

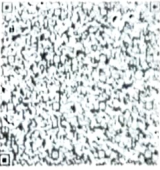


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Certificate No.: : IN-GA00129257523047X
Certificate Issued Date: : 09-Oct-2025 11:54 AM
Account Reference: : NONACC (TS)/ gaga-t30/ DTO-South Margao/ GA-SGA
Unique Doc. Reference: : SUBIN-GAGAGA-T3000243691897643X
Purchased by: : SRE ESTATES DEVELOPMENT
Description of Document: : Article 5 Agreement or its records or inemorandum of an agreement
Property Description: : AREA 5275 SQ MTRS SURVEY NO-137/1, VILLAGE, TELAULIM
Consideration Price (Rs.): : 6,38,00,000
: (Six Crore Thirty Eight Lakh only)
First Party: : KETAN SUHAS PAI ANGLE AND VAISHALI KETAN ANGLE
Second Party: : SRE ESTATES DEVELOPMENT
Stamp Duty Paid By: : SRE ESTATES DEVELOPMENT
Stamp Duty Amount(Rs.): : 18,50,200
: (Eighteen Lakh Fifty Thousand Two Hundred only)



PIF 00001728

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AGREEMENT OF SALE

THIS AGREEMENT OF SALE is entered into and executed at Margao,

Goa on this 9th day of October, in the year 2025

-BETWEEN-

1. **KETAN SUHAS PAI ANGLE**, son of Shri Suhas Narcinva Pai Angle, age 51 years, businessman, allotted Income Tax Department Permanent Account No. _____, holding Aadhar Card No. _____, having cell phone No. _____ and email id: ketan9555@yahoo.co.in, and his wife

2. **VAISHALI KETAN ANGLE**, daughter of Shri Mahesh Sadashiv Gaunekar, age 48 years, housewife, allotted Income Tax Department Permanent Account No. _____, holding Aadhar Card No. _____, having cell phone No. _____ and email id: ketan9555@yahoo.co.in,

both Indian nationals and both residing at House No. 101, near Damodar Housing Society, N. D. Naik Road, Aquem Alto, Margao, Goa 403 601, hereinafter jointly referred to as the "**First Party**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include their heirs, executors, administrators, **ON THE FIRST PART;**

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3. M/s SRE ESTATES DEVELOPMENT,

a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, with the Registrar of Firms of Salcete at Margao-Goa, allotted Income Tax Department Permanent Account No. _____, having its Place of Business at "SUPREME", Behind New Telephone Exchange, opposite Bombi House, Comba Margao-Goa, represented herein by all its partners, viz.

- (a) YOGESH YESHWANT NAIK, son of Late Shri Yeshwant Vassudev Naik, age 53 years, Indian national, businessman allotted Income Tax Department Permanent Account No. _____ holding Aadhaar Card No. _____, residing near "Bombi House", House No. E-74, Comba, Margao, Goa
- (b) ATUL MADHUSUDAN VIRGINKAR, son of Late Shri Madhusudan Virginkar, age 65 years, Indian national, businessman, allotted Income Tax Department Permanent Account No. _____, holding Aadhaar Card No. _____, residing at House No. E-75, Martinho Menezes Road, Comba, Margao, Goa
- (c) YASH ATUL VIRGINKAR, son of Shri Atul Madhusudan Virginkar, age 35 years, Indian national, businessman, allotted Income Tax Department Permanent Account No. _____ holding Aadhaar Card No. _____, residing at House No. E-75, Martinho Menezes Road, Comba, Margao, Goa, represented herein by his duly constituted attorney, the aforesaid Shri Atul Madhusudan Virginkar, so constituted vide a Power of Attorney executed on 29/07/2015 and

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(d) JAI ATUL VIRGINKAR, son of Shri Atul Madhusudan Virginkar, age 31 years, Indian national, businessman, allotted Income Tax Department Permanent Account No. _____, holding Aadhaar Card No. _____, residing at House No. E-75, Martinho Menezes Road, Comba, Margao, Goa, represented herein by his duly constituted attorney, the aforesaid Shri Atul Madhusudan Virginkar, so constituted vide the aforesaid Power of Attorney executed on 29/07/2015,

hereinafter jointly referred to as the "**Second Party**" (which expression, unless repugnant to the meaning or context thereof, shall mean and include the partners for the time being of the aforesaid firm and such other partners as may from time to time comprise the said firm as also the assigns and successors-in-title of the firm), **ON THE SECOND PART;**

Partners No A,B,C,D have given Special Power of Attorney to **MR. SAHIL SANJAY KADANGALE**, Son of Mr. Sanjay Baswant Kadangale, 21 yrs, Service, Unmarried, Indian National, having permanent account number _____, Aadhar Card No. _____, Residents of **H.NO. 17, ZORIWADDO, NEAR BHAVANI TEMPLE, DAVORLIM, SALCETE-GOA**. To execute the Agreement in front of Sub Registrar at Margao Vide duly registered before Sub registrar of Salcete Under register no. MGO-POA Register-82-2023. dated 27/11/23.

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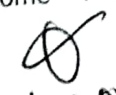
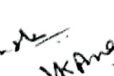
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-AND-

4. **M/s SUPREME REALTORS,**

a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 with the Registrar of Firms of Salcete at Margao, Goa, having its place of business at "Supreme", behind New Telephone Exchange, Opposite Bombi House, Comba, Margao, Goa, allotted Income Tax Department Permanent Account No. _____ represented herein by all their partners, viz.

- (a) YOGESH YESHWANT NAIK, son of Late Shri Yeshwant Vassudev Naik, age 53 years, Indian national, businessman, residing near "Bombi House", House No. E-74, Comba, Margao, Goa, allotted Income Tax Department Permanent Account No. _____, holding Aadhaar Card No. _____ ;
- (b) ATUL MADHUSUDAN VIRGINKAR, son of Late Shri Madhusudan Virginkar, age 65 years, Indian national, businessman, residing at House No. E-75, Martinho Menezes Road, Comba, Margao, Goa, allotted Income Tax Department Permanent Account No. _____, holding Aadhaar Card No. _____ ;
- (c) EKNATH *alias* JAGANNATH KAMAT, son of Late Shri Shrikrishna Jagannath Kamat, age 69 years, Indian national, businessman, residing at "Guruprasad", Kamat Bldg., First Floor, Malbhat Margao, Goa, allotted Income Tax Department Permanent Account No. _____, holding Aadhaar Card No. _____ ;
- (d) USHA JAGANNATH KAMAT, daughter of Shri Ramrai Giri Kini and wife of Eknath *alias* Jagannath Kamat, age 64 years, Indian national, housewife, residing at "Guruprasad", Kamat Bldg., First Floor, Malbhat Margao - Goa, allotted Income Tax Department Permanent Account No. _____

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, holding Aadhaar Card No. _____ m represented herein by her duly constituted attorney, the aforesaid Mr. Eknath alias Jagannath Kamat, so constituted vide a Special Power of Attorney executed on 28th July, 2022 under registered No.1804/2022 dated 29/07/2022 before Adv. Satish Pai Raiturcar having his Office at Margao, Goa;

- (e) ASMITA SANJAY HEGDE, daughter of Shri Shripad Kamat and wife of Late Shri Sanjay Hegde, age 62 years, Indian national, professional, residing at 1303 (13th Floor), Vivarea Tower B-2, Sane Guruji Marg, Mahalaxmi, Mumbai 400 011, allotted Income Tax Department Permanent Account No. _____, holding Aadhaar Card No. _____

represented herein by her duly constituted attorney, the aforesaid Mr. Eknath *alias* Jagannath Kamat, so constituted vide a Special Power of Attorney executed on 2/08/2022 before Adv. S. M. N. Naqvi, Notary Public, Govt. of India, Mumbai and registered in his Notarial Register under No. 529, Sr. 386, P. No. 30;

- (f) PRATIK SANJAY HEGDE, son of Late Shri Sanjay K. Hegde, unmarried, 33 years, Indian national, Service, residing at 1303 (13th Floor), Vivarea Tower B-2, Sane Guruji Marg, Mahalaxmi, Mumbai 400 011, allotted Income Tax Department Permanent Account No. _____, holding Aadhaar Card No. _____, represented herein by his duly constituted attorney, the aforesaid Mr. Eknath *alias* Jagannath Kamat, so constituted vide a Special Power of Attorney executed on 16th February, 2022 before Mr. N. R. Gupta, Notary Public having his Office at Mumbai and registered in his Notarial Register under No. 173/2022,

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hereinafter jointly referred to as the "**Confirming Party**" (which expression, unless repugnant to the meaning or context thereof, shall mean and include the partners for the time being of the aforesaid firm and such other partners as may from time to time comprise the said firm as also the assigns and successors-in-title of the firm), **ON THE THIRD PART**

Partners No A, B, C,D,E&F have given Power of Attorney to **MR. SAHIL SANJAY KADANGALE**, Son of Mr. Sanjay Baswant Kadangale, 21yrs, Service, Unmarried, Indian National, having permanent account number , Aadhar Card No. , Residents of **H.NO. 17,**

ZORIWADDO, NEAR BHAVANI TEMPLE DAVORLIM, SALCETE- GOA, To execute the Agreement in front of Sub Registrar at Margao Vide duly registered before Sub registrar of salcete Under register no. MGO-POA Register- 33-2024.dated 08/03/24.

WHEREAS:

1. The First Party has represented unto the Second Party as under:
 - a) That there exists an immovable property known as "**NOMOXIN SOUMACHE PATTI**"(First Addition (Addição)) or "**SOMONACHO PATTO**" or "**SOMNACHO PATO**", situated at and within revenue village Talaulim, Margao, Taluka Salcete, District South Goa, State Goa, which property is fully described in **SCHEDULE I** hereunder written and is hereinafter referred to as the "**Said Larger Property**".

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- b) That the Said Larger Property originally belonged to MANOEL FILIPE NERI DA PIEDADE COUTINHO DO ROZARIO and his wife MARIA JOSEFA FLAVIANACELESTINA DE BRAGANÇA.
- c) That vide a Deed of Sale executed on 1st February, 1971, which Deed is duly registered in the Office of the Sub-Registrar of Salcete Taluka on 6th May, 1971 under Registered No. 256 at Pages 284 to 287 in Book I, Vol. 73, a portion of the Said Larger Property, which portion constitutes a separate and independent property by itself, is described in **SCHEDULE II** hereunder written and hereinafter referred to as the "**Said Property**", was sold and conveyed by the aforesaid MANOEL FILIPE NERI DA PIEDADE COUTINHO DO ROZARIO and MARIA JOSEFA FLAVIANA CELESTINA DE BRAGANÇA to and in favour of SUHAS NARCINVA PAI ANGLE, i.e. the father of the male OWNER herein.
- d) That vide a Deed of Gift drawn up on 15th September, 2021, which Deed is duly registered in the Office of the Sub-Registrar of Salcete Taluka on 7th October, 2021 under Registration No. MGO-1-3116-2021, the aforesaid SUHAS NARCINVA PAI ANGLE and his wife PADMA SUHAS ANGLE, i.e. the parents of the male OWNER herein, irrevocably gifted the Said Property without any reservation of usufruct or any other condition or stipulation to the male OWNER herein, out of natural love and affection and the donors declared that the gift was within their disposable quota.

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- e) That, presently, the name of the male OWNER is shown as the sole "Occupant" in respect of the Said Property in the Record of Rights maintained in Forms I & XIV.
- f) That, on account of the aforesaid deeds and events, the First Party, who are married to each other under the Regime of Communion of Properties, are the exclusive owners of the Said Property.
2. The First Party have further declared and covenanted unto the Second Party as follows:
- a) that they have an absolute right to dispose and/or sell the Said Property and/or deal with it in any manner whatsoever.
- b) that there is no legal bar or impediment for this transaction and that the Said Property is free from encumbrances, liens and/or charges.
- c) that there are no *Mundcars* nor any building or agricultural tenants nor any persons entrusted with Watch/Ward duties nor any other persons claiming agricultural tenancy or any other right whatsoever in, to and/or over the Said Property or over any part thereof. However there is an old house belonging to the First Party in the said property and the said property is enclosed with compound wall.

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- d) that no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/has been received by and/or served upon the First Party in respect of the Said Property and/or any part thereof.
- e) that neither the Said Property nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- f) that neither the Said Property nor any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.
- g) that they are fully entitled to enter into this Agreement with the Second Party and that they have full rights and authority to sign and execute the same.
- h) that they have not agreed, committed or contracted or entered into any agreement for sale or lease or any other arrangement with third parties in respect of the Said Property.
- i) that they have not done any act, deed, matter or thing whereby or by reason whereof, the development of the Said Property may be prevented or affected in any manner whatsoever.

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- j) that the Said Property is fit for undertaking development thereon of residential and other buildings and structures.
3. The First Party has offered to sell the Said Property to the Second Party and the Second Party has, relying on the representations and covenants set out hereinabove, agreed to purchase the Said Property for undertaking development of the Said Property by constructing multi-storeyed building(s) thereon comprising residential villas, twin villas, row villas, residential building, club house and swimming pool(hereinafter jointly referred to as the "**Proposed Building Complex**") and selling premises in the Proposed Building Complex.
4. Pursuant to the above agreement and understanding, the following permissions, licences and approvals have been for the Proposed Building Complex (hereinafter jointly referred to as the "**Said Building Permissions**"), viz.
- a) Sanad issued by the Collector, South Goa District, Margao, Goa, bearing No. CCSAL12-23-238/79, dated 26th February, 2024;
 - b) Technical Clearance Order issued by the Senior Town Planner, Town & Country Planning Department, South Goa District Office, Margao, Goa, bearing No. TPM/35821/Talaulim/137/1/2025/5888, dated 6th August, 2025 for undertaking the construction of the Proposed Building Complex and
 - c) Construction Licence issued by the Village Panchayat of Telaulim, Salcete, Goa bearing No. VPT/2025-26/448, dated 23rd August, 2025 for undertaking the construction of the Proposed Building Complex.

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NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:-

1. The First Party hereby agrees to sell the Said Property to the Second Party and the Second Party hereby agrees to purchase the Said Property from the First Party for the purpose of developing the Said Property by constructing multi-storeyed building(s) thereon (hereinafter referred to as the **"Proposed Building Complex"**) and selling premises in the Proposed Building Complex.

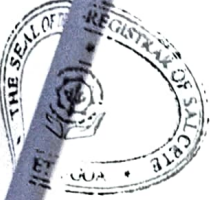
2. In consideration of the First Party agreeing to sell the Said Property to the Second Party, the Second Party shall pay/make good, an aggregate consideration of Rs. 6,38,00,000/- (Rupees six crores thirty-Eight lakhs only) to the First Party as follows, viz.

a) Rs. 92,68,040/- (Rupees ninety-two lakhs sixty-eight thousand and forty only) has been paid by the Second Party / Confirming Party to the First Party vide RTGS to Account No. 057130400000006 in NKGSB CO-OP BANK LTD Bank under UTR No. NKGSH23306694217, the receipt whereof the First party hereby admits and acknowledges.

b) Rs. 93,960/- (Rupees ninety-three thousand Nine Hundred & sixty only)
has been paid by cheque

has been paid by cheque

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- c) Rs.6,38,000/- (Rupees six lakhs thirty-Eight thousand only) being Tax Deductible at Source has been paid by the Second Party / Confirming Party to the Income Tax Department prior to the execution of this Agreement vide the following Challans, viz. (1) Challan No. 19782 dated 09/10/2025 , HDFC Bank
- d) Rs. 5,38,00,000/- (Rupees Five crores thirty-Eight lakhs only) has already partly been made good (as stated in Clause 3(a) below) and shall partly be made good (as stated in Clause 3(b) below), by the Second Party / Confirming Party constructing for and allotting the following built-up premises to the First Party (hereinafter jointly referred to as the "**Owners' Premises**"), viz.

Sr.	Premises No. (Floor)	Super built-up area of premises (M ²)	Super built- up area of terrace (M ²)	Present value (Rs.)
<u>Premises which shall be located in the Proposed Building Complex (hereinafter jointly referred to as "Owners' Talaulim Premises"):</u>				
a)	Row Villa No. C4	166.90	10.15	48,00,000
b)	Row Villa No. C5	166.90	10.15	48,00,000
c)	Row Villa No. C6	166.90	10.15	48,00,000
d)	Twin Villa No. A5	180.26	10.69	52,00,000
e)	Twin Villa No. A6	180.26	10.69	52,00,000
f)	Flat No. D101 (First Floor)	91.79	--	26,,00,000
Total				2,74,00,000
<u>Flats to be located in Building A5 of the Second Party / Confirming Party's project known as "Supreme Solitaire" at Borda, Margao, Goa, being constructed on the property described in Schedule III below written (hereinafter jointly referred to as "Owners' Borda Premises"):</u>				
g)	A5-101 (First floor)	75.04	5.40	39,63,000
h)	A5-102 (First floor)	57.54	5.66	31,86,000
i)	A5-201 (Second floor)	75.04	--	39,63,000
j)	A5-202 (Second floor)	57.54	--	28,88,000
Total				1,40,00,000

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Sl.	Premises No. (Floor)	Super built-up area of premises (M ²)	Super built- up area of terrace (M ²)	Present value (Rs.)
<u>Flats to be located in Building B of the Confirming Party's project known as "Supreme Green Mist" at Navelim, Margao, Goa being constructed on the property described in Schedule IV below written (hereinafter jointly referred to as "Owners' Navelim Premises"):</u>				
k)	B-202 (Second floor)	109.65	--	63,00,000
l)	B-206 (Second floor)	105.19	--	61,00,000
Total				1,24,00,000

3. Out of the Owners' Premises:

- a) Possession of the Owners' Borda Premises and the Owners' Navelim Premises shall be duly handed over to the First Party in one month time from the date of execution of this Agreement. The First Party shall examine the Owners' Borda Premises and the Owners' Navelim Premises and declare that they are fully satisfied with these premises, that these premises have been duly constructed in accordance with this Agreement.
- b) Possession of the Owners' Talaulim Premises shall be handed over to the First Party within the timeline stipulated in Clause 40 below.

4. The aforesaid projects known as "Supreme Solitaire" and "Supreme Green Mist" shall hereinafter be known as, respectively, the "Borda Project" and the "Navelim Project".

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5. The properties described in Schedules III and IV below written shall hereinafter be referred to as, respectively, as the "**Borda Property**" and the "**Navelim Property**".

6. The Owners' Borda Premises are described in SCHEDULE VI below written and the Owners' Navelim Premises are described in SCHEDULE VII below written.

7. The Owners' Talaulim Premises shall have the specifications enumerated in Annexure "A-1" hereto, the Owners' Borda Premises shall have the specifications enumerated in Annexure "A-2" hereto and the Owners' Navelim Premises shall have the specifications enumerated in Annexure "A-3" hereto.

8. After the execution of this Agreement, the Second Party shall be entitled to enter upon the Said Property, demolish all existing structures if any and commence, carry on and complete development thereof, up to the completion of the Proposed Building Complex in all respects in accordance with the Said Building Permissions and the First Party hereby give permission to the Second Party for such purpose.

9. The Second Party shall position the plinth area of the Proposed Building Complex at any place as it desires on the Said Property.

10. Immediately upon execution of this Agreement, the Second Party shall be at liberty and be entitled to sell and/or allot the premises in the Proposed Building Complex and/or to enter into any package deal or

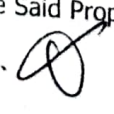
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arrangement for allotment of such premises at such price and on such terms and conditions as the Second Party may deem fit without reference to the First Party, and shall also be entitled to receive the monies of such sale/allotment of the premises in the Proposed Building Complex. The Second Party shall however be entitled to deliver possession of such premises upon completion of construction thereof, without any liability in respect thereof to the First Party.

11. It is however expressly agreed and understood that the First Party shall not be entitled to and shall have no right to and/or claim over monies collected from sale of premises in the Proposed Building Complex, the First Party's rights being restricted to the Owners' Premises. It is hereby provided that the First Party shall not be responsible and/or liable in any manner whatsoever to the purchasers of premises in the Proposed Building Complex.

12. It is hereby expressly provided that the Second Party shall be entitled to charge, mortgage, encumber or offer as security for any loan, the Said Property or any part thereof or any premises in the Proposed Building Complex (except the Owners' Premises) provided the First Party shall in no event be liable in respect of the repayment of the loan for which the Said Property and/or premises in the Proposed Building Complex are charged, mortgaged and/or encumbered as aforesaid.

13. The Second Party shall be entitled to issue advertisement in newspapers and in other media in respect of sale of premises in the Proposed Building Complex and to offer them for sale as also to erect such advertisement boards in or upon the Said Property.

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14. The Second Party shall be entitled to enter into separate contracts in its own name with the building, labour contractor(s), architects and other technical and other consultants for carrying out the construction of the Proposed Building Complex.

15. The First Party shall not be liable for any accident or injuries that may be caused during the course of construction to any labourers and/or workmen who may be engaged by the Second Party for the construction and/or to any third party. The First Party shall likewise not be liable for any damage that may be caused to any adjoining property and/or the property of any other third party during the course of construction. The First Party shall likewise not be liable in the event of any dispute between the Second Party and any of their contractors.

16. The Proposed Building Complex shall be named as "**Supreme Evara**".

17. The First Party shall, as and when required by the Second Party do all such acts, deeds and things as are required, necessary or expedient for the purpose of developing and constructing the Proposed Building Complex including to sign applications for grant/renewals of construction licence and plans, to approach and appear before all Authorities concerned and to apply for/obtain water/electricity connection as also change in user of land. If so called upon by the Second Party, the First Party shall execute a Power of Attorney in favour of the Second Party and/or their nominee(s) for signing applications for grant/renewal of plans, licenses and for doing all other acts for constructing and completing the Proposed Building Complex. Such Power of Attorney shall be irrevocable.

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18. The development and the construction of the Proposed Building Complex shall be at the entire costs, expenses and risk and on the entire account of the Second Party. The Second Party agrees that it will obtain all the requisite renewals of the Said Building Permissions, at its own cost and responsibility, but if necessary, in the name of the First Party. All finances for completion of the development of the Proposed Building Complex shall be provided for by the Second Party.

19. All parties hereto shall be entitled to specific performance of this Agreement provided they have fulfilled their respective obligations hereunder.

20. Possession of the Said Property has been handed over by the First Party to the Second Party simultaneously with the execution of this Agreement. The Second Party shall accordingly be entitled to enter into and take possession of the Said Property, demolish all existing structures if any and commence, carry on and complete development thereof, up to the completion of the Said Project Complex in all respects.

21. This Agreement shall be duly registered under the Registration Act, 1908.

22. The Confirming Party has been arraigned as a party in this Agreement since the Navelim Project in which the Owners' Navelim Premises

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shall be located, is being developed by the Confirming Party. The First Party shall not be required to pay the price of the Owners' Navelim Premises to the Confirming Party since such price shall be paid/made good / adjusted by and between the Second Party to the Confirming Party.

PART II

23. The provisions contained in this Part II of this Agreement shall (unless otherwise indicated) apply to all the Owners' Premises.

24. The Second Party / Confirming Party declare that, to the best of its knowledge and information:

- a) There are no covenants in any of the title documents enumerated hereinabove affecting the Borda Property or the Navelim Property in any manner;
- b) There are no impediments attached to the Borda Property or the Navelim Property or any part thereof;
- c) There are no Mundcars on the Borda Property or the Navelim Property.
- d) There are no illegal encroachments on either the Borda Property or the Navelim Property;
- e) Neither the Borda Property nor the Navelim Property are mortgaged nor are they any liens or charge on either the Borda Property or the Navelim Property or any part thereof.

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- f) None of the permissions obtained affect the Second Party / Confirming Party's rights/title to the Borda Property or the Confirming Party's rights/title to the Navelim Property, in any manner.

25. The Second Party / Confirming Party has obtained the following permissions and licences for the Borda Project (hereinafter jointly referred to as the **"Borda Project Permissions and Licences"**), viz.

- a) Conversion Sanad from the Addl. Collector of South Goa, Margao bearing No. AC-1/SAL/SG/CONV/21/2016/12677 dated 09/12/2016;
- b) Approval to building plans from the South Goa Planning & Development Authority, Margao, Goa, bearing No. SGPDA/P/6022/93/22-23 dated 25/4/2022 and
- c) Construction Licence from the Margao Municipal Council bearing No. A/40/2019-20 (Approval to revised plan Licence No. A/40/2019-2020 dated 7/7/2022).

26. The Confirming Party has obtained the following permissions and licences for the Navelim Project (hereinafter jointly referred to as the **"Navelim Project Permissions and Licences"**), viz.:

- a) Conversion Sanad issued by the Collector of South Goa District, Margao, Goa, for conversion to non-agricultural use, bearing No. AC-1/SAL/SG/CONV/99/2015/6686 and dated 26/06/2016.

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- b) Development Permission from the Town & Country Planning Department, South Goa, Margao, bearing No. TPM/31989/NAV/67/11&11A/Pt.G/19/7247 and dated 17/12/2019; & further renewed TPM/31989/Navelim/67/11&11-A/Pt.G/2022/5866 and dated 05/12/2022 and
- c) Construction Licence from the Village Panchayat of Navelim, bearing No. VP/N/Const.L.49/2019-20 and dated 27/2/2020.

27. While granting the Borda Project Permissions and Licences and the Navelim Project Permissions and Licences, the concerned competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Second Party / Confirming Party while developing the respective projects and upon due observance and performance of which only the completion or occupancy certificate in respect of the projects shall be granted by the concerned competent authorities.

28. The Borda Project shall comprise the following building, viz. Building A5: Phase 3: One building comprising of ground floor and three upper floors.

29. The Navelim Project shall comprise the following building, Phase 2: One building comprising ground floor, first floor and second floor.

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30. The Second Party / Confirming Party have appointed the following Architects and structural Engineers who have prepared the drawings and structural design for the respective project in respect of which the respective project permissions and licences have been obtained and the Second Party / Confirming Party accepts the professional supervision of the said Architects and the structural Engineers till the completion of the respective projects (subject to the Second Party / Confirming Party's exclusive right to appoint any other duly qualified Architect(s) and structural engineer(s) in their place if the Second Party / Confirming Party deems expedient), viz.

- a) For the Borda Project: Ms. Aparna Tiloji, a duly qualified Architect, having her office at G-1, Amarvan, Vidyanagar Margao, and Shri Abhay U. Kunkolienker, a duly qualified Structural Engineer, having his office at 102, first floor, Ashirwad Bldg., Opp. Hotel Meenaxi, Margao Goa.
- b) For the Navelim Project: Shri Rajeev M. Sukhthanker, a duly qualified Architect, having his office at F1, First Floor, Fatima Chambers, Near Fatima Convent Margao Goa and Shri Abhay U. Kunkolienker, a duly qualified Structural Engineer, having his office at 102, first floor, Ashirwad Bldg., Opp. Hotel Meenaxi, Margao Goa.

31. The Borda Project and the Navelim Project have been duly registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA-2016", which expression shall hereafter mean RERA-2016 as amended from time to time) and rules framed there under with the Real Estate Regulatory Authority at Panjim under, respectively, No. PRGO08221746 and No. PRGO01231862.

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32. The First Party has taken inspection and copies of the Borda Project Permissions and Licences and the Navelim Project Permissions and Licences, as also the registration details referred to in Clause 31 above as also the plans, designs and specifications of the Borda Project and the Navelim Project.

33. All parties hereto have, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are entering into this Agreement as contemplated under RERA-2016 (presently S. 13).

34. The respective prices of the Owners' Borda Premises and the Owners' Navelim Premises referred to in Clause 2(c) of this Agreement are escalation-free, save and except escalations/increase, due to increase on account of development charges/taxes payable to the competent authority and/or any other increase in charges/taxes or other which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Second Party / Confirming Party undertake and agree that while raising a demand on the First Party for increase in development charges, cost, or levies imposed by the competent authorities etc., the Second Party / Confirming Party shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the First Party.

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35. The Second Party / Confirming Party have undertaken construction of the Borda Project and the Navellim Project in accordance with, respectively the Borda Project Permissions And Licences and the Navellim Project Permissions And Licences. Provided that the Second Party / Confirming Party shall have to obtain prior consent in writing of the First Party in respect of variations or modifications which may adversely affect the Owners' Borda Premises and/or the Owners' Navellim Premises, except any alteration or addition required by any Government authorities or due to change in law.

36. The Second Party / Confirming Party shall confirm the final carpet areas that has been allotted to the First Party after the construction of the Owners Premises or the respective Project is complete and the completion certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 4% (four percent). The balance price payable for the carpet area, if any, shall be recalculated upon confirmation by the Second Party / Confirming Party. If there is any increase in the carpet area allotted to First Party, the Second Party / Confirming Party shall demand additional amount from the First Party and the First Party shall pay such additional consideration. All these monetary adjustments shall be made at the same rate as shall be reckoned from the prices of the respective premises as stated in Clause 2(c) of this Agreement.

37. The First Party hereby authorize the Second Party / Confirming Party to adjust/appropriate all payments made by them under any head(s) of dues against lawful outstanding, if any, in their names as the Second Party / Confirming Party may in its sole discretion deem fit and the First Party undertake not to object/demand/direct the Second Party / Confirming Party to adjust their payments in any other manner.

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35. The Second Party / Confirming Party have undertaken construction of the Borda Project and the Navelim Project in accordance with, respectively the Borda Project Permissions And Licences and the Navelim Project Permissions And Licences. Provided that the Second Party / Confirming Party shall have to obtain prior consent in writing of the First Party in respect of variations or modifications which may adversely affect the Owners' Borda Premises and/or the Owners' Navelim Premises, except any alteration or addition required by any Government authorities or due to change in law.

36. The Second Party / Confirming Party shall confirm the final carpet areas that has been allotted to the First Party after the construction of the Owners Premises or the respective Project is complete and the completion certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 4% (four percent). The balance price payable for the carpet area, if any, shall be recalculated upon confirmation by the Second Party / Confirming Party. If there is any increase in the carpet area allotted to First Party, the Second Party / Confirming Party shall demand additional amount from the First Party and the First Party shall pay such additional consideration. All these monetary adjustments shall be made at the same rate as shall be reckoned from the prices of the respective premises as stated in Clause 2(c) of this Agreement.

37. The First Party hereby authorize the Second Party / Confirming Party to adjust/appropriate all payments made by them under any head(s) of dues against lawful outstanding, if any, in their names as the Second Party / Confirming Party may in its sole discretion deem fit and the First Party undertake not to object/demand/direct the Second Party / Confirming Party to adjust their payments in any other manner.

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38. The Second Party / Confirming Party hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned competent authority at the time of grant of the respective Project Permissions And Licences or thereafter and shall, before handing over possession of the Owners' Premises to the First Party, obtain from the concerned competent authority occupancy and/or completion certificates in respect of the Owners' Premises.

39. Time is of the essence for the Second Party / Confirming Party as well as the First Party. Accordingly, the Second Party / Confirming Party s/ Confirming Party shall abide by the time schedule for completing the respective projects and handing over the Owners' Premises to the First Party and the common areas to the Co-operative Society or to a Limited Company or other legal entity which shall be formed by purchasers of premises in the respective project (hereinafter referred to as the "**Project Entity**"), after receiving the occupancy certificate or the completion certificate or both, as the case may be subject to all purchasers of premises in the respective project paying all the consideration and other sums due and payable to the Second Party / Confirming Party as per agreement with other proposed purchasers of premises in the respective project.

40. The Second Party shall give possession of the Owners Talaulim Premises to the First Party within **36 (thirty-six)** calendar months of execution on this Agreement.

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41. If the Second Party fails or neglect to give possession of the Owners' Talaulim Premises to the First Party by the respective timelines stipulated in Clause 41 above on account of reasons beyond the control of the Second Party by the aforesaid date, then the Second Party shall have no liability to the First Party. The Second Party shall be entitled to reasonable extension of time for giving delivery of Owners' Premises on the stipulated dates, if the completion of particular buildings in the respective project is delayed on account of any one or more of the following causes, viz. (i) Labour unrest, war, civil commotion or act of God; (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court; (iii) the Second Party having to carry out any extra work requested by the First Party; (iv) non-availability and/or shortage of steel and/or cement or other building materials and/or non-availability of water or electric power; (v) any other reason beyond the control of the Second Party, which would include but not be restricted to delay on account of non-renewal/non-grant of building plans, construction licence and occupancy certificate by the Authorities concerned, despite application there for being duly made by the Second Party including on account of non-granting/non-issuance of water or electricity connections/meter. In the event of the occurrence of any or all of the circumstances mentioned hereinabove, the Second Party shall be entitled to reasonable extension(s) of time for delivery of possession of the Owners' Premises.

42. Procedure for taking possession of the Owners' Talaulim Premises: Within 7 days of receiving the occupancy certificate of the Proposed Building Complex,

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the Second Party shall offer possession of the Owners' Talaulim Premises in writing to the First Party intimating that the Owners' Talaulim Premises are ready for use and occupancy. Possession shall be taken by the First Party within 15 days from the date of receipt of such notice, but only after the First Party effect payment of all sums due and payable by the First Party as per this Agreement. The Second Party agrees and undertakes to indemnify the First Party in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Second Party.

43. The First Party agree to pay the maintenance charges as determined by the Second Party / Confirming Party or association of purchasers of premises in the respective Project or the Proposed Building Complex, as the case may be.

44. Failure of First Party to take possession of the Owners' Premises upon receiving a written intimation from the Second Party as per Clause 42 above: The First Party shall take possession of the Owners' Talaulim Premises from the Second Party by paying all sums due and payable by the First Party as per this Agreement and executing necessary indemnities, undertakings and such other documentation as specified in this Agreement. In case the First Party fail to take possession within the time provided in Clause 42 above, the First Party shall, nonetheless, continue to be liable to pay maintenance charges as applicable including all Government rates, taxes, charges, all other outgoing and expenses of and incidental to the management and maintenance of the respective project and the buildings therein as also interest on all delayed dues at the same rate as specified in the Said Rera Rules (Rule 18 at present).

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45. If within a period of five years from the date of handing over the Owners' Premises to the First Party, the First Party bring to the notice of the Second Party / Confirming Party any structural defect in the Owners' Premises or the building in which the Owners' Premises are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Second Party / Confirming Party at its own cost and in case it is not possible to rectify such defects, then the First Party shall be entitled to receive from the Second Party / Confirming Party, compensation for such defect in the manner as provided under RERA-2016. In case the First Party carries out any work within the Owners' Premises, after taking possession, resulting in cracks and dampness or any other defect within or to the adjoining apartments/s, then in such an event the Second Party / Confirming Party shall not be liable to rectify or pay compensation. Hairline cracks and dampness caused due to settlement, humidity, variations in temperature, electrical conduits, etc. shall not be construed as defective work.

46. The First Party shall use the Owners' Premises only for such purpose and use as is permitted in law at the relevant time, regard being had to the type of premises, i.e. residence, office, show-room, shop, godown etc.. The First Party shall use the garage or parking space, wherever/if allotted, only for purpose of keeping or parking vehicle.

47. Restriction of letting, sub-letting, etc.: The First Party shall not let, sub-let, sell, transfer or part with possession of the Owners' Premises and/or assign his interest and/or benefit under this Agreement unless and until all the following conditions are fulfilled: (a) that the dues payable by the First Party to

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the Second Party / Confirming Party under this Agreement are fully paid up; (b) that the First Party has fully complied with all the terms and conditions of this Agreement; (c) that the First Party has obtained the previous consent in writing of the Second Party / Confirming Party; (d) the agreement which the First Party will be entering into shall contain any term/condition/stipulation such as may be contrary to and/or derogatory to any term/condition/stipulation contained in this Agreement (e) the agreement which the First Party will be entering into shall stipulate that the third party shall be bound in the same manner and to the same extent as the First Party under this Agreement and (f) the Second Party / Confirming Party is made confirming/consenting party to all documentation.

48. The First Party along with other purchasers of premises in the respective project shall join in forming and registering the Project Entity and for this purpose, shall also, from time to time, sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Project Entity and for becoming a member, including the byelaws of the Project Entity and duly fill in, sign and return to the Second Party / Confirming Party within seven days of such papers and documents being forwarded by the Second Party / Confirming Party to the First Party, so as to enable the Second Party / Confirming Party to register the Project Entity. No objection shall be taken by the First Party if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the authority registering the Project Entity. The Second Party / Confirming Party will commence to take steps

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to form and register the Project Entity only after all purchasers of all premises in the Said Project have paid all sums due and payable to the Second Party / Confirming Party under their respective agreements with the Second Party / Confirming Party.

49. Prior to delivery of possession of the Owners' Talaulim Premises or whenever demanded by the Second Party / Confirming Party, the First Party shall deposit with the Second Party / Confirming Party, the following sums (or such other sum as may be directed by the Second Party / Confirming Party), viz.

- a) In respect of the Owners' Talaulim Premises: Rs. 50,000/-
(Rupees fifty only) per unit;
- b) In respect of the Owners' Borda Premises: Rs. 25,000/-
(Rupees twenty-five thousand only) per unit and
- c) In respect of the Owners' Navelim Premises: Rs. 25,000/-
(Rupees twenty-five thousand only) per unit.

50. The sums stipulated in Clause 49 above shall be utilized by the Second Party / Confirming Party for the purpose of common maintenance of the respective project. The First Party shall deposit and keep depositing with the Second Party / Confirming Party at the time of effecting delivery of the Owners' premises, such sum of money as hereinafter specified and such further sums as may be directed by the Second Party / Confirming Party from time to time, towards the aforesaid expenses and outgoings. The said sum shall not carry interest and will remain with the Second Party / Confirming Party until the

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conveyance is executed in favour of the Project Entity as aforesaid, and on such conveyance being executed, the balance, if any, from the said deposit (after deducting all or any expenses as per this Clause and/or any other deduction as per this Clause and/or other deduction as per any other Clause of this Agreement) shall be paid over to the Project Entity. It is agreed that the non-payment or default in payment of outgoings on time by First Party shall be regarded as the default on the part of the First Party and shall entitle the Second Party / Confirming Party to charge interest on the dues at the rate specified in the Goa Rera Rules (Rule 18 at present), in accordance with the terms and conditions contained herein.

51. The Second Party / Confirming Party may, in its absolute discretion:

- a) Cause conveyance of the respective project and the respective property in which the respective project has been put up, to the respective Project Entity. In such a case, upon written notice being given by the Second Party / Confirming Party or by the Project Entity in that behalf, the First Party shall pay to the Second Party / Confirming Party or the Project Entity, the First Party's share of stamp duty and registration fees payable on such conveyance or lease or any document or instrument of transfer of the respective project property and the respective project. Only after receipt of the entire amount of stamp duty and registration fees from all purchasers of premises in the respective project, the Second Party / Confirming Party shall cause conveyance of the respective project property to the respective Project Entity and cause conveyance of the respective project property by the respective property owners to the respective Project Entity.

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- b) Alternatively, to sub-clause (a) above, the Second Party / Confirming Party may cause conveyance of individual premises in the respective project to individual purchasers of premises in the respective project. In such a case, upon written notice being given by the Second Party / Confirming Party to the First Party in that behalf, the First Party shall pay the Second Party / Confirming Party the entire value of stamp duty and registration charges payable in respect of the Owners' Premises and undivided proportionate in the respective property, whereupon the Second Party / Confirming Party shall convey the Owners' Premises to the First Party and cause conveyance of an undivided proportionate share in the respective property by the respective property owners to the First Party.

52. Representations and Warranties of the Second Party / Confirming Party:

The Second Party / Confirming Party hereby represent and warrant to the First Party as follows:

- a) The property owners of the Borda Property and the Navelim Property have a clear and marketable title to their respective properties and that the Second Party / Confirming Party has the requisite rights to carry out development upon their respective properties and also has actual, physical and legal possession of their respective properties for the implementation of the Borda Project and the Navelim Project;
- b) That the Second Party / Confirming Party have the lawful rights and requisite approvals from the competent Authorities to carry out

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development of the Borda Project and the Navelim Project and/or shall obtain requisite approvals from time to time to complete the development of the projects;

- c) That there are no encumbrances upon either the Borda Property and/or the Navelim Property and/or the Borda Project and/or the Navelim Project;
- d) That there are no litigations pending before any Court of law with respect to either the Borda Property and/or the Navelim Property and/or the Borda Project and/or the Navelim Project;
- e) That all the Borda Project Permissions and Licences and the Navelim Project Permissions and Licences are valid and subsisting and have been obtained by following due process of law and that if any other/further permissions and/or licences are required, they shall be duly obtained by following due process of law and the Second Party / Confirming Party have been and shall, at all times, remain to be in compliance with all project permissions and licences;
- f) That the Second Party / Confirming Party is entitled to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the First Party in the Owners' Premises may prejudicially be affected;

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- g) That the Second Party / Confirming Party have not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the Owners' Premises which will, in any manner, affect the rights of First Party under this Agreement;
- h) That the Second Party / Confirming Party are not restricted in any manner whatsoever from selling the Owners' Premises to the First Party in the manner contemplated in this Agreement;
- i) That no notice from the Government or any other local body or authority has been received or any legislative enactment, Government ordinance, order, notification (including any notice for acquisition or requisition of the either the Borda Property and/or the Navelim Property) has been passed or received or served upon the Second Party / Confirming Party in respect of the respective properties and/or the respective projects.
- j) That the Second Party / Confirming Party have duly paid and shall continue to pay and discharge undisputed Governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the respective projects to the competent Authorities, until hand over of the respective properties and the respective projects to the respective Project Entity.

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53. In the event conveyance is executed as provided in Clause 51(a) above in favour of the Project Entity, then at the time of execution of such conveyance, the Second Party / Confirming Party shall handover lawful, vacant, peaceful, physical possession of the common areas of the respective projects to the respective Project Entity. If individual sale deeds are executed as provided in Clause 51(b) above, then the Second Party / Confirming Party shall handover lawful, vacant, peaceful, physical possession of the common areas of the respective projects to the respective Project Entity within 30 days of formation of the respective Project Entity.

54. The First Party/ Confirming Party hereby covenant with the Second Party / Confirming Party as follows:

- a) To maintain the Owners' Premises at the First Party' own cost in good and tenantable repair and condition from the date the possession of the Owners' Premises are taken and shall not do or suffer to be done anything in or to the building in which the Owners' Premises are situated which may be against the rules, regulations or bye laws or change/alter or make addition in or to the building in which the Owners' Premises are situated and the Owners' Premises itself or any part thereof without the consent of the local authorities, if required.
- b) Not to store in the Owners' Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Owners' Premises are situated or storing of which goods is objected to by the concerned local or other authority and shall take care, while carrying heavy

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- c) To carry out at their own cost all internal repairs to the Owners' Premises and maintain the Owners' Premises in the same condition, state and order in which it was delivered by the Second Party / Confirming Party to the First Party and shall not do or suffer to be done anything in or to the building in which the Owners' Premises are situated or the Owners' Premises which may be contrary to the rules and regulations and by-laws of the concerned local authority or other public authority. In the event of the First Party committing any act in contravention of the above provision, the First Party shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the Owners' Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Owners' Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Owners' Premises are situated and shall keep

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the portion, sewers, drains and pipes in the Owners' Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Owners' Premises are situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Owners' Premises without the prior written permission of the Second Party / Confirming Party and/or the Project Entity.

- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Said Property and the building in which the Owners' Premises are situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Owners' Premises in the compound or any portion of the respective properties and the respective buildings in which the Owners' Premises are situated.
- g) Pay to the Second Party / Confirming Party within fifteen days of demand by the Second Party / Confirming Party, the First Party's share of security deposit and any taxes or levies and other amounts as demanded by the concerned local authority or Government for providing infrastructure like water, electricity, sewerage or any other service connection to the respective building in which the Owners' Premises are situated.

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- h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Owners' Premises by the First Party/ Confirming Party for any purposes other than for purpose for which it is sold.
- i) Not to let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Owners' Premises until all the dues payable by the First Party to the Second Party / Confirming Party under this Agreement are fully paid up.
- j) To observe and perform all the rules and regulations which the Project Entity may adopt from time to time for protection and maintenance of the respective building and the premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The First Party shall also observe and perform all the stipulations and conditions laid down by the Project Entity regarding the occupancy and use of the Owners' Premises in the respective building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- k) Not to claim/sue for any rights against the property owners of the Borda Project or the Navelim Project under this Agreement other than to seek

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conveyance as provided in Clause 51 and only in the event the Second Party / Confirming Party does not take necessary steps to effect conveyance as provided in Clause 51 through the property owners, it being agreed and clearly understood that other than the obligation to effect conveyance as and in the manner provided in Clause 51, the property owners shall have no other obligations to the First Party under this Agreement.

55. The Second Party / Confirming Party shall maintain a separate account in respect of sums received by the Second Party / Confirming Party from the First Party and other purchasers of premises in the respective projects as advance or deposit, sums received on account of the share capital for the promotion of the Project Entity or towards the out goings, legal charges, and shall utilize the amounts only for the purposes for which they have been received.

56. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Owners' Premises or any part thereof. Save and except in respect of the Owners' Premises and the proportionate undivided share in the respective property in which the Owners' Premises shall be located, the First Party shall have no other claim. All unsold or un-allotted premises in the respective projects shall continue to remain the property of the Second Party / Confirming Party until sold/allotted.

57. The Second Party / Confirming Party shall not mortgage or create a charge on the Owners' Premises.

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58. Entire agreement: This Agreement, along with its schedules and annexures, constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all previous understandings, Memoranda of Understanding or any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the parties in regard to the subject matter of this Agreement.

59. Right To Amend: This Agreement may only be amended through written consent of both the parties.

60. Provisions of this Agreement applicable to purchasers of premises in the Said Project and on subsequent purchasers: It is clearly understood and so agreed by and between the Second Party / Confirming Party and the First Party that all the provisions contained herein and the obligations arising hereunder in respect of the respective projects shall equally be applicable to and enforceable against any subsequent purchasers of premises in the respective projects, in case of a transfer, as the said obligations go along with the Owners' Premises for all intents and purposes.

61. Severability: If any provision of this Agreement shall be determined to be void or unenforceable under RERA-2016 or the Said Rera Rules and/or under the regulations made there under or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the applicable law and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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62. Method of calculation of proportionate share wherever referred to in this Agreement: Wherever in this Agreement it is stipulated that the First Party have to make any payment, in common with other purchasers of premises in the respective project in respect of taxes, outgoings or other expenses, the same shall be in the same proportion that the carpet area of the Owners' Premises bears to the total carpet area of all the premises in the respective project. For such calculations, areas of exclusive balconies, verandas and/or terraces shall be added to carpet area of respective purchasers of premises in the respective project.

63. Further assurances: The Second Party / Confirming Party and the First Party agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as maybe reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

64. Governing law: The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of Goa, India at the relevant time and the competent courts in the State of Goa will have the jurisdiction for this Agreement.

PART III

65. All notices to be served on the First Party and the Second Party / Confirming Party as contemplated by this Agreement shall be deemed to have

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been duly served if sent to the First Party or the Second Party / Confirming Party by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below (hereinafter referred to as the "**Notified Address**"):

<u>Party</u>	<u>Postal Address</u>	<u>Email id</u>
Second Party / Confirming Party	"Supreme" Behind New Telephone Exchange Opposite Bombi House Comba <u>Margao, Goa 403 601</u>	sales@sregroupgoa.in
First Party	House No. 101 Near Damodar Hsg. Scty. N. D. Naik Road Aquem Alto <u>Margao, Goa 403 601</u>	ketan9555@yahoo.co.in

66. If subsequent to the execution of this Agreement, there is any change in the Notified Address either of the Second Party / Confirming Party or the First Party, the Second Party / Confirming Party or the First Party, as the case may be, shall immediately inform the other of by Registered Post, failing which all communications and letters posted at the Notified Address shall be deemed to have been received by the Second Party / Confirming Party or the First Party, as the case may be.

67. Stamp Duty and Registration Fees:-Since the agreed consideration stipulated in this Agreement is Rs. 6,38,00,000/-, stamp duty of Rs. 37,64,200/- is payable and herewith paid by the Second Party. Registration fees on this Agreement shall also be borne and paid by the Second Party.

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SCHEDULE I ABOVE REFERRED

[Said Larger Property]

All that immovable property immovable property known as "NOMOXIN SOUMACHE PATTI" (First Addition (Adição)) or "SOMONACHO PATTO" or "SOMNACHO PATO", situated at and within revenue village Talaulim, Taluka Salcete, District South Goa, State Goa, which is described under No. 18615 of Book B 46 (New Series), enrolled under Matriz No. 208, which comprises the first Addition (Adição) of the property described under No. 2120 (at Folio 67 of Book B6 (New Series)) and bounded as follows:

As per the erstwhile land registration records:

East, West By the property of the Comunidade;
& South:

North: By rice field of Antonio Ferrao;

As per the Sale Deed dated 1.2.1971 (referred to in Recital 1(c)):

East: By the property of the Comunidade and bund of Senhora do Carmo of Chapel of Telaulim;

West: By Nomoxim of Comunidade and late belonging partially to Matheus Rozario da Piedade Azavedo;

North: By rice field of Antonio Ferrao and

South: By the property of the Comunidade and that of Ana Joaquina Rebello e Soares.



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SCHEDULE II ABOVE REFERRED

[Said Property]

A portion of the Said Larger Property described in Schedule I above written, which is a separate and distinct/independent property by itself, admeasuring 5,275 sq. meters, surveyed under Survey No. 137/1 of revenue village Talaulim and is bounded as follows:

As per Sale Deed dated 1.2.1971 (referred to in Recital 1(c)):

- East: By remaining part of the Said Larger Property described in Schedule I above written;
- West: By the property of the Comunidade of Talaulim and that of Adelina Ferrão;
- North: By the property of Pascoal Ferrão and that of the Comunidade and
- South: By the property of Adelina Ferrão and the road to Telaulim.

As per present survey records:

- East: By Survey Nos. 137/2, 13/2-B, 13/2-D and 13/2-E;
- West: By Survey No. 127/1;
- North: By Survey No. 127/6 and
- South: By Survey Nos. 136/1 and 136/1-B.

Though the Sale Deed of 1.2.1971 (referred to in Recital 1(c))) states the area of the Said Property to be 5,426.82 sq. meters, the present survey records state the area of the Said Property to be 5,275 sq. meters.

A Survey plan of the Said Property is annexed hereto as **Annexure "A-4"**.

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SCHEDULE III ABOVE REFERRED

[Borda Property on which the project "*Supreme Solitaire*" is being constructed, in which the Owners' Borda Premises shall be located]

All that immovable property known as "*Morod*", situated at Borda, within the limits of Margao Municipal Council, Taluka Salcete, District South Goa, State of Goa which property is not described in the Land Registration Office, enrolled in the Taluka Land Revenue Roll under Matriz No. 738, presently surveyed under Chalta Nos. 9 and 34, both of P. T. Sheet No. 134 of Margao City Survey, admeasuring 2,418 M² (comprising 926 M² covered under Chalta No. 9 and 1,492 M² covered under Chalta No. 34), and bounded as follows, viz.

As per Matriz records:

East: By property of Maria Ana Quiteria Esperanca Gomes e Miranda;
West: By property of Aramita Menezes e Lobo;
North: By property of the Comunidade;
South: By road.

As per present survey records:

East: By Chalta Nos. 10 and 35, both of P. T. Sheet No. 134;
West: By Chalta Nos. 7 and 41, both of P. T. Sheet No. 134;
North: By Chalta No. 5 of P.T. Sheet No. 96 and
South: By road.

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SCHEDULE IV ABOVE REFERRED

[Navelim Property on which the project "Supreme Green Mist" is being constructed, in which the Owners' Navelim Premises shall be located]

All that plot designated as Plot G formed out of the partitioning of the larger property described in Schedule V below written, vide Deed of Partition executed on 28th March 2015, which plot constitutes a separate and independent property by itself, admeasures 3,895 sq. mts. and is bounded as follows, viz.

- East: Partly by Plot AC formed out of the partitioning of the larger property described in Schedule I above written vide the 28.3.2015 Partition Deed referred to in Recital 12 above and partly by the property of Geronimo Costa;
- West: By Plot H described in Part III below of this Schedule II;
- North: By property belonging to the Church;
- South: By paddy field belonging to the Comunidade of Margao.

A plan Survey No. 67/11, showing the aforesaid Plot G delineated thereon in red colour, is annexed hereto as **ANNEXURE "5"**.

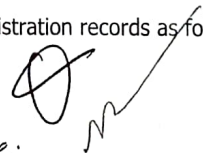
SCHEDULE V ABOVE REFERRED

[Larger Property of which the property described in SCHEDULE IV above forms a part]

All that immovable property known as "Balopa LocuNaicalem", situated in Village Navelim, Taluka Salcete, District South Goa, State Goa, which is described in the erstwhile Land Registration Office of Salcete under No. 6322 at Folio 86 (overleaf) of Book B 25 (Old Series), enrolled in the Salcete Taluka land revenue roll under Matriz No. 1435, presently surveyed under Survey No. 67/11 of revenue village Navelim of Salcete Taluka, having an area of 10,450 sq. mts. and bounded as per the erstwhile land registration records as follows, viz.

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- East: By the property of Geronimo Costa;
- West: By the coconut grove of the Coffe of Church of Margao and public access;
- North: By the coconut grove known as "Raular" of the Coffe of Church of Margao and
- South: By paddy fields "Calvade" of the Comunidade of Margao.

SCHEDULE VI ABOVE REFERRED

["Owners' Borda Premises"]

- (1) All that Flat designated No. **FLAT NO. A5-101** to be located on the **First Floor** of Building A5 of the building project named as "**SUPREME SOLITARE**" to be constructed on the Said Property (described in SCHEDULE II above written), having approximately **super built-up area of 75.04 M²** along with **5.40 M² Open Terrace** (including the incidence of common areas such as staircase, lift, etc.), corresponding to **carpet area of 47.27 M²** along with **5.40 M² Open Terrace** (as defined under S. 2(k) of RERA-2016), along with **Parking slot on stilts in Bldg. A4 designated No. P-1**, with proportionate right to the land underneath corresponding to the flat area which premises are bounded as follows:

East: By internal access;

West: By dead wall;

North: By Flat No. A5-102 and

South: By main road.

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- (2) All that Flat designated No. **FLAT NO. A5-102** to be located on the **First Floor** of Building A5 of the building project named as "**SUPREME SOLITARE**" to be constructed on the Said Property (described in SCHEDULE II above written), having approximately **super built-up area of 57.54 M²** along with **5.66 M² Open Terrace** (including the incidence of common areas such as staircase, lift, etc.), corresponding to **carpet area of 32.18 M²** along with **4.34 M² Open Terrace** (as defined under S. 2(k) of RERA-2016), with proportionate right to the land underneath corresponding to the flat area which premises are bounded as follows:

East: By internal access;

West: By dead wall;

North: By Flat No. A5-101 and

South: By staircase.

- (3) All that Flat designated No. **FLAT NO. A5-201** to be located on the **Second Floor** of Building A5 of the building project named as "**SUPREME SOLITARE**" to be constructed on the Said Property (described in SCHEDULE II above written), having approximately **super built-up area of 75.04 M²** (including the incidence of common areas such as staircase, lift, etc.), corresponding to **carpet area of 47.27 M²** (as defined under S. 2(k) of RERA-2016), along with **Parking slot on stilts in Bldg. A4 designated No. P-2**, with proportionate

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right to the land underneath corresponding to the flat area which premises are bounded as follows:

East: By internal access;
West: By dead wall;
North: By staircase and
South: By Flat No. A5-201.

- (4) All that Flat designated No. **FLAT NO. A5-202** to be located on the **Second Floor** of Building A5 of the building project named as **"SUPREME SOLITARE"** to be constructed on the Said Property (described in SCHEDULE II above written), having approximately **super built-up area of 57.54 M²** (including the incidence of common areas such as staircase, lift, etc.), corresponding to **carpet area of 32.18 M²** (as defined under S. 2(k) of RERA-2016), with proportionate right to the land underneath corresponding to the flat area which premises are bounded as follows:

East: By internal access;
West: By dead wall;
North: By staircase and
South: By Flat No. A5-201.

Floor lay-out plans showing the above premises are annexed hereto as **ANNEXURES "6A" and "6B"**.

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SCHEDULE VII ABOVE REFERRED
[Description of the Owners' Navelim Premises]

- (1) All that **FLAT NO. B-202** to be located on the **SECONDFLOOR** of Building 'B' of the building project named as "**SUPREME GREEN MIST**" to be constructed on the Said Property (described in SCHEDULE II above written), having approximately **super built-up area of 106.95 M²** corresponding to **carpet area of 93.06 M²** (as defined under S. 2(k) of RERA-2016), along with parking on stilts **No. BP-9** which premises are bounded as follows:

North: By Flat No. B-203;
South: By internal road;
East: By Flat No. B-201 and
West: By side set-back.

- (2) All that **FLAT NO. B-206** to be located on the **SECONDFLOOR** of Building 'B' of the building project named as "**SUPREME GREEN MIST**" to be constructed on the Said Property (described in SCHEDULE II above written), having approximately **super built-up area of 105.19 M²** corresponding to **carpet area of 87.96 M²** (as defined under S. 2(k) of RERA-2016), along with parking on stilts **No. BP-13**, which premises are bounded as follows:

North: By stairs and Flat No. B-205;
South: By Club House;
East: By rear set-back and
West: By Flat No. B-201.

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Floor lay-out plan showing the above premises are annexed hereto as
ANNEXURE "7".

ANNEXURE "A-1"
SPECIFICATION OF THE OWNERS' TALAULIM PREMISES

Structure: R.C.C framed structure with 8" Laterite Masonry walls and internal wall of 4 1/2" Brick walls.

Flooring: Vitrified tiles for entire Flat

Toilet: Full height of maximum 2.65mts. coloured ceramic tiles & white sanitary wares with premium quality fittings. Centralized solar water heating system /individual water heaters shall be Provided for the building/flat

Kitchen: Modular Kitchen of 8ft withshutters, trolley stainless steel sink, hub & chimney with granite platform on top. 60cms dado of ceramic tiles will be fixed above the granite platform with chimney & hub.

Electrical: Three phase copper wiring of proper gauge shall be provided. The systems of wiring shall be casing capping/concealed with modular switches & accessories of standard make.

The distribution of points are as follows:-

Living /Dining: 2 light points, 2 fan points, 2 Five Amps plug points

Kitchen: 1 light points, 1 fan points
1 Five Amps plug points
1 Fifteen Amps plug point

Bedroom: 2 light points, 1 Fan point
1 Five Amps plug points
1 Fifteen Amps plug point

Bathroom: 1 light point

Balcony, Passage: 1 light point each

Water Supply: Underground sump fitted with pump and overhead tanks. Piping PVC 14 kg pipes.

Doors: Main door frame will be of teakwood& shutter will be of BST flush door duly polished. All other frames will be of Teak wood duly polished and shutters will be of 30mm flush door with laminate both side.

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Windows:

Window shall be of 3/4 series provided of good quality with 4 mm clear glasses. Granite sill shall be provided for window sill.

Wall Finish:

External walls with double coat plaster painted with waterproof cement paint & internal walls plastered with cement with a coat of wall ready putti & painted with oil bound distemper.

Roofing:

R.C.C. slab with Mangalore tiles/Galvalume Roof.

Others:-

Video door bell, 1000 watts Invertor for the flat

ANNEXURE "A-2"

[SPECIFICATION OF THE OWNERS' BORDA PREMISES]

Structure:

R.C.C framed structure with 8" Laterite Masonry walls and internal wall of 4 1/2" Brick walls.

Flooring:

Vitrified tiles for entire Flat

Toilet:

Full height of maximum 2.65mts. coloured ceramic tiles & white sanitary wares with premium quality fittings. Centralized solar water heating system /individual water heaters shall be Provided for the building/flat

Kitchen:

Modular Kitchen of 8ft with shutters, trolley stainless steel sink, hub & chimney with granite platform on top. 60cms dado of ceramic tiles will be fixed above the granite platform with chimney & hub.

Electrical:

Three phase copper wiring of proper gauge shall be provided. The systems of wiring shall be casing capping/concealed with modular switches & accessories of standard make.

The distribution of points are as follows:-

Living /Dining: 2 light points, 2 Fan points, 2 Five Amps plug points

Kitchen: 1 light points, 1 fan points
1 Five Amps plug points
1 Fifteen Amps plug point

Bedroom: 2 light points, 1 Fan point
1 Five Amps plug points
1 Fifteen Amps plug point

Bathroom: 1 light point

Balcony, Passage: 1 light point each

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VK Angle.



Water Supply:

Underground sump fitted with pump and overhead tanks. Piping PVC 14 kg pipes.

Doors:

Main door frame will be of teakwood & shutter will be of BST flush door duly polished. All other frames will be of Teak wood duly polished and shutters will be of 30mm flush door with laminate both side.

Windows:

Window shall be of 3/4 series provided of good quality with 4 mm clear glasses. Granite sill shall be provided for window sill.

Wall Finish:

External walls with double coat plaster painted with waterproof cement paint & internal walls plastered with cement with a coat of wall ready putti & painted with oil bound distemper.

Roofing:

R.C.C. slab with Mangalore tiles/Galvalume Roof.

Others:-

Video door bell, 1000 watts Inverter for the flat

ANNEXURE "A-3"
SPECIFICATION OF THE OWNERS' NAVELIM PREMISES

Structure:

R.C.C framed structure with 8" Laterite Masonry walls and internal wall of 4 1/2" Brick walls.

Flooring:

Vitrified tiles for entire Flat

Toilet:

Full height of maximum 2.65mts. coloured ceramic tiles & white sanitary wares with premium quality fittings. Centralized solar water heating system /individual water heaters shall be Provided for the building/flat

Kitchen:

Modular Kitchen of 8ft with shutters, trolley stainless steel sink, hub & chimney with granite platform on top. 60cms dado of ceramic tiles will be fixed above the granite platform with chimney & hub.

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V.K. Angle.



Electrical:

Three phase copper wiring of proper gauge shall be provided. The systems of wiring shall be casing capping/concealed with modular switches & accessories of standard make.

The distribution of points are as follows:-

Living /Dining: 2 light points, 2 fan points, 2 Five Amps plug points

Kitchen: 1 light points, 1 fan points
1 Five Amps plug points
1 Fifteen Amps plug point

Bedroom: 2 light points, 1 Fan point
1 Five Amps plug points
1 Fifteen Amps plug point

Bathroom: 1 light point

Balcony, Passage: 1 light point each

Water Supply:

Underground sump fitted with pump and overhead tanks. Piping PVC 14 kg pipes.

Doors:

Main door frame will be of teakwood& shutter will be of BST flush door duly polished. All other frames will be of Teak wood duly polished and shutters will be of 30mm flush door with laminate both side.

Windows:

Window shall be of 3/4 series provided of good quality with 4 mm clear glasses. Granite sill shall be provided for window sill.

Wall Finish:

External walls with double coat plaster painted with waterproof cement paint & internal walls plastered with cement with a coat of wall ready putti & painted with oil bound distemper.

Roofing:

R.C.C. slab with Mangalore tiles/Galvalume Roof.

Others:-

Video door bell, 1000 watts Invertor for the flat

IN WITNESS WHEREOF parties hereinabove named

have signed and executed this Agreement at the place and on the date first hereinabove stated in the presence of attesting witness whose signatures appear below those of the First Party and Second Party / Confirming Party.

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*f.s. and
W. Angle.*

[Signature]

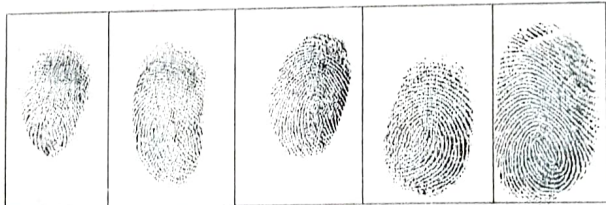
SIGNED AND EXECUTED BY THE FIRST PARTY

	<p><i>K.S. Angle</i></p> <hr/> <p>(KETAN SUHAS PAI ANGLE)</p>
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Left-hand finger-prints of KETAN SUHAS PAI ANGLE



Right-hand finger-prints of KETAN SUHAS PAI ANGLE

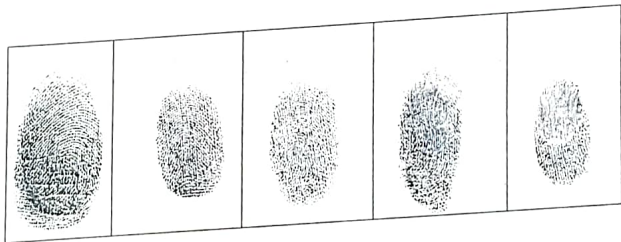


Ketan S.S. *K.S. Angle* *K. Angle*



	<p><u>VK Angle.</u> (VAISHALI KETAN ANGLE)</p>
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Left-hand finger-prints of VAISHALI KETAN ANGLE



Right-hand finger-prints of VAISHALI KETAN ANGLE

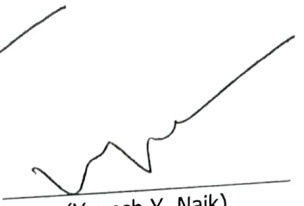


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J.S. Angle

VK Angle.

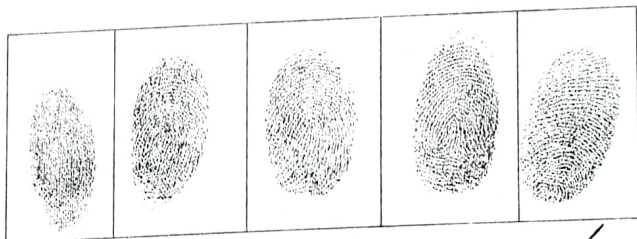
SIGNED AND EXECUTED BY THE SECOND PARTY

	<p>For and on behalf of M/s SRE Estates Development</p>  <p>(Yogesh Y. Naik) Partner</p>
---	--

Left-hand finger-prints of YOGESH Y. NAIK



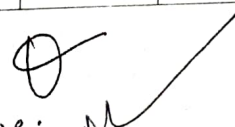
Right-hand finger-prints of YOGESH Y. NAIK

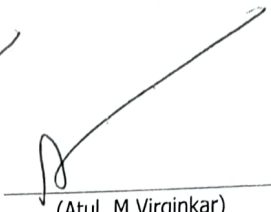


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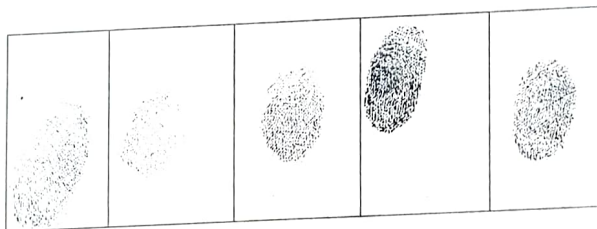
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NAIK

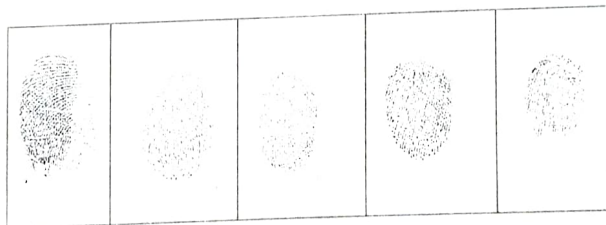


	<p>For and on behalf of M/s SRE Estates Development</p> <p> (Atul M. Virginkar) Partner (For self as on behalf of the partners Shri Yash A. Virginkar and Shri Jai A. Virginkar, as their duly constituted attorney)</p>
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Left-hand finger-prints of ATUL M. VIRGINKAR



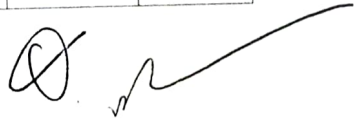
Right-hand finger-prints of ATUL M. VIRGINKAR



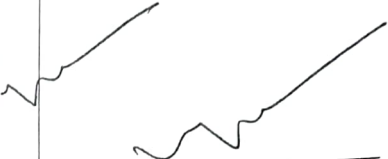
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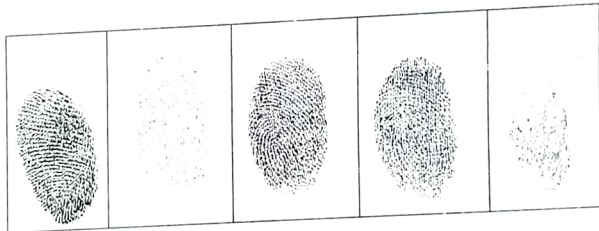
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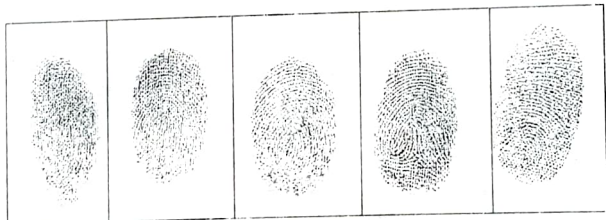
SIGNED AND EXECUTED BY THE CONFIRMING PARTY

	<p>For and on behalf of M/s Supreme Realtors</p>  <hr/> <p>(Yogesh Y. Naik) Partner</p>
---	--

Left-hand finger-prints of YOGESH Y. NAIK



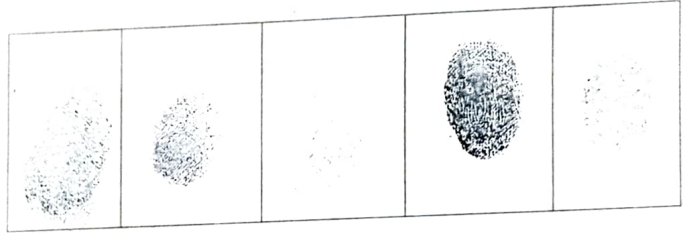
Right-hand finger-prints of YOGESH Y. NAIK



Kallesh S.S.
f.s. and
Vk Angle.


	<p>For and on behalf of M/s Supreme Realtors</p> <p></p> <p>(Atul M. Virginkar) Partner</p>
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Left-hand finger-prints of ATUL M. VIRGINKAR



Right-hand finger-prints of ATUL M. VIRGINKAR



Kaleet S.S.

f.s. angle
Vr Angle.



	<p>For and on behalf of M/s Supreme Realtors</p> <p><i>Kamat J.S.</i></p> <p>(Eknath <i>alias</i> Jagannath Kamat) Partner (For self and on behalf of the other partners, viz. Usha Jagannath Kamat, Asmita Sanjay Hegde and Pratik Sanjay Hegde, as their duly constituted attorney)</p>
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Left-hand finger-prints of EKNATH *alias* JAGANNATH KAMAT



Right-hand finger-prints of EKNATH *alias* JAGANNATH KAMAT



Kamat J.S.

J.S. Angk

VK Angk





WITNESSES:-

Kadangale

Name: Sanjay Baswant Kadangale

Address: H.No 17 Davorlim zariwado Navelim Salcete
South Goa.

[Signature]

Name: Yogesh Umesh Jadkar

Address: H.No 103 Davorlim zariwado Navelim
Salcete South Goa.

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f.s. Anur Vikangle.

[Signature]

[Signature]



Government of Goa
Directorate of Settlement and Land records

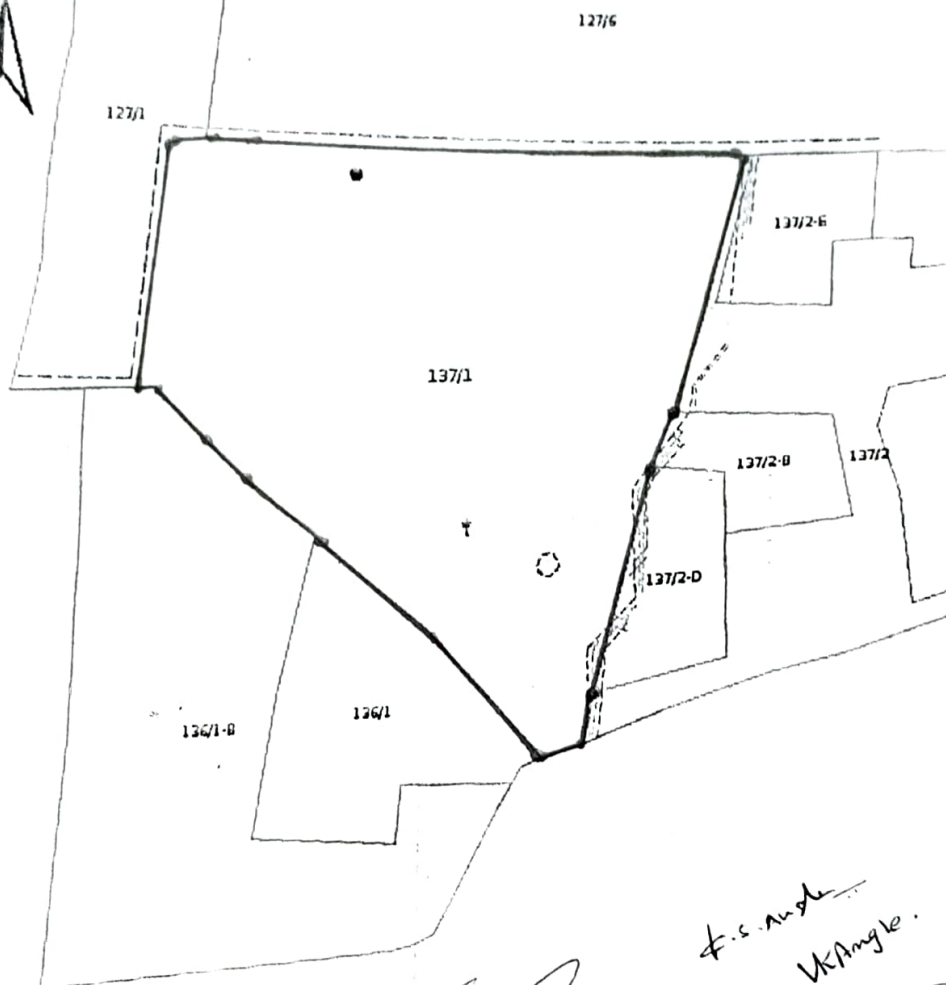
Survey Plan

Salcete Taluka, Talaulim Village

Survey No.: 137, Subdivision No.: 1

Scale 1:1000

Reference No.: 17225106638



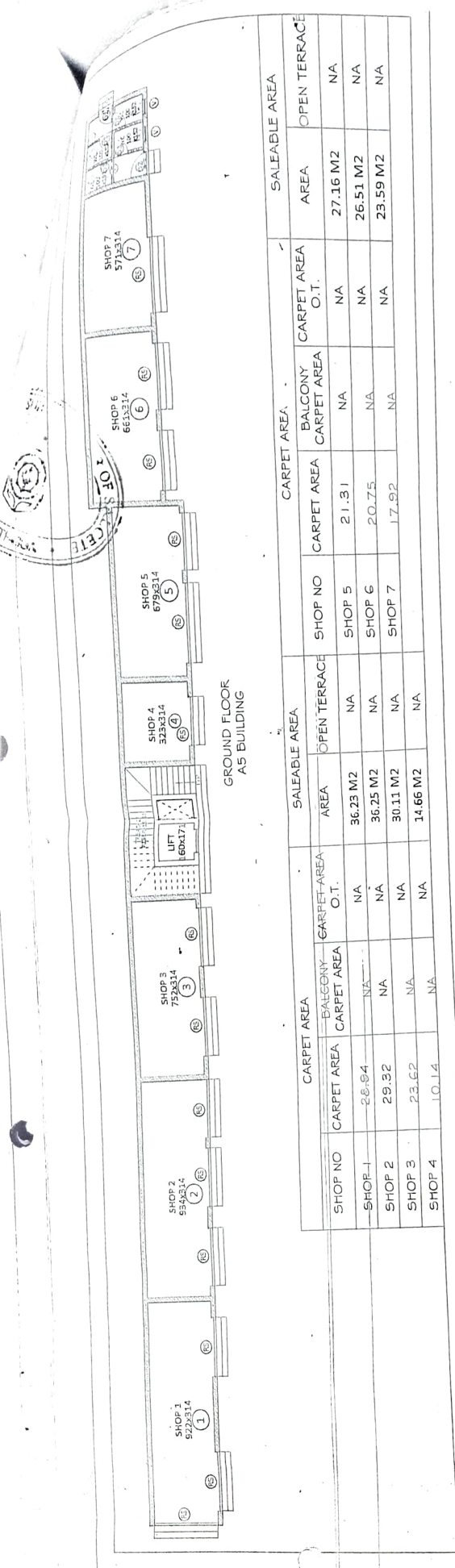
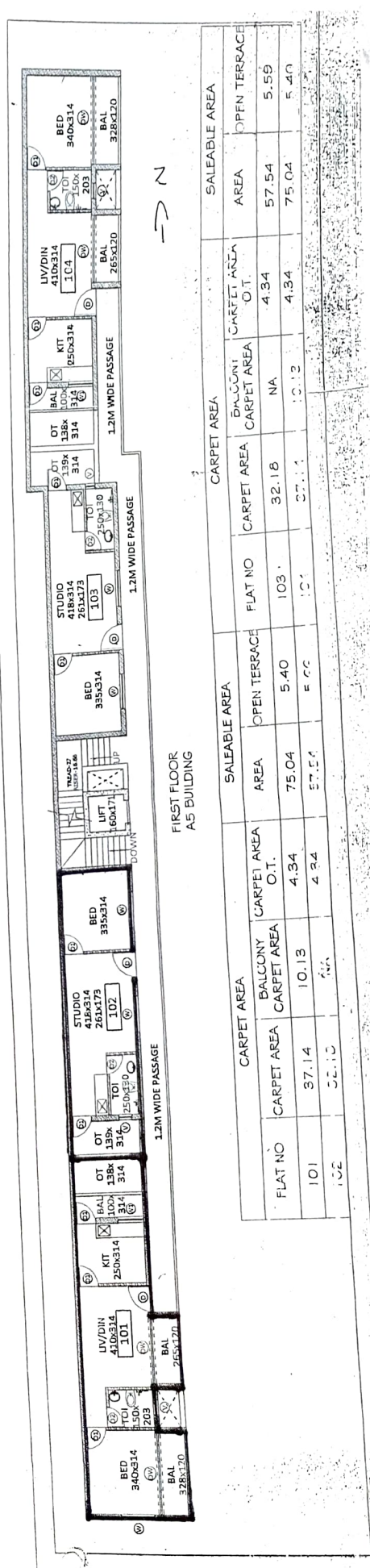
f.s. angle
UK Angle.

Kallat J.S.

This record is computer generated on 16-09-2025 04:46:36. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

Kareet 5.5.



H.S. Angle

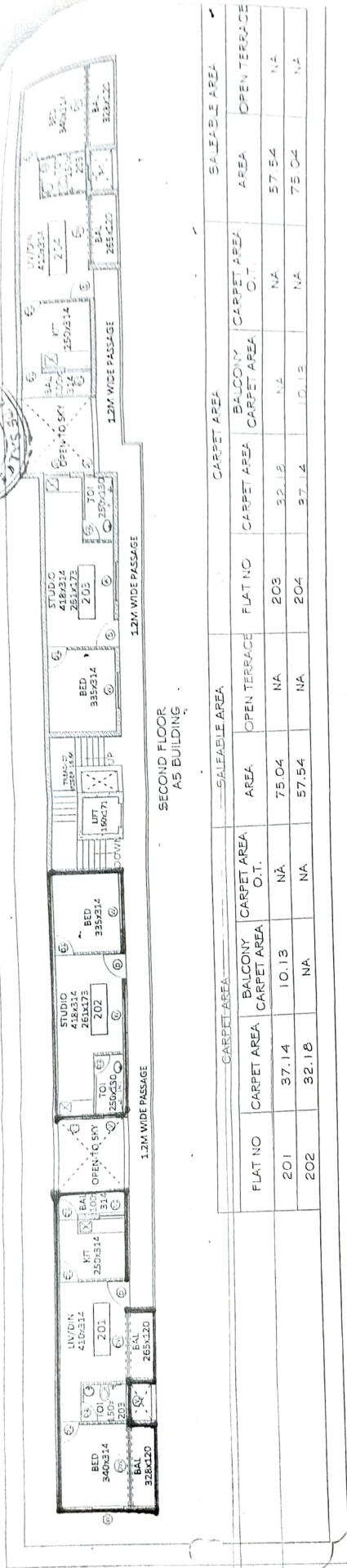
H.S. Angle

VK Angle

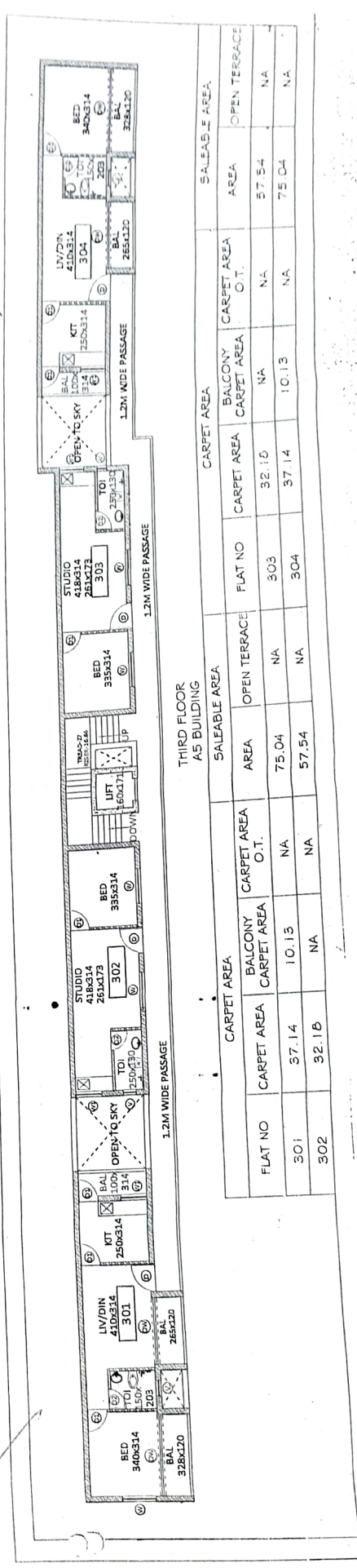
14/04/25

f.s. angle

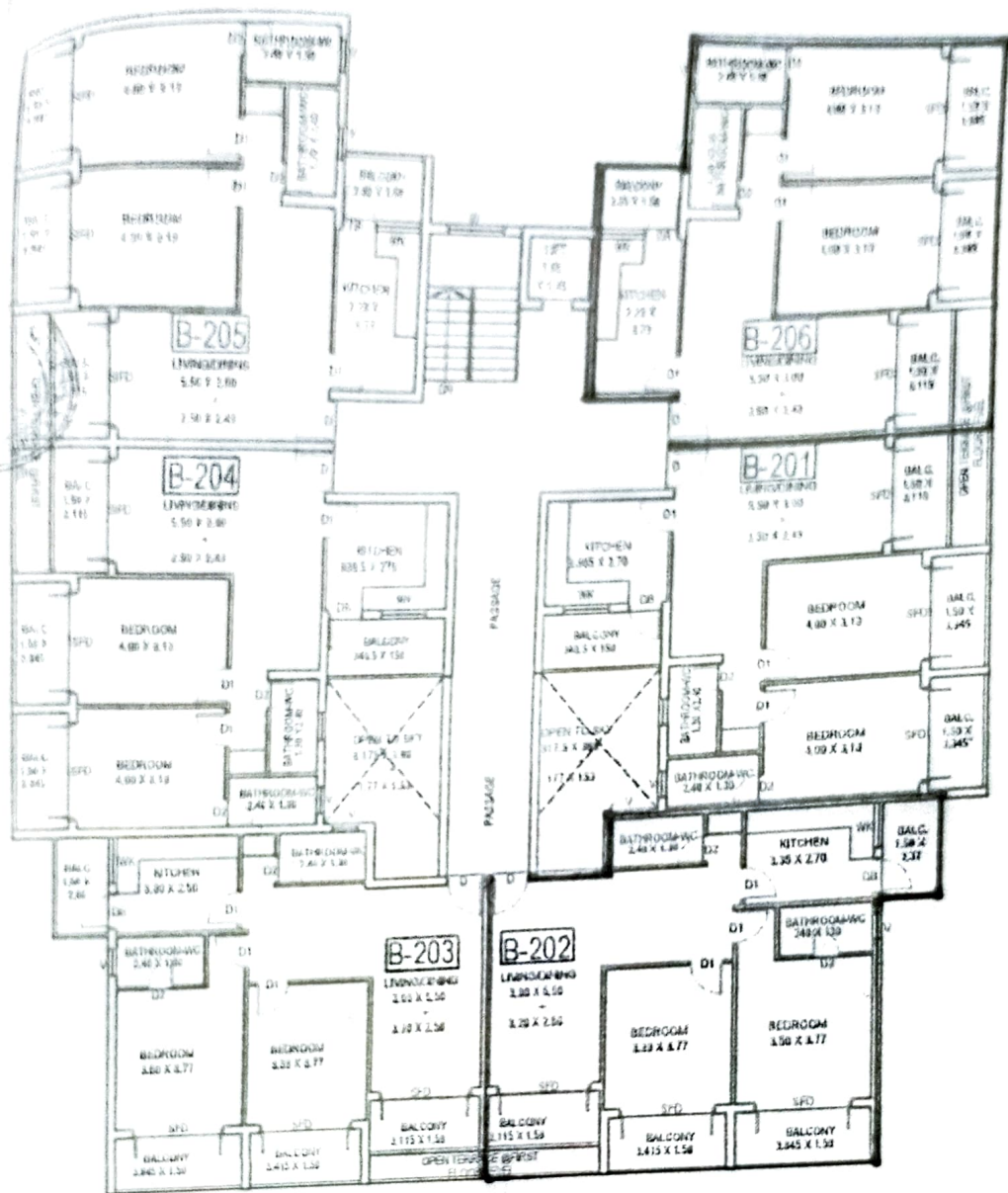
VK Angle.



CARPET AREA			SALEABLE AREA			CARPET AREA			SALEABLE AREA		
FLAT NO	CARPET AREA	BALCONY CARPET AREA	CARPET AREA	OPEN TERRACE	O.T.	FLAT NO	CARPET AREA	BALCONY CARPET AREA	CARPET AREA	OPEN TERRACE	O.T.
201	37.14	10.13	NA	NA	NA	203	32.18	NA	NA	57.54	NA
202	32.18	NA	NA	NA	NA	204	37.14	10.13	NA	75.04	NA



CARPET AREA			SALEABLE AREA			CARPET AREA			SALEABLE AREA		
FLAT NO	CARPET AREA	BALCONY CARPET AREA	CARPET AREA	OPEN TERRACE	O.T.	FLAT NO	CARPET AREA	BALCONY CARPET AREA	CARPET AREA	OPEN TERRACE	O.T.
301	37.14	10.13	NA	NA	NA	303	32.18	NA	NA	57.54	NA
302	32.18	NA	NA	NA	NA	304	37.14	10.13	NA	75.04	NA

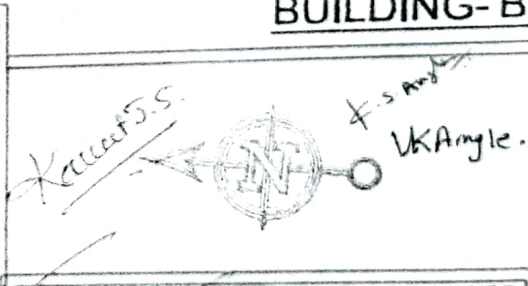


SECOND FLOOR PLAN

1:200

BUILDING-B

FLAT	RERA CARPET AREA (SQ.M.)	RERA BALCONY AREA (SQ.M.)	TOTAL RERA CARPET AREA (SQ.M.)	SBU AREA (SQ.M.)
B-201	70.54	19.82	90.36	107.18
B-202	73.60	19.46	93.06	109.65
B-203	73.60	19.46	93.06	109.65
B-204	70.54	19.82	90.36	107.18
B-205	65.76	18.20	83.96	105.15
B-206	65.76	18.20	83.96	105.15



PROPOSED SUPREME GREEN MIST PHASE - II
FOR SUPREME REALTORS
ON PART 'G' OF SURVEY NO 67/11 & 11-A(PART)
AT NAVELIM - SALCETE - GOA.

RAJEEV M. SUKHTHANKER
ARCHITECT (B. Arch. (Bom.) AIIA)

CA / 91 / 14172
AR / 0028 / 2010
F-1, FIRST FLOOR, FATIMA CHAMBERS,
NEAR FATIMA CONVENT, MARGAO - GOA.
PH: 2737170, 2735881
Email: archrajsuk@gmail.com



Government of Goa

Document Registration Summary 2

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

Date & Time : - 27-Oct-2025 10:29:27 am

Document Serial Number :- 2025-MGO-5161

Presented at 10:22:25 am on 27-Oct-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1850200
2	Registration Fee	1914000
3	Processing Fee	3780
Total		3767980

Stamp Duty Required :1850200/-

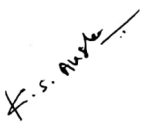
Stamp Duty Paid : 1850200/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sahil Sanjay Kadangale ,Father Name:Sanjay Baswant Kadangale, Age: 22, Marital Status: , Gender:Male, Occupation: Service, Address1 - H.no.17, Zoriwaddo, Near Bhavani Temple, Davorlim, Salcete Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale, Age: 22, Marital Status: , Gender:Male, Occupation: Service, H.no.17, Zoriwaddo, Near Bhavani Temple, Davorlim, Salcete Goa, PAN No.: , as Power Of Attorney Holder for Yogesh Yeshwant Naik Partner Of Sre Estates Development			

Party Name and Address	Photo	Thumb	Signature
<p>Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale, Age: 22, Marital Status: ,Gender:Male,Occupation: Service, H.no.17, Zoriwaddo, Near Bhavani Temple, Davorlim, Salcete Goa, PAN No.: , as Power Of Attorney Holder for Atul Madhusudan Virginkar Partner Of Sre Estates Development</p>			
<p>Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale, Age: 22, Marital Status: ,Gender:Male,Occupation: Service, H.no.17, Zoriwaddo, Near Bhavani Temple, Davorlim, Salcete Goa, PAN No.: , as Power Of Attorney Holder for Jai Atul Virginkar Partner Of Sre Estates Development</p>			
<p>Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale, Age: 22, Marital Status: ,Gender:Male,Occupation: Service, H.no.17, Zoriwaddo, Near Bhavani Temple, Davorlim, Salcete Goa, PAN No.: , as Power Of Attorney Holder for Yash Atul Virginkar Partner Of Sre Estates Development</p>			
<p>Ketan Suhas Pai Angle , Father Name:Suhas Narcinva Pai Angle, Age: 51, Marital Status: Married ,Gender:Male,Occupation: Business, House No 101, Near Damodar Housing Society, N D Naik Road Aquem Alto, Margao, PAN No.:</p>			
<p>Vaishali Ketan Angle , Father Name:Mahesh Sadashiv Gaunekar, Age: 48, Marital Status: Married ,Gender:Female,Occupation: Housewife, House no 101, near Damodar Housing Society, N D Naik Road, Aquem Alto, Margao, PAN No.:</p>			
<p>Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale, Age: 22, Marital Status: ,Gender:Male,Occupation: Service, H.no.17, Zoriwaddo, Near Bhavani Temple, Davorlim, Salcete Goa, PAN No.: , as Power Of Attorney Holder for Atul Madhusudan Virginkar Partner Of Ms Supreme Realtors</p>			

Party Name and Address		Photo	Thumb	Signature
9	<p>Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale , Age: 22, Marital Status: , Gender:Male Occupation: Service, H.no.17, Zoriwaddo, Near Bhavani Temple, Davorlim, Salcete Goa, PAN No.: , as Power Of Attorney Holder for Yogesh Yeshwant Naik Partner Of Ms Supreme Realtors</p>			
9	<p>Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale , Age: 22, Marital Status: , Gender:Male Occupation: Service, H.no.17, Zoriwaddo, Near Bhavani Temple, Davorlim, Salcete Goa, PAN No.: , as Power Of Attorney Holder for Eknath Alias Jagannath Kamat Partner Of Ms Supreme Realtors</p>			
10	<p>Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale , Age: 22, Marital Status: , Gender:Male Occupation: Service, H.no.17, Zoriwaddo, Near Bhavani Temple, Davorlim, Salcete Goa, PAN No.: , as Power Of Attorney Holder for Asmita Sanjay Hegde Partner Of Ms Supreme Realtors</p>			
11	<p>Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale , Age: 22, Marital Status: , Gender:Male Occupation: Service, H.no.17, Zoriwaddo, Near Bhavani Temple, Davorlim, Salcete Goa, PAN No.: , as Power Of Attorney Holder for Pratik Sanjay Hegde Partner Of Ms Supreme Realtors</p>			
12	<p>Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale , Age: 22, Marital Status: , Gender:Male Occupation: Service, H.no.17, Zariwaddo, Near Bhavani Temple, Davorlim, Navelim, Salcete Goa, PAN No.: , as Power Of Attorney Holder for Usha Jagannath Kamat Partner Of Ms Supreme Realtors</p>			

Witness:

I We individually/Collectively recognize the Purchaser, Confirming Party, POA Holder, Vendor,

Party Name and Address

Photo

Thumb

Signature

Name: Sanjay Baswant Kadangale, Age: 54, DOB: , Mobile: , Email: , Occupation: Service ,
 Marital status : Married , Address: 403707, H.no.17
 Zariwaddo Davorlim Salcete South Goa, H.no.17
 Zariwaddo Davorlim Salcete South Goa, Davorlim,
 Salcete, South Goa, Goa



Name: Yogesh Umesh Jadhav, Age: 24, DOB: , Mobile: 9 , Email: , Occupation: Self Employed ,
 Marital status : Unmarried , Address: 403707,
 H.No.103 Zariwaddo Davorlim Navelim Salcete Goa,
 H.No.103 Zariwaddo Davorlim Navelim Salcete Goa,
 Davorlim, Salcete, South Goa, Goa



Sub Registrar
 Civil Registrar
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 Sub Registrar

Document Serial Number :- 2025-MGO-0161

Document Serial No:-2025-MGO-5161

Book :- 1 Document

Registration Number :- **MGO-1-5021-2025**

Date : 27-Oct-2025

[Signature]

Sub Registrar(Office of the Civil Registrar, Cum-Sub Registrar, Salcete)

Civil Registrar,
-Cum-
Sub Registrar,
Salcete

