

Phone No/0226200778
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USS Builders
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For CITIZENSHIP
CO-OP. BANK LTD.

Authorized Signatory



Ca. No. 2024-BK2-835

07/02/2024.

AGREEMENT FOR DEVELOPMENT

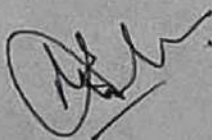
THIS AGREEMENT FOR DEVELOPMENT is executed at MAPUSA BARDEZ - GOA, on this 24th day of the month of November in the year TWO THOUSAND AND TWENTY THREE;

BETWEEN

M/S ICON REALTY, a registered partnership firm having its office at; Flat No. S-2, Second Floor, "Janaki" building, St-Inez, Panaji, Goa, having PAN No. [REDACTED] represented herein by its Authorised Partner (**MR. AMEET VAZ**, son of Mr. Oscar Vaz, 36 years of age, Indian National, married, businessman, holder of PAN Card No. [REDACTED] and Aadhar card No. [REDACTED], resident of Altinho, Panaji - Goa, hereinafter referred to as "**THE OWNER**"; which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its heirs, executors, legal representatives, administrators and assigns) OF THE ONE PART.

AND

M/S. MSK BUILDERS, a sole proprietary concern Smt. **HEENA KOUSAR KALSUR**, wife of Shri. Makbul Kalsur, 35 years of age, married, business, Indian National and residing at House No.132/1(Old), C/207 (New), Chinchwada, Chimbél, Tiswadi, Goa-403006, and the Firm is having Registration Certificate of Establishment No.S&E/II/PAN-Y2K/1450 dated 20/January/2016, having its registered office at 817, 8th Floor, Gera Imperium Grand, Opposite Ginger Hotel, EDC Patto, Panaji, Goa- 403001,



Holding Pan Card no. [REDACTED], Aadhar Card No. [REDACTED], Mobile No:9225906776 and E-mail: mskbuildingsystems@gmail.com and herein after referred to as the '**DEVELOPER**' (which expression shall unless it be repugnant to the context of meaning thereof, mean and include her heirs, legal representatives, executors, administrators, successors and assigns) **OF THE SECOND PART**; and that the Developer herein is represented in this Agreement for Development by her duly constituted attorney her husband **Mr. MAKBUL AHMED S. KALSUR**, appointed vide Power of Attorney dated 27/10/2021 which is duly registered before the Sub Registrar of Tiswadi/Ilhas at Panaji, Goa under No. PNJ-POA-Register-94-2021 dated 27-Oct-2021.



WHEREAS there exists a property more specifically known as, "**SHARBHAT**", alias "**GORBATTA**", alias "**CASAS DE MORADA**", admeasuring 650 square meters, surveyed under No.397/1 of Village Aldona, within the jurisdiction of the Village Panchayat of Aldona, Taluka and Sub District of Bardez, State of Goa, described in the Land Registration Office of Bardez, at Mapusa under no. 4437, at page 127 of Book B-12, not found enrolled in the Taluka Revenue Office of Bardez hereinafter referred to as the "**Said Property**") and is described in detail in **SCHEDULE - I** hereunder written.

AND WHEREAS the **Said Property** originally belonged to Mr. Pedro Joao Pinto alias Pedro Joao Diogo Jose Francisco Pinto alias Peter J. Pinto and his wife Mrs. Miquelinha Pinto.

AND WHEREAS the said Mr. Pedro Joao Pinto alias Pedro Joao Diogo Jose Francisco Pinto alias Peter J. Pinto during his lifetime on 24th April 1986 executed the Public Will drawn at pages 98 v to 99 v of the Book No. 135 in the office of the Notary Public, Mr. Prabhakar Vamanrao Suryarao Sardessai, Civil Registrar cum

Sub-Registrar and Notary ex-officio, Judicial Division of Bardez, city of Mapusa whereby the said Mr. Pedro Joao Pinto alias Pedro Joao Diogo Jose Francisco Pinto alias Peter J. Pinto bequeathed all his disposable share in his immovable properties to his sons (a) Mr. Thomas Pinto, and; (b). Mr. Jawaharlal Anthony Agnelo Pinto as follows :

- 
- (i) **To Mr. Thomas Pinto :-a).** The Property known as " Naikvaddo" alias " VoddachemGallum", admeasuring 875 square meters and surveyed under No.306/14 of Village Aldona, consisting therein of a residential house bearing Village Panchayat House No. 893 and a well, and;
- (b).** The Property known as " AforamantoGallum" alias "OddachemGallum" alias "VoddachemGalous", admeasuring 1600 square meters and surveyed under No. 336/2 of Village Aldona.
- (ii). **To Mr. Jawaharlal Anthony Agnelo Pinto:- a).** The Property known as " Katarbhat" alias "Gorbatta", admeasuring 450 square meters and surveyed under No. 396/5 of Village Aldona, and;
- (b).** The Property known as " Gharbhat" alias "Gorbatta" alias " Casas de Morada" , admeasuring 650 square meters and surveyed under No.397/1 of Village Aldona, (the "**SAID PROPERTY**" herein).

AND WHEREAS the said Mr. Pedro Joao Pinto alias Pedro Joao Diogo Jose Francisco Pinto alias Peter J. Pinto expired on 4th September 1986.

AND WHEREAS Upon the death of the said Mr. Pedro Joao Pinto alias Pedro Joao Diogo Jose Francisco Pinto alias Peter J. Pinto, inventory proceedings bearing Inventory Proceedings No. 220/2003/A were instituted by Mr. Jawaharlal Antonio Agnelo Pinto alias Mr. Jawaharlal Anthony Agnelo Pinto alias Mr.

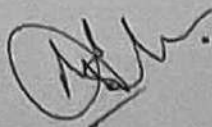


Jawaharlal A. Pinto, before the Court of the Civil Judge, Senior Division "A" Court, at Mapusa, wherein the **SAID PROPERTY** was listed as "Item No. 4" and vide the Order dated 5th March, 2005 of the Court of the Civil Judge, Senior Division "A" Court, at Mapusa, the **SAID PROPERTY** was allotted to Mr. Jawaharlal Antonio Agnelo Pinto alias Mr. Jawaharlal Anthony Agnelo Pinto alias Mr. Jawaharlal A. Pinto with the right of usufruct therein being allotted to his mother Mrs. Miquelinha Pinto.

AND WHEREAS the said Mrs. Miquelinha Pinto expired on 01/09/2017 and with her death the right of usufruct held by her in the **SAID PROPERTY** came to an end, and Mr. Jawaharlal Antonio Agnelo Pinto alias Mr. Jawaharlal Anthony Agnelo Pinto alias Mr. Jawaharlal A. Pinto thus became the sole and exclusive owner of the **SAID PROPERTY**.

AND WHEREAS the said Mr. Jawaharlal Antonio Agnelo Pinto alias Mr. Jawaharlal Anthony Agnelo Pinto alias Mr. Jawaharlal A. Pinto expired on 24th September, 2007.

AND WHEREAS Upon the death of the said Mr. Jawaharlal Antonio Agnelo Pinto alias Mr. Jawaharlal Anthony Agnelo Pinto alias Mr. Jawaharlal A. Pinto, inventory proceedings bearing Inventory Proceedings No. 320/2007/A were instituted by his wife Mrs. Alzira Emilia Margarida Pinto, before the Court of the Civil Judge, Senior Division "A" Court, at Mapusa, wherein the **SAID PROPERTY** was listed as "Item No. 4 (Four)" and vide the Order dated 18th May, 2005 of the Court of the Civil Judge, Senior Division "A" Court, at Mapusa, the **SAID PROPERTY** was allotted to Mrs. Alzira Emilia Margarida Pinto, Mrs. Shalini Fernandes and Mr. Vijay Savio Pinto thus became owners in possession of the **Said Property**.



AND WHEREAS vide deed of sale dated 21/12/2017 executed before the Sub Registrar of Bardez under registration no BRZ-BKH1-00162-2018, CD. No BRZD793 on dated 10/01/2018 the said Mrs. Alzira Emilia Margarida Pinto, Mrs. Shalini Fernandes and her husband Mr. Bertrand Francis Fernandes, Mr. Vijay Savio Pinto and his wife Mrs. Martina Vaz E Pinto sold the **SAID PROPERTY** to **M/S ICON REALTY** i.e the OWNER herein.

AND WHEREAS, the OWNER after purchase of the **SAID PROPERTY**, has carried out necessary Mutation in the survey records of Aldona Village of Bardez Taluka and inserted its names in occupants column in Survey No 397/1 of Aldona Village of Bardez Taluka under Mutation No. 3821.

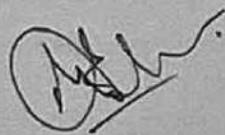
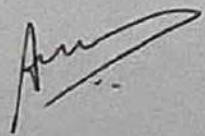


AND WHEREAS, Sanad was obtained in respect of the **SAID PROPERTY** vide sanad bearing No. 4/79/CNV/AC-III/2018/1200 from the Office of the Additional Collector III, North Goa district, Mapusa Goa, dtd. 17/10/2018.

AND WHEREAS, the **SAID PROPERTY** has been shown as Settlement Zone in the Regional Plan for the Goa 2021;

AND WHEREAS there are No encumbrances affecting the **SAID PROPERTY** as per NIL Encumbrance on Property dated 25/3/2021.

AND WHEREAS, the DEVELOPER has approached the OWNER with an offer to develop the **SAID PROPERTY**, admeasuring 650 Sq.mts, which property is more particularly describing the **Schedule I** for total consideration of Rs. 78,00,000/- (Rupees Seventy Eight Lakhs Only) agreed to be paid to the OWNER in instalments.



AND WHEREAS, The OWNER has agreed and accepted the offer of the DEVELOPER develop the **SAID PROPERTY** for total consideration of Rs. 78,00,000/- (Rupees Seventy Eight Lakhs Only) agreed to be paid to the OWNER by the DEVELOPER in instalments as more particularly stated in Schedule -II appended hereto and which consideration is the true, correct and present market value of the **SAID PROPERTY** and has agreed to grant the **SAID PROPERTY** to the DEVELOPER for development on the terms and conditions appearing hereinafter;

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSES AS FOLLOWS: -



1. That in pursuance of the present agreement and in consideration of the said amount of Rs. 78,00,000/- (Rupees Seventy Eight Lakhs Only) agreed to be paid to the OWNER by the DEVELOPER in instalments as more particularly stated in Schedule -II appended hereto the OWNER hereby entrusts in favour of the DEVELOPER the **SAID PROPERTY** for the purpose of developing the **SAID PROPERTY** by undertaking construction therein.

2. The OWNER does hereby permit the **DEVELOPER** to develop the **SAID PROPERTY** by undertaking construction thereon at its own costs, efforts and expenses. For development of the **SAID PROPERTY**, the DEVELOPER shall be entitled to obtain necessary sanctions and necessary permissions from all the concerned authorities for commencement and completion of the construction on the **SAID PROPERTY**.

3. In consideration of the OWNER conferring unto the DEVELOPER the exclusive right of development of the **SAID**

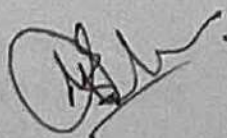
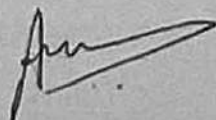
PROPERTY, described in detail in Schedule I hereafter written, the DEVELOPER does hereby agree to carry out the development of the **SAID PROPERTY** and undertake construction on the said property in terms of the required permissions, approvals which will be obtained by the DEVELOPER.

4. It is agreed between OWNER and DEVELOPER that the DEVELOPER is entitled to nominate/assign/sell the said flats constructed in the SAID PROPERTY and execute Agreement for sale of the said flat with the third parties for such consideration and on such terms and conditions as the DEVELOPER may solely decide.

5. It is specifically agreed that DEVELOPER upon nominating/assigning/selling the constructed premises to the third parties shall be solely responsible to such third parties for any issues and/or claims that may arise regarding the construction or quality thereof and hereby indemnifies the OWNER from any such issues and/or claims from such third parties.

6. The DEVELOPER shall complete the development of the SAID PREMISES, within a period of 24 months from the date of OWNER hands over to the DEVELOPER the vacant possession of the SAID PROPERTY and complete the payment of consideration due to the OWNER within the time period as stipulated in Schedule-II appended hereto.

Provided that the DEVELOPER shall be entitled to reasonable extension of time for further 6months, if the completion of construction in the SAID PROPERTY is delayed on account of Force Majeure conditions.



7. In lieu of the DEVELOPER making the payment of the entire consideration amount to the OWNER the OWNER agrees to execute in favour of the DEVELOPER or its nominees, the Conveyance Deed conveying all its rights, title, interest in and to the **SAID PROPERTY** in favour of the DEVELOPER or its nominee.

8. In case and circumstance, the DEVELOPER commits default in payment of any of the instalments aforesaid on its respective due dates, as per Schedule. II and/or in observing and/or performing any of the terms and conditions of this Agreement, the OWNER shall, without prejudice to the other rights, be at liberty to terminate this Agreement by giving a prior written notice of 15 (fifteen) days. The OWNER shall, however, on such termination, refund to the DEVELOPER the amounts if any, without any interest thereon, which may have till then been paid by the DEVELOPER to the OWNER, after forfeiting an amount equivalent to 30% of the total consideration to be paid for the **SAID PROPERTY** without any further amount by way of interest or otherwise.

9. It is agreed by and between the parties hereto that the DEVELOPER shall undertake construction on the **SAID PROPERTY**, as per the plans and approvals which have been duly approved by the competent authorities .

10. It is further agreed by and between the parties hereto that the DEVELOPER shall be solely responsible for obtaining all the necessary approvals and permissions required for undertaking the construction on the **SAID PROPERTY**.

11. The DEVELOPER shall not mortgage or create any third party rights in or to any part of portion of the **SAID PROPERTY**.



12. It is expressly agreed by the DEVELOPER that the DEVELOPER shall at no point in time block or restrict the existing 6 mtr access to property bearing Survey No. 396/3 passing through the **SAID PROPERTY** which shall be left free at all times and this condition shall be included by the DEVELOPER in all its agreements/ MOU's/deeds or any such documents executed by the DEVELOPER with any third party for sale/ assignment/transfer of the built up premises to be constructed in the **SAID PROPERTY**.

13. The DEVELOPER shall indemnify the OWNER against any accident occurring during the construction period, i.e. till the date of the occupancy certificate of the building project in the **SAID PROPERTY**.



14. Either party shall have the right to obtain specific performance of this agreement.

15. Any notice to be given by one party to the other shall be deemed to have been given by sending email and/or a "registered post acknowledgement due" letter addressed to the party at the address mentioned at the beginning of this Agreement.

16. This Agreement represents the entire understandings between the parties and supersedes all previous Agreements or arrangements entered into by the parties, whether written or oral, relating to the subject matter hereof. The provisions of this Agreement may be amended, supplemented, or waived only by the written Agreement to that effect between both the parties.

17. This Agreement is governed by the laws of India. The Courts in Goa shall have exclusive jurisdiction all disputes and differences

whichever arising out of or touching these presents or the construction, interpretation or application thereof or anything therein contained including the performance of the respective obligations of each of the parties hereto during the subsistence of this Agreement, or any clause, matter or thing herein contained or the rights and liabilities of the parties herein or any claims made against each other.

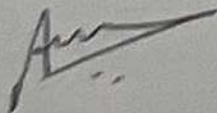
18. It is agreed between the OWNER/DEVELOPER that immediately after signing the Agreement for Development OWNER shall give the Developer to start the development work in the SAID PROPERTY.

19. The stamp duty and registration charges, if any, in respect hereof shall be borne and paid by the DEVELOPER.

20. For purpose of stamp duty and registration the SAID PROPERTY is valued at Rs. 78,00,000/- (Rupees Seventy Eight Lakhs Only)

21. The consideration of Rs. 78,00,000/- (Rupees Seventy Eight Lakhs Only) is the fair present market value of the SAID PROPERTY hereby agreed to be transferred and accordingly the stamp duty of 2,26,200/- (Rupees Two Lakhs Twenty Six Thousand Two Hundred only) is paid herewith.

22. The VENDORS and the PURCHASERS hereby declare that the property in transaction does not belong to Schedule Caste/ Schedule Tribe pursuant to the notification No. RD/LAND/LRC/318/77 dated 21/08/1978.



SCHEDULE I

DESCRIPTION OF THE SAID PROPERTY

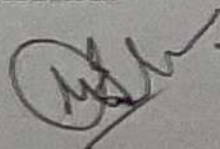
ALL THAT immovable property identified as, "GHARBHAT", alias "GORBATT", alias "CASAS DE MORADA", admeasuring 650 square meters, surveyed under No. 397/1 of Village Aldona, within the jurisdiction of the Village Panchayat of Aldona, Taluka and Sub District of Bardez, State of Goa, described in the Land Registration Office of Bardez, at Mapusa under no. 4437, at page 127 of Book B-12, not found enrolled in the Taluka Revenue Office of Bardez and is bounded as follows:

- 
- On or towards the East : by Survey number 397/2
- On or towards the West : by Survey number 400/10
(Government Pathway)
- On or towards the North : by Public Road
- On or towards the South : by Government Pathway leading to the Church.

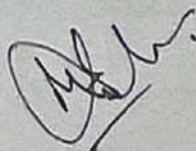
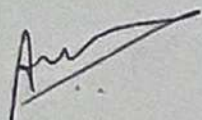
SCHEDULE II

PAYMENT SCHEDULE OF CONSIDERATION
AGREED TO BE PAID BY THE DEVELOPER TO THE
OWNER

1. A sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) would be paid at the time of executing Agreement for Development.
2. Balance amount would be paid after the Occupancy Certificate is issued.



IN WITNESS WHEREOF, both the said VENDORS and the said PURCHASERS upon having read over and understood all the contents as hereinabove mentioned have hereto in token of their acceptance and acknowledgment thereof set and subscribed their respective signatures on the day, month and year first hereinabove written.



SIGNED SEALED AND DELIVERED BY

WITHIN NAMED OWNER:-

M/S ICON REALTY

Represented herein by its Authorised Partner **MR. AMEET VAZ**

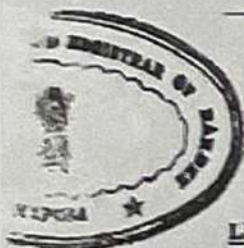


MR. AMEET VAZ

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



SIGNED AND DELIVERED BY
WITHIN NAMED DEVELOPER:-

M/S. MSK BUILDERS,

a sole proprietary concern of Smt. **HEENA KOUSAR KALSUR**

Represented herein by her duly constituted attorney

Mr. MAKBUL AHMED S. KALSUR

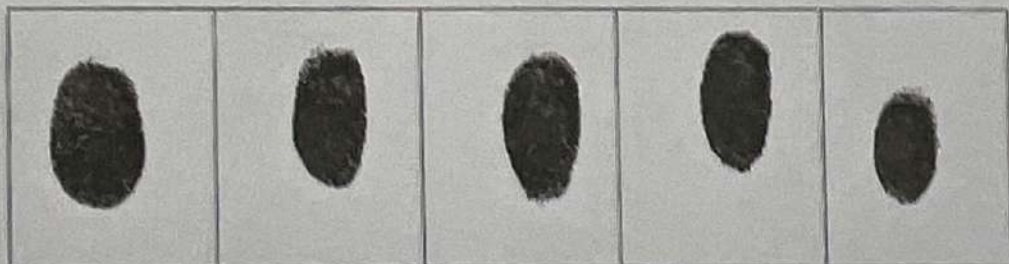


MR. MAKBUL AHMED S.KALSUR

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



IN THE PRESENCE OF :

1. Dadapir Ismail Shaikh

Near Cashew Factory Bomboo Bhat

Corlim Corlim IE North Goa

Mobile No. 9518714698

Handwritten signature

2. Mubashir Khan

House No. 596/A Goulem Bhat Chimbel

Panjim North Goa

Mobile No. 9742057804

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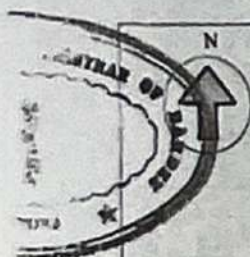


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GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA



Plan Showing plots situated at
Village : ALDONA
Taluka : BARDEZ
Survey No./Subdivision No. : 397/1
Scale : 1:1000

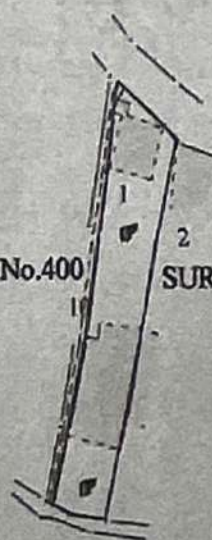
Inward No. 911

Anisha
Anisha Matondkar
Asst. Survey & Settlement Officer
Panaji-Goa



S.No.400

SURVEY No. 397



S. Narvekar

Generated By : Smita Narvekar (F.S)
On : 23-01-2018

[Signature]

[Signature]

D. Tamoskar
13/01/2018
Compared By: Dillip Tamoskar (V Man Gr. 1)

TRUE COPY



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.



Ref No : TPBZ/ZON/14039/ALD/TCP-2023/ 9279

Dated: 02/11/2023

ZONING INFORMATION

Inward no. 11517

Dated: 31.10.2023

The Zoning of the property bearing Survey No. 397 Sub division no.1 of Aldona Village Bardez Taluka total admeasuring 650.00m² is as follows.

As per Regional Plan for Goa 2021 the plot under reference falls in "Settlement Zone" having (VP-2) status with permissible FAR-60.

This information is issued based on the application received from M/s Icon Reality dated 31/10/2023 to be read with note given below:

This information is valid only for three years or till the Regional Plan for Goa 2021 is in force, whichever is earlier from the date of issue of this letter.

Processing fees of Rs. 1000/- paid vide Challan No. ZON/3489 dated 31/10/2023.

Verified by

(Aditya A. Aroskar)
Pl. D'man Gr.II

(Zaldev R. Aldonkar)
Dy. Town Planner

To,
M/s Icon Reality,
St. Inez Panaji-403001.

NOTE:-

The Zoning information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and sub-Division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central). EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This Certificate is issued based on the order issued vide no. 29/8/TCP/2018 (Pl. file)/1672 dtd. 13/08/2018 pertaining to guidelines for processing various application and



FORM I A XIV

कसुबा सं वि न १६

10001/375488

Date: 09/10/2020

Page 1 of 2

Taluka: BARDEZ
 Taluqa: BARDEZ
 Village: Aldona
 Name of the Field: Ghar Bhad
 क्षेत्रों सं

Survey No. 387
 Sub Div. No. 1
 Division No.
 Tenure: Ghar Bhad

Cultivable Area (Ha, Acre, Sq. Meters) सतत क्षेत्र (हे. अ. अ. मी. मी.)

Dry Crop	Garden	Pice	Kharaj	Kar	Moral	Total Cultivable Area
खसुबा	बाग	पिसे	खराज	कर	मोरल	कुल सतत क्षेत्र
0000.04.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.04.00

Un-cultivable Area (Ha, Acre, Sq. Meters) नसतत क्षेत्र (हे. अ. अ. मी. मी.)

Class (a)	Class (b)	Total Un-Cultivable Area
क (अ)	क (ब)	कुल नसतत क्षेत्र
0000.00.00	0000.00.00	0000.00.00

Grand Total
 कुल
 0000.04.00

Remarks: सत

Measurement: Rs. 0.00	Foro Rs. 0.00	Predial Rs. 0.00	Rent Rs. 0.00
माप	फो	प्रेडियल	रेंट

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
1	M/s. Icon Realty		83151	

S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
1				

Other Rights	Mutation No.	Remarks
Name of Person holding rights and nature of rights इतर अधिकार धारक का नाम और अधिकार की प्रकृति		

Details of Cropped Area सिंचाई क्षेत्रों का विवरण

Year	Name of the Collector	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for	Source of	Remarks
अ. सं.	संग्रहकर्ता का नाम	प्रकार	ऋतु	फसल का नाम	सिंचित	नसिंचित	सिंचाई के लिए उपलब्ध नहीं	सिंचाई	टिप्पणी
					Ha, Acre, Sq. Meters हे. अ. अ. मी. मी.	Ha, Acre, Sq. Meters हे. अ. अ. मी. मी.	Area, Sq. Feet क्षेत्र, वर्ग फीट		

End of Report

For any further inquiries, please contact the Magistrate of the concerned Taluka.



FORM I & XIV

100017979468

Date: 09/10/2023

सयुक्त सं १ व १४

Page 2 of 2

Taluka BARDEZ
तहसील
Village Aldona
गांव
Name of the Field Ghar Bhat
क्षेत्राचे नांव

Survey No. 397
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 09/10/2023 at 11:16:52AM as per Online Reference Number - 100017979468. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/6639 dated 13/08/2021. The latest copy of this record can be seen/verified for authenticity on the CSLR website <https://dalr.goa.gov.in>





Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 07-Feb-2024 01:29:29 pm

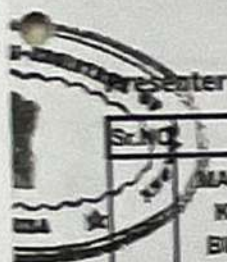
Document Serial Number :- 2024-ERZ-835

Presented at 01:25:56 pm on 07-Feb-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	226200
2	Registration Fee	234000
3	Processing Fee	1480
Total		461680

Stamp Duty Required :226200/-

Stamp Duty Paid : 226200/-



Sr.No	Party Name and Address	Photo	Thumb	Signature
1	MAKBUL AHMED S. KALSUR POA HOLDER FOR HEENA KOUSAR KALSUR SOLE PROPRIETARY OF M/S MSK BUILDERS , Father Name:SHAMSHUDDIN HUSSAINSAB KALSUR, Age: 42, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H.NO 132/1(Old),C/207(New) chinchwada, chimbel, tiwadi - goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	MAKBUL AHMED S. KALSUR POA HOLDER FOR HEENA KOUSAR KALSUR SOLE PROPRIETARY OF M/S MSK BUILDERS , Father Name:SHAMSHUDDIN HUSSAINSAB KALSUR, Age: 42, Marital Status: ,Gender:Male,Occupation: Business, H.NO 132/1(Old),C/207(New) chinchwada, chimbel, tiwadi - goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for HEENA KOUSAR KALSUR SOLE PROPRIETARY OF M/S MSK BUILDERS			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	AMEET VAZ PARTNER OF M/S ICON REALTY , Father Name:MR. OSCAR VAZ, Age: 35, Marital Status: ,Gender:Male,Occupation: Business, H.NO 242 ALTA VISTA BLDG., ALTINHO NEAR DOORDARSHAN KENDRA TISWADI PANAJI - GOA, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Noorie Mangaldas Sawant, Age: 27, DOB: , Mobile: 7773957736 ,Email: ,Occupation: Advocate , Marital status : Unmarried , Address: 403/107, H No 29 Talap wada Cumberjua Tiswadi Goa P.O. Marcel, H No 29 Talap wada Cumberjua Tiswadi Goa P.O. Marcel, Cumberjua, Tiswadi, NorthGoa, Goa			
2	Name: DADAPIR ISMAIL SHAIKH, Age: 24, DOB: , Mobile: 9518714698 ,Email: ,Occupation: Service , Marital status : Unmarried , Address: 403/110, NEAR CASHEW FACTORY BOMBOO BHAT CORLIM IE TISWADI GOA, NEAR CASHEW FACTORY BOMBOO BHAT CORLIM IE TISWADI GOA, Corlim, Tiswadi, NorthGoa, Goa			



Sub Registrar

SUB-REGISTRAR

BARDEZ

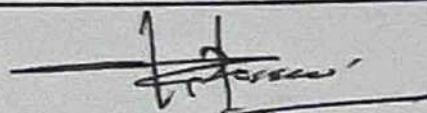
Document Serial Number : 2024-BRZ-835

Document Serial No:-2024-BRZ-835

Book :- 1 Document

Registration Number :- BRZ-1-769-2024

Date :- 08-Feb-2024



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

SUB-REGISTRAR
BARDEZ



Please do not
delivered to
KDA Building
For When/ID Proof
SSE/10/7AN-120/1000



₹ 0141375/-
ONE LAKH FOUR THOUSAND SEVEN HUNDRED AND FIFTY RUPEES ONLY

DEPARTMENT OF EDUCATION, KARNATAKA
BANGALORE 560001

For CITIZENCREDITTM
CO-OP. BANK LTD.

Authorized Signatory



2024-BRZ-631
30/01/2024

AGREEMENT FOR DEVELOPMENT

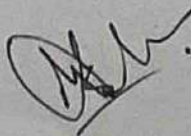
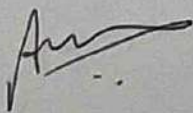
THIS AGREEMENT FOR DEVELOPMENT is executed at MAPUSA
BARDEZ - GOA, on this 24th day of the month of
November in the year TWO THOUSAND AND TWENTY THREE;

BETWEEN

M/S ICON REALTY, a registered partnership firm having its
office at; Flat No. S-2, Second Floor, "Janaki" building, St-Inez,
Panaji, Goa, having PAN No. [REDACTED] represented herein by
its Authorised Partner **MR. AMEET VAZ**, son of Mr. Oscar Vaz,
36 years of age, Indian National, married, businessman, holder
of PAN Card No. [REDACTED] and Aadhar card No.
[REDACTED], resident of Altinho, Panaji - Goa, hereinafter
referred to as **"THE OWNER"**; which expression shall unless
repugnant to the context or meaning thereof be deemed to
mean and include its heirs, executors, legal representatives,
administrators and assigns) OF THE ONE PART.

AND

M/S. MSK BUILDERS, a sole proprietary concern Smt.
HEENA KOUSAR KALSUR, wife of Shri. Makbul
Kalsur, 35 years of age, married, business, Indian
National and residing at House No.132/1(Old), C/207
(New), Chinchwada, Chimbél, Tiswadi, Goa-403006,



and the Firm is having Registration Certificate of Establishment No.S&E/II/PAN-Y2K/1450 dated 20/January/2016, having its registered office at 817, 8th Floor, Gera Imperium Grand, Opposite Ginger Hotel, EDC Patto, Panaji, Goa- 403001, Holding Pan Card no. [REDACTED], Aadhar Card No. [REDACTED], Mobile No: 9225906776 and E-mail: [mskbuildingsystems@gmail.com](mailto:mskbbuildingsystems@gmail.com) and hereinafter referred to as the '**DEVELOPER**' (which expression shall unless it be repugnant to the context of meaning thereof, mean and include her heirs, legal representatives, executors, administrators, successors and assigns) **OF THE SECOND PART**; and that the Developer herein is represented in this Agreement for Development by her duly constituted attorney her husband **Mr. MAKBUL AHMED S. KALSUR**, appointed vide Power of Attorney dated 27/10/2021 which is duly registered before the Sub Registrar of Tiswadi/Ilhas at Panaji, Goa under No. PNJ-POA-Register-94-2021 dated 27-Oct-2021.



WHEREAS there exist a property known as "Gharbhat" or "Cotarbhat" bearing Survey No. 397/2 of village Aldona, Bardez Taluka, Sub-District of Bardez - Goa, admeasuring 750.sq.mtrs, described in the Land registration office at Bardez,

under No. 4437 in book B 12 (new), registered in the Land Revenue Register (Matriz Predial) under No. 272, the above said property is herein after referred to as " THE SAID PROPERTY" as is better described in Schedule - I hereinbelow and depicted in RED colour in the Plan annexed hereto.

AND WHEREAS the SAID PROPERTY originally belonged to Mr. Reginaldo Santana Martins and his wife Mrs. Maria Patrocinia Rodrigues alias Julia Patrocinia Rodrigues, both residents of Salvador do Mundo, the same being allocated to the said Mrs. Maria Patrocinia Rodrigues alias Julia Patrocinia Rodrigues in the Inventory Proceedings initiated In the Court of the Judicial Division of Bardez, Mapusa town upon the death of her father Ricardo Caridade Rodrigues and his wives, Piedade Siqueira and Especiosa da Costa.



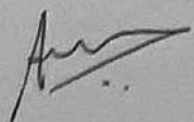
AND WHEREAS the said Mr. Reginaldo Santana Martins and his wife Mrs. Maria Patrocinia Rodrigues alias Julia Patrocinia Rodrigues sold and conveyed the **SAID PROPERTY** to Mr .XencoraGonesNipanikar alias Shankar Ganesh Nipanikar and his wife Mrs. Baguibai Xencora Nipanikar alias Nalini alias Bhagirathi Shankar Nipanikar vide the Deed of Sale with Acquittance and Obligation of Payment of the Price dated 06/08/1935 found registered before the Notary Jose Joaquim Filipe Pinto de Menezes of the Judicial Division of

Bardez, Mapusa at folios 59 to 62 of Book no. 417 of the Register of Deeds .

AND WHEREAS the SAID PROPERTY was thereafter in the possession and enjoyment of the said Mr. XencoraGonesNipanikar alias Shankar Ganesh Nipanikar and his wife Mrs. BaguibaiXencoraNipanikar alias Nalini alias Bhagirathi Shankar Nipanikar

AND WHEREAS during their lifetime the said Mr. Xencora Gones Nipanikar alias Shankar Ganesh Nipanikar and his wife Mrs. Baguibai Xencora Nipanikar alias Nalini alias Bhagirathi Shankar Nipanikar vide the Deed of Gift and Acquiescence dated 06/10/1958 registered before the Notary Substiltute Camilo Manuel Antonio Henrique do Rosario e Souza of the Judicial Division of Bardez, Mapusa at folios 94 overleaf of Book no. 585 of the Register of Deeds gifted the SAID PROPERTY to their two sons Mr. Balkrishna Shankar Nipanikar and Mr. Janardan Shankar Nipanikar and further gifted the residential house situated in the **SAID PROPERTY**

to Mr. Gopichandra Taco Belgaocar alias Gopichandra Xencora Nipanikar alias Gopichandra Shankar Nipanikar who had been residing with the said Mr. Xencora Cones Ninanikar alias Shankar Ganesh Nipanikar and his wile Mrs. Baguibai Xencora Nipanikar alias Nalini alias Bhagirathi Shankar Nipanikar from his childhood and was treated by them as their son.



AND WHEREAS Mr. Janardan Shankar Nipanikar accepted the said Gift vide the Deed of Acceptance of Gift dated 22/02/1961 found registered before the Notary Substitute Camilo Manuel Antonio Henrique do Rosario e Souza of the Judicial Division of Bardez, Mapusa at folios 17 of Book no. 680 of the Register of Deeds.

AND WHEREAS upon the death of the Mr. XencoraGonesNipanikar alias Shankar Ganesh Nipanikar and his wife Mrs. Baguibai Xencora Nipanikar allas Nalini alias Bhagirathi Shankar Nipanikar the said Mr. Balkrishna Shankar Nipanikar instituted Inventory Proceedings bearing Inventory Proceedings No. 5/2000/A before the Civil Judge Senior Division of Bardez at Mapusa wherein vide its Order dated 05/05/2000 the **SAID PROPERTY** came to be allotted by the Civil Judge Senior Division of Bardez at Mapusa to Mr. Balkrishna Shankar Nipanikar and Mr. Janardan Shankar Nipanikar in equal proportion.



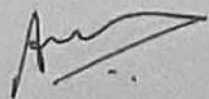
AND WHEREAS by virtue of the Deed of Gift and Acquiescences dated 06/10/1958 found registered before the Notary Substitute Camilo Manuel Antonio Henrique do Rosario e Souza of the Judicial Division of Bardez, Mapusa at folios 94 overleaf of Book no. 585 of the Register of Deeds the said Mr. Gopichandra Taco Belgaocar alias Gopichandra Xencora Nipanikar alias Gopichandra Shankar Nipanikar and his wife

Mrs. Shakuntala Gopichandra Nipanikar have rights to the SAID PROPERTY together with the other co-owners.

AND WHEREAS Mr. Janardan Shankar Nipanikar and his wife Mrs. Shobha Janardhan Nipanikar, Mr. Balkrishna Shankar Nipanikar and his wife Mrs. Pratibha Balkrishna Nipanikar, together with Mr. Gopichandra Taco Belgaocar alias Gopichandra Xencora Nipanikar alias Gopichandra Shankar Nipanikar and his wife Mrs. Shakuntala Gopichandra Nipanikar was the exclusive owners in possession of the **SAID PROPERTY**.

AND WHEREAS vide deed of sale dated 23/12/2014 executed before the Sub Registrar of Bardez under registration no BRZ-BK1-05736-2014, CD. No BRZD760 on dated 31/12/2014 the said Mr. Janardan Shankar Nipanikar and his wife Mrs. Shobha Janardhan Nipanikar, Mr. Balkrishna Shankar Nipanikar and his wife Mrs. Pratibha Balkrishna Nipanikar and Mr. Gopichandra Taco Belgaocar alias Gopichandra Xencora Nipanikar alias Gopichandra Shankar Nipanikar and his wife Mrs. Shakuntala Gopichandra Nipanikar sold the said property to **M/S ICON REALTY** i.e. the OWNER herein.

AND WHEREAS, the OWNER after purchase of the SAID PROPERTY, carried out necessary Mutation in the survey records of Aldona Village of Bardez Taluka and inserted its



names in occupants column in Survey No 397/2 of Aldona Village of Bardez Taluka under Mutation No.52086.

AND WHEREAS, Sanad was obtained in respect of the SAID PROPERTY vide sanad bearing No. 4/78/CNV/AC-III/2018/1199 from the Office of the Additional Collector III, North Goa district, Mapusa Goa dtd.17/10/2018.

AND WHEREAS, the SAID PROPERTY has been shown as Settlement Zone in the Regional Plan for the Goa 2021;

AND WHEREAS there are No encumbrances affecting the SAID PROPERTY as per NIL Encumbrance on Property dated 25/3/2021.



AND WHEREAS, the DEVELOPER has approached the OWNER with an offer to develop the SAID PROPERTY, admeasuring 750 Sq.mts, which property is more particularly describing the Schedule I for total consideration of Rs. 48,75,000/- (Rupees Fourty Eight Lakhs Seventy Five Thousand only) agreed to be paid to the OWNER in instalments.

AND WHEREAS, The OWNER has agreed and accepted the offer to of the DEVELOPER develop the SAID PROPERTY for total consideration of Rs 48,75,000/- (Rupees Fourty Eight Lakhs Seventy Five Thousand only).agreed to be paid to the OWNER by the DEVELOPER in instalments as more particularly stated in Schedule -II appended hereto and which

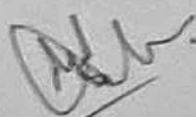
consideration is the true, correct and present market value of the SAID PROPERTY and has agreed to grant the SAID PROPERTY to the DEVELOPER for development on the terms and conditions appearing hereinafter;

**NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSES
AS FOLLOWS: -**



1. That in pursuance of the present agreement and in consideration of the said amount of Rs 48,75,000/- (Rupees Fourty Eight Lakhs Seventy Five Thousand only). agreed to be paid to the OWNER by the DEVELOPER in instalments as more particularly stated in Schedule -II appended hereto the OWNER hereby entrusts in favour of the DEVELOPER the SAID PROPERTY for the purpose of developing the SAID PROPERTY by undertaking construction therein.

2. The OWNER does hereby permit the DEVELOPER to develop the SAID PROPERTY by undertaking construction thereon at its own costs, efforts and expenses. For development of the SAID PROPERTY, the DEVELOPER shall be entitled to obtain necessary sanctions and necessary permissions from all the concerned authorities for commencement and completion of the construction on the SAID PROPERTY.



3. In consideration of the OWNER conferring unto the DEVELOPER the exclusive right of development of the SECOND PROPERTY, described in detail in Schedule I hereafter written, the DEVELOPER does hereby agree to carry out the development of the SAID PROPERTY and undertake construction on the said property in terms of the required permissions, approvals which will be obtained by the DEVELOPER.

4. It is agreed between OWNER and DEVELOPER that the DEVELOPER is entitled to nominate/assign/sell the said flats constructed in the SAID PROPERTY and execute Agreement for sale of the said flat with the third parties for such consideration and on such terms and conditions as the DEVELOPER may solely decide.



5. It is specifically agreed that DEVELOPER upon nominating/assigning/selling the constructed premises to the third parties shall be solely responsible to such third parties for any issues and/or claims that may arise regarding the construction or quality thereof and hereby indemnifies the OWNER from any such issues and/or claims from such third parties.

6. The DEVELOPER shall complete the development of the SAID PREMISES, within a period of 24 months from the date of OWNER hands over to the DEVELOPER the vacant possession of the SAID PROPERTY and complete the payment of consideration due to the OWNER within the time period as stipulated in Schedule-II appended hereto.

Provided that the DEVELOPER shall be entitled to reasonable extension of time for further 6 months, if the completion of construction in the SAID PROPERTY is delayed on account of Force Majeure conditions.



7. In lieu of the of the DEVELOPER making the payment of the entire consideration amount to the OWNER the OWNER agrees to execute in favour of the DEVELOPER or its nominees, the Conveyance Deed conveying all its rights, title, interest in and to the SAID PROPERTY in favour of the DEVELOPER or its nominee.

8. In case and circumstance, the DEVELOPER commits default in payment of any of the installments aforesaid on its respective due dates, as per Schedule. II and/or in observing and/or performing any of the terms and conditions of this Agreement, the OWNER shall, without prejudice to the other rights, be at liberty to terminate this Agreement by giving a prior written notice of 15 (fifteen) days. The OWNER shall, however, on such

termination, refund to the DEVELOPER the amounts if any, without any interest thereon, which may have till then been paid by the DEVELOPER to the OWNER, after forfeiting an amount equivalent to 30% of the total consideration to be paid for the SAID PROPERTY without any further amount by way of interest or otherwise.

9. It is agreed by and between the parties hereto that the DEVELOPER shall undertake construction on the SAID PROPERTY, as per the plans and approvals which have been duly approved by the competent authorities.



10. It is further agreed by and between the parties hereto that the DEVELOPER shall be solely responsible for obtaining all the necessary approvals and permissions required for undertaking the construction on the SAID PROPERTY.

11. The DEVELOPER shall not mortgage or create any third party rights in or to any part of portion of the SAID PROPERTY.

12. It is expressly agreement by the DEVELOPER that the the DEVELOPER shall at no point in time block or restrict the existing 6 mtr access to property bearing Survey No. 396/3 passing through the SAID PROPERTY which shall be left free at all times and this condition shall be included by the DEVELOPER in all its agreements/ MOU's/deeds or any such

documents executed by the DEVELOPER with any third party for sale/ assignment/transfer of the built up premises to be constructed in the SAID PROPERTY.

13. The DEVELOPER shall indemnify the OWNER against any accident occurring during the construction period, i.e. till the date of the occupancy certificate of the building project in the SAID PROPERTY.

14. Either party shall have the right to obtain specific performance of this agreement.



15. Any notice to be given by one party to the other shall be deemed to have been given by sending email and/or a "registered post acknowledgement due" letter addressed to the party at the address mentioned at the beginning of this Agreement.

16. This Agreement represents the entire understandings between the parties and supersedes all previous Agreements or arrangements entered into by the parties, whether written or oral, relating to the subject matter hereof. The provisions of this Agreement may be amended, supplemented, or waived only by the written Agreement to that effect between both the parties.

17. This Agreement is governed by the laws of India. The Courts in Goa shall have exclusive jurisdiction all disputes and differences whatsoever arising out of or touching these presents or the construction, interpretation or application thereof or anything therein contained including the performance of the respective obligations of each of the parties hereto during the subsistence of this Agreement, or any clause, matter or thing herein contained or the rights and liabilities of the parties herein or any claims made against each other.

18. It is agreed between the OWNER/DEVELOPER that immediately after signing the Agreement for Development OWNER shall give the Developer to start the development work in the **SAID PROPERTY.**



19. The stamp duty and registration charges, if any, in respect hereof shall be borne and paid by the DEVELOPER.

20. The consideration of Rs. 48,75,000/- (Rupees Forty Eight Lakhs Seventy Five Thousand only) is the fair present market value of the SAID PROPERTY hereby agreed to be transferred and accordingly the stamp duty of 1,41,375/- (Rupees One Lakh Forty One Thousand Three Hundred Seventy Five only) is paid herewith.

A handwritten signature in black ink, consisting of a stylized 'A' followed by a horizontal line.

A handwritten signature in black ink, featuring a circular loop at the beginning followed by several strokes.

21. The VENDORS and the PURCHASERS hereby declare that the property in transaction does not belong to Schedule Caste/ Schedule Tribe pursuant to the notification No. RD/LAND/LRC/318/77 dated 21/08/1978

SCHEDULE I

DESCRIPTION OF THE SAID PROPERTY

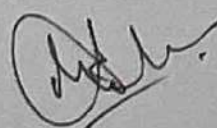
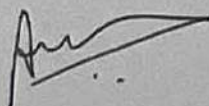
ALL THAT property known as "Gharbhat" or "Cotarbhat" bearing Survey No. 397/2 of village Aldona, Bardez Taluka, Sub-District of Bardez - Goa, admeasuring 750.sq.mtrs, described in the Land registration office at bardez, under No. 4437 in book B 12 (new), registered in the Land Revenue Register (Matriz Predial) under No. 272, the above said property is bounded as under:-

Towards the East: By Property bearing survey no 397/3;

Towards the West: By Property bearing survey no 397/1;

Towards the North: By Public Road

Towards the South: By access Road.



SCHEDULE II

**PAYMENT SCHEDULE OF CONSIDERATION
AGREED TO BE PAID BY THE DEVELOPER TO THE
OWNER**

1. A sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) would be paid at the time of executing Agreement for Development.
2. Balance amount would be paid after the Occupancy Certificate is issued.



IN WITNESS WHEREOF, both the said VENDORS and the said PURCHASERS upon having read over and understood all the contents as hereinabove mentioned have hereto in token of their acceptance and acknowledgment thereof set and subscribed their respective signatures on the day, month and year first hereinabove written.

SIGNED SEALED AND DELIVERED BY

WITHIN NAMED OWNER:-

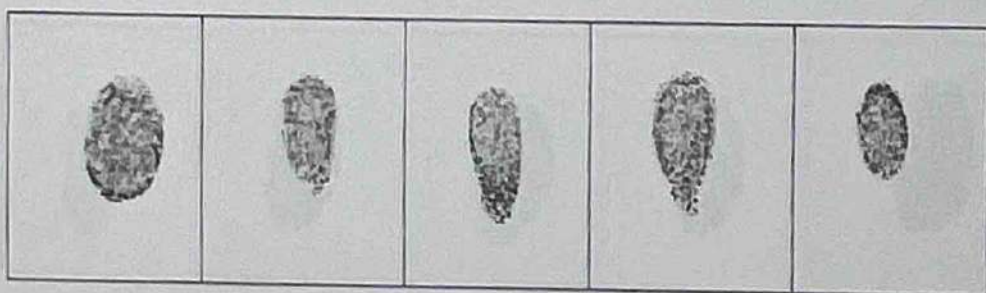
M/S ICON REALTY

Represented herein by its Authorised Partner **MR. AMEET VAZ**

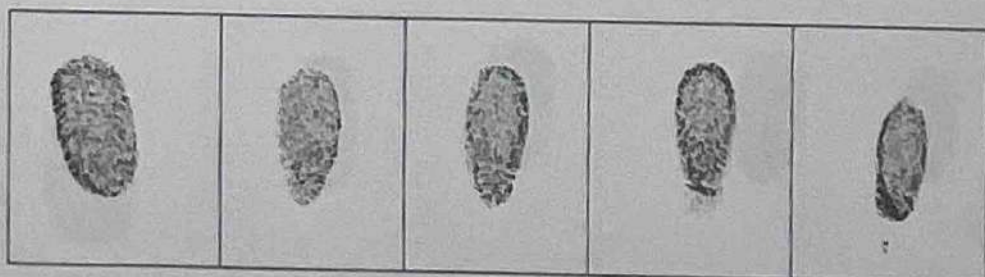


MR. AMEET VAZ

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



SIGNED AND DELIVERED BY
WITHIN NAMED DEVELOPER:-

M/S. MSK BUILDERS,
a sole proprietary concern of Smt. **HEENA KOUSAR KALSUR**
Represented herein by her duly constituted attorney
Mr. MAKBUL AHMED S. KALSUR

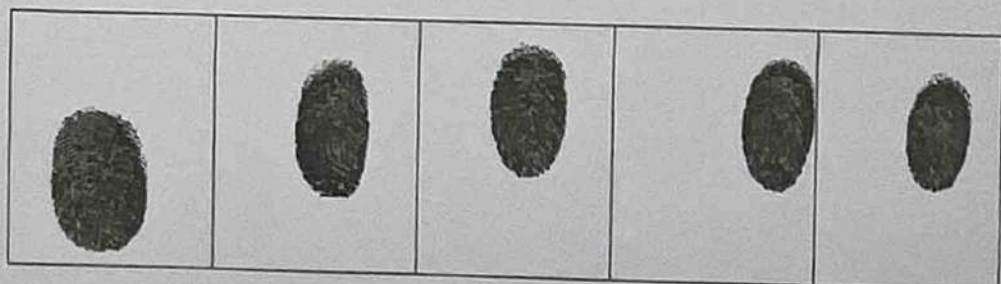


MAKBUL AHMED S. KALSUR

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



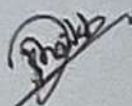
IN THE PRESENCE OF :

1. Dadapir Ismail Shaikh

Near Cashew Factory Bomboo Bhat

Corlim Corlim IE North Goa

Mobile No. 9518714698

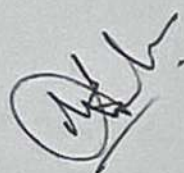
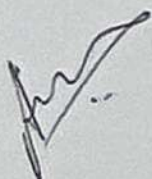
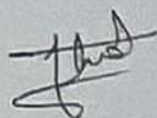


2. Mubashir Khan

House No. 596/A Goulem Bhat Chimbhel

Panjim North Goa

Mobile No. 9742057804





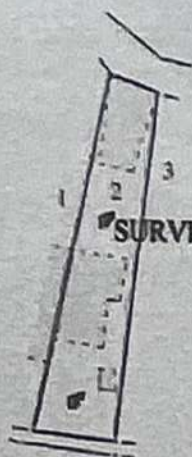
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA



Plan Showing plots situated at
Village : ALDONA
Taluka : BARDEZ
Survey No./Subdivision No. : 397/ 2
Scale : 1 : 1000

Record No: 911

Onle
Anisha Mastandkar
Asst. Survey & Settlement Officer
Pana-Goa



SURVEY No. 397

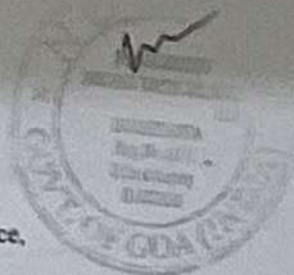


Sundar
Generated By : Sundar Narvekar (F.S)
On : 23-01-2018

Dilip
13/01/2018
Checked By: Dilip Narvekar (D. Min. Gr. I)



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.



Ref No : TPBZ/ZON/14038/ALD/TCP-2023/9278

Dated: 02/11/2023

ZONING INFORMATION

Inward no. 11518

Dated: 31.10.2023

The Zoning of the property bearing Survey No.397 Sub division no.2 of Aldona Village Bardez Taluka total admeasuring 750.00m² is as follows.

As per Regional Plan for Goa 2021 the plot under reference falls in "Settlement Zone" having (VP-2) status with permissible FAR-60.

This information is issued based on the application received from M/s Icon Reality dated 31/10/2023 to be read with note given below:

This information is valid only for three years or till the Regional Plan for Goa 2021 is in force, whichever is earlier from the date of issue of this letter.

Processing fees of Rs. 1000/- paid vide Challan No. ZON/3490 dated 31/10/2023.



Verified by

(Signature)
(Aditya A. Aroskar)
Pl. D'man Gr.II

(Signature)
(Zaidev R. Aldonkar)
Dy. Town Planner

To,
M/s Icon Reality,
St. Inez Panaji-403001.

NOTE:-

The Zoning information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and sub-Division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This Certificate is issued based on the order issued vide no.29/8/TCP/2018 (Pl. file)/1672 dtd. 13/08/2018 pertaining to guidelines for processing various application and Circular issued vide no. 29/8/TCP/Pl.File/2020/239 dated 31/07/2020 and Ref. no.29/8/TCP/Pl.File/2020/1284 dated 11/8/2020.

(Signature)



FORM I & XIV

नमूना नं १ व १४

100017879477

Date: 08/10/2023

Page 1 of 2

Taluka BARDEZ
 नामिका
 Village Aldona
 गांव
 Name of the Field Ghar Bhat
 शेताचे नांव

Survey No. 397
 सर्वे नंबर
 Sub Div. No. 2
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार

Cultivable Area (Ha.Ans.Sq.Mtrs) लागवळ क्षेत्र (हे. आर. चौ. मी.)						Total Cultivable Area एकूण लागवळ क्षेत्र
Dry Crop बिनापच	Garden बागवट	Rice हरी	Khajun खाजून	Kor कोर	Morad मोराड	
0000.05.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.05.00

Un-cultivable Area (Ha.Ans.Sq.Mtrs) नाशिक क्षेत्र (हे. आर. चौ. मी.)

Remarks क्षेत्र

Pot-Kharab पोटा खराब			Grand Total एकूण
Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नाशिक बायीन	
0000.02.50	0000.00.00	0000.02.50	0000.07.50

Assessment : कराव	Rs. 0.00	Ford खोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदारचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks क्षेत्र
1	Isan Realiy		52086	

S.No.	Name of the Tenant जुजाणे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks क्षेत्र
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks क्षेत्र
Name of Person holding rights and nature of rights: इतर हक्क धारक करपा-बांधे नांव व हक्क प्रकार		
Nil		

Details of Cropped Area पिकावालीन क्षेत्राचा वापरीन

Year वर्ष	Name of the Cultivator लागवळ करपा-बांधे नांव	Mode रीज	Season सीजन	Name of Crop पिकाचे नांव	Irigated बागावट Ha.Ans.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरावट Ha.Ans.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation कृषि क्षेत्र Ha.Ans.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा स्त्रोत	Remarks क्षेत्र
	Nil								

End of Report

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

BUILDERS

Witness:

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

NO	Party Name and Address	Photo	Thumb	Signature
1	Name: MUBASHIR KHAN, Age: 26, DOB: , Mobile: 9742057804 Email: , Occupation: Service , Marital status : Unmarried , Address: 403006, H.NO 596/A GOULEM BHAT CHIMBEL PANAJI GOA, H.NO 596/A GOULEM BHAT CHIMBEL PANAJI GOA, Curca, Tiswadi, NorthGoa, Goa			
2	Name: DADAPIR ISMAIL SHAIKH, Age: 24, DOB: , Mobile: 9518714698 , Email: , Occupation: Service , Marital status : Married , Address: 403110, NEAR CASHEW FACTORY BOMBOO BHAT CORLIM IE TISWADI GOA, NEAR CASHEW FACTORY BOMBOO BHAT CORLIM IE TISWADI GOA, Corlim, Tiswadi, NorthGoa, Goa			



Sub Registrar

SUB-REGISTRAR

BARDEZ

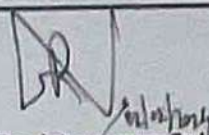
Document Serial Number :- 2024-BRZ-631

Document Serial No:-2024-BRZ-631

Book :- 1 Document

Registration Number :- **BRZ-1-566-2024**

Date : 02-Feb-2024



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

SUB-REGISTRAR
BARDEZ

