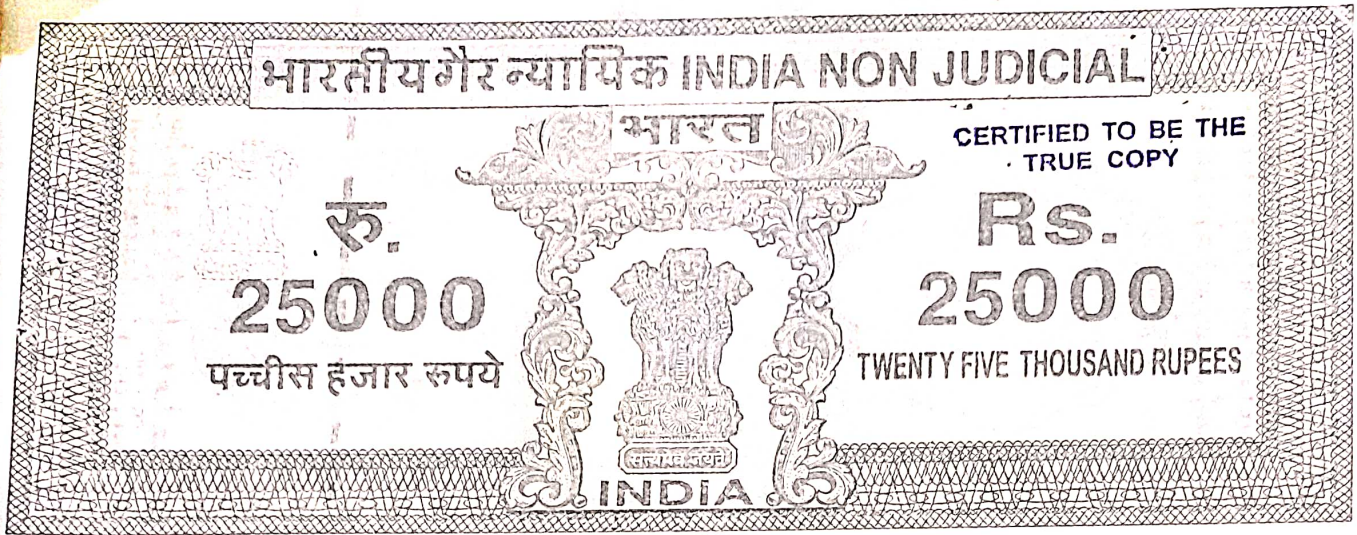


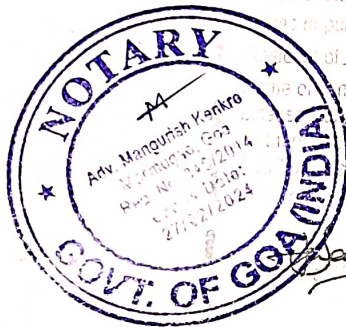


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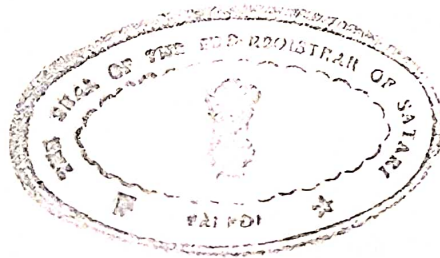


25,000/-
My: Nazir Khan,
of Vasco Son of Akbar Khan,
the of Vendor: Sujata J. Naik Purpose: Agreement for Sale cum Joint venture cum Development
JUDICIAL/16/2002
one single stamp paper for the value of Rs. 25,000/-
stamp paper for the completion of the value is

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www-vpl-62

04-03-2020



AGREEMENT FOR SALE-CUM-JOINT VENTURE-CUM-DEVELOPMENT

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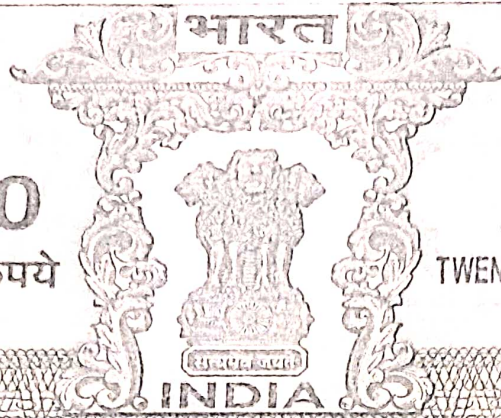
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Serial No. 242

Date 25/02/2020

093581

Value of Rs. 25,000/-

Name of Mr. Nazir Khan

Resident of Vasco Akbar Khan

Place of Vendor: Shri's J. Nakh Por Agreement for sale cum joint venture cum development

License No. JUDISTT/10/2002

As there is no one other than paper for the value of Rs. 73,000/-

equivalent stamp paper for the completion of the

transaction

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**AGREEMENT FOR SALE-CUM-JOINT
VENTURE-CUM-DEVELOPMENT**

...3/-

S.I. Age

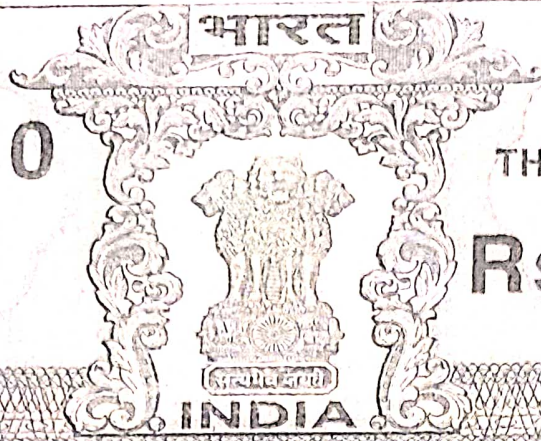


रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



गोवा GOA

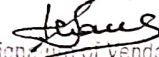
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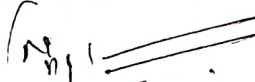
Serial No. 242 Place of vendor: Vasco date of sale 25/02/2020Value of stamp paper 20,000/-Name of purchaser Mr. Nazir KhanResident of Vasco Son of Akbar KhanName of vendor: Sujala J. Naik Purpose Agreement for sale cum joint venture cum Development

License No. JUD/STP/16/2002

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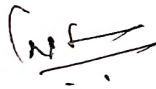
Additional stamp paper for the completion of the value is attached alongwith.


 Signature of Vendor


 Signature of Purchaser

-3-

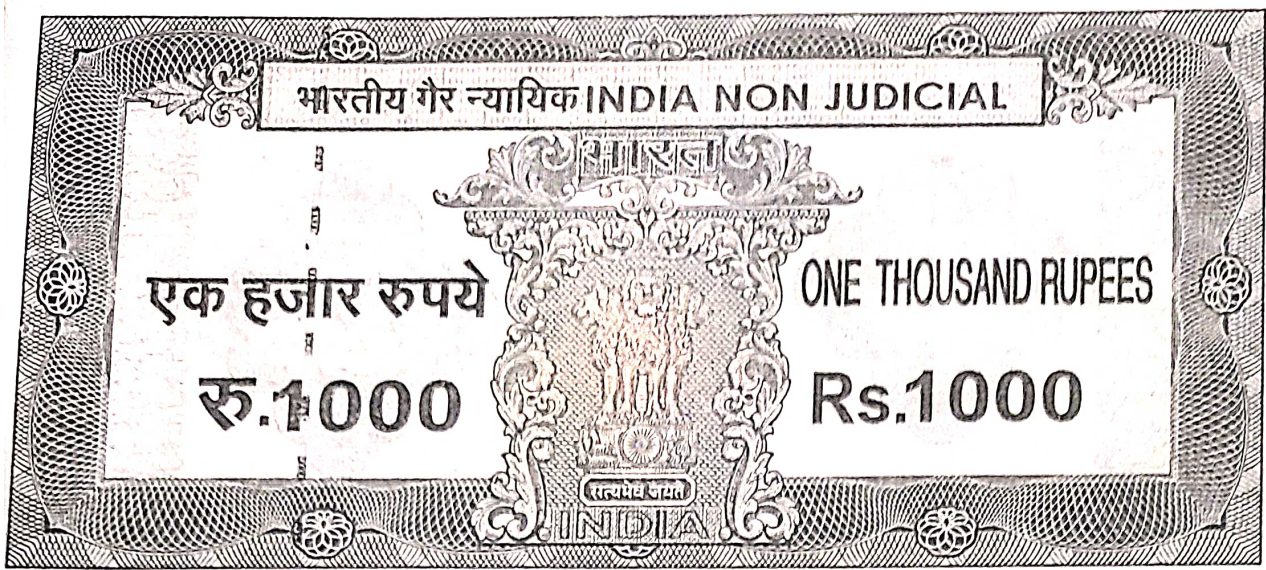
AGREEMENT FOR SALE-CUM-JOINT VENTURE-CUM-DEVELOPMENT



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Serial No. 242 Date of Vendor's Sale 25/02/2020

528905

Value of stamp paper 1,000/-

Name of purchaser Mr. Nazir Khan

Resident of Vasco Son of Akbar Khan

Name of vendor: Sujata J. Naik Purpose Agreement for sale cum Joint Venture cum development
License No. JUDISTP/10/2002

As there is no one single stamp paper for the value of Rs. 13,000/-

Additional stamp paper for the completion of the value is
attached alongwith.



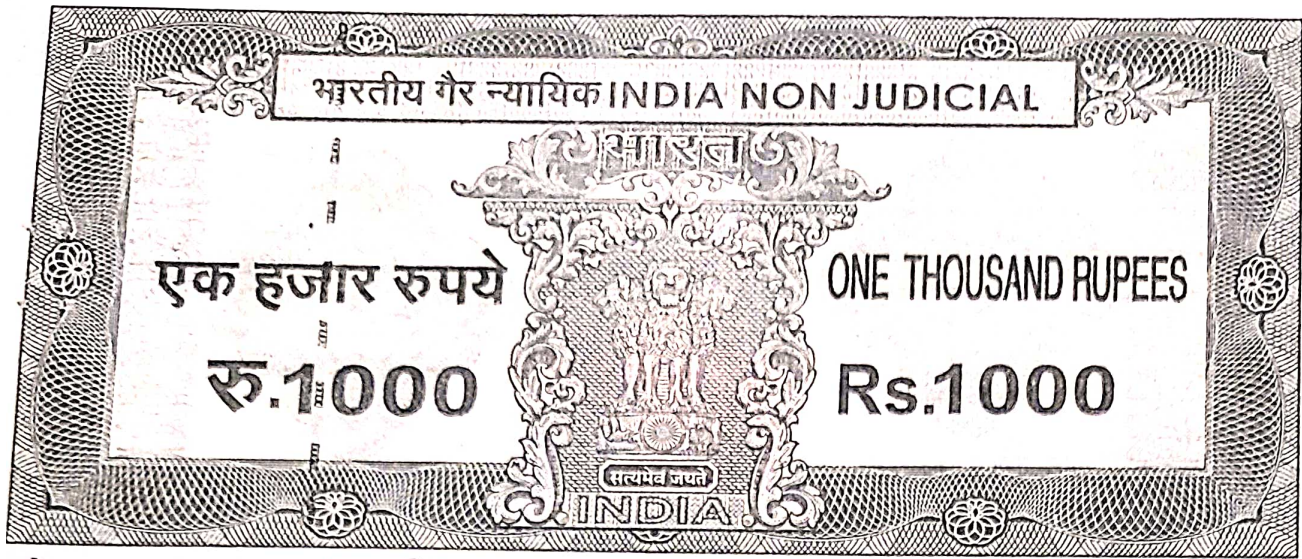
-4-

AGREEMENT FOR SALE-CUM-JOINT
VENTURE-CUM-DEVELOPMENT

...5/-

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Ser. No. 242 Date of issue 25/02/2020
Value of stamp 1,000/- 528906
Name of purchaser Mr. Akbar Khan
Resident of Vasco son of AKBAR KHAN
Name of Vendor Sale & Joint Venture cum Development
Purpose Agreement for sale cum joint venture cum development
As there is no single stamp paper for the value of Rs. 73,000/-
total stamp paper for the completion of the value is
Rs. 73,000/-

[Signature]

[Signature]

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**AGREEMENT FOR SALE-CUM-JOINT
VENTURE-CUM-DEVELOPMENT**

[Signature]

S. I. Ag

...6/-





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1. 242 25/01/2020 528609
2. 1000/-
3. Mr. NARAY KHAN
4. VASANT NARAY KHAN
5. Agreement by Sale cum Joint Venture cum Development
6. Tisore /



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-6-

AGREEMENT FOR SALE-CUM-JOINT
VENTURE-CUM-DEVELOPMENT

[Signature]

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THIS AGREEMENT FOR SALE-CUM-JOINT VENTURE-CUM-DEVELOPMENT is entered into and executed at Valpoi, Goa on this 2nd day of the month of March, 2020.

BETWEEN

1. **MRS. MUMTAZ AGA**, wife of late Mr. Inayatulla Aga and daughter of late Abdul Sahab, 73 years of age, widow, housewife, not assessed to Income Tax, having Aadhaar card No:

2. **MR. MAKASUD INAYATULLA AGA alias MAQSUD AGA**, son of late Mr. Inayatulla Aga, 62 years of age, married, businessman, h not assessed to Income Tax, having Aadhaar card No:

and his wife **2(a).**

MRS. AFSARA AGA alias APSARA MAKSUD AGA wife of Mr. Makasud Inayatulla Aga alias Maqsud Aga and daughter of late Maula Ismail Sayed, 38 years of age, married, housewife, not assessed to Income Tax having Aadhaar card No:

, **3. MR. SHAKIL AGA**, son of late Mr. Inayatulla Aga, 55 years of age, married, businessman, PAN: _____, Aadhaar card No: _____ and his wife

3(a). MRS. SALMA AGA alias SALMA SHAKIL AGA, wife of Mr. Shakil Aga and daughter of Mr. Ibrahim Sayyad, 43 years of age, married, housewife, having PAN card No. _____, Aadhaar card No: _____, **4. MR.**

SIRAJ AGA alias SIRAJUDDIN INAYATULLAH AGA, son of late Mr. Inayatulla Aga, 48 years of age, married, businessman having PAN Card No. _____, Aadhaar Card No: _____, Mob

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No:9916145019 and his wife **4(a). MRS. SHIREEN AGA**, wife of Mr. Siraj Aga alias Sirajuddin Inayatullah Aga and daughter of Mr. Abdul Hakim, 34 years of age, married, housewife, not assessed to Income Tax, having Aadhaar card No: _____, **5. MRS. NASREEN IQBAL SAUDAGAR**

alias **NASREEN BANU SOUDAGAR**, wife of Iqbal A. Soudagar daughter of late Mr. Inayatulla Aga, 53 years of age, married, housewife, having PAN card No. _____, Aadhaar card No: _____ and her husband **5(a).**

MR. IQBAL SAUDAGAR alias IQBAL A. SOUDAGAR, son of Mr. Abdul Kadar Soudagar, 60 years of age, married, businessman, having PAN card No. _____, Aadhaar card No: _____, **6. MRS. DAFIYA AFZAL**

SHAIKH, wife of Mr. Afzal Ahmed Shaikh and daughter of late Mr. Inayatulla Aga, 39 years of age, married, housewife, not assessed to Income Tax, having Aadhaar card No: _____

and her husband **6(a). MR. AFZAL AHMED SHAIKH**, son of Mr. Mohammed Ali Shaikh, 44 years of age, married, businessman, not assessed to Income Tax, having Aadhaar card No: _____, all residents of H. No.4253/B-1, Jalagar Galli, Belgaum, Karnataka, hereinafter called the **"OWNERS/VENDORS"** (which expression shall unless repugnant to the context or meaning thereof include their legal heirs, representatives, executors, administrators and assigns) of the **FIRST PART**;

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AND

MR. NAZIR KHAN, son of Mr. Akbar Khan, 49 years of age, businessman having PAN: _____, Aadhaar Card No. _____

, Indian National and residents of Flat No.302, Murgao Avenue, 3rd Floor, Near Desterro Church, Vasco-da-Gama, Goa, hereinafter called the **"DEVELOPER"** (which expression shall unless repugnant to the context or meaning thereof include their legal heirs, representatives, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the Vendors No.1, 2, 2(a), 3, 3(a), 4(a), 5, 5(a), 6 and 6(a), represented by their duly constituted attorney Mr. **MR. SIRAJ AGA** alias **SIRAJUDDIN INAYATULLAH AGA** (the Vendors No.4 herein) vide general Power of Attorney dated 10/02/2020 executed before Notary Advocate Kallimani Shripal Annappa registered under Sr.No.585/2020.

AND WHEREAS there exists a property known as "Pagdacho Gauol" admeasuring an area of 16985.00 sq. mtrs. situated at village Nanus within the limits of Valpoi Municipal Council, Taluka and Sub-District of Sattari, described in the Land Registration Office of Sattari under No. 12347 at files 17 of the book B-32 new but not enrolled in the Taluka Revenue Office of Sattari and the said property surveyed under Survey No.42/1 of village Nanus, which property is more particularly described in Schedule-I hereunder written and hereinafter referred to as the "said property" for the sake of brevity.

AND WHEREAS the abovementioned property was originally owned by the Rane family of Codqui of Sattari who gifted the same to Mr. Abdul Aga by a Deed dated 08/03/1889 drawn at folio 24 of Book number 17 before Notary of this Comarca Fredrico Leo de Noronha and one application which stands filed up in the bundle No.2 of the current year.

...10/-



AND WHEREAS the said property is seen inscribed in the name of said Mr. Abdul Aga under Inscription No.4017 dated 05/02/1917.

AND WHEREAS Said Mr. Abdul Aga and his wife Mrs. Salima Bi expired leaving behind them their legal heirs viz. 1. Mrs. Khatija Bi Aga, 2. Mr. Kudbuddin Bilal Aga married to 3. Mrs. Raziya Aga, 4. Mr. Iqbal Aga married to 5. Mrs. Aisha Bi, 6. Mr. Jallaluddian Akbar Aga married to 7. Mrs. Sayeeda Aga, 8. Mr. Mohammad Yusuf Kamal Aga married to 9. Mr. Anwari Aga, 10. Mr. Mohammad Ahmad Jamal Aga married to 11. Mrs. Jasmin Aga, 12. Mrs. Zubeda Khatun Abdul Salam married to 13. Mr. Abdul Salam, 14. Mrs. Salima Bi Faiyaz Saudagar married to 15. Mr. Faiyaz Saudagar (all 15 being the legal heirs of late Mr. Kazi Abdil Gaffar Aga who was son of late Mr. Abdul Aga) 1. Mrs. Mumtaz Aga, 2. Mr. Makasud Inayatulla Aga alias Mr. Maqsud Aga married to 3. Mrs. Afsara Aga alias Apsara Maksud Aga, 4. Mr. Shakil Aga married to 5. Mrs. Salma Aga alias Salma Shakil Aga, 6. Mr. Siraj Aga alias Sirajuddin Inayatullah Aga, married to 7. Mrs. Shireen Aga, 8. Mrs. Nasreen Iqbal Soudagar alias Nasreen Banu Saudagar married to 9. Mr. Iqbal Saudagar alias Iqbal A. Soudagar, 10. Mrs. Dafiya Afzal Shaikh married to 11. Mr. Afzal Shaikh (all 11 being the legal heirs of late Mr. Inayatulla Aga who was the son of late Mr. Abdul Aga) 1. Mrs. Shahanaj Bi Aga, 2. Mr. Liyakat Ali Aga married to 3. Mrs. Rehana Aga, 4. Mr. Zuber Ahmad Aga married to 5. Mrs. Ruhi Aga, 6. Mr. Rehman Aga married to 7. Mrs. Nilofer Aga (all 7 being the



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legal heirs of late Mr. Nissar Aga who was the son of late Mr. Abdul Aga) 4. Mr. Azmatulla Rehaman Aga (son of late Mr. Abdul Aga) married to Mrs. Sugrabi Aga.

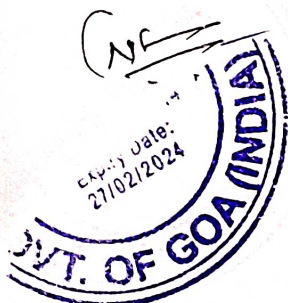
AND WHEREAS upon the death of Mr. Abdul Aga and his wife Mrs. Salima Bi an Inventory Proceeding were initiated in the Court of Civil Judge Senior Division of Sattari at Valpoi under No.12/2009.

AND WHEREAS by an Order dated 20/04/2010 passed in the said Inventory Proceedings No12/2009, the abovementioned property has been allotted to in four equal share (i.e. 1/4th share) of the said property to the aforesaid legal heirs of the deceased Mr. Abdul Aga and his wife Mrs. Salima Bi.

AND WHEREAS By a Deed of Partition dated 19/07/2011 duly registered before the Sub-registrar of Sattari, Valpoi under No.610 of Book No.I, Volume No.307 dated 20/07/2011, the aforesaid legal heirs of the deceased Mr. Abdul Aga and his wife Mrs. Salima Bi, mutually partitioned the said property among themselves in four equal share.

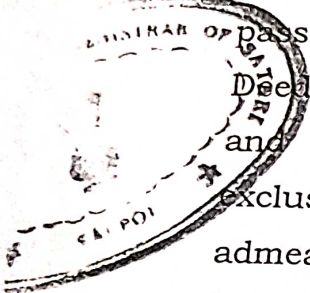
AND WHEREAS according to the said Deed of Partition dated 19/07/2011, said Mrs. Khatija Bi Aga and others being the First Party was allotted "Plot D" admeasuring 3958.75 sq. mtrs. and 262.50 sq. mtrs., totally admeasuring 4221.25 sq. mtrs. said Mrs. Mumtaz Aga and others being the Second

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Party was allotted "Plot B" admeasuring 3630.45 sq. mtrs. and 590.80 sq. mtrs., totally admeasuring 4221.25 sq. mtrs., Mr. Liyakat Ali Aga and others being the Third Party was allotted "Plot A" admeasuring 3166.25 sq. mtrs. and 1055.00 sq. mtrs., totally admeasuring 4221.25 sq. mtrs. and Mr. Azmatulla Rehaman Aga and his wife Mrs. Sugrabi Aga being the Fourth Party was allotted "Plot C" admeasuring 4221.25 sq. mtrs. respectively.

 **AND WHEREAS** by virtue said Order dated 20/04/2010 passed in the said Inventory Proceedings No12/2009 and Deed of Partition dated 19/07/2011 said Mrs. Mumtaz Aga and 10 others (the Owners/Vendors herein) became the exclusive owners in possession of the said Plot B admeasuring an area of 4221.25 sq. mtrs. (which plot is hereunder written and hereinafter referred to as the "said plot" for the sake of brevity) whose names have been mutated in the survey records in Form No.I & XIV.

AND WHEREAS the said Mrs. Mumtaz Aga and 10 others filed an application for partition of their share in holding being Plot B admeasuring an area of 4221.25 sq. mtrs. (under survey No.42/1 of village Nanus of Sattari Taluka before the Dy. Collector and SDO Sattari, Goa which application was registered as Case No. 8-264-2017-Part-Sat/588.

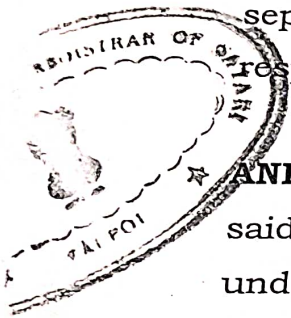
AND WHEREAS by an Order dated 28/02/2018 the Dy. Collector, SDO Sattari, Goa directed the Supt. of Survey and Land Records, Panaji-Goa to partition of the property being

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Plot B surveyed under Survey No.42/1 of Nanus village admeasuring an area of 3630 sq. mts. and 591 sq. mtrs. respectively. By an Final Order dated 16/05/2019 in the said case and alongwith area adjustment statements issued by the Inspector of Surveys and Land Records, Sattari Goa, vide Letter No.9/ISLR/SAT/PART/LAND/7/19/150, the property surveyed under Survey No.42/1 of Nanus village admeasuring an area of 3630 sq. mts. was allotted a separate survey number under No.42-1-C and 591 sq. mtrs. was allotted a separate Survey number under 42/1-D of Nanus Village respectively.



AND WHEREAS the Owners/Vendors intends to develop the said plot admeasuring an area of 591.00 sq. mtrs. surveyed under Survey No. 42/1-D of Nanus Village and do the Joint Venture in kind and are looking out for a suitable buyer and the Developer who is a builder who was looking out for a suitable area to develop and construct a building and approached the Owners/Vendors to develop the said plot in kind.

AND WHEREAS the Developer has agreed to take up the construction work in kind on the said plot admeasuring an area of 591.00 sq. mtrs. surveyed under Survey No. 42/1-D of Nanus Village (which Plot hereinafter referred to as the said Plot more particularly described in Schedule-III).

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AND WHEREAS the parties hereto have agreed amicably to put the terms and conditions which as setout hereinbelow:

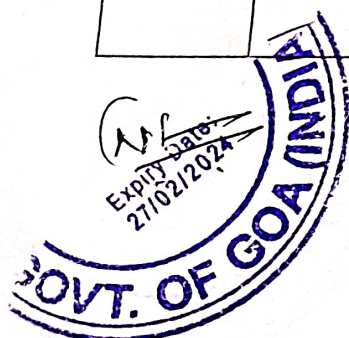
NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:-

1. The Owners/Vendors hereby agrees to grant right of development of all that said plot surveyed under Survey No. 42/1-D of Nanus Village (which Plot hereinafter referred to as the said Plot more particularly described in Schedule-III) hereinbelow absolutely and forever unto and in favour of the Developer for the consideration as appearing herein below.

2. The Developer shall commence and complete the developmental works and construct of Multi storied building on the said plot belonging to Owners/Vendors at his own cost and the said building consisting of :-

Sr. No.	Floors	Flats/Shops	Flat Nos.
1.	Ground Floor	Stilt parking and 3 shops	
2.	Upper Ground Floor	2 Apartment of 2 BHK each	001 & 002
3.	1 st Floor	2 Apartment of 2 BHK each	101 & 102
4.	2 nd Floor	1 Apartment of 2 BHK and 1 Apartment of 1 BHK	201 & 202
5.	3 rd Floor	1 Apartment of 1 BHK	301

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3. The Developer shall in total consideration of the Owners/Vendors agreeing to give the said plot to develop and permitting him to develop and sell units there in the said plot, and in exchange the Developer agreed to deliver free of cost, 3 flats being 2 flat of 1 BHK each admeasuring super built up area of 55.00 sq. mtrs., and 1 Flat 2 BHK Flat admeasuring super built up area of 85.00 sq. mtrs., alongwith the corresponding proportionate floor area/undivided share/right in the said plot in the building project to be constructed in the said plot, which shall be named as "**AYAANA COMPLEX**" (hereinafter referred to as the "said reserved premises") unto and in favour of Owners/Vendors, the details whereof are as under:

4. The Developer in exchange will deliver free of cost, 3 flats being 2 flat of 1 BHK each having super built up area of 55.00 sq. mtrs., and 1 Flat 2 BHK admeasuring super built up area of 85.00 sq. mtrs., alongwith the corresponding proportionate floor area/undivided share/right in the said plot in the building project to be constructed in the said plot, which shall be named as "**AYAANA COMPLEX**" (hereinafter referred to as the "said reserved premises" mentioned in SCHEDULE-IV) unto and in favour of Owners/Vendors, the details whereof are as under:

5. i. All that 1 BHK Flat being Flat No.301 admeasuring 55.00 sq. mtrs. on Third Floor of the said building and is bounded on the North By Compound Wall, on the South By Internal Road; On the East By Flat No.302; and on the West By Compound Wall to be allotted to Owners/Vendors.

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6. ii. All that 2 BHK Flat being Flat No.302 admeasuring 85.00 sq. mtrs. on Third Floor of the said building and is bounded on the North By Compound Wall; on the South By Internal Road; On the East By PWD Road; and on the West By Flat No.301 to be allotted to Owners/Vendors

7. iii. All that 1 BHK Flat being Flat No.401 admeasuring 55.00 sq. mtrs. on Fourth Floor of the said building and is bounded on the North By Compound Wall; on the South By Internal Road; on the East By Open Terrace; and on the West By Compound Wall to be allotted to Owners/Vendors

8. The Developer agrees to hand over the possession of the said reserved premises to the Owners/Vendors within 24 months from the date of rera Regsitratio and the Owners/Vendors shall not claim or have any right over any other flats built/constructed in the building other then the said reserved premises. It is also agreed that the Owners/Vendors shall take possession of the said reserved premises within 15 days of receiving letter from the Developer to take possession.

9. It is agreed that in case the Developer fails to construct and handover the possession of the said reserved premises to the Owners/Vendors within the stipulated time as agreed in clause 5 hereinabove. It is further agreed that the Developer shall be given extension of another 6 months if the Developer fails to construct the reserved premises within stipulated time

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and if the same is not completed within the extended time, the Developer shall pay to the Owners/Vendors a compensation of Rs.2000/- (Rupees Two Thousand Only) per flat per month for the period of delay.

10. The specifications of the said reserved premises and the plan thereof to be constructed in the said premises shall be at the choice of Developer. However, the specifications in respect of the said reserved premises shall be as specified in Annexure-II.

11. The Developer shall develop the said plot for which the Owners/Vendors have agreed to handover vacant and peaceful possession of the said plot to the Developer. The Developer may at anytime enter upon and complete the construction of building at his own cost and during the said period, the said plot shall be in exclusive possession of the Developer and the Owners/Vendors or anyone representing them shall not in any way will interfere with the possession of the Developer nor they shall in any way obstruct or hinder the construction of building or any part thereof.

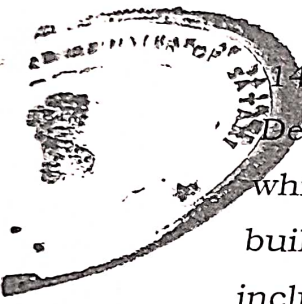
12. The Developer shall construct the proposed building in the said plot entirely at his cost and expense as per the plans approved by the P.D.A. or Municipality subject to such alterations and modifications that may be required from time to time by the P.D.A., Municipality, Government or any other concerned appropriate local or other authority.

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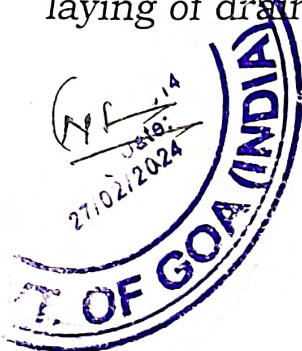


13. In case of delay in completion of construction due to unavoidable circumstances beyond control of Developer such as unavailability of building materials or any unforeseen act or happenings, delay in obtaining completion/occupancy certificate or any Order of the Court of Law, etc., the Developer shall be entitled for an extension of period of time which will be mutually agreed upon between the parties as and when the occasion demands.



14. The Owners/Vendors shall at the request of the Developer sign and execute from time to time any applications which may be required to be signed to effectively complete the building provided that all costs, charges and expenses including architects fees in this connection shall be borne and paid by the Developer alone and the Developer shall indemnify and keep indemnified the Owners/Vendors from and against all actions, suits, proceedings, fines, penalties, architects fees and all costs, charges and damages incurred or suffered by the Owners/Vendors during the course of development/construction in the plot. The Owners/Vendors shall execute power of attorney in favour of the Developer giving all necessary powers required to carry out the work of construction of the said building in all respects as contemplated by these presents.

15. The Developer shall carry out at his own costs, charges and expenses in all respects, all or any items of work for laying of drainage, cables, waterpipes and other connection



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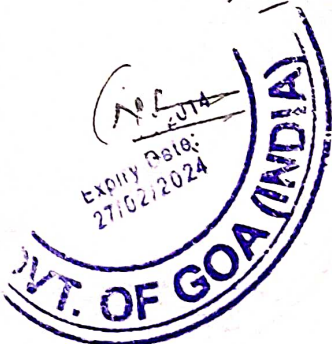
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and other items as per the condition imposed by the PDA and the Valpoi Municipal Council and also other items of work as may be required to have the building completed in all respect. All finances for completing of the said items of works shall be provided and borne and paid for by the Developer alone. The Owners/Vendors hereby agree to render all assistance and co-operation that may be required to carry out the development work, construction and completion of the building thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or arising there-from provided that the Owners/Vendors shall not be liable to incur any financial obligations in that behalf. It is further agreed that in case of any claim from the Government authorities including payment of fore, the Owners/Vendors agree to clear/settle the said claim at their expense.

16. The Developer shall be at liberty to sell and/or allot the dwelling units or flats and/or rights in the building to be constructed to the the prospective purchaser/s as per the plans approved by the P.D.A. or Municipality except those agreed to be given to the Owners/Vendors in compliance of this agreement and/or to enter into any agreement of sale in respect of the dwelling units mentioned above at such price and on such terms and conditions and provisions as the Developer may think fit. All such allotments shall however be made by the Developer at his own costs and account and at his risk, the intention being that the Developer shall alone be

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liable and responsible to such party or parties in connection with all dealing between the Developer and such party or parties and the Owners/Vendors shall in no way be responsible for the same.

17. The Owners/Vendors agree that at the time of execution of agreement of sale between Developer and the prospective purchasers, the Owners/Vendors shall join in the agreement of Sale as the consenting parties.

18. The Developer shall be entitled to put up and permit to be put up advertisement boards upon the said plot.

19. Upon satisfying the consideration of the Owners/Vendors as agreed hereinabove, the Owners/Vendors shall directly execute and deliver any one or more deeds of conveyances in favour of the Co-operative Society or Societies or the Purchasers of flats in the building to be erected by the Developer. The Developer agrees to join in such deed as Confirming Party if required, such deed or deeds of conveyances shall be prepared by the advocate for the Developer and approved by the Vendors/Owners.

20. It is agreed that after the date of this agreement the Developer shall pay and discharge all taxes and outgoings including Municipal taxes and all other charges, rates, taxes that may be levied by any public body or authorities in respect of the said building to be constructed and which

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would be payable by the Owners/Vendors as Vendors/Owners. Developer shall indemnify and keep indemnified the Owners/Vendors from and against non-payment thereof.

21. It is also agreed that all taxes and outgoings including Municipal taxes and all other charges, rates, taxes that may be levied by any public body or authorities in respect of the said reserved premises and also the deposit towards electric meter and water connection, etc. shall be borne and paid by the Vendors/Owners.

22. The Owners/Vendors declare:

- a) That the Owners/Vendors are entitled to enter into this agreement with the Developer and that they have full right and authority to sign and execute the same.
- b) That the Owners/Vendors have not completed or contracted or entered into any agreement for constructing the said building or any part thereof to any person or persons other than the Developer and that they have not created any mortgage, charges or any encumbrances on the said plot mentioned herein.
- c) That the Owners/Vendors have not done any act, deed, matter or thing whereby or by reason hereof, the development of the said plot may be prevented or affected in any manner whatsoever.

...22/-

S. I. Ag



d) That, if due to any defect in the title of the Vendors/Owners, the Developer is deprived of the said plot hereby allowed to be developed and sold or any part thereof, the Owners/Vendors shall indemnify and keep indemnified the Developer against any costs charges, expenses or losses incurred by Developer in this connection.

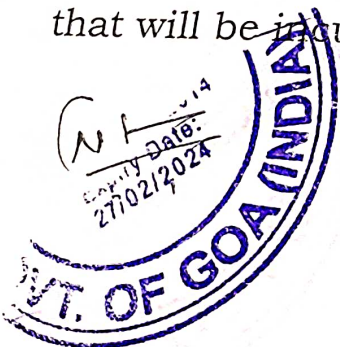
e) Any other Govt. Charges shall be borne by the Owners/Vendors.

23. All out of pocket expenses incidental to this agreement and the transactions in pursuance thereof including the deed or deeds of conveyance and other assurance in respect thereof including stamp duty and registration charges shall be borne and paid by the Developer alone. The Owners/Vendors and the Developer shall pay their respective advocate's fees. It is further agreed that the Owners/Vendors shall join as the members of the Co-operative Housing Society to be formed either by the Developer or the occupants of the building and in the event the Owners/Vendors shall join in and bear the proportionate cost of the registration charges of forming a Co-operative Housing Society and also the other expenses like Stamp duty and registration charges towards conveyance of title in favour of Society with respect of the said reserved premises.

24. The Developer shall be fully responsible and liable to bear all against all loses, damages, costs, charges, expenses that will be incurred or suffered by the Owners/Vendors on

...23/-

S. J. - Agt



account of or arising out of any breach or any of these terms or any law, rules or registration or due to accident or any mishap during construction.

25. The Developer shall be entitled to enter into separate contracts in his own name with the architects and other for carrying out the said development at his risk and costs.

26. The Owners/Vendors hereby covenant, confirm and have represented to the Developer with regard to the said plot that:-

- a) The Owners/Vendors title to the said plot is clear, unencumbered, marketable and subsisting.
- b) The Owners/Vendors have not agreed to sell, transfer, assign, the said plot to any other person except the Developer herein and there is no litigation or legal proceedings pending before any court or authorities in respect of said plot and in case if any litigation or legal proceedings arises then the Owners/Vendors solely responsible for the said litigation and the Owners/Vendors shall solve any litigation or legal proceedings.
- c) The said plot is not subject to any notice or any notification or proceedings and there are no mundkars and or any other persons claiming any right title interest of whatsoever nature in respect of the said plot.

...24/-



S. J. D. 8

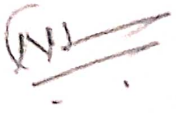
27. If any disputes arise between the parties hereto the same shall be referred to a single arbitrator by the consent of both parties and as per the provisions of The Arbitration and Conciliation Act, 1996 and the decision given by the said Arbitrator shall be binding on both the parties.

28. Time shall be essence of this agreement as also either of the parties to this agreement shall be entitled to claim specific performance of this agreement by the other party hereto.

29. The total cost of the said plot and the reserved premises is valued at Rs.25,00,000/- (Rupees Twenty Five Lakhs Nin Only) which is the fair market value of the said plot alongwith the said reserved premises and accordingly stamp papers of Rs.72,500/- (Rupees Seventy Two Thousand Five Hundred Only) is paid herewith.

30. It is also agreed that once the Occupancy Certificate is issued the Developer shall convey the reserved premises by executing necessary deed in favour of the Vendors/Owners.

31. The possession of the said plot described in Schedule hereunder written is handed over by the Vendors to the Developer.



...25/-

S-I-A-8



SCHEDULE-I

All that property known as "Pagdacho Gauol" admeasuring an area of 16985.00 sq. mtrs. Situated at village Nanus within the limits of Valpoi Municipal Council, Taluka and Sub-District of Sattari, described in the Land Registration Office of Sattari under No. 12347 at files 17 of the book B-32 new but not enrolled in the Taluka Revenue Office of Sattari and the said property surveyed under Survey No.42/1 of village Nanus and bounded as under :-

On the North : By Survey No.9 of Nanus village;
On the South : By Road;
On the East : By Survey No.42/2, 12 of Nanus village; and
On the West : By Survey No.42/8 of Nanus village.

SCHEDULE-II

All that Plot identified as Plot No.'B' admeasuring an area of 3630.45 sq. mts. Being the part of the larger property more particularly described in Schedule-I herein above and the said plot is bounded as under:-

On the North : By Survey No.42 of village Nanus
On the South : By Plot 'D' in the same property
On the East : By Plot 'A' in the same property and
On the West : By Survey No.42 of village Nanus

...26/-

S. I. P.



All that Plot identified as Plot No.'B' admeasuring an area of 590.80 sq. mts. being the part of the larger property more particularly described in Schedule-I herein above and the said plot is bounded as under:-

On the North : By Plot 'C' in the same property

On the South : By Road in the same property

On the East : By Plot 'A' in the same property and

On the West : By Road.

SCHEDULE-III

All that Plot identified as Plot B admeasuring an area of 591.00 sq. mts. surveyed under Survey No.42/1-D of Nanus village on which the building is to be constructed being the part of the larger property more particularly described in Schedule-I herein above and the said plot is bounded as under:-

On the North : By Plot 'C' in the same property

On the South : By Road in the same property

On the East : By Plot 'A' in the same property and

On the West : By Road.

SCHEDULE-IV

DESCRIPTION OF RESERVED PREMISES

All that 1 BHK Flat being Flat No.301 admeasuring 55.00 sq. mtrs. on Third Floor of the building known as "AYAANA COMPLEX" alongwith the corresponding proportionate floor area/undivided share/right in the said Plot B more

...27/-

S. I. Ag



particularly described in Schedule-II hereinabove and the said flat is bounded as under:-

On the North : By Compound Wall;

On the South : By Internal Road

On the East : By Flat No.302; and

On the West : By Compound Wall.

All that 2 BHK flat identified as Flat No.302 admeasuring 85.00 sq. mtrs. On third floor of the building known as "AYAANA COMPLEX" alongwith the corresponding proportionate floor area/undivided share/right in the said Plot B more particularly described in Schedule-II hereinabove and the said flat is bounded as under:-

On the North : By Compound wall;

On the South : By Internal Road;

On the East : By PWD Road; and

On the West : By Flat No.301.

All that 1 BHK flat identified as Flat No.401 admeasuring 55.00 sq. mtrs. On Fourth floor of the building known as "AYAANA COMPLEX" alongwith the corresponding proportionate floor area/undivided share/right in the said Plot B more particularly described in Schedule-II hereinabove and the said flat is bounded as under:-

On the North : By Compound Wall;

On the South : By Internal Road;

On the East : By open terrace; and

On the West : By Compound Wall.

...28/-

S. I. A. S.



ANNEXURE-II
BUILDING SPECIFICATIONS FOR "AYAANA COMPLEX"

1. STRUCTURE:

R.C.C. structure as per approved design of competent authority. External wall of 200/230 mm thick brick/laterite stone/concrete masonry and partition wall of brick masonry.

2. FLOORING:

The Flooring shall be vitrified tiles with matching skirting.

3. WALL FINISH:

Wall ready with acrylic emulsion paint for internal walls. Plaster and Sand-Tax Matt or equivalent paint for external walls.

4. DOORS & WINDOWS:

The main door shall be of teak wood. All internal doors shall be veneered polished flush doors. The Doors of the Toilet shall be FRP Doors. Main door frame shall be teak wood and internal door frame of Sal wood. All Windows shall be of Aluminium powered coated. All door fitting shall be Good Quality

5. KITCHEN:

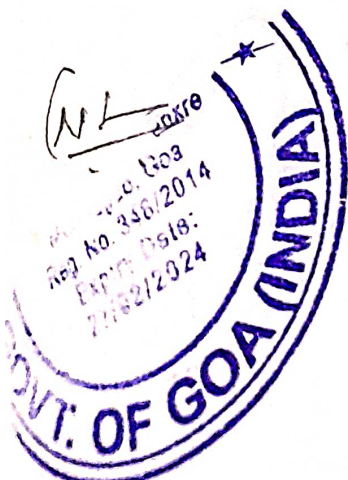
The Kitchen Counter shall have black Granite with stainless steel sink and drain board and a Dado tiles of 2ft height above the counter.

6. ELECTRICALS

Concealed high quality wiring with premium switches. Miniature circuit breakers for safety from overload and short circuit. Cable TV point and telephone point in Living. Electric provision for AC, water purifier, washing machine & Inverter.

...29/-

S. I. Ag



7. TOILETS:

The Toilets shall also have Flooring (antiskid) and dado tiles with Ivory/White Sanitary ware and C. P. fitting of premium make. Provision for geyser shall be made in the toilets.

8. WATER SUPPLY:

The water shall be stored in an underground.

9. EXTRA WORK:

In case of any extra works or fittings by the Purchaser other than the above specified ones, then the Purchaser will be charged extra as per the prevailing market rates and such extra cost will be required to be deposited with the Developer prior to the commencement of the said extra work

IN WITNESS WHEREOF, the parties hereto have set their respective hand and seal on the day and the year hereinabove mentioned.

(Signature)

S. I. Ag

...30/-



SIGNED, SEALED AND DELIVERED by
Within-named "VENDORS/OWNERS"

S. I. Aga

MR. SIRAJ AGA alias
SIRAJUDDIN INAYATULLAH AGA
For self and as duly constituted attorney of
Vendors No.1, 2, 2(a), 3, 3(a), 4(a), 5,
5(a), 6, and 6(a)



LEFT HAND FINGER PRINT IMPRESSION

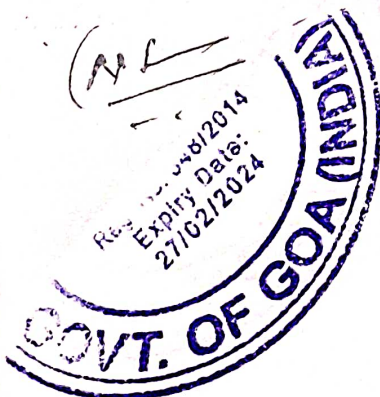
				
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RIGHT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

...31/-

S. I. Aga



SIGNED, SEALED AND DELIVERED by
Within-named "DEVELOPER"


MR. NAZIR KHAN





LEFT HAND FINGER PRINT IMPRESSION

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

RIGHT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

...32/-



I.A.S.

In presence of :-

1. Amina Shaikh

Deuch

2. Mohammad Rafi

(NF)

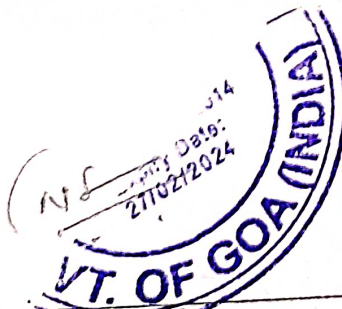
S. J. P. 8



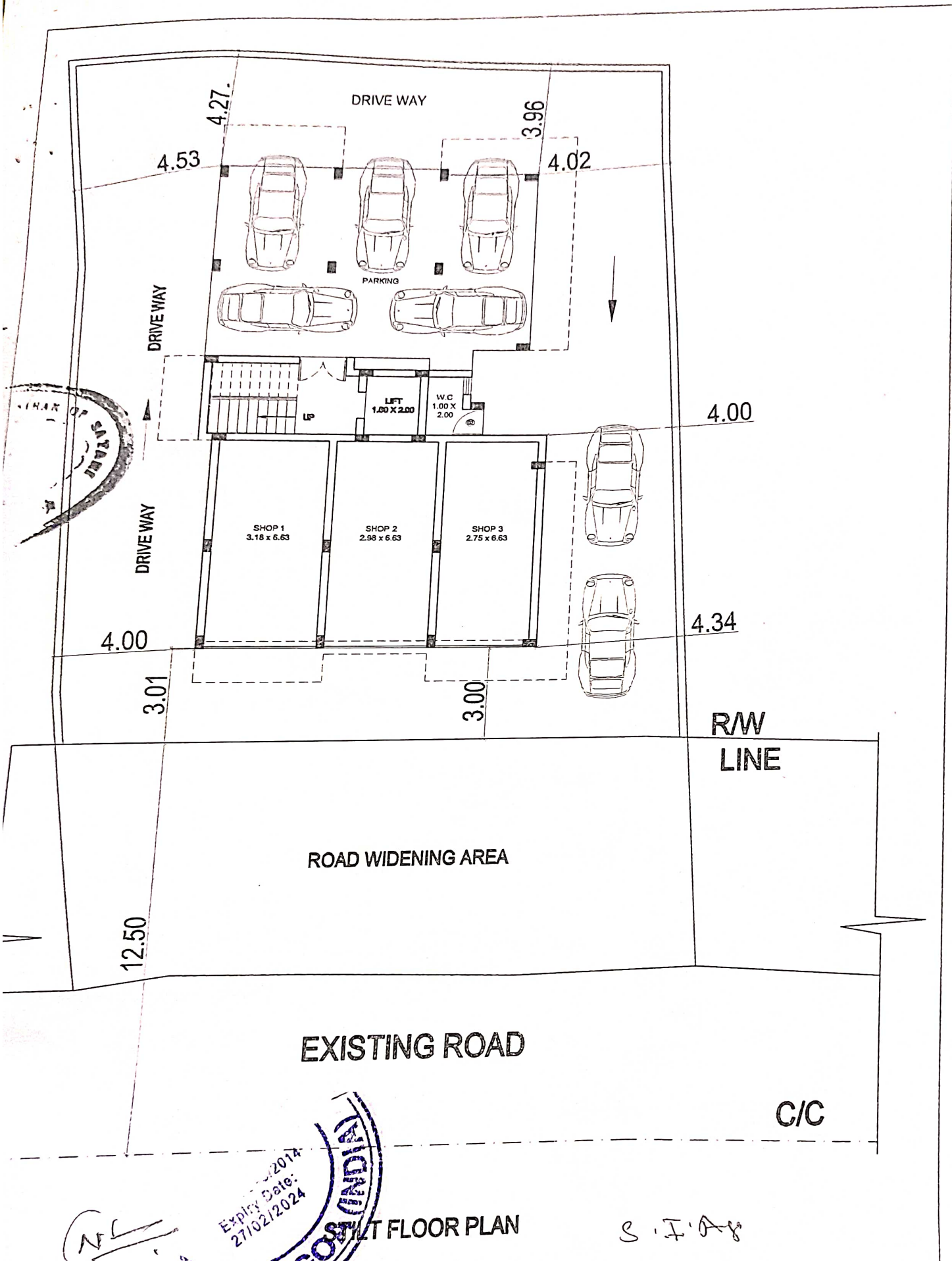
AREA STATEMENT

AREA OF THE PLOT NO :	590.00 SQ.M.
R/W AREA :	130.65 SQ.M.
NET EFFECTIVE AREA :	459.35 SQ.M.
PERMISSIBLE F. A. R. (100 %)	590.00 SQ.M.
COVERAGE PERMISSIBLE (40 %)	183.74 SQ.M.
PROPOSED COVERED AREA	154.25 SQ.M.

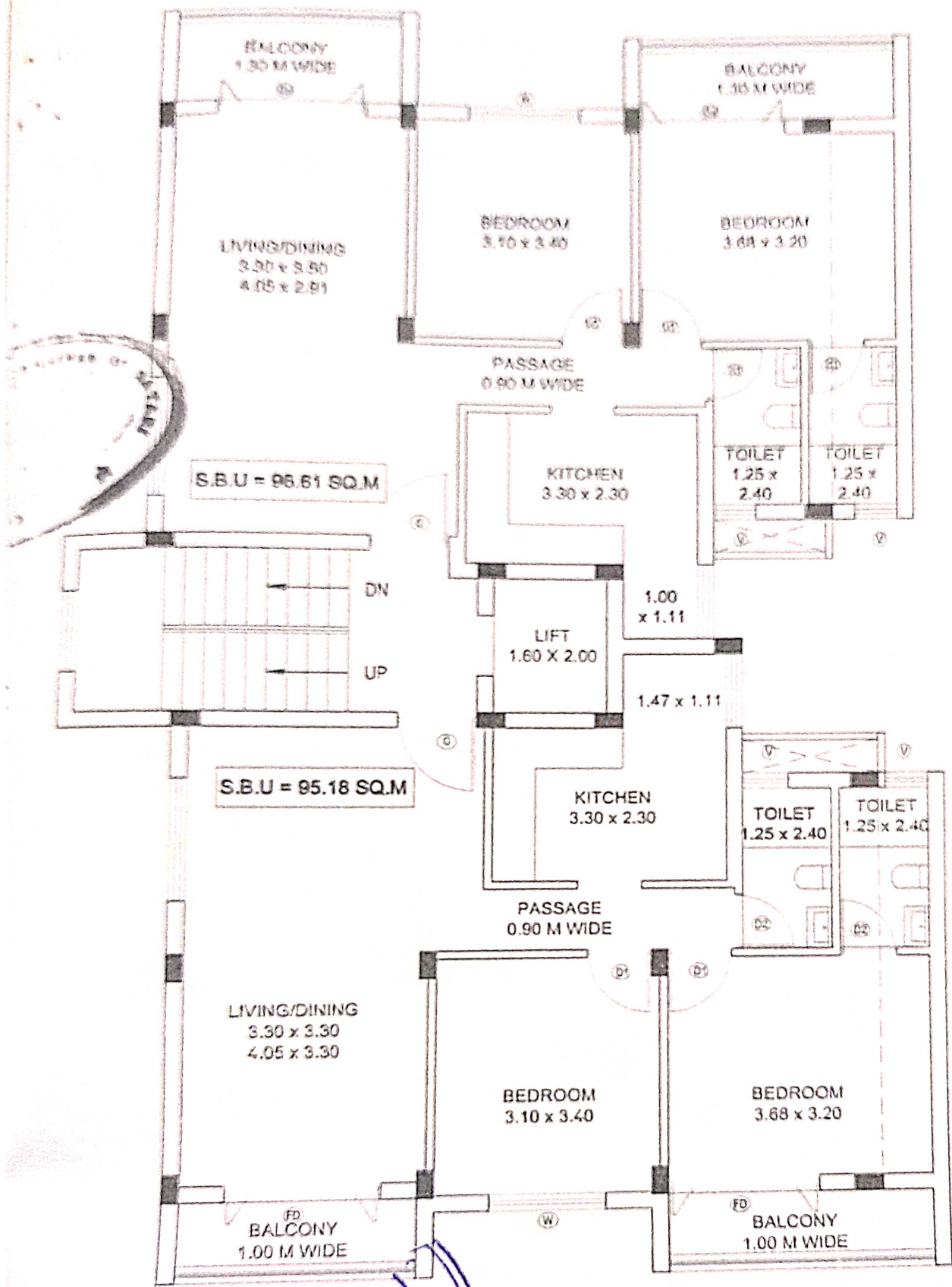
FLOOR	F.A.R	S.B.U
STILT FLOOR (Shops)	73.66 SQ.M	73.66 SQ.M
STILT FLOOR (PARKING)	 SQ.M	80.59 SQ.M
1ST	151.42 SQ.M.	188.62 SQ.M.
2ND	151.42 SQ.M.	188.62 SQ.M.
3RD	120.74 SQ.M.	153.91 SQ.M.
4TH	45.60 SQ.M.	70.53 SQ.M.
TOTAL	542.84 SQ.M.	755.93 SQ.M.



REVISION:-	CLIENT:- SAHISH S. KHANDEPARKAR	PROJECT:- PROPOSED RESIDENTIAL / COMMERCIAL PROJECT AT NANUS VILLAGE OF SITARI TALUKA .	DWG TYPE:- PRELIMINARY DWG .		ARCHITECT:- SAHISH S. KHANDEPARKAR ARCHITECT, INTERIOR DESIGNER X-3, A-1, 4TH FLOOR, JAGRAM COMPLEX RUA. DE. OUREDA, PANAJI-GOA M - 0323171821 PH- 03232322917 e mail- archet@proffmail.com
			TITLE:-		
			DATE:- 30/07/2010		
	DWG NO:- 01				
	NOTES:- 1. ALL DIMENSIONS ARE IN MM 2. ALL DIMENSIONS ARE TO READ ONLY 3. DRAWING NOT TO BE SCALED	JOB NO:-		SCALE:-	
DRN. BY:-		CHK. BY:- S. K			



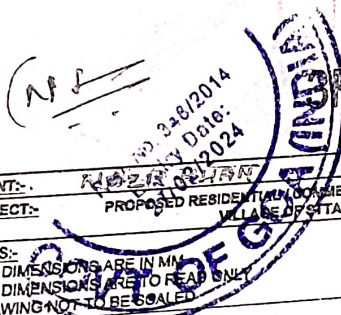
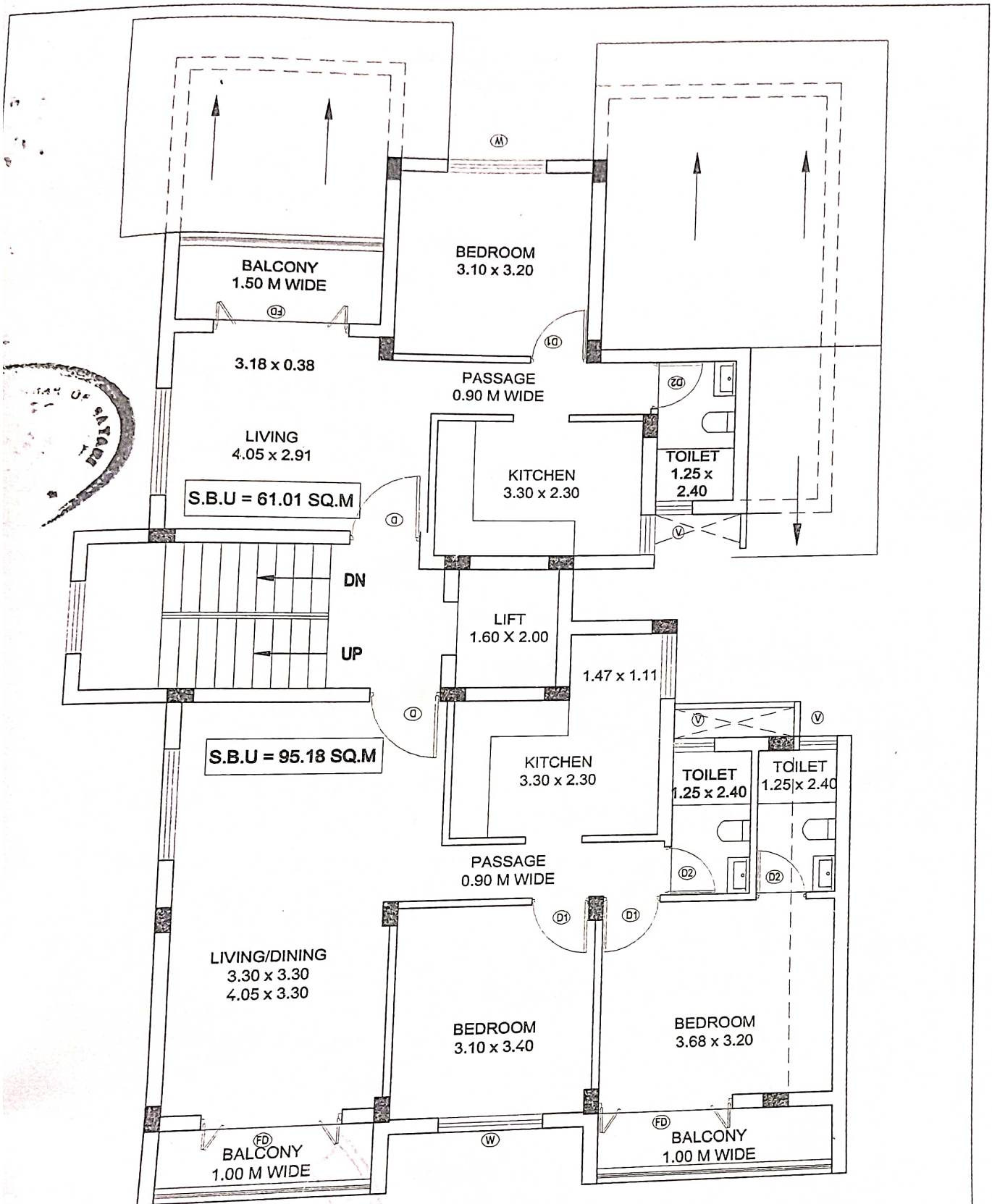
REVISION:-		DWG TYPE:- PRELIMINARY DWG.		ARCHITECT:-	
CLIENT:-	SAHISH S. KHANDEPARKAR	TITLE:-		SAHISH S. KHANDEPARKAR	
PROJECT:-	PROPOSED RESIDENTIAL / COMMERCIAL PROJECT AT NANUS VILLAGE OF GTTARI TALUKA .	DATE:-	28/07/2019	ARCHITECT, INTERIOR DESIGNER	
NOTES:-		DWG NO:-	01	X-2, A-1, 4TH FLOOR, JARAM COMPLEX	
1. ALL DIMENSIONS ARE IN MM		JOB NO:-		RUA, DE. OUREM, PANAS-CCA	
2. ALL DIMENSIONS ARE TO READ ONLY		DRN. BY:-	CHK. BY:- S.K	M - 9223171531 PH - 9223171531	
3. DRAWING NOT TO BE SCALED				e mail - architek@rediffmail.com	



TYPICAL 1ST AND 2ND FLOOR PLAN

S.I.A.S

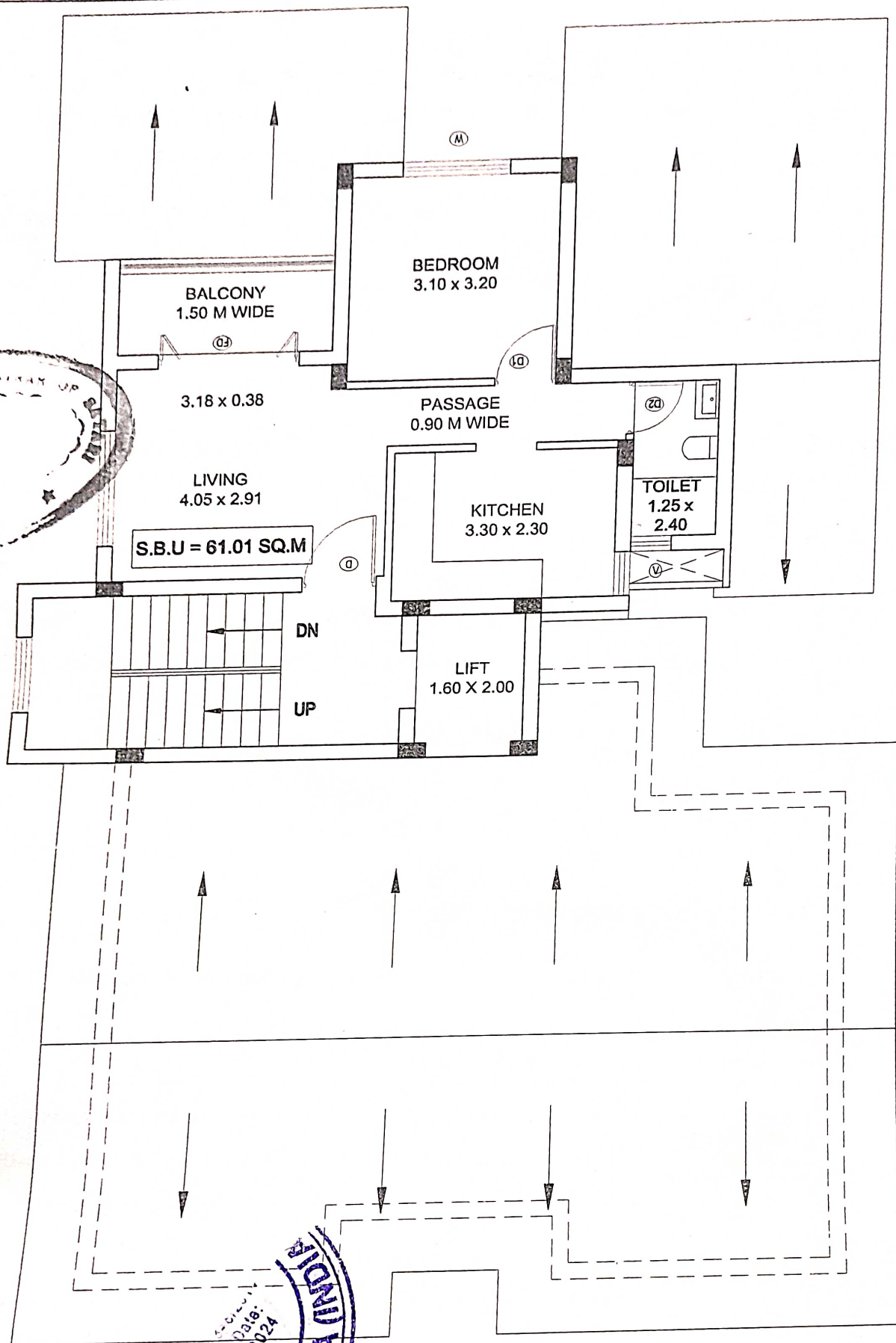
REVISION:-	CLIENT:- SHRI. S. S. K. PROJECT:- RESIDENTIAL COMMERCIAL PROJECT AT NANUS VILLAGE OF BTIARI TALUKA NOTES:- 1. ALL DIMENSIONS ARE IN MM 2. ALL DIMENSIONS ARE TO READ ONLY 3. DRAWING NOT TO BE SCALED	DWG TYPE:- PRELIMINARY DWG. TITLE:- DATE:- 30/07/2019 DWG NO:- 01 JOB NO:- DRN. BY:- SCALE:- CHK. BY:- S.K	ARCHITECT: SAHISH S. KHANDEPARKAR ARCHITECT, INTERIOR DESIGNER X-4 A-1, 4TH FLOOR, JASRAI COMPLEX RUA DE JOURNEIA, PANAJI-GOA M - 9323171331 PH - 08323222217 e-mail - sahish@rediffmail.com
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3RD FLOOR PLAN

S.I.A.

REVISION:-		CLIENT:-		DWG TYPE:- PRELIMINARY DWG.		ARCHITECT:-	
		PROJECT:-		TITLE:-		SAHISH S. KHANDEPARKAR	
		NOTES:-		DATE:- 30/07/2019		ARCHITECT, INTERIOR DESIGNER	
		1. ALL DIMENSIONS ARE IN MM.		DWG NO:- 01		X-8, A-1, 4TH FLOOR, JARANI COMPLEX	
		2. ALL DIMENSIONS ARE TO REAR ONLY.		JOB NO:-		TUA, DE. OURSEM, PANAJI-GOIA	
		3. DRAWING NOT TO BE SEALED		SCALE:-		M - 0223171531 PH - 03322022017	
				DRN. BY:-		e mail - enclark@rediffmail.com	



(N) 4TH FLOOR PLAN

S.I.A.8

REVISION:-	CLIENT:- N.S. KHANDEPARKAR	DWG TYPE:- PRELIMINARY DWG.	ARCHITECT: SAHISH S. KHANDEPARKAR ARCHITECT, INTERIOR DESIGNER X-3, A-1, 4TH FLOOR, JARALI COMPLEX RUA. DE. OUREM, PANAJI-GOIA M - 9823171331 PH - 0832233517 e mail- archshs@gmail.com
PROJECT:-	PROPOSED RESIDENTIAL / COMMERCIAL PROJECT AT NANUS VILLAGE OF SITARI TALUKA .	TITLE:-	
NOTES:-	1. ALL DIMENSIONS ARE IN MM 2. ALL DIMENSIONS ARE TO READ ONLY 3. DRAWING NOT TO BE SCALED	DATE:- 30/07/2019	
		DWG NO:- 01	
		JOB NO:- SCALE:-	
		DRN. BY:- CHK. BY:- S. K	



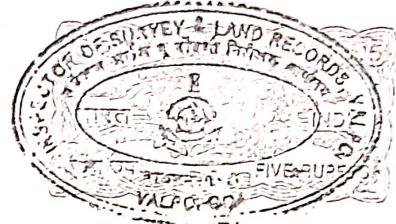
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
VALPOI SATARI - GOA



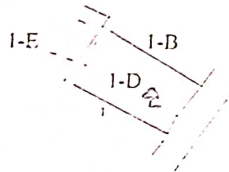
Plan Showing plots situated at
Village : NANUS
Taluka : SATARI
Survey No./Subdivision No. : 42/ 1-D
Scale : 1 : 2000

Inward No.


(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.



SURVEY No. 42



Generated By : Vrushali Arolkar (D'Man Gr.II)
On : 16-07-2019

Compared By: Sandeep S. Gaonkar (H.S)



S. I. Ag



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 04-Mar-2020 11:03:11 am

Document Serial Number :- 2020-VPL-62

Presented at 10:03:55 am on 04-Mar-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Sattari along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	72500
2	Registration Fee	50000
3	Processing Fee	830
Total		123330

Stamp Duty Required :72500

Stamp Duty Paid : 72500

Presenter

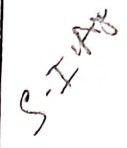
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NAZIR KHAN ,S/o - D/o AKBAR KHAN Age: 49, Marital Status: Married ,Gender:Male.Occupation: Business, Address1 - Flat No.302, Murgao Avenue, 3rd floor, near Desterro church, vasco-da-gama, Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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04-03-2020, 11:59



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NAZIR KHAN ,S/o - D/o AKBAR KHAN Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Flat No.302, Murgao Avenue, 3rd floor, near Desterro church, vasco-da-gama, Goa, Address2 - , PAN No.:			
2	SIRAJ AGA Alias SIRAJUDDIN INAYATULLAH AGA ,S/o - D/o LATE INAYATULLA AGA Age: 48, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.NO.4253 B-1, JALAGAR GALLI BELGAUM, Address2 - , PAN No.:			
	SIRAJ AGA Alias SIRAJUDDIN INAYATULLAH AGA ,S/o - D/o Late Iyanatulla Aga Age: 43, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H. No.4253-B-1, Jalagar Galli, Belgaum, Karnataka, Address2 - , PAN No.:			

Witness:

I/We individually/Collectively recognize the Purchaser, Owner, POA Holder.

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AMINA BI, 35 , ,9823791443 , ,Service , Marital status : Married 403505, CARAPUR SANQUELIM GOA, CARAPUR SANQUELIM GOA Carapur, Bicholim, NorthGoa, Goa			
2	RIYAZ AHMED NAIK, 47 , ,8275520386 , ,Service , Marital status : Married 403802, FOF 4 4TH FLOOR SAPANA TERRACES SWATANTRA PATH VASCO DA GAMA GOA, FOF 4 4TH FLOOR SAPANA TERRACES SWATANTRA PATH VASCO DA GAMA GOA Vasco Da Gama, Mormugao, SouthGoa, Goa			

Sub Registrar



CIVIL REGISTRAR
SATARI

04-03-2020. 12:00



Book :- 1 Document
Registration Number :- VPL-1-61-2020
Date : 04-Mar-2020

[Signature]

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

CIVIL REGISTRAR
SATTARI



Certified to be the
True Copy of the original

[Signature]
06/03/2020

Adv. Mangurish Kenkre
NOTARY

(Govt. of Goa)
FO-3, 1st Floor, Gurukrupa Bldg.,
F. L. Gomes Road,
Vasco-Da-Gama, Goa.

Reg. No. 591/2020

Date 06/03/2020

