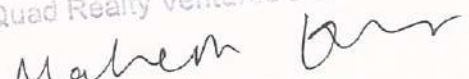
8. All the recitals to this Agreement shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly.

9. This Agreement shall always mean and include all other agreements, amendments, deeds, and other documents pertaining to the development viz. the plans, drawings and sketches drawn up for development of the Schedule Property, executed between the Parties hereto subsequently. It shall always be provided that all such agreements/deeds are co-terminus to each other and shall run concurrently to this Agreement until this Agreement is terminated, or is otherwise determined in the manner provided hereinafter.

III. FLOW OF TITLE:



For Quad Realty Ventures LLP


Designated Partner

Vide Deed of Sale dated 06/12/2006 registered in the Office of the Sub- Registrar of Bardez at Mapusa under Registration No. 6105 at pages 228 to 248, Book No. 1, Volume No. 1907 on 11/12/2006 and Vide Deed of Sale dated 28/04/2016 registered in the Office of the Sub-Registrar of Bardez at Mapusa under Registration No. BRZ-BK1-02420-2016, CD No. BRZD779 on 20/05/2016, the present Vendors acquired ownership rights on the Said Property.



IV. OFFER AND ACCEPTANCE

A. Whereas, the Developer herein, who was on a lookout for a suitable property to carry out development of a residential complex thereon, comprising residential villas of different dimensions with all the required infrastructure facilities, common amenities attached hereto, approached the Owners, and offered to co-develop the Schedule Property (as defined) as per the mutually agreed terms and conditions set out in this Agreement.

For Quad Realty Ventures LLP


Designated Partner

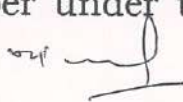
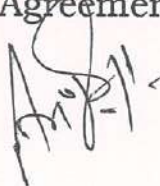
NOW IT IS MUTUALLY AGREED AS UNDER:

That in pursuance of the foregoing and subject to the mutual obligations undertaken by the Owners and the Developer under this Agreement, the Parties have agreed to develop the Schedule Property subject to the terms and conditions hereinafter contained.

1. Permission to Develop:

1.1. The Owners do hereby agree, authorize, and confer upon the Developer an irrevocable right to develop the Schedule Property by undertaking the construction and development of the Project on the terms and conditions recorded in this Agreement. The Developer shall have all such rights and privileges, as may be required to exploit the Schedule Property, including but not limited to exclusive access without limitation or interruption and making appropriate covenants, representations, and warranties to any third parties for the purposes of implementation of the Project in terms and spirit of this Agreement.

1.2. The Owners shall not revoke the rights granted to the Developer under this Agreement till the completion and



For Quad Realty Ventures LLP

Mahem



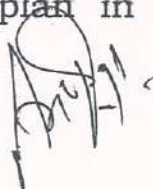
Director

sale of the residential villas in the Project, as the Developer will be investing a substantial amount of money in the Project, but for Material Breach on the part of the Developer and consequences of such Material Breach as enumerated below in this Agreement.

1.3. Notwithstanding anything contained in this Agreement, the Parties hereby agree that all construction/development related plans, approvals, applications, materials, designs, landscaping, layouts and specifications of the villa units/Project, appointment of Architects etc. or any decision/action to be taken by the Developer in respect of the development of the Schedule Property contemplated in this Agreement shall require prior sign-offs on email from the Owners and the Developer.

2. Plans/Licenses/NOCs:

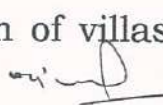
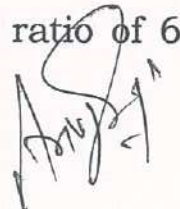
2.1 The Developer at its cost and risk shall with the prior written and email consent of the Owners, apply for and/or secure the renewal or modification of the Sanction Plan, building plan design, the elevation of the buildings, and further design the plan in any manner suitable and



For Quad Realty Ventures LLP
Mahesh
Designated Partner

convenient to the Developer, so as to derive the maximum benefit out of the permissible floor area ratio (FAR), and the Developer shall ensure that such designing/planning shall also be to the benefit of the Owners. The Developer shall have the liberty to make any changes or alterations in the designing of the structures or the plan with the prior email consent of the Owners and all such changes, alterations shall be for the mutual benefit of the Parties, only according to Applicable Laws and as per rules of the concerned authorities and without in any manner prejudicing the entitlement of the Parties under this Agreement. The Owners shall sign and execute all applications/papers/documents as required and do all acts and deeds and things as the Developer may lawfully require in order to obtain licenses, approvals, Sanction Plan etc. for such construction and for completing the development of the Schedule Property.

2.2 The Parties hereby agree that the Developer shall commit to develop and construct on the Schedule Property, a total of 26 (Twenty Six) villas, as per prevailing bye laws and the Parties shall have the following area allocation of villas in ratio of 60% to the Developer and



For Quad Realty Ventures LLP

Mahum 
Designated Partner

40% to the Owners in bare shell form. Notwithstanding anything contained in this Agreement, the Developer hereby commits and guarantees that the Owner's villa to be delivered to them in shell form of structure and not completely developed villas. Since there is no consideration paid to the Owners in money terms, there is no incidence of Tax Deducted at Source at execution of this Agreement.



3. Marginal Variations:

3.1 The Developer shall be entitled to make modifications, deletions, additions and alterations in the design and layout of the Project with the prior email consent of the Owners (to which, a response shall be provided within a period of 7 days), depending on the exigencies. during execution, without materially affecting the entitlement of the Owners, but shall comply with the building bye-laws of the Department of Town and Country Planning, Panaji. Any penalties imposed due to such variation will be borne by the Developer alone.

4. Sharing of Area:

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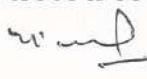
Designated Partner

4.1. The Owners shall be entitled to deal with the Owner's share, and the Developer shall be entitled to deal with the Developer's Share as defined, in any manner as they deem fit, subject to restrictions on marketing as enumerated in Clause 5 below, and their respective rights and obligations in respect of the same as mandated under the RERA.

4.2. Fractional share: In case the Saleable Area in the Project cannot be constructed to enable the allocation of the Saleable Area exactly in the manner mentioned above in this Agreement, the Owners shall be entitled to such number of residential villas whose Saleable Area will be nearer to the total Saleable Area in the Project and to such number of car parking spaces agreed to be allotted to the Owners.

Similarly, in case the Saleable Area in the Project cannot be constructed to enable the allocation of the Saleable Area exactly in the manner mentioned above in this Agreement.

Similarly, in case the Saleable Area in the Project cannot be constructed to enable the allocation of the Saleable Area



For Quad Realty Ventures LLP



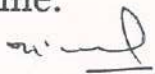
Deputy Managing Partner

exactly in the manner mentioned above in this Agreement, the Developer shall be entitled to such number residential villas whose saleable area will be nearer to the total Saleable Area in the Project and to such number of car parking spaces agreed to be allotted to the Developer.

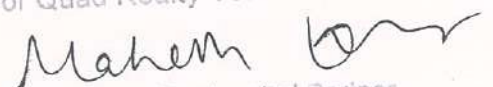
4.3. In the event of shortfall in allocation of Share to the Owners, the Developer shall compensate the Owners for such fractional shortfall at the average sale price of the Project settled at the end of the Project at the time of Absolute Completion.

5. Marketing:

The Developer shall have the exclusive rights for the Branding and Marketing of its allotted share in the Project and the other Parties shall have no right/claim to the rates, market strategy etc. in relation to the same. Similarly, the Owners shall have the exclusive rights for the Branding and Marketing of their allocated shares respectively in the Project, and the Developer shall have no right/claim to the rates, market strategy etc. in relation to the same.



For Quad Realty Ventures LLP

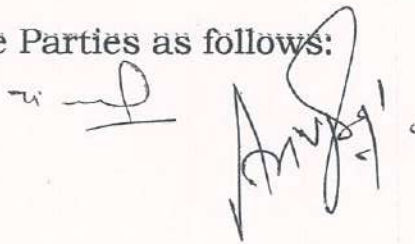

Designated Partner

6. Goods and Service Tax ("GST"):

The Owners shall be liable to pay GST at the applicable rate on such proportion of value of Development Rights as is attributable to the residential units allotted to the Owners even if the responsibility/onus of discharging the aforesaid GST or any other tax liability is on the Developer.

If the onus of discharging aforesaid GST is on the Developer, the Developer shall collect the tax from the Owners on the proportionate value of residential units belonging/allotted to the Owners and deposit the same with the concerned government department. In case the Developer pays the said GST amount for and on behalf of the Owners, then, the Owners shall be liable to reimburse such tax amount to the Developer. The payment of the said GST amount shall be within 10 working days by the Owners from the due date of the GST liability/demand being generated by the department, and in the case of a reimbursement, within 10 working days from being called upon by the Developer.

With regard to the liability of GST applicable inter-se between the Parties, it has been agreed and understood between the Parties as follows:



For Quad Realty Ventures LLP


Designated Partner

6.1. In the case of levy of GST on works contract on the works carried out by the Developer for the Owners, the Developer shall pay the same on a forward charge basis and the liability for collecting the GST from the Owners and depositing the said GST shall be in proportion to the number of allotted residential villas in the Project and shall be deposited in terms of the Notification No. 11/2017 dated 28/06/2017 read with Notification No. 4/2018 dated 25/01/2018 read with Notification No. 3/2019 dated 29/03/2019 issued by the Government of India, Ministry of Finance (Department of Revenue) and collect the amount paid from the Owners at the time of achieving Absolute Completion of the Project as provided in Notification No. 6/2019 dated 29/03/2019 or at the option of the Owners at periodical intervals based on the progress of construction as provided for in terms of the Notification No. 3/2022 dated 02/06/2021.

6.2. In the case of levy of GST on Development Rights on the unsold stock of Developer, Owners allotted residential villas in the Project, the same shall be paid to the department as on the date of Absolute Completion on a reverse charge basis in terms of the Entry No. 41(a) of



[Signature]

[Signature]

For Quad Realty Ventures LLP
Mahesh
Designated Partner

Notification No. 4/2019- Central Tax rate dated 31/03/2019 issued by the Government of India, Ministry of Finance (Department of Revenue) and the Developer shall collect/recover such GST dues in respect of the same from the Owners at the time of Absolute Completion.

6.3. The proportionate share of GST on Development Rights paid/payable by the Developer as mentioned above, shall be reimbursed by the Owners to the extent of the unsold stock of residential villa/s in the Project pertaining to their share in the Project.

6.4. The Owners and the Developer shall charge GST on the Allottees/Purchasers of the residential sites with villas constructed thereon, at the rates prescribed for the residential villas as the case may be in terms of the Notification No. 3/2019-Central Tax rate dated 29/03/2019 issued by the Government of India, Ministry of Finance (Department of Revenue) as presently applicable and as may be amended from time to time.

7. REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 (RERA, 2016).



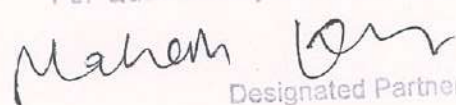
For Quad Realty Ventures LLP

Mahesh
Designated Partner

The Parties hereby agree to comply with the relevant provisions of RERA and regulations made thereunder, from time to time. The Parties have further agreed to register the Project under RERA, 2016 as and when necessary. As any of the Parties may sell/transfer their share of area wholly or partly, the Parties agree to register the Project under RERA as and when either of the Parties indicate their intention to sell/transfer their respective areas in the Project wholly or partly. Consequently, as, and when the provisions of RERA, 2016 and the rules notified under the RERA Rules, it is mutually agreed and understood between the Parties as follows:

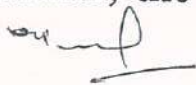
a) The Project being conceptualized for development under this Agreement is subject to the provisions of the RERA, 2016 read with the rules framed thereunder, from time to time and in force. Consequently, it has further been agreed that the Developer and the Owners shall comply with the provisions of the Chapter II and Chapter III of the RERA, to the extent and as may be respectively applicable to them.



For Quad Realty Ventures LLP

Designated Partner

b) The Developer shall be fully responsible to comply the provisions of the RERA for all matters pertaining to registration of the Project, construction and development, including delay in delivery of units in the Project, defect in quality of construction and development and non-adherence to the specifications, amenities and facilities agreed to be provided by the Developer in the Project and the Owners shall be fully responsible to comply with the provisions of the RERA as far as title to the Schedule Property is concerned.

c) It is agreed by the Parties that since the Project should be RERA compliant, the Developer shall be fully responsible for adhering to all the provisions of RERA in its capacity as the Promoter of the Project as defined under RERA and shall be responsible for the payment of all amounts towards monetary compensation to Purchasers/Allottees of residential villa units in the Project due to delay in completion of the Project, default in fulfilling the obligations undertaken under the Agreements to Sell entered into with Purchasers/Allottees with respect to entire share and all other claims made in respect of the Project. Further, the Developer shall also be responsible

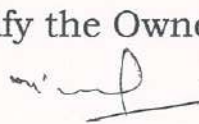
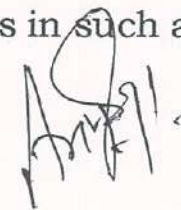


For Quad Realty Ventures LLP

Mahesh

Designated Partner

for redressal of all complaints filed before the RERA authority in respect of the completion of construction of the Project within the specified timelines as filed by the Developer to the RERA authorities at the point of registration including extensions thereof permitted by RERA and for the defects in the quality of development as indicated to the purchasers of units in the Project. Consequently, the Developer shall be fully liable and responsible for all claims, costs, losses, and damages that may accrue and arise out of such complaints. In this regard, the Developer agrees to indemnify and keep indemnified the Owners from all costs, claims, losses and damages that the Owners may suffer or incur on account of default on the part of the Developer in fulfilling its obligations with respect to the development of the Project under RERA as the Promoter of the Project provided however, that in case there is delay in the Developer fulfilling its obligations on account of defects in title in the hands of the Owners to the Schedule Property, the Owners shall be solely be responsible, accountable for any such claim, costs, losses and the Developer shall not be obliged to indemnify the Owners in such an event.



For Quad Realty Ventures LLP
Mahesh
Designated Partner

d) The obligations with respect to the title of the Schedule Property shall be of the Owners alone and in this regard, the Owners agrees to indemnify and keep indemnified, the Developer and/ or the Purchaser/s of the Project who may suffer with respect to any defect in title relating to the Schedule Property on which the Project is being developed, if such defect in title results in the clear and marketable title vesting in the hands of Purchaser/s in the Project including their peaceful possession of the same being disturbed/affected, or if the completion of the Project is delayed on account of any orders of injunction obtained by any person/s from any competent Court of Law relating to the title of the Owners to the Schedule Property.

e) In the event either the Owners, the Developer is made a party by the Allottee or aggrieved person as the case may be in a legal proceeding due to non-performance of duties and obligations by the other Party under the RERA as set out above, the defaulting Party agrees and undertakes to indemnify and render harmless the other Party from all losses, damages and costs as determined by the Real Estate Regulatory Authority, Court of Law, or other Legal Forums.



For Quad Realty Ventures LLP

Designated Partner

f) The Owners will co-operate with the Developer and sign necessary consents, no- objection certificates, forms, applications, declarations and other documents as required for and incidental to registration of the Project and any other requirements of the Real Estate Regulatory Authority and shall agree to be Developer of the Project for the purpose of the RERA if required and called upon to do so by the said Authority.

g) The Owners, the Developer shall maintain and operate the Dedicated Owners' Account and Dedicated Developer's Account respectively as mandated and required under RERA. In this regard, the Developer shall furnish to the Owners on a quarterly basis, a certificate from the Architect, Engineer and Chartered Accountant relating to the progress of construction/development and the cost incurred in the preceding quarter so as to enable withdrawal of funds from the said accounts by the Owners and the Developer, as the case may be



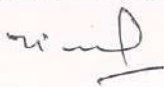
For Quad Realty Ventures LLP


Designated Partner

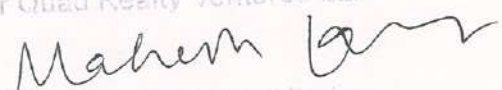
h) During the application process for the RERA number for the project, if RERA compliance necessitates an amendment to the clauses of this Agreement, the Parties hereby agree that they shall duly comply with the same, provided that there shall be no deviation from the agreed allocation of shares in terms of Clause 2.2 of this Agreement, commercial/payment terms and all other contractual terms and provisions of this Agreement, unless otherwise mutually agreed upon in writing, by the Parties.

i) The Developer shall take the necessary steps to form the Association of Allottees under any local law as mandated under RERA and convey to such Association of Allottees the Common Areas in the Project through a document to be executed and registered with the Jurisdictional Sub-Registrar. Further, the Developer shall convey the Common Areas to the Association of Allottees as mandated by RERA.

8. Area Allocation

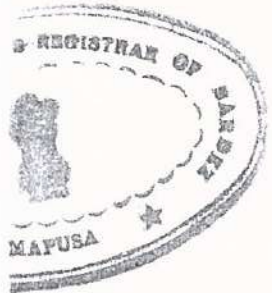


For Quad Realty Ventures LLP


Designated Partner

8.1 The Parties hereby agree that the allocation of Villas shall be in the proportion of 60% to the Developer and 40% to the Owners.

8.2 The Developer shall hand over one set of Sanction Plans, renewed or modified plan sanction within 15 (fifteen) days from the date of securing such plan/s to the other Parties, and the Parties hereby agree that there should be no difference in the Area Allocation in terms of Clause 8.1, and the actual Sanction Plan approved by the Government Authorities.



9. Time for Commencement and Completion:

9.1 The Developer hereby agrees and commits to complete the construction and development of the entire Project within a period of 60 months from the date of this Agreement. In the event the Developer fails to complete the project within the aforesaid period of 60 months then the IFRSD paid by the Developer to the Owners to the tune of Rs. 2,00,00,000/- (Rupees Two Crore Only) will be forfeited.

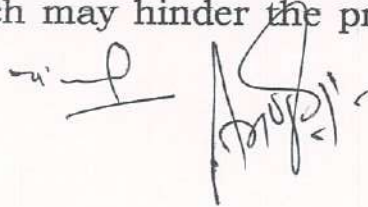
For Quad Realty Ventures LLP
Mahesh Kumar
Designated Partner

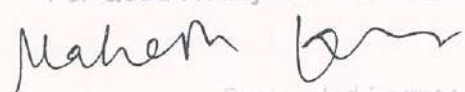
9.2 In the event of the failure on the part of the Developer to complete the development (i.e. achieve Absolute Completion) and hand over the possession of Owner's share as contemplated under this Agreement, the Developer shall be liable to pay compensatory damages to the Owners as per the prevalent and applicable laws.



9.3 If as a result of any injunction or stay orders granted by any court arising out of any claims or defect in the title of the Owners in respect of the Schedule Property, the construction work on the Schedule Property is stopped/suspended for the aforementioned reason, then, the Owners shall settle such claims or disputes to the satisfaction of the Developer at its cost and in such an event, the Developer shall be entitled to a corresponding extension of time to complete the Project, till such claims or disputes are resolved fully and finally by the Owners.

9.4 In case any legal proceedings are initiated upon the Schedule Property by any Government or Statutory Authority due to any defect in title of the Schedule Property which may hinder the progress of construction



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on the Schedule Property, then the Developer herein shall be entitled to corresponding extension of time to complete the construction/development (with an additional 3 months) and costs spent on resolving such litigation, and in the event if the Government or any Statutory Authority imposes any fine or penalty upon the Owners in respect of the Schedule Property, then the Owners shall settle such issues with the Government and such Statutory Authorities entirely at her cost.



9.5 If as a result of any injunction or stay orders granted by any court arising out of any defects or deviations in construction/development over the Schedule Property, and if the construction/development work on the Schedule Property is stopped/suspended for the aforementioned reason, then the Developer shall set right such defects or deviations and settle such disputes to the satisfaction of the Owners at their cost and in such an event, the Developer shall pay the agreed compensation for the delayed period of delivery of Owner's share, if such delay extends beyond the overall stipulated timeline for Absolute Completion.



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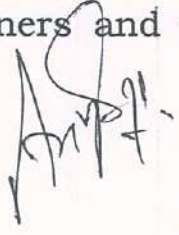


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9.6 In case any legal proceedings are initiated upon the construction/development on the Schedule Property by any Government or Statutory Authority due to any defects or deviations in the construction/development on the Schedule Property, then the Developer herein shall resolve such litigation (at its cost) and in the event if the Government or any Statutory Authority imposes any fine or penalty upon the Project, then the Developer shall settle such issues with the Government and such Statutory Authorities entirely at its cost and the Owners shall not be held responsible in any manner whatsoever in this regard.

10. Force Majeure:

The Parties agree that the Developer shall not incur any liability for any delay in completion of the development activity in terms of this Agreement, if the same is caused by conditions or events force majeure, as defined. In the happening of any of the aforesaid events, the Developer shall within reasonable time from the date of occurrence/happening of such event issue of a notice in this regard to the Owners and the Owners shall give

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Mahesh 
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reasonable extension to the Developer for completion of the Project.

11. Hindrance/Obstruction to Construction:

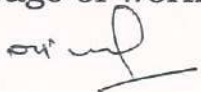
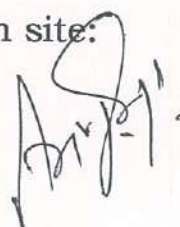
The Owners shall have no right whatsoever, to obstruct or hinder, on any ground whatsoever, the Developer's exclusive right to carry out construction and any allied/related activities on the Schedule Property until completion of the Project, provided that the Developer fulfils all its obligations under this Agreement.



12. Right of Inspection:

During the entire period of the Project, the Owners and/or her authorized representatives shall have the right to carry out inspection/supervision of the construction in progress at all times in order to check on the progress of the Project, quality of construction and conformity to the specifications relating to construction agreed to between the Parties.

13. Stoppage of work on site:

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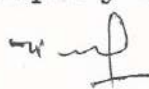
 
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It is agreed between the Parties that if the said construction work is entirely stopped for any reason for a period beyond 60 (sixty) days, then the Developer shall inform the Owners the reasons for the same in writing.

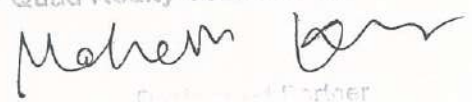
14. Permission to Enter:

14.1 The Owners herein grant unto the Developer, the exclusive permission and right to enter upon the Schedule Property to carry out the development of the Project thereon on the terms and conditions contained in this Agreement. The Owners covenant to the Developer that such permission shall not be revoked until all the objects of this Agreement are fulfilled. The only exception to the same is if the Agreement is terminated prior, in accordance with the terms and conditions set out herein.

14.2 The Parties hereto confirm that the permission given to the Developer to enter upon the Schedule Property is only permissive possession under a license as defined under Section 52 of the Indian Easements Act 1882 and shall not be construed as delivery of possession of the Schedule Property in part performance under Section 53



For Quad Realty Ventures LLP


Partner

A of the Transfer of Property Act, 1882 or as a transfer within the meaning of Section 2(47) of the Income Tax Act, 1961. It is expressly clarified that the legal and lawful possession, control, and domain over the Schedule Property shall remain and continue to vest in the Owners till the completion of the Project and the execution of the Sale Deeds in favor of prospective Purchaser/s of the Saleable Area in the Project. It is agreed between the Parties that on completion of the Project, the Developer shall deliver to the Owners herein and/or their nominees, the Owner's Share.



15. Sale/Transfer of Owner's/Developer's Share:

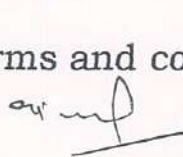
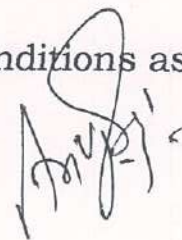
15.1 The Developer, in view of developing the Schedule Property at its own cost and expense is entitled to retain, possess, enjoy, transfer, convey or alienate the residential villas forming a part of the Developer's Share Area in the Project to any person/s on the terms and conditions as deem fit without recourse to the Owners by the execution and registration of Sale Deeds in favor of Purchasers of residential villas falling under the Developer's Share post

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the issue of the Occupancy Certificate for the Project from the Department of Town and Country Planning, Panaji/Village Panchayat. Intimation by the Developer along with the certificate of the Architect of the Project confirming Absolute Completion to the Owners will amount to due compliance of the obligations in this regard on the part of the Developer. The Developer shall also be entitled to enter into Agreement/s to Sell/Lease/License with prospective purchasers/lessees/licensees and execute and register sale deeds/lease deeds/deeds of leave and license, in respect of the residential villas falling under the Developer's Share without any restriction whatsoever and collect amounts towards allotment, advances, installments and final payments under the said agreements/sale deeds/ lease deeds/deeds of leave and license on the terms and conditions as the Developer deems fit and appropriate, and to retain the entire amounts accruing and arising there from for itself without rendering any account to the Owners.

15.2 The Owners shall be entitled to retain, possess, enjoy, transfer, convey or alienate the Owner's Share in the Project on terms and conditions as she deems fit without



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recourse to the Developer. The Owners shall be entitled to transfer, convey, or alienate the Owner's Share in favor of any Purchaser/s of the residential villa/s falling under the Owner's Share through the execution and registration of Agreement for Sale/s in their favor post the issue of the Occupancy Certificate for the Project from the Department of Town and Country Planning, Panaji/Village Panchayat. The Parties agree that the Owners shall be entitled to enter and execute sale deed/s with Purchaser/s in respect of the residential villa/s falling under the Owner's Share upon the refund of the IFRSD to the Developer by her, in terms of Clause 21.



15.3 The Developer shall join as a confirming party in the execution and registration of the Sale deed in respect of the Owner's Share in favor of any prospective Purchaser/s of one residential villa falling under the Owner's Share, if called upon and required by the Owners or the prospective Purchaser/s of any residential villa/s falling under the Owner's Share to do so.

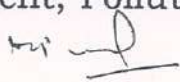
For Quad Realty Ventures LLP

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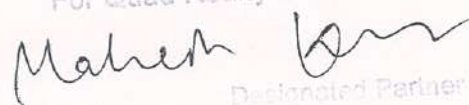
15.4 It is hereby agreed that each Party will be solely responsible for unfailingly paying all applicable taxes, statutory charges, and dues applicable and arising in connection with the respective developed villa units allotted to them, and their respective obligations under this Agreement. The Developer and the Owners will be individually responsible for all stamp duty and registration costs arising in respect of execution of conveyance deeds entered into by them with third party purchasers for the developed villa units so allotted to them.

15.5 The Owners shall execute and register a Specific Power of Attorney in favor of the Developer in respect of the Schedule Property and any other deeds or documents to confer various rights on the Developer including and not limited to the following:

a, obtain necessary permissions, clearances, NOCs, Sanction Plan and permissions from the Joint Director, Department of Town and Country Planning, Panaji, GESCOM, PWD, State Fire & Emergency Services Department, Pollution Control Board, etc., for electricity,



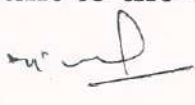


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water and sanitary connections and other Government departments where it is required to obtain an N^oC or a license or clearance respectively;

b. to appear and represent before any Government Authorities, statutory bodies or agencies, tax, and other concerned authorities, etc., in relation to the execution of any work in respect of the Schedule Property; and

c. to confer on the Developer the right to enter into and present before the Sub-Registrar for registration, agreements to sell, construction agreements and other agreements and execute sale deeds/and other documents in favor of the prospective purchasers/ lessees or licensees of the whole or part of the Developer's Share, receive the sale price and consideration, deposits, rentals, license fees and other payments relating to the sale and conveyance/lease/license of the Developer's Share and appropriate the same for themselves without rendering any account to the Owners.



For Quad Realty Ventures LLP

Mahesh
Deputy Partner

15.6 The agreements to sell and sale deeds to be executed in favor of intending Purchaser/s of residential villas in the Project shall be uniform and on a standard format as mutually agreed between the Owners, the Developer, and as approved by the Real Estate Regulatory Authority constituted under RERA at the time of granting registration to the Project. It is further clarified that in event that the prospective purchasers choose to exit/cancel allotment, booking from/in the Project forming a part of the Owner's Share/Developer's share in the Project, the respective Parties will bear the cost and compensation that would be incurred and payable to such prospective purchaser/s out of their respective accounts, without any liability to the other Parties.

16. Ownership:

16.1 After the completion of the Project on the Schedule Property, the Purchaser/s of the residential villas in the Project shall own the same as their absolute owner/s along with proportionate undivided share, interest in the Common Areas in the Project through the Association of



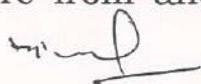
For Quad Realty Ventures LLP

Director & Partner

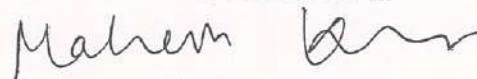
Allottees after its formation, with the condition that none of the owners of residential villas in the Project will have the right to seek partition or separate possession of the Common Areas in the Project at any point of time whatsoever.

16.2 The Owner/Developer and the prospective Purchaser/s of residential villas in the Project shall be entitled to use and enjoy all the Common Areas, amenities and facilities in the Project and shall be entitled to free ingress and egress and shall have the right of way at all reasonable times and all other easementary rights and privileges attached thereto.

16.3 The Owner's Share and the Developer's Share shall be their absolute property that may use for residential/commercial purpose, and they shall be entitled to sell, mortgage, gift, lease and alienate or otherwise dispose of the same or any part thereof and they shall be entitled to all income, gains, capital appreciation and benefits of all kinds and description accruing, arising or flowing there from and subject to payment of all sums



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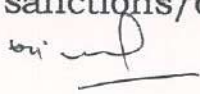
towards income tax, GST as and when applicable, deposits towards power, water and maintenance charges and all other statutory dues in respect of the same.

16.4 The prospective buyers of residential villas from the Owners/Developer's Share, shall be entitled to raise finance from banks/financial institutions for the purchase of their residential villas as per terms issued by the bankers of the buyers of the residential villas.

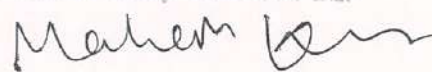
17. Construction:

17.1 The construction shall be of highest quality as per standard civil engineering norms, and the Developer undertakes to use only premium and high quality materials, fixtures, and fittings in the construction and development of the Project.

17.2 The Developer shall be at liberty to undertake the construction of the residential villas as per the Sanction Plan at its cost and expense, and obtain all requisite permissions/sanctions/orders/modified plans/licenses



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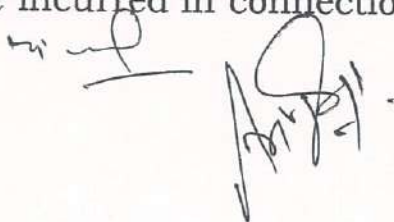


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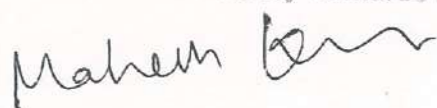
from the competent authorities as may be necessary for commencement and completion of the Project on the Schedule Property. The entire development of the Schedule Property shall be undertaken simultaneously by the Developer, and under no circumstance shall the construction and delivery of the Shares in the Project allotted to the Owners be delayed by the Developer.

17.3 The Developer (at its cost) shall be entitled to entrust the development work to such person/s/firms/companies as the Developer may think fit and appropriate and shall be at liberty to appoint Architect/s, consultants for landscaping, electrical and plumbing, Civil Engineers, contractors and any other professionals which the Developer may deem it necessary for the effectual completion of the Project or for professional assistance relating thereto, however, the Developer alone shall be responsible for due performance of the construction/development obligations.

17.4 Construction Cost: All expenses and costs which may have to be incurred in connection with the preparation of



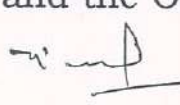
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the plans, drawings, estimates, etc., obtaining Sanction Plan and the entire cost of construction/development of the residential villas and the amenities, services and facilities and the fittings and fixtures thereon, including the fees payable to the Government Authorities, Architects, Engineers, Contractors and other staff and workmen shall be solely borne by the Developer.

17.5 The Developer shall pay all such statutory deposits, as may be necessary for obtaining the water, sewerage, and electricity connections from the relevant government departments, for all residential villas comprising the Project, and part of these costs that are part of the Pass Through Charges will be recovered proportionately from the Parties/their prospective purchasers.

17.6 In case of any accident/s occurring on the Schedule Property during the construction and development of the Project, the Developer shall be solely responsible to settle and face the consequences of such accident/s and make payment of compensation, claims and losses suffered by any party due to the said accident/s and make good the said losses, and the Owners shall have no liability of any



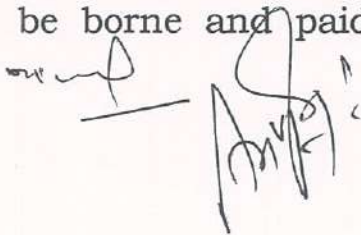
For Quad Realty Ventures LLP
Mahesh
Designated Partner

nature whatsoever. It is further provided that in case of any prosecution arising due to said accident, the Developer alone shall be liable and the Developer shall fully indemnify the Owners in this regard.

17.7 In case of disputes between the Developer and his contractors, Architects, engineers and other workmen and suppliers of material and other persons who are engaged in the development of the Schedule Property, the same shall be settled by the Developer who alone shall be liable and answerable for their claims, if any, and the Owners shall have no liability of any nature in this behalf and the Developer agrees to indemnify and keep indemnified the Owners from all claims, costs, losses or damages that they may incur in this regard.

18. Taxes/Levies:

18.1 Capital Gains Tax and all other taxes/levies and any cess liable to be levied on the amounts realized by the sale of the residential villas built on the Schedule Property or due to this Development Arrangement between the Parties herein, shall be borne and paid for by the respective



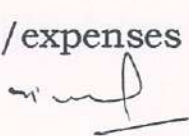
For Quad Realty Ventures LLP

Mahesh
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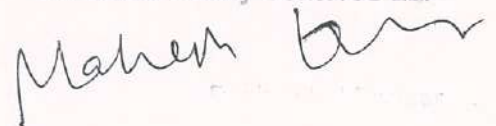
Parties for their respective share(s) in the Project, and the burden of such taxes may be passed on to the prospective Purchaser/s and/or end user, as permitted under law. The Owners, Developer shall be liable to bear and pay all applicable statutory taxes/amounts including but not limited to Income Tax and GST.

18.2 in the event the Department of Town and Country Planning, Panaji or any other Statutory Authority imposes a condition seeking relinquishment/surrendering any area from the Schedule Property towards parks and open space etc., such relinquished/surrendered area shall be surrendered by the Owners, with the Developer.

18.3 The Owners hereby covenants to pay all arrears of municipal taxes and all pending charges (if any) from government/statutory bodies with respect to the Schedule Property till the date of registration of this Agreement in respect of the Schedule Property to the concerned authorities, and thereafter, for the duration of this Agreement, water, power consumption and any other charges/dues/expenses in relation to the



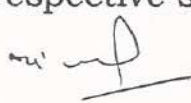
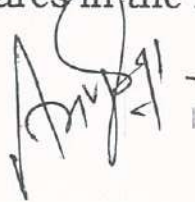
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construction/development of the Project on the Schedule Property shall be payable by the Developer, till the completion of the Project.

18.4 After the completion of the Project, the assessment of property tax shall be obtained from statutory authorities in respect of the individual residential villas by the Developer, and thereafter, the Owners, and the Developer or the prospective Purchaser/s of the Owner's/Developer's Share in the Project shall pay their respective shares of the property tax assessed by the authorities, municipal taxes and the expenses incurred in that behalf. It is hereby agreed between the Parties that they shall pay the property tax in respect of their respective residential villas to the authorities until the same are sold.

18.5 The Developer, Owners shall bear the proportionate share of GST on the sale of their respective Shares, the proportionate share of power, water and maintenance charges and deposits, tax assessment and municipal taxes, expenses towards routine maintenance of Common Areas, amenities and facilities in the Project, corpus funds, etc., for their respective shares in the Project.



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18.6 The Owners/Allottees/Occupants of residential villa/s in the Project shall pay maintenance charges and maintenance deposit at such rates as shall be jointly decided by the Developer, Owners, from time to time. The sale deeds or lease deeds, letters of allotment or license agreements, as the case may be executed with Purchaser/s of residential villas in the Project such shall have suitable provisions for the same.

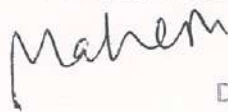
19. OTHER COVENANTS OF THE PARTIES:

19.1 That the Owners shall not enter into any agreement for development or create, sell, transfer, mortgage, create any charge on the Schedule Property in favor of any other banks/ financial institutions, person, or persons under any circumstance and in any manner whatsoever.

19.2 That the Owners has not executed any power(s) of attorney or any other authority, oral or otherwise empowering any other person(s) to deal with the Schedule Property in any manner whatsoever.



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19.3 That the Owners shall comply with and shall cause compliance with the provisions hereof and shall provide full co-operation in the compliance and performance of its obligations and undertakings and shall honor the rights, interests and benefits of the Developer herein contained.

19.4 All Parties shall pay their share of Pass Through Charges, GST, power deposits, water deposits, and municipal taxes on their Shares as and when the Absolute Completion is achieved by the Developer.



19.5 All Parties shall extend any and all necessary co-operation to each other and do all such acts, and execute all deeds, agreements, writings, statements, affidavits, declarations as they may be called upon by the other Party, so as to fully and effectively comply with and ensure performance of this Agreement and as may be required for the development of the Schedule Property in accordance with the Agreement including obtaining of all approvals and compliance of RERA process.

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A handwritten signature in black ink.

For Quad Realty Ventures LLP

A handwritten signature in black ink, appearing to read "Mahesh".

Designated Partner

19.7 All Parties shall adhere to all the obligations under RERA and co-operate with each other in fulfilling the provisions of RERA in letter and spirit.

19.8 It is clearly agreed to between the Parties that the compliance of all the obligations by all the Parties under this Agreement, which is a condition precedent, is of the essence of this Agreement and in case for any reason, the Parties fail in fulfilling the same, the same will amount to a Material Breach on their part, in which event, the affected Party shall issue a notice to the other defaulting Party to rectify/settle such Material Breach to the satisfaction of the non-defaulting Party on or before a period of 90 (ninety) days from the date of the notice, failing which the non-defaulting Party shall have the right to terminate the Agreement unilaterally by way of sending an intimation in writing by registered post/email to the defaulting Party expressing their intention to do so, in which event this Agreement shall stand terminated and all the consequences as set out in this Agreement will flow accordingly.



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19.9 The Developer shall not have the right to create any mortgage or charge in relation to or on the Schedule Property or use the same as collateral for funding of the development and construction activity of the Project.

20. Developer's Obligations:

20.1 To meet the Developer's Cost as defined.



20.2 To open and operate the Project Account as defined and to ensure that all the Pass through Charges deposited therein are remitted/transferred to the concerned statutory authority or the Association of Allottees, as the case may be.

20.3 To take all steps that are necessary to ensure that the Project is practically completed within the time stipulated in this Agreement, subject to conditions Force Majeure as defined.

20.4 To ensure that the specifications relating to construction are strictly complied with, with near

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equivalents permitted only in case of non-availability of certain items over a considerable period of time, after mutual consent (in writing) between the Parties.

20.5 To ensure uninterrupted work on site with adequate man power, material and financial resources required for the Project.

20.6 To meet the demands and claims of labor on site, contractors (labor, construction, and material) including any contingencies that may arise out of accidents on the Project site.



20.7 To meet the claims of Purchaser/s or Allottee/s of residential villas of the Project in matters relating to quality of construction of the structure for a period of five years from the date of Absolute Completion of the Project.

20.8 The Developer shall handover one set of Sanction Plan, other licenses, clearances, and permissions obtained from various statutory authorities and Government Agencies in relation to the Project to the Owners on or

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before a period of 15 (fifteen) days from the date of obtaining each such sanction, license, clearance, or permission.

20.9 The Developer, as the Promoter of the Project shall apply for registration of the Project before the Real Estate Regulatory Authority under RERA and do all acts, deeds, and things to comply with the provisions of RERA.

20.10 The Developer shall duly form an "Association of Allottees" under the local law and convey the Common Areas in the Project to such "Association of Allottees".



21. Interest Free Refundable Security Deposit ("IFRSD")

21.1 The Developer shall in addition to constructing for the Owners, their respective share pay to the Owners interest free refundable security deposit ("IFRSD") mutually agreed between Parties.

21.2 The Owners shall return the aforesaid IFRSD to the Developer only upon the Absolute Completion of the Project being achieved, within a period of 10 (ten) days of

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the Developer calling for such payment and having handed over the delivery and possession of the Owner's share to the Owners. In the event that the Owners fails to take possession/delivery of the said Owner's share and refund the IFRSD to the Developer, she shall be liable to pay maintenance, property tax, and other applicable statutory charges in relation to the residential villa allotted to her, and the Owners shall also be liable to pay an interest of 12% p.a. on the total IFRSD amount, till such time that the same is refunded by her to the Developer.



22. Indemnity:

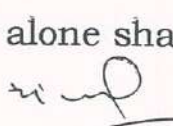
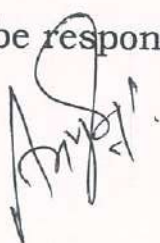
22.1 The Owners hereby covenant and declare that the Owners have subsisting right, title and interest over the Schedule Property and that the same is free from all and every kind of Encumbrances, attachments of any court, charges etc., and that if as a result of any misrepresentation made by the Owners in relation to the title of the Schedule Property causes loss to the Developer, the Owners undertake to make good the loss of construction, development expenses and damages

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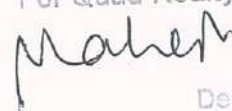
suffered by the Developer. The Owners hereby undertake to settle any dispute/claim that may arise as regards the title of the Schedule Property, at her cost.

22.2 The Owners shall keep the Developer fully indemnified and hold harmless against any loss, liability, expenses, cost or claims or actions or proceedings, arising in relation to road access to the Schedule Property for the duration of this Agreement and till the Absolute Completion of the Project, and the Owners hereby undertakes to settle any dispute/claim that may arise in this regard, at her cost.

22.3 The Developer shall keep the Owners fully indemnified and harmless against any loss, liability, expenses, cost or claims or actions or proceedings, penalties, for and on account of defect or deficiency in quality of construction, quality of workmanship, deviations and other acts of omission and commission of the Developer for the duration of this Agreement and till the Project is completed in the Schedule Property, and also the Developer alone shall be responsible and liable to pay



For Quad Realty Ventures LLP



Designated Partner

and settle all claims, disputes etc., raised or claimed by the prospective Purchaser/s of residential villa/s forming part of the entire project Area, the labor employed by it or any claims from labor contractor in putting up the construction. Further, the Developer shall be fully and solely liable and responsible for all government and authority approvals and any other authorities for compliance of all the statutory requirements regarding construction/development, including any liability or claim that may accrue and arise as a result of deviation from the Sanction Plan, beyond the permissible limits.

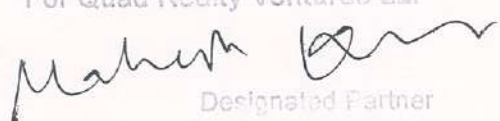
23. Termination:

This Agreement shall stand terminated on the occurrence of the following events:

(a) On the Absolute Completion of the Project, the sale of the residential villas forming a part of the Developer's share, and handing over possession/delivery of the Owner's share to the Owners.

(b) On the occurrence of any Force Majeure conditions or events which render the performance of the obligations by



For Quad Realty Ventures LLP

Designated Partner

the Developer under this Agreement impossible, and as mutually confirmed between the Parties.

(c) On the Owners committing a Material Breach of the terms of this Agreement.

(d) On the Developer committing a Material Breach of the terms of this Agreement.



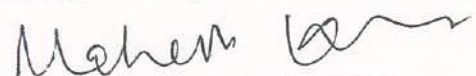
(e) On the Project being indefinitely stalled due to any permanent order of injunction issued by a Court of law in response to any claim being made on the title of the Owners to the Schedule Property, and in relation to the road access to the Schedule Property.

(f) On the Project being indefinitely stalled due to any actions of the Developer and an order of injunction issued by a Court of law.

(g) On the Project being indefinitely stalled due to any order or any legislation of the Government prohibiting the development of the Schedule Property.

A handwritten signature in black ink, likely belonging to a representative of Quad Realty Ventures LLP.

For Quad Realty Ventures LLP


Designated Partner

(h) In the unlikely and unforeseen event that the entire Schedule Property is acquired under any Law by the Government Authorities before completion of the Project.

24. Consequences of termination:

On termination of this Agreement under Clause 23 (a), the Owners shall be liable to return the Developer the IFRSD within a period of 10 (ten) days from Absolute Completion

On termination of the Agreement under any of the circumstances mentioned in Clause 23 (c) or (e) above, the

Owners shall be liable to return the Developer the IFRSD within a period of 1 (one) month from termination with simple interest at 12% per annum, and in addition to the same, the Owners shall reimburse all expenses incurred by the Developer on the Project till that date as certified by the Architect and Engineer mutually appointed by the Owners, Developer to evaluate such expenses.

However, if the termination is caused by a Material Breach on the part of the Developer as contemplated in Clause 23 (d) and (f); or in terms of Clause 23 (b) and (g), the Owners shall be entitled to complete the construction on the



[Handwritten signature]

For Quad Realty Ventures LLP
[Handwritten signature: Mahesh]
Deputy Partner

Schedule Property as agreed under this Agreement, and it shall be the Developer's responsibility to assign its rights and obligations under this Agreement to a new third party, on the same terms and conditions set out under this Agreement, with the mutual consent of the Owners.

If the termination of the Agreement is caused upon the occurrence of Clause 23 (h), the Parties hereby agree to jointly legally contest the aforesaid acquisition/acquisition proceedings, and any proceeds paid by the Government for such acquisition shall be paid to the Owners being the land Owners. The Parties mutually agree that from the said proceeds of compensation paid by the Government to Owners, the expenses incurred by the Developer till such date of acquisition and the security amount of the Developer shall be deducted first from the said compensation proceeds, whereas, the remaining balance, if any, shall be shared by the Parties in the ratio of Developer: 60%, and Owners: 40%, and the Parties shall not raise or make any future claims against each other upon the initiation or completion of such acquisition/acquisition proceedings.



For Quad Realty Ventures LLP

Mahesh Kumar
Designated Partner

25. Association to be formed:

The Owners/Developer or the Purchaser/s of the residential villa/s in the Project, shall become members. of an Association of Allottees to be formed by all the owners of the Residential Villa/s for the purpose of attending to maintenance and safety of the Common Areas of the Project and shall observe and perform the terms/conditions/bye- laws/ rules/regulations of such society/Associations/condominium to be formed by all the said owners.



26. Maintenance Deposits:

26.1 The Owners/Developer and/or the Purchaser/s of the residential villas in the Project shall maintain their respective portions at their own costs and expenses in good and tenantable condition and shall not do or suffer to be done anything in the Common Areas of the residential villas, which may be against law or this Agreement or which will cause obstruction or interference to the users of such Common Areas in the Project.

For Quad Realty Ventures LLP

Designated Partner

26.2 The Owners/Developer and/or the Purchaser/s of the residential villas in the Project shall be deemed to have accepted the following conditions and contracted to bear the following routine expenses after Absolute Completion of the Project.

a Maintenance of lifts, pump sets, generators, transformer and other machineries, sanitary and electrical lines common to the building.



b. Payments of electrical and water charges for common services areas.

C Replacement of bulbs in corridors and in other Common Areas.

d. Provision for watchman, lift operator, pump operators and other security staff.

27. Stamp Duty and Registration Charges:

This Agreement and the Specific Power of Attorneys in favor of the Developer referred to herein, shall be registered with the sub-registrar of Bardez at Mapusa-Goa

For Quad Realty Ventures LLP

Designated Partner

and the costs of stamp duty and registration charges in relation to the same, shall be the sole responsibility of the Developer.

Solely for the purpose of computation of stamp duty and registration fees payable by the Parties is as follows:

27.1 The total built up area admeasuring 1000 sq mts in shell form along with undivided right and share of the Schedule Property to be handed over to the Owners has been estimated at Rs 40,000/- per sq mts and the same is valued at Rs. 4,00,00,000/-. Accordingly, 2.9% stamp duty is payable at Rs. 11,60,000/- and the Registration Fee payable is Rs. 12,00,000/-.

27.2 The undivided right in the Scheduled Property admeasuring an area 16575 sq mts is valued at Rs. 17,40,37,500/-. Accordingly 2.9% stamp duty is payable at Rs. 50,47,088/- and the Registration Fee payable is Rs. 52,21,125/-.

The total market value of the transaction is Rs. 21,40,37,500/- Accordingly 2.9% stamp duty is



[Handwritten signature]

For Quad Realty Ventures LLP

[Handwritten signature]

Designated Partner

payable at Rs. 62,07,088/- and the Registration Fee payable is Rs. 64,21,125/-.

28. Name of the Project:

The name of the Project shall be decided mutually by the Parties and shall not be altered, modified, or changed in any manner whatsoever.

30. Forbearance:



Any delay, inaction, indulgence shown by any Party in enforcing the terms of this Agreement for any breach by the other Party of any provision of this Agreement, shall not constitute a waiver of any prior, concurrent, or subsequent breach of the same, or any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorized representative of the waiving Party.

31. Advertisement & Publicity:

A handwritten signature in black ink, appearing to be 'Anil', written over a faint circular stamp.

For Quad Realty Ventures LLP

A handwritten signature in black ink, appearing to be 'Mahesh', written over the text 'Designated Partner'.

Designated Partner

On obtaining necessary sanctions including registration under RERA, the Developer is entitled to advertise the Project in Newspapers, Hoardings, Print and Electronic Media and by other way of advertisements and also offer access to any prospective purchaser/s for the purposes of promoting and marketing the Project. Each Party shall be at liberty to erect sign boards in the Schedule Property advertising for sale and disposal of their individual share.

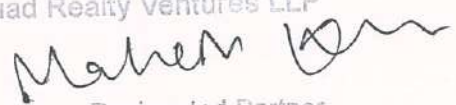
32. Contract Conditions shall be Common to all: The Developer and the Owners will require every person/s to whom they shall hereinafter sell and convey the individual residential villas in the Project to observe the terms and conditions that will be recorded in the agreement to sell/sale deed entered into or executed in their favor in particular that relating their rights and restrictions vis-a-vis the Common Areas in the Project.

33. Defect Liability Period:

33.1 The Developer shall be responsible for any structural defects in construction of the residential villas in the Project up to a period of five (5) years from the date of



For Quad Realty Ventures LLP


Designated Partner

Absolute Completion of the Project, as per the provisions contained under the RERA.

33.2 The defects shall include but are not limited to structural defects, water leakage, seepages, cracks in walls, flooring, faulty plumbing, patios, moisture, moss etc. which are all to be redone and fixed by the Developer immediately at the Developer's cost, for a period of 1 (one) year from the date of Absolute Completion of the Project.



34. Custody of this Agreement:

The original of this Agreement duly registered shall be with the Developer and certified copies of the registered Agreement shall be retained by the Owners. The Developer shall retain the original of the Specific Power of Attorneys in their favor, and provide the other Parties with a copy thereof.

35. Notices:

For Quad Realty Ventures LLP

Designated Partner

Any notice to either party can be sent by Registered Post with acknowledgement due or email to the addresses mentioned below:

In the case of the Owners to

Name: Mr. Ajay Jindal

E-Mail: ajayjindal597@gmail.com

Mobile: 9592721122

For Quad Realty Ventures LLP

Designated Partner

Mahesh Kumar Yadav

In the case of the Developer to

Name: Mr. Mahesh Kumar Yadav Director of Quad Realty Ventures LLP

Designation: Director

Email : maheshyadav@yahoo.com

Mobile: +919818444728

36. Unenforceable Clauses:

In the event of any provision of this Agreement being declared, by any judicial or other competent authority, to be void, voidable, illegal or otherwise unenforceable, or if indications of the same are received by either of the Parties

[Signature]

[Signature]

For Quad Realty Ventures LLP

Mahesh Kumar Yadav

Designated Partner

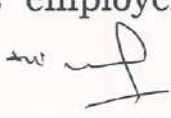
from any relevant competent authority, the Parties shall amend that provision in such reasonable manner as achieves the intention of the Parties without illegality or at the discretion of the Parties, it may be severed from this Agreement, and the remaining provisions of this Agreement shall remain in full force.

37. Changes /Modifications:

No change, variation, or modification of any of the terms and conditions set forth herein shall be valid unless incorporated as an amendment in writing to this Agreement and signed by the Parties.

38. Nature of Relationship:

Nothing contained in this Agreement shall constitute or be deemed to constitute a partnership between the Parties, and no Party shall hold himself out as an agent for the other Party, except with the express prior written consent of the other Party. The relationship between the Developer and the Owners established by this Agreement is that of independent parties and nothing in this Agreement shall be construed to give any Party the right or power to direct or control the activities of the other Party or to constitute the Parties as employer and employee, association of



For Quad Realty Ventures LLP



persons, co-owner or otherwise as participants in a joint undertaking or to allow any Party to create or assume any obligations or liabilities on behalf of the other Parties for any purpose whatsoever or to represent to any person, firm or entity that such Party has any right or power to enter into or binding obligation or liability on the other Party's behalf.

39. Entire Agreement:



The Parties acknowledge that this Agreement along with any ancillary agreements constitute the entire agreement between the Parties and overrides/supersedes all earlier agreements (either oral or written) between the Parties in respect of the Schedule Property.

40. Confidentiality:

This Agreement, its existence and all information exchanged between the Parties under this Agreement shall not be disclosed to any person by the Owners, except when the same is required to be disclosed pursuant to Applicable Laws, rules, regulations etc. or is appropriate in connection with any necessary or desirable intimation to the Government of India. Before making any such

For Quad Realty Ventures LLP

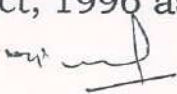
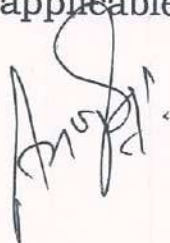
Mahesh Kumar
Designated Partner

disclosure, the Owners shall obtain prior approval/consent of the Developer, in writing.

41. Dispute Resolution & Governing Law:

41.1 Each of the Parties agree that, if any dispute(s) or difference(s) arise between the Parties, in connection with or arising out of this Agreement, the Parties shall attempt, for a period of 30 (thirty) days from the receipt of a notice from the other Party of the existence of a dispute(s), to amicably settle such dispute(s) by mutual discussions between the Parties.

41.2 If the Parties fail to amicably resolve the said dispute(s) by mutual discussion amongst themselves in the manner set out above, the Parties hereby agree to refer to arbitration any or all such disputes as may arise in respect of this Agreement or any matter connected to the subject matter thereof. It is the intention of the Parties that any dispute arising out of this Agreement shall be settled by way of arbitration in terms of the Arbitration & Conciliation Act, 1996 as applicable to India



For Quad Realty Ventures LLP



Designated Partner

41.3 It is mutually agreed that the arbitral tribunal shall consist of a Sole Arbitrator (who shall be a retired judge of the Porvorim Bench of the Bombay High Court) to be appointed by mutual agreement of the Parties.

41.4 It is mutually agreed that the venue of proceedings of the arbitral tribunal shall be in Goa.

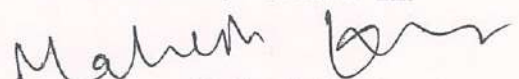
41.5 This Agreement and any disputes or claims arising out of, or in connection with it, or its subject matter or formation (including non-contractual disputes or claims) shall be governed, construed, and interpreted solely in accordance with the laws of India, and each of the Parties irrevocably submits to the exclusive jurisdiction of the courts at Mapusa, Goa.

41. Specific Performance:

The Parties agree that they shall have the right to apply for immediate injunctive relief and specific performance of this Agreement in the event of a breach or alleged breach by the other Party of its obligations under this Agreement.



For Quad Realty Ventures LLP


Designated Partner

Such right to injunctive relief and specific performance shall be in addition to the Parties other rights and remedies hereunder and at law, in respect of such breach.

42. Assignment:

No rights or liabilities under this Agreement shall be assigned by the Owners and Developer without the prior written consent of the other Parties.



SCHEDULE PROPERTY

The Property known as "Bafortem" or "Baportem" alias "Korrem" described in the land registration office under no. 2744 and admeasuring 16,575 sq mts and bearing Survey no. 234/1 of Village Socorro Taluka Bardez and situated at Socorro, Bardez. The said property bearing Survey no. 234 Sub Division 1 of Village Socorro Taluka Bardez as distinct property is presently bounded as under:-

On the North: By the Property bearing Survey no. 233 and 235/7;

On the South: By Public Road;

[Handwritten signature]

For Quad Realty Ventures LLP

[Handwritten signature]
Designated Partner

On the West: By Property bearing Survey no 234 Sub
Division 2 and

On the East: By Public Road.

IN WITNESS WHEREOF, the Parties hereto have signed
and executed this Development Agreement on the day,
month and year first above written at Mapusa, Goa in the
presence of the following witnesses.



[Handwritten signatures]

For Quad Realty Ventures LLP

[Handwritten signature]
Designated Partner

SIGNED SEALED AND DELIVERED

BY THE WITHINAMED OWNERS

Photo





MR. ANUJ KUMAR SINGHAL

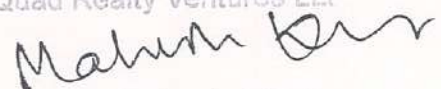


For self and POA holder for **MR. NEERAJ KUMAR AGGARWAL** and **MR AJAY KUMAR**

L.H.F.P					
R.H.F.P					




For Quad Realty Ventures LLP



Designated Partner

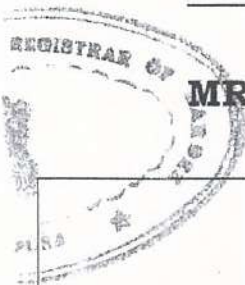
SIGNED SEALED AND DELIVERED

BY THE WITHINAMED OWNER

Photo



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MR. AJAY JINDAL

L.H.F.P					
R.H.F.P					

[Handwritten signature]

[Handwritten signature]

For Quad Realty Ventures LLP

[Handwritten signature]

Designated Partner

SIGNED SEALED AND DELIVERED

BY THE WITHINAMED DEVELOPER

Photo

For Quad Realty Ventures LLP

Mahesh

Designated Partner



Mahesh

QUAD REALITY VENTURES LLP



herein represented by and through its Authorized
Signatory, Director **Mr. MAHESH KUMAR YADAV**

L.H.F.P					
R.H.F.P					

Handwritten signatures

For Quad Realty Ventures LLP

Mahesh

Designated Partner

IN THE PRESENCE OF WITNESSES

1. Name: **MR. BHARAT KALIDAS DAUJEKAR**

Father's Name: Kalidas Daujekar

Marital Status: Married

Signature



Age : 62

Address: 94/45, Pequeno Ponxem, Bardez

Tivim North Goa Goa 403502

Mobile No. [redacted] Identified by Aadhar Card

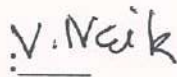
No: [redacted]

2. Name: **MRS. VIMAL NAIK**

Father's Name: Babu Katkar

Marital Status: Married

Signature



Age : 55

Address: H No. 77, Ansabhat Mapusa Bardez

North Goa 403507

Mobile No. [redacted] 2

Identified by Aadhar Card No: [redacted]



For Quad Realty Ventures LLP


Designated Partner

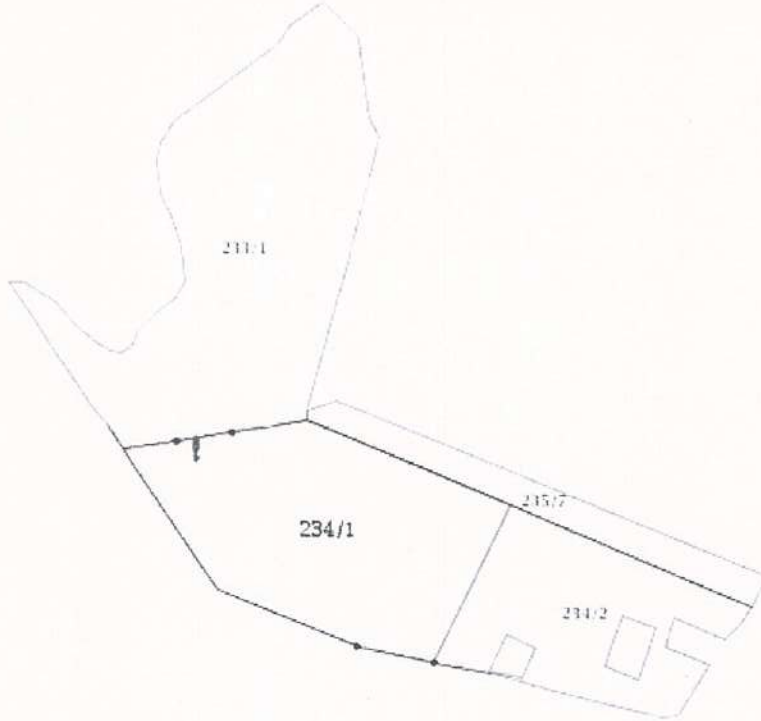


Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Socorro Village
Survey No.: 234 , Subdivision No.: 1

2005-BR2-1426
11/03/2025

Scale 1:4000

Reference No.: REV192345974



[Handwritten signature]

For Quad Reality Ventures LLP
[Handwritten signature: Mahesh]
Director

This record is computer generated on 26-10-2023 06:06:28. 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 for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

**FORM I & XIV**

नमुना नं १ व १४

100018070877

Date : 26/10/2023

Page 1 of 2

Taluka BARDEZ

तालुका

Village Socorro

गांव

Name of the Field Korrem

शेताचें नांव

Survey No. 234

सर्वे नंबर

Sub Div. No. 1

हिस्सा नंबर

Tenure

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden वागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0001.65.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0001.65.75

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0001.65.75

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Anuj Singhal		47982	
2	Neeraj Kumar		47982	
3	Ajay Kumar		57507	
4	Ajay Jindal		57507	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार		
Nil		

For Quad Realty Ventures LLP

Mahesh

**FORM I & XIV**

100018070877

Date : 26/10/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
 तालुका
 Village Socorro
 गांव
 Name of the Field Korrem
 शेताचें नांव

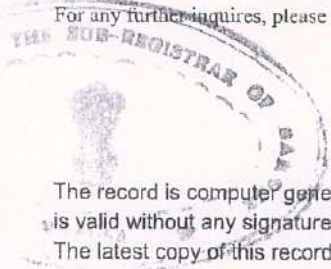
Survey No. 234
 सर्वे नंबर
 Sub Div. No. 1
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha,Ars,Sq,Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha,Ars,Sq,Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha,Ars,Sq,Mts हे. आर. चौ. मी.	Source of Irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.



The record is computer generated on 26/10/2023 at 6:09:13PM as per Online Reference Number - 100018070877. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021.

The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>

Signature of the Mamlatdar

For Quad Realty Ventures LLP

Signature of Mahesh
 Designated Partner



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No : TPBZ/ZON/19192/SOC/TCP-2025/ 1891

Dated: 21/02/2025

ZONING INFORMATION

Inward no. 2084

Dated: 20/02/2025

The Zoning of the property bearing **Survey No. 234 Sub division no. 1** of Socorro Village Bardez Taluka total admeasuring **16575.00m²** is as follows.

As per **Regional Plan for Goa 2021** the plot under reference falls in "Settlement Zone" having (VP-2) status with permissible FAR-60 and proposed 10.00mts wide passing through the property towards the Northern boundary. However as per the Notification No. 36/18/462/17(2)/Socorro/234/1/TCP/2024/58 dated. 31/01/2025 published in the Official Gazette-Govt. under, series-II No. 37 dated 12/12/2024, conveyed by the Chief Town Planner (Planning) vide letter No. 36/18/462/17(2)/Socorro/234/1/TCP/2024/1513 dated 19/11/2024 alteration /modification to the RPG-2021 have been carried out by deletion of 10.00mts. wide proposed road passing through the property bearing survey no. 234/1 of Village Socorro, Bardez Taluka, District North Goa, State of Goa in the Regional Plan for Goa 2021(RPG 2021).

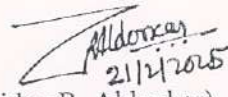
This information is issued based on the application received from Mr. Sagar Malik dated 20/02/2025 to be read with note given below:

This information is valid only for **three years or till the Regional Plan for Goa 2021** is in force, whichever is earlier from the date of issue of this letter.

Processing fees of **Rs. 3000/-** paid vide Challan No. ZON/5710 dated 19/02/2025.

Verified by

(Anup Malik)
Overseer

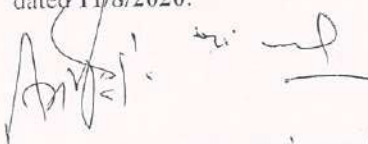

(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Mr. Sagar Malik ,
R/o.H.No. 502, Magnolia,
Socorro Garden,
Porvorim, Bardez-Goa

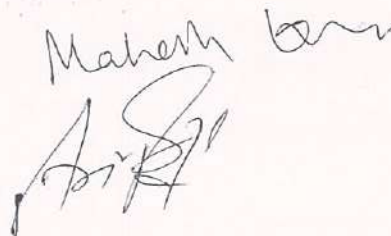
NOTE:-The Zoning information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and sub-Division etc.

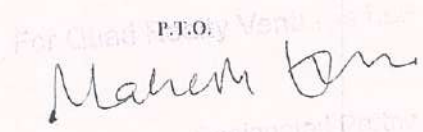
Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This Certificate is issued based on the order issued vide no.29/8/TCP/2018 (Pt. file)/1672 dtd. 13/08/2018 pertaining to guidelines for processing various application and Circular issued vide no. 29/8/TCP/Pt.File/2020/239 dated 31/07/2020 and Ref. no.29/8/TCP/Pt.File/2020/1284 dated 11/8/2020.







For Quad P.T.O. Venu


Additional information for reference and determination of values of the property except Settlement zone/development zone.

Broad Land use classification and sub-classification of zone as per Regional Plan for Goa 2021.

	Eco-Sensitive Zone I		Eco-Sensitive Zone II
1	Protected/Reserved Forest	1	Orchard
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Field/Khazan	4	Cultivated land
5	River & Nallah/Pond	5	Irrigation Command Area
6	Mud flats	6	Salt Pans
7	Sand Dunes/Sandy Area		

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid zones in Eco-Sensitive Zone-I Category shall be taken as A-Zone (Agriculture)

All the aforesaid Zones in Eco-Sensitive Zone-II Category shall be taken under Orchard/Forest Zone.

This is also issued on the basis of order bearing no. 29/8/TCP/Pt.file/2020/951 dated 10/6/2020.

X

»»»

[Handwritten signatures and initials]

Mahim Ban

Mahim Ban



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 11-Mar-2025 11:13:08 am

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1	Stamp Duty	6207100
2	Registration Fee	6421130
3	Tatkal appointment fee	50000
4	Processing Fee	2720
Total		12680950

Stamp Duty Required :6207100/-

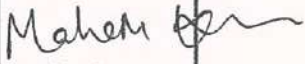
Stamp Duty Paid : 6207100/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MAHESH KUMAR YADAV AUTHORISED SIGNATORY/DIRECTOR OF QUAD REALTY VENTURES LLP ,Father Name:MANGE RAM YADAV,,Age: 57, Marital Status: ,Gender:Male,Occupation: Business, Address1 - A-28 SECTOR-50 NOIDA GAUTAM BUDDHA NAGAR UTTAR PRADESH 201301, Address2 - , PAN No.:			For Quad Realty Ventures LLP Mahesh Kumar Designated Partner

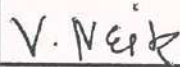
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANUJ KUMAR SINGHAL , Father Name:JANESWAR PRASAD, Age: 55, Marital Status: Married ,Gender:Male,Occupation: Business, 614 SANJAY MARG PATEL NAGAR MUZAFFAMAGAR UTTAR PRADESH, PAN No.:			
2	AJAY JINDAL , Father Name:JAGDISH PARSHAD JINDAL, Age: 65, Marital Status: Married ,Gender:Male,Occupation: Business, HOUSE NUMBER 597 SECTOR 6 PANCHKULA HARYANA, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	ANUJ KUMAR SINGHAL POA HOLDER FOR NEERAJ KUMAR AGGARWAL , Father Name:JANESHWAR PRASAD, Age: 55, Marital Status: ,Gender:Male,Occupation: Business, 614 SANJAY MARG PATEL NAGAR MUZAFFAMAGAR UTTAR PRADESH 251002, PAN No.: , as Power Of Attorney Holder for NEERAJ KUMAR AGGARWAL			
4	ANUJ KUMAR SINGHAL POA HOLDER FOR AJAY KUMAR , Father Name:JANESHWAR PRASAD, Age: 55, Marital Status: ,Gender:Male,Occupation: Business, 614 SANJAY MARG PATEL NAGAR MUZAFFAMAGAR UTTAR PRADESH 251002, PAN No.: , as Power Of Attorney Holder for AJAY KUMAR			
5	MAHESH KUMAR YADAV AUTHORISED SIGNATORY/DIRECTOR OF QUAD REALTY VENTURES LLP , Father Name:MANGE RAM YADAV, Age: 57, Marital Status: ,Gender:Male,Occupation: Business, A-28 SECTOR-50 NOIDA GAUTAM BUDDHA NAGAR UTTAR PRADESH 201301, PAN No.:			For Quad Realty Ventures LLP  Designated Partner

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: VIMAL NAIK, Age: 55, DOB: , Mobile: , Email: , Occupation: Other , Marital status : Married , Address: 403507, 77, 77, ANSABHAT MAPUSA BARDEZ NORTH GOA, Mapusa, Bardez, North Goa, Goa			
2	Name: BHARAT KALIDAS DAUJEKAR, Age: 63, DOB: , Mobile: , Email: , Occupation: Other , Marital status : Married , Address: 403502, 94/45 PEQUENO PONXEM BARDEZ TIVIM NORTH GOA, 94/45 PEQUENO PONXEM BARDEZ TIVIM NORTH GOA, Tivim, Bardez, North Goa, Goa			


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

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BARDEZ**

