Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 06-Mar-2025 10:41:20
Date of Receipt: 06-Mar-2025

Receipt No : 2024-25/4/5744
Serial No. of the Document : 2025-PNJ-651
Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**
Received the following amounts from **Durgadas Shirodkar Power Of Attorney Holder For Diogo Nathan Vaz Partner Of M/s Models Leisure Ventures** for Registration of above Document in Book-1 for the year 2025

Registration Fee	10327800	E-Challan(Online fee)	• Challan Number : 202500163951 • CIN Number : CPAEWQWVX4	5000000
		E-Challan(Online fee)	• Challan Number : 202500163967 • CIN Number : CPAEWQWPX9	5327800
Processing Fee	2520	Payment to ITG	• Payment Reference : pay_Q37CnkJkMz5Umq • Receipt Number : 57d03d47a7326979bf02	2520
Total Paid	**10330320** (Rupees One Crore Three Lakh Thirty Thousands Three Hundred And Twenty only)			

Probable date of issue of Registered Document: / /

6/3/2025
Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below
Name of the Person Authorized :

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **06-Mar-2025**

11/3/2025

Signature of the person receiving the Document

Signature of the Sub-Registrar

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

STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of :₹ 9983600/-

(Rupees Ninety Nine Lakhs Eighty Three Thousands Six Hundred only)

PAID VIDE E-RECEIPT NO 202500163893 DATED :05-Mar-2025,

IN THE GOVERNMENT TREASURY.

THE SEAL OF THE SUB-REGISTRAR OF ILHAS PANAJI

6/3/2025

Sub Registrar

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

SUB - REGISTRAR
ILHAS

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202500012009
DOCUMENT SERIAL NUMBER	:	2025-PNJ-651
DATE OF PRESENTATION	:	06-Mar-2025
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-616-2025
DATE OF REGISTRATION	:	06-Mar-2025
NAME OF PRESENTER	:	Durgadas Shirodkar Power Of Attorney Holder For Diogo Nathan Vaz Partner Of M/s Models Leisure Ventures
REGISTRATION FEES PAID	:	₹10327800/-
PROCESSING FEES PAID	:	₹2520/-
MUTATION FEES PAID	:	N.A./-

THE SEAL OF THE SUB-REGISTRAR OF ILHAS PANAJI

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

Echallan No. 202500163893

e-Receipt

Department : 10 - NOTARY SERVICES **Echallan Date :** 05-03-2025 17:16:46

Name and Address of Party : Natalina | 9423470920
7th Floor Karim Mansion St Inez Panaji Goa

Service: Stamp Duty

	Amount
Stamp Duty	₹ 9983600.00

Total Amount : ₹ 9,983,600.00

(Rs. Ninety Nine Lakh Eighty Three Thousand Six Hundred Only)

Department Data: 202500012009 NOTARY|202500012009 NOTARY

Bank ref No:
Status: Success
Payment Date: 05-03-2025 18:09:31

Reprint Date: 05/03/2025 18:30:17

2025-PNJ-651
06/03/2025

SUB-REGISTRAR OF ILHAS

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is entered into and executed at Panaji, Taluka Tiswadi, Registration Sub-District of Ilhas, District of North Goa, in the State of Goa, on this 5th day of March of the Year Two Thousand Twenty Five (05/03/2025):

Deepa P. Timblo

BETWEEN

1. MR. PRAKASH GURUDAS TIMBLO, son of late Gurudas Timblo, aged 86 years, married, businessman, Indian National, Holder of PAN Card No. Aadhaar Card No. , and Mobile No. , and his wife, **DR.DEEPA, alias, LATA PRAKASH TIMBLO,** daughter of late Bhalchandra F. Kenkre, aged 84 years, married, physician, Indian National, Holder of PAN Card No. , Aadhaar Card No. , and Mobile No , both of them residing at "Timblo House", Aquem, Margao - Goa, hereinafter being jointly referred to as the **"VENDORS"** (which expression shall, unless repugnant to the context or meaning thereof, will be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns, jointly and severally), **OF THE FIRST PART**:

A N D

2. M/S. MODELS LEISURE VENTURES, a Partnership Firm, registered under the Indian Partnership Act 1932, having its Office at 7th Floor, Karim Mansion, St.Inez, Panaji, Goa 403001, Holder of PAN Card No. , Phone No. , and email address: models@modelsgoa.com, represented herein by its Partners : (i) **MRS. NATALINA ESTELA VAZ,** daughter of Dionisio Eleuterio Desouza, aged 54 years, widow of late Mr. Peter Vaz, business, Indian National, Holder of PAN Card No. , Aadhaar Card No. , Phone No. and email address: models@modelsgoa.com, residing at H. No.13-241D, Bungalow – "D", Models Meridien, Marine Road, Caranzalem, Ilhas, Goa - 403002, (ii) **MRS. DANIRA ISABEL VAZ,** daughter of late Mr. Peter Vaz, and

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wife of Mr.Caleb Fernandez, aged 26 years, business, Indian National, Holder of PAN Card No. , Aadhaar Card No. , Phone No. , and email address: models@modelsgoa.com, residing at H. No.13-241D, Bungalow – "D", Models Meridien, Marine Road, Caranzalem, Ilhas, Goa - 403002, and (iii) **MR. DIOGO NATHAN VAZ**, son of late Mr. Peter Vaz, aged 24 years, unmarried, business, Indian National, Holder of PAN Card No. , Aadhaar Card No. , Phone No. , and email address: models@modelsgoa.com, residing at H. No.13-241D, Bungalow – "D", Models Meridien, Marine Road, Caranzalem, Ilhas, Goa - 403002, hereinafter referred to as the "**PURCHASER"** (which expression shall be deemed to mean and include the partners for the time being constituting the Said Firm and the survivors or survivor of them and the heirs, administrators, legal representatives, executors, successors and assigns, jointly and severally, of the last surviving partner, wherever the context or meaning shall so require or permit), **OF THE SECOND PART**.

WHEREAS MRS.NATALINA ESTELA VAZ, Partner of **M/S. MODELS LEISURE VENTURES,** the PURCHASER herein, has authorized MR.DURGADAS SHIRODKAR, son of Pandurang Martins, 48 years of age, married, service, Indian National, having Mobile No , PAN Card No , Aadhaar Card No. , residing at House No.376 Aivao Wada, Dona Paula, Goa 403004, vide Power of Attorney dated 01.02.2021 before the Sub-Registrar of Ilhas, registered under No.PNJ-POA Register-11-2021, to present and admit on her behalf this Agreement for Sale.

AND WHEREAS MRS.DANIRA ISABEL VAZ, Partner of **M/S. MODELS LEISURE VENTURES,** the PURCHASER herein, has

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authorized MR.DURGADAS SHIRODKAR, son of Pandurang Martins, 48 years of age, married, service, Indian National, having Mobile No. , PAN Card No , Aadhaar Card No , residing at House No.376 Aivao Wada, Dona Paula, Goa 403004, vide Power of Attorney dated 01.02.2021 before the Sub-Registrar of Ilhas registered under No.PNJ-POA Register-10-2021, to present and admit on her behalf this Agreement for Sale.

AND WHEREAS MR.DIOGO NATHAN VAZ, Partner of **M/S. MODELS LEISURE VENTURES,** the PURCHASER herein, has authorized MR.DURGADAS SHIRODKAR, son of Pandurang Martins, 48 years of age, married, service, Indian National, having Mobile No , PAN Card No , Aadhaar Card No residing at House No.376 Aivao Wada, Dona Paula, Goa 403004, vide Power of Attorney dated 16.02.2022 before the Sub-Registrar of Ilhas, registered under No.PNJ-POA Register-12-2022, to present and admit on his behalf this Agreement for Sale.

WHEREAS:

A. There exists a landed property, without any special denomination, admeasuring 10,196 sq. mtrs., earlier forming part of the bigger land bearing Survey No. 266/1 of the Revenue Village Taleigao, which property is more particularly described in the '**SCHEDULE – I**' appearing hereinafter and which belonged to the Government or State of Goa and is referred to in this Agreement as the '**Said Larger Property**';

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B. In terms of the Deed of Release dated 24/02/1999 the Said Larger Property was transferred by the Government of Goa to the VENDORS herein and Mrs. HEMLATA CAMOTIM TIMBLO, alias, HEMLATA GURUDAS TIMBLO, alias, LATA RAVIKANT DHARNE, and her husband, Dr. RAVIKANT DATTARAM DHARNE, and to Mrs. RADHA SATISH TIMBLO, nee, MEENA ANANT BHADRE, and, Mrs. PREMVADA CAMOTIM TIMBLO, alias, PREMVADA DEEPAK PAI, and her husband, Mr. DEEPAK PAI, all as legal representatives of the estate of Late Mr. Gurudas Camotim Timblo and his wife, Mrs. Pramila Gurudas Timblo;

C. In the Inventory Proceeding bearing No. SIP/72/1998/A instituted upon the demise of late Gurudas Camotim Timblo, in the Civil Court, at Margao, the Said Property came to be described as Item No. 50 of the List of Assets and therein the same was partitioned in 03(three) plots, namely **Plot – "A"**, admeasuring 5098 sq. mts., on the extreme south, which came to be allotted to the VENDOR Nos. 1 and 2 herein, the **Plot – "B"**, admeasuring 3058.80 sq. mts. and which was adjoining **Plot – "A"**, came to be allotted to the said Mrs. Radha, alias, Meena Satish Timblo and her children, and the **Plot – "C"**, admeasuring 2039.20 sq. mts., came to be allotted to Mrs. Hemlata Ravikant Dharne and Dr. Ravikant Dattaram Dharne;

D. From the said **Plot – "A"**, the VENDORS transferred a part admeasuring 2050 sq. mts., forming South Western Portion thereof, and the balance area of 3048 sq. mts. remained with the VENDORS and this area of 3048 sq. mts. came to be surveyed under Survey No. 266/1-B of Taleigao Revenue Village and is recorded in the name of the VENDOR No.1 abovenamed and this area is better described in the **SCHEDULE NO. II** hereunder written;

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E. Pursuant to the Consent Decree dated 25/10/2024 passed in Special Civil Suit No. 102/2001/A of the Court of Civil Judge, Senior Division, at Margao, the VENDORS have committed to transfer an area of 430.40 sq. mts. of the Said **Plot –"A"** to Mrs. Radha, alias, Meena Satish Timblo and the VENDORS being the sole owners of the balance area of 2617.60 sq. mts. have decided to sell the said balance area of 2617.60 sq. mts. of **Plot – "A"** of the Said Larger Property, which is better described in the **SCHEDULE NO.III** hereunder written and hereinafter, for brevity's sake, being referred to as **"the Said SUB-PLOT"**;

F. The VENDORS have agreed to sell and the PURCHASER has agreed to purchase **the Said SUB-PLOT** better described in SCHEDULE NO. III, in view of the letters issued by the North Goa Planning & Development Authority bearing reference No.NGPDA/160/TLG/24/3318/2024 dated 15th February 2024 and No.NGPDA/160/TLG/278/2789/2025 dated 18th February 2025, for the total price of Rs.34,42,60,000/-, (Rupees Thirty Four Crores, Forty Two Lakhs Sixty Thousand Only), to be paid to the VENDORS as stipulated in this Agreement ;

G. The PURCHASER is in the business of construction and its purpose to purchase **the Said SUB-PLOT** is to develop **the Said SUB-PLOT** by constructing a building project on **the Said SUB-PLOT,** for which project the PURCHASER will have to obtain all required statutory permissions and approvals, (hereinafter collectively referred to as the '**Project Approvals**') from the concerned authorities;

H. After obtaining the said Project Approvals, as per the letters issued by the North Goa Planning and Development Authority, the

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PURCHASER proposes to undertake the development of **the Said SUB-PLOT** by construction of Building / Buildings, comprising of Apartments, etc., which Building Project is hereinafter referred to as the '**Said Project**';

I. At the request of the PURCHASER, the VENDORS have agreed to permit the PURCHASER to obtain all the Project Approvals and construct the Said Project in **the Said SUB-PLOT**, at the cost and expense of the PURCHASER and without any liability on the VENDORS;

J. The PURCHASER hereto has accordingly agreed to purchase and to undertake development of the Said Project, as and in the manner set out in this agreement. The Parties hereto are accordingly entering into the present agreement to record the terms of their agreement and understanding;

NOW THIS AGREEMENT FOR SALE WITNESSETH AS UNDER :-

1. The VENDORS shall sell and the PURCHASER shall purchase **the Said SUB-PLOT**, better described in the Schedule No. III, in view of the letters issued by the North Goa Planning and Development Authority, for a total consideration Rs.34,42,60,000/- (Rupees Thirty Four Crores, Forty Two Lakhs Sixty Thousand Only), to be paid to the VENDORS in the following manner:

i) A sum of Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only) is transferred on 28/02/2025 vide RTGS transfer bearing UTR No.SBINR520250228767963208683 25, to the account of the VENDOR NO.1, bearing Account

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No.100110100007359 of Bank of India, Margao Branch;

ii) A sum of Rs.1,00,000/- (Rupees One Lakh Only) deducted towards TDS on payment to VENDOR NO.1 @ 1% as applicable by law.

iii) A sum of Rs. 24,84,17,400/- (Rupees Twenty Four Crores, Eighty Four Lakhs and Seventeen Thousand Four Hundred Only) paid vide Demand Draft No.112491 dated 03/03/2025 drawn on State Bank of India, Margao, Goa, on the execution of this Agreement, the receipt whereof the VENDORS hereby admit and acknowledge; and

iv) The balance consideration to be handed over by the PURCHASER to the VENDORS in the form of residential premises, having a total super built up area of 3000sq.mts. (including the incidence of staircase, elevators and lobbies) in the Building / Buildings, to be constructed in **the Said SUB-PLOT**. The said Super built up area is better described in SCHEDULE No.IV hereunder and the specifications of the same are described in SCHEDULE No. V

v) The possession of this Super built up area shall be delivered within 42 months from the date of obtaining the conversion sanad or final approval of plans whichever is later.

vi) A sum of Rs.33,42,600/- (Rupees Thirty Three Lakhs Forty Two Thousand Six Hundred Only) deducted towards TDS on payment to VENDOR NO.1 @ 1% as applicable by law.

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2. The VENDORS declare that the said **SUB-PLOT** described in the SCHEDULE No. III is free from encumbrances having clean, clear and marketable title and that they are the absolute and exclusive owners of the said **SUB-PLOT** agreed to be sold hereunder and they are legally entitled to sell the same to the PURCHASER.

3. The VENDORS declare that they are in exclusive ownership, possession and enjoyment of the said **SUB-PLOT** and no other person has any right, title, and interest of whatsoever nature to the said **SUB-PLOT**.

4. The VENDORS shall indemnify and keep indemnified the PURCHASER, in the event of defect in their title, by doing all such acts as may be necessary to clear the defects, the cost of which shall be borne by the VENDORS.

5. The VENDORS declare that they have not entered into any agreement for sale or any other agreement with any third party for sale of the said **SUB-PLOT**, hereby agreed to be sold to the PURCHASER, and that they have not mortgaged the said **SUB-PLOT** to any Bank or Financial Institution. The VENDORS do hereby indemnify and keep indemnified the PURCHASER against any defect in title or against any third party claims that may arise in future.

6. The VENDORS undertake and agree to co-operate with the PURCHASER and sign all papers and documents as and when required, for effectively transferring the said **SUB-PLOT** in favour of the PURCHASER or its nominee/s.

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7. The VENDORS do hereby permit and authorize the PURCHASER to enter the said SUB-PLOT upon execution of this Agreement and carry out the development in the said **SUB-PLOT,** after obtaining the requisite NOCs and permissions from the competent authorities and at their own costs and consequences.

8. It is expressly agreed that the PURCHASER will be constructing in the said **SUB-PLOT** a building scheme consisting of Flat/s, etc., and the PURCHASER shall under normal conditions, construct the building scheme as per the plans which may be designed, with such variations and alterations as the PURCHASER may consider necessary or as may be required by the Architect of the PURCHASER or by any Competent Authorities.

9. It is specifically agreed between the parties that the PURCHASER shall be entitled to enter into firm commitments and Agreements for Sale of Flat/s, proposed to be constructed in the said **SUB-PLOT** described in SCHEDULE No. III with the prospective purchasers for such consideration and on such terms and conditions as the PURCHASER may deem fit, except with respect to the abovementioned super built up area, totally admeasuring 3000 square meters, agreed to be constructed for the VENDORS by the PURCHASER and better described in SCHEDULE No. IV.

10. The VENDORS expressly agree that the PURCHASER shall be solely entitled to choose any name for the building project scheme which they may prefer and the VENDORS shall have no say in the matter.

11. In case the PURCHASER is unable to complete the building/deliver possession of built up area better described in SCHEDULE No. IV, due to any act of God, Civil commotion, war, non-availability of building material/s like cement and/or steel etc., or water supply or electric power or sewage connection or as result of any notice, rule, order or notification of the Government and/or any other public or competent authority or for any other reasons beyond the control of the PURCHASER, the PURCHASER shall be entitled to a reasonable extension of time to complete and deliver possession of the built-up area described in SCHEDULE No. IV, as governed by provision of RERA Act and Rules in force in the State of Goa.

12. The VENDORS shall use said built-up area, better described in SCHEDULE No. IV, i.e. Flats for residential purpose or any other purpose which may be permitted by the laws in force but not for restaurant, bar, commercial cooking and any other activity which may cause any inconvenience to the owner/s of the other flats in the building scheme.

13. The PURCHASER shall assist the VENDORS and the other premises holders in forming a Co-operative Society or Limited Company or Association of persons or such other entity for owning and/or maintaining the said **SUB-PLOT** and the building to be constructed in the said **SUB-PLOT** and it shall be entirely at the discretion of the PURCHASER to decide whether the premises owners should form a Co-operative Society, a Limited Company, an Association of Persons or any

other entity and then the VENDORS shall participate in the formation and join as a member of such entity along with other persons, who own or agree to own Flats proposed to be constructed in the said **SUB-PLOT** and as such sign the bye-laws, resolutions, affidavits, no objection certificates, declarations and all such forms and applications, which may be necessary for the purpose of constituting and registering the society or association or any other entity.

14. The VENDORS agree and bind themselves to contribute such amount as may be decided by the PURCHASER or the ENTITY, as the case may be, for maintenance or recurring expenses pertaining to the said **SUB-PLOT** and the said building scheme i.e. for common lights, water charges, watchman's remuneration, sweeper's remuneration, maintenance of garden, lift etc. The PURCHASER or the ENTITY, as the case may be, depending upon the circumstances, shall be empowered to delete from or add to any maintenance services or recurring expenses as they deem fit. The liability for such payment would commence only upon handing over by the PURCHASER to the VENDORS the possession of the Built up area constructed for the VENDORS, along with the occupancy certificate thereto.

15. Before handing over possession the VENDORS, shall have to pay to the PURCHASER or the ENTITY as the case may be: -

(a) Rs.30,00,000/- (Rupees Thirty Lakhs Only) as deposit to be passed on to the ENTITY to enable the ENTITY to meet the expenditure towards upkeep of common amenities, in the

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manner stated hereinafter.

(b) Rs.760/- or such other sum prescribed by the registering authority, to be passed on to the ENTITY, towards shares/membership of the ENTITY.

(c) Initial recurring expenses :

The VENDORS shall pay the amount for Recurring Expenses in advance on yearly basis calculated on monthly basis towards the payment of common water, electricity, sewage charges and other recurring expenses, including the use and up keep of the elevators, common areas, gymnasium, etc. The proportionate share of expenses to be paid annually in advance by the VENDORS to the Association, provisionally **quantified at: Rs. 75,000/- per flat/s for a four bedroom apartment, per annum.**

The payments stated above shall be subject to clause (16).

16. If the PURCHASER and/or the ENTITY are of the opinion that the amount fixed hereinabove will not be sufficient for proper maintenance of the building built in the property mentioned in the SCHEDULE No. III, the PURCHASER and/or the ENTITY are authorized to increase this maintenance deposit with prior intimation to the VENDORS and the VENDORS shall pay the same within 45 days from the date of such intimation.

17. The PURCHASER shall be liable to maintain accounts in respect of the receipts and payments with regards to the maintenance and upkeep of common amenities till the formation of an entity or for

a period of 5 years, whichever is earlier. Such accounts shall be made available to the VENDORS for inspection at the end of every financial year, within a period of 3 months from the end of the respective financial year.

18. The VENDORS and the persons to whom the said flat/s are let, sub-let, transferred, assigned or given possession of, shall be governed by and shall observe and comply with all the bye-laws, rules and regulations that may be laid down by the ENTITY from time to time and shall also be governed by the laws which may be applicable to the ENTITY.

19. The VENDORS hereby agree and undertake to be a member of the ENTITY to be formed in the manner herein appearing and also from time to time to sign and execute all applications for registration and for membership and other papers and documents necessary for the formation and the registration of the ENTITY and return to the PURCHASER the same within 15 days of the same being intimated by the PURCHASER to the VENDORS. No objection shall be taken by the VENDORS and other premises holders if any changes or modifications are made in the bye-laws or rules and regulations framed by the ENTITY, as may be required by the PURCHASER or by any competent authority. The VENDORS shall be bound, from time to time to sign all papers and documents and to do all acts, deeds, and things as may be necessary from time to time, for safeguarding the interest of the PURCHASER and of the other Premises Holders in the building scheme constructed in the said **SUB-PLOT**, wherein built up areas will be allotted to the VENDORS.

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20. In the event the ENTITY is formed and/or registered before the completion of the building scheme, the ENTITY and the VENDORS together with other Premises Holders shall be subject to the overall authority and control of the PURCHASER in respect of any matter concerning the said **SUB-PLOT** or portion thereof or this Agreement. The PURCHASER shall be in absolute control of those premises described in the SCHEDULE No. IV, in the building scheme, constructed in the said SUB-PLOT, till the entity is formed. Should the PURCHASER decide to retain any portion in the building scheme constructed in the said **SUB-PLOT**, then it shall also join the ENTITY, along with the other Premises Holders.

21. All the necessary deed/deeds of Conveyance shall be prepared by the PURCHASER or by the Advocate of the PURCHASER. So also all costs, charges, expenses, etc. including registration and any other expenses in connection with the formation of the ENTITY shall be borne by the PURCHASER and the other flat/s owners in such proportion as may be decided by the PURCHASER and/or the ENTITY. The Flat/owners shall form the Maintenance Society and the PURCHASER shall give all Co-operation.

22. Before handing over possession of the Built up Area to the VENDORS, the VENDORS shall pay Infrastructure Tax, Cost towards electricity connection, House tax from the date of Occupancy Certificate, TDS and any other taxes or outgoings if levied or becomes payable or any other statutory compliances on apartments/Built up area better described in SCHEDULE No. IV, constructed for the VENDORS as part of the consideration, shall be paid by the VENDORS when called upon to do so and possession of the built up area constructed for the VENDORS shall

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only be handed over after receiving the payment towards aforesaid dues and the PURCHASER is entitled to withhold possession of the units/Built up area till such time all the aforementioned dues are fully paid, and withholding possession for non payment of the entire dues shall not be termed as default or delay on the part of the PURCHASER in handing over the possession of the units.

23. The amount so to be borne by the VENDORS shall be paid by the VENDORS within 15 days of the intimation by the PURCHASERS.

24. The PURCHASER shall follow the respective guidelines under RERA Act and the VENDORS shall have no liability for the acts of commission or omission by the PURCHASER, in connection with RERA Act.

25. The said SUB-PLOT shall remain in possession of the VENDORS till the time of handing over of constructed built up area.

26. It is hereby agreed and confirmed that the price for the built-up area of the flats to be handed over to the VENDORS, as more specifically described in SCHEDULE IV, is fixed at the rate of Rs.27,500/- per sq. mt. The said rate is inclusive of Goods and Service Tax.

27. The final Deed of Sale of the said **SUB-PLOT** forming part of the land bearing Survey No. 266/1-B shall be executed by the VENDORS in favour of the PURCHASER or at the PURCHASER's direction proportionately to each buyer or in

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favour of the entity at the option of this PURCHASER upon the completion and handing over of the possession of the various built up areas described in Schedule IV and the same shall be done at the cost and expenses of the PURCHASER and the stamp papers, registration charges, typing charges and fees of the advocate shall be borne by the PURCHASER. The sale deed shall be executed in favour of the PURCHASER or its nominees or the Entity within one month from the date of handing over the said Flats described in Schedule IV. duly completed to the VENDORS.

28. In case of changes in specifications in the areas of the said built up areas or any of them is suggested by the VENDORS, if possible/permitted by Law or any Authority and if the same is accepted by the PURCHASER, then the VENDORS shall be liable to pay the extra cost of such changes before taking delivery of the said built up areas to be delivered to the VENDORS.

29. The VENDORS shall at no time after receiving the built up areas agreed to be delivered to them, seek partition of their interest in the land or any part thereof, it being agreed and declared by the VENDORS herein that their interest in the said **SUB-PLOT** and in the building scheme, shall be indivisible nor shall the VENDORS exercise any right of preference or pre-emption with respect to the undivided rights to the land sold or to be sold to the PURCHASER of the other flats or built up area in the building scheme. In case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the PURCHASER in relation to the built-up area delivered by the PURCHASER to the VENDORS as per the agreement for sale is brought to the notice of the PURCHASER within a period of five

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years by the VENDORS from the date of handing over possession, it shall be the duty of the PURCHASER to rectify such defects without any charge, within thirty days, and in the event of PURCHASER's failure to rectify such defects within such time, the VENDORS shall be entitled to receive appropriate compensation in the manner as provided under RERA Act.

If within a period of five years from the date of handing over the SAID FLAT to the VENDOR, the VENDOR brings to the notice of the PURCHASER any structural defect in the SAID FLAT or the building in which the SAID FLAT are situated or any defects on account of workmanship, quality or provision of service, (excluding wear and tear and misuse) then, wherever possible such defects (unless caused by or attributable to the VENDOR) shall be rectified by the PURCHASER at his own cost. In case the VENDORS carry out any work within the SAID FLAT after taking possession, and has made internal/external changes on the unit or in the materials used therein, resulting in cracks and dampness or any other defect within or to the adjoining SAID FLAT/s, then in such an event the PURCHASER shall not be liable to rectify or pay compensation. Hairline cracks and dampness caused due to settlement, humidity, variations in temperature, electrical conduits, etc. cannot be considered as defective work.

30. If at any time prior or after the execution of the Deed of Conveyance and/or handing over the respective premises to the Flat/s Holders as stipulated in this Agreement, the Floor Area Ratio which may come to be presently applicable to the said **SUB-PLOT** is increased, such increase shall be shared in the proportion of 75% for the PURCHASER and 25% for the VENDORS.

31. Notwithstanding anything that is stated above, in all circumstances, the PURCHASER shall be liable to hand over the constructed premises as described in SCHEDULE No. IV along with the respective occupancy certificate on or before expiry of 42 months from the date of obtaining the conversion sanad or final approval of plans whichever is later, with a grace period of 12 months. It is clarified that time is the essence of this agreement and no further notice in that regard is required. But if a single Occupancy is issued for the building scheme the VENDORS shall be handed over a certified copy of the Occupancy Certificate.

32. This agreement is entered into on representation that the VENDORS are the owners of the said **SUB-PLOT** described in SCHEDULE No. III and the VENDORS shall be responsible for any loss or damage in case of any defect is found in their title. In case of any defect in title in the said **SUB-PLOT** described in SCHEDULE No. III then the VENDORS shall promptly rectify the same to the satisfaction of the PURCHASER.

33. The sale of the said **SUB-PLOT** or undivided rights thereto shall be free from any onus and encumbrances and shall contain the usual covenants of title and so on as are normally included in sale deeds.

34. The VENDORS hereby declare that the said **SUB-PLOT** or any part of it is not the subject to any acquisition or requisition by any authority under the Land Acquisition Act nor is it subject to any tenancy or mundkarship claims or any other claims.

35. The PURCHASER shall be responsible for applying and obtaining all required statutory approvals for development and the

Deepa P. Timble

PURCHASER shall accordingly apply for and obtain all approvals and licenses ('Project Approvals') for the construction and completion of the Said Project at their own costs.

36. The construction of the Said Project shall be undertaken by the PURCHASER strictly in accordance with the Project Approvals.

37. All costs, charges and expenses for obtaining, modifying and renewing the Project Approvals shall be borne and paid solely by the PURCHASER.

38. The PURCHASER shall take all necessary steps for obtaining, modifying and renewing the Project Approvals. The responsibility and expenses for preparing / modifying and obtaining the necessary renewals for construction and completion of the Said Project shall be that of the PURCHASER exclusively. However, at the request of the PURCHASER, all the necessary applications shall be signed by and filed in the name of the VENDORS as may be required. It is expressly clarified that the execution of such applications or documents by the VENDORS shall not, in any manner, be construed as their participation in or assumption of any obligation, liability, or responsibility in respect of the development and construction of the said project. The Parties expressly agree that the VENDORS shall not be deemed to be "Promoters" within the meaning of the Real Estate (Regulation and Development) Act, 2016 (RERA) and shall have no obligations, liabilities, or responsibilities in connection with the development, marketing, sale, or delivery of the said project or any units therein. The PURCHASER shall be solely responsible for complying with all RERA obligations, including but not limited to registration, project execution, disclosures, and compliance.

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The PURCHASER hereby agrees to indemnify, defend, and hold harmless the VENDORS from and against any and all claims, demands, liabilities, losses, costs, damages, penalties, or expenses (including legal fees) that may arise directly or indirectly in connection with:

(a) Any acts, omissions, or defaults of the PURCHASER in carrying out development and construction on the said SUB-PLOT; (b) Any failure on the part of the PURCHASER to obtain necessary approvals, comply with statutory requirements, or fulfill any obligations under RERA or any other applicable laws; (c) Any liabilities arising out of the signing of applications for approvals by the VENDORS at the PURCHASER'S request; and (d) Any claims, suits, or actions brought against the VENDORS by any third party, authority, or government body in relation to the PURCHASER'S activities on the said SUB-PLOT.

39. Upon the signing of this Agreement, the VENDORS shall grant an Irrevocable Power of Attorney in favour of the PURCHASER, to entitle him to sign all such applications, papers as are reasonably and legally necessary and required for the development of the said **SUB-PLOT** / Project towards the approval of plans, obtaining all other sanctions, approvals, occupancy certificate, building completion certificate for the construction, development and completion of the said premises thereon.

40. The VENDORS shall fully co-operate with the PURCHASER to obtain, modify and renew the Project Approvals and obtain the Occupancy Certificate, including by signing the necessary application forms, declarations, affidavits, bonds and / or such

Deepa P. Timblo

other papers, as may be required by the PURCHASER in case the authorities do not accept the Power of Attorney granted for the said purpose. The cost for the same shall however be borne by the PURCHASER.

41. Original copies of all of the Project Approvals shall be retained by the PURCHASER but the PURCHASER shall make available one copy each of the Project Approvals to the VENDORS.

42. After completion of the Said Project, the PURCHASER shall take all necessary steps and at its own cost and expense to obtain the Occupancy Certificate for the Said Project.

43. The plan of the Sub Plot is delineated in red colour and is annexed hereto as ***ANNEXURE – "A"***

44. So long as the location of the Built up area described in SCHEDULE No. IV is not altered and the specifications set out in the SCHEDULE No. V hereunder written are not altered, the PURCHASER shall be at liberty and are hereby permitted to make variations in the layout/elevation of the building including relocating the open spaces /all structures/ buildings/garden spaces, as the exigencies of the situation and the circumstances of the case may require. The VENDORS expressly hereby consent/s to all such variations, within the parameters of RERA Act and Rules in Goa.

45. The PURCHASER shall, at its entire cost and expense, undertake and construct the Said Project on the said **SUB-PLOT**, in accordance with the Project Approvals.

46. The entire cost (including Architects' fee, consultant fee, labour cost, construction cost, fees and charges, if any to be paid for obtaining renewals of the Project Approvals) for construction of the Said Project in the VENDORS's Premises shall be borne by the PURCHASER. The VENDORS shall not be required to contribute any amount towards the cost of construction.

47. Any claim, cost, charge, expenses or compensation to be paid to the labour employed by the PURCHASER, shall be paid by the PURCHASER and the VENDORS shall not be responsible in any manner whatsoever for such claims.

48. The PURCHASER will be entitled to engage architects, engineers, contractors and others, as they deem fit to undertake and complete the Said Project. Further, in case of any dispute arising between the PURCHASER and their appointed contractors, architects, engineers and other workmen, suppliers of materials and other persons, the same shall be settled by the PURCHASER alone, and the VENDORS shall have no liability of any nature, whatsoever in respect thereof.

49. The construction and completion of the Said Project shall be undertaken and completed only by the PURCHASER or its sister Concern.

50. The VENDORS shall not enter into any other agreement for sale with respect to the said **SUB-PLOT** or any rights thereto during the subsistence of this agreement and the PURCHASER shall be entitled to enforce this covenant in case of any breach or apprehended breach of the same.

51. The parties hereto shall have the right to specific performance of this agreement.

52. The possession of the property described in SCHEDULE No. III has not been given in this act to the PURCHASER but, the PURCHASER has been granted the license to enter the said **SUB-PLOT** to take measurements and to carry out works for development and of development, as contemplated in the approved plans or their future revisions.

53. The Executants declare that the subject matter of this Agreement for Sale does not pertain to occupancies of persons belonging to Schedule Caste and Schedule Tribe.

54. Either party hereto shall be entitled to specifically enforce the present agreement and shall have the right to specific performance.

55. This Agreement is solely an Agreement for Sale and shall, under no circumstances, be construed as a Joint Development Agreement, Collaboration Agreement, or Partnership between the Parties. It is expressly clarified that the VENDORS have no role, participation, or involvement in the planning, execution, construction, marketing, or sale of the said project to be undertaken by the PURCHASER on the said SUB-PLOT. The VENDORS shall have no financial, legal, or statutory obligations in respect of the said development, and their involvement shall be strictly limited to the sale and conveyance of the said SUB-PLOT as per the terms of this Agreement.

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56. The PURCHASER shall also demarcate and reserve for the use of the VENDORS, car parking spaces proportionate to the VENDORS' Premises within a period of 30 days of the completion of the project.

57. With the exception of the units reflected in SCHEDULE No. IV herein above and subject to the VENDORS having been delivered the above mentioned built up areas reserved for the VENDORS, any and all the balance premises in the Said Project, shall be retained by the PURCHASER, with an entitlement to sell and dispose of the same along with the proportionate undivided rights to the property described in the Schedule No. III and to retain the proceeds towards the consideration for undertaking the development and completion of the Said Project (hereinafter referred to as the 'PURCHASER's Premises'). The VENDOR, if so required by the PURCHASER, shall act as a confirming party when handing over possession, entering into agreements with any prospective buyer or third party, or creating a mortgage against the consideration of the PURCHASER's premises.

58. Subject to the provisions mentioned above, the PURCHASER's Premises shall be the absolute property of the PURCHASER and shall be entitled to sell, mortgage, gift, lease or otherwise dispose of the same or any part thereof, along with corresponding proportionate undivided share in the said **SUB-PLOT**, including facilitating and obtaining loan from banks or financial institutions to Third-Party purchasers of units of the Said Project as may be so required.

59. The VENDORS shall, whenever called upon by the PURCHASER, sign all necessary documents to convey proportionate undivided share in the said **SUB-PLOT** whenever the PURCHASER intends to sell any of the PURCHASER's Premises.

60. All costs, charges and expenses of any document that may be executed in respect of the PURCHASER's Premises including Stamp Duty, Registration Fees, Advocate's Fees shall be borne by the PURCHASER and / or his nominee and not by the VENDORS.

Likewise, all costs, charges and expenses of any document that may be executed in respect of the Vendor's Premises, including Stamp Duty, Registration Fees, Advocate's Fees, etc. shall be borne by the VENDORS. And all costs, charges and expenses towards deed of declaration to be notarised before a Notary in respect of the Vendor's Premises, including Stamp Duty, Registration Fees, Advocate's Fees, etc. shall be borne by the PURCHASER.

61. It is expressly agreed between the parties that the VENDORS shall in no event be liable and / or accountable in respect of the repayment of the loan that may be availed of by the PURCHASER in relating to the Said Project or PURCHASER's Premises and any loan taken by the PURCHASER shall not be against the said SUB-PLOT or the units of the VENDORS. Nor on account of the PURCHASER not fulfilling the conditions of the agreement he may enter into with third parties or prospective purchaser and all agreements to be signed with such parties it shall be recorded that the third parties have perused the agreement and are agreeable with the terms set out herein.

Deepa P. Timbadia

62. Subject to what is stated above, the PURCHASER shall complete the construction of the Said Project within 42 months from the date of execution of this Agreement and hand over possession of the Vendor's Premises, complete in all respect and along with a valid Occupancy Certificate, within 42 months from the date of execution of this Agreement.

63. The PURCHASER shall not incur any liability for any delay in delivery of possession of the VENDOR's Premises if such a delay is caused by reason of non-availability of Cement and / or Steel and / or by Governmental Restrictions and / or by reason of civil commotion, environmental concerns, agitations, protests, any act of God, due to any Injunction or Prohibitory Order (not attributable to any action of the PURCHASER), changes in laws or regulations, labour strikes or shortages, supply chain disruptions, pandemics or public health emergencies, or conditions of force majeure, or on account of any delay caused by any litigation / dispute, which is not attributed to any fault on the part of the PURCHASER but in all such cases the PURCHASER shall inform the owner/vendor by Registered A/D at the start of the delay On occurrence of any of the aforesaid events, which are beyond the control of the PURCHASER, the PURCHASER shall be entitled to the corresponding extension of time for completion of the Said Project and delivery of the VENDOR's Premises. Time shall also stand extended in the event of delays in obtaining Occupancy Certificate or power / water / sanitary connections, provided the PURCHASER has duly filed and followed up with applications for such connections and occupation certificate in time.

64. On the completion of the Said Project and on receiving the Occupancy Certificate, the units shall be transferred to individual/s by individual sale deeds, as per the discretion of the PURCHASER. A maintenance housing Co-op. Society shall be constituted but therein there shall be no bye law which restricts the number of flats a member can own.

65. The VENDORS hereby confirms that the title to the said **SUB-PLOT** is good, marketable, valid and subsisting and that no one else has any right, title, interest or share therein and that the said **SUB-PLOT** is not subject to any encumbrance, attachment, taxation or court or acquisition proceedings or charges and claims of any kind. The VENDORS shall keep the PURCHASER fully indemnified and harmless against any loss or liability, cost or claim, proceedings or action that may arise against the PURCHASER on account of any defect or want of title on the part of VENDORS or on account of any delay caused at the instance of VENDORS, which defect in title is not visible from scrutiny of the present documents cited in the Agreement

66. The PURCHASER shall keep the VENDORS fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings that may arise against VENDORS due to the construction activities in the said **SUB-PLOT** or by reason of any failure on the part of the PURCHASER to discharge their liabilities / obligations to the labour employed by them or any claims of the labour contractors or on account of any act of omission or commission in using the said **SUB-PLOT** or putting up the construction of the Said Project.

67. The PURCHASER shall be fully liable and responsible to the Government, local authorities, the planning authorities and all other authorities for compliance of all the statutory requirements regarding the construction of the Said Project.

68. Upon signing of this agreement the PURCHASER shall stand authorised to publish a Public Notice in any Newspaper calling for objection if any, to the intended purchase of the property from the VENDORS herein, described in Schedule No.III. There upon it is found that the project cannot go ahead then the amount advanced shall be refunded by the VENDORS to the PURCHASERS within 1 month without any interest.

69. All disputes which may arise between the parties to this Agreement, whether in relation to the interpretation of the clauses and conditions of this Agreement and about the performance of these presents or concerning any act of omission of the other party to the disputes or to any act which ought to the done by the parties in disputes or in relation to any matter whatsoever concerning this Agreement shall be decided by instituting a suit in the court of the Civil Judge Senior Division at Panjim Goa or at the place of jurisdiction within which the property lies.

70. All notices, correspondence and / or documents addressed to the respective parties should be addressed at the registered address of the respective parties, either by hand delivery, registered Post, Courier services or registered e-mail, as listed below :-

VENDORS Address : "Timblo House", Aquem, Margao Goa

And

Deepa P. Timblo

PURCHASERS Address: 7th Floor, Karim Mansion, St.Inez, Panaji, Goa 403001.

PURCHASERS email address: models@modelsgoa.com

and the parties hereto expressly agree that the correspondence so addressed shall be treated as good and proper service and binding against each and every one of them.

71. In case of any change in address, the same shall be communicated in writing to the other side within 10 days of such change occurring.

72. This Agreement and the contents hereof shall supersede all other agreements, arrangements, understandings, correspondence, and representations, if any, between the parties hereto with respect to the subject matter of the present Agreement.

73. The market value of the subject matter of this agreement is Rs.34,42,60,000/-, (Rupees Thirty Four Crores, Forty Two Lakhs Sixty Thousand Only),

74. For the purpose of Stamp Valuation and Registration the said **SUB-PLOT** is valued at Rs.34,42,60,000/-, (Rupees Thirty Four Crores, Forty Two Lakhs Sixty Thousand Only), and as such a stamp duty of Rs.99,83,600/- (Rupees Ninety Nine Lakhs Eighty Three Thousand Six Hundred Only) is affixed to this agreement.

deepa p timblo

SCHEDULE – I

(DESCRIPTION OF THE SAID LARGER PROPERTY)

All that landed property admeasuring 10,196 sq. mtrs. forming part of the bigger land bearing survey No. 266/1 of Village Taleigao within the area of Village Panchayat of Taleigao Tiswadi Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, Not described in the Land Registration Office of Ilhas nor enrolled in the Matriz and which property is bounded as under :-

On the North : by remaining part of property bearing Survey No. 266,

On the South : by remaining part of property bearing Survey No. 266,

On the East : by remaining part of property bearing Survey No. 266, and,

On the West : by remaining part of property bearing Survey No. 266.

SCHEDULE – II

ALL THAT plot of land admeasuring 3048 sq. mtrs. forming part of the land bearing survey No. 266/1-B of Village Taleigao within the area of Village Panchayat of Taleigao Tiswadi Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, originally part of the larger property better described in SCHEDULE I Not described in the Land Registration Office of Ilhas nor enrolled in the Matriz and which property is bounded as under :-

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On the North: By part of the property bearing Survey No.266/1;

On the South :By the remaining part of the property bearing Survey No.266/1, main road Dona – Paula – Bambolim;

On the East : By the remaining part of the property bearing Survey No.266/1-C;

On the West : By the property bearing Survey No.266/1-A.

SCHEDULE – III

All that plot of land admeasuring 2617.60 sq. mtrs. forming part of the land bearing survey No. 266/1-B of Village Taleigao within the area of Village Panchayat of Taleigao Tiswadi Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, originally part of the larger property better described in SCHEDULE II Not described in the Land Registration Office of Ilhas nor enrolled in the Matriz and which property is bounded as under :-

On the North: By part of the property bearing Survey No.266/1-B;

On the South :By the remaining part of the property bearing Survey No.266/1, main road Dona – Paula – Bambolim;

On the East : By the remaining part of the property bearing Survey No.266/1-C;

On the West : By the property bearing Survey No.266/1-A.

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SCHEDULE – IV

(DESCRIPTION OF SUPER BUILT UP AREA)

9 Nos. of main road front facing, 4 bedroom flats, admeasuring 330.00sq.meters respectively, of super built up area, one apartment on each floor, located on the 4th to 12th floor, totally admeasuring approximately, super built up area of 3000sq.mts. residential built up area including the incidence of staircase, elevators, lobbies, etc. alongwith 2 car parks for each flat.

SCHEDULE – V

(SPECIFICATIONS OF FLATS)

The Structure:

It is a R.C.C. framed structure of columns, beams and slabs. The internal partition walls will be brick/AAC Block masonry and the external walls will be brick/AAC Block masonry.

Plaster:

External plaster will be double coat sand faced cement plaster. Internal plaster will be single coat with second coat of cement based putty.

Flooring :

The flooring will be of vitrified tiles or equivalent. The average landing cost of the tiles at Rs.1500/- per square meter. Toilet dado and floor will have anti-skid designer tiles/ceramic tiles or equivalent. The average landing cost of the tiles will be Rs.1500/- square meter.

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Doors & Windows:

All doors will have teakwood frames or equivalent and flush/teak shutters or equivalent. Window frames and shutters will be of Aluminum/UPVC or equivalent. The doors and windows will have steel/aluminum hinges and oxidized brass fittings. The main door will have a night latch, aldrop, eye piece, etc.

Kitchen:

The Kitchen will be customizable modular kitchen.

The Kitchen will have a cooking platform with black granite top. Stainless steel sink with single bowl with 60cms. Ceramic tiles or equivalent lining above the platform will be provided.

Internal Décor:

The walls and ceiling will be painted with Acrylic emulsion.

External Décor:

External walls will be painted with weather proof paint.

Plumbing & Sanitary:

Soil, waste and water pipes will be partially concealed. White/coloured glazed European W.C. units will be provided with flushing system. The sanitary installations will be in accordance with Municipal specifications. One shower one commode and one wash basin will be provided in each toilet. Adequate pipelines to be laid to facilitate solar power connection.

Electrical Installations:

The electrical wiring will be concealed. In the living cum dining room six light points, two fan points, three plug points and one A/C point will be provided.

Deepa P. Tirodkar

The bedroom will have four light points, one fan point and two 5 amps point and one A/c point. Kitchen will have two light points, one 15 amps point, two 5 amps point and one fan point. Toilets will have two light points each and one 5 amps point each. One bell point will be provided.

Lift:

3 Lifts will be provided. 2 General and one service lift.

Generator:

Silent Generator to be provided, of capacity of 1250 KVA.

CCTV:-

CCTV camera will be provided at the entrance leading to the staircase and to the lift and common areas.

Cable connection / Phone line/WIFI:-

Provision for Cable connection / Phone line/WIFI to be provided for each premise/flat.

General:

The PURCHASER shall obtain electric connection for the VENDORS from the electricity department for which the requisite meter deposit/service charges and such other expenses shall be paid by the VENDORS.

IN WITNESS WHEREOF the parties hereto have set and subscribed their photographs, signatures and finger prints in the presence of witnesses on the day, month year and place first herein above mentioned.

Deepa P. Tiwari

SIGNED, EXECUTED AND)

DELIVERED BY THE WITHIN)

NAMED THE VENDOR NO.1)

MR. PRAKASH GURUDAS TIMBLO

L.H.F.P. of Mr. Prakash Gurudas Timblo

R.H.F.P. of Mr. Prakash Gurudas Timblo

SIGNED, EXECUTED AND)

DELIVERED BY THE WITHIN) Deepa P. Timblo

NAMED THE VENDOR NO.2) Deepa P.

DR.DEEPA, alias, LATA PRAKASH TIMBLO

L.H.F.P. of Dr.Deepa, alias,
Lata Prakash Timblo

R.H.F.P. of Dr.Deepa, alias,
Lata Prakash Timblo

Deepa P. Timblo

SIGNED, EXECUTED AND) For M/S MODELS LEISURE VENTURES

DELIVERED BY THE WITHIN)

NAMED THE PURCHASER)

(MRS.NATALINA ESTELA VAZ)
PARTNER

L.H.F.P. of Mrs.Natalina Estela Vaz

R.H.F.P of Mrs.Natalina Estela Vaz

SIGNED, EXECUTED AND) For M/S MODELS LEISURE VENTURES

DELIVERED BY THE WITHIN)

NAMED THE PURCHASER)

(MRS.DANIRA ISABEL VAZ)
PARTNER

L.H.F.P. of Mrs.Danira Isabel Vaz R.H.F.P of Mrs.Danira Isabel Vaz

SIGNED, EXECUTED AND) **For M/S MODELS LEISURE VENTURES**

DELIVERED BY THE WITHIN)

NAMED THE PURCHASER)

(MR.DIOGO NATHAN VAZ)
PARTNER

L.H.F.P. of Mr.Diogo Nathan Vaz

R.H.F.P. of Mr.Diogo Nathan Vaz

Witnesses:

1. _____
Mr.Uday Eshwar Murgaokar
S/o. Eshwar Lovu Murgaokar
H. No.17/230, Santismo Waddo,
Taleigao, Near St.Michael Church,
Caranzalem, North Goa,
Goa 403002

2. _____
Mr.Ishwar Rupo Shirodkar,
S/o.Rupo Shirodkar,
R/o. H. No.26/A, Bandh Calapor,
Santa Cruz, North Goa,
Goa – 403005

X _____ Y Deepa P. Timblo

ANNEXURE 'A'

Government of Goa

Directorate of Settlement and Land records

Survey Plan

Tiswadi Taluka, Taleigao Village

Survey No.: 266 , Subdivision No.: 1-B

Scale 1:1000

Reference No.: REV192588439

Deepa P. Timblo

This record is computer generated on 28-02-2025 11:06:32. 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

100019661841

FORM I & XIV

नमुना नं १ व १४

Date : 28/02/2025

Taluka तालुका	TISWADI	Survey No. सर्वे नंबर	266
Village गांव	Taleigao	Sub Div. No. हिस्सा नंबर	1-B
Name of the Field शेताचें नांव		Tenure सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन
0000.00.00	0000.00.00	0000.30.48

Grand Total एकूण
0000.30.48

Remarks शेरा

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00

S.No	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Prakash Timblo alias Pracasha Camotim Timblo		1010	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	----------Nil----------			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचें नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
----------Nil----------		

FORM I & XIV

नमुना नं १ व १४

100019661841

Date : 28/02/2025

Taluka तालुका	TISWADI	Survey No. सर्वे नंबर	266
Village गांव	Taleigao	Sub Div. No. हिस्सा नंबर	1-B
Name of the Field शेताचें नांव		Tenure सत्ता प्रकार	

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनांचा प्रारि	Remarks शेरा
							Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	----------Nil----------									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

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SUB-REGISTRAR OF ILHAS

Deepa P. Timble

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **06-Mar-2025 10:31:51 am**

Document Serial Number :- **2025-PNJ-651**

Presented at **10:20:17 am** on **06-Mar-2025** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Tiswadi** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	9983600
2	Registration Fee	10327800
3	Processing Fee	2520
	Total	**20313920**

Stamp Duty Required :**9983600/-** Stamp Duty Paid : **9983600/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Durgadas Shirodkar Power Of Attorney Holder For Diogo Nathan Vaz Partner Of M/s Models Leisure Ventures ,Father Name**:Pandurang Martins,,**Age:** 48, **Marital Status:** ,**Gender:**Male,**Occupation:** Service, **Address1 -** House No.376 Aivao Wada, Dona Paula, Goa 403004, **Address2** - , **PAN No.:**			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**PRAKASH GURUDAS TIMBLO , Father Name:Gurudas Timblo, Age:** 86, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, "Timblo House", Aquem, Margao - Goa, **PAN No.:**			
2	**DEEPA, Alias, LATA PRAKASH TIMBLO , Father Name:Bhalchandra F. Kenkre, Age:** 84, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Doctor, "Timblo House", Aquem, Margao - Goa, **PAN No.:**			
3	**Durgadas Shirodkar Power Of Attorney Holder For Diogo Nathan Vaz Partner Of M/s Models Leisure Ventures , Father Name:Pandurang Martins, Age:** 48, **Marital Status:** ,**Gender:**Male,**Occupation:** Service, House No.376 Aivao Wada, Dona Paula, Goa 403004, **PAN No.: , as Power Of Attorney Holder for Diogo Nathan Vaz Partner Of M/s. Models Leisure Ventures**			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	**Durgadas Shirodkar Power Of Attorney Holder For Danira Isabel Vaz Partner Of M/s Models Leisure Ventures , Father Name:Pandurang Martins, Age:** 48, **Marital Status: ,Gender:**Male,**Occupation:** Service, House No.376 Aivao Wada, Dona Paula, Goa 403004, **PAN No.:** **, as Power Of Attorney Holder for Danira Isabel Vaz Partner Of M/s Models Leisure Ventures**			
5	**Durgadas Shirodkar Power Of Attorney Holder For Diogo Nathan Vaz Partner Of M/s Models Leisure Ventures , Father Name:Pandurang Martins, Age:** 48, **Marital Status: ,Gender:**Male,**Occupation:** Service, House No.376 Aivao Wada, Dona Paula, Goa 403004, **PAN No.:** **, as Power Of Attorney Holder for Natalina Estela Vaz Partner Of M/s Models Leisure Ventures**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Ishwar Rupo Shirodkar,Age: 57,DOB: 1967-09-24 ,Mobile: 8 ,Email: ,Occupation:Service , Marital status : Married** , Address:403005, H. No.26/A Bandh Calapor Santa Cruz North Goa , H. No.26/A Bandh Calapor Santa Cruz North Goa , Calapor, Tiswadi, NorthGoa, Goa			
2	Name: **Uday Eshwar Murgaokar,Age: 43,DOB: 1981-10-16 ,Mobile: ,Email: ,Occupation:Service , Marital status : Married** , Address:403002, H. No.17/230 Santismo Waddo Near St.Michael Church Taleigao Caranzalem North Goa, H. No.17/230 Santismo Waddo Near St.Michael Church Taleigao Caranzalem North Goa, Taleigao, Tiswadi, NorthGoa, Goa			

6/3/2025

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Document Serial Number :- **2025-PNJ-651**

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Book :- 1 Document
Registration Number :- **PNJ-1-616-2025**
Date : 06-Mar-2025

Approved
6/3/2025

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

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HE SUB-REGISTRAR OF ILHAS