

(RUPEES SIX LAKHS SIXTY FOUR THOUSAND ONE HUNDRED ONLY.)

Citizencredit co-operative Bank Ltd.
Mapusa Branch
Shop No G - 1, Ground Floor, Block D - 1,
Bosham Heanes,
Mapusa, Goa - 403 507
D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



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GOA
NON JUDICIAL

Rs. ≈ 0664100 ≈ 21.9.2020

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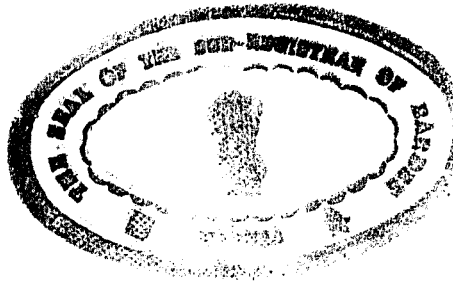
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For CITIZEN CREDIT
CO-OP BANK LTD

M. S. U. K. A. R.
Authorized Signatory

Name of Purchaser DATTAMAY DEVELOPERS



No. 2020/1512/2400
30/09/2020

AGREEMENT FOR DEVELOPMENT AND SALE

This AGREEMENT FOR DEVELOPMENT AND SALE is executed at Mapusa on this 30th day of the month of September of the year Two Thousand and Twenty.

M. S. U. K. A. R.
M. S. U. K. A. R.

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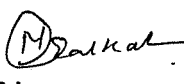
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M. S. U. K. A. R.
M. S. U. K. A. R.

BETWEEN

1. SHRI. MEGHASHYAM PAMNATH AROLKAR, son of late Ramnath Arolkar, aged 74 years, married, retired, holder of PAN Card No. [REDACTED], Mobile No. [REDACTED] 5 and his wife;
2. SMT. POOJA MEGHASHYAM AROLKAR, daughter of late Gangadhar Anant Walke, aged 66 years, married, housewife, holder of PAN Card No. [REDACTED], Mobile No. [REDACTED], both Indian National, both resident of House No.206/A, Satt-Adhar Complex, Karaswada, Mapusa, Bardez-Goa, 403507;
3. SMT. MINI ASHOK AROLKAR, daughter of Shripad Sakharam Barve, age 62 years, widow, housewife, Indian National, holder of PAN Card No. [REDACTED], Mobile No. [REDACTED], resident of House No.147, Gawali Waddo, Duler, Mapusa, Bardez-Goa;
4. SMT. KAVITA NIKHIL SAWANT, daughter of late Ashok Ramnath Arolkar, aged 39 years, married, housewife, holder of PAN Card No. [REDACTED], Mobile No. [REDACTED] and her husband;
5. SHRI. NIKHIL JAYWANT SAWANT, son of Jaywant Sawant, aged 40 years, married, service, holder of PAN Card No. [REDACTED] Mobile No. [REDACTED], both are Indian




 M. Arolkar
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National, both resident of Plot No.88, Shani Chayya Bngl Sane Guruji Hsg. Colony Radhanagari Road, Kolhapur City, Kolhapur City Karvir, Kolhapur, Maharashtra;

6. SMT. VIJAYA RAJU TALAWANEKAR, daughter of late Ramnath Arolkar alias Jaidev Arolkar, aged 65 years, married, housewife, holder of Pan Card No. [REDACTED] Mobile No. [REDACTED] and her husband;

7. SHRI. RAJU BAPU TALAWANEKAR, son of Bapu Raghoba Talawanekar, aged 74 years, married, retired, holder of PAN Card No. [REDACTED] Mobile No. [REDACTED], both Indian National, both resident of House No. 196, Devsu wada, Korgao, Pernem, North Goa- 403512, hereinafter called as the "OWNERS/VENDORS" (which expression shall unless repugnant to context or meaning thereof be deemed to include their heirs, successors, executors, administrators, representatives and assigns) OF THE ONE PART.

AND

M/s. DATTAMAY DEVELOPERS, a Proprietary Firm, having it's registered Office at B & F Magnolia Co-op. Housing Society, Block C, Flat No.1, Near Sulekha Apt., Alto Duler, Mapusa, Bardez Goa, represented by it's sole Proprietor MR. MAHESH DATTARAM NARVEKAR, son of Dattaram Narvekar, age 47 years, married, business, Indian National, holder of PAN

Dattaram

Mahesh Narvekar

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Mahesh

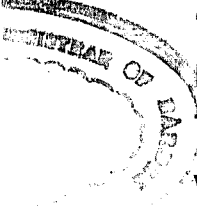



Card No. [REDACTED], Mobile No. [REDACTED] 28, resident of B & F Magnolia, Block C, Flat No.1, Near Sulekha Apts, Alto-Duler, Mapusa, Bardez-Goa, hereinafter called as the "DEVELOPER/ PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include it's heirs, successors, executors, administrators, representatives and assigns) OF THE SECOND PART.

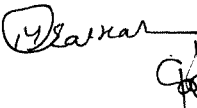
WHEREAS, there exists a property known as "TEMERICHO SORVO", admeasuring an area of 893 sq. mtrs., surveyed under Old Cadastral Survey No.2148 and new surveyed under Chalta No.29 of P.T. Sheet No.86, situated at Mapusa Bardez-Goa, which property is inscribed in the Land Registration Office of Bardez under Inscription No.11542 and described under Description No.30722 of Book B-79 at page 35, within the limits of Mapusa Municipal Council, Taluka of Bardez, District of North Goa and State of Goa, which property is more fully and particularly described in the Schedule - I, herein under written and herein after referred to as the "SAID PROPERTY" for brevity's sake.

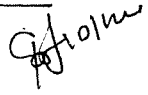
AND WHEREAS, the said property originally belonged to the Comunidade of Mapusa.

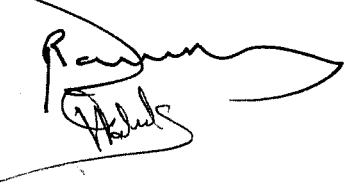
AND WHEREAS, the said property was allotted by the Comunidade of Mapusa to Saulo Bapu Naique Gauncar for the construction of residential house in the said property.



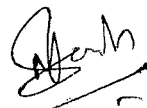








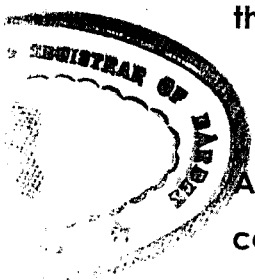
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AND WHEREAS, after the completion of the construction of residential house in the said property by Saulo alias Xaulo Bapu Naique Gauncar, the Administrator of Comunidades of Bardez has given the Final Possession to Zoideva Rama Arvolcar alias Zoideva Rama Arolcar alias Jaidev Rama Arolkar, as representative of Saulo alias Xaulo Bapu Naique Gauncar on 19/09/1931.

AND WHEREAS, thereafter the said property stands inscribed in favour of Zoideva Rama Arvolcar alias Zoideva Rama Arolcar alias Jaidev Rama Arolkar.

AND WHEREAS, the Old Cadastral Survey No.2148 stands in the name of Zoideva Rama Arolcar.



AND WHEREAS, the name of Zoideva Rama Arolcar is corroborated vide Auto de demarcacao (Act of Demarcation) of Old Cadastral No.2148 in the City of Mapusa carried out by the erstwhile Land Surveyor in terms of the provisions of Legislative Diploma No.764 dated 26/11/1934.

AND WHEREAS, the name of Zoideva Rama Arolcar came to be transcribed in the Index and Registo de Agrimensor (Register of Surveyor) of Old Cadastral No.2148 in the City of Mapusa being in possession of the said property.

Registrar

M. Balakrishna

P. J. ...

[Signature]

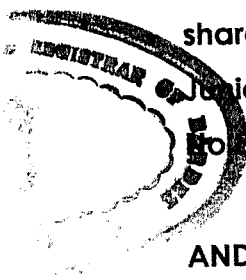
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AND WHEREAS, the name of Zoideva Rama Arolkar alias Jaidev Rama Arolkar is found recorded in the Form "D" of the property under Chalta No. 29 of P.T. Sheet No. 86 of City Mapusa.

AND WHEREAS, on the death of Jaidev Rama Arolkar and his wife Jaivanti Rama Arolkar, Ramnath Jaidev Arolkar and his wife Ratnabai Ramnath Arolkar, an Inventory Proceedings were initiated by the Vendor No.1 in the Court of Civil Judge Junior Division at Mapusa bearing Inventory Proceedings No.88/2017/D.

AND WHEREAS, in the Inventory Proceedings the said property was listed as Item No.1 and the said Item No.1 was allotted to the present Vendors as per their respective shares vide Order dated 31/12/2019 passed by Civil Judge Junior Division Mapusa in above Inventory Proceedings No.88/2017/D.



AND WHEREAS, in view of above the names of the Vendors are recorded in the Survey Record of Rights.

AND WHEREAS, the Developer/Purchaser has approached the Vendors with the proposal to purchase and develop the said property known as "TEMERICHO SOVO", admeasuring an area of 893 sq. mtrs., surveyed under Chalta No. 29 of P. T. Sheet No. 86, situated at Mapusa, Bardez-Goa, by doing construction of multi storied residential building and to sell the same to prospective Purchasers.

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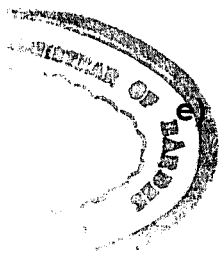
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AND WHEREAS, the Vendors have further declared to the Developer that:

- a) The Vendors are exclusively entitled to own, hold, possess and deal in any manner with the said property;
- b) The title of the Vendors to the said property is clean, clear, unencumbered, marketable and subsisting;
- c) There is no litigation or any legal proceedings/s is/are pending before any Court/Tribunal, Administrative Authority in respect of the said property;
- d) The said property is not subject to any notice or notification or proceedings under the Land Acquisition Act or Administration of Evacuee Properties Act or any other law;
- e) There are no Mundkar/s and/or tenant/s and or any other persons claiming any tenancy and/or any other right in the said property;
- f) There are no difficulties, legal or otherwise for sale free from encumbrances on the said property;
- g) There is no easementary right/s which could be claimed by any person with respect to the said property;
- h) The Vendors have not received any notices of acquisition/requisition from State Government or Central Government or any Local Authority and the said property is not subject matter of any attachment by any authority.



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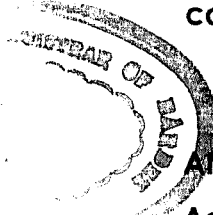
AND WHEREAS, the Vendors have agreed to give the property known as "TEMERICHO SORVO", admeasuring an area of 893 sq. mtrs., surveyed under Chaita No. 29 of P. T. Sheet No. 86, situated at Mapusa, Bardez-Goa to the Developer for the purpose of development and sale. The value of land of the said property is Rs.54,00,000/- (Rupees Fifty Four Lakhs Only).

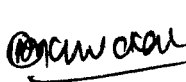
AND WHEREAS, the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws are now willing to enter this Agreement on the terms and conditions appearing hereinafter.

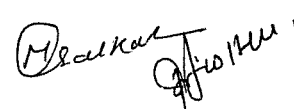
AND WHEREAS, the Developer before entering into this Agreement have verified all the documents of the Vendors and after having being satisfied has shown his willingness to purchase and to develop the said property and in order to put the terms in writing the parties have decided to enter into Agreement on the terms and conditions herein below mentioned:-


NOW THIS AGREEMENT FOR DEVELOPMENT AND SALE

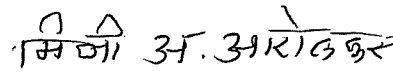
WITNESSETH AS UNDER:-

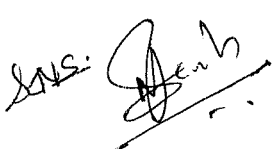








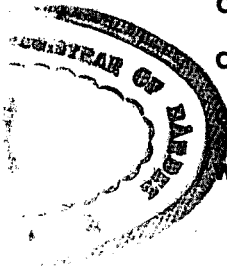



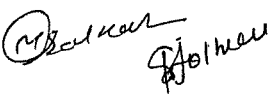
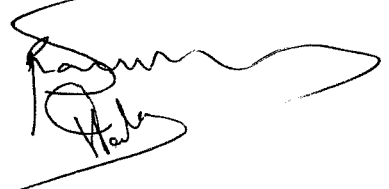
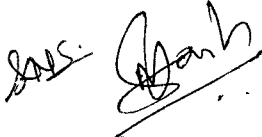


1. That the Developer shall develop the said property by constructing multi-storied residential building consisting of four floors having twelve Flats of two bhk and four Flats of one bhk after obtaining necessary licenses and permissions for the development to be procured by the Developer in the name of the Vendors at the Developers own costs, charges and expenses, risk and responsibility and on the terms and conditions set out in this Agreement.

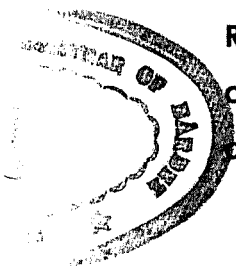
2. THE DEVELOPER SHALL:

- a) Undertake construction of building on the said property as per the proposed plan which is subject to variations as may be proposed by the concerned authorities and as per the specifications as contained in the said plan and other specifications contained in Schedule - II written here under at it's own costs and expenses.
- b) Carry out the said development and construction solely and entirely at it's risk and responsibility and costs, charges and expenses and the Vendors shall not be called upon to contribute any amount of whatsoever nature.
- c) At it's own costs and risk, appoint and engage competent Architects, R.C.C. consultants, contractors and other servants and agents as may be required for the purpose of development of the said property.






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3. That the Developer has agreed to pay Rs.60,00,000/- (Rupees Sixty Lakhs Only) to the Vendors No.1 & 2, a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) shall be paid to the Vendors No.3, 4 & 5 and two residential Flats in the proposed building to the Vendors No.3, 4 & 5 and a sum of Rs.60,00,000/- (Rupees Sixty Lakhs Only) to the Vendors No.6 & 7.
4. That the Developer will pay a total sum of Rs.60,00,000/- (Rupees Sixty Lakhs Only) vide Post Dated Cheque bearing Cheque Nos. 949038, 949089, 949090, 949091, 949094, 949095, 949096, 949097, 949098, 949125, 949126, 82784, drawn from Corporation Bank, Mapusa Branch to the Vendor No.1 & 2 and the said amount of Rs.60,00,000/- to be paid within four months from the date of signing the present agreement for development and sale.
5. That on the total amount of Rs.5,00,000/- (Rupees Five Lakhs Only) an amount of Rs.3,750/- (Rupees Five Thousand Only) is deducted towards TDS and the balance consideration amount of Rs.4,96,250/- (Rupees Four Lakhs Ninety Six Thousand Two Hundred and Fifty Only) is paid by the Developer vide Cheque bearing Cheque Nos.949086 and 949112, drawn from Corporation Bank, Mapusa Branch to the Vendors No.3, 4 & 5 on signing of this present agreement which amount the Vendors do hereby admit and acknowledge.



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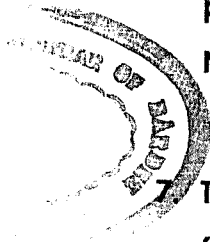
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6. The Developer shall also construct two residential Flats along with two still parkings as per the approved Plan to the Vendors No.3, 4 & 5, each Flat having a built up area of 93.32 sq. mtrs. and 91.01 sq. mtrs. on the second floor of the building and the construction value of each Flat is Rs.27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand Only) in the proposed building as shown in the plan annexed hereto and more particularly described in the Schedule III and as per the specifications stated in the present agreement. The area agreed is reduced due to technical difficulty i.e. at the time of approval of building plan then same shall be compensated by paying appropriate amount as agreed by Vendors No.3,4 & 5 and the Developer.



7. That the Developer will pay a sum of Rs.60,00,000/- (Rupees Sixty Lakhs Only) vide: Post Dated Cheque bearing Cheque Nos.949100, 949101, 949102, 949103, 949104, 949105, 949106, 949107, 949108, 949109, 949110, 949111, drawn from Corporation Bank, Mapusa Branch to the Vendors No.6 & 7 and the said amount of Rs.60,00,000/- to be paid within four months from the date of signing the present agreement for development and sale.

8. That if the Developer fails to do the payment to the Vendors No.1 & 2 and 6 & 7 as mentioned above in clause No.4 & 7, then the Developer shall do the payment to the Vendors with interest @ 18% per annum.

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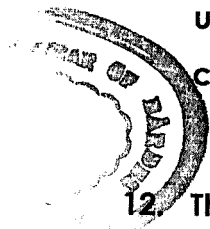
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9. That the Developer shall forthwith commence the process of obtaining permission/approvals and shall obtain Conversion Sanad as required to do the construction in the said property and thereafter shall begin the process for development of the said property.
10. That the Developer shall immediately after obtaining the necessary licenses/permission from the concerned authorities give a notice in writing to the Vendors that the Developer would start the development of the said property.
11. That the Developer shall also get the project approved under RERA before the commencement of the construction of the residential building.
12. That the Developer undertakes to construct the building/s in good workmanship using the standard materials of a long durability and strictly as per approved plans as per Schedule - II.
13. That the Developer shall complete the construction of the proposed residential building within a period of twenty four months from the date of signing of this present Agreement. The Developer shall however be entitled to a reasonable extension of a maximum period of six months in case of genuine and bonafied reason and acts of god, difficulties beyond the control of the



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Developer. However, it is agreed that the time framed for completion of the building as mentioned above is to be strictly adhered to.

14. That the Developer shall be entitled to enter into Agreement of Sale / Deed of Sale of the Flats in the proposed residential building with any person/s and receive money / sale consideration amount from such person/s except the area of the building retained for the Vendors No.3,4 and 5.

15. It is clearly agreed between the parties that the Developer shall not enter into any agreement for sale or any other agreement in respect of the said Flats reserved and/or to be constructed and allotted to the Vendors No.3,4 & 5 as per this Agreement.

16. In case the existing floor ratio pertaining to the said property is increased / decreased in future, such increase/decrease shall ensure to the benefit of the Developer alone.

17. That the Vendors shall give the Developer an Irrevocable Power of Attorney to enable the Developer to fulfill this agreement and carry out the Development,

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to execute Agreement of Sale, Deed of Sale and to collect payments from the prospective Purchasers and any such clauses as the Developer may require.

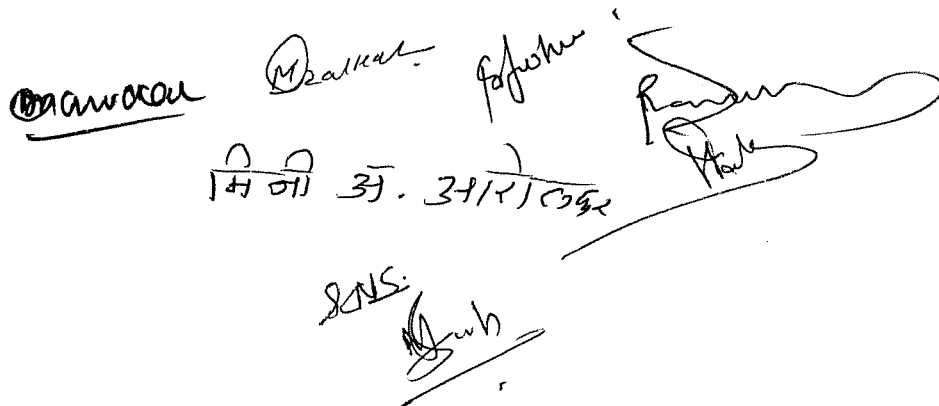
18. That the Developer shall be entitled to build residential building in the said property as he may choose, as per sanctioned plans and shall be entitled to raise finance for the said property and/or premises in the buildings to be constructed thereon, by agreeing to sell and receiving advances for the construction or on such terms as the Developer may deem fit, but without in any way affecting the Vendors rights of the build-up area in the building premises and money agreed to be paid to them. The Vendors hereby give their consent to any documents that may be required to be executed for the purpose, without affecting the Vendors rights or ownership of their areas/premises as mentioned above provided that the Developer shall get approved sanctioned plans and permission for construction on the said property from the concerned authorities before executing any documents that may be required to be executed for the purpose including acting as confirming party.

19. That the Vendors agree to sell or otherwise transfer the said property in favour of the Developer and/or their nominees or to any person or legal entity indicated by the Developer, by executing and signing the appropriate instrument of conveyance with respect to

Manoj Prakash Adarsh Ravi
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the proportionate share in land with the exception of the Flats that the Developer has reserved / retained for the Vendors No.3,4 and 5.

20. It is hereby agreed that the Developer shall not be entitled to mortgage the said property, however every prospective Purchaser shall be entitled to mortgage in favour of any financial institution/bank, their respective intended residential Flat which the prospective Purchaser had agreed to purchase from the Vendors.
21. Any letter or communications which are to be sent to the parties above shall be deemed to have been properly sent and received by the respective party when posted under certificate of posting at the address given in the present agreement.
22. Upon the completion of the premises agreed to be given to the Vendors No.3,4 and 5 under this Agreement, the Developer shall notify the Vendors in writing along with the Occupancy Certificate to take possession of the same. On the expiry of two weeks from the receipt of the said notice, the Vendors shall be deemed to have taken possession of the same. The Vendors shall be liable to bear all rates, taxes, utility charges and other outgoings on the said premises from the date when possession of the Flats are given to them.



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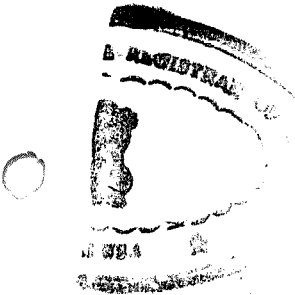
23. That the Vendors No.3, 4 & 5 shall take possession of their respective premises, after being satisfied about the quality of the work of the premises. On taking such possession, the Vendors shall have no claims as against the development in respect of any item of work concerning the said premises. The completion of the premises in question shall be certified by the Architecture of the Developer. The Vendors hereby consent to the Developer making such variations and changes in the plans for the said premises as the Developer may require, without reducing the total area agreed to be given.

24. All the expenses towards licenses/approvals in carrying out the construction shall be borne by the Developer.

25. That the Vendors hereby agree and undertake that they shall not enter into any such type of agreement with any other third party in respect of the said property.

26. That the Developer herewith undertake and shall indemnify the Vendors from all losses, mortgages/claims, charges, expenses incurred by the Developer for the development of the said property and for any mishap happened on the premises and shall be solely liable and responsible for the same.

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27. That the Developer also agrees to give building completion certificate, occupancy certificate from concerned authority at the time of handing over the Flats to the Vendors No.3, 4 and 5 and the prospective Buyers/Purchasers.
28. That the Vendors No. 3, 4 & 5 along with the Purchasers who have purchased the Flats in the building shall form themselves into a co-operative society. On such a co-operative society being incorporated or formed as the case may be, the rights of the Vendors as well as the Purchasers of the said pre nises will be recognized and regulated by the provisions of the said Society Rules and Regulations framed by them, as the case may be.
29. The Vendors No.3,4 &5 agree to pay taxes that may be decided by the Co-Operative Society, as the case may be (a) insurance premium (b) all Municipal and other taxes and outgoings that may from time to time be levied against the land and/or buildings including water and electricity connection/consumption charges and (c) outgoings for the maintenance and management of the buildings, common lights and other outgoings such as collection charges for watchman, sweepers and maintenance of accounts, incurred in connection with the said property.

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- 30. If the Developer decides to transfer the developmental rights to any third party, the written consent of the Vendors is required and in such an event, whatever terms and conditions as decided between the Developer, shall be binding upon the third party.
- 31. If the Developer do not follow the terms and conditions of the Development Agreement, then the Vendors can file a suit against the Developer for Specific Performance and its costs and consequences are to be borne by the Developer.
- 32. It is agreed that after completion of the construction of residential building, the Vendors and Developer shall execute a necessary conveyance of sale in favour of the prospective Purchasers of the Flats in respect to the proportionate share of land and the two Flats shall be retained for the Vendors No.3, 4 & 5.
- 33. That the Developer shall hand over the possession of the premises to the prospective Purchasers within the limit as mentioned in their agreement for sale and incase if this time period is extended with mutual consent, then the Developer shall abide by the time period. The Vendors are not at all liable for the same.

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17/07/21 31.3.2021

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34. It is mutually agreed that in event of any reduction in FSI arises, the Vendors No.3, 4 & 5 and the Developer shall pay equally all incidental charges or expenses incurred by the Developer on account of such reduction in FSI.
35. That the Vendors covenant and agree that incase if any claim is made or dispute is arises by any heirs claiming the said property, then such a claim or dispute shall be answered and settled by the Vendors only.
36. The fixtures, fittings and amenities to be provided by the Developer in the said building and the said Flat are those that are set out in Schedule -II annexed hereto.
37. That the proposed project shall be named hereinafter as "JAIDEV ENCLAVE".
38. That the Vendors do hereby declare that the property in transaction does not belong to Schedule Caste/Schedule Tribes pursuant to the Notification no. RD/LAND/LRC/318/77 dated 21/8/1978.
39. That the Developer has paid the stamp duty on the
Value of land (area 893 x 6000) i.e.=Rs.54,00,000/-
Const.Value of 2Flats 27,50,000x27,50,000=Rs.55,00,000/-
Amount to be paid to Vendor No.1 & 2 = Rs.60,00,000/-
Amount to be paid to Vendor No.6 & 7 = Rs.60,00,000/-
Total amount = Rs.2,29,00,000/-

Dr. Arun Kumar

मिजी ३१-३११०६६२

SATS:

Arjun

Arjun

Arjun

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Total amount of stamp duty paid @ 2.9% is Rs.6,64,100/-
(Rupees Six Lakhs Sixty Four Thousand One Hundred
Only).

That the Developer has paid registration fees on the
Value of land (area 893 x 6000) = Rs.54,00,000/-
Amount paid to Vendor No.3,4 & 5 = Rs. 5,00,000/-
Total amount is = Rs.59,00,000/-

Total amount of reg. fee paid @ 2.5% is Rs.1,47,500/-
(Rupees One Lakh Forty Seven Thousand Five Hundred
Only).

40. Copy of the Plans are attached herewith to form the
integral part of this Agreement for Development and
Sale.

SCHEDULE - I

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT property known as "TEMERICHO SORVO",
admeasuring an area of 893 sq. mtrs., surveyed under Old
Cadastral Survey No.2148 and new surveyed under Chaltia
No.29 of P.T. Sheet No.86, situated at Mapusa Bardez-Goa,
which property is inscribed in the Land Registration Office
of Bardez under No.11542 and described under Description
No.30722 of Book B-79 at page 35, within the limits of
Mapusa Municipal Council, Taluka of Bardez, District of
North Goa and State of Goa and the same is bounded as
under:-

Mapusa

S/S:
[Signature]

[Signature]
[Signature]
[Signature]

EAST :- By Road.

WEST :- By Road.

NORTH:- By Road.

SOUTH:- By property under Chalta No. 30 of P. T. Sheet
No.86 of City Survey Mapusa.

SCHEDULE-II

SPECIFICATIONS OF THE BUILDING/FLAT

STRUCTURE :-

The skeleton of beams column and slabs shall be Reinforced Cement Concrete of M20 grade of concrete.

WALLS :-

The external walls are made up of laterite stones, coated with a double layer of sand faced cement plaster and rain proof paint. The internal walls are also made up of fly ash bricks or mud bricks, coated with a single layer of sand faced plaster and rendered with waterproof putty, primer and paint.

ROOF SLAB :-

The roof slab shall be water proofed by water proofing compounds and then covered with Mangalore Tiles.

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14/01/2011 37.34K1A93R

2015/1/14

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FLOORING :-

Vitrified Tiles / V.C. Series shall be used for flooring.

BATHROOM TILES FOR WALLS & FLOORING :-

Flooring shall be on non-skid ceramic tiles. Walls will have glazed tiles upto ceiling height.

DOORS :-

The main door will be of Teak Wood and all the doors will be pressed doors and waterproof doors for Toilets.

WINDOWS :-

All windows shall be made of Powder Coated Aluminium.

IRONMONGERY :- All doors shall be fitted with Brass Hinges.

ELECTRICAL FITTING :-

All wiring will be multi - strand fire resistant double insulated and concealed 3 phase power will be provided along with adequate number of light points, fan points, power points, switches and sockets in each room, switches will be of Anchor Brand.

SANITARY FITTINGS :-

The entire plumbing system will be completely concealed. All sanitary fitting such as cisterns faucets and wash basins will be of ceramic with white as the base colour.

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K. S. S. S.

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S. S. S.

PAINT :-

Exterior surfaces shall be painted with weather proof paint and the interior surfaces with acrylic emulsion.

WATER :-

Water supply through G.I. Pipes taken down from an over head storage tank and ground level suction tank of adequate capacity supplied by Government Water Dept.

Elevator :-

Good quality Elevator.

SCHEDULE - III

(Description of the Flats proposed to be constructed and allotted to the Vendors No.3,4 & 5)

- (A) One 2BHK Flat of built-up area 93.32 sq. mts. along with undivided share in land on the second floor of the building to be named as "JAIDEV ENCLAVE" to be constructed in the property mentioned in Schedule - I which is shown in the Plan along with 1 stilt car parking on the ground level will be given to the Vendors No.3, 4 & 5.
- (B) One 2BHK Flat of built-up area 91.01 sq. mts. along with undivided share in land on the second floor of the building to be named as "JAIDEV ENCLAVE" to be constructed in the property mentioned in Schedule - I which is shown in the Plan along with 1 stilt car parking on the ground level will be given to the Vendors No.3, 4 & 5.

Prakash

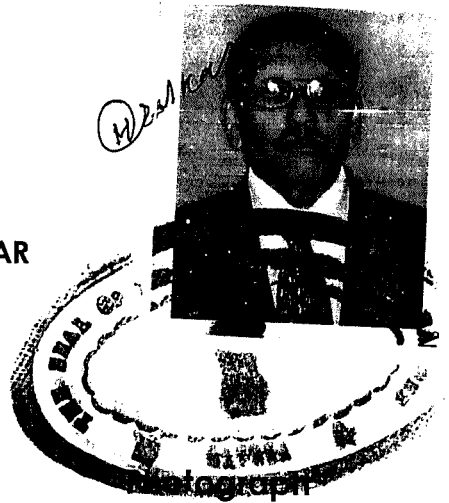
Prakash

15/01/21, 31/12/2021

Prakash

IN WITNESS WHEREOF, this Agreement for Development & Sale is signed on this day, month and year first hereinabove mentioned.

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR No.1 SHRI.MEGHASHYAM RAMNATH AROLKAR



M. Meghashyam

Signature

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

M. Meghashyam
M. Meghashyam
M. Meghashyam

श्री. अ. अरोलकर

M. Meghashyam

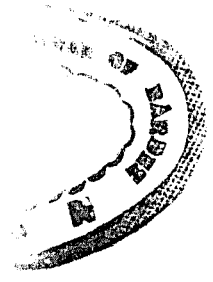
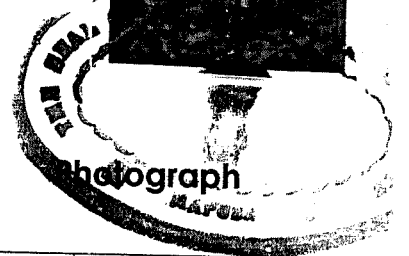
M. Meghashyam

SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDOR No.2
SMT.POOJA MEGHASHYAM AROLKAR



Pooja

Signature



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

M. D. Arolkar
Pooja
M. D. Arolkar

दिनांक 31.31.1992

Pooja
Arolkar

Smt. Pooja

SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDOR No.3
SMT.MINI ASHOK AROLKAR



मिनि अशोक अरोलकर

Signature

Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

मिनि अशोक अरोलकर
अरोलकर

अरोलकर

मिनि अशोक अरोलकर

SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDOR No.4
SMT.KAVITA NIKHIL SAWANT



S.K.S.

Signature

Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

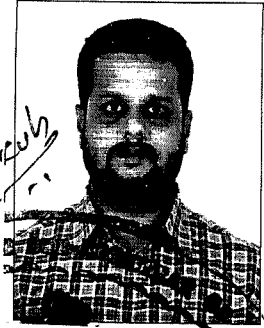
RIGHT HAND FINGER PRINT IMPRESSION

Pranavkar
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S.K.S.
Pranavkar

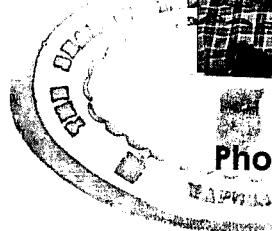
SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDOR No.5
SHRI.NIKHIL JAYWANT SAWANT








Signature








Photograph



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Dr. Anurag

Dr. Anurag Patil

Dr. Anurag Patil

श्री. अ. अ. अ. अ. अ.

Dr. Anurag

SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDOR No.6
SMT.VIJAYA RAJU TALAWANEKAR








Signature








Photograph



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
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RIGHT HAND FINGER PRINT IMPRESSION

Mawetkar

Mawetkar

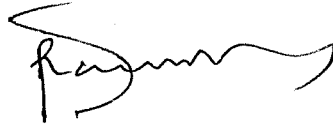
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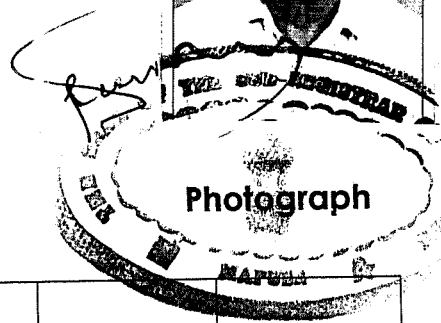
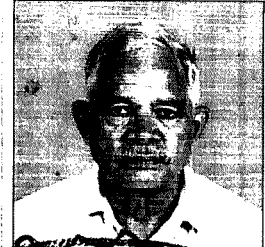
मिजा अ. आरिेकर

Mawetkar






SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDOR No.7
SHRI. RAJU BAPU TALAWANEKAR








Signature



Photograph

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Talawekar

(Handwritten signatures)

मिजी अ. ३१२) ल. ६२

(Handwritten signature)

SIGNED AND DELIVERED
BY THE WITHIN NAMED
PURCHASER/DEVELOPER
M/s DATTAMAY DEVELOPERS
Represented by its sole Proprietor
MR.MAHESH DATTARAM NARVEKAR



Mahesh Narvekar

Mahesh Narvekar

Signature

Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Mahesh Narvekar

Mahesh Narvekar

Mahesh Narvekar

दिनांक 31-31/12/2022

Mahesh Narvekar

WITNESSES:

1. Ujwala R. Parab *UP*

2. S.K. Kulkarni SURESH KRISHNA KULKARNI



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M. Kulkarni

2400/20

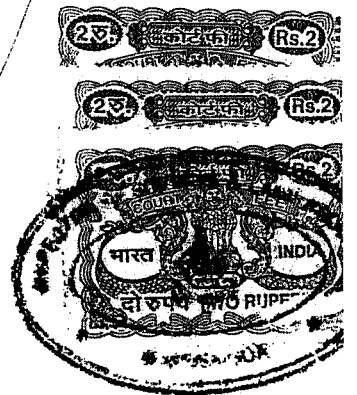
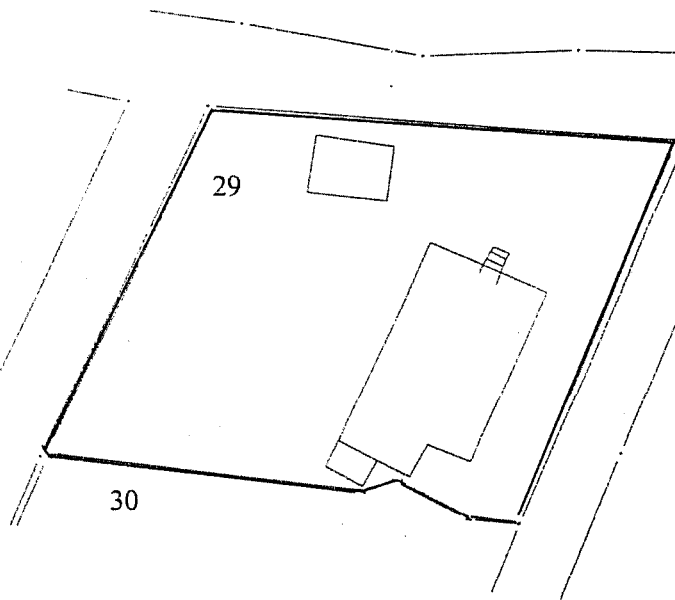
SKETCH PLAN



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA-GOA

Plan Showing plots situated at
City : MAPUSA
Taluka : BARDEZ
P.T.S No. 86 /Chalta No. 29
Scale : 1 :500

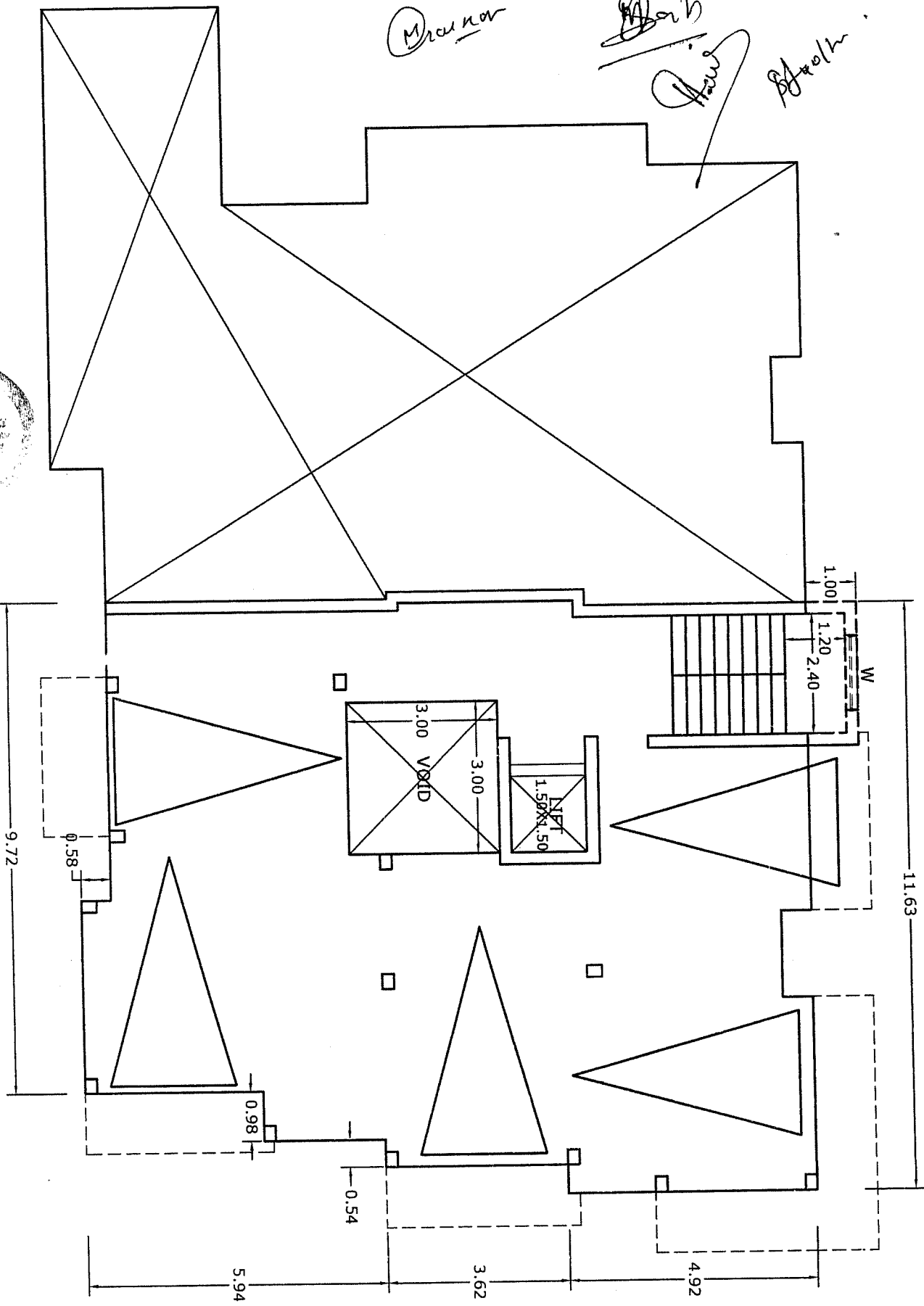
11/8/16
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.



Drawn by
S.S.S.
Barh
14/08/2016
14/08/2016
14/08/2016
14/08/2016

Drawn
SECRETARY

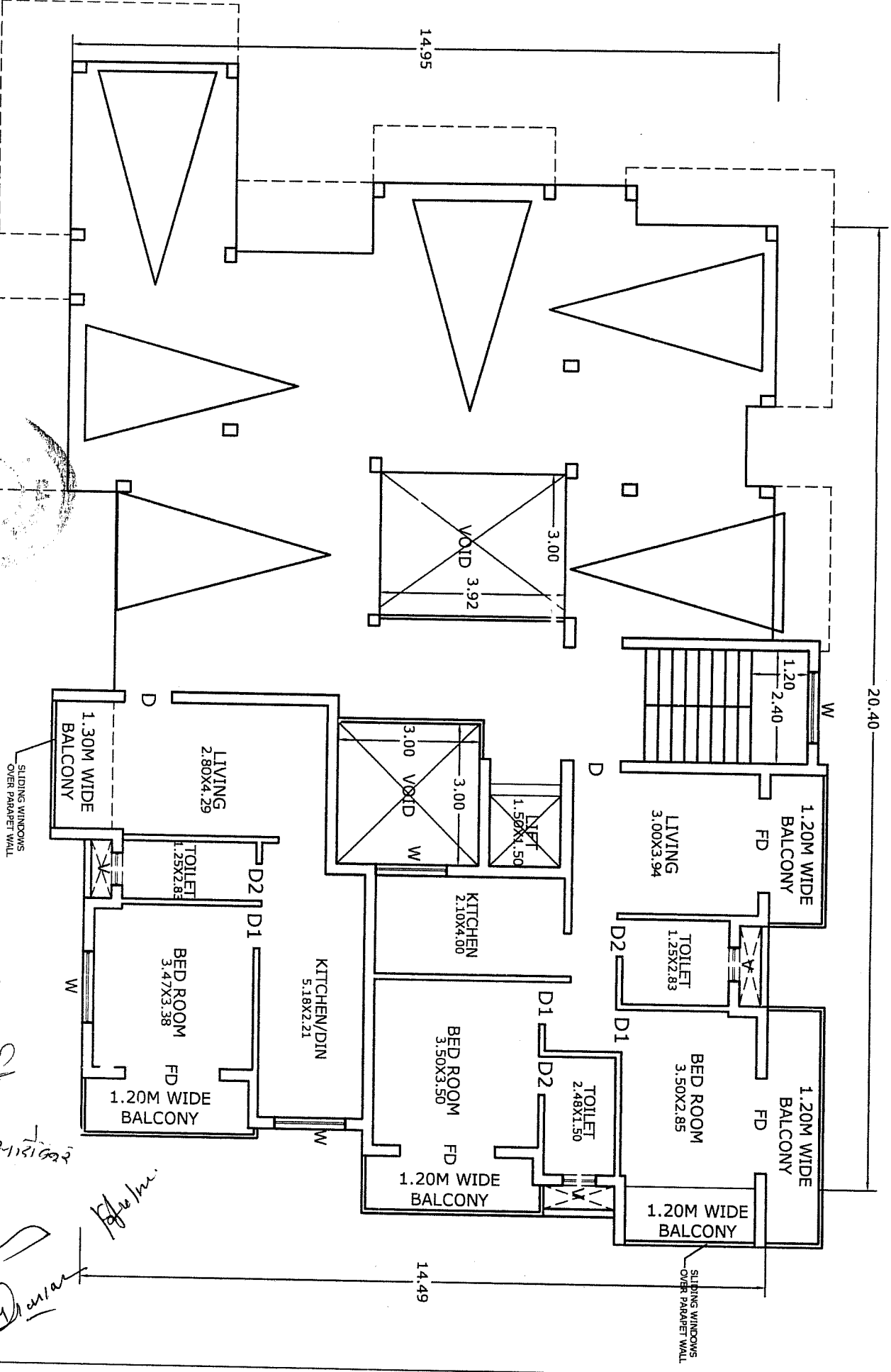
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LOWER GROUND FLOOR

SCALE - 1:100

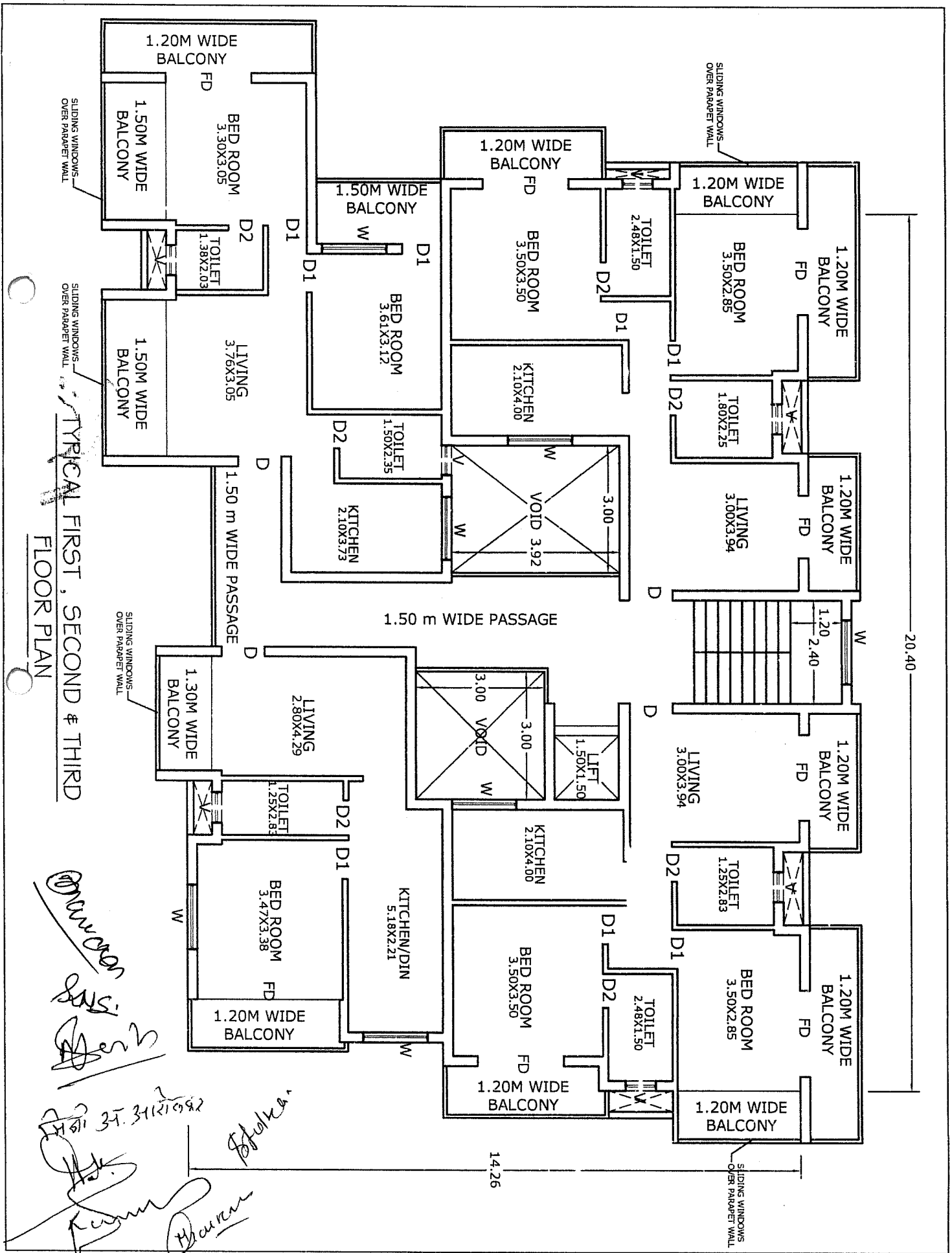
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UPPER GROUND FLOOR

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[Signature]



TYPICAL FIRST, SECOND & THIRD FLOOR PLAN

Handwritten notes and signatures:

31.31.21.982

Signature: Dhawan

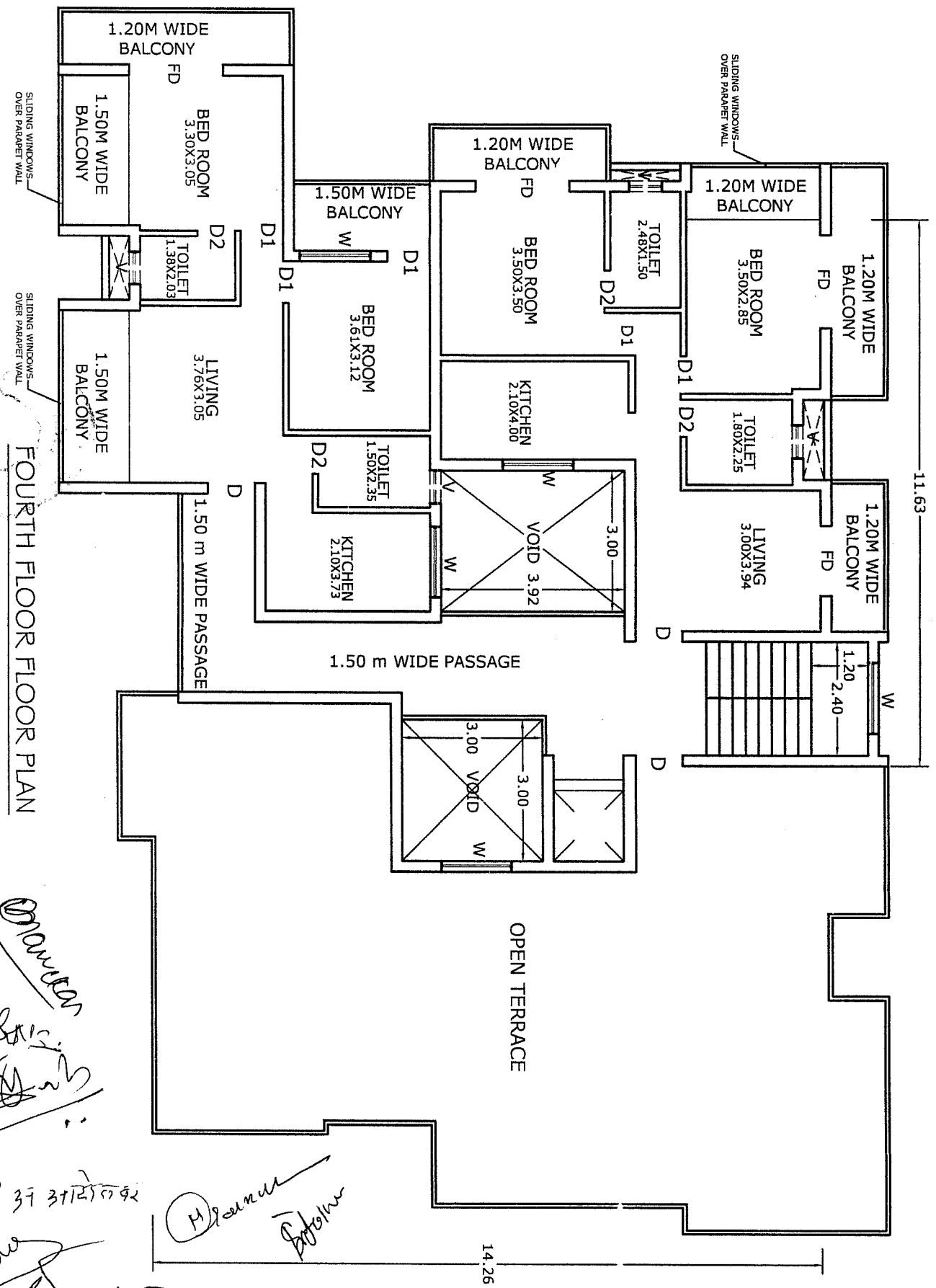
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Signature: S. S. S.

Signature: S. S. S.

2/20/20



FOURTH FLOOR PLAN

SCALE - 1:100

Manuel

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Manuel

M. Manuel
Bobolow

14.25

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 30-Sep-2020 12:09:06 pm

Document Serial Number :- 2020-BRZ-2400

Presented at 12:09:05 pm on 30-Sep-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	171100
2	Registration Fee	147500
3	Processing Fee	710
Total		319310

Stamp Duty Required :171100



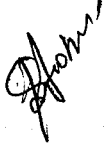


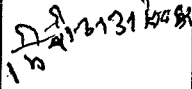















Stamp Duty Paid : 171100

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Mahesh Dattaram Narvekar Proprietor Of Ms Dattamay Developers ,S/o - D/o Dattaram Narvekar Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - B F Magnolia, Block C, Flat No.1, Near Sulekha Apts., Alto-Duler, Mapusa, Bardez - Goa., Address2 -</p> <p>PAN No.: [REDACTED]</p>			






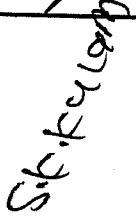
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Meghashyam Ramnath Arolkar ,S/o - D/o Ramnath Arolkar Age: 73, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - House No.206-A, Satt-Addhar Complex, Karaswada, Mapusa, Bardez - Goa, Address2 - ,</p> <p>PAN No.: [REDACTED]</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Pooja Meghashyam Arolkar ,S/o - D/o Gangadhar Anant Walke Age: 66, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - House No.206-A, Satt-Addhar Complex, Karaswada, Mapusa, Bardez - Goa., Address2 - , PAN No.: [REDACTED]			
3	Mini Ashok Arolkar ,S/o - D/o Shripad Sakharam Barve Age: 62, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Address1 - House No.147, Gawali Waddo, Duler, Mapusa, Bardez - Goa., Address2 - , PAN No.: [REDACTED]			
4	Kavita Nikhil Sawant ,S/o - D/o Ashok Arolkar Age: 39, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - Plot No.88, Shani Chayya Bngl sane Guruji Hsg. Colony Radhanagari Road, Kolhapur City, Kolhapur City Karvir, Kolhapur, Maharashtra., Address2 - , PAN No.: [REDACTED]			
5	Nikhil Jaywant Sawant ,S/o - D/o Jaywant Sawant Age: 40, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - Plot No.88, Shani Chayya Bngl Sane Guruji Hsg. Colony Radhanagari Road, Kolhapur City, Kolhapur City, Karvir, Kolhapur, Maharashtra., Address2 - , PAN No.: [REDACTED]			
6	Vijaya Raju Talawanekar ,S/o - D/o Ramnath Arolkar Age: 64, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - House No.196, Devsu wada, Korgao, Pernem, North - Goa., Address2 - , PAN No.: [REDACTED]			
7	Raju Bapu Talawanekar ,S/o - D/o Bapu Talawanekar Age: 73, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - House No.196, Devsu wada, Korgao, Pernem, North - Goa., Address2 - , PAN No.: [REDACTED]			
8	Mahesh Dattaram Narvekar Proprietor Of Ms Dattamay Developers ,S/o - D/o Dattaram Narvekar Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - B F Magnolia, Block C, Flat No.1, Near Sulekha Apts., Alto-Duler, Mapusa, Bardez - Goa., Address2 - , PAN No.: [REDACTED]			

Witness:

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

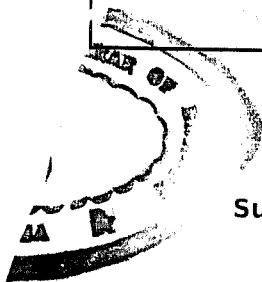
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ujwala Rajesh Parab, 41, 1978-10-20, [REDACTED], Advocate, Marital status : Married 403507, House No.83/3-G Santa Cruz Bastora Bardez - Goa., House No.83/3-G Santa Cruz Bastora Bardez - Goa. Bastora, Bardez, North Goa, Goa			
2	Suresh K Kulam, 48, [REDACTED], 5, Business, Marital status : Married 403507, 93/10, 93/10, Nr. Krishna Temple Satiganwado : Khorlim Mapusa Bardez - Goa. Mapusa, Bardez, North Goa, Goa			


Sub Registrar

**SUB-REGISTRAR
BARDEZ**

Document Serial No:-2020-BRZ-2400

Book :- 1 Document
Registration Number :- **BRZ-1-2344-2020**
Date : 30-Sep-2020



[Handwritten Signature]
**SUB REGISTRAR
BARDEZ**

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