



GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Tiswadi



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of :₹ 0/- nly)
(Rupee:
PAID VIDE E-RECEIPT NO 202400660292 DATED :06-Sep-2024,
IN THE GOVERNMENT TREASURY.



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

Signature
13/9/2024
Sub Registrar

SUB-REGISTRAR
ILHAS

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202400053360
DOCUMENT SERIAL NUMBER	:	2024-PNJ-2858
DATE OF PRESENTATION	:	12-Sep-2024
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-2748-2024
DATE OF REGISTRATION	:	13-Sep-2024
NAME OF PRESENTER	:	AMAR ASHOK SHAH PARTNER OF M/S PROPERTY ANTHEM DEVELOPMENTS
REGISTRATION FEES PAID	:	
PROCESSING FEES PAID	:	
MUTATION FEES PAID	:	





1
Government of Goa
Directorate of Accounts

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202400660292

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 05/09/2024 19:02:43

Name and Address of Party:

MSPROPERTYANTHEM | 9890833148
3 EMPIRE APNA GHAR UNIT NO 6 BUILDING NO 24 SWAMI
SAMARTH NAGAR LOKHANDWALA COMPLEX ANDHERI WEST
MUM

Service:

Stamp Duty

	Amount
Stamp Duty	₹

Total Amount: ₹

(Rs. Fifty Seven Lakh Three Thousand Three Hundred Only
)

Department Data:

202400053360 NOTARY|202400053360 NOTARY

Bank ref No:

CPAEEPEUS6

Status:

Success

Payment Date:

06/09/2024 17:08:05

Payment Gateway:

SBI_MOPS



Print Date: 06/09/2024 18:38:26

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT is executed on 6th September
2024 before the Sub Registrar, Panaji, Goa.

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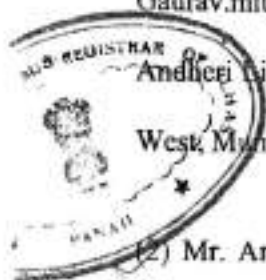
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BY AND BETWEEN

M/S. PROPERTY ANTHEM DEVELOPMENTS, a Partnership Firm registered under The Indian Partnership Act 1932, having its Office at 3, Empire, Apna Ghar Unit No.6, Building No-24, Swami Samarth Nagar, Lokhandwala Complex, Andheri West, Mumbai – 400 053 holding PAN Card No. _____ & represented by its Partners,

(1) Mr. Gaurav Mittal, s/o Mukesh Kumar Gupta, aged 41 years, Indian National, PAN Card no. _____ C and Aadhar Card No _____, Mobile No. _____ 519, e-mail ID. _____

Gaurav.mittal@goldenabodes.com, residing at H-201 Tarapore Garden, Andheri Link Road, Opp. Oshiwara Police Station, Azad Nagar, Andheri West, Mumbai - 400053 India.



(2) Mr. Amar Ashok Shah, s/o Ashokbhai Bhagwandas Shah, aged 41 years, Indian National, PAN Card No. _____ K and Aadhar Card No. _____, Mobile No. _____, e-mail ID. _____, Amar.shah@goldenabodes.com, residing at D-502, Silver Skyscapes, Wakad, Pune – 411057, India.

(3) Mr. Raju Vijay Kumar Manwani, s/o Vijay Kumar Manwani, aged 67 years, Indian National, PAN Card No. _____ and Aadhar Card No. _____, residing at B- 42 Tarapore Garden, Andheri Link Road, Andheri West, Mumbai 400053, India, herein represented by its Duly Authorised Power of Attorney Holders, (1) Mr. Gaurav Mittal, aged

41 years, Indian National, PAN Card no. _____ residing at H-201
Tarapore Garden, Andheri Link Road, Opp. Oshiwara Police Station, Azad
Nagar, Andheri West, Mumbai - 400053 India. and (2) Mr. Amar Ashok
Shah, aged 41 years, Indian National, PAN Card No. _____

residing at D-502, Silver Skyscapes, Wakad, Pune - 411057, India vide
Power of Attorney dated 11th July 2024 before Adv. Notary Mr.
Tribhuwannath Sharma, Andheri East, Mumbai 400059, India.

Herein referred to as the FIRST PARTY which expression, unless it is
contrary and/or repugnant to, and/or otherwise inconsistent with the
context and/or meaning thereof, shall be deemed to mean and include its
officers, authorized signatories, agents, assigns and/or other legal
representatives) of the First Part;



AND

M/s. EMGEE HOUSING PVT LIMITED, a Company incorporated
under the Companies Act 1956, and existing under Companies Act, 2013,
holder of PAN Card No. _____ having its office at 608, 6th Floor,
Citi Centre, Patto Plaza, Goa, 403001, represented in this Development
Agreement, by its Director

(1) Mr. Mudhit Madanlal Gupta, s/o Madanlal Hansraj Gupta, aged 54
years, Indian National, PAN Card No. _____ and Aadhar Card no:
_____, Mobile No.: _____ 7, e-Mail:
mudhit@emgeegroup.com, duly authorized vide board resolution dated
25th June 2024.

Hereinafter referred to as the as the SECOND PARTY which expression, unless it is contrary and/or repugnant to, and/or otherwise inconsistent with the context and/or meaning thereof, shall be deemed to mean and include its promoters, successors, directors, shareholders, authorized signatories, officers, agents, assigns and/or other representatives) of the Second Part.

AND

(1) **MR. MUDHIT MADANLAL GUPTA**, son of Mr. Madanlal Hansraj Gupta, aged 54 years, Indian National, holder of PAN CARD NO.

_____, holder of Aadhaar Card No. _____, E-mail ID:

mudhit@emgeegroup.com., Mob No. _____, residing at Hari

Bhavan 2, 1st Floor, 64 Pedder Road, Cumballa Hill, Mumbai,

Maharashtra, 400026, hereinafter referred to as the as the THIRD PARTY

which expression, unless it is contrary and/or repugnant to, and/or otherwise inconsistent with the context and/or meaning thereof, shall be

deemed to mean and include his heirs, executors, administrators, nominees, successors and assigns) of the Third Part;

(2) **MR. SADIQ SHEIKH**, age 66 years, son of late Mr. Shaukat Ali Sheikh, Indian National, married, businessman, holder of PAN CARD NO. _____, holder of Aadhaar Card No. _____, residing

at Odxel, Dona Paula, Ilhas-Goa, E-mail ID: sadiqgoa@gmail.com, Mob

No. _____, and his wife,



(3) **MRS. SADIA SHEIKH**, age 68 years, daughter of late Damacio Dias, Indian National, having PAN CARD NO. _____, holder of Aadhaar Card No. _____, E-mail ID: sadiqgoa@gmail.com, Mob No. _____ 6, residing at Odxel, Dona Paula, Ilhas-Goa, represented herein by her duly appointed attorney, her husband, namely Mr. Sadiq Sheikh vide Power of Attorney dated Power of Attorney dated 12th March 2014, executed on 13th March 2014 before the Notary Adv. U. R. Timble, bearing Reg. No.623/14, hereinafter collectively referred to as the **FOURTH PARTY** which expression, unless it is contrary and/or repugnant to, and/or otherwise inconsistent with the context and/or meaning thereof, shall be deemed to mean and include their respective heirs, executors, administrators, nominees, successors and assigns) of the Fourth Part;



The **FIRST PARTY**, **SECOND PARTY**, **THIRD PARTY** and **FOURTH PARTY** shall be collectively referred to as "**The Parties**" for the sake of brevity. The **THIRD PARTY** and **FOURTH PARTY** shall also be referred to as the "**Confirming Parties**"

WHEREAS:

- A) There exists a property known as "Palmar" or "Odxell", situated at Dona Paula, Taleigao, within the local limits of the Village Panchayat of Taleigao, taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa, admeasuring 95,369 square meters bearing Survey No. 234/2 of Village Taleigao, Registration Sub

District of Ilhas, District North Goa, described in the office of the Land Registrar, Ilhas under No. 19683 at Folio 138 of Book B-52 (New), not enrolled in the Taluka Revenue Office, hereinafter referred to as "SAID LARGER PROPERTY further described in the FIRST SCHEDULE"

- B) AND WHEREAS** forming part of the SAID LARGER PROPERTY there exists a distinct portion of the property admeasuring 17,822 square meters along with 100% of the FAR of the road admeasuring approximately 960 square meters, hereinafter collectively referred as the "SAID PROPERTY further described in the SECOND SCHEDULE"



- C) AND WHEREAS** the SAID PROPERTY was owned and possessed by Mr. Jose Martins alias Fr. Jose Francisco do Rosario Lourdes da Assuncao Martins,
- D) AND WHEREAS** the said Mr. Jose Martins alias Fr. Jose Francisco do Rosario Lourdes da Assuncao Martins gifted the said property to Pia Sociedade Salesiana, under a Gift Deed dated 22/02/1949 executed before Notary Public Santa Rita Colaco.
- E) AND WHEREAS** in terms of a decree dated 29/07/1991 passed in the Special Civil Suit No. 182/91/A by the Court of Civil Judge Senior Division at Mapusa, Mr. Armando Gonsalves,, herein and

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Mr. Sadiq Sheikh FOURTH PARTY herein were declared to have interests and rights in the SAID PROPERTY.

F) AND WHEREAS, subsequently, under another Decree dated 20/05/1994 made in Special Civil Suit No, 83/94/A by the Civil Judge Senior Division at Panaji Goa, the FOURTH PARTY and Mr. Armando Gonsalves herein were declared and held to be the joint owners in possession of the SAID PROPERTY described in SECOND SCHEDULE hereunder written forming part of the SAID ORIGINAL PROPERTY.



G) AND WHEREAS subsequent to the passing of the said Decrees, one Mrs. Leela Barreto and others claiming to be the tenants of the SAID LARGER PROPERTY filed Regular Civil Suit No. 544/2000/B (New) (Regular Civil Suit No.72/97 /B) before the court of Civil Judge Senior Division at Panaji, seeking declaration that the said Court Decrees were null and void.

H) AND WHEREAS said Regular Civil Suit No. 544/2000/B (New) (Regular Civil Suit No.72/97/B) before the court of Civil Judge Senior Division at Panaji, was amicably settled and in terms of consent Decree dated 29/06/2010 it was held that said Decree dated 29/07/1991 passed in the Special Civil Suit No. 182/91/A by the Court of Civil Judge Senior Division at Mapusa and Decree dated 20/05/1994 passed by the Court of Civil Judge Senior Division at Panaji, are subsisting, legal and binding on all the parties. The

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Decree dated 29/06/2010, stands duly registered before the Sub Registrar of Ilhas at under No. PNJ-BK1- 00284-2011 at Book -1, CD Number PNJD6 on 02/02/2011.

- I) AND WHEREAS, vide Deed of Sale dated 14th February 1996, duly registered before the Sub-Registrar of Ilhas under no. 721, at pages 449 to 494, of Book I, Volume 506, on 24/04/1996, the FOURTH PARTY herein, sold to one Mr. Tiburcio Lourenco Jose Gomes and Mrs. Lira Clara Gomes a undivided rights, interest and ownership of the SAID PROPERTY, corresponding to 456 square meters.



- J) AND WHEREAS, vide Sale Deed dated 05.07.2010 bearing registration no. 2002, pages 538 to 553, Book No. 2, Vol 2246, Mr. Mudhit Madanlal Gupta, the THIRD PARTY herein purchased undivided rights, interest and ownership in the SAID PROPERTY corresponding to 456 sq mts from the said Mr. Tiburcio Lourenco Jose Gomes and Mrs. Lira Clara Gomes.
- K) AND WHEREAS, under Agreement for Development and Sale dated 05/07/2012, Agreement for Development and Sale dated 06/05/2011 and Agreement for Development and Sale dated 02/05/2012, the THIRD PARTY, FOURTH PARTY and Mr. Armando Gonsalves respectively agreed to grant development rights on the SAID PROPERTY to the SECOND PARTY herein and to develop residential apartments on the SAID PROPERTY for the

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purpose of sale prospective buyers with absolute authority to the developer i.e., M/S. Emgee Housing Pvt. Ltd., the SECOND PARTY herein, to retain for themselves all the sale proceeds thereof without any reference to the THIRD PARTY, FOURTH PARTY and Mr. Armando Gonsalves subject to the delivery of the commitments mentioned in the respective Agreements for Development and Sale mentioned hereinabove (collectively referred



as **"said Development Agreements").**

L) AND WHEREAS Vide Sanad dated 30/03/07, bearing reference no. CNV/TIS/29/93, office of the Collector North, Goa granted conversion of an area of 29,539 square meters of the SAID PROPERTY.

M) AND WHEREAS, as there was an understanding between the SECOND PARTY, THIRD PARTY, FOURTH PARTY and Mr. Armando Gonsalves, the SECOND PARTY, prior to signing the respective Agreements for Development and Sale as mentioned above, applied for the following permissions in the name of the FOURTH PARTY to Develop the SAID PROPERTY.

N) AND WHEREAS vide order dated 31/05/06, bearing reference no. NGPDA/346/504/06, order dated 27/10/09 bearing reference no NGPDA/346/1757/09, order dated 16/06/10 bearing reference no

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NGPDA/895/10, which shall be deemed to include its renewals, modifications and alteration if any from time to time, North Goa Planning and Development Authority approved the plan and granted development permission for the SAID BUILDINGS (Phase I, Phase 2 and Phase 3 respectively) on the SAID PROPERTY.

- O) AND WHEREAS, M/S. Emgee Housing Pvt. Ltd, the SECOND PARTY herein intended to develop the SAID PROPERTY in various phases, namely Phase 1, Phase 2 and Phase 3 under the name and style of ANANTAM hereinafter referred to as & SAID BUILDINGS.



- P) AND WHEREAS, *vide* letter dated 21/03/07, the office of Assistant Engineer Sub Div I , Div V (B-N) PWD Panaji Goa bearing Reference No PWD/DV(B-N)F.012006-07/SDI/1393 and *vide* letter dated 09/04/07, the office of Assistant Engineer, Elect Sub Div II, Div (U) PWD Panaji, Goa bearing Reference No. CAE/SD/II/(U)/PNJ/06-07/TECH-46/71, granted technical approval for the same.
- Q) AND WHEREAS, *vide* letter dated 01/09/09, bearing reference no. 5/4330/09-PCB/3855, Goa State Pollution Control Board, granted consent to establish (NOC) for the same.
- R) AND WHEREAS *vide* order dated 11/04/08, bearing reference no.17-A/TIS/23/TCP-07-08/1520, Office of the Town Planner,

Town and Country Planning Department, conveyed their No Objection for construction putting up building PROJECT on the SAID PROPERTY.

S) AND WHEREAS, the Department of Health *vide* NOC dated 29/03/2007 bearing Ref No. UHCP/DHS/NOC/06-07/1912, has issued their No Objection Certificate for the construction.

T) AND WHEREAS, the Village Panchayat of Taleigao has granted Construction License *vide* License No. VP/TLG /07-08/3379 dated 11/06/2007 & License No. VP/TLG/10 11/844 dated 22/06/2010 &



License No. VP/TLG/Const.Lic/48/2016-2017/3513 dated 02/01/2017 for the part of the ENTIRE PROJECT and *vide* Order dated 16/01/2018, bearing Ref. No. NGPDA/34 V01.I/1934/18 North Goa Planning & Development Authority has also issued Completion Certificate for construction of Phase II on the SAID PROPERTY.

U) AND WHEREAS, the Village Panchayat of Taleigao has granted Occupancy Certificate bearing No. VP/TLG/OCC.CERT./16/2018-19/646 dated 19/06/2018 for the A and B Wing of Phase II of the Entire PROJECT.

V) AND WHEREAS the SECOND PARTY intended to construct 4 Phases wherein Phase 1, Phase 2 and Phase 3 comprised of apartments on the Said Property, and Phase 4 comprising of

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apartments and villas located adjacently on Survey No. 227/1 of Village Taleigao having its independent exclusive access through the Said Property hereinafter referred to as the **ENTIRE PROJECT**.

W) AND WHEREAS the SECOND PARTY has completed the construction of Phase 1 Wing A to F and the A and B Wing of Phase 2 and has received the Occupancy Certificates for the same, however, the C, D and E Wing of Phase 2 and the A1, A2, A3 and A4 wing of Phase 3 are yet to be constructed.

X) AND WHEREAS vide Memorandum of Understanding dated 29.12.2022 ("**memorandum of understanding**") executed before



Notary Public Adv. Arun Wadkar, entered into between Mr. Armando Gonsalves, SECOND PARTY and the THIRD PARTY have settled their mutual grievances upon terms, conditions and stipulations contained therein.

Y) AND WHEREAS Mr. Armando Gonsalves had filed Civil Suit No. 13/2021 before The Ad-hoc District Judge-2, FTC – II, North Goa, Panaji against SECOND PARTY and & others for grievances, and for reliefs, as more particularly set out therein. Mr. Armando Gonsalves, SECOND PARTY and others entered into terms of settlement filed on 30/12/2022 ("**terms of settlement**"), which was filed in the captioned suit and accordingly the said suit was decreed on 30/12/2022 ("**consent decree**").

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Z) AND WHEREAS the SECOND PARTY, THIRD PARTY and the FOURTH PARTY have represented to the FIRST PARTY that all of the aforesated Licenses and Permissions are valid and subsisting as on date and that there exist no impediments for the execution of these presents.

AA) AND WHEREAS the SECOND PARTY, THIRD PARTY, and the FOURTH PARTY have represented to the FIRST PARTY that there are no disputes *inter se* the SECOND PARTY, THIRD PARTY, FOURTH PARTY and Mr. Armando Gonsalves.

BB) AND WHEREAS the SECOND PARTY, THIRD PARTY and the FOURTH PARTY have represented to the FIRST PARTY that in terms of Clause 20 at page 30 of the said memorandum of understanding, the SECOND PARTY is entitled to enter into this Development Agreement.



CC) AND WHEREAS the SECOND PARTY is desirous of entering into an Agreement for Development for the Construction and Development of the following in Phase 2;

- (i) Stilt Level Car Parking
- (ii) C Wing comprising of 6 3BHK Units
- (iii) D Wing comprising of 6 3BHK Units
- (iv) E Wing comprising of 6 2BHK Units

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to be developed on part of the Said Property as per the approved plans set out in ANNEXURE 1 outlined in RED and further described in the THIRD SCHEDULE.

DD) AND WHEREAS along with the Development of Phase 2 (Part), the SECOND PARTY is desirous of entering into an Agreement for Development for the Construction and Development of the following in Phase 3,

- (i) Stilt Level Car Parking
- (ii) A1 Wing comprising of 4 2BHK, 4 3BHK and 4 4BHK units
- (iii) A2 Wing comprising of 4 2BHK, 4 3BHK and 4 4BHK units
- (iv) A3 Wing comprising of 4 2BHK, 4 3BHK and 4 4BHK units
- (v) A4 Wing comprising of 4 2BHK, 4 3BHK and 4 4BHK units



The said planning for Phase 3 is subject to change with the consent of all the Parties hereto.

EE) The Phase 2 and Phase 3 herein referred to as the **PROJECT** in respect whereof the SECOND PARTY, has agreed to grant development rights in favour of the said FIRST PARTY which the THIRD PARTY and FOURTH PARTY hereby confirm.

FF) AND WHEREAS the FIRST PARTY approached the SECOND PARTY with the intention to develop the balance part of the PROJECT in accordance with the Master Plan set out in the ANNEXURE 1, namely C, D and E Wing in Phase 2 and Phase 3, i.e., the PROJECT, wherein the Total Built Up Area to be constructed in the C, D and E Wing of Phase 2 and Phase 3 shall be divided between the FIRST PARTY & SECOND PARTY as set out hereinafter.

GG) AND WHEREAS as the consideration payable to the THIRD PARTY and FOURTH PARTY under the Agreement for Development and Sale dated 29/04/2012, Agreement for Development and Sale dated 06/05/2011 has been completed by way of compensation by way of Monetary consideration and Built Up Area in Phase I paid/allotted by the SECOND PARTY to the THIRD PARTY and FOURTH PARTY (receipt whereof the THIRD PARTY and FOURTH PARTY confirm and acknowledge) as their full and final settlement, the THIRD PARTY and FOURTH PARTY shall have no receivables arising out of this present Agreement.



HH) AND WHEREAS the SECOND PARTY has accepted the offer put forth by the FIRST PARTY and have agreed to share the built-up area constructed by the FIRST PARTY in the PROJECT in the following manner:

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In Phase 2:

The FIRST PARTY shall construct and deliver to the SECOND PARTY, in accordance with the Specifications set out in ANNEXURE 2, 55% of the total constructed Built Up Area in the C, D and E Wing of Phase 2 and

The FIRST PARTY shall retain 45% of the total constructed Built Up Area in the C, D and E Wing of Phase 2;

as per the approved plan of Town and Country Planning Department, Panaji Goa, together with the proportionate undivided share in the Said Property, on carrying out development on the Said Property.

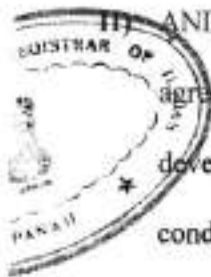


In Phase 3:

The FIRST PARTY shall construct and deliver to the SECOND PARTY, in accordance with the Specifications set out in ANNEXURE 2, 55% of the total constructed Built Up Area in the proposed Phase 3 and

The FIRST PARTY shall retain 45% of the total constructed Built Up Area in the proposed Phase 3; as per the approved plan of Town and Country Planning Department, Panaji Goa, together with the proportionate undivided share in the Said Property, on carrying out development of the PROJECT.

It is to be noted that Mr. Armando Gonsalves, vide said Consent Terms and Memorandum of Understanding dated 30/12/2022 is entitled to receive Built Up Area by way of allotment of apartments by the SECOND PARTY. For the sake of allotments herein, the allotments that the SECOND PARTY and Mr. Armando Gonsalves are entitled to under this Agreement shall form a part of the percentage share of built-up area receivable by the SECOND PARTY and Mr. Armando Gonsalves shall have no claim on the percentage of Built-Up Area retained by the FIRST PARTY under this agreement.



AND WHEREAS to put the above in writing, the Parties have agreed to enter into this present Agreement for Development for the development of the PROJECT and have laid out the terms and conditions of this present transaction.

**NOW THIS AGREEMENT FOR DEVELOPMENT AND SALE
WITNESSETH AS UNDER:**

1. It is the intention of the Parties hereto that this Agreement shall supersede any prior agreements, discussions, commitments, representations, or agreements, written or oral, between the parties hereto with regard to the manner in which the benefits of the PROJECT were to be distributed among themselves and the obligations of all the parties hereto as set out in any earlier agreement(s) executed among themselves.

2. The SECOND, THIRD and FOURTH PARTY hereby confirm that the earlier agreements, and more particularly Agreement for Development and Sale dated 05/07/2012, Agreement for Development and Sale dated 06/05/2011 Agreement for Development and Sale dated 02/05/2012 (**"said Development Agreements"**), Consent Terms and Memorandum of Understanding dated 30/12/2022, and all the power of attorneys granted by the FOURTH PARTY in favour of the SECOND and THIRD PARTY are valid, subsisting, and binding on the parties, to the extent that the same are not expressly modified herein. In the event of any doubt or non-conformity, the contents of this agreement shall prevail for the purpose of interpretation and understanding between the parties.



3. The SECOND PARTY affirms that the FOURTH PARTY and Mr. Armando Gonsalves shall be bound by their obligations under all the earlier agreements, and more particularly Agreement for Development and Sale dated 05/07/2012, Agreement for Development and Sale dated 06/05/2011 Agreement for Development and Sale dated 02/05/2012, Consent Terms and Memorandum of Understanding dated 30/12/2022, and all the power of attorneys granted by the said FOURTH PARTY and Mr. Armando Gonsalves in Favor of the SECOND PARTY. Furthermore, the FOURTH PARTY acknowledges and affirms all

the rights created by them in respect of the said property, in favour of the SECOND PARTY as outlined in the earlier agreements.

4. The SECOND PARTY hereby authorises the FIRST PARTY to carry out the Construction of the said PROPOSED PROJECT subject to the terms and conditions set out hereunder.
5. That the Parties have agreed to enter into this present Development Agreement for the Development of the PROJECT, namely C, D and E Wing in Phase 2 and Phase 3 of the PROJECT currently known as 'ANANTAM' and the Parties have agreed to share the receivables in the following manner:



a. In Phase 2:

- The SECOND PARTY shall retain 55% of the total Built Up Area to be constructed in the C, D and E Wing.
- The FIRST PARTY shall retain 45% of the total Built Up Area to be constructed in the C, D and E Wing.

b. In Phase 3:

- The SECOND PARTY shall retain 55% of the total Built Up Area to be constructed.
- The FIRST PARTY shall retain 45% of the total Built Up Area to be constructed.

6. That the FIRST PARTY has agreed to pay to the SECOND PARTY, the amount of INR _____ (in words) (Lakhs only) as a refundable Interest-Free Security Deposit to secure the performance of its obligations. The said Interest free Security Deposit is paid by the FIRST PARTY to the SECOND PARTY in the manner following:

- a. INR _____ (in words) paid as per details below prior to the date of signing this present Development Agreement:

Sr. No.	Amount	Particular
1	10	Via Chq no: 000137 from Kotak Bank on 15/04/2024
2	10	Via Chq no: 000151 from Kotak Bank on 15/04/2024
3	10	Via RTGS no: ICICR52024053000377020 from ICICI Bank on 30/05/2024
4	10	Via RTGS no: ICICR52024050700707529 from ICICI Bank on 07/05/2024
5	10	Via RTGS no: ICICR52024050700708516 from ICICI Bank on 07/05/2024
6	10	Via RTGS no: ICICR52024051000882202 from ICICI Bank on 10/05/2024



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7		Via RTGS no: ICICR52024052100672714 from ICICI Bank on 21/05/2024
8		Via RTGS no: ICICR52024052400851890 from ICICI Bank on 24/05/2024
9		Via Chq no: 000677 from ICICI Bank on 06/06/2024
	00	Total

And as such there is no TDS deductible and applicable on the present Development agreement.

b. INR _____ nly) to be paid within 3 months of signing this present Agreement.

c. INR _____ y) to be paid within 6 months of signing this present Agreement.

7. That the SECOND PARTY shall refund the deposit amount to the First Party in the following manner:



i. INR _____ y) shall be refunded on receiving the Occupancy Certificate for Phase 2.

ii. INR _____ khs only) shall be refunded on receiving the Occupancy Certificate of minimum 4750 square meters built-up area in Phase 3.

[Handwritten signatures]

iii. INR [] Two Crore only) shall be refunded on receiving the Occupancy Certificate of balance built-up area in Phase 3 and on absolute completion of the PROJECT in all aspects.

8. That the FIRST PARTY is bound to follow the following specific representations, undertakings and promises made by the FIRST PARTY:

a. The PROJECT shall be constructed and developed by the FIRST PARTY in conformity with the design and aesthetic of ANANTAM, and should be constructed strictly based on the approved plans (current or revised) with the best quality construction materials and Specifications (As specified in ANNEXURE 2), and special attention is to be taken to maintain exclusivity and the elite standard of the PROJECT.



9. That the SECOND PARTY is bound to follow the following specific representations, undertakings and promises made by the SECOND PARTY:

a. Other than the Permissions and Approvals already obtained by the SECOND PARTY, the FIRST PARTY shall get all additional necessary permissions and approvals from local authorities at the cost of the FIRST PARTY that are required to start construction of all Wings mentioned above except for

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Environmental Clearance (EC) which shall be obtained within 3 months from the date of this Agreement at the cost and scope of the SECOND PARTY.

- b. It is known to ALL PARTIES that the project is under violation in EC. SECOND PARTY shall make sure that it gets the necessary clearances related to EC in due course of time at its cost and shall make sure that the project work is not stopped at any point of time because of the violation.

- c. The SECOND PARTY shall make sure that the title of the Larger Property & the Said property is maintained clear at all times. If there are any litigations on the title/boundary issues with neighbouring properties, SECOND PARTY shall handle & clear the same at its own cost in order to make sure that there is no hindrance to FIRST PARTY in developing the PROJECT.



10. That the Development of the PROJECT shall be divided into 3 Parts:

- a. Part 1: Phase 2 - C, D and E wings
- b. Part 2: Built-up area of 4,750 square meters or more in Phase 3.

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- c. Part 3: Balance built-up area in Phase 3.

The FIRST PARTY has, as of this day, commenced with the construction of Part 1 shall begin with the development of Part 2 and Part 3 within 30 days from the date of receiving the revised approvals for Phase 3 of the PROJECT.

11. That the Timelines for commencement set out in Clause 10 hereinabove and Clause 12 herein below are to be followed by the FIRST PARTY from the date of signing these presents. Any delay beyond reasonable extension to the extent of not more than 3 months from the timelines set out in Clause 12 herein above and clause 12 herein below shall be construed as breach of this present agreement and shall result in the right to terminate this agreement by the SECOND PARTY and shall have the right to resort to appropriate legal recourse so long as the said defect is not attributed to the SECOND PARTY.



12. That the FIRST PARTY shall deliver physical and vacant possession to the SECOND PARTY and Mr. Armando Gonsalves, the Built-Up Areas with Amenities as attached to this said Development Agreement and said Consent Terms after receiving the Occupancy Certificate in the following manner:

- a. For Part 1: by 30th March 2026 with a grace period of 3 months;

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- b. For Part 2: within 30 months from the date of rectification of the Southern Survey Line and on the Second Party obtaining physical possession of the said rectified area of the Said Property.
- c. For Part 3: within 36 months from the date of rectification of the Southern Survey Line and on the Second Party obtaining physical possession of the said rectified area of the Said Property.
- d. However, the First Party shall be entitled to reasonable extension of time for giving possession, if the construction and completion is delayed on account of:
 - i. War, civil commotion or act of God; Changes in any rules, regulations, bye – laws of various statutory bodies and authorities from time to time affecting the development and the project so long as said delay could not be averted by the FIRST PARTY with reasonable action.
 - ii. Any notice, order, rule, notification of the Government and / or public or competent authority.
 - iii. Pendency of any litigation or order of the Court specifically relating to the Title OR Environment Clearance of the PROJECT.



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13. The SECOND PARTY shall appoint an Independent Architect and Site Supervisor at its own cost to certify the quality and timelines of each respective wing. If there is any default or defect identified by the Independent Architect at the time of inspection, the SECOND PARTY shall bring it to the attention of the FIRST PARTY, and the FIRST PARTY shall rectify the same within a period of 60 days from the date of receiving written correspondence informing the FIRST PARTY about the said defect. The Site Supervisor shall inspect the work and progress on a day-to-day basis, and provide a detailed report to the SECOND PARTY and the FIRST PARTY shall fully cooperate with such supervisor.



14. The FIRST PARTY shall beautify the PROJECT in line with the standards of the brochure and expectations set out by the SECOND PARTY to create a premium residential PROJECT. The scope of work shall include landscaping, high quality roads, gutters, lighting, security, painting, panelling, and all other common amenities.

15. That in the event the FIRST PARTY is unable to deliver the Said Apartments to the SECOND PARTY and Mr. Armando Gonsalves in accordance with the timeline and specifications set out hereinabove, the following penalties shall be imposed until such time that possession is not taken by the SECOND PARTY:

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(a) For every 2BHK Apartment in Phase 2, INR 50,000 per month of delay shall be paid to the SECOND PARTY as the case may be.

(b) For every 3BHK Apartment in Phase 2, INR 70,000 per month of delay shall be paid to the SECOND PARTY as the case may be.

(c) For every 2BHK Apartment in Phase 3, INR 40,000 per month of delay shall be paid to the SECOND PARTY as the case may be.

(d) For every 3BHK Apartment in Phase 3, INR 55,000 per month shall be paid to the SECOND PARTY as the case may be.

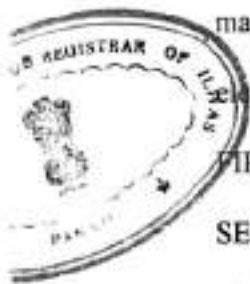
(e) For every 4BHK Apartment in Phase 3, INR 70,000 per month of delay shall be paid to the SECOND PARTY as the case may be.



Said penalty shall be paid at the end of every respective month on which the said penalty is accruing, however, if the penalties charged extend beyond a period of 6 months from the date of on which possession to their respective apartments is to be received by the SECOND PARTY, then such aggrieved party shall have the right to terminate this present Agreement as per the Termination Clause set out hereinbelow.

16. That the SECOND PARTY and FOURTH PARTY have obtained all the necessary approvals as of this present day. In the event that any approval or permission is required to be renewed, the cost of the same shall be borne by the FIRST PARTY. It shall be the responsibility of the FIRST PARTY to ensure that all permissions do not expire, and undertake the renewal (as the case may be) in due time in order to adhere to the timelines set out herein above.

17. It is hereby agreed by and between the parties, that the FIRST PARTY shall not amend the existing plans of the PROJECT in any manner whatsoever without written consent of the SECOND PARTY. It is hereby agreed that if the FIRST PARTY desires to make any change in the structural drawing(s), and/or change in the elevation of the buildings to be constructed in the PROJECT, the FIRST PARTY shall obtain prior written consent from the SECOND PARTY with regard to the same. On amending the said plans, the FIRST PARTY & SECOND PARTY shall jointly have the final approval.



18. That in the event that there is any additional FAR/FSI available in the PROJECT, the said additional built-up Area utilising the additional FSI/FAR shall be shared in proportion to the percentage set out in Clause 2.

19. That Mr. Armando Gonsalves, as per Consent Terms and Memorandum of Understanding dated 30th December 2022 is

entitled to receive Built Up area deliverable by the SECOND PARTY.

20. Development Works:

(a) The FIRST PARTY shall at its own cost, prior to handing over Possession of the Said Apartments to the SECOND PARTY, carry out the construction of the buildings in the PROJECT as planned on the Said Property and shall also further construct all the internal roads in accordance with the Master Plan set out in ANNEXURE 1. The SECOND PARTY shall construct common AMENITIES set out in ANNEXURE 2 for the PROJECT. The SECOND PARTY shall have the absolute right to enforce on the FIRST PARTY to provide all such amenities and carry out the works at its own cost even after taking possession of the Said Apartments.



(b) The FIRST PARTY shall engage the services of Architects, Engineers, Contractors, Labourers, Workers and other personnel as may be required for the purposes of construction of the PROJECT and either through them or itself supervise the construction.

(c) The FIRST PARTY shall put up a board or hoarding at the SAID PROPERTY displaying the details about the construction

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being undertaken and displaying the Permissions as required by law.

(d) The construction shall be carried out strictly as per the approved plans

(e) The construction shall be of "A Class" standard materials and good workmanship as already specifically agreed hereinabove and shall be provided with specifications strictly as set out in ANNEXURE 2.

(f) It is agreed that in case of structural defects in construction of the Said Apartments to be allotted to the SECOND PARTY and Mr. Armando Gonsalves, the FIRST PARTY shall provide Warranty for a period of 5 years for such defects to the SECOND PARTY at its own cost.



(g) All the costs incurred with regard to overheads, labour, material, approvals, permissions, renewals or whatsoever from the date of commencement of work shall be absolutely borne by the FIRST PARTY and the other Parties should not be liable to contribute any amounts.

(h) The FIRST PARTY shall provide to the SECOND PARTY, electricity connections, water supply, completion certificate and occupancy certificate entirely at the cost of the FIRST PARTY before handing over possession of the Said Apartments.

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(i) The FIRST PARTY shall follow all the regulations in force at any relevant time in the state of Goa at the time of carrying out the construction, including RERA registration and shall indemnify the SECOND PARTY, THIRD PARTY and FOURTH PARTY against any claims/liabilities/defects that arise due to non-compliance.

(j) The FIRST PARTY shall indemnify and keep indemnified, saved, defended and harmless the SECOND PARTY, THIRD PARTY and FOURTH PARTY from and against any loss or damage suffered or incurred by the SECOND PARTY, THIRD PARTY and FOURTH PARTY due to any act or omission on part of the FIRST PARTY while carrying out the construction of Phase II and Phase III or in any manner in furtherance of this Agreement.



(k) The SECOND PARTY shall, prior to taking possession of the Said Apartments, get the same certified by a competent architect to ensure that all the criteria set out in these presents are satisfied. The SECOND PARTY shall have the right to refuse delivery if any deviations/defects are found, irrespective of whether the completion certificate has been issued by the relevant authorities. If the said defects of minor nature are not rectified by the FIRST PARTY, the SECOND PARTY shall be entitled to, but not obligated to correct the said defects at the

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cost of the FIRST PARTY, and the FIRST PARTY shall be liable to undertake the clearance of the same on actuals.

- (l) Only on completion of the PROJECT, the THIRD PARTY, and FOURTH PARTY shall convey the Land to the FIRST PARTY/its allottees/Society or any other entity formed by and amongst all the owners of the apartments of the said ENTIRE PROJECT, as the case may be. The SECOND PARTY shall ensure that Mr. Armando Gonsalves adheres to this clause after receiving his respective Built up area as per the Consent Terms.



- (m) The FIRST PARTY shall provide for all the infrastructure for the PROJECT including, but not limited to installation of a transformer for the entire Phase 2 and Phase 3 of the Said PROJECT. The said Transformer shall be installed by the FIRST PARTY within 4 months from date of execution of this Agreement.

- (n) The FIRST PARTY shall within 90 days from execution hereof, ensure that the PROJECT is duly registered under RERA before it enters in an agreement with any purchaser and comply with all the relevant provisions of the RERA or any of its amendments by the appropriate authority from time to time. THE SECOND/THIRD/FOURTH/FIFTY or Mr. Armando Gonsalves shall not be promoters as per RERA shall not be considered as Co-Promoter by and under the provision of the

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RERA and further shall not be liable or bound to observe any provisions of the RERA. It is clarified that it shall be the sole responsibility and liability of the FIRST PARTY to observe comply and follow all the terms, rule and regulations of RERA even if the Second/Third/Fourth/Fifty Party are required to be formally registered as co-promoter as per prevailing laws/rules. The FIRST PARTY shall forever keep the Second/Third/Fourth/and Mr. Armando Gonsalves indemnified against all costs, expenses, liabilities, obligations, claims pertaining to non-compliance or violation of any provisions of RERA by the FIRST PARTY, or otherwise.



21. PROCEDURE FOR SALE:

- a. No party shall enter into any agreement for sale before the PROJECT is registered with RERA;
- b. There will be a single point of sales on the PROJECT site for sale of all the apartments, and the sale should be finalized upon receipt of written confirmation of the concerned party in whose share the apartment proposed to be sold;
- c. The selling price will be pre-decided by the FIRST PARTY and SECOND PARTY. There shall be a base price set by which neither party shall be able to sell apartments below the pre-determined rate without the consent of the other Party. Said

rate shall be subject to fluctuation on the consent of all the receiving parties herein.

- d. In Phase 2, excluding the area to be given to Mr. Armando Gonsalves, the FIRST PARTY shall ensure that every Third apartment sold in the PROJECT shall be out of the share of the SECOND PARTY.

- e. Similarly, in Phase 3, excluding the area to be given to Mr. Armando Gonsalves, the FIRST PARTY shall ensure that every Second apartment sold in the PROJECT is that of the SECOND PARTY.



- f. However, if the SECOND PARTY does not wish to sell its apartments at any time, they will intimate the FIRST PARTY.

22. The FIRST PARTY shall be entitled to a further extension in the event that an Act of God takes place wherein adhering to the timelines set out above are unattainable. The FIRST PARTY shall, within 7 days of occurrence of such event, notify the SECOND PARTY by way of written communication explaining the situation and the tentative delay which shall not be beyond 6 months. It is to be noted that any change in regulations attributed to the Government or any legal action taken against the FIRST PARTY shall not be eligible for said extension as these risks are reasonable expectations in the ordinary course of construction.

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23. SECURITY PREMISES:

- a. As a security for performance of the obligations, covenants and representation made by the FIRST PARTY as set out in this Agreement, the FIRST PARTY hereby agrees that the SECOND PARTY shall be jointly entitled to reserve area in the FIRST PARTY's Area in the following manner: ("**Security Premises**").



SECOND PARTY shall be entitled to reserve 466 square meters built-up area (+/- 30 square meters) in Phase 3 till the final Occupancy Certificate is not received. However, the respective unit reserved shall be held till such time that the project is completed and handed over in all aspects to the SECOND PARTY which shall include completion of the Apartments, common spaces and amenities.

- b. The Security Premises have been earmarked with the confirmation of the FIRST PARTY. The Security Premises is retained by the SECOND PARTY as security for the construction and completion by the FIRST PARTY of the PROJECT in the manner set out in this Agreement within the specified time and performance of other covenants, obligations and undertakings provided by the FIRST PARTY under this Agreement as executed with the Second/Third/Fourth PARTY.

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- c. The liquidation of the Security Premises shall be, save as provided herein, unconditional, irrevocable and enforceable, subject to the conditions detailed below, without demur by the FIRST PARTY. In the event for any reason, the PROJECT or any part thereof is not completed within the Maximum Completion Period as set out in this Agreement, or the FIRST PARTY has failed to make any legal payment as envisaged under this Agreement or the FIRST PARTY have failed to comply with other legitimate material terms, conditions and covenants set out in this Agreement, the SECOND PARTY shall be entitled to independently sell the said Security Premises and utilize the same for (i) completing the construction of the New Building and/or (ii) making good the outstanding payment and/or (iii) complete other obligations, covenants or undertakings of the FIRST PARTY.



- d. The outstanding amount for completing the PROJECT as defined for the purpose below shall be decided by the SECOND PARTY's Architect;
- i. completing the construction of the New Building and/or
 - ii. making good the outstanding payment and/or
 - iii. Complete other obligations, covenants of the FIRST PARTY.

iv. Area as stated above for the purpose of completion of the unfinished PROJECT, the FIRST PARTY shall have no lien, charge or claims over or on the sanctioned plans, permissions, working drawings and other documents pertaining to the Security Premises and the same shall be handed over to the Second/Third/Fourth Party on demand without claiming any lien for costs or otherwise howsoever.

24. The FIRST PARTY may enter into any agreement/s or transactions for the said built-up area allotted to the FIRST PARTY specifically,



however, the FIRST PARTY shall not be permitted to make a Sale Deed in favour of a Third Party unless the built-up area in the corresponding Wing has been delivered to the SECOND PARTY or Mr. Armando Gonsalves, as the case may be. The FIRST PARTY shall not have the right to execute any agreement or document corresponding to the sale, conveyance, lien, etc. which can create any charge or encumbrance on the apartments allotted to the SECOND PARTY/ Mr. Armando Gonsalves.

25. The FIRST PARTY shall keep indemnified, the SECOND PARTY, THIRD PARTY, FOURTH PARTY and Mr. Armando Gonsalves against any claims, disputes, litigations and/or claims or whatsoever arising out of or from any such agreement or document executed by the FIRST PARTY with any Purchasers/Allottees and Government Authorities.

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26. The SECOND PARTY AND Mr. Armando Gonsalves shall have the liberty to enter into any agreement/s with any third party for the sale of the apartments allotted to SECOND PARTY/ Mr. Armando Gonsalves to be constructed and delivered by the FIRST PARTY subject to the maintenance of the base price as specified above. The FIRST PARTY shall join as party to such agreement and covenant with such Third Party that the construction of the premises is the subject matter of said agreement and shall be completed by the FIRST PARTY on the terms fixed herein, and that in the event of any delay, defect or default, the same shall be liability of the FIRST PARTY, and the FIRST PARTY shall keep the SECOND PARTY and Confirming Parties indemnified from any claims, disputes or litigations arising on account thereof. However, the Sales Mechanism set out hereinabove shall be maintained.



27. The FIRST PARTY shall have the right to receive a maintenance deposit from the respective purchasers and/or allottees of the apartments in the PROJECT. The FIRST PARTY shall collect the maintenance directly from the purchasers of their respective apartments and the apartments allotted to SECOND PARTY AND Mr. Armando Gonsalves. With respect to apartments retained by the SECOND PARTY AND Mr. Armando Gonsalves, the FIRST PARTY, on completion of 6 months from the date of handing over possession of the respective units to the SECOND PARTY AND Mr. Armando Gonsalves which have been retained by them

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respectively and are not sold, shall have the right to claim the maintenance deposit from the SECOND PARTY AND Mr. Armando Gonsalves at the same rate and tenure as collected from all other purchasers in the project. The SECOND PARTY AND Mr. Armando Gonsalves further agree any liabilities in the nature of Stamp Duty, Registration charges, GST, Income Tax, TDS or any other taxes incidental to the event of allotment of units to the SECOND PARTY AND Mr. Armando Gonsalves by the FIRST PARTY, shall be liable to be recovered from the SECOND PARTY AND Mr. Armando Gonsalves by the FIRST PARTY.



28. In case if the SECOND PARTY/ Mr. Armando Gonsalves and/or the Prospective Purchasers are desirous of carrying out any additions, alterations or internal changes to the Said Apartments to be allotted to them, they shall intimate in writing to the FIRST PARTY about the same well in advance and if the changes are within the purview of building rules and regulations and are possible to be done by the FIRST PARTY after considering stage of construction of the Building, the FIRST shall carry out such work/changes provided the respective Party pays in advance, the extra cost in respect thereof, as per the rates quoted by the FIRST PARTY and accepted by the SECOND PARTY.

29. The SECOND PARTY, Mr. Armando Gonsalves and their Prospective Purchasers shall not, under any circumstances, change

facade of the building which shall have uniformity as per approved plan and scheme provided by the SECOND PARTY. The SECOND PARTY AND Mr. Armando Gonsalves and the prospective PURCHASERS shall also not be entitled to make any external changes to the flats/Unit allotted or purchased that will affect the uniformities of the building with respect to its look, colour, grills etc. If the SECOND PARTY AND Mr. Armando Gonsalves and the prospective PURCHASERS violates this provision then the cost of restoration shall be paid by them to the FIRST PARTY.



30. On completion of construction of each respective wing and on receipt of Occupancy Certificate from Village Panchayat of Taleigao, delivery of possession of the flats allotted to SECOND PARTY AND Mr. Armando Gonsalves respectively shall be handed over to them. The FIRST PARTY shall inform them in writing calling upon them to take possession of their allotted flats and to complete all formalities in respect thereof within 30 days from the date of receipt of the said letter and shall handover the said flats to the respective Parties herein as per the check list provided by the FIRST PARTY. On delivery of possession of the flats allotted to SECOND PARTY AND Mr. Armando Gonsalves, they shall be liable to pay electricity charges and house tax charges with respect to the flats allotted to them, from the date of taking possession of the said flats, whether such flats are retained by them for themselves or

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whether they have reserved the said flats to be sold to prospective purchasers or whether such flats are rented by them.

31. The FIRST PARTY shall be entitled to form an entity for maintenance of the PROJECT or contract a third-party company for the said maintenance works and the SECOND PARTY AND Mr. Armando Gonsalves shall, on taking possession of their respective apartments and after the lapse of the 6 month period, be inducted as a member of the said maintenance society and agree to be bound by all the rules and regulations as would be followed by all the purchasers/members of the society. The FIRST PARTY also, with respect to its unsold units, on completion of 6 months from receiving the Occupancy Certificate for said unsold units, shall furnish the Maintenance Deposit for each respective unit and shall be a part of the maintenance society on the same conditions set out in Clause 27.



32. The SECOND PARTY hereby grants the FIRST PARTY the license to enter upon the Said Property for the development of the PROJECT, and the FIRST PARTY shall be entitled to bring his labourers, raise any temporary sheds/structures, undertake the construction development works within the scope of work of the PROJECT. However, said license shall not be construed as handing over possession of the Said Property on which Phase 2, C, D and E wing and Phase 3, A1, A2, A3 and A4 are to be constructed. The

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judicial possession of the said property shall always remain with the SECOND PARTY.

33. The SECOND PARTY, shall have exclusive ownership of the entrance gate to the Entire PROJECT and its internal and external roads and shall be at liberty to bifurcate/block respective roads in the Entire Property so long as the said restraining of movement does not detrimentally affect the FIRST PARTY or the development of the PROJECT.

34. That the FIRST PARTY shall not in any way interfere with the access or residents of Phase 1, Phase 2 (A and B Wing) and Phase 4 forming part of the Entire PROJECT, and shall keep all safety standards on top priority at the time of developing the PROJECT. The FIRST PARTY shall adhere to all the existing rules of the SECOND PARTY presently in force and that of the Maintenance Society that is being set up at present for the existing residents of the Entire PROJECT. The FIRST PARTY shall additionally ensure that the structures being developed are covered with protective barriers to restrain rubble/dust/debris from causing damage to the Entire PROJECT

35. The FIRST PARTY shall take all safety precautions at the time of entering the gate to the Entire PROJECT and shall indemnify the SECOND PARTY, THIRD PARTY, FOURTH PARTY and Mr. Armando Gonsalves against any damages/claims/liabilities



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attributed to the operations and/or negligence of its employees, labour or contracted workers.

36. The FIRST PARTY must also adhere to the Noise regulations in the Entire PROJECT and adhere to the Silent Hours and Working Hours permitted. The FIRST PARTY shall ensure no noise before 9:00 AM and post 7:00 PM as there are occupants residing in Phase 1 and Phase 2 (A and B wing) of the Entire PROJECT.

37. The FIRST PARTY shall have the right to set up temporary accommodation for its labour and/or employees and/or contractual workers in the specified space allocated to ensure the safety of the residents currently residing in the Entire PROJECT. It shall be the obligation of the FIRST PARTY to provide additional security guards to the occupied buildings in Phase 1 and Phase 2 (Part) of the Entire PROJECT while the construction of the PROJECT is in progress. Any loss, injury, damage, or any other activity, civil or criminal in nature by any of its workmen attributed to the activity of the FIRST PARTY while performing under this Agreement shall hold the FIRST PARTY absolutely liable for such event while keeping the other parties forever indemnified against all costs, claims and losses arising from the same.

38. Each Apartment shall be entitled to a minimum of ONE Parking spot in the corresponding Phase of the PROJECT, and in the event that there are any additional parking spaces/bays available after the



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above allotment, the balance shall be shared equally between the FIRST PARTY and the SECOND PARTY. The parking spaces allotted to the Mr. Armando Gonsalves have been clearly set out respectively and are not subject to change.

39. The FIRST PARTY has performed their Due Diligence on the Property vis-à-vis ownership and title of the Said Property and has entered into this present agreement entirely in view of such satisfaction. No disputes or claims arising on account of title shall be cause for the developer to claim for any extensions, damages or compensation. But any disputes or claims on account of title of the property, SECOND PARTY shall handle & settle the same at its own cost.



40. The FIRST PARTY has NOT verified about any claims of mundkarship or tenancy or other such claims, and that the SECOND PARTY agrees that any further claims arising to this effect henceforth, by any person at any time shall be handled, dealt with or settled by the SECOND PARTY at their own cost. In case of such obstacle & work has to be stopped due to it, it shall be ground for extension of the timeline for completion of the development of the PROJECT.
41. That the SECOND PARTY, THIRD PARTY and FOURTH PARTY have assured and confirmed to the FIRST PARTY that they have not sold/agreed to sell the part of the Said Property on which

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the PROJECT is to be developed to any third person/persons or firm or company by way of any Deeds, Agreements or Memorandum of Understanding or Agreement for Assignment of Rights or any other legal documentation.

42. That the FIRST PARTY shall be entitled to alter the name 'ANANTAM' to 'ANANTAM SIGNATURE'. The FIRST PARTY has the right to re-brand Phase 3 with a new name and separate it (solely in terms of branding) from Phase 1, Phase 2 and Phase 4 (Bayhill) of the Entire PROJECT. The FIRST PARTY, subject to the approval of the SECOND PARTY, shall have the option to develop Phase 3 as a separate PROJECT, with different branding and marketing, separate amenities and maintenance society so long as the road network remains unaltered and accessible to the Entire PROJECT.



43. The FIRST PARTY shall put up a board/hoarding on the SAID PROPERTY announcing/advertising the proposed housing scheme. The FIRST PARTY shall be entitled to advertise the said scheme in newspapers or through any other media, including the right and authority to advertise and market specifically its share in the proposed building to be constructed by the FIRST PARTY.

44. TERMINATION

The SECOND PARTY has the right to terminate this present Agreement for Development in the following events:

- a. The FIRST PARTY abandons the construction of the PROJECT after commencement, for a continuous period of 3 months or more.
- b. On grounds mentioned in the Clauses hereinabove, specifically Clause 14.
- c. In the event of any change in the constitution of the partnership firm from its present stakeholders wherein the majority shareholding of the Partnership Firm is changed without the prior consent of the SECOND PARTY.
- d. In accordance with Clause 11 and Clause 15 of this Agreement



45. CONSEQUENCE OF TERMINATION

In the event that the FIRST PARTY is unable to meet the targeted timelines viz the completion of the construction works, and the SECOND PARTY determines that the same is no progressing as per the timelines and targets mentioned above, the SECOND PARTY shall reserve the right to terminate the said Development Agreement on the following terms:

- a. 40% of the Security Deposit paid by the FIRST PARTY to the SECOND PARTY shall be forfeited.
- b. All RERA Accounts shall be frozen and the SECOND PARTY shall be made the sole signatory for the RERA Accounts and shall

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have the sole discretion to operate the same and appropriate the funds as and when may be required.

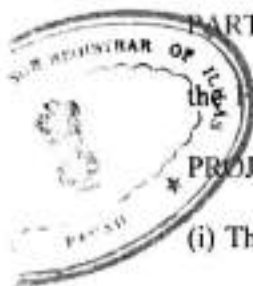
- c. The SECOND PARTY or its nominee shall be made the promoter as per RERA and the names of the FIRST PARTY shall be deleted within 7 days from the date of termination.
- d. Any expenditure made by the FIRST PARTY which is over and above the funds already collected by the FIRST PARTY from prospective Purchasers (vide Sales Proceeds), The SECOND PARTY shall allot to the FIRST PARTY, built-up area at the to the FIRST PARTY at the time of receiving the final OC for the PROJECT calculated in the following manner:

(i) The SECOND PARTY shall value the expenditure incurred in the Construction of the PROJECT by a Professional.

(ii) The SECOND PARTY shall reimburse 80% of the total cost incurred on the PROJECT to the FIRST PARTY by way of allotment of built-up area in the project at the prevailing market rate less 10% averaged out by the previous 3 sales.

(iii) The SECOND PARTY reserves the right to sell the SECURITY PREMISES for the purpose of completion of the PROJECT.

- e. In the event the FIRST PARTY has collected and/or withdrawn more funds than what has been spent for the construction till that present day, then the FIRST PARTY shall be liable to reimburse the said amounts withdrawn to the SECOND PARTY within a



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maximum period of 60 days. Until the said funds are received by the SECOND PARTY, the SECOND PARTY shall not be bound to give possession of the said Sold Apartments to Prospective Purchasers by the FIRST PARTY.

- f. The FIRST PARTY shall indemnify the SECOND PARTY against any claims that may arise from any Third Party/Apartment Purchasers and any damages that shall be deemed payable shall fall within the responsibility of the FIRST PARTY
- g. Quality Check will be carried out by the SECOND PARTY to ascertain the cost of works and whether the works performed till such date are up to the standards of the SECOND PARTY and are in no way defective. If the same is found to be defective, the FIRST PARTY shall not refund the amounts spent towards such defects and shall recover from the FIRST PARTY, the amounts required to rectify the said defects on the PROJECT
- h. The SECOND PARTY shall have the right and discretion to appoint another developer/contractor or construct themselves in place of the FIRST PARTY and shall be entitled to a reasonable extension of not less than 1 year for the completion of the PROJECT with regards to the Apartments sold by the FIRST PARTY.
- i. The FIRST PARTY shall grant the SECOND PARTY, Grace period of 1 Year for delivery of apartments sold by FIRST PARTY to purchasers and shall indemnify the SECOND PARTY against



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any damages/claims/demands/penalties payable to the Prospective Purchasers during the said Grace Period.

46. ARBITRATION:

All disputes and difference whatsoever arising out of or touching these presents or the construction or application thereof or anything therein contained including the performance of the respective obligations of each of the parties hereto during the subsistence of this Agreement, or any clause, matter or thing herein contained or the rights and liabilities of the parties herein shall be referred to arbitration. The parties shall appoint a Sole Arbitrator as per their mutual consent. On any dispute being referred to the Sole Arbitrator by either of the parties the arbitrator shall thereupon immediately enter into the proceedings and shall as far as possibly pass award within 60 (sixty) days. The Arbitration shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment in force for the time being. Such arbitration shall be conducted at Mumbai in English language. The award passed by the Sole Arbitrator shall be final and conclusive and binding on the parties. In the event that the Parties are not able to appoint a mutual arbitrator or are not satisfied with the award, they shall not be barred from obtaining legal recourse in the courts of Maharashtra and Goa. This clause shall survive the termination and/or determination of this agreement.



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47. This present agreement, in its essence is a Development Agreement, and shall not be construed to be read as a partnership agreement, joint venture or any such similar transaction.

48. The SECOND PARTY, THIRD PARTY and FOURTH PARTY covenant with the FIRST PARTY that they have not done, permitted or knowingly and willingly suffered or been party to any act, whereby the FIRST PARTY are prevented from executing the present Agreement for Development with respect to the PROJECT in the manner aforesaid.

49. The FIRST PARTY covenants with the SECOND PARTY and THIRD PARTY, that it cannot assign its rights under this Agreement to any other Firm, Company, LLP, Individual, Subsidiary or Entity without the written permission of the SECOND PARTY.



50. The FIRST PARTY covenant with the SECOND PARTY, THIRD PARTY and FOURTH PARTY that FIRST PARTY shall not amalgamate the Said Property with any other property without their written consent.

51. All letters and/or notices sent or issued by the FIRST PARTY to the SECOND PARTY, THIRD PARTY, FOURTH PARTY and Mr. Armando Gonsalves and by the SECOND PARTY, THIRD PARTY, FOURTH PARTY Mr. Armando Gonsalves to the FIRST

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PARTY shall be sent by Registered post with acknowledgement due, to their respective addresses as mentioned in this Agreement unless a change in address is communicated to each other in writing and in that case the letters and/or notices shall be sent to each changed addresses.

52. That the SECOND PARTY, THIRD PARTY and FOURTH PARTY shall at all time do all that is required to better assure the title of the Said Property and agrees to sign, verify and execute all such other documents, instruments and applications as may be required to be signed, verified and executed in furtherance of the objects of these presents.



53. It is agreed and clearly understood between all the parties hereto that the present agreement is an Agreement for Development, by the SECOND PARTY, THIRD PARTY and FOURTH PARTY with the FIRST PARTY wherein Development Rights for PROJECT are transferred in favour of FIRST PARTY for carrying out construction on the Said Property. On completion of construction of the residential apartments in Phase 2 and 3, and on handing over of possession of the flats allotted to SECOND PARTY and Mr. Armando Gonsalves, the SECOND PARTY, THIRD PARTY and Mr. Armando Gonsalves shall, to get independent title with respect to the apartments retained by the SECOND PARTY, THIRD PARTY, and Mr. Armando Gonsalves shall execute a separate title

[Handwritten signatures and initials]

deed such Deed of Confirmation, Transfer Deed, Exchange Deed or any other deed as may be required in furtherance to the present Agreement for Development and Sale and on payment of the balance stamp duty amount and shall simultaneously execute a Sale Deed with respect to the corresponding undivided share of the land in proportion to the built-up area retained by the FIRST PARTY in favour of FIRST PARTY at the cost of the FIRST PARTY so that FIRST PARTY can directly sell the Flats allotted to FIRST PARTY in favour of prospective Purchasers.

54. Parties hereto are bound by specific performance contract.

55. This Agreement shall be governed and constructed in accordance with Indian laws. The Parties irrevocably submit that any legal action or proceedings relating to this Agreement shall be subject to the exclusive jurisdiction of the Courts of Goa.



56. That as per the approved plans for the said Project, the total DEVELOPMENT PLOT stands at 11,389.00 square meters on which the total approved Built Up Area/Gross Area (excluding stilt and basement) to be developed is 11,812.26 square meters.

57. That the FIRST PARTY shall construct for the SECOND PARTY, 55% of the approved built up area of 11,812.26 square meters amounting to 6,496.74 square meters.

58. The value of the agreement is calculated as follows:

[Handwritten signatures and initials]

(a) The Cost of Construction of 6,496.74 square meters at the rate of

INR 1 _____ only) amounting to INR

h Forty One

Thousand Three Hundred and Twenty only)

(b) The Total Cost of Development Land admeasuring 11,389.00

square meters as mentioned in SCHEDULE III calculated at the

rate of INR 7 _____ per square

meter amounting to INR 7 _____ e

_____ sand only)

(c) Total Value of Agreement (a+b) is 1 _____ es

Sixty Four Thousand Three

Hundred and Twenty only)



59. Accordingly stamp duty at the rate of 2.9% amounting to INR

ndred

Sixty Five only) and Registration Fees at the rate of 3% amounting

to INR : _____ ousand

Nine Hundred Thirty only) is paid herewith and is borne by FIRST

PARTY.

60. That the parties to this deed hereby declare that the Said Property in

transaction does not belong to Schedule Castes or Schedule Tribes

pursuant to Notification No: RD/LND/LRC/318/77 dated

21.08.1978.

[Handwritten signatures and initials]

FIRST SCHEDULE

Said Larger Property

Property known as "Palmar" or "Odxell", situated at Dona Paula, Taleigao, within the local limits of the Village Panchayat of Taleigao, taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa, admeasuring 95,369 square meters bearing Survey No. 234/2 of Village Taleigao, described in the office of the Land Registrar, Ilhas under No. 19683 at Folio 138 of Book B-52 (New), not enrolled in the Taluka Revenue Office, hereinafter referred to as "The Larger Property". A part of the Larger Property admeasuring 17,822 square meters together with FAR (Floor Area Ratio) and rights to the road admeasuring approximately 968 square meters being a part of The Larger Property described above, under Survey No. 234/2, hereinafter be referred to as "Said Property". The Said Larger Property has the following boundaries:

- a. North : Survey Nos. 228, 229 & 230 of Taleigao,
- b. South : River Zuari,
- c. East : Survey No. 227 of Taleigao, and




d. West : River Zuari and Arabian Sea.



SECOND SCHEDULE

Said Property

Land admeasuring 17,822 Square Meters along with 100% FAR of the Road admeasuring approximately 960 square meters forming part of the Larger property known as "PALMAR or ODXELL" m forming a part of the still larger property totally admeasuring 96000 square meters, surveyed under Survey No. 234/2 of Village Odxel, situated at Dona Paula, within the limits of Village Panchayat of Taleigao, Taluka and Registration' Sub District of Ilhas, District North Goa, State of Goa, which property is described in the office of Land Registered Ilhas under no. 19683 at folio 138 of book B-52 (New) and is not enrolled in the Taluka Revenue office.

The said property is bounded as under: -

Towards the North: Survey Nos. 228, 229, and 230 of Village Taleigao, Goa.

Towards the South: By Survey No. 234/2-A

Towards the East: Survey No. 227/1 of Village Taleigao, Goa.

[Handwritten signatures and initials]

Towards the West: Survey 234/2 (Part)



THIRD SCHEDULE

PROJECT PLOT

All that Part and Parcel of Land admeasuring 11,389.00 square meters on which C, D and E Block of Phase 2 and Phase 3 of the residential PROJECT known as "EMGEE ANANTAM" are to be constructed along with its corresponding proportionate undivided share of the land mentioned in the SECOND SCHEDULE.

ANNEXURES

Annexure 1: Master Development Plan

Annexure 2: Specifications & Amenities

Annexure 3: Zoning Certificate

Annexure 4: Form 1 & 14

Annexure 5: PDA NOC

Annexure 6: EMGEE Board Resolution

Annexure 7: Power of Attorney: Mr. Raju Vijay Kumar

Annexure 8: Survey Plan



IN WITNESS WHEREOF the Parties hereto have hereunto set their respective hands on the date, month and year aforementioned in the presence of the undersigned witnesses.

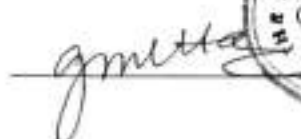
[Handwritten signatures and initials]

SIGNED, SEALED AND DELIVERED

BY THE PARTY OF THE FIRST PART

For M/S. PROPERTY ANTHEM DEVELOPMENTS

(a) Mr. Gaurav Mittal

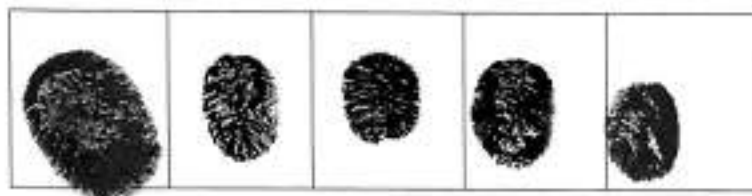

(Signature)



For Self and for Mr. Raju Vijay Kumar



Right hand thumb and finger impressions:



Left hand thumb and finger impressions:





(b) Mr. Amar Ashok Shah



(Signature)



For Self and for Mr. Raju Vijay Kumar

Right hand thumb and finger impressions:



Left hand thumb and finger impressions:




SIGNED, SEALED AND DELIVERED

BY THE PARTY OF THE SECOND PART

For EMGEE HOUSING PRIVATE LIMITED



Mr. Mudhit Madanlal Gupta

Mudhit Gupta

(Signature)

Right hand thumb and finger impressions:



Left hand thumb and finger impressions:



[Handwritten signatures and initials]

SIGNED, SEALED AND DELIVERED

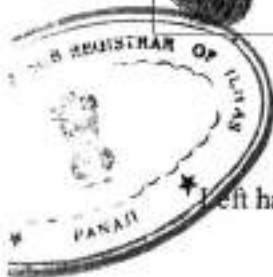
BY THE PARTY OF THE THIRD PART



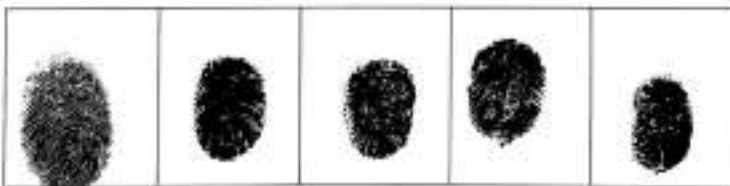
Mr. Mudhit Madanlal Gupta

(Signature)

Right hand thumb and finger impressions:



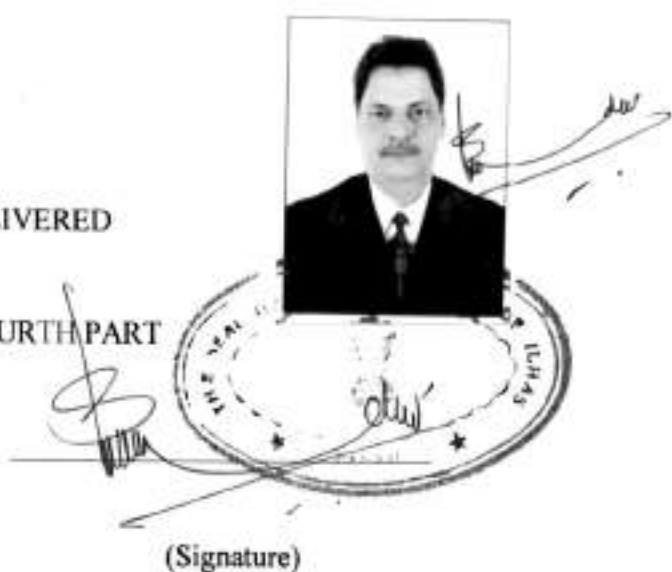
Left hand thumb and finger impressions:



SIGNED, SEALED AND DELIVERED

BY THE PARTY OF THE FOURTH PART

(a) Mr. SADIQ SHEIKH



Right hand thumb and finger impressions:



Left hand thumb and finger impressions:



[Handwritten signatures and marks]

(b) Mrs. SADIA SHEIKH

represented herein by
her Power of Attorney
MR. SADIQ SHEIKH

(Signature)

Right hand thumb and finger impressions:



Left hand thumb and finger impressions:



[Handwritten signatures and initials]

IN THE PRESENCE OF:-

1. SANJAY PUNDALIK RATHODKAR

R/o H.No. A-91, Arla, Querim, Ponda,

North Goa, Goa- 403401,

(Aadhaar Card No. _____)



2. RATISH PANDHARINATH AROLKAR

R/o Gangadhar Apt, Khorlim, Mapusa,

Bardez, North Goa, Goa, 403507,

(Aadhaar Card No. _____)



ANNEXURE 1

Approved Plans of Residential cum Commercial Scheme in the Survey Nos. 225/184, 227 and 234/2 at Oweri, Taitaveta, Uasin Gishu District, Kenya.

10.00 M.W. PROPOSED ROAD

"X" ROAD

S.NO. 227/0

S.NO. 234/2(Part)

S.NO. 225/4

Approved Block 3

Approved Block 4

Approved Wings

Area Comparison Summary for Development

(Block 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

Block	Area (sq. m)	Area (sq. ft)	Area (acres)
Block 1	1,000.00	10,763.91	0.23
Block 2	2,000.00	21,527.82	0.46
Block 3	3,000.00	32,291.73	0.69
Block 4	4,000.00	43,055.64	0.92
Block 5	5,000.00	53,819.55	1.13
Block 6	6,000.00	64,583.46	1.34
Block 7	7,000.00	75,347.37	1.55
Block 8	8,000.00	86,111.28	1.76
Block 9	9,000.00	96,875.19	1.97
Block 10	10,000.00	107,639.10	2.18
Block 11	11,000.00	118,403.01	2.39
Block 12	12,000.00	129,166.92	2.60
Block 13	13,000.00	139,930.83	2.81
Block 14	14,000.00	150,694.74	3.02
Block 15	15,000.00	161,458.65	3.23
Block 16	16,000.00	172,222.56	3.44
Block 17	17,000.00	182,986.47	3.65
Block 18	18,000.00	193,750.38	3.86
Block 19	19,000.00	204,514.29	4.07
Block 20	20,000.00	215,278.20	4.28
Block 21	21,000.00	226,042.11	4.49
Block 22	22,000.00	236,806.02	4.70
Block 23	23,000.00	247,569.93	4.91
Block 24	24,000.00	258,333.84	5.12
Block 25	25,000.00	269,097.75	5.33
Block 26	26,000.00	279,861.66	5.54
Block 27	27,000.00	290,625.57	5.75
Block 28	28,000.00	301,389.48	5.96
Block 29	29,000.00	312,153.39	6.17
Block 30	30,000.00	322,917.30	6.38
Block 31	31,000.00	333,681.21	6.59
Block 32	32,000.00	344,445.12	6.80
Block 33	33,000.00	355,209.03	7.01
Block 34	34,000.00	365,972.94	7.22
Block 35	35,000.00	376,736.85	7.43
Block 36	36,000.00	387,500.76	7.64
Block 37	37,000.00	398,264.67	7.85
Block 38	38,000.00	409,028.58	8.06
Block 39	39,000.00	419,792.49	8.27
Block 40	40,000.00	430,556.40	8.48
Block 41	41,000.00	441,320.31	8.69
Block 42	42,000.00	452,084.22	8.90
Block 43	43,000.00	462,848.13	9.11
Block 44	44,000.00	473,612.04	9.32
Block 45	45,000.00	484,375.95	9.53
Block 46	46,000.00	495,139.86	9.74
Block 47	47,000.00	505,903.77	9.95
Block 48	48,000.00	516,667.68	10.16
Block 49	49,000.00	527,431.59	10.37
Block 50	50,000.00	538,195.50	10.58
Block 51	51,000.00	548,959.41	10.79
Block 52	52,000.00	559,723.32	11.00
Block 53	53,000.00	570,487.23	11.21
Block 54	54,000.00	581,251.14	11.42
Block 55	55,000.00	592,015.05	11.63
Block 56	56,000.00	602,778.96	11.84
Block 57	57,000.00	613,542.87	12.05
Block 58	58,000.00	624,306.78	12.26
Block 59	59,000.00	635,070.69	12.47
Block 60	60,000.00	645,834.60	12.68
Block 61	61,000.00	656,598.51	12.89
Block 62	62,000.00	667,362.42	13.10
Block 63	63,000.00	678,126.33	13.31
Block 64	64,000.00	688,890.24	13.52
Block 65	65,000.00	699,654.15	13.73
Block 66	66,000.00	710,418.06	13.94
Block 67	67,000.00	721,181.97	14.15
Block 68	68,000.00	731,945.88	14.36
Block 69	69,000.00	742,709.79	14.57
Block 70	70,000.00	753,473.70	14.78
Block 71	71,000.00	764,237.61	14.99
Block 72	72,000.00	775,001.52	15.20
Block 73	73,000.00	785,765.43	15.41
Block 74	74,000.00	796,529.34	15.62
Block 75	75,000.00	807,293.25	15.83
Block 76	76,000.00	818,057.16	16.04
Block 77	77,000.00	828,821.07	16.25
Block 78	78,000.00	839,584.98	16.46
Block 79	79,000.00	850,348.89	16.67
Block 80	80,000.00	861,112.80	16.88
Block 81	81,000.00	871,876.71	17.09
Block 82	82,000.00	882,640.62	17.30
Block 83	83,000.00	893,404.53	17.51
Block 84	84,000.00	904,168.44	17.72
Block 85	85,000.00	914,932.35	17.93
Block 86	86,000.00	925,696.26	18.14
Block 87	87,000.00	936,460.17	18.35
Block 88	88,000.00	947,224.08	18.56
Block 89	89,000.00	957,987.99	18.77
Block 90	90,000.00	968,751.90	18.98
Block 91	91,000.00	979,515.81	19.19
Block 92	92,000.00	990,279.72	19.40
Block 93	93,000.00	1,001,043.63	19.61
Block 94	94,000.00	1,011,807.54	19.82
Block 95	95,000.00	1,022,571.45	20.03
Block 96	96,000.00	1,033,335.36	20.24
Block 97	97,000.00	1,044,099.27	20.45
Block 98	98,000.00	1,054,863.18	20.66
Block 99	99,000.00	1,065,627.09	20.87
Block 100	100,000.00	1,076,391.00	21.08



Revised Plans of Residential cum Commercial Scheme in the Survey Nos. 225/184, 227 and 234/2 at Oweri, Taitaveta, Uasin Gishu District, Kenya.

NEVILLE MONTGOMERY,
ARCHITECT,
Near G.P.O.,
St. Thomas Street,
P.O. Box 4000

Handwritten signatures and initials at the bottom of the page.

ANNEXURE 2

Internal specifications:

RCC

Earthquake resistant structure

Masonry

External: 6" / 8" AAC blocks

Internal: 5" / 6" AAC blocks

Wall finish:

External: Sand faced cement plaster

Internal: Gypsum / POP smooth finish

Paint

External: Texture paint, Premium quality water proof paint with antifungal warranty

Internal: Premium emulsion paint

Flooring

Premium quality large size (1200 x 1800) tiles living room, all bedrooms & kitchen

Antiskid tiles in toilets & terraces

Kitchen

Counter with premium quality stone platform & stylish stainless steel sink

Designer dado tiles upto 3'

Doors and Windows

Main door: Teakwood door frame with premium quality veneer finish door

Bedroom doors: Hardwood door frame with premium quality laminate finish doors

Bathroom doors: Granite door frames with premium quality laminate finish doors

Sliding doors to balconies & windows: High grade premium aluminium

Railings in balconies & glass railings

Bathrooms:

Designer glazed dado tiles till lintel level on the walls

Washing machine with premium quality porcelain basin in all bathrooms

Glass partition for shower area

Wall mounted premium quality WC

Hot & Cold mix shower in all toilets

Health faucet in toilets

Exhaust fans

Concealed plumbing work

Dry Balcony

Plumbing and electric point for washing machine

Proper water inlet and outlet points

Electrification

Premium quality modular switches

A.C. points in all bedrooms and living room

Concealed wiring of good quality fire resistant wires & with circuit breakers

Additional fittings

Video door phone with door bell

Provision for Wi-Fi router near main DB within apartment

Amenities:

Infinity swimming pool with excellent sea view

Gymnasium

Jogging/ walking track

Yoga/Meditation area

Party lawn

Children's play area

Essential facilities

100% generator power back up for common areas & all apartments

Fully automatic elevators

CCTV cameras in common areas

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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

Ref:NGPDA/Zon-Inf/ 951/2024

Date: 18 JUL 2024

TALEIGAO PLANNING AREA

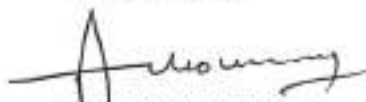
ZONING CERTIFICATE

This is to certify that the property bearing Survey No.234/2(p) admeasuring 18850.00 m² situated at Taleigao village, Taluka Tiswadi Goa is earmarked as partly Commercial C-2 zone (4800.00 m²) and partly Settlement S-2 zone (14050.00 m²) and the permissible FAR is 150 & 80 as per final ODP-2028 of Taleigao Planning Area notified vide the Government Notification Ref. No. GPPDA/ODP of TPA/1802/2019 published in the official Gazette, Government of Goa (Supplement) Series III No.46 dated 18/02/2019.

This information is valid for 3 years or till the ODP of Taleigao-2028 is in force, whichever is earlier from the date of issue of this letter.



Yours Faithfully,


(ASHOK KUMAR)
MEMBER SECRETARY

Note: The land use/Zone information is provided as per ODP of Taleigao-2028 in force as on date of issue of the above information and shall not be construed as NOC/approval in any form for undertaking any Development including construction, sub-division, etc. or title/ownership of the property under reference. The further development will be subject to the provisions contained as per section of TCP Act 1974 at relevant time.



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.



CERTIFIED
TRUE XEROX COPY

To,
Mr. Sadiq Shaikh,
608, Citi Centre, Patto Plaza,
Panaji-Goa.

//cp....




ARUN WADKAR
NOTARY AT TISWADI TALUKA
STATE OF GOA-INDIA
REG. No. 382/14
DATED 19/9/2014
REG. No. 19220
DATED 11/9/2024

ANNEXURE 4

Sub Division of Taluk
Date: 15/04/2024
Taluka: TISWADI
Village: Pilegao
Name of the Field: Odel
अनाज क्षेत्र



1000159/2557

Page 1 of 3



Survey No. 234
Sub Div. No. 2
हिस्सा नंबर
Terure
मालक प्रकाश

Cultivable Area (Ha Ais Sq Mtrs) लागू क्षेत्र (है. मी. मी.)

Dry Crop खरीफ	Garden बाग़	Rs.	Kharab खराब	Ker कर	Morad मोराद	Total Cultivable Area कुल लागू क्षेत्र
0000 00 00	0009 14 38	Rs. 0 0 00	0000 00 00	0000 00 00	0000 00 00	0009 14 38

Un-cultivable Area (Ha Ais Sq Mtrs) लापिक क्षेत्र (है. मी. मी.)

Class (a) कै. (अ)	Class (b) कै. (ब)	Total Un-Cultivable Area कुल लापिक क्षेत्र	Grand Total कुल
0000 12 55	0000 00 25	0000 12 81	0000 27 19

Remarks: नग

Assessment: अंश	Rs. 0.00	For है.	Rs. 0.00	Predial अंश	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant आवस्यकारी नाम	Khata No. खता नंबर	Mutation No. दस्तावेज नं.	Remarks टिप्पणी
1	Don Bosco.			
2	Sadi Sheikh.			
3	Armando Gonsalves.		298	

S.No.	Name of the Tenant कृषक नाम	Khata No. खता नंबर	Mutation No. दस्तावेज नं.	Remarks टिप्पणी
1	Nil			

[Handwritten signatures and marks]



POWER OF ATTORNEY

M/S. PROPERTY ANTHEM DEVELOPMENTS PARTNERS

MR. RAJU VIJAYKUMAR MANWANI

TO

- 1) MR. GAURAV MITTAL
- 2) MR. AMAR ASHOK SHAH

DATE: 11/07/2024



महाराष्ट्र MAHARASHTRA

© 2023 ©

CP 769269



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.क्र. ८००००९५
- 9 JUL 2024
सक्षम अधिकारी

श्रीम. एस. एस. चव्हाण

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, the within,
named executant herein under mentioned:-



MR. RAJU VIJAY KUMAR MANWANI, son of Shri Vijaykumar Manwani, National, holder of PAN card no. _____, aged 67 years, married, residing at B-42, Tarapore Garden, Andheri Link Road, Opp. Oshiwara Police Station, Azad Nagar, Andheri West, Mumbai-400053, (In capacity of a Partner in the Partnership Firm "**M/S. PROPERTY ANTHEM DEVELOPMENTS**"),
SEND GREETINGS:

WHEREAS I along with my partners i.e., Mr. Gaurav Mittal and Mr. Amar Ashok Shah are a Partners of Partnership Firm bearing the name, **M/S. PROPERTY ANTHEM DEVELOPMENTS**, constituted by way of a Partnership Deed dated 15.01.2024, a Partnership Firm registered under The Indian Partnership Act 1932, having its Office at 3, Empire, Apna Ghar Unit No.6, Building No-24, Swarni Samarth Nagar, Lokhandwala Complex, Andheri West, Mumbai - 400 053 holding PAN Card No. _____ 3.

AND WHEREAS there exists the following properties:-

SCHEDULE-I

(Said Larger Property)



Property known as "Palmar" or "Odxell", situated at Dona Paula, Taleigao, within the local limits of the Village Panchayat of Taleigao, taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa, admeasuring 95,369 square meters bearing Survey No. 234/2 of Village Taleigao, described in the office of the Land Registrar, Ilhas under No. 19683 at Folio 138 of Book B-52 (New), not enrolled in the Taluka Revenue Office, hereinafter referred to as "The Larger Property". A part of the Larger Property admeasuring 17,822 square meters together with FAR (Floor Area Ratio) and rights to the road admeasuring approximately 968 square meters being a part of The Larger Property described above, under Survey No. 234/2, hereinafter

Raju Manwani
Amar Ashok Shah
Gaurav Mittal

be referred to as "Said Property". The Said Larger Property has the following boundaries:

- North : Survey Nos. 228, 229 & 230 of Taleigao,
South : River Zuari,
East : Survey No. 227 of Taleigao, and
West : River Zuari and Arabian Sea.

SCHEDULE-II

(Said Property)



Land admeasuring 17,822 Square Meters along with 100% FAR of the Road admeasuring approximately 960 square meters forming part of the Larger property known as "PALMAR or ODXELL" m forming a part of the still larger property totally admeasuring 96000 square meters, surveyed under Survey No. 234/2 of Village Odxel, situated at Dona Paula, within the limits of Village Panchayat of Taleigao, Taluka and Registration' Sub District of Ilhas, District North Goa, State of Goa, which property is described in the office of Land Registered Ilhas under no. 19683 at folio 138 of book B-52 (New) and is not enrolled in the Taluka Revenue office.

The said property is bounded as under: -

Towards the North: Survey Nos. 228, 229, and 230 of Village Taleigao, Goa.

Towards the South: By Survey No. 234/2-A

Towards the East: Survey No. 227/1 of Village Taleigao, Goa.

Towards the West: Survey 234/2 (Part)

gm *Rajm*

Shah





SCHEDULE-III

(Project)



All that Part and Parcel of Land on which C, D and E Block of Phase 2 and Phase 3 of the residential PROJECT known as "EMGEE ANANTAM" are to be constructed along with its corresponding proportionate undivided share of the land mentioned in the SECOND SCHEDULE.

AND WHEREAS I along with my partners i.e., Mr. Gaurav Mittal and Mr. Amar Ashok Shah have decided to enter into a Development Agreement in respect of the said project more particularly described in Schedule-III which form a part of the said property more particularly described in Schedule-II with Emgee Housing Private Limited, Madant Madanlal Gupta, Sadiq Sheikh and Sadia Sheikh.

AND WHEREAS owing to work commitments, I am unable to undertake travel to India in order to personally remain present to sign, execute any or all documents and/or matters incidental and ancillary for the purpose of registration of the abovementioned Development Agreement in respect of the said project more particularly described in Schedule-III which form a part of the said property more particularly described in Schedule-II, and attend to other related matters connected to the said property and as such I wish to appoint, (1) **MR. GAURAV MITTAL**, aged 40 years, Indian National, PAN Card no. _____ and Aadhar Card No. _____

7, Mobile No. _____, e-mail ID. gaurav.mittal@goldenabodes.com, residing at H-201 Tarapore Garden, Andheri Link Road, Opp. Oshiwara Police Station, Azad Nagar, Andheri West, Mumbai - 400053 India; (2) **MR. AMAR ASHOK SHAH**, aged 40 years, Indian National, PAN Card No. _____ and Aadhar Card No. _____, Mobile No. _____

8, e-mail ID. Amar.shah@goldenabodes.com, residing at D-502, Silver Skyscapes, Wakad, Pune - 411057, India to be my true and lawful attorney for me, in my name and on my behalf to do and to execute or cause to be done and executed all or any of the following acts, documents, matters and things and that is to say :-

Rajiv Mamm...

Ashok

gmittal



1. To appear before the Office of the Sub-Registrar of Tiswadi at Panaji or any other appropriate Sub-registrar for the purpose of execution Development Agreement in respect of the said project more particularly described in Schedule-III which form a part of the said property more particularly described in Schedule-II to sign, present and execute any such deed or deeds, admit its contents and obtain registration thereof.

2. To appear and represent us before all Government departments, local and other authorities including in particular Sub-Registrar of Tiswadi at Panaji, Collector, Deputy Collector, Mamlatdar, Talathis, Survey officers, Town & Country Planning Department, Planning & Development Authority and Village Panchayat, Directorate of Survey & Land Records, Departments of Health, Electricity, Public Works, Land Registrars, Notaries, for the purpose connected with the execution of documentation for the purpose of registration of the abovementioned Development Agreement in respect of the said project more particularly described in Schedule-III which form a part of the said property more particularly described in Schedule-II.

3. To accept and/or take delivery on my behalf all correspondence and/ or communication addressed to us including registered letters and notices pertaining to the execution of documentation for the purpose of registration of the abovementioned Development Agreement in respect of the said project more particularly described in Schedule-III which form a part of the said property more particularly described in Schedule-II.



4. To execute Vakalatnama on my behalf so as to appoint any Advocate/ Solicitor or any Legal Practitioner to appear and represent me before any Court of law or Quasi-Judicial Authority including High Court of Bombay at Goa as well as the Supreme Court of India.



5. To institute, file, continue, conduct, defend, withdraw, amend, refile, compromise, compound, file consent terms in all kinds of legal proceedings including Suits, Criminal Complaints, Appeals, Revisions, Writ Petition,

gmites *Rajumam* *Shah*



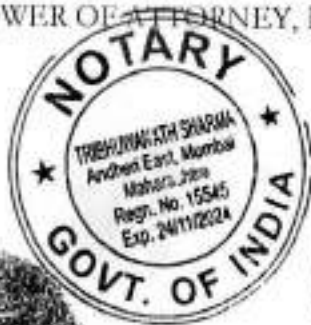
Inventory Proceedings, Special Leave Petition or any other form of pleadings before any Court of Law including the Civil and Criminal Courts, District Courts, High Court of Bombay at Goa as well as the Supreme Court of India.

6. To sign, verify and file plaints, written statements, affidavits, petitions of claims and objections, memorandum of appeal, petitions and applications of all kinds including applications for rectification/amendment of inventory proceedings, consent or compromise terms, and to file them in any such courts or office and to produce evidence and depose in any courts or before any authority.
7. To sign any Affidavit in Evidence and tender the same before any Court of Law.
8. To tender evidence or depose on my behalf in connection with any legal proceedings.
9. To apply and make all such applications, affidavits, declarations, or undertakings as may be required to any authorities with respect to any of my matters or to the Government of India under any other law in force.
10. And to other do all such as acts and deeds incidental or ancillary to the above and as may become expedient in order give effect to this power of attorney.

WHEREAS I undertake to ratify and approve all such acts and deeds of my Attorney as circumscribed by the terms of this Power of Attorney.

IN WITNESS WHEREOF, I HAVE HERETO SET AND SUBSCRIBED MY HANDS AND SEAL THIS 11TH DAY OF JULY, 2024.

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED EXECUTOR OF THIS POWER OF ATTORNEY, MR. RAJU VIJAY KUMAR MANWANI.



Rajumaning



I, MR. GAURAV MITTAL, AGREE TO ABIDE BY THE TERMS OF THIS POWER OF ATTORNEY.



Gaurav Mittal



I, MR. AMAR ASHOK SHAH, AGREE TO ABIDE BY THE TERMS OF THIS POWER OF ATTORNEY.



Amar Ashok Shah



WITNESS:

1) Signature: *Amit Nalwade*
Name: *Amit Nalwade*
Address: *Hinjawadi - 57*

2) Signature: *Ratan Grawade*
Name: *Ratan Grawade*
Address: *Hinjawadi pune*

ATTESTED BY ME

Tribhuvan Nath Sharma
TRIBHUVAN NATH SHARMA
M.A., Literature (English), LL.B. (Bom)
ADVOCATE & NOTARY, GOVT. OF INDIA
Arna Chowk, Sanjay Nagar-2, Mariani Man
Andheri-East, Mumbai-400059
MOB:- 9137800913





Raju Manwani

CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL

47/11/24

SHRI JAIPRAKASH V. NAIR
ADVOCATE & NOTARY

167/1 31st January Road
Opp. Hotel Venite, Panaji-Goa
Reg. No. 213

Notarial Registration No.

3572/2024
12.05.2024



NOTARIAL

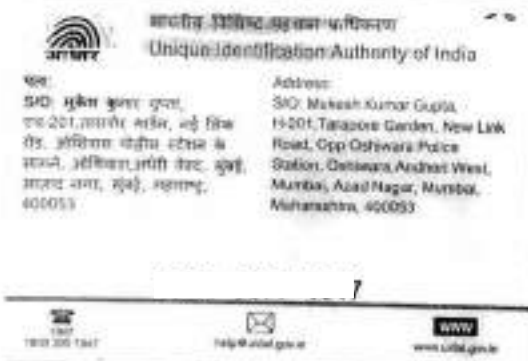
NOTARIAL

NOTARIAL

NOTARIAL



आधार - आम आदमी का अधिकार



gmk



Shah



भारत सरकार
GOVERNMENT OF INDIA



भारतीय वित्तीय पहचान प्रणाली
INDIAN IDENTIFICATION AUTHORITY OF INDIA



Amar Ashok Shah
DOB: 09/06/1983
Male / MALE



Address:
S/O: Amra Sah, D-602 Silver
Bhagades, Wakad, Pune City,
Pune
Maharashtra - 411057



मेरा आधर, मेरी पहचान

मेरा आधर, मेरी पहचान



Ashok

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Shanta Bldg., 1st Floor, Next to Vivanta Hotel, St. Incz

PANAJI-GOA

Ref. No. NGPDA/49(6)/TLG/ 102/ / 235/2024

Date: 22 AUG 2024

Taleigao Planning Area

To,
Sadiq Shaikh
608, Citi Centre
Patto Plaza, Panaji Goa.



Sub: N.O.C. for Registration of Agreement for development under Section 49 (6) of Town and Country Planning Act, 1974.

Ref: Your application Inward No. 1449 dated 13-08-2024.

Pursuant to Notification of Goa Town and Country Planning (Amendment) Act. 2009, in the Official Gazette N.O.C. under section 49 (6) from Planning and Development Authority and plots having Development Permission for such sub-divisions from Planning and Development Authority within a Planning Area and plots which are as per or tallying with the survey plan issued by Survey department and for Development Orders issued by PDA's N.O.C. is not required.

Your application is for NOC for Registration of Agreement for development of proposed building Block C, D & E and Block 3 of property bearing Survey No. 225/1 & 4, 227 & 234/2 of Taleigao village which are approved by erstwhile GPPDA vide no. GPPDA/732/TLG/76/2022 dated 26-04-2022. Therefore the N.O.C. u/s 49(6) is not required.

Details of the Property:

Property Survey No. 225/1 & 4, 227 & 234/2

Area of the property: 11,389.00 /54,998.00 sq. mts.

City/Village: Odxel, Taleigao Ilhas Goa

Property Name: PALMAR OR ODXELL

Reg. No. : 19683 at Folio 138 of Bk B-52

Zone: (225/1 & 4 Partly Settlement "S-1" and Partly "S-3", 227- Commercial "C-2" and 234/2- Settlement "S-2") zone as per ODP 2028 of Taleigao.

CERTIFIED
TRUE XEROX COPY

This is issued based on the application inward no. 1449 dated 13-08-2024 submitted by the applicant.

In view of the above, you are requested to contact concerned Registering Officer.

Yours faithfully,



(K. ASHOK KUMAR)
MEMBER SECRETARY



ARUN WADKAR
NOTARY AT TISWADI TALUKA
STATE OF GOA-INDIA
REG. No. 382/14
DATED 19/9/2014

19221

REG. No. 1119/2024
DATED 11/9/2024

**NORTH GOA PLANNING AND DEVELOPMENT
AUTHORITY**

Shanta Bldg., 1st Floor, Next to Vivanta Hotel, St. Inez
PANAJI-GOA

Ref. No. NGPDA/49 (6)/TLG/102/ 1234/2024

Date: 22 AUG 2024

ORDER

Name of the Applicant: Sadiq Shaikh
Address: 608, Citi Centre
Patto Plaza, Panaji Goa.

1. Survey No. 225/1 & 4, 227 & 234/2 of Taleigao for which N.O.C. Under Section 49 (6) is applied for registration of Agreement for development and sale.
2. Zone of area as per ODP any other: Sy. No. 225/1 & 4 Partly Settlement "S-1" and Partly "S-3", Sy. No. 227- Commercial "C-2" and Sy. No. 234/2- Settlement "S-2"
3. Method of Assessment: Rs. 5000.00/- per letter
4. Number of Letter: 01 x 5000.00/- = Rs. 5000.00/-
5. Any other remarks:

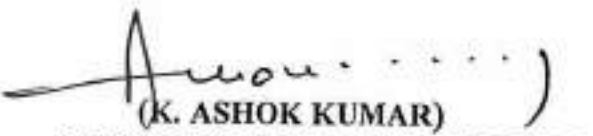
- a. The payment is to be made at the Goa Urban Co-operative Bank Ltd. Mala Branch, of North Goa P.D.A. Account No. 4226 / ICICI Bank St. Inez Branch, Account No. 699401700419 and Submit the receipt to this Authority.

Payment is to be made within 15 days from the date of issue, failing which the file will be closed.



Copy to: Accountant




(K. ASHOK KUMAR)
MEMBER SECRETARY


**EXTRACTS OF MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF
EMGEE HOUSING PRIVATE LIMITED HELD AT THE REGISTERED OFFICE
OF THE COMPANY AT 608 CITY CENTER, PATTO PLAZA, PANAJI, GOA
ON 25TH DAY OF JUNE, 2024 BEARING BR.NO. EHPL/25/JUNE/2024-25.**

"RESOLVED THAT the Company has decided to enter into a Developmental Agreement with M/S. Property Anthem Developments in respect of a residential project known as "EMGEE ANANTAM", situated on the property surveyed under Survey No. 234/2 of Village Odxel, situated at Dona Paula, within the limits of Village Panchayat of Taleigao, Taluka and Registration Sub District of Ilhas, District North Goa, State of Goa.

"FURTHER RESOLVED THAT Mr. Mudhir Madanlal Gupta, be and is hereby authorised on behalf of the Company to execute the Development Agreement and to appear and present the same before the Sub-Registrar of Tiswadi at Panaji for registration, to admit its contents and obtain registration thereof.

"FURTHER RESOLVED THAT Mr. Mudhir Madanlal Gupta, be and is hereby authorised on behalf of the company and to sign, execute, swear, affirm and verify any affidavits, verifications, petitions or such other and further documentation as may be deemed necessary for such purpose."



FOR, EMGEE HOUSING PRIVATE LIMITED

Namrata
(Ms. Namrata Subhashi Malu)
DIRECTOR



[Handwritten signatures]

ANNEXURE - 8

ANNEXURE - 8



Handwritten signature and date: 10/06/17

Small vertical text on the right margin, likely a reference or file number.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-Sep-2024 12:22:46 pm

Document Serial Number : - 2024-PNJ-2858

Presented at 12:05:41 pm on 12-Sep-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows:

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
	Processing Fee	
Total		0
Stamp Duty Paid		0/-



Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AMAR ASHOK SHAH PARTNER OF M/S PROPERTY ANTHEM DEVELOPMENTS . Father Name: ASHOKBHAI BHAGWANDAS SHAH, Age: 41. Marital Status: Gender: Male, Occupation: Business, Address1 - D-502, Silver Skyscapes, Wakad, Pune - 411057, Address2 - PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AMAR ASHOK SHAH PARTNER OF M/S PROPERTY ANTHEM DEVELOPMENTS . Father Name: ASHOKBHAI BHAGWANDAS SHAH, Age: 41. Marital Status: Gender: Male, Occupation: Business, D-502, Silver Skyscapes, Wakad, Pune - 411057, PAN No.:			
2	GAURAV MITTAL PARTNER OF M/S PROPERTY ANTHEM DEVELOPMENTS . Father Name: MUKESH KUMAR GUPTA, Age: 41. Marital Status: Gender: Male, Occupation: Business, H-201 Tarapore Garden, Andheri Link Road, Opp. Oshiwara Police Station, Azad Nagar, Andheri West, Mumbai - 400053 India, PAN No.:			
3	AMAR ASHOK SHAH POA HOLDER FOR RAJU VIJAY KUMAR MANWANI . Father Name: ASHOKBHAI BHAGWANDAS SHAH, Age: 40, Marital Status: Gender: Male, Occupation: Business, D-502, Silver Skyscapes, Wakad, Pune - 411057, India, PAN No.: , as Power Of Attorney Holder for RAJU VIJAY KUMAR MANWANI PARTNER OF M/S PROPERTY ANTHEM DEVELOPMENTS			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	SADIQ SHEIKH . Father Name:SHAUKAT ALI SHEIKH, Age: 67. Marital Status: Married . Gender: Male. Occupation: Business. H NO: 22/412, PLOT NO 1, ODXEL VILLA ODXEL, TALEIGAO, GOA UNIVERSITY, TISWADI, NORTH GOA, GOA, 403206, PAN No.: _____			
5	SADIQ SHEIKH POA HOLDER FOR SADIA SHEIKH . Father Name:SHAUKAT ALI SHEIKH, Age: 67. Marital Status: . Gender: Male. Occupation: Business. H.NO 22/412 PLOT NO 1 ODXEL VILLA ODXEL TALEIGAO GOA UNIVERSITY NORTH GOA GOA 403206, PAN No.: _____ , as Power Of Attorney Holder for SADIA SHEIKH			
6	CAETANO RONNY AGNELO PAUL FERNANDES ALIAS CAITANO RONY FERNANDES . Father Name:SIMAO PEDRO FERNANDES, Age: 51. Marital Status: . Gender: Male. Occupation: Business, 411/B, LA OCEANA COLONY, NEAR HOTEL CIDADE DE GOA, DONA PAULA, GOA PANAJI NORTH GOA 403004, PAN No.: _____ , as Power Of Attorney Holder for MUDHIT MADANLAL GUPTA DIRECTOR OF M/S EMGEE HOUSING PRIVATE LIMITED			
7	CAETANO RONNY AGNELO PAUL FERNANDES ALIAS CAITANO RONY FERNANDES . Father Name:SIMAO PEDRO FERNANDES, Age: 51. Marital Status: . Gender: Male. Occupation: Business, 411/B, LA OCEANA COLONY, NEAR HOTEL CIDADE DE GOA, DONA PAULA, GOA PANAJI NORTH GOA 403004, PAN No.: _____ , as Power Of Attorney Holder for * MUDHIT MADANLAL GUPTA			
8	GAURAV MITTAL POA HOLDER FOR RAJU VIJAY KUMAR MANWANI . Father Name:MUKESEH KUMAR GUPTA, Age: 41, Marital Status: . Gender: Male. Occupation: Business, H-201 Tarapore Garden, Andheri Link Road, Opp. Oshiwara Police Station, Azad Nagar, Andheri West, Mumbai - 400053 India, PAN No.: _____ , as Power Of Attorney Holder for RAJU VIJAY KUMAR MANWANI PARTNER OF M/S PROPERTY ANTHEM DEVELOPMENTS			

Witness:

I/We individually/Collectively recognize the Confirming Party. POA Holder, Developer, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SANJAY PUNDALIK RATHODKAR , Age: 47, DOB: _____, Mobile: (_____)_____, Email: _____, Occupation: Other, Marital status : Married, Address: 403401, H.NO.A-91 ARLA QUERIM PONDA NORTH GOA - GOA, H.NO.A-91 ARLA QUERIM PONDA NORTH GOA - GOA, Querim, Ponda, SouthGoa, Goa			
2	Name: RATISH PANDHARINATH AROLKAR , Age: 32, DOB: _____, Mobile: (_____)_____, Email: _____, Occupation: Other, Marital status : Married, Address: 403507, GANGADHAR APT KHORLIM MAPUSA BARDEZ NORTH GAO-GOA, Mapusa, Bardez, NorthGoa, Goa			

P. P. Pawar
12/9/2024
Sub Registrar
SUB-REGISTRAR
ILIAS

Book :- 1 Document

Registration Number :- **PNJ-1-2748-2024**

Date : 13-Sep-2024

Ilhas
13/9/2024
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)

SUB - REGISTRAR
ILHAS

