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AGREEMENT FOR JOINT DEVELOPMENT
AND SALE

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ANAND SAGAR HOMES

PARTNER

THIS **AGREEMENT FOR JOINT DEVELOPMENT AND SALE** ("Agreement") is made and executed on this **13th day of August 2025**, at **Mapusa, Bardez – Goa**.

BETWEEN

MYSORE MERCANTILE COMPANY LTD, a private limited company duly registered under the Indian Companies Act, 1956, under CIN No.U51229KA2000PLC026500, having its registered office at Mysore Mercantile House No.46, III & IV Floor, 36th Cross, 4th T Block, Jayanagar, Bangalore, 560041, holding Pan Card bearing No. _____, duly represented herein by its Assistant General Manager, **MR. SURESH P. GOWDA alias SURESH P**, Son of Shenappa Gowda, 42 years of age, married, business, Indian National, having Pan Card bearing No. _____ and Aadhaar Card bearing No. _____, Contact No. **9742641775**, resident of 779, Mullastop Kajubag Mainroad Karwar, Karwar, Uttar Kannada, Karnataka, 581301, vide Resolution, dated 29/05/2025; (hereinafter referred to as the "**OWNER**" or "**FIRST PARTY**" or "**MMCL**" or "**SELLER**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors, legal representatives, and assigns) **OF THE FIRST PART.**



AND

M/S. ANAND SAGAR HOMES, a partnership firm registered under the Partnership Act before the registrar of firms under no. 27/2017, dated 27/01/2017, holding Pan Card bearing no. _____, having its registered office at 161/5, Anand Sagar, FERIA ALTO, Mapusa, Bardez - Goa, duly represented herein by its Partners; **(1) MR. RAGHAV M. SHETTY**, Son of Muddana Shetty, 56 years of age, married, business, Indian National, bearing Pan card No. _____ and Aadhaar

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ANAND SAGAR HOMES

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Card bearing No. _____, Contact No. **9860386883**, resident of 5/161, Faira Alta, Court Circle, Mapusa, Bardez - Goa; and **(2) MR. GOWTHAM SHETTY**, Son of Manjayya Shetty, 37 years of age, married, business, Indian National, having Pan Card bearing No. _____; and Aadhaar Card bearing No. _____, Contact No. **7020460589**, resident of 1-19-Hindelsu House Naikambli, Chittoor Post, Kundapura Taluka, Vandse, Udupi, Karnataka 576233; (hereinafter referred to as the "**PURCHASER/DEVELOPER**", which expression shall be deemed to mean and include its heirs, executors, administrators, legal representatives, successors and assigns) **OF THE OTHER PART.**



The OWNER and the DEVELOPER are hereinafter individually referred to as a "Party" and collectively as the "Parties".

RECITALS / WHEREAS:

1. The SAID PROPERTY

- 1.1. There exists an Immovable Property in the city of Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, North District of the State of Goa, **surveyed under Chalta No.28 of P.T. Sheet No.77 of City Survey Mapusa, totally admeasuring 2,166 square meters** (hereinafter referred to as the "SAID PROPERTY" or the "Scheduled Property").
- 1.2. The SAID PROPERTY originally comprised of two adjoining properties, namely:
- Property A: Known as "**PEDIACHI ARADDI**" also known as "**PEDDEACHI ARADI**", described in the Land Registration Office of Bardez under No. 51175 of page 84 of Book B 108 (not enrolled in the Taluka Revenue Office of Bardez).

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ANAND SAGAR HOMES

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Property B: Known as "**ARADI DE PEDEM-GRANDE**" also known as "**ARADI**", not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez.

The two properties are contiguous and now form a single holding under **Chalta No.28 of P.T. Sheet No.77 of City Survey Mapusa**, presently recognized as a single surveyed property.

1.3. Within the SAID PROPERTY, there existed certain old structures, including a old residential house assessed by the Mapusa Municipal Council under House No. 207/4, admeasuring 190 sq. meters (presently in a dilapidated state), an old out-house assessed under House No. 208/4, admeasuring 61 sq. meters (in a dilapidated state), a toilet, and a well.

1.4. The boundaries of the SAID PROPERTY are as follows (as per the Sale Deed and survey records):

East: By the road.

West: By the property surveyed under Nos.1/1, 1/2, 171/6 and Chalta No.6 of P.T. Sheet No.83, as well as property bearing Chalta No.13 of P.T. Sheet No.76.

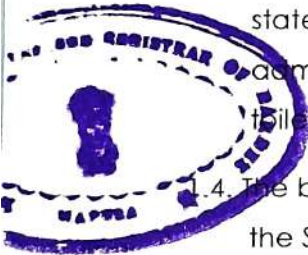
North: By property surveyed under Chalta No.13 of P.T. Sheet No.76, and Chalta No.9 of P.T. Sheet No.76.

South: By property bearing Chalta No.6 of P.T. Sheet No.83.

2. Prior History of Title (Chain of Title)

2.1. Original Allotment by Comunidade

The Mrs. Cardidade de Souza, widow of Felicio De Souza also known as Caetano de Souza or Felicio De Souza was



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allotted the said property known as **"PEDDEACHI ARADI"** also known as **"PEDIACHI ARADI"**, belonging to the Comunidade Mapusa by way of perpetual lease (aforamento) for construction of house by Order of the Governor dated 09th October 1923 and provisional possession of the said plot was given to said Caridade de Souza.

On 19th November 1926, the Administrator of Comunidade of Bardez after verifying that the said property **"PEDIACHI ARADI' also known as "PEDDEACHI ARADI"** has been utilized by the said Mrs. Cardidade De Souza for the construction of a house, handed over final/definitive possession of the Said Property to Mrs. Cardidade De Souza.

Similarly Mrs. Caridade de Souza, widow of Felicio De Souza also known as Caetano De Souza or Felicio Caetano De Souza was allotted the said property known as **"ARADI DE PEDEM-GRANDE"** also known as **"ARADI"** belonging to the Comunidade of Mapusa by way of perpetual lease (aforamento) for construction of house by Order of the Governor dated 21st March 1918 and provisional possession of the Said Property was given to the said Mrs. Cardidade De Souza.

On 19th October 1927, the Administrator of Comunidade of Bardez after verifying that the said property **"ARADI"** has been utilized by the said Mrs. Caridade De Souza for the construction of a house, handed over final/definitive possession of the said Property to Mrs. Caridade De Souza.



ANAND SAGAR HOMES

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2.2. Gift and Succession

By Deed of Succession and Gift dated 16th April 1964, drawn in the Office of Camilo Manuel Antonio Herique Do Rosario E Souza (Assistant Notary of Judicial Division of Bardez) in Book No.654, page 18 reverse onward, Mr. Calisto Manuel De Souza, son of the said Mrs. Caridade De Souza, was declared her sole and universal heir and thereby inherited the said "PEDIACHI ARADDI" property, subject to the lifelong usufruct reserved by Mr. Calisto Manuel De Souza and his wife, Mrs. Estefania de Souza.

Upon the demise of Mr. Calisto Manuel De Souza (on 30/11/1980) and his wife Mrs. Estefania de Souza (on 01/01/1981), the lifetime usufruct ended, and Mrs. Lourdes Felix D'Souza (also known as Lourdes Feliciano De Souza) became the absolute owner of the two properties, one by way of gift and the other by inheritance.



Heirs of Lourdes Felix D'Souza

Mr. Lourdes Felix D'Souza was married to Mrs. Maria Angela D'Souza, and he expired at Madras on 27/11/2000, leaving behind his widow and certain collateral heirs (since he had no children).

By Deed of Succession & Qualification of Heirs dated 14th June 2006, drawn before the Office of the Notary Ex-Officio, Bardez, Book of Deeds No.810, pages 6 to 9, and in the Inventory Proceedings No. 196/05/B in the Court of Civil Judge Senior Division 'B' at Mapusa (finalized by order dated 02/02/2007), his widow and sole universal heirs were declared.

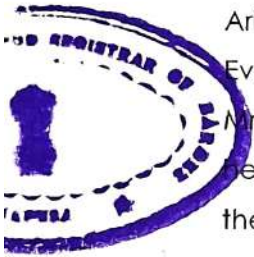


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2.4. Sale to MR. SHRIPAD ANKUSH GAVANDALKAR

Eventually, by Deed of Sale dated 05th December 2005, registered before the Sub-Registrar of Bardez under No.1815, Book I, Volume 1603, pages 1 to 31, dated 07/04/2006, the said heirs (including Mrs. Maria Angela D'Souza, Mr. John Bernadinho D'Sa alias John Bernadinho De Sa and his wife Mrs. Leena Maria D'Sa alias Leena Maria De Sa, Mr. Marcelino Maria D'Sa alias Mr. Marcelino Mario De Sa and his wife Mrs. Rita Catherine D'Sa alias Mrs. Rita Catherine De Sa, Mrs. Laura Maria Pereira and her husband Mr. Joao Roberto De Delfino Pereira, Mrs. Lira De Souza Menezes alias Mrs. Lira D'Souza Mendes, Mr. Silvio Aristo Menezes, Mrs. Marilyn Eva Pinto alias Mrs. Marelyn Eva Pinto and her husband Mr. Mateus Amaro Pinto alias Mr. Mathew Amaro Pinto, Mrs. Leonilda Ninfa D'Souza and her husband Mr. Severino Santano Antonio D'Souza, sold the SAID PROPERTY to Mr. Shripad Ankush Gavandalkar.



2.5. Legal Proceedings Confirming Title

Mr. Shripad A. Gavandalkar filed Writ Petition No.555 of 2010 before the High Court of Bombay at Goa against the State of Goa, Collector of North Goa, and Deputy Conservator of Forests, challenging the refusal of NOC for conversion of the land from agricultural to non-agricultural. By judgment dated 02/05/2013, the High Court allowed said petition, confirming that the SAID PROPERTY does not form part of any forest area.

Thereafter, Certificate, dated 28/02/2020 under No.RB/CNV/BAR/148/2006/01 was issued by the Office of the Collector, North Goa, granting the necessary exemption under Section 32(1) of the Goa, Daman and Diu Land Revenue Code.

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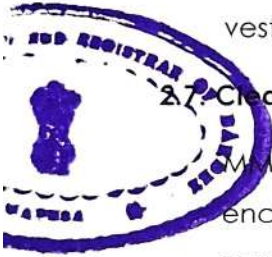
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2.6. Acquisition by Mysore Mercantile Co. Ltd. (MMCL)

By Sale Deed dated 01st November 2023 (the "Sale Deed"), registered before the Sub-Registrar of Bardez and under Book I, Document, Registration No.BRZ-1-5476-2023 dated 15/11/2023, Mr. Shripad Ankush Gavandalkar and his wife Mrs. Minaxi Shripad Gavandalkar sold, transferred, and conveyed the SAID PROPERTY to Mysore Mercantile Company Ltd, for a total consideration of Rs.10,25,00,000/- (Rupees Ten Crore Twenty Five Lakhs Only).

Pursuant to the Sale Deed, the SAID PROPERTY now stands exclusively in the name of MMCL, and all original documents, revenue records, and chain of title stand vested in MMCL.



2.7. Clear and Marketable Title

MMCL confirms that the SAID PROPERTY is free from encumbrances, mortgages, liens, charges, acquisitions, or requisitions. No third party enjoys any right, tenancy, mundkarial claim, or other claims upon the SAID PROPERTY, and all due taxes, cesses, and charges have been cleared up to date.

MMCL is thus fully empowered and legally competent to enter into this Joint Development and Sale Agreement for the SAID PROPERTY.

3. Development Proposal by M/S. ANAND SAGAR HOMES:

3.1. The DEVELOPER is engaged in real estate construction activities and approached the OWNER (MMCL) with a proposal to develop, construct, and market a real estate project (the "Project") on the SAID PROPERTY at the DEVELOPER's cost, with a sharing of **net profits on a 50/50**

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basis after completion of the entire transaction, as set forth below.

3.2 Agreement to Develop and Sell

The OWNER and the DEVELOPER have agreed to collaborate by way of a joint development, whereby the OWNER provides the SAID PROPERTY and the DEVELOPER undertakes the construction of the Project, with net profit sharing as further described herein.

3.2 Intention

The Parties desire to reduce into writing the terms governing their collaboration, setting out their respective rights and obligations, including:

That all conversion charges and other development-related expenses **shall be exclusively borne by the DEVELOPER.**

- That a final profit-and-loss statement (the "P& L") shall be prepared upon completion and sale of all units/premises, and net profits shall be shared 50% to the OWNER and 50% to the DEVELOPER, subject to applicable taxes including GST.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING, AND THE MUTUAL REPRESENTATIONS AND COVENANTS HEREIN, THE PARTIES AGREE AS FOLLOWS:

1. GRANT OF DEVELOPMENT RIGHTS & POSSESSION

1.1. Grant of Rights

The OWNER hereby grants in favour of the DEVELOPER the exclusive right to develop the SAID PROPERTY by constructing thereon residential/commercial building(s),

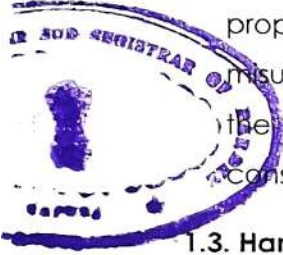


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common amenities, etc., in accordance with approved plans. Such rights include the authority to apply for and obtain approvals, licenses, permissions, and no-objection certificates (NOCs), subject to the terms of this Agreement.

- 1.2 That the Owner has executed attorney(s) by separate documents in favour of the Developer for submitting applications, and requisitions to various authorities for obtaining permissions, approvals, sanctions, allotment of building materials, and concerning other matters required by law in connection with the construction and completion of the dwelling units/floors on the said property. However, the Developer undertakes not to misuse, contravene any rule, law or regulation, or misuse the powers conferred upon it by the Owner for the construction of the superstructure as provided herein.



1.3. Handing Over of Possession

Upon execution of this Agreement (or at a mutually agreed date), the OWNER shall deliver to the DEVELOPER vacant and peaceful possession of the SAID PROPERTY for the limited purpose of carrying out construction and development. Such possession does not create tenancy or lease rights and is solely for development.

- 1.4 That the Owner gives licence and permission to the Developer to enter upon the said property with full right and authority to commence, carry on and complete development thereof, in accordance with the permissions & terms herein mentioned. This licence is personal to the Developer and, under no circumstances, shall the Developer assign its right to any third party without the prior written consent of the Owner. However, the Developer may enter into separate contracts in its own

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name with building contractors, architects, and others for carrying out the development at its own risk and costs.

1.5. Owner's Title

The OWNER retains **100% ownership** of the SAID PROPERTY until the final conveyance to ultimate purchasers or otherwise, as per this Agreement.

1.6. Irrevocability

This Agreement and the development rights conferred herein shall be irrevocable. Neither Party shall have the right to unilaterally terminate the Agreement except in the event of default **as per Clause 11** below.

2. DETAILED PROJECT REPORT (DPR) & COST APPROVALS

2.1. Detailed Project Report (DPR)

The DEVELOPER agrees to provide the OWNER, **prior to the execution of this Agreement**, a **Detailed Project Report (DPR)** quantifying the works involved, cost estimates (with breakups), and payment schedules, prepared by qualified and specialized professionals who have handled similar projects.

The DEVELOPER, after scrutiny of said DPR, shall recommend it to the OWNER for their perusal and concurrence.

The DPR shall form the basis for planning, execution timelines, and cost outlays, and shall be **Annexure - I** to this Agreement once finalized.

2.2. Prior Approval for Costs

The DEVELOPER shall **take prior approval from the OWNER** for various developmental costs, liaison expenses, and fees

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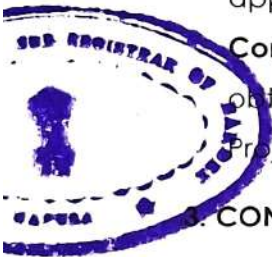
PARTNER

payable to government/statutory authorities, together with a break-up of each, including applicable taxes, before commencing execution of such works.

The entire cost of construction of the new building - including cost of materials, labour, extension charges from the Goa Development Authority, clearance from the Urban Land Ceiling Act, and architect's fees etc., shall be borne and paid by the Developer.

2.3. Bank Approvals

The DEVELOPER shall **obtain project approval from various banks**, especially Nationalized Banks, for the Project. Such approval shall be in the name of **Mysore Mercantile Company Ltd. (MMCL)**, to facilitate prospective buyers in obtaining home loans and for better credibility of the Project.



3. CONSIDERATION & ALLOCATION OF PREMISES

3.1. All Costs Borne by Developer

All costs for approvals, construction, labour, materials, consultants, architects, site infrastructure, etc., including conversion charges and taxes, shall be borne by the DEVELOPER alone. The OWNER shall not be liable for any contribution toward the cost of development, except for its share of stamp duty/registration on eventual conveyances or property taxes for the OWNER's allocated premises, if applicable.

The Said Property tax up to the execution of this Deed shall be payable by the Owner. Any Said property tax payable thereafter shall be the liability of the Developer and shall be paid by the Developer until the flats are ready in all respects.



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PARTNER

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3.2. Adjustment of Sale Proceeds

The Parties agree that the sale proceeds of the Project Units shall be adjusted and applied in the following order of priority:

- First, to cover the entire cost of the land (i.e., recouping the OWNER's investment/land cost along with Interest).
- Next, towards the cost of development/investment (including interest, if any) incurred by the DEVELOPER as approved under the DPR.
- Finally, any remaining amounts shall be treated as Net Profit for the purpose of sharing between the Parties on a 50/50 basis.

3.3 Protection of Owner's Interest

The DEVELOPER shall not create any mortgage, lien, or encumbrance on the portion of the SAID PROPERTY or the constructed units allocated to the OWNER. If the DEVELOPER avails any project finance or mortgage of its share, it shall be without recourse to the OWNER's share.

4. PLANS, APPROVALS & SPECIFICATIONS

4.1. Plans and Permissions

The DEVELOPER shall engage architects, engineers, and consultants to prepare building plans and layouts in compliance with local laws and shall obtain approvals, permissions, and NOCs from relevant authorities (Town & Country Planning, Municipality/Panchayat, etc.).

The OWNER agrees to sign necessary applications or documents if required by law, at the DEVELOPER's request.



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4.2. Construction Specifications

The DEVELOPER shall construct the Project with good quality materials, skilled workmanship, and in accordance with the specifications mutually agreed and listed in **Annexure - II**. Any major deviations affecting the structure or the net saleable area shall require the OWNER's written consent.

4.3. Time for Completion

The DEVELOPER shall endeavour to complete the construction and sale process **within 12 months** (or as extended by force majeure or authority delays). If delayed beyond the agreed schedule, the DEVELOPER shall pay a penalty of **Rs.5,000/- per day** of delay to the OWNER, which the OWNER may adjust against any dues.

5. SALE OF UNITS & PROFIT SHARING

5.1. Sale of Project Units

The DEVELOPER is authorized to market and sell the units/flats/shops in the Project (**the "Project Units"**) to prospective purchasers at such prices and terms as the DEVELOPER may determine, subject to the approval of the OWNER. All sale proceeds shall be deposited by the DEVELOPER into a dedicated Escrow Account opened solely for this Project. The DEVELOPER shall fund all project-related costs from this account. The Escrow Account shall be operated under a minimum two-signature rule, with at least one authorized representative appointed by the OWNER as a mandatory signatory.



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5.2. Profit & Loss Statement

Upon completion of all construction and sale of all (or substantially all) Project Units, the DEVELOPER shall prepare a **final profit-and-loss statement** which shall be duly certified by a practicing Chartered Accountant appointed by mutual consent of the Parties. The P&L shall reflect:

Gross Receipts: Total consideration received from the sale of all Project Units.

Allowable Deductions: Actual development costs (as approved in the DPR or otherwise duly authorized), including conversion fees, plan approval fees, materials/labour, professional fees, marketing costs, overheads specifically related to the Project and statutory taxes.

Net Profit: The remainder after subtracting the above from the Gross Receipts and after any adjustments for the land cost, as agreed in Clause 3.2.



5.3. 50/50 Profit Share

The Net Profit so arrived at (subject to verification or audit, if mutually agreed) shall be divided 50% to the OWNER and 50% to the DEVELOPER.

The OWNER's 50% share of Net Profit shall be paid within 60 days of the P& L finalization or upon sale of all units, whichever is earlier.

Taxes & GST: Any applicable taxes, including GST on the sale of units or on the Owner's share of profit, shall be deducted/accounted for as per the prevailing law.



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5.4. Audit / Verification

The OWNER may, at its discretion and cost, engage an external auditor or accountant to verify the P&L or request supporting documents for cost line items. The DEVELOPER shall provide reasonable access to Project financials in good faith.

5.5. Interim Reports

The DEVELOPER shall provide the OWNER with periodic updates on sales, collections, and expenditure, on a monthly basis or at such intervals as the Parties may mutually agree.

Additionally:

The DEVELOPER shall furnish fortnightly details of all units/flats/shops sold and the amounts received from various buyers.

The DEVELOPER shall also provide fortnightly details of construction expenses and other overhead expenditures incurred for the Project.

6. CONSTRUCTION RESPONSIBILITIES & SITE ACCESS

6.1. Developer's Responsibilities

- a) The Developer shall finance the project and obtain funding from third-party lenders if necessary.
- b) The Developer shall execute contracts with third-party contractors to construct on the land.
- c) The Developer shall promote the project, find potential buyers, and determine the sale price (with the Owner's approval) for the Project Units.

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- d) The Developer shall comply with all municipal bye-laws and all laws and regulations for the construction and sale of the Project.

6.2. Site Access & Inspection

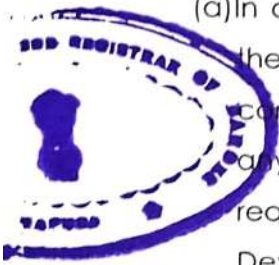
The Owner or its nominee(s) shall have free and unfettered access to the construction site at all reasonable times, and the Owner shall be free to point out to the Developer, or its agents/subcontractors, any defective construction, workmanship, or use of inferior materials. The Developer shall rectify such defects forthwith.

6.3. Accidents & Liabilities

- (a) In case there is any accident in the construction project, the Developer shall be fully responsible for all consequences under the Workmen Compensation Act or any other applicable law. If the Owner is ordered or requested to appear before any court/authority, the Developer shall represent the Owner's interest and indemnify the Owner fully against any adverse orders or compensation.

- (b) All building materials and equipment used or to be used remain at the Developer's risk during construction. The Developer shall not be entitled to any compensation from the Owner for any damage, loss, or destruction of such works, materials, or equipment arising from any cause whatsoever.

- (c) If until the completion of the building any damage or harm occurs to adjoining properties or neighbours, the Developer shall be fully responsible for all the consequences.



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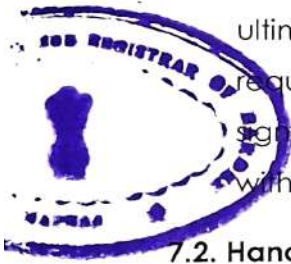
6.4. Structural Defects

The Developer shall be responsible for any eventuality or consequences arising out of structural defects. The Developer shall take prompt remedial measures to rectify such defects and remove any irregularities at the earliest. The Developer shall also apply and obtain the C& D forms, electricity, water, and sewer connections, etc., from the competent authorities at its cost.

7. EXECUTION OF SALE / CONVEYANCE DEED

7.1. Conveyance to Purchasers

The DEVELOPER shall execute or cause the OWNER to execute sale deeds or agreements in favour of the ultimate purchasers for the Project Units. Where local law requires the landowner's signature, the OWNER agrees to sign such conveyances, provided the terms do not conflict with this Agreement.



7.2. Handover & Society Formation

Post-completion, the DEVELOPER may facilitate the formation of a society/association of purchasers to handle common amenities. The OWNER's liability for maintenance of such amenities shall commence only if/when the OWNER retains or is allotted any unsold portion or if the Parties otherwise agree.

7.3. Title Retention

Until the final sale or conveyance of each Project Unit, the OWNER continues to hold title to the underlying portion of land, subject to the DEVELOPER's irrevocable right to develop. Nothing in this Agreement shall be construed as a present transfer of ownership over the land, except as required in individual sale deeds to third-party purchasers.

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ANAND SAGAR HOMES
[Handwritten Signature]
PARTNER

8. FORMATION OF ENTITY & MAINTENANCE

8.1. Formation of Society or Association

(a) The DEVELOPER may facilitate the formation of a cooperative society, condominium, or association of unit purchasers for the Project. Upon such formation, the common areas and amenities shall be transferred to said society/association, with the OWNER holding membership for their Allocated Units.

(b) The DEVELOPER shall collect a non-refundable corpus fund ("Corpus Fund") from each purchaser at the time of sale or possession of the respective unit. Such amount may be calculated at the rate mutually decided by OWNER and Developer.

(c) The Corpus Fund is expressly intended for the future upkeep, maintenance, and repair of the common areas, amenities, and infrastructure of the Project, once the society/ association is formed. This fund shall not be deemed part of the DEVELOPER's revenues, nor shall it be used for construction costs.

8.2. Maintenance Charges

Until the formation of the society/association, the DEVELOPER shall manage the maintenance of the Project. After the handover, the OWNER shall pay its proportionate share of maintenance and outgoings for the Owner's Allocated Units.

9. REPRESENTATIONS, WARRANTIES & INDEMNITIES

9.1. By the OWNER

That the OWNER has a valid, subsisting, and marketable title to the SAID PROPERTY, free from encumbrances, as

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ANAND SAGAR HOMES
[Signature]
PARTNER

evidenced by the Sale Deed dated 01st November 2023 and the prior chain of title.

That the OWNER shall indemnify and keep indemnified the DEVELOPER against any claims, defects in title, or charges arising prior to the date hereof.

9.2. By the DEVELOPER

That the DEVELOPER shall undertake the entire development at its cost and risk, paying all wages, taxes, fees, and charges associated therewith.

That the DEVELOPER shall indemnify and keep indemnified the OWNER from any liability arising out of the construction, including claims of workers, suppliers, and government bodies for non-payment, or accidents on site.

That the DEVELOPER will maintain proper records and finalize a P & L upon completion.

That the DEVELOPER shall comply with relevant laws (including RERA, if applicable), building regulations, and local authority orders.

That the DEVELOPER shall not do any act or omission to jeopardize the OWNER's title or interest in the SAID PROPERTY.

That the Developer shall not withdraw any funds until MMCL's land cost is fully recovered.

That the Developer provides fortnightly updates on sales, collections, and expenditure.

10. FORCE MAJEURE

If the DEVELOPER's performance is prevented or delayed by events beyond its control (Force Majeure), including war, civil disturbances, natural disasters, or changes in law,

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[Signature]
PARTNER

it shall be entitled to a reasonable extension of time, and the DEVELOPER shall not be liable for non-performance during the continuance of such events.

11. DISPUTE RESOLUTION & ARBITRATION

11.1. Jurisdiction

Subject to arbitration, the courts in **Goa** shall have exclusive jurisdiction over matters arising under this Agreement.

11.2 SPECIFIC PERFORMANCE

Both Parties acknowledge that monetary compensation may not be adequate for a breach of this Agreement, and each Party shall be entitled to specific performance or injunctive relief to ensure compliance.

12. DEFAULT & REMEDIES

12.1. Developer's Default

In the event, the DEVELOPER violates material terms (e.g., fails to pay the OWNER's share of profit or abandons the Project), fails to construct and deliver the PROJECT within the agreed timeline (save Force Majeure) or commits a material breach, the OWNER shall issue a written notice calling upon the DEVELOPER to cure such default within **60 days**. If the DEVELOPER fails to comply, the OWNER may seek specific performance or damages.

12.2. Owner's Default

Should the OWNER fail or refuse to cooperate in obtaining approvals or unreasonably obstruct the DEVELOPER's rights under this Agreement, the DEVELOPER shall issue a written notice to cure within 60 days. Failure by the OWNER to



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[Signature]
PARTNER

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remedy shall entitle the DEVELOPER to seek specific performance or damages.

12.3. No Unilateral Termination

This Agreement is intended to be irrevocable, and neither Party shall terminate unilaterally except in the event of the other's unremedied material default.

13. MISCELLANEOUS

13.1. Entire Agreement

This Agreement, together with its Schedules, constitutes the entire understanding between the Parties regarding the SAID PROPERTY's development, superseding all prior communications or documents.

13.2. Amendments

Any modification, alteration, or amendment to this Agreement shall be valid only if made in writing and signed by both Parties.

13.3. Assignment

The DEVELOPER shall not assign or transfer its development rights to any third party without the OWNER's prior written consent. However, the DEVELOPER may sell its share of constructed units to prospective buyers in the normal course of business.

13.4. Notices

All notices under this Agreement shall be in writing, sent via registered post AD or recognized courier, or via hand delivery with acknowledgement, to the addresses mentioned above (or any updated address notified in writing).

...24/-



ANAND SAGAR HOMES
[Signature]
PARTNER

13.5 Stamping and Registration

All costs of stamping, engrossing, and registration of this Agreement and any other papers relating hereto shall be borne by the Developer.

13.6. Schedules/Annexure:

Annexure - I: Layout Plans / Project Specifications

Annexure - II: Construction Specifications & Amenities.

VALUATION:

For the purpose of Stamp duty and Registration Fees, the Said Property is valued as under:

- I. The said Property is valued at Rs.9,10,06,200/- (Rupees Nine Crore Ten Lakhs Six Thousand and Two Hundred only) (2,166 Sq.mts @ Rs.42,015.79/- per Sq.mts).
- II. The owners premises to be constructed (i.e. Flats, 2008.01 built up area is valued @ Rs.25,000.747/- per Sq.mts = Rs.5,02,01,750/- (Rupees Five Crore Two Lakhs One Thousand Seven Hundred and Fifty Only).
- III. The owners premises to be constructed (i.e. Commercial, 830.38 built up area is valued @ Rs.33,730.460/- per Sq.mts = Rs.2,80,09,100/- (Rupees Two Crore Eighty Lakhs Nine Thousand and Hundred Only).

Hence the Market Value of the Said Property and Owners Premises for the purpose of Valuation is Rs.16,92,17,050/- (Rupees Sixteen Crores Ninety Two Lakhs Seventeen Thousand and Fifty Only) and Stamp Duty of Rs.49,07,300/- and Registration Fees of Rs.50,76,600/- is paid herewith.

...25/-



ANAND SAGAR HOMES

PARTNER

SCHEDULE-I
(DESCRIPTION OF THE SAID PROPERTY)

- a) All that Immovable Property known as "PEDIACHI ARADDI" also known as "PEDDEACHI ARADI" described in the Land Registration Office of Bardez under No.51175 at Page 84 of Book B 108 not registered in the Taluka Revenue office of Bardez and b) Property known as "ARADI DE PEDEM GRANDE" also known as "ARADI", not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue office of Bardez, both the above properties are adjoining to one another and situated at Bilvan, Mapusa, Bardez Goa, within the Jurisdiction of Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa and State of Goa and both the plots are Surveyed under Chalta No.28 of P. T. Sheet No.77 of City Survey Mapusa, totally admeasuring 2,166 Sq.mts, along with the old Residential house therein bearing H.No.207/4, admeasuring 190 Sq.mts, presently in dilapidated state and an old out-house assessed for the purpose of tax by the Mapusa Municipal Council under H.No.208/4, admeasuring 61 Sq.mts, presently in dilapidated state, besides a toilet and a well. The said property is bounded together as under:

EAST: by the road.

WEST: by the PROPERTY Surveyed under Nos.1/1, 1/ 2, 17/16 and Property bearing Chalta No.6 of P. T. Sheet No.83 and property bearing Chalta No.13 of P. T. Sheet No.76.

NORTH: by the PROPERTY surveyed under Chalta No.13 of P. T. Sheet No.76 and Chalta No.9 of P. T. Sheet No.76.

SOUTH: by property bearing Chalta No.6 of P. T. Sheet No.83.



ANAND SAGAR HOMES.26/-

PARTNER



MYSORE MERCANTILE CO. LTD

REPRESENTED HEREIN BY ITS ASSISTANT GENERAL MANAGER

MR. SURESH P. GOWDA alias SURESH P

"OWNER" or "FIRST PARTY" or "MMCL" or "SELLER",

L.H.S. Prints

R.H.F. Prints



(1)



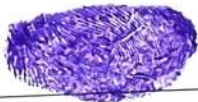
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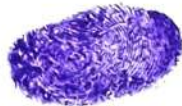
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(4)



(5)

(5)



ANAND SAGAR HOMES
PARTNER

...27/-



R. Shetty

R. Shetty

M/S. ANAND SAGAR HOMES

REPRESENTED HEREIN BY ITS PARTNER NO.1

MR. RAGHAV M. SHETTY

PURCHASER/DEVELOPER

L.H.S. Prints

R.H.F. Prints



(1)



(2)

(2)



(3)

(3)



(4)

(4)



(5)

(5)



R. Shetty

ANAND SAGAR HOMES
R. Shetty
PARTNER

...28/-



[Handwritten signature in blue ink]

[Handwritten signature in black ink]

M/S. ANAND SAGAR HOMES

REPRESENTED HEREIN BY ITS PARTNER NO.2

MR. GOWTHAM SHETTY

PURCHASER/DEVELOPER

L.H.S. Prints

R.H.F. Prints



(1)



(2)

(2)



(3)

(3)



(4)

(4)



(5)

(5)



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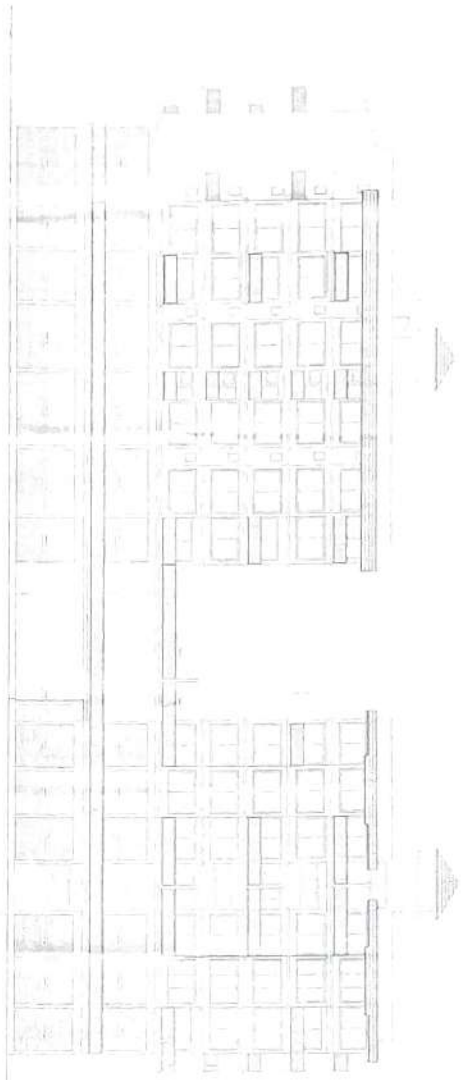
ANAND SAGAR HOMES

[Handwritten signature in blue ink]
PARTNER

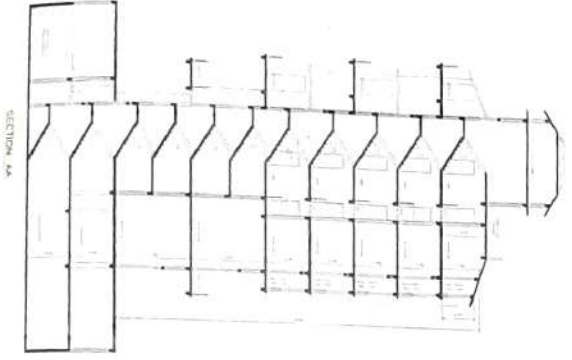
...29/-

4650
22/08/25

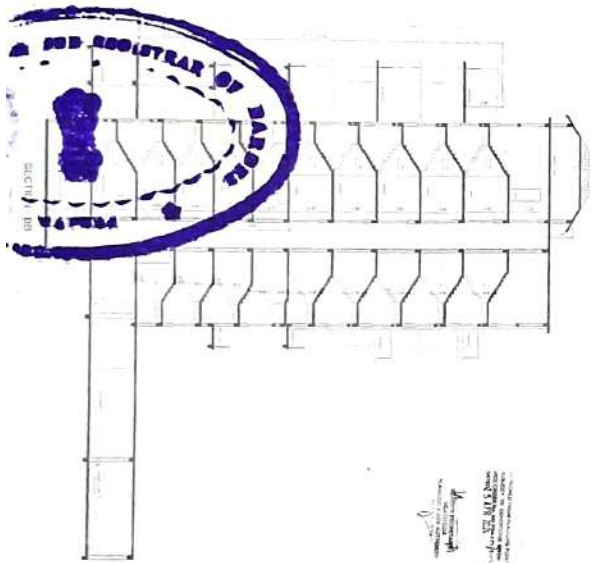
ANNEXURE-1



LONGITUDINAL FRONT ELEVATION



SECTION AA



SECTION BB

Prepared by: *[Signature]*
 Checked by: *[Signature]*
 Date: 22/08/25

TITLE
 PROPOSED CONSTRUCTION OF
 COMMERCIAL CUM RESIDENTIAL
 BUILDING AND COMPOUND WALL (PART)
 IN LAND BEARING P.T SHEET NO 77
 CHALI A NO 28, SITUATED AT MARPASA
 CITY OF BAYDOL TALUKA GOA FOR
 ANAND SAGAR HOMES
 ASHWINKUMAR PRADEBU
 Studio Arche Type

PROPOSED ARCHITECT
[Signature]
PROPOSED ARCHITECT
[Signature]



ANAND SAGAR HOMES
[Signature]
PARTNER

4650
 22/08/25

Annexure "II"

(Standard Specifications and Description)

Structure: R.C.C. Framed Structure

Walls: 23 cms laterite stone masonry and 11.5 cms brick

Masonry

Plaster: 1:4 cement mortar 12mm thick internal plaster finished with putty & 1:3 cement mortar external plaster (sand Faced).

Flooring Tiles- Double Charged Vitrified tiles of size 60cm*60cm.

Bathroom Wall tiles- Glazed tiles full height

C.P. Fittings- Jaguar or equivalent

Sanitary fittings- European WC with flush tank (Cera or equivalent)

Internal wall finish- Sika wall putty/Birla White Putty with premium emulsion from Asian paints

External wall finish- Apex paint or equivalent

Electrical wiring- Concealed copper wiring

Electrical Switches- Modular switches (great white or equivalent)



ANAND SAGAR HOMES

[Signature]
PARTNER

4650
22/08/25

AC point- provided for Master Bedroom

Electrical meter- Three Phase

Windows- Aluminium, powder coated, sliding

Doors- Main door-teak wood, internal doors- masonit

Toilet doors- flush door with granite frames

Kitchen Platform- Granite top with stainless steel sink



AMENITIES

- Open terrace for select apartment
- Fully Automatic Lift
- Fully Paved Pathways
- Entire Ground floor for stilt parking



ANAND SAGAR HOMES
[Signature]
PARTNER

4650
22/08/25

100019894927

Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Page No. 1

Property Card of Mapusa city

Date 22/08/2025

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
77	28	2,166.00	OCCUP. CLASS I		Private

Easements

---- Nil ----

Holders in the origin of the title
(So far as traced) -

OF SHRI. LOURDES FELIX D'SOUZA

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

Mutation at	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
07/2006	210376	Sale Deed	[SHRI.SHRI PAD ANKUSH GAVANDALKAR] By virtue of Deed of Sale registered under No. 1815 at pages 1 to 31 on Book No. I vol No. 1603 dated 07/4/2006 registered in the office of the Sub registrar of Bardez, at Mapusa.	H	2,166.00
01/2024	213966	Deed of Sale	Mysore Mercantile Company LTD As per Deed of Sale Bearing Reg. No. BRZ-1-5476-2023, dated 15/11/2023, executed before Sub-Registrar of Mapusa, Bardez-Goa.	H	2,166.00



VENDOR

...SAND SAGAR HOMES

PARTNER

4650
22/08/25 34



100019894927

Government of Goa
Form 'D'
See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Mapusa city

Page No. 2
Date 22/08/2025

Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
77	28	2,166.00	OCCUP. CLASS I		Private

Bracketed entries indicate Deletion
For any further inquiries, please contact the ISLR of the concerned city.

*** END OF REPORT ***



This record is computer generated on 22/08/2025 at 10:59:53AM as per Online Reference Number - 019894927. This record is valid without any signature as per Government of Goa Notification No. 3/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the ISLR website <https://islr.goa.gov.in>.



ANAND SAGAR HOMES
[Signature]
PARTNER

Certified to be True Copy

4650
22/08/25

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Shanta Bldg., 1st Floor, Next to Vivanta Hotel, St. Inez Panaji Goa

Ref:NGPDA/Tech-Gen/Mapusa /Vol.XXVI 2413/2023

Date: 14 NOV 2023

To,
Shripad A. Gavandalkar,
Flat No.B/2, 1st Floor,
Diolina Apts., Opp. Paulo Garage,
Feira Alta, Mapusa-Goa



Sub: Issue of "Zoning Certificate" of property bearing Chalta No.28 of P.T.Sheet No.77 situated at Mapusa city.

Ref: Your Inward no.2396 dated 10-11-2023

With reference to the above, this is to inform you that the property bearing Chalta No.28 of P.T.Sheet No.77 situated at Mapusa, Taluka Bardez Goa is earmarked as Commercial C-1 zone permissible FAR is 200 as per Outline Development Plan-2021 of Mapusa Bardez Taluka

This information is valid for 3 years from the date of issue or change in ODP in force, whichever is earlier.



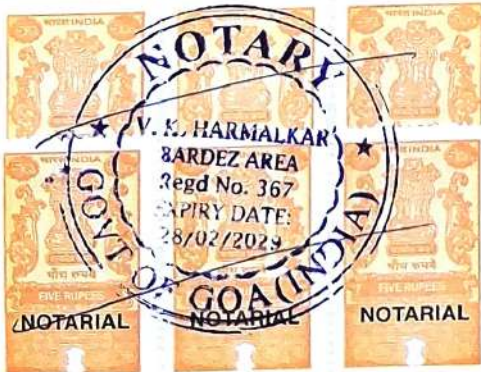
Yours Faithfully,

(Signature)
(VERTIKA DAGUR)
MEMBER SECRETARY

Note: The land use/zone information provided as per ODP-2021 of Mapusa in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including Construction sub-division, etc. or title/ownership of the property under reference.

Further any development shall be subject to provision of prevailing laws such as Tenancy Act, Ancient Monuments and sites and Remains Act, (State and Central), EIA notification issued by MOEF, Coastal Regulation Zone including Section 17/A Of the Town & Country Planning Act, 1974.

//cp....



Certified to be True Copy of the original
Reg No. 3604/25 dated 22/08/2025

(Signature)
VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA-INDIA



Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 22-Aug-2025 12:55:29 pm

Document Serial Number :- 2025-BRZ-4650

Presented at 12:51:49 pm on 22-Aug-2025 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	4907300
2	Registration Fee	5076520
3	Processing Fee	1300
Total		9985120

Stamp Duty Required :4907300/-





Stamp Duty Paid : 4907300/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	RAGHAV M. SHETTY Represented As A Partner For M/S. ANAND SAGAR HOMES ,Father Name:Muddana Shetty, Age: 56, Marital Status: , Gender:Male, Occupation: Business, Address1 - 51161, Faira Alta, Court Circle, Mapusa, Bardez - Goa., Address2 - , PAN No.:			ANAND SAGAR HOMES PARTNER





Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SURESH P. GOWDA Alias SURESH P Represented As A Assistant General Manager For MYSORE MERCANTILE COMPANY LTD , Father Name:Shenappa Gowda, Age: 42, Marital Status: , Gender:Male, Occupation: Business, 779, Mullastop Kajubag Mainroad Karwar, Karwar, Uttar Kannada, Karnataka, 581301., PAN No.:			

Sl.NO	Party Name and Address	Photo	Thumb	Signature
2	RAGHAV M. SHETTY Represented As A Partner For M/S. ANAND SAGAR HOMES , Father Name: Muddana Shetty, Age: 56, Marital Status: , Gender: Male, Occupation: Business, 5/161, Faira Alta, Court Circle, Mapusa, Bardez - Goa., PAN No.: .			ANAND SAGAR HOMES <i>Raghav M. Shetty</i> PARTNER
3	GOWTHAM SHETTY Represented As A Partner For M/S. ANAND SAGAR HOMES , Father Name: Manjayya Shetty, Age: 37, Marital Status: , Gender: Male, Occupation: Business, 1-19-Hindelsu House Naikambli, Chittoor Post, Kundapura Taluka, Vandse, Udupi, Karnataka 576233., PAN No.: .			ANAND SAGAR HOMES <i>Gowtham Shetty</i> PARTNER

Witness:

We individually/Collectively recognize the Vendor, Purchaser,

Sl.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Suraj Mangaldas Gaude, Age: 23, DOB: 2002-05-15, Mobile: 9607435283, Email: , Occupation: Service, Marital status: Unmarried, Address: 403404, H. No. 710/2 Akar Road Mardol Priol North - Goa., H. No. 710/2 Akar Road Mardol Priol North Goa., Priol, Ponda, South Goa, Goa			<i>Gaude</i>
2	Name: Atchut Arjun Bandekar, Age: 54, DOB: , Mobile: 7300521863, Email: , Occupation: Service, Marital status: Married, Address: 403512, 176 Kadsare Pernem Varkhand North Goa., Pernem, Pernem, North Goa, Goa			<i>Bandekar</i>

Sub Registrar
22.07.2025

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2025-BRZ-4650

Book :- 1 Document

Registration Number :- **BRZ-1-4511-2025**

Date : 25-Aug-2025

Handwritten signature
25.08.2025

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

**SUB-REGISTRAR
BARDEZ**

