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Phone No:
Sold To/Issued To:
PD Kamat Realty Pvt
For Whom/ID Proof:
Pan card



MAY-06-2024 11:48:18

₹ 0435000/-
ZERO FOUR THREE FIVE ZERO ZERO ZERO

Other
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3815345 35/02/05/2021-RDI

For CITIZEN CREDIT
CO-OP BANK LTD.
MAPUSA BRANCH

Manager / Authorised Signatory

SR. NO: - 2024-BR2-5167
dt: 18/09/2024



AGREEMENT FOR DEVELOPMENT AND SALE

This Agreement for sale is made at Mapusa on this
Eighteenth September
Sixth day of May of the year Two Thousand and

Twenty Four ~~(06/05/2024)~~ (18/09/2024)

BETWEEN

1. MR. GODFREY LUIS CYPRIANO FERNANDES, alias

GODFREY FERNANDES, alias GODFRAY
FERNANDES, alias Godfrei Luis Cipriano fernandes
s/o Late Cyril alias Cirilo Fernandes, 64 years of age,
retired, married, Indian National, holder of PAN Card
under no. [REDACTED] and Aadhar Card under no.
[REDACTED], and his wife:

2. MRS. SONU FERNANDES, d/o. Mohan R. Thadhani,
70 years of age, married, housewife, Indian National,
holder of PAN Card under no. [REDACTED] and
Aadhar Card under no. [REDACTED] both r/o A-
402/403, Emgee Greens, behind Taleigao Church,
Santissimo Waddo, Caranzalem, Tiswadi, Goa, 403002,
hereinafter referred as the "VENDORS" (which
expression shall, unless repugnant to the context or
meaning thereof, include and be deemed to mean and

include their heirs, legal representatives, executors, administrators, nominees and assigns) OF THE ONE PART.

AND

P. D. KAMAT REALTY PRIVATE LIMITED, a private Limited Company incorporated under Companies Act 1956 having its Registered office at Laxmi Bhuvan office no. 8, 2nd floor, SBI lane, opp Remy studio, Mapusa, Bardez, Goa 403507, having the corporate identity no: [REDACTED], and having PAN no: [REDACTED] represented herein by its Director MR. SHAMBHU PANDURANG KAMAT, son of Late Pandurang Dattaram Kamat, married, in business, 39 years of age, having PAN no: [REDACTED] Aadhar card no: [REDACTED], Indian National, residing at H. no. 471/1, Cottarbhat, Aldona, Bardez, Goa, 403508, who has been authorized to sign this Agreement for Sale on behalf of



the said Company vide Resolution dated 26/09/2023 passed in the meeting of Board of Directors of the said Company, hereinafter referred to as the "PURCHASER" (which expression shall include the successors, executors, administrators and assigns) of the OTHER PART.

WHEREAS there is a property known as GORBATA, presently surveyed under Chalta no. 6 of P.T. Sheet no. 7, of the City Survey of Mapusa, having an area of 2768 sq. mtrs. situated at Cunchelim, within the jurisdiction of the Mapusa Municipal Council Taluka and sub-District of Bardez, District of North Goa, State of Goa, enrolled in Revenue office of Bardez under no. 484 of Second Circumscription of Mapusa. The property is presently bounded as under:

Amendes

Shelton

Amot

On the North By: an access/road.

On the South By: partly by an access and partly by Chalta no. 12 of P.T Sheet no. 7.

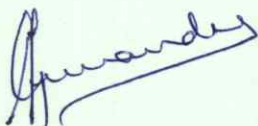
On the East By: a road.

On the West By: property surveyed under Chalta no. 5 of P.T Sheet no. 7

This property shall hereinafter be referred to as the ENTIRE PROPERTY and is more particularly described in Schedule I written hereinunder.

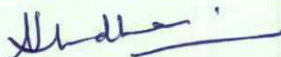
There is a residential house bearing Mapusa Municipal House no. 78/3, standing there on.

AND WHEREAS the ENTIRE PROPERTY was the subject matter of Inventory Proceeding bearing no. 77/55, initiated upon the death of Jose Luis Sebastiao Fernandes alias Luis De Honorato Fernandes who was married for the first time to Maria Angelica Barreto and in his second marriage to Carmelina Fernandes alias Carmelina Noronha alias Carmelina Noronha e Fernandes. In the said Inventory Proceeding bearing no. 77/55, the ENTIRE PROPERTY was described as Item no. 10 and an undivided half (1/2) of it was



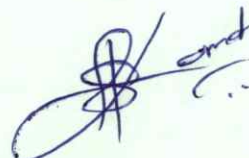
allotted to Carmelina Fernandes alias Carmelina Noronha alias Carmelina Noronha e Fernandes and an undivided one fourth (1/4th) each was allotted to Maria Filomena Fernandes and Delphine Noronha alias Ana Delphine Noronha who were the spinster daughters of the said Carmelina Fernandes and Jose Luis Sebastiao Fernandes. The Court of Judicature of the Judicial Division of Bardez, passed the final order in this Inventory Proceeding bearing no. 77/55 on 10/08/1959. During the promulgation of the survey records however, only Carmelina Fernandes name was reflected in the occupant column of the Form D of the ENTIRE PROPERTY.

AND WHEREAS the said Maria Filomena Fernandes alias Maria Philomena Fernandes was married to Cyril Fernandes alias Cirilo Fernandes. They had three children, viz: one son i.e. the VENDOR NO. 1, and two daughters Dulcina Carolina Fernandes and Cheryl Daphne Fernandes. After the death of Cyril Fernandes



alias Cirilo Fernandes, on 08/04/1973, the daughters Dulcina Carolina Fernandes and Cheryl Daphne Fernandes executed a Deed of Renunciation dated 2/12/1991, registered in the Office of the Sub-Registrar of Bardez at Mapusa at page 91 of Book 757 of the said Office, relinquishing their rights that they came to inherit from their deceased father Cyril Fernandes alias Cirilo Fernandes, to the undivided one eight share in the ENTIRE PROPERTY.

AND WHEREAS Mrs. Carmelina Fernandes alias Carmelina Noronha alias Carmelina Noronha e Fernandes during her lifetime executed a Deed of Gift dated 24/04/1991, registered in the Office of the Sub-Registrar of Bardez under no. 1980 of Book no. I, Volume no. 125, gifted her undivided half share in the ENTIRE PROPERTY to the VENDOR NO. 1. By virtue of the above documents the VENDOR NO. 1 came to own and possess an undivided three fourth (3/4th) share, right title and interest in the ENTIRE PROPERTY



and the balance undivided one fourth (1/4th) came to be owned and possessed by his aunt Delfina Fernandes alias Delphine Noronha alias Ana Delphine Noronha. By mutation orders dated 31/03/1998 and 16/06/1998, passed by the Inspector of Survey and Land Records, City Survey of Mapusa, the Form D of the ENTIRE PROPERTY was mutated and the names of Delfina Fernandes alias Delphine Noronha alias Ana Delphine Noronha and that of the VENDOR NO. 1 was recorded as holders in title.

AND WHEREAS Mrs. Carmelina Fernandes alias Carmelina Noronha alias Carmelina Noronha e Fernandes expired on 15/07/1997. She had three children, viz: (i) Prisca D'souza married to Damiao Dsouza, (ii) Maria Philomena Fernandes married to Cyril Fernandes (parents of the VENDOR NO. 1) and (iii) Delfina Fernandes alias Delphine Noronha alias Ana Delphine Noronha alias Ana Delphine Fernandes married to Ubaldo Noronha.



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An Inventory Proceeding bearing No. 173/2000, was initiated in the Court of the Civil Judge Senior Division at Mapusa, for the distribution of Carmelina Fernandes estate amongst her heirs. In this Inventory Proceeding the ENTIRE PROPERTY was listed as Item no. 1.

AND WHEREAS during the course of the Inventory Proceeding bearing No. 173/2000, Prisca D'souza, Damiao Dsouza, Maria Philomena Fernandes and Ubaldo Noronha expired and their heirs were brought on record as Interested Parties to the Estate that was the subject matter of the Inventory Proceeding bearing No. 173/2000.

AND WHEREAS during the pendency of the Inventory Proceeding bearing No. 173/2000, by a Deed of Sale dated 09/01/2015, registered under no. BRZ-BK-1-04671-2015, in the Office of the Sub-Registrar of Bardez, the VENDOR no. 1, purchased the undivided one fourth (1/4th) share, right title and interest in the



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ENTIRE PROPERTY, of the said Mrs. Delfina Fernandes alias Delphine Noronha alias Ana Delphine Noronha alias Ana Delphine Fernandes and her children, viz: Mr. Anthony Noronha, Mr. Terence Noronha, Mrs. Shirley Carvalho e Noronha, Mr. Osmonde Noronha and Mr. Rudolf Noronha. The VENDOR NO. 1 married to the VENDOR NO. 2 hence became the absolute owners of the ENTIRE PROPERTY.

AND WHEREAS the Hon'ble Civil Judge Senior Division by an order dated 21/12/2018 confirmed the allotment of the ENTIRE PROPERTY to the VENDOR NO. 1 married to the VENDOR NO. 2.

AND WHEREAS the VENDORS have represented that by virtue of the afore to referred documents and the final order in the Inventory Proceedings they are presently the absolute owners in possession of the ENTIRE PROPERTY and that the name of the

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VENDOR NO. 1 entry of his name as the Holder in title in the Form D of the ENTIRE PROPERTY is a lawful entry and is not subject to any challenge before any Court of Law or Statutory Authority.

AND WHEREAS the PURCHASER is interested in purchasing, a part of the ENTIRE PROPERTY. This part that is offered to be purchased admeasures 1850 sq. mtrs. and is shown delineated in red in the sketch that is annexed to this indenture. This part shall be referred to as the SAID PLOT and is more specifically described in Schedule II, of this indenture. Of the area of 1850 sq. mtrs, and area of 425 sq. mtrs. is designated as Orchard Zone. The PURCHASER would retain this area of 425 sq. mtrs. for himself and shall develop and construct buildings consisting of flats to be sold to the prospective purchasers, in the balance area of 1425 sq. mtrs. The balance area of 918 sq. mtrs. of the ENTIRE PROPERTY along with the house bearing no. 78/3 shall



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continue to remain under the exclusive ownership of the VENDORS.

AND WHEREAS the PURCHASER has offered to pay to the VENDORS, Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only) as the consideration for the purchase of the SAID PLOT. In lieu of paying money consideration the PURCHASER has offered to construct and hand over **Five** flats totally admeasuring 583.08 sq. mts of super built-up area and five parking slots in the buildings that the PURCHASER would construct and two parking slots admeasuring 15 sq.mts each as delineated in the site plan in the area of 1425 sq. mtrs. of the SAID PLOT. These flats are described and more particularly identified in Schedule III, of this indenture.

AND WHEREAS the VENDORS have accepted the offer of the PURCHASER and there is a concluded contract between the parties. The parties have agreed to the following terms and conditions as set out herein under.



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**NOW THIS AGREEMENT WITNESSES AND THE
PARTIES HEREIN AGREE AS UNDER:**

1. That in pursuance of the said agreement and in consideration of the sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only), agreed to be paid by the said PURCHASER to the said VENDORS, and as set out in Schedule III of this indenture, the VENDORS, do hereby agree to grant, sell, convey, transfer and assure by way of sale all that SAID PLOT more fully described and identified in the Schedule II of this indenture.
2. The PURCHASER has agreed to construct at his cost premises as listed in Schedule III. These premises shall be transferred to the VENDORS as the consideration payable to them for the sale of the SAID PLOT to the PURCHASER. The PURCHASER shall at his own cost apply for the requisite permissions and Licenses for the construction of the Buildings in an area of 1425 square metres of the SAID PLOT. From the date of receipt of



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the Construction License from the Mapusa Municipal Council, the PURCHASER shall construct and complete the construction and hand over the premises as listed in Schedule III within a period of 48 months. The PURCHASER shall be entitled to an extension of 6 months in the event of any delay that may be caused due to shortage of any construction material or due to any unforeseen circumstances. In the event of a pandemic like situation and any orders of Lockdown being imposed by the Statutory Authorities such lockdown period shall be excluded from the period of 48 months plus an extension of 6 months as afore mentioned. The License shall be obtained within a period of 12 months from the signing of this Agreement.

3. The VENDORS have been provided with a plan of the building and the flats along with parking slots to be constructed by the PURCHASER. The VENDORS have selected the premises as mentioned in Schedule III after

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examining the Plan. The PURCHASER shall be at liberty to change the orientation of the said premises if mandated by any law or by the Statutory Authority without reducing the area of the said premises as agreed to be handed over on ownership basis to the VENDORS.

(copy of the plan annexed to this Agreement)

4. The VENDORS hereby declare that they are the exclusive owners in possession of the SAID PLOT and that they have the sole authority, title and the power to agree to convey and transfer the SAID PLOT by virtue of this agreement.
5. That simultaneous to the execution of this Agreement, the VENDORS shall execute a Specific Power of Attorney for the entire period of the validity of the agreement to enable the PURCHASER to apply and obtain the necessary Conversion Sanad, approvals, No-Objections and Licenses necessary to construct in the

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SAID PLOT. That in case of any defect in the title of the VENDORS, or due to an order of injunction/Court proceedings by any third party, raising an issue of defect in title of the VENDORS, the PURCHASER is restrained or prevented from obtaining the Conversion Sanad, Approvals, No-objections and Licenses necessary to construct in the SAID PLOT, or after obtaining of the Approvals, No-objections and Licenses is unable to carry out the work or development and construction, the VENDORS undertake to clear the title in all respects. The time that shall be exhausted in clearing the title shall be excluded from the period mentioned in clause 2 hereinabove for handing over the constructed premises to the VENDORS.

6. The VENDORS do hereby covenant and declare that the SAID PLOT hereby agreed to be transferred or intended to be transferred is free from encumbrances,

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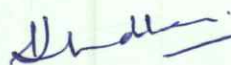
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charges, equities, claims or demands whatsoever and the VENDORS have not done anything whereby the SAID PLOT or any part thereof may be a subject to attachments or lien of any court or person whatsoever and that the VENDORS assure to have harmless and keep indemnified the PURCHASER from or against all encumbrances, charges, liens, equities, claims or demands whatsoever.

7. Subject to the provisions of clause 9(f) as regards the ownership of the two parking sheds, the Vendors and all persons claiming under them further covenant that the VENDORS shall and will from time to time, upon the request of the PURCHASER do or execute all such acts, deeds and things whatsoever, including a Deed of Sale separately for the area of 1425 sq. mtrs. that shall be constructed upon and the area of 425 sq. mtrs. that cannot be constructed upon being in Orchard Zone, unto the PURCHASER or it's nominee as and when called upon by the PURCHASER according to the true



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intent and meaning of this Agreement as shall or may be reasonably and lawfully required. It is expressly understood by the VENDORS that due to the application of RERA or such other regulations and rules that may apply to construction in the SAID PLOT, the VENDORS may be required to sign and execute such further documents to comply with the Statutory provisions of the Law as may be applicable from time to time. The VENDORS shall comply with such request by the PURCHASER promptly and not later than 15 days after receipt of such request by Whatsapp on +919998989388 or email to their registered Email ID: godfrey_cypriano@yahoo.co.in

8. That the VENDORS further covenant as under:
- a) That the PURCHASER for the purpose of carrying out the work of development and construction upon the SAID PLOT or any part thereof may at any time hereafter quietly and peaceably enter upon, the SAID PLOT without any further notice to the VENDORS and

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without any claim, demand and interruption or disturbance of any kind whatsoever by the VENDORS or any person claiming under them or acting on their behalf.

- b) The PURCHASER shall also be entitled to the fruits and produce of all the trees standing upon the SAID PLOT and he shall be at liberty to get approved the approvals and construction plan as per his prerogative and in compliance with the requirements of the Law in force at the relevant time. He shall be entitled to plan the landscape of the SAID PLOT, the access and thoroughfare through the SAID PLOT, and shall be entitled to cut and take away such timber and agricultural produce of the SAID PLOT. The PURCHASER shall be entitled to all such incidental rights, easements and benefits attached to the SAID PLOT and to the continued use of all streams, water ways traditional pathways and accesses that may be serving the SAID PLOT and are required for the quiet



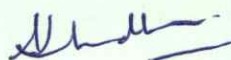
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and peaceful entry upon, enjoyment of and exit from the SAID PLOT either onto the nearest Municipal road, the state road or such other public access as being used by the VENDORS for their use and benefit without any claim, demand and interruption or disturbance of any kind whatsoever by the VENDORS or any person claiming under them. Should the SAID PLOT be the Dominant heritage, the PURCHASER shall be entitled to the continued use of such land that served and continue to serve the SAID PLOT as the Servant Heritage, till so expressly discharged by the PURCHASER.

- c) Subject to the PURCHASER complying to the agreement as regards handing of the premises as mentioned in Schedule III and/or expressing his willing to do so, the VENDORS shall always hereafter at the request and sole cost of the PURCHASER do such acts and things, execute such further writings and deeds that may be lawfully required and necessary for



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the better and more effectively assuring the SAID PLOT, the attached rights, privileges, easement to the SAID PLOT or any part thereof to the PURCHASER or his nominee during the time of the construction and thereafter. The VENDORS agree to personally comply with such request within 15 days from receiving a request in this regard or execute Power of Attorney containing the appropriate powers to a person as nominated by the PURCHASER within the aforesaid period.

- d) Upon the receipt of the premises as mentioned in Schedule III, the VENDORS shall execute and hand over to the PURCHASER the necessary application forms, declarations writings to enable the PURCHASER to get the SAID PLOT transferred in its name or that of its nominee, in the relevant Municipal records, survey records and other records and maintained by any Government and Statutory Bodies.



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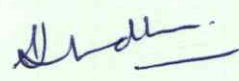
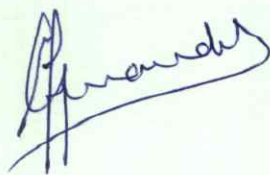
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e) All taxes, cess, charges, expenses and such other outgoings in respect of the SAID PLOT payable till the date of this Agreement shall be borne and paid by the VENDORS alone and they shall indemnify and keep indemnified the PURCHASER at all times in respect thereof.

f) The VENDORS shall be liable to pay Capital gains tax, gift tax, income tax or any other tax that may be levied and demanded by the Statutory Authorities for the consideration receivable by virtue of this Agreement.

g) The VENDORS shall take possession of the premises mentioned in Schedule III, within 30 days from receipt of a notice to take possession being served upon them by the PURCHASER. At the time of taking possession of the premises as mentioned in Schedule III, the VENDORS shall be liable to pay the following costs with respect to the said premises, viz:



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1	Maintenance Charges for 24 months	@30/- per sq. mtr.
2	Transformer charges	As per Actual
3	GST	As per Actual
4	Stamp duty and registration charges	As per Actual



9. The PURCHASER covenants as under:

- a) That the PURCHASER shall construct and handover the fully completed premises including parking slots in a ready to occupy condition along with PWD water connection and Electricity connection as mentioned in Schedule III to the VENDORS as per the time stipulated in Clause 2 herein above.

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- b) The PURCHASER shall bear the cost of the stamp duty and registration fee payable for this Agreement and for such future agreements required to convey and transfer the ownership of the SAID PLOT to the PURCHASER. In the event of the PURCHASER forming a Co-operative Housing Society or any other Legal Entity this cost shall be borne by the Co-operative Housing Society or any other Legal Entity proportionate to the extent of the ownership of the SAID PLOT being conveyed to the Co-operative Housing Society/any other Legal Entity and the PURCHASER as agreed in earlier clauses of this agreement. This shall not include the cost of the stamp duty and registration that may be required to be paid, if the VENDORS shall seek a separate Transfer Deed/Sale Deed for the premises mentioned in Schedule III.

- c) The PURCHASER shall bear the costs involved in obtaining the various approvals required for



construction of the Buildings in the SAID PLOT or any part thereof and for occupation of the constructed premises thereafter.

d) The PURCHASER shall be liable to indemnify the VENDORS against all litigation and claims from Prospective Purchasers that may be initiated for default on the part of the PURCHASER in handing over the constructed premises to them as per their individual agreements.

e) The PURCHASER shall be solely liable to comply with Statutory provisions during the period of development and construction upon the SAID PLOT or any part thereof. All Statutory requirements of insurance covers, health certificates, protective gears, sanitation, and residence of the construction workers on site and all employees and agents that shall be associated with the construction shall be the sole responsibility of the PURCHASER. The VENDORS shall be suitably indemnified in all respects hereof.



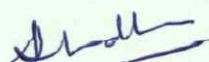
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f) The PURCHASER had agreed to provide two parking sheds in the SAID PLOT for the use of the VENDORS as marked in the adjoining sketch as points P1 and P2 admeasuring 15 sq. mtrs each. These two parking sheds shall be exclusively owned and possessed by the Vendors. The VENDORS shall also have a right of user over the access/road that leads to the said parking slots as there is no motorable access to the area of 918 sqm retained by the VENDORS. Such right of user shall be perpetual and transferable to any person who shall own the area of 918 sqm as the heir or successor in title of the VENDORS. The PURCHASER or any person/entity claiming under the PURCHASER shall not disturb or interrupt the right to user of the access and the said parking sheds at any time in the future.

10. The cost of construction for the total built-up area of 583.08 sq. mtrs. at the rate of Rs. 25,725/- is Rs.



1,49,99,733/-, which is rounded to Rs. 1,50,00,000/-
(Rupees One Crore Fifty Lakhs only).

11. That the total consideration of the SAID PLOT is Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only). Since possession of the SAID PLOT is being handed over to the PURCHASER, this agreement is executed on a stamp paper of Rs. 4,35,000/- (Rupees Four Lakh Thirty Five Thousand only) in full and final settlement of the stamp duty payable in respect of this indenture.



12. The parties have obtained the No-objection as contemplated under Section 49(6) of the Town and Country Planning Act and the same is submitted with this deed.



13. The parties hereby declare that the property in transactions does not belong to a person from the Schedule Caste/Schedule Tribe, and therefore does not come within the embargo prescribed under notification no. RD/LAND/LRC/318/77 dated 21/08/1978.

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SCHEDULE I

ALL THAT property known as GORBATA, presently surveyed under Chalta no. 6 of P.T. Sheet no. 7, of the City Survey of Mapusa, having an area of 2768 sq. mtrs. situated at Cunchelim, within the jurisdiction of the Mapusa Municipal Council Taluka and sub-District of Bardez, District of North Goa, state of Goa, enrolled in Revenue office of Bardez under no. 484 of Second Circumscription of Mapusa. The property is presently bounded as under:

On the North By: an access/road.

On the South By: partly by an access and partly by Chalta no. 12 of P.T Sheet no. 7.

On the East By: a road.

On the West By: property surveyed under Chalta no. 5 of P.T Sheet no. 7



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SCHEDULE II

All that PLOT admeasuring 1850 square metres that forms part of the larger immovable property known as GORBATA, presently surveyed under Chalta no. 6 of P.T. Sheet no. 7, of the City Survey of Mapusa, having an area of 2768 sq. mtrs. situated at Cunchelim, within the jurisdiction of the Mapusa Municipal Council Taluka and sub-District of Bardez, District of North Goa, state of Goa, enrolled in Revenue office of Bardez under no. 484 of Second Circumscription of Mapusa. The PLOT is presently bounded as under:

On the North By: Road

On the South By: Road of P. T. S No. 7 Ch. No. 12

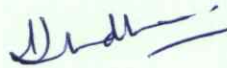
On the East By: 10.00m Road

On the West By: P. T. S No. 7 Ch. No. 5



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The SAID PLOT is shown delineated in red in the plan annexed to this indenture which plan is signed by the parties herein and shall form an integral part of this indenture.



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SCHEDULE III

Flat No	Type	Floor	Carpet Area in Sq. mts	Balcony Carpet Area in Sq. mts	Super build up area
101	2BHK	First Floor	72.24 m2	13.53M2	105.44 M2
102	2BHK	First Floor	74.47 m2	13.60 m2	108.17 M2
201	2BHK	Second Floor	72.24 m2	13.53 m2	105.44 M2
202	2BHK	Second Floor	74.47 m2	13.60 m2	108.17 M2
204	3 BHK	Second Floor	102.43 m2	20.06 m2	155.86 M2

Total carpet area is 395.85 sqm.

Total carpet area of the balconies is 74.32 sqm.

Total super built up area is 583.08 sqm.

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SCHEDULE IV
SPECIFICATIONS

Building Exterior

Wall surfaces: Two coat cement plaster with weather shield paint of Dulux or equivalent brand.

Roof: GI Alloy sheets.

Railings: M.S. railings/ balustrades for balconies & O.T

Windows: Anodized/ Powder coated aluminium with sliding glass + mosquito net + M.S.grills.

Flooring: Ita gold/ green marble/ granite for staircase landing with Kota / Ita gold for risers and treads

Parking: Anti skid checkered / designer tiles.

Driveways: PCC with trimix concrete or parking blocks.

Building Interiors

Interior flooring of the apartment: Vitrified/ Ceramic tiles (Living, Bedrooms, Dining, Kitchen & Balconies).

Open terraces: matt finished ceramic / vitrified tiles.

Kitchen platform: Granite platform fitted with S.S. sink and dado tiles upto 60cms height.



Doors

Main door: Teak wood frame with teakwood raised panelled shutter with French polish. SS fittings with mortise lock.

Internal doors: 30mm thick skin moulded both side painted polished door shutters with fittings.

Toilet doors: 30mm thick FRP door shutters / skin doors with natural stone frames.

Balconies / Terraces: Aluminium powder coated / anodized sliding glazed shutters for living and master bedroom.

Other bedroom: 30mm thick skin door with S.S. fittings.

Toilets

Flooring: Matt finish ceramic tiles.

Dado: Designer ceramic tiles.

Sanitary fittings: Superior quality white ceramic of Hindware / Cera or equivalent

C.P. fittings: Superior quality



Electrical

Wiring: Concealed conduct with copper wiring (ISI marked).

Modular switches (ISI marked).

Provision for A.C. in bedrooms and provision for inverter,

Exhaust fan provision in kitchen & toilets,

Telephone points in living & master bedroom,

T.V. point in living and master bedrooms.



Shahani

Komf

241c

SCHEDULE V

Schedule of payments

By the purchaser to the vendors for the sale of the said plot And

By the vendors to the purchaser for the purchase of the built up area described in Schedule III

Sr. No.	Stage of construction	To be paid by the purchaser to the vendor	To be paid by the vendor to the purchaser
1	On Casting of First Slab	25,00,000/-	25,00,000/-
2	On completion of Masonary, Internal Plaster and Etc.	50,00,000/-	50,00,000/-
3	On completion of the sanitary fittings, electrical fittings, lifts and entrance lobby/s, plinth protection, paving of areas appertain	25,00,000/-	25,00,000/-
4	Before handing over the completed flat	50,00,000/-	50,00,000/-

[Signature]

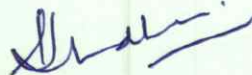
[Signature]

[Signature]

221C

The parties hereto shall pay their respective dues as per the above table within three days of the same becoming due, or may adjust the their respective dues mutually.

IN WITNESS WHEREOF, this Agreement has been executed and signed by the VENDORS and the PURCHASER in the presence of the witnesses mentioned herein at the end.



2017

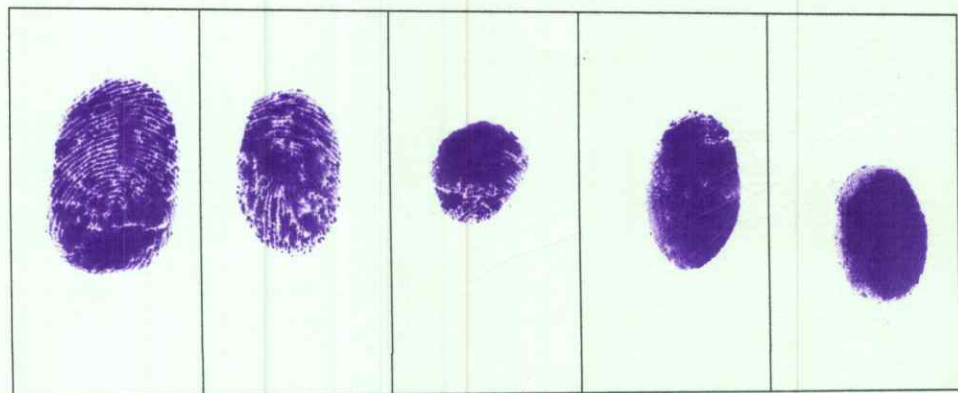
Fernandes



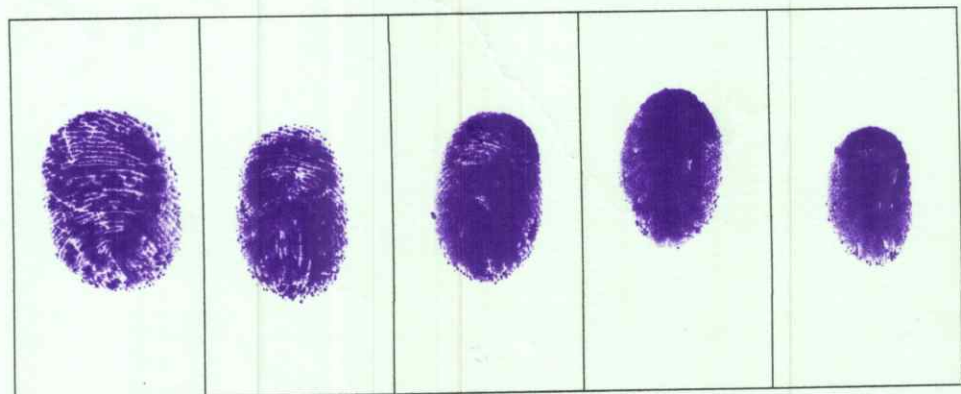
VENDOR NO. 1: *Fernandes*

MR. GODFREY LUIS CYPRIANO FERNANDES alias
GODFREY FERNANDES alias GODFRAY
FERNANDES alias Godfrei Luis Cipriano Fernandes.

L.H.F.P.



R.H.F.P.



Fernandes

Sharma

Sent



1812



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VENDOR NO. 2: *Handwritten signature*

MRS. SONU FERNANDES

L.H.F.P.



R.H.F.P.



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161C



[Handwritten signature]

PURCHASER: _____

P. D. KAMAT REALTY PRIVATE LIMITED,
represented by its Director MR. SHAMBHU
PANDURANG KAMAT
L.H.F.P.



R.H.F.P.



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

141C

Kishor Govid Naik
H.No. 21/2, Duler, Mapusa
Bardez North Goa 403507

WITNESSES:

1. Kishu Naik

Manshika Eknath Salgaonkar
H.no. 264/2-A, Chonwada
Dhargal pernem - Goa 403513

2. ~~Salgaonkar~~

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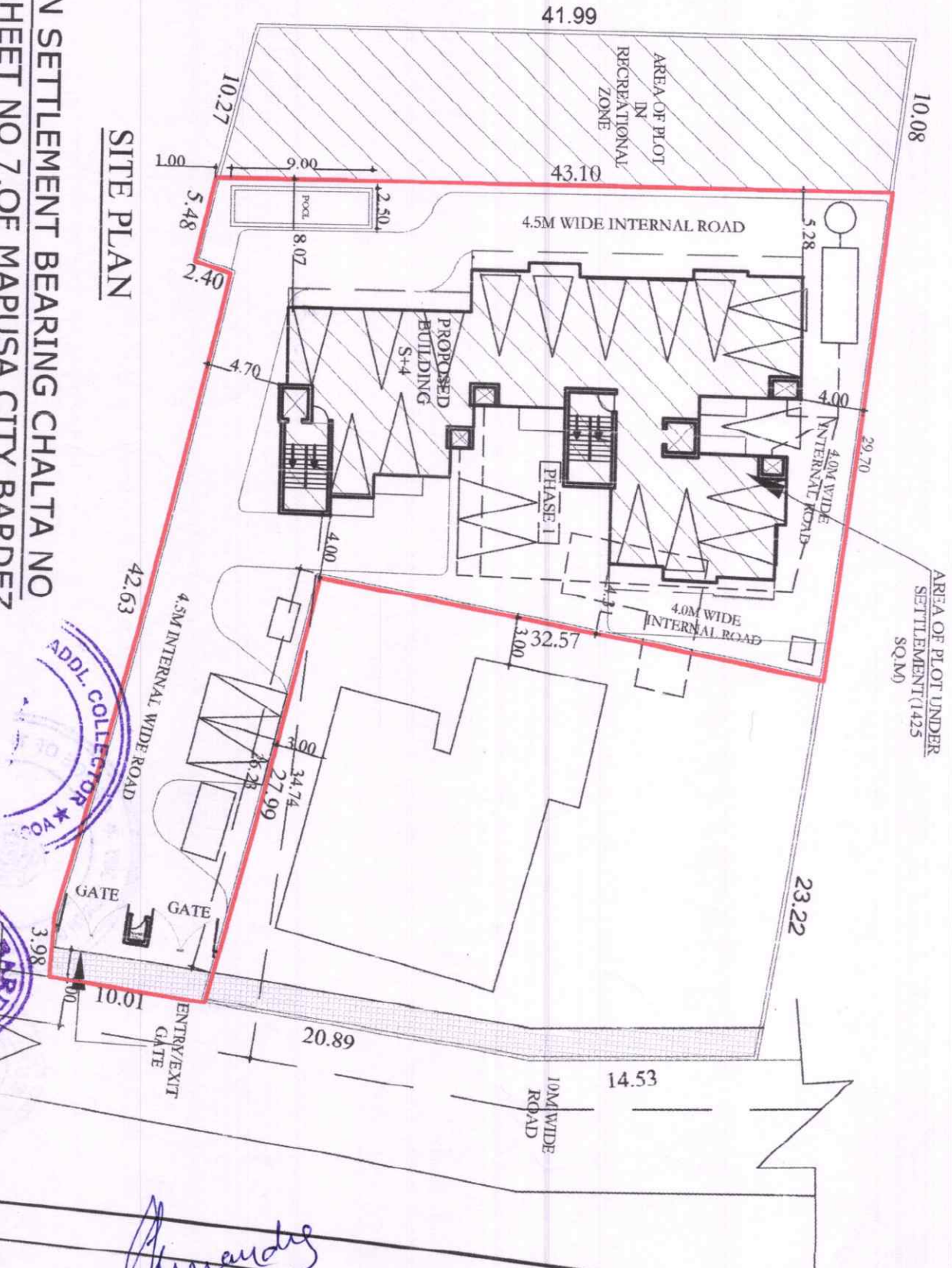


BR2-2024-5167

121C

**PLOT IN SETTLEMENT BEARING CHALTA NO
6,P.T. SHEET NO 7,OF MAPUSA CITY,BARDEZ
TALUKA,GOA**

SITE PLAN



ADDL. COLLECTOR

ROE BARDEZ

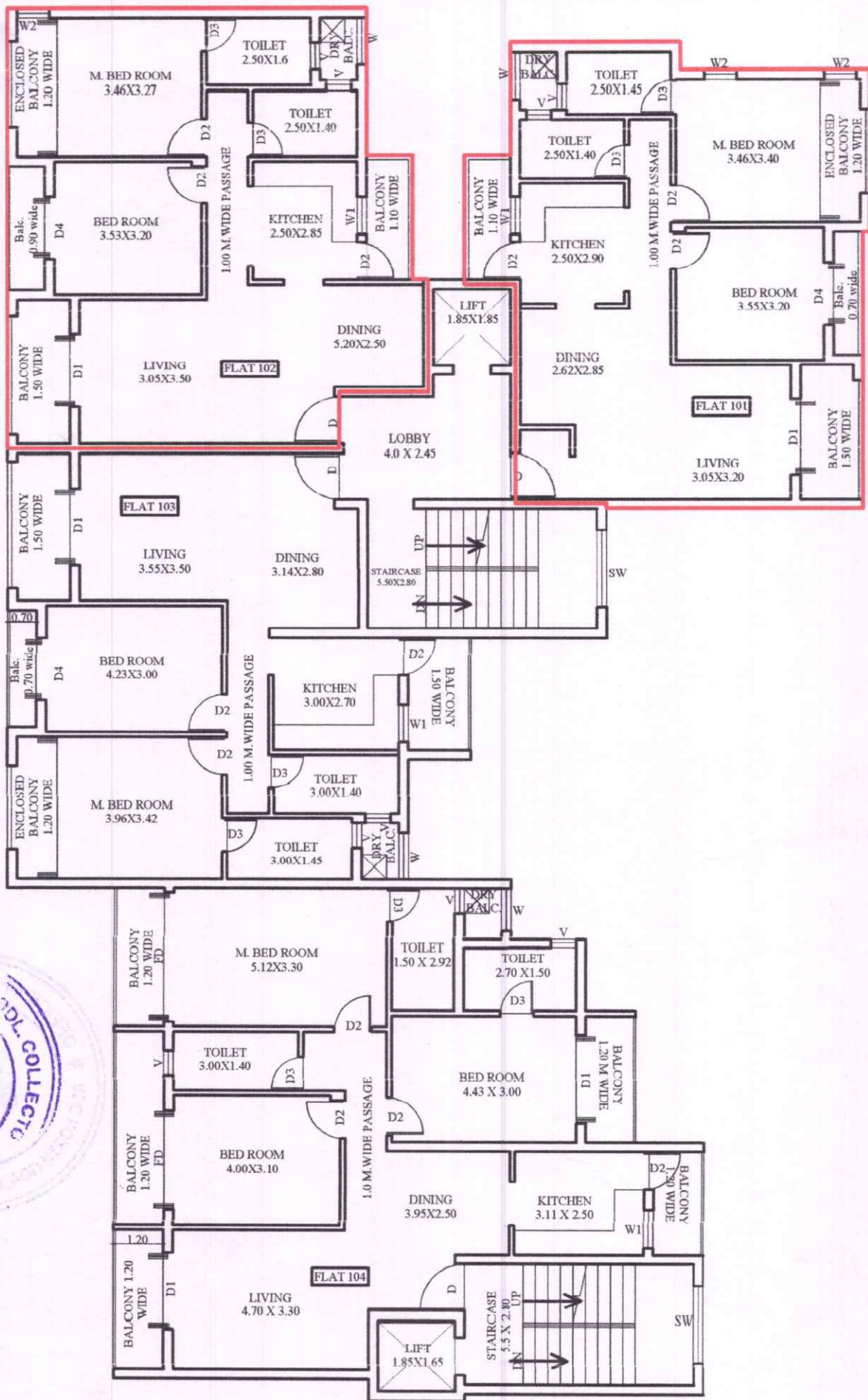
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2024-BR2-5167

101C



FIRST FLOOR PLAN

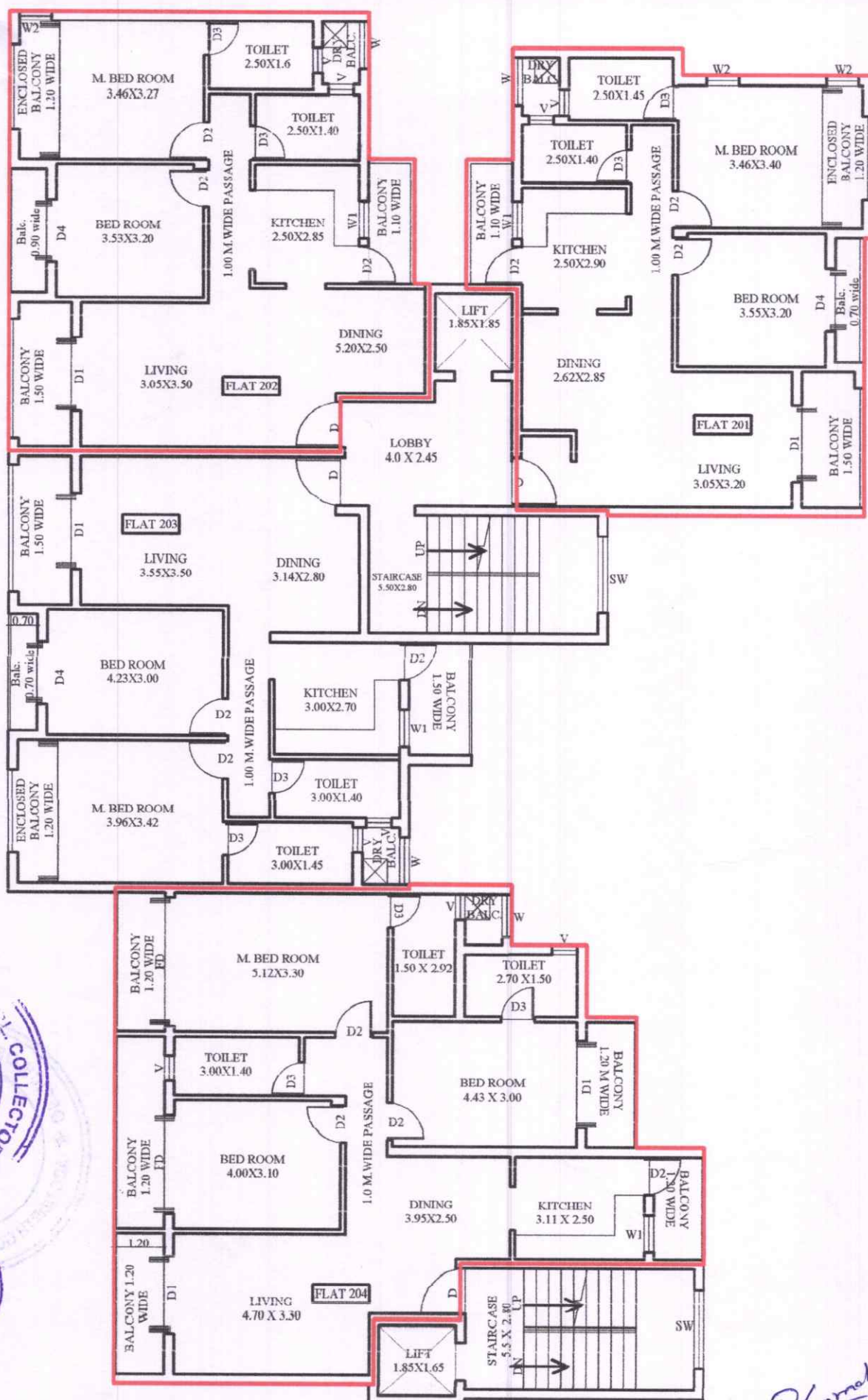
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2024-BR2-5167

81C



SECOND FLOOR PLAN

Signature

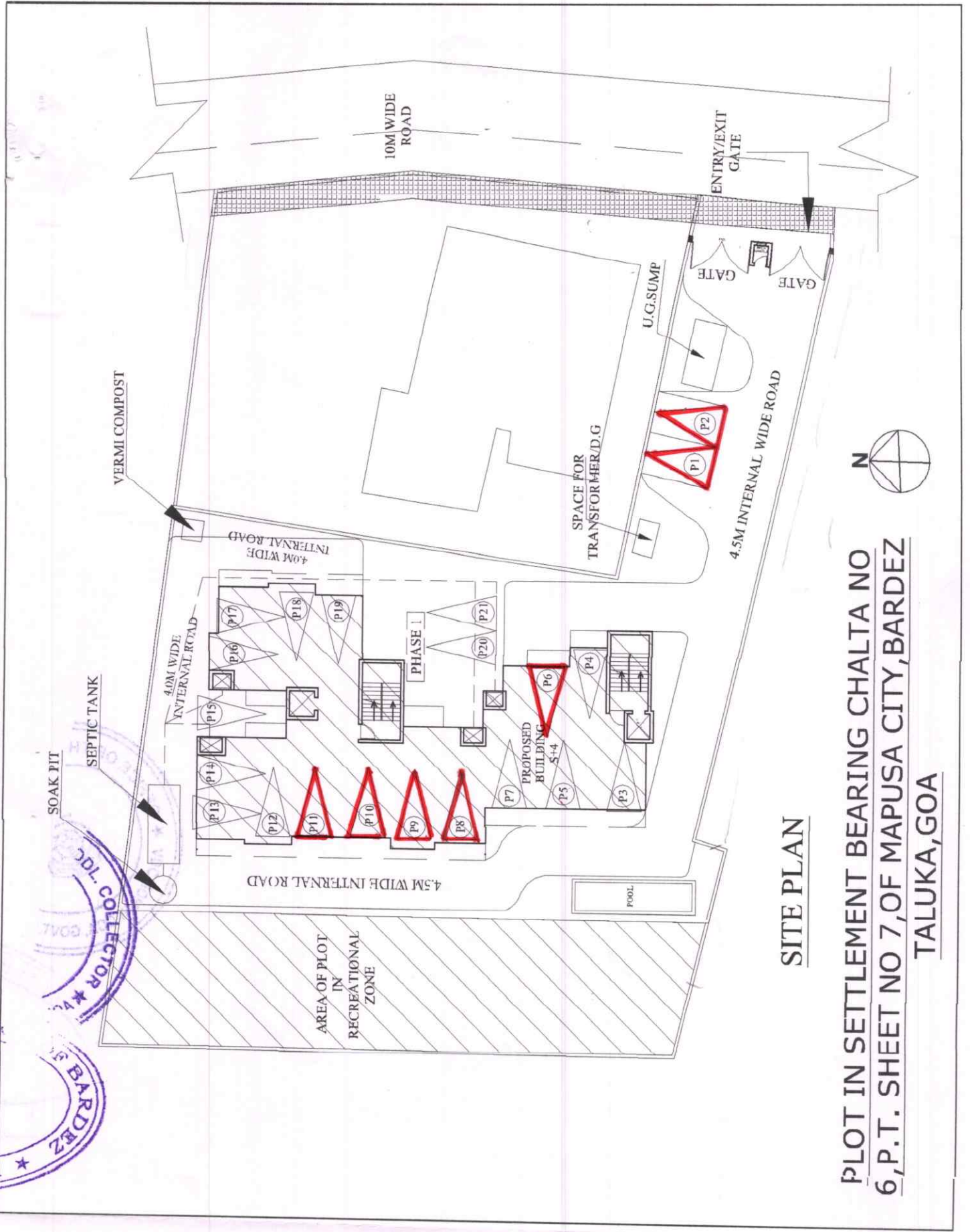
Signature

Signature

8

2024 BR2-5167

61C



PLOT IN SETTLEMENT BEARING CHALTA NO
6, P.T. SHEET NO 7, OF MAPUSA CITY, BARDEZ
TALUKA, GOA

SITE PLAN

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Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 18-Sep-2024 12:39:04 pm

Document Serial Number :- 2024-BRZ-5167

Presented at 12:24:59 pm on 18-Sep-2024 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	435000
2	Registration Fee	450000
3	Processing Fee	2080
Total		887080

Stamp Duty Required :435000/-

Stamp Duty Paid : 435000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SHAMBHU PANDURANG KAMAT AS A DIRECTOR OF P. D. KAMAT REALTY PRIVATE LIMITED ,Father Name:Pandurang Kamat, Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H.No. 471/1, Cottarbhath, Aldona, Bardez, Goa, 403508., Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	GODFREY LUIS CYPRIANO FERNANDES Alias GODFREY FERNANDES Alias GODFRAY FERNANDES Alias Godfrei Luis Cipriano Fernandes , Father Name:Late. Cyril Alias Cirilo Fernandes, Age: 64, Marital Status: Married ,Gender:Male,Occupation: Other, A 402/403, Emgee Greens, behind Taleigao Church, Santissimo Waddo, Caranzalem, Tiswadi, Goa., PAN No.:			
2	SONU FERNANDES , Father Name:Mohan Rewachand Thadhani, Age: 70, Marital Status: Married ,Gender:Female,Occupation: Housewife, A-402/403, Emgee Greens, behind Taleigao Church, Santissimo Waddo, Caranzalem, Tiswadi, Goa, PAN No.:			
3	SHAMBHU PANDURANG KAMAT AS A DIRECTOR OF P. D. KAMAT REALTY PRIVATE LIMITED , Father Name:Pandurang Kamat, Age: 39, Marital Status: ,Gender:Male,Occupation: Business, H.No. 471/1, Cottarbhath, Aldona, Bardez, Goa, 403508., PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Manshika Eknath Salgaonkar , Age: 24, DOB: 2000-06-29 , Mobile: XXXXXXXXXX , Email: , Occupation: Service , Marital status : Unmarried , Address: 403513, H. No. 264/2-A Chonwada Dhargal Pernem Goa , H. No. 264/2-A Chonwada Dhargal Pernem Goa , Dargalim, Pernem, North Goa, Goa			
2	Name: Kishor Govind Naik , Age: 56, DOB: 1968-04-05 , Mobile: XXXXXXXXXX , Email: , Occupation: Service , Marital status : Married , Address: 403507, H. No. 21/2 Behind Milan Hotel Duler Mapusa Bardez North Goa , H. No. 21/2 Behind Milan Hotel Duler Mapusa Bardez North Goa , MAPUSA, Mapusa, Bardez, North Goa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2024-BRZ-5167



CERTIFICATE

I do hereby certify under Section 42 of the Indian Stamp Act, 1999 that the proper stamp duty of Rs. Nil and penalty of Rs. — has been paid vide Receipt No. N11 dt. N11 in this office.

Panaji, dated 06.02.25

Additional Collector-I of North Goa
District, Panaji

Document Serial No:-2024-BRZ-5167

Book :- 1 Document

Registration Number :- **BRZ-1-1061-2025**

Date : 19-Feb-2025

[Signature]
19.02.2025

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

SUB-REGISTRAR
BARDEZ

ENDORSEMENT

In view of Letter No. AC-I/STP/82/2024/92 dated 06-02-2025 of the Additional Collector-I, North Goa District, Panaji-Goa, this Deed of Agreement for Development and Sale is returned herewith for registration and submission to the concerned party in this Deed.

PLACE: MAPUSA-GOA

DATED:19-02-2025

[Signature]
19.02.2025
SUB-REGISTRAR
BARDEZ

