

Original Copy

FORM-T-RECEIPT FOR FEE RECEIVED

CERTIFIED TRUE COPY

THE CIVIL REGISTRAR CUM SUB-REGISTRAR TALUKA MORMUGAO
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 30/Oct/2013 11:12 AM

Date of Receipt: 30/Oct/2013

Sl No: 132

No. of the Document: 1520

Nature of Document: Agreement to sale with possession

Received the following amounts from Sri Mr. Rajkumar Raichandani for registration of above Document in Book-1 for the year 2013

Rs.Ps

Registration Fee 187740.00

Processing Fees 460.00

Total : 188200.00

Amount in words: Rupees One Lakh Eighty Eight Thousand Two Hundred Only.

Expiry date of issue of Registered Document: / /

Jenayal
CIVIL REGISTRAR

THIS FORM TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION - OPTIONAL -

SUB-REGISTRAR
MORMUGAO

To handover the Registered Document to the person named below

Name of the Person Authorized: *Manoj Singh Yadav*

Signature of the Person Authorized: *Manoj Singh Yadav*

Signature of the Presenter: *[Signature]*

THIS FORM TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

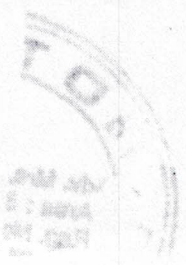
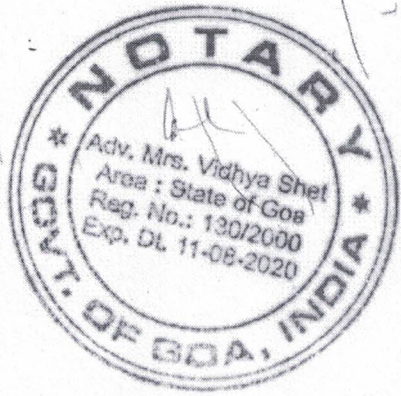
Registered Document has been handed over to *Manoj Singh Yadav*

on *5/11/2012*

Signature of the person receiving the Document: *[Signature]*

Signature of the Sub-Registrar: *[Signature]*

Printed and Developed by C- DAC ACTS Pune



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CITIZEN CREDIT CO-OPERATIVE BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 602

भारत 01980
179284

NON JUDICIAL गोजा
OCT 21 2013



10:45

R.0113000/- PB7122

INDIA

STAMP DUTY

GOA

CERTIFIED TRUE COPY

Name of Purchaser: *Raichandani Construction Pvt Ltd*

FOR CITIZEN CREDIT
CO-OP BANK LTD

AUTHORISED SIGNATORY

(Rupees Seventy Five Thousand Only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 602

भारत 02029
122288

NON JUDICIAL गोजा
OCT 29 2013



15:53

R.0075000/- PB7122

INDIA

STAMP DUTY

GOA

Name of Purchaser: *Raichandani Construction Pvt Ltd*

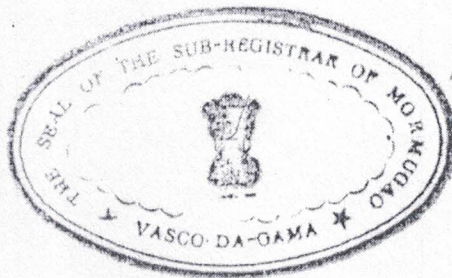
FOR CITIZEN CREDIT
CO-OP BANK LTD

AUTHORISED SIGNATORY



Raj Kumar

Raj Kumar Rai Chondorei



AGREEMENT FOR JOINT VENTURE
DEVELOPMENT

V.T. RESORTS & RESORTS PVT LTD

DIRECTOR

For Raichandani Constructions Pvt. Ltd.

Raj Kumar

Director



THIS AGREEMENT is made at Goa, on this 21st day of October, 2013,

29th
at
Handwritten signature

BETWEEN

VT HOTELS AND RESORTS PVT LTD., a company incorporated under the Companies Act, having its registered office at Chail Blossom, PO. Chail, Tehsil Kandaghat, Chail, Himachal Pradesh, Having PAN Card No [REDACTED], acting through its Authorized Signatory, MR. P S NAYAK, Son of Shri. H. Nayak, resident of H.68, Plot E 12. Sector 61, Noida, vide Board Resolution Dated 15th October 2013, hereinafter referred to as the "LAND OWNER", (which expression shall mean and include its successors in interest and assigns) of the ONE PART.

Handwritten signature

V.T. HOTELS & RESORTS PVT LTD.

DIRECTOR/AUTH SIG

AND

RAICHANDANI CONSTRUCTIONS PVT. LTD., a company registered under the laws of India, and having its registered office at Ground Floor, Rukmani Sadan, Gurumurthy Lane, Begumpeth, Hyderabad, Having Pan Card No [REDACTED], hereinafter referred to as the "DEVELOPER" (which expression



V.T. HOTELS & RESORTS PVT. LTD.

DIRECTOR/AUTH. SIG

For Raichandani Constructions Pvt. Ltd.

Handwritten signature

Director



shall mean and include its successors in interest and assigns) of the **OTHER PART**, acting through its Director, **MR RAJKUMAR RAICHANDANI**, Son of Daulatram Raichandani, Age 46 years, resident of Begumpeth, Hyderabad, vide Board Resolution Dated 15th Day of October, 2013.

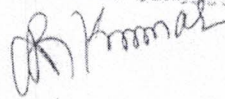
Recitals

WHEREAS the Land Owner is the owner of land, which forms part of the land in the locality of Dabolim, Goa.

AND WHEREAS Developer is a company holding itself out as being incorporated by persons having expertise and experience in the field of construction and real estate development over a considerable period of time.

WHEREAS there exists a part and parcel of land admeasuring 2503m² identified as PLOT no.M of the larger property bearing Sy.no.23/1 of Village Dabolim,

For Raichandani Constructions Pvt. Ltd.



Director

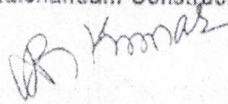


DIRECTOR

identified as GALLY or ZAMBULGALLI or AFORAMENTO situated at Dabolim, within the limits of Village Panchayat Chicalim, Taluka and Registration Sub-District of Mormugao, District South Goa in the State of Goa, hereinafter referred to as the SAID PROPERTY and is described in detail in the Schedule no.I hereunder.

WHEREAS the OWNER is the Owner in absolute possession of the said property having purchased the same under a deed dated 9-1-2007 duly registered under no.566 at folio 186 to 209 of book I Vol.679 in the office of Sub-Registrar Mormugao; which deed is subsequently rectified by Deed dated 27-9-2013 registered under book I Doc. Reg.no.MOR-BK1-01420/ 2013, CD No.MORD1 in the Office of Sub-Registrar Mormugao. (hereinafter referred to as the Said Property, or Said Land), which is ideal for the development of a complex having residential apartments, and related and incidental facilities, and which has been earmarked for the development of such a complex.

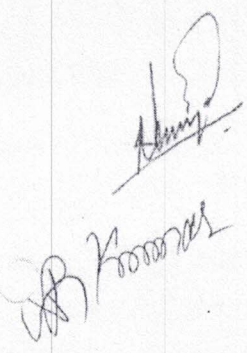
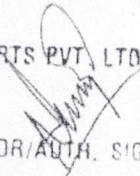
For Raichandani Constructions Pvt. Ltd.



Director

RAICHANDANI HOTELS & RESORTS PVT. LTD.

DIRECTOR/AUTH. SIG



AND WHEREAS THE LAND OWNER is desirous of having the land constructed on and of having a project developed in terms of which the said development occurs within the time prescribed;

AND WHEREAS For this purpose, THE LAND OWNER is desirous of collaborating with a suitable party having the requisite resources, experience and expertise in developing, maintaining, and marketing a project such as the one envisaged herein .

AND WHEREAS THE Developer has approached the Land Owner with an offer for development of the said project and has represented to the Land Owner, that it is well and sufficiently endowed with resources and expertise to complete such a project.

AND WHEREAS DEVELOPER, through the persons in its management, has, agreed to enter into this transaction in the terms set out herein.

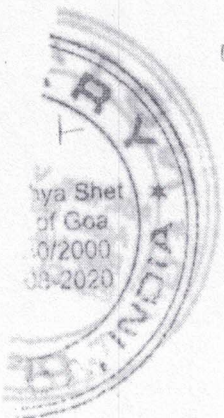
AND WHEREAS the parties herein are entering into an arrangement by which the said project is developed

WILSON HOTELS & RESORTS PVT. LTD.

DIRECTOR/ADH. SIG.

For Raichandani Constructions Pvt. Ltd.

Director



in collaboration in terms of this Agreement;
AND WHEREAS the present Agreement is being written in order to set out the respective rights and liabilities and obligations of the two parties herein;

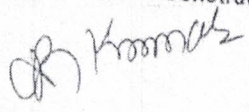
AND NOW THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

1. THE TRANSACTION:

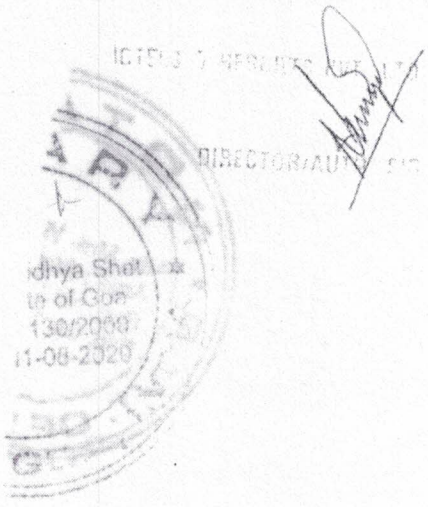
a) The Project will be developed jointly, in terms of which the contribution of the Land Owner shall be the actual land, described above, and in terms of which, the Project shall be developed at the cost of, and with the effort of, the Developer, and in which both THE LAND OWNER and DEVELOPER will enjoy equal benefit in the resultant product, to the extent of half each, either directly, or through any of their nominees or representatives.

b). Both the Land Owner & Developer will appoint 2 designated personnel from each side which herein after would be called "Team" which will meet monthly or as

For Raichandani Constructions Pvt. Ltd.



Director



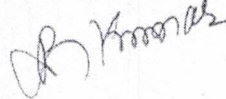
and when required to decide the marketing strategy /
Launching Strategy/ Sizes of apartments/ marketing
staff Etc.

2. DELIVERABLES OF THE LAND OWNER :

a) THE LAND OWNER at its own cost shall obtain approvals from the appropriate authorities including but not limited to Sanad for conversion of land, and order from Planning and Development Authority, construction Licence from Village Panchayat Chicalim, permission from P.W.D, Health Department, Electricity Department and all such other authorities as may be required to conduct construction in the said property. The Land Owner shall obtain Occupancy Certificate from the Village Panchayat chicalim, Power and water Supply, the cost whereof towards deposits and taxes thereof shall be equally shared by both the parties.

b) THE LAND OWNER shall cooperate fully in the process of promotion and construction of the project, provided that it does not have to incur any part of the

For Raichandani Constructions Pvt. Ltd.



Director

V.T. HOTELS & RESORTS PVT LTD

DIRECTOR, AUTH SIG

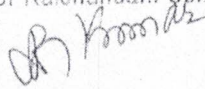


cost, under any head whatsoever except validation of permission & 50% expenses for marketing.

c) THE LAND OWNER shall ensure that the land, which has been described and referred to above, is available without any hindrance or obstacle. The Landowner shall be liable only for disputes with the third party as to the title of the land and its uses and shall not be responsible for any disputes arising from the development and construction works.

d) THE LAND OWNER will, at all times, cooperate with DEVELOPER, in the process of development, construction, marketing, sale, and in all manner that is necessary and incidental to the successful completion and marketing of the project, and the products created thereby, provided that all costs of marketing are borne by the Developer & Land Owner in equal shares to be invested by Developer and adjusted against sales receipt.

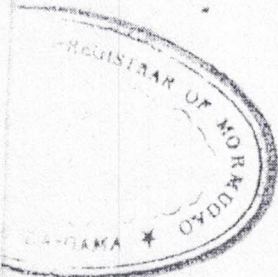
For Raichandani Constructions Pvt. Ltd.



Director

V.T. HOTELS & RESORTS PVT. LTD.

DIRECTOR/AUTHORITY



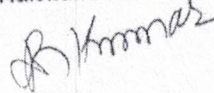
e) THE LAND OWNER will sign all papers, declarations, affidavits, applications and any other documents that may be necessary for the successful pursuit, implementation and completion of the project.

f) THE LAND OWNER will provide technical data and information, as may be required by the Developer, for successful completion of the project.

g) THE LAND OWNER is, with the execution of this Agreement, delivers the possession of the said plot to the developers and permits the Developer to commence its Pre-Launch efforts, such as advertising, etc and THE LAND OWNER shall have no objection to the said efforts of DEVELOPER. However the permission to commence work including marketing and sale shall be subject to the Developers making the agreed payments to the Landowner as specified herein.

h) The Owner hereby declares and confirms as follows:

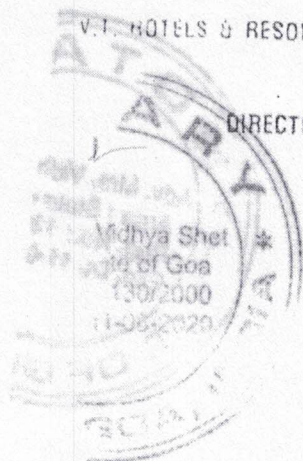
For Raichandani Constructions Pvt. Ltd.



Director

V.T. HOTELS & RESORTS PVT. LTD.

DIRECTOR/AUTH/ SIG



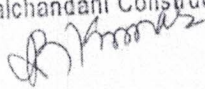
(i) That its title to the said Land is free, clear and marketable and that there are no outstanding encumbrances, mortgages, charges, claims or doubts on or in respect thereof or any part or portion thereof.

(ii) That it has not entered into any other agreement for sale in respect of the said Land with any other person or party.

(iii) That it has not done, executed or performed any act, deed, matter or thing whereby or by means whereof it is prevented from granting rights of development of the said Land to the Developer or whereby the same is encumbered or prejudicially affected in title.

(iv) That it has received no notice of acquisition or requisition in respect of the said Land or any part thereof from any Government or Public Body or Authority under any Statute, Rule, Regulation or other Enactment of the Central or State Government.

For Raichandani Constructions Pvt. Ltd.



Director

HOTELS & RESORTS PVT. LTD.

DIRECTOR



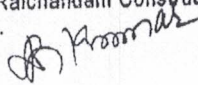
(v) That it has not created any lease or tenancy in favour of any person or party in respect of the said Land or any part or portion thereof and the Owner undertakes not to be party to any act, deed, matter or thing whereby any such lease or tenancy is created or may come into effect hereafter, except for the area from the said land occupied by the occupants.

(vi) That none of the holders/ occupiers/ tenants of the adjoining lands enjoy any right of way or any other easementary right over or in respect of the said Land or any part thereof till the possession is handed over to the Developer.

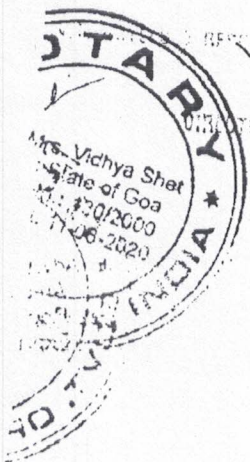
The Developer has relied on the factual veracity of the above declarations & assurances made by the Owner while entering into this Agreement.

i) The Owner shall bear and pay all taxes, rates, levies and charges and other outgoings in respect of the said Land more particularly described in the Schedule hereunder written up to the date of execution hereof.

For Raichandani Constructions Pvt. Ltd.



Director



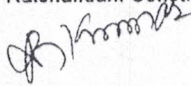
From the date hereof, the Developer shall be liable to bear and pay all such outgoings.

j) The Owner hereby permits the Developer to consume the F.A.R. hereby allotted by the Owner. If in future any additional F.A.R./premium F.S.I/ T.D.R etc is available for construction the same to be utilized and governed by all the terms and conditions of this agreement as applicable to the originally available F.S.I/saleable areas.

k) It is further agreed between the parties hereto that if as a result of any change in building rules and regulations applicable to the area in which the said land is situated or any change in any law or enactment or for any reason whatsoever, additional F.A.R. becomes available in respect of the said land, the benefit of such additional F.A.R. shall be enjoyed by the Owner and the Developer in the same ratio of 50:50.

l) It is agreed that if any latent defects in the construction of the said built-up area to be constructed

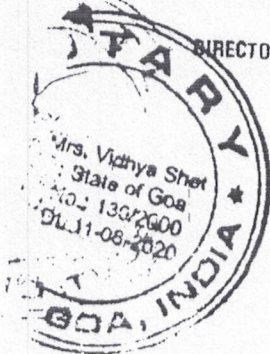
For Raichandani Constructions Pvt. Ltd.



Director

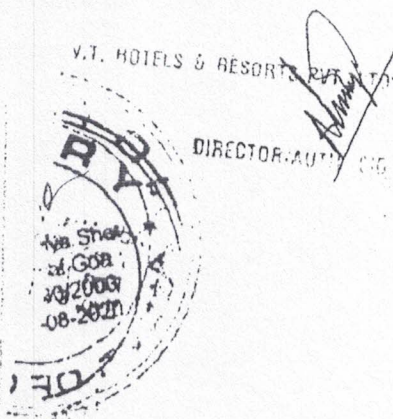
V.T. HOTELS & RESORTS PVT LTD

DIRECTOR/ADTL. SIG



by the Developer appear within a period of 24 months from the date the Owners/purchasers are put in possession thereof by the Developer, then in such event, the Developer shall be obliged to rectify any such defect immediately during the said period of twenty four months.

m) The Owner hereby shall indemnify and keep indemnified the Developer against any loss or damages that shall arise from any claims, litigations or proceedings filed or to be filed against the Owner by any person or persons and which is not attributable in any way to the developers with respect to the said land and in case of such happening, if the work of construction is delayed than the period of completion of construction shall automatically stand extended for such period of delay. The Developer hereby shall indemnify and keep indemnified the owner against any loss or damages that shall arise from any claims, litigations or proceedings filed or to be filed against the Developer by any person or person on account of the Developer committing any breach of contract.

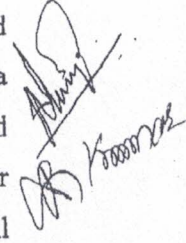


For Raichandani Constructions Pvt. Ltd.

Director

3. DELIVERABLES OF DEVELOPER

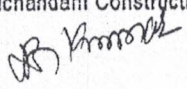
a) The Developer shall be duty bound to virtually complete the Project, i.e structurally complete in all respects, within two years from the date of obtaining construction licence from Village Panchayat Chicalim, subject to a grace period of 6 months without any penalty and thereafter 12 months additional period shall be allowed subject to the Developer paying a penalty of Rs. 25,000/- per month ^{per unit} to the Land Owner till 12 months of delay. It is further made clear that any delay beyond the said period of time, shall entitle the Land Owner to terminate this agreement, and in such event of termination the land owner will take possession of the project automatically and complete the project by appointing third party contractors/ agencies at the risk and cost of Developer. The amount payable to third party/ agencies shall be met out from a) refundable security deposit or excess money lying in Escrow account b) from the amount receivable from sales proceeds etc. After completion of the project the landlord will give the remaining amount



V.T. HOTELS & RESORTS PVT. LTD.

DIRECTOR/AUTH. SIG

For Raichandani Constructions Pvt. Ltd.



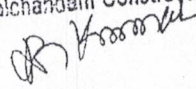
Director

after adjusting all expenses and liabilities of the developers and developers have no objection in eviction of the developer from the land and to complete the project at the risk and cost of the developer. In such event the developer shall loose all rights over the said property spelt out under this agreement. However the said penalty shall not be become payable if the said delay shall have been occasioned due to the Act of God, Force Majeure Causes restrain order from any appropriate authority or judicial body due to the fault of Land Owner.

b) After 2 years all license renewals, liaising, All taxes, cesses and penalties, if any, shall be the liability of the Developer and none of this liability shall fall on the Land Owner.

c) DEVELOPER will provide the funds required for completion of the project till such time as the entire project is complete and ready for use. The entire cost of

For Rajchandani Constructions Pvt. Ltd.



Director

DIRECTOR/AJY. S/G

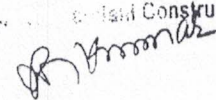


development, construction, Architectural expenses/ Swimming pool/ STP Plant/ Land scaping/ Road/ Water treatment etc. and all other miscellaneous expenses, that are in any manner, connected with the development and successful completion.

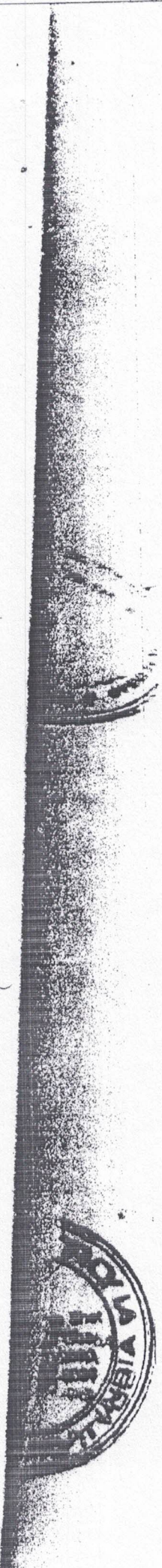
d) DEVELOPER will also provide the engineering expertise, personnel and all other inputs that are required for completing the project.

e) DEVELOPER will provide for architectural supervision for the project, and the same shall be prepared by Architects engaged by the Developer, but all layout designs, elevations, designs, and working drawings shall be used only after prior written Consent of the team.

f) DEVELOPER shall ensure that it furnishes to the Project, its detailed technical know how, and the benefits of its experience in developing such projects in other parts of the country. The Developer shall be liable to, and shall be responsible for, deployment of all labour, technical staff, graduate engineers, supervisors,

For:  Sri Lank Constructions Pvt. Ltd.

Director



site and store incharges, etc, and all manner of other personell, whether described herein specifically or not, that may be found necessary and incidental to the successful implementation of the Project.

g) The construction to be of superior quality/A class and specification to be freezed and signed along with this agreement as per Annexure A attached. Both the parties have agreed to place the project as high end segment project. Hence the selling price and construction specification should match the expectation of /from project of the same segment. The selling price to be decided by the core team from time to time and no sale to be permitted below the approved selling price.

h) The cost of registration and Stamp Duty for this agreement shall met by the Developer, and the Developer shall ensure that this instrument is registered at Goa.

i) The Developer shall ensure that the Project is designed and constructed in such a manner, and with



HOTELS & RESORTS PVT LTD

DIRECTOR/AUTH. SIG

For Raichandani Constructions Pvt. Ltd.

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

Director

such observance of quality, that it can achieve the target of excellent profitability.

4. THE COMMERCIAL ARRANGEMENT

a) The parties have agreed that in consideration for their respective contributions, as set out above, both parties shall acquire a right over the gross revenues arising from the sale of the apartments, shops, flats, and any other property that gets created by the completion of the project, to the extent of 50% each. The parties further agree that all proceeds of sale, rent, and other accruals from the building and facility being developed in terms of this agreement, shall be credited to the joint account of both the parties to be opened in any Bank with mutual consent and the same shall be shared by the parties hereto in proportionate of 50% each, subject to Clause.(b) hereunder.

b) The Developer has paid a sum of Rs. 2 Crores only to the Land Owner detailed hereunder as a security deposit

ALL HOTELS & RESORTS PVT. LTD.

DIRECTOR/AU

Shanti Constructions Pvt. Ltd.

DIRECTOR

PART A

- 1) Rs 11,00,000 (Rupees Eleven Lacs Only) vide UTR No 13277244431 dated 03/10/2013, Bank HDFC, Branch Secunderabad.
- 2) Rs 20,00,000 (Rupees Twenty Lacs only) Vide UTR No132877048 dated 14/10/2013, Bank ING Vysya, Branch Secunderabad.
- 3) Rs 19,00,000 (Rupees Nineteen Lacs Only) Vide Cheque No 591505, SBI Bank dated 18/10/2013, Tirumalgiri Branch, Secunderabad.
- 4) Rs 50,00,000 (Fifty Lacs Only) vide Cheque No 591506, SBI Bank dated 22/10/2013.

Total Part A = Rs 1,00,00,000 (Rupees One Crore Only)

PART B

- 1) Rs 50,00,000 (Rupees Fifty Lacs Only) Vide Cheque No 591507

RESORTS PVT LTD
DIRECTOR/AUTH. SIG



structions Pvt. Ltd.
Director

2) Rs 50,00,000 (Rupees Fifty Lacs Only) Vide Cheque No
591508

**Total Part B = Rs 1,00,00,000 (Rupees One Crore
Only)**

**Total Part A+Part B = Rs 2,00,00,000 (Rupees Two
Crore Only)**

Part B Amount of Rs One Crore cheque only to be
presented immediate after all plans, drawings,
permissions, etc good for construction are handed over to
the developers.

This amount so paid shall be adjusted and taken back by
the developers from escrow accounts proportionately
against sale proceeds (proportionately) received till
completion of sales or sub-division of balance unsold
areas. This security deposit is interest free for due
performance by the developers and the same shall be
refunded by the owners without interest to the developers
proportionate to sales of saleable area.

For Raichandani Constructions Pvt. Ltd.

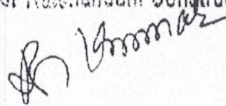
Director

RAICHANDANI RESORTS PVT. LTD.
DIRECTOR/AUT. SIGN


c) The parties further agree that in the event of the cooperation of THE LAND OWNER being required in any manner, by the DEVELOPER, at the time of sale, alienation or parting with possession of any part of the facility being developed, THE LAND OWNER shall make its duly authorized signatory available, in order to make, execute and sign any document, agreement, swear affidavits, and make any declaration and appear before the Sub-Registrar for registration of any document, as may be found necessary. Further both the parties agree that they shall not enter into any form of agreement/commitment individually for sales of the developed property. Every document is to be signed and acknowledged by both the parties.

d) The parties agree and recognize the fact that it is extremely important that the marketing and selling of the products and other facilities being constructed in the complex that is envisaged here, is effectively done and

For Rajshree Constructions Pvt. Ltd.



Director



RAJSHREE RESORTS PVT. LTD.



DIRECTOR/AUTH. SIG

THE LAND OWNER agrees and undertakes to cooperate fully in this process, though the cost of marketing shall be borne equally by both the parties.

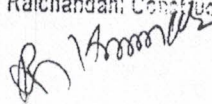
All marketing efforts shall be under the name of style of a Trade name of both the parties, which will be used only after the express approval of both parties, and which will include the name TARIKA, prominently.

c) The parties are agreed that of all receipts of amounts received from the sale of the flats, shops, open spaces, displays, and any other species of facility or property in the complex being constructed, including Advances, Booking amounts, Earnest Money, and other amounts, by whatever name called, shall be collected by, and shall be equally shared by the parties and a separate escrow account shall be opened for this purpose.

5. COLLABORATING PARTIES RIGHTS AND OBLIGATIONS

a) Both the parties agree to conduct themselves for the maximum benefit of the Project, and do all that is requisite for furthering the said Project. To this end, the

For Raichandani Constructions Pvt. Ltd.



Director

RAICHANDANI CONSTRUCTIONS PVT. LTD.
DIRECTOR/AU

parties herein are setting out some procedural requirements for the day-to-day management of the Project. All such approvals will be given by the Team.

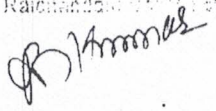
b) The duty and responsibility of conducting the day-to-day business and all operations of the Project shall be vested in a Team, comprising of two nominees of each of the parties, who shall work in coordination and consultation with each other.

c) Once the construction is complete in all respect within 2 years the cost of occupancy charges (legal fees & misc.) electrical connection, security & water security including liasoning charges would be borne by both the parties equally. These charges may be collected from prospective buyers separately and deposited in Escrow account. The cost of transformer laying of cables/ water pipes etc. etc. would be borne only by Developer and Land Owner has no liability on that account.

d) It is the sole responsibility of the Land Owner to provide licenses at its own cost for 2 years after the

RAICHANDAL PRODUCTIONS PVT. LTD.
DIRECTOR/AUTHOR : S

For Raichandal Productions Pvt. Ltd.



Director

execution of this instrument. In case the project is not completed within 2 years all the cost of licenses & liaisoning will only be borne by developer.

e) The Land Owner under no circumstances will bear any cost towards construction/ swimming pools/ electrification/ plumbing/ tiles/ roads/ landscaping etc. and it is made clear that all costs of construction/ development/ Infrastructure related cost shall be borne by the developer exclusively.

f) For marketing of the project a special escrow account would be opened and operated jointly by both the parties and every sales receipt would be shared equally by both parties. Further the developer cannot withdraw more than its investment share (considering his minimum refundable security deposit never less than Rs. 1,00,00,000/- (Rupees One Crores at all times) which would be left in the escrow account until the equivalent investment is made by developer. Any bank interest generated by escrow account is to be shared equally. Further upto 5% of the revenue generated from sales should always be parked in escrow accounts to

Signature
[Illegible]
[Illegible] Pvt. Ltd.
[Illegible] S.P.

[Illegible] Pvt. Ltd.

Signature

Director

meet out the joint expenses. The amount for adjustment of refundable security of Rs 2 Crore will also be deducted proportionately from the sales proceeds.

g) Timely payment & timely completion is the essence of this agreement.

h) If any Income Tax liability comes on the escrow account sales would be borne equally by both parties. Otherwise both parties will meet their own respective Income Tax liabilities.

i) All taxes like service tax/ VAT / TDS any on sales would be shared equally. Any taxes on construction TDS/ VAT/ ST or any other tax levied or to be levied would be met and paid by the Developer only.

j) The total saleable built-up area and amenities to be constructed by the Developer shall be constructed strictly in accordance with the plans and specifications sanctioned by the Village Panchayat. In the event of owners/buyers of any specific apartment requires any additional/ superior quality/specification then that cost

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DIRECTOR/AUTH. SIG

For Raichandani Constructions Pvt. Ltd.

Director



to be shared by both the parties and recovered from buyer of specific unit.

6. OPERATIVE PRACTICES AND MANAGEMENT OF THE PROJECT

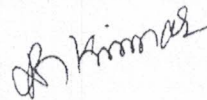
a) Both parties are agreed that this complex is to be marketed and subsequently maintained and neither of the parties shall be entitled to represent it as anything other than the demarked team, or by any other trade name or trademark. In particular, the trade name, trademark and any other intellectual property related to the project shall not be violated or assigned shall not be assigned without the express written consent of Land Owner.

b) It is further agreed that DEVELOPER, while implementing the project in terms of this Agreement, shall be entitled to make any variation, modification, or any other change in the design, layout or proposed structure and size of the project under construction, provided it takes the express consent, in writing, of the

For Raichandani Constructions Pvt. Ltd.

V.T. HOTELS & RESORTS PVT. LTD

DIRECTOR



Director



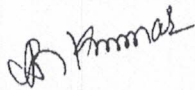
Land Owner or the Team.

c) All marketing efforts, including all advertisement, publicity, brochures, and all other material, whether written or in electronic form, shall be issued in the name agreed to herein, The text of all publicity material and advertisements along with all graphics involved, shall be discussed/approved by the joint team and got approved both from landlords and developers and the said cost will be borne equally by both parties.

d) All major decisions whatsoever, regarding the implementation, construction and completion of the project shall be taken by the Developer, after consultation with the Land Owner/ team.

e) All agreements and conveyances for the sale of residential Apartments and any other deliverable in the proposed project shall be in the agreed name, and the sale transaction or any other transaction by which the whole or part of the property is disposed or disposition made, shall be approved in writing by both parties.

For Balchandani Constructions Pvt. Ltd.



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DIRECTOR AUTH SIG



f) During implementation of the project, DEVELOPER shall undertake complete and independent supervision of the execution of the work and all materials, processes and systems utilized in the execution of the work shall be exactly as per the specifications and directions given by the team, and the Developer shall not be entitled to interfere in the said process.

7. EXIT POLICY

a). It is the clear understanding between the parties that after the project is complete, the maintenance of the Residential Complex so constructed, and all other facilities in the same, shall be run and managed exclusively by either DEVELOPER, till any other Management Agency and Maintenance Agency appointed by resident or the team.

8. GENERAL TERMS AND RESTRICTIONS

a) Subject to all other restrictions provided herein, the rights under this agreement are transferable by the Land Owner at its sole discretion. However, the obligation to

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For Global Land Constructions Pvt. Ltd.

DIRECTOR

Director



construct, develop and complete the project by the Developer is non transferable.

b) All questions relating to validity, interpretation or performance of this Agreement will be governed by the Indian laws.

c) The parties agree that neither of the parties shall indulge in any activity that has the effect of violating any law or regulation for the time being in force. Furthermore, the parties agree and covenant that they shall follow all ethical and legal practices in developing the project and shall indemnify each other against any adverse consequences, losses or damages suffered by them by virtue of any wrongful, illegal or unethical practice committed by the other.

d) Either of the parties shall not be empowered and entitled to raise finance for the said project by creating any charge, encumbrance or any form of mortgage or lien over any part or whole of the property.

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DIRECTOR

For Raichandani Constructions Pvt. Ltd.

Director



e) With the completion of the project, and with the equal distribution of the benefits arising therefrom, the collaboration between the parties will be deemed to come to an end and shall not be construed as a partnership that is continuing.

f) This Agreement shall be executed in duplicate and each party shall have the right to keep one copy.

9. SETTLEMENT OF DISPUTES

a) All disputes or differences of any nature arising between the parties regarding their rights, obligations, the interpretation of these presents, and all matters arising under this agreement, will be resolved through co-operation and consultation. If the said disputes, etc. are not settled by co-operation and consultation, the said matters will be referred to a single arbitrator, to be appointed with the mutual consent of both the parties. The arbitration will be an arbitration under the Arbitration and Conciliation Act, 1996, or any statutory modification or re-enactment thereof. The Venue of Arbitration shall be Goa State and the language of Arbitration shall be English.



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DIRECTOR

For Raichandani Constructions Pvt. Ltd.


Director


10. EXPENSES:

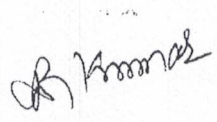
The stamp duty and registration charges payable in respect of the Agreement for Development and all other documents to be executed in pursuance hereof shall be borne and paid by the Developers alone.

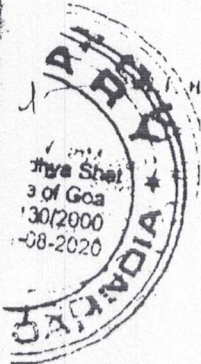
11. The Developers represents that the market value of the said Property is 6258000/- (Rupees Sixty two Lakh fifty Eight Thousand Only) and accordingly a stamp duty of Rs.188,000/- (Rupees One Lakhs ^{Eight} ~~Eighty~~ Thousand ~~Eight~~ Only) is paid herewith.

12. Each party shall bear and pay the professional costs of their respective Advocates. Save as specified herein all other expenses shall be borne and paid by the respective parties required to incur the same.


R. Kromar


R. Kromar


Director

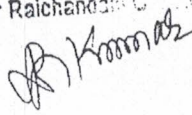


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DIRECTOR/AUTHORISING


13. The possession of the SAID PROPERTY is handed over to the DEVELOPER under this present agreement.

14. The Said Property agreed to be developed does not belong to schedule caste schedule tribes.

For Raichandani Construction Pvt. Ltd.



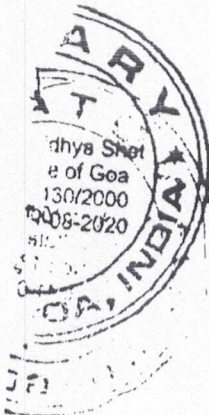
Director



V.I. HOTELS & RESORTS PVT LTD



DIRECTOR/AUTHORIZING



SCHEDULE I

All part and parcel of land admeasuring 2503m² identified as PLOT no.M of the larger property bearing Sy.no.23/1 of Village Dabolim, identified as GALLY or ZAMBULGALLI or AFORAMENTO situated at Dabolim, within the limits of Village Panchay at Chicalim, Taluka and Registration Sub-District of Mormugao, District South Goa in the State of Goa, described under no.1263 of book B-4 (New) in the Office of Land Registrar Salcete and is enrolled in the Taluka Revenue Office under Matriz no.8.

The SAID PLOT "M" is bounded as under:

On the North: Plot identified by Block 'O'.

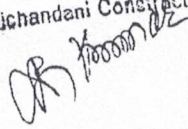
On the South: 10 mts. wide road

On the East : 6.0 mts. Wide road.

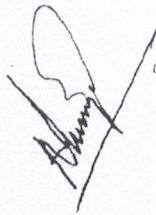
On the West : 8.0 mts. wide road

IN WITNESS WHEREOF, the parties hereto have signed these presents on the day, month and the year first above written.

For Raichandani Constructions Pvt. Ltd.

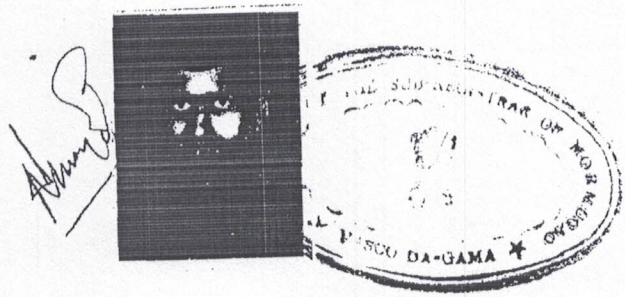


Director



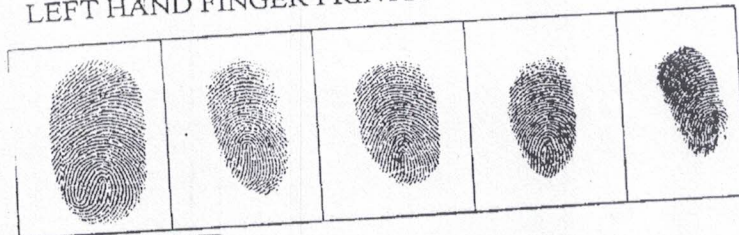
SIGNED AND DELIVERED
By the within named LAND OWNER
M/S V T HOTELS PVT LTD
Though it's AUTHORISED SIGNATORY
Mr. P S NAYAK

V T HOTELS & RESORTS PVT LTD
DIRECTOR/KUTHI SIG



PHOTOGRAPH OF MR. P S NAYAK

LEFT HAND FINGER PRINTS:



RIGHT HAND



For Raichandani Constructions Pvt. Ltd,

[Handwritten signature]

Director

[Handwritten signature]



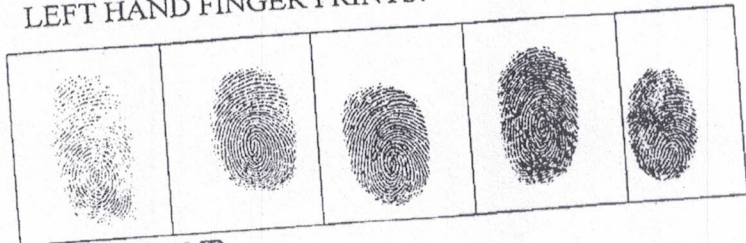
SIGNED AND DELIVERED
By the within named DEVELOPER
RAICHANDANI CONSTRUCTIONS PVT LTD
Though it's DIRECTOR AND
AUTHORISED SIGNATORY
MR. RAJKUMAR RAICHANDANI



Rajkumar Raichandani

PHOTOGRAPH OF MR. RAJKUMAR RAICHANDANI

LEFT HAND FINGER PRINTS:



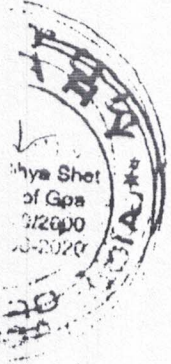
RIGHT HAND



For Rajkumar Raichandani Constructions Pvt. Ltd.

Rajkumar Raichandani

Director



[Handwritten signature]

WITNESSES:

- 1) Sanjay Lal Siddesh Navetkar
- 2) M. S. (man Singh yodan)

For Raichandani Constructions Pvt. Ltd.

[Handwritten Signature]

Director

[Handwritten Signature]



ANNEXURE/SPECIFICATIONS

Structure

RCC Framed structure, concrete block masonry walls designed as per best industry practices.

Flooring

Living/dining- Vitrified Tiles/Marble.

Bed Rooms- Vitrified Tiles

Bed Rooms- Laminated Wooden Flooring for Villas

Balconies- Anti Skid Ceramic Tiles

Wall Finish (Internal)

Living/Dinning/Bedroom- Acrylic Emulsion Paint

External- Combination of Stone/Texture Paint Finish/Glass

Kitchen- Fully Fitted Kitchen (optional)

Flooring- Porcelain Tiles

Dado- Ceramic Tiles 600mm Above counter

Toilets

Flooring- Ceramic Tiles

Dado- Selected Ceramic Tiles upto 7ft Height

Fittings- White Ceramic Fixtures and CP Fitting

HOTELS & RESORTS PVT LTD



[Handwritten Signature]

Director

Doors- Wooden doors for villas.apartments.

Windows- Powder Coated/anodized aluminium for apartments & wooden for villas Safety Grills

Electrical- Concealed electrical copper wiring with branded switches, Provision for AC, Water Purifier, washing machine and power inverter.

Wardrobe- Wooden Wardrobe in bed rooms (optional)

Amenities

Car Parking facility

Paved roads

Landscaped Garden

Children Play Area

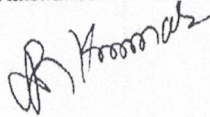
Swimming Pool

Water supply Network

In house Gym

Security

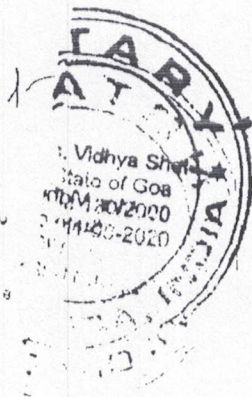
For Raichandani Constructions Pvt. Ltd.



Director

RAICHANDANI RESORTS PVT LTD

DIRECTOR/AUTHOR SIG



15m EXISTING SUB-DIVISION ROAD

EXISTING DRAINAGE

RECREATION 2034.00 SQ.M

6.0 EXISTING ROAD

10m EXISTING SUB-DIVISION ROAD

EXISTING DRAINAGE

RECREATION 2034.00 SQ.M

6.0 EXISTING ROAD

15m EXISTING SUB-DIVISION ROAD

EXISTING DRAINAGE

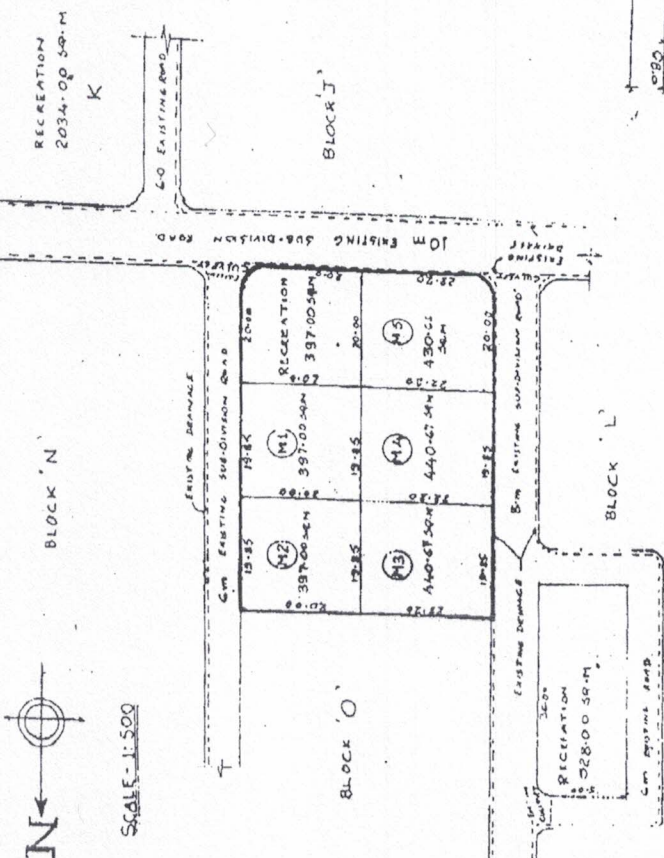
RECREATION 2034.00 SQ.M

6.0 EXISTING ROAD

BLOCK M IS ALREADY APPROVED PLAN

AREA STATEMENT

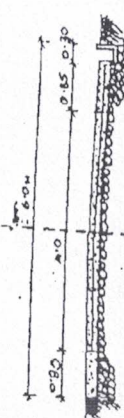
TOTAL AREA OF BLOCK (M)	= 2503 SQ.M
AREA OF PLOT M1	= 397.00 SQ.M
AREA OF PLOT M2	= 397.00 SQ.M
AREA OF PLOT M3	= 440.67 SQ.M
AREA OF PLOT M4	= 440.67 SQ.M
AREA OF PLOT M5	= 430.66 SQ.M
AREA FOR RECREATION	= 397.00 SQ.M
TOTAL AREA OF PLOTS AND RECREATION	= 2503.00 SQ.M



N

SCALE - 1:500

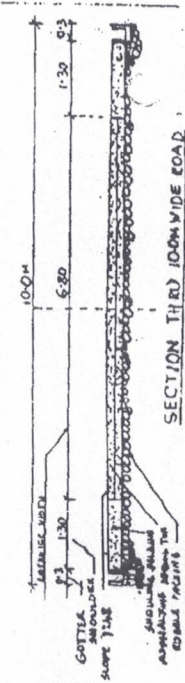
EXISTING ROAD AND DRAINAGES



SECTION THRU 50M WIDE ROAD : : X

ARCH/ENGINEER	OWNER
PROPOSED SUB-DIVISION OF BLOCK M, OWNED BY M. ANIL KUMAR AGARWAL UNDER SURVEY NO. 23/1 SITUATED AT DABOLIM VILLAGE, MORMUGAO TALUKA	

EXISTING ROAD AND DRAINAGES



V.T. HOTELS & RESORTS PVT LTD



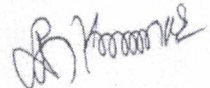
For Raichandani Constructions Pvt. Ltd.



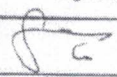

DIRECTOR AUTH.

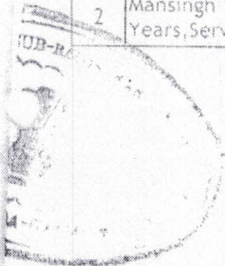
Director

2. Mr. Rajkumar Raichandani, S/o Daulatram Raichandani. Married. Indian, age 46 Years. Business, r/o Begumpeth, Hydrabad As a Director of Raichandani Constructions Pvt. Ltd a company having its office at Ground floor, Rukmani Sadan, Gurumurthy Lane, Begumpeth, Hydrabad,

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Jaideep D. Tuluskar , S/o Dilip Tuluskar, Married, Indian, age 32 Years. Service, r/o Pedda, Varca, Salcete Goa.	
2	Mansingh Yadav , S/o Sh. R.P. Yadav, Married, Indian, age 31 Years, Service, r/o Pedda, Varca, Salcete Goa.	



J. Nayal
SOB - SUBREGISTRAR
MORMUGAO



CERTIFIED TRUE COPY

Book-1 Document
Registration Number MOR-BK1-01557-2013
CD Number MORD1 on
Date 30-10-2013

K. Nayak
Sub-Registrar (Mormugao)
SUB-REGISTRAR
MORMUGAO

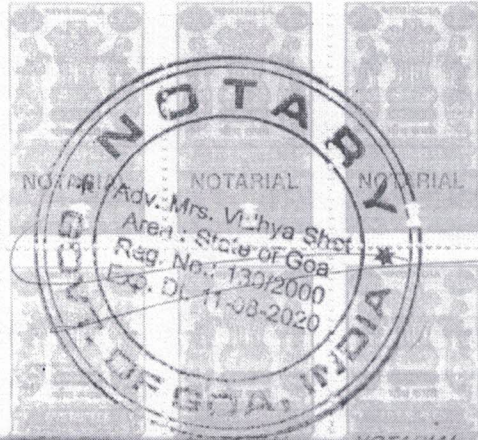
Scanned By -

Manoj Vales

Signature -

[Handwritten Signature]

Designed and Developed by C-DAC, ACTS, Pune



Adv. (Mrs.) VIDHYA A. SHET
NOTARY
STATE OF GOA
47, GROUND FLOOR, APNA BAZZAR,
VASCO-DA-GAMA, GOA-403802
PH.: 0832-2514130

Date: *11/04/2018*
Reg. No.: *8199/2018*

