



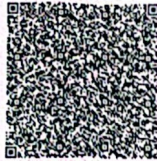
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INDIA NON JUDICIAL

Government of Goa

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Certificate No. : IN-GA00142126584366X
Certificate Issued Date : 28-Oct-2025 03:09 PM
Account Reference : NONACC (TS)/ gaga-130/ STO-Panaji/ GA-NGA
Unique Doc. Reference : SUBIN-GAGAGA-T3000264796384870X
Purchased by : ENDURING SPACES INFRA LLP
Description of Document : Article 5 Agreement or its records or memorandum of an agreement
Property Description : PROPERTY SY NO 233/6 C SIOLIM BARDEZ ADM 5659 SQ MTS
Consideration Price (Rs.) : 14,40,50,000
(Fourteen Crore Forty Lakh Fifty Thousand only)
First Party : SIDDHARTH VINAYAK NAIK AND OTHER
Second Party : ENDURING SPACES INFRA LLP
Stamp Duty Paid By : ENDURING SPACES INFRA LLP
Stamp Duty Amount(Rs.) : 41,78,000
(Forty One Lakh Seventy Eight Thousand only)



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3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

110027, through its Designated Partner, MR. HARPREET SINGH, aged

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DESIGNATED PARTNER

AGREEMENT FOR DEVELOPMENT AND SALE

THIS AGREEMENT FOR DEVELOPMENT AND SALE is made at Mapusa, Bardez- Goa State of Goa, on this 3rd day of the month of **November** of the year Two Thousand and Twenty Five. (03.11.2025)

BY AND BETWEEN:

(1) **MR. SIDDHARTH VINAYAK NAIK**, son of Mr. Vinayak Soiru Naik, age 51 years, married, Advocate, Indian National, holder of Pan Card No. _____, Aadhar Card No. _____ and Mobile No. _____, and his wife

(2) **MRS. SIDDHI SIDDHARTH NAIK ALIAS SALILA T. KHOLKER**, Daughter of Mr. Trivikram Uttam Kholkar and wife of Mr. Siddharth Vinayak Naik, age 49 years, married, Business/Housewife/Service, Indian National, holder of Pan Card No. _____, Aadhar Card No. _____, Both residing at no. B-6, Sahyadri Apts Airport Road, Adarsh Nagar Mormugao, Chicalim, Mormugao South Goa, 403711.

Hereinafter referred to as "**THE LAND OWNERS/VENDORS**", (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their legal heirs, legal representatives, executors, administrators, successors and permitted assigns), **OF THE ONE PART.**

AND

M/S. ENDURING SPACES INFRA LLP, a Limited Liability Partnership registered under Identification Number CAN-6059, bearing PAN _____, having its registered office at J-1/161, Ground Floor Shop, Main Market, Opposite Shakti Mandir, Rajouri Garden, New Delhi – 110027, through its Designated Partner, **MR. HARPREET SINGH**, aged

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36 years, son of Mr. Trilok Singh, holding Aadhaar Card No.

, Pan Card No. , businessman, married, Indian national, residing at House No. J/128, 2nd Floor, Rajouri Garden Market, West Delhi – 110027, duly authorized vide Board Resolution dated 30/10/2025 hereinafter referred to as the hereinafter referred to as **"THE DEVELOPER/BUILDER"**, (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their legal heirs, legal representatives, Directors/Partners, executors, administrators, successors and permitted assigns), **OF THE SECOND PART.**

WHEREAS there exist an immovable property known as "TOLLONY" or "THAR BHAT," admeasuring 16,975 Sq.mtrs now surveyed under No, 233/6 of Village Siolim , recorded in the Land Registration Office of Bardez under No. 12198 of Book No. B-32 (new), and enrolled in the Taluka Revenue Office (Matriz) at Sodiem, Siolim, Bardez, Goa, which property is hereinafter for the sake of brevity is hereinafter referred to as the **SAID LARGER PROPERTY** and is bounded as under:-



North: By Oitero of Comunidade of Siolim

South: By property of Caitano Vincente Coutinho and heirs of Gortrudes Monica Coutinho

East: By property of Manuel Caitano Gomes

West: property of heirs of Dioraca Naique

AND WHEREAS, the **SAID LARGER PROPERTY** originally belonged to late Soiru Narayan Naique, gifted to him along with other properties by his parents, Narana Balcustam Naique and his wife Essodi Naiquinim, vide Deed of Gift and Deposit dated 7th August 1943, registered at folios 69v upwards of Book No. 488 of the Notary Public of the Judicial Division of Bardez, Pinto de Menezes, and recorded at folio 8v in Book No. B-32 (new) of the Land Registration records of Bardez, preserved in the Directorate of Archives, Archaeology and Museum, Panaji, Goa.

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AND WHEREAS, the **SAID LARGER PROPERTY** stands duly inscribed by transfer in favor of late Soiru Narayan Naique under Inscription No. 32611 at folio 53 overleaf of Book No. G-37, of the Record of Transfers at the Land Registration Office of Bardez.

AND WHEREAS, late Soiru Narayan Naique, husband of Radhabai Soiru Naik, expired on 13th January 1983 leaving behind eleven legal heirs, namely:

- a. Parvati Advolpalkar (married to Umakant Advolpalkar);
- b. Srinivas Soiru Naik (married to Laxmibai Srinivas Naik);
- c. Vinayak S. Naik (married to Sharadabai V. Naik);
- d. Mukund S. Naik (married to Indirabai M. Naik);
- e. Geetabai Umakant Lotlikar (married to Umakant Lotlikar);
- f. Durgabai S. Kamat (married to Sripada Kamat);
- g. Sunilabai U. Gaitonde (married to Umesh Gaitonde);
- h. Avadhut S. Naik (married to Mangalabai A. Naik);
- i. Digambar S. Naik;
- j. Mangala Ulhas Valaulikar (married to Ilhas Valaulikar);
- k. Narayan S. Naik (married to Kamalabai).

AND WHEREAS, upon the death of late Soiru Narayan Naique, Srinivas Soiru Naik filed inventory proceedings before the Civil Judge, Senior Division at Mapusa, registered under No. 55/87, wherein the larger property was listed under item No. 15 and was auctioned jointly to Mr. Avadhut Soiru Naik and his brothers, Shri Vinayak Soiru Naik and Mr. Digambar Soiru Naik, with the chart of allotment confirmed on 15th December 1987.

AND WHEREAS, Digambar Soiru Naik died unmarried on 29th June 1989, leaving behind a Will dated 3rd August 1988, registered under No. 1417/29 before the Ex-Officio Notary Bardez, wherein he bequeathed his undivided

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one-third share in the larger property to Gauresh Avadhut Nayak and Soiru Avadhut Nayak alias Vishwas Avadhut Nayak, among other properties.

AND WHEREAS, following the death of Digambar Soiru Naik, Vinayak Soiru Naik and his wife Sharadabai Vinayak Naik, Avadhut Soiru Naik and his wife Mangala Avadhut Naik, along with Gauresh A. Naik and Soiru A. Naik, executed a Deed of Partition dated 16th January 1992, duly registered under No. 65/92 before the Sub-Registrar of Bardez, partitioning the larger property into three distinct plots/divisions by metes and bounds, thereby creating separate and independent shares.

AND WHEREAS, the Deed of Partition recorded the total area as 11,800 square meters; however, according to current Survey records, Survey No. 233/6 and its sub divisions (Nos. 233/6-A to 233/6-F) collectively measure approximately 16,997 square meters, closely aligning with the original 16,975 square meters derived from the aggregate of Plots A, B, and C as per the Deed of Partition.



AND WHEREAS, the eastern portion of the larger property, corresponding to Plot C (referred to herein as the SAID PLOT and more particularly described in Schedule I), was allotted to Vinayak Soiru Naik and his wife Sharadabai Vinayak Naik.

AND WHEREAS, pursuant to the Deed of Partition, Vinayak Soiru Naik and Sharadabai Vinayak Naik became absolute owners of Plot C, measuring approximately 5,659 square meters, identified as Plot/Portion 'C,' presently bearing Survey No. 233 Sub-Division 6-C of Siolim Village, Bardez Taluka.

AND WHEREAS, Avadhut S. Naik and his wife Mangala A. Naik became owners of Plot/Portion 'A' measuring approximately 5,658 square meters, and

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Gauresh Avadhut Naik and his brother Soiru Avadhut Naik became owners of Plot/Portion 'B,' measuring approximately 5,658 square meters.

AND WHEREAS, Vinayak Soiru Naik and Sharadabai Vinayak Naik expired on 24th February 2013 and 31st August 2013 respectively, intestate, and vide Deed of Succession dated 10th May 2017, executed before the Special Notary Ex-Officio of the Judicial Division of Mormugao bearing No. 186, recorded on pages 86 to 87, they left behind the following children as their universal heirs:

- a. Aruna Vinayak Naik alias Shweta Vijay Kolamkar (daughter), married to Vijay Kolambkar;
- b. Annapurnabai Vinayak Naik alias Pooja Prasad Naik alias Pooja Prasad Nayak (daughter), married to Prasad N. Naik alias Prasad N. Nayak;
- c. Siddharth Vinayak Naik (son), married to Siddhi Siddharth Naik alias Salila T. Kholker;



Suvarna Vinayak Naik alias Suvarna Xamba Soiroji or Suvarna Vinayak Naik (daughter), married to Xamba V. Soiroji alias Shamba V. Soiroji (deceased on 3rd December 2013), leaving behind his widow and half-sharer, Suvarna Vinayak Naik, and their son Vaibhav Shamba Soiroji.

AND WHEREAS, the said heirs:

- a. Mrs. Aruna Vinayak Naik alias Shweta Vijay Kolamkar;
- b. Mr. Vijay Kolambkar;
- c. Mrs. Annapurnabai Vinayak Naik alias Pooja Prasad Naik alias Pooja Prasad Nayak;
- d. Mr. Prasad N. Naik alias Prasad N. Nayak;
- e. Mr. Siddharth Vinayak Naik;
- f. Mrs. Siddhi Siddharth Naik alias Salila T. Kholker;
- g. Mrs. Suvarna Vinayak Naik alias Suvarna Xamba Soiroji or Suvarna

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Vinayak Naik; and

h. Mr. Vaibhav Shamba Soiroji,

Became the lawful owners/vendors and universal heirs of Vinayak Soiru Naik and Sharadabai Vinayak Naik

AND WHEREAS, vide Deed of Gratuitous Relinquishment of Illiquid Rights dated 04/09/2025, executed and registered before the Joint Civil Registrar-cum-Sub-Registrar, Bardez Taluka, drawn on 04/09/2025, and recorded at Folio 29v to 31 of Deed Book No. 890, Mrs. Aruna Vinayak Naik alias Shweta Vijay Kolamkar, Mr. Vijay Kolambkar, Mrs. Annapurnabai Vinayak Naik alias Pooja Prasad Naik alias Pooja Prasad Nayak, Mr. Prasad N. Naik alias Prasad N. Nayak, Mrs. Suvarna Vinayak Naik alias Suvarna Xamba Soiroji alias Suvarna Vinayak Naik, and Mr. Vaibhav Shamba Soiroji have renounced and relinquished their undefined, illiquid, and undivided right, title, and interest in the estate to which they were entitled from Late Vinayak Soiru Naik and Late Sharadabai Vinayak Naik.

AND WHEREAS, by virtue of the aforesaid Deed of Gratuitous Relinquishment of Illiquid Rights dated 04/09/2025, the aforementioned LAND OWNERS/VENDORS MR. SIDDHARTH VINAYAK NAIK, and his wife MRS. SIDDHI SIDDHARTH NAIK ALIAS SALILA T. KHOLKER have become the absolute owners, having solely acquired and now holding clear, marketable, and exclusive title to the inherited immovable property, being Plot 'C', admeasuring approximately 5,659 (Five Thousand Six Hundred and Fifty-Nine) square meters, forming part of Survey No. 233/6-C, Village Siolim, situated within the jurisdiction of Bardez Taluka, hereinafter referred to as "**THE SAID PROPERTY**", more particularly described in Schedule I hereinunder.

AND WHEREAS, the LAND OWNERS / VENDORS have approached the PROMOTERS / BUILDERS / DEVELOPERS with the intention to develop

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the SAID PROPERTY bearing Survey No. 233/6-C of Village Siolim, Bardez Taluka, by undertaking a DEVELOPMENT PROJECT involving the construction of residential VILLAS thereon.

AND WHEREAS, the LAND OWNERS / VENDORS make the following representations and warranties to the SECOND PARTY:

- a. That the LAND OWNERS are the sole and exclusive owners, in peaceful, lawful, and unobstructed possession and enjoyment of the SAID PROPERTY.
- b. That the SAID PROPERTY is free from all encumbrances, liens, charges, mortgages, or any adverse claims and the title thereto is clear, marketable, and subsisting;
- c. That the SAID PROPERTY is self-acquired and self-occupied by the LAND OWNERS, and no other person or entity has any right, title, or interest therein;
- d. That there exist no legal impediments, restrictions, or prohibitions on the sale, transfer, or development of the SAID PROPERTY;
- e. That no notice, requisition, or acquisition order from any Central or State Government authority, local body, Village Panchayat, or any other statutory authority has been received or served upon the LAND OWNERS concerning the SAID PROPERTY;
- f. That there exist no mundkars, tenants, agricultural tenants, encumbrances, or occupiers on the SAID PROPERTY or any part thereof;
- g. That no public or private way or right of way exists passing through or over the SAID PROPERTY;
- h. That the LAND OWNERS have not entered into any agreement, whether oral or written, for sale, development, construction, lease, or any other transaction concerning the SAID PROPERTY with any third party;



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- i. That no financial assistance has been sought or obtained against the SAID PROPERTY from any financial institution or bank;
- j. That there are no encroachments on the SAID PROPERTY from any of its boundaries; and
- k. That the SAID PROPERTY does not fall within any zone or area prohibited for development under applicable laws.

AND WHEREAS, the FIRST PARTY (LAND OWNERS) have approached the SECOND PARTY (DEVELOPER / BUILDER) for the purpose of developing the SAID PROPERTY by constructing residential villas after obtaining all necessary licenses, approvals, and permissions under the Goa Town and Country Planning Act, Village Panchayat Act, Development Control Rules, and other applicable laws.



AND WHEREAS:

- a. The LAND OWNERS are desirous of developing the Said Property, and the Developer has proposed to construct a residential villa project comprising approximately 15 independent Villas each with an Independent swimming pool in the said property at their own cost more particularly described in the Schedule I HEREUNDER written as per the plans/specifications to be approved and /or sanctioned by the Town and country planning Department and the concerned Village Panchayat.
- b. The development shall be carried out in accordance with applicable laws, by utilizing the permissible **Floor Space Index (FSI)**, **premium FSI**, **Transfer of Development Rights (TDR)**, and any other development rights or benefits attached to the Said Property.
- c. Each individual Villa within the SAID VILLA PROJECT shall be allotted a plot admeasuring **375 square meters**, which shall include within its extent

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the proportionate share in all common areas such as internal roads, open spaces, landscaping, and utility corridors, as demarcated in the approved layout plans. The built-up area of each villa constructed thereon shall admeasure **225 square meters Built up area**, comprising the enclosed residential structure as per the approved building plans. Each villa shall approximately measure **4,500 square feet** of super built-up area.

- d. The layout and construction shall be carried out in accordance with the applicable building regulations and sanctioned plans, and no villa shall exceed the specified built-up area without due approvals.
- e. The DEVELOPER, relying upon the representations, warranties, and assurances made by the LAND OWNERS, has agreed to undertake, at its sole cost and expense, the development and construction of the residential villa project of Independent Villas on the SAID PROPERTY in accordance with approvals to be obtained from competent civic authorities;
- f. The LAND OWNERS shall ensure the title to the SAID PROPERTY is free, marketable, and conveyed to the DEVELOPER for the purposes of development;
- g. In consideration of the Developer bearing the entire cost of development, construction, and completion of the said villa project, the Developer shall construct a total of **fifteen (15)** residential villas, each being an independent villa admeasuring approximately **225 square meters** of built-up area, which is equivalent to **4,500 square feet** of super built-up area. Out of the said villas, **seven (7) independent 4BHK villas** bearing Villa Nos. **02, 04, 06, 08, 10, 12, and 14**, together with a **50% undivided share, right, and interest in Villa No. 15**, each with an attached independent swimming pool and designated covered parking, shall be allotted to the LANDOWNERS

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free of cost, along with the amenities, fittings, and specifications set out in **Schedule III** hereunder written. The said villas allotted to the **LANDOWNERS** shall hereinafter be collectively referred to as the **"LANDOWNERS' PREMISES"** and are more particularly described in **Schedule II** annexed hereto.

- h. The remaining **seven (7) villas**, bearing Villa Nos. **01, 03, 05, 07, 09, 11, and 13**, together with a **50% undivided share, right, and interest in Villa No. 15**, and/or any balance built-up area arising after allotment of the **LANDOWNERS' PREMISES** to the **LANDOWNERS**, shall be the exclusive property of the **DEVELOPER** and are hereinafter referred to as the **"DEVELOPER'S PREMISES"**. The **DEVELOPER** shall have the sole and absolute right to deal with, sell, assign, transfer, lease, or otherwise dispose of the **DEVELOPER'S PREMISES** at its sole discretion and shall be exclusively entitled to receive and retain all proceeds, consideration, and benefits arising therefrom.

- i. The **LAND OWNERS** have agreed to permit the **DEVELOPER** to develop the **SAID PROPERTY** on the terms and conditions set forth herein.
- j. The **DEVELOPER** hereby further undertakes and agrees that, out of the 7 independent villas and 50% undivided share in Villa No. 15 forming part of the **LANDOWNERS' share**, 1 (one) fully furnished villa bearing No. 6 (which will include beds, lock and key, complete furniture, fixtures, and furnishings, which will cost around Rs. 25,00,000/- (Rupees twenty five Lakhs Only) shall be specifically allotted to the **LAND OWNERS /VENDOR**, as per the mutual terms and conditions agreed between the parties. The said villa shall be handed over to **LAND OWNERS /VENDOR** upon completion of construction, along with all agreed fixtures, fittings, and furnishings, in ready-to-occupy condition, and such allotment shall constitute part of the **LAND OWNERS' overall entitlement in the SAID VILLA**

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PROJECT. (The Specification of the Fixtures, fittings etc. details of which are mentioned in the Schedule III of this Agreement)

AND WHEREAS, in pursuance of the foregoing, the LAND OWNERS have proposed to the DEVELOPER to undertake, at the DEVELOPER's sole cost and expense, the development and construction of residential villas on the SAID PROPERTY; and in consideration thereof, the LAND OWNERS out of which 7 Villas including 50% undivided of Villa No.15 have agreed to permit the DEVELOPER to retain, market, and sell the constructed villas, excepting only those villas specifically allotted to the OWNERS, and to appropriate the proceeds arising from such sales towards defraying the costs of development and construction;

AND WHEREAS the parties hereto have mutually agreed that the entire development project shall be undertaken as a joint venture, whereby the LAND OWNERS shall be entitled to receive fifty percent (50%) of the developed premises upon completion, and the DEVELOPER shall be entitled to the remaining fifty percent (50%) share; further, the LAND OWNERS shall not be liable for any costs, expenses, or liabilities including Government taxes, GST etc. arising out of the development, which shall be solely borne by the DEVELOPER.

AND WHEREAS, the LAND OWNERS have accepted the DEVELOPER'S offer and agreed to entrust the development of the SAID PROPERTY to the DEVELOPER, who shall complete the construction of the VILLA PROJECT within thirty-six (36) months from the date of execution of this Agreement, with a possible extension of six (6) months subject to delays caused by non-availability of construction materials or unavoidable circumstances, provided that the DEVELOPER informs the LAND OWNERS in writing of such difficulties and the LAND OWNERS are satisfied that the project is nearing completion.

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AND WHEREAS, in the event the DEVELOPER is unable to commence or complete the construction due to any act or omission attributable to the LAND OWNERS, or on account of force majeure events or any other causes beyond the control of the Parties, the timelines for performance under this Agreement shall stand suspended for a maximum aggregate period of **ninety (90) days**, irrespective of the nature or number of such events, unless otherwise mutually agreed in writing by both Parties. Any extension beyond the said period shall require the mutual written consent of both Parties, which consent shall not be unreasonably withheld by either Party, and in no case shall the total extension exceed **one hundred and eighty (180) days** in the aggregate.

AND WHEREAS, the LAND OWNERS have further represented and assured that the SAID PROPERTY has a clear, marketable, and encumbrance-free title. In the event any third-party claim, objection, or construction arises in respect title of the SAID PROPERTY, the LAND OWNERS undertake to fully cooperate with the DEVELOPER and shall take all necessary steps, including initiating or defending legal proceedings if required, to promptly and diligently resolve such claims, objections, or encumbrances. All costs, charges, and expenses incurred in relation thereto shall be borne exclusively by the LAND OWNERS and under no circumstances shall the progress or execution of the development project be halted, delayed, or obstructed on account of any such claims or proceedings.

AND WHEREAS, the DEVELOPER shall have the sole and exclusive right, authority, and license to market, advertise, promote, sell, transfer, lease, or otherwise dispose of seven (7) Villas allotted to the DEVELOPER, together with 50% undivided rights in Villa No. 15 constructed on the SAID PROPERTY, and shall also have the first right of refusal in respect of any

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sale of villas, except for those villas specifically allotted to the LAND OWNERS pursuant to this Agreement. It is hereby expressly clarified that the exclusive rights of sale in respect of all such villas shall vest solely with the DEVELOPER.

AND WHEREAS, the DEVELOPER agrees to transfer and hand over to the LAND OWNERS their agreed share of consideration, being seven (7) fully completed independent villas together with a 50% undivided share, right, and interest in Villa No. 15, including the corresponding constructed built-up area and all amenities as stipulated in this Agreement, in a ready-to-occupy condition and in strict conformity with the approved plans and agreed specifications, within six (6) months from the date of receipt of the Occupancy Certificate for the entire SAID VILLA PROJECT from the competent authorities. Such transfer and handing over shall constitute an essential and binding obligation of the DEVELOPER, and upon expiry of the said period, no part of the LAND OWNERS' share shall be retained, encumbered, or withheld by the DEVELOPER for any reason whatsoever.

AND WHEREAS the LAND OWNERS hereby irrevocably authorize and empower the DEVELOPER to execute all necessary documents, agreements, and instruments in their name or on their behalf, to effectively market, sell, and transfer the said developed DEVELOPERS VILLAS to third parties without any further consent or approval from the LAND OWNERS, and delivered in accordance with the terms of this Agreement.

AND WHEREAS, the DEVELOPER shall register the project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA) upon registration of this Agreement.

The LAND OWNERS undertake to fully cooperate with the Builder/Developer and to sign, execute, and deliver all necessary documents

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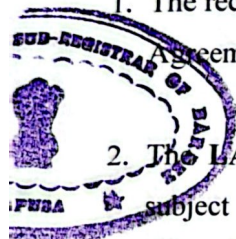
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required for such registration. All obligations, compliances, and implications arising out of the said RERA registration and regulations shall be handled exclusively by the Builder/Developer.

Further, if the DEVELOPERS fails to complete the said Villa Project within the stipulated time or delays the completion or violates any provision of RERA or any other applicable law, the DEVELOPERS alone shall be solely and exclusively liable for such default, delay, or violation, and the Landowners shall have no responsibility or liability in that regard.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, RECORDED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The recitals set forth hereinabove shall constitute an integral part of this Agreement.



2. **THE LAND OWNERS** hereby grant permission to the **DEVELOPER**, subject to the terms and conditions of this Agreement and compliance with all applicable laws and regulations, to develop the property described in the **Schedule I** hereto, entirely at the sole cost and expense of the **DEVELOPER**, who shall have the right to apply for and obtain all necessary sanctions, permissions, and approvals from the competent authorities to commence and complete construction; to take possession of the property for development purposes to construct **fifteen (15) villas** together with a **50% undivided share, right, and interest in Villa No. 15**, each equipped with an independent swimming pool; to utilize **Transfer of Development Rights (TDR), Floor Space Index (FSI)**, and other development benefits strictly in accordance with applicable laws; to deliver to the **LAND OWNERS seven (7) fully completed independent 4BHK villas**, each with an independent attached swimming pool and designated covered parking, together with a **50% undivided share, right, and interest in Villa No. 15**; to sell the free-sale component to third parties; and to undertake all acts, deeds, and things

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necessary, incidental, or ancillary to the effective development and completion of the property.

3. The DEVELOPER shall develop the remaining area consistently with applicable laws, subject to obtaining all requisite approvals. Any substantial deviation or alteration from the approved plans or common areas shall require the prior written consent of the OWNER.
4. Upon the sale and transfer of all villas/units developed on the SAID PROPERTY, the respective purchasers and/or unit owners shall be collectively responsible for the maintenance, management, and upkeep of the SAID VILLA PROJECT. All costs, charges, and expenses relating to the maintenance of common areas, amenities, services, and infrastructure shall be borne by the individual unit owners in proportion to their respective undivided share or built-up area, as applicable. The said maintenance charges shall be payable to the maintenance agency appointed by the DEVELOPER or its associate/group entity, which shall continue to manage and maintain the project for the lifetime of the development. The overall responsibility for maintenance, control, and operation of the SAID VILLA PROJECT—including appointment of service providers and revision of maintenance charges—shall remain exclusively with the DEVELOPER in perpetuity, unless and until expressly relinquished in writing by the DEVELOPER.
5. The LAND OWNERS confirms that possession of the property has been handed over to the DEVELOPER for development purposes as on the execution date of this Agreement. The LAND OWNER shall provide unrestricted access and shall not hinder or obstruct the DEVELOPER, its agents, contractors, or employees in the performance of development activities during the term hereof.
6. The DEVELOPER shall commence construction immediately upon securing all necessary approvals, including building plan sanctions from the Village Panchayat and other relevant authorities.



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ENDURING SPACES INFRA LLP

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7. The LAND OWNERS represents and warrants that:

a) The property is free from any mortgages, encumbrances, liens, or third-party claims;

b) There exist no prior agreements or contracts relating to the sale or development of the said property;

c) No commitments or agreements have been made for the sale or transfer of FSI or TDR;

d) There are no court orders, statutory restrictions, or prohibitions preventing the LAND OWNERS from entering into this Agreement;

e) The LAND OWNERS shall cooperate fully with the DEVELOPER to facilitate development activities;

f) The property is not subject to any acquisition proceedings, requisitions, easements, or restrictive covenants;

g) All taxes, dues, levies, and assessments relating to the property have been duly paid, and no legal proceedings affecting the property are pending;

h) The LAND OWNERS shall indemnify and hold the DEVELOPER harmless from and against any claims or losses arising out of defects in title or encumbrances affecting the property.

8. That all taxes, including Goods and Services Tax (GST), levies, duties, or any other statutory charges applicable or leviable in respect of the SAID VILLA PROJECT, whether imposed upon or collected by the Developer and/or the Land Owners, shall be the sole liability of the respective villa purchasers. The said taxes and statutory dues shall be paid by the concerned villa owners directly to the appropriate Government authorities, as and when demanded, without any default or delay.

9. The DEVELOPER represents and warrants to the LAND OWNERS that:

Signature

ENDURING SPACES INFRA LLP

Signature
DESIGNATED PARTNER

- a) It possesses the requisite expertise, financial capacity, and resources to fulfil its obligations under this Agreement;
- b) It shall complete development and construction within the agreed timelines, subject to force majeure events or delays attributable to governmental authorities;
- c) It has independently verified the title of the property and agrees to develop it free from any encumbrances;
- d) It shall obtain all requisite Completion/Occupation Certificates before delivering possession of the 7 Independent Villas together with 50% undivided share in Villa No. 15 to the LAND OWNERS;
- e) Construction activities will comply with all applicable laws, rules, and regulations;

g) GST and other applicable tax liabilities shall be duly discharged in accordance with law;

h) Any change requests made by the LAND OWNERS in relation to the LAND OWNER's retained units may cause proportionate extension of completion timelines;

i) Upon delivery of possession of their respective villas, the LAND OWNER shall be liable to pay maintenance charges as determined by the DEVELOPER from time to time. However, in the event any of the villas allotted to the LAND OWNERS remain unused and unoccupied, the LAND OWNERS shall be exempt from the payment of maintenance charges in respect of such unoccupied villas for a period of **one (1) year** from the date of obtaining the Occupancy Certificate for the SAID VILLA PROJECT from the Village Panchayat. Thereafter, maintenance charges shall become payable irrespective of the occupancy status of the said villas.

j) The DEVELOPER shall provide one three-phase electrical meter per villa at its cost and shall not modify any common areas without the LAND OWNER's prior written consent;

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DESIGNATED PARTNER

10. It is hereby expressly agreed and declared that the sharing ratio of the SAID VILLA PROJECT shall be strictly on a fifty percent (50%) to fifty percent (50%) basis, out of the total Fifteen (15) independent villas alongwith attached and independent swimming pool proposed to be constructed on the SAID PROPERTY. Accordingly, Seven (7) independent villas together with additional 50% undivided share in Villa No. 15 alongwith attached and independent swimming pool which has been identified as **7 Independent Villas (4 BHK)** bearing Villa Nos. **02, 04, 06, 08, 10, 12, 14 and Villa No 15 (an 50 % undivided share)**, shall be allotted to the LAND OWNERS and Seven (7) villas and **Villa No 15 (and 50 % undivided share)** shall be allotted to the DEVELOPER. Such division shall be absolute, final, and binding on both Parties and shall be reflected in the proposed plans annexed hereto which shall be subsequently approved from the concerned authorities by the Developer.



11. The DEVELOPER hereby covenants and undertakes to complete the entire SAID VILLA PROJECT, including all works, amenities, and services, within **thirty-six (36) months** from the date of execution of this Agreement, with an additional grace period of **six (6) months** if required. It is expressly agreed that **time shall be of the essence of this Agreement**.

12. In the event of any delay in handing over possession of the LAND OWNERS' share of **seven (7) villas and Villa No. 15 (to the extent of 50% undivided share, right, and interest)** beyond the stipulated period, the DEVELOPER shall be liable to pay to the LAND OWNERS, as **liquidated damages and not by way of penalty**, a sum of **Rs. 10,00,000/- (Rupees Ten Lakhs Only)** per month for the entire duration of such delay, until actual possession is duly handed over in accordance with the terms of this Agreement.

Swati Singh

ENDURING SPACES INFRA LLP

 DESIGNATED PARTNER

13. Disputes between Developer and Prospective Purchasers

Any dispute, claim, or issue arising between the Developer, their partners, associates, or their prospective purchasers shall be handled and settled exclusively by the Developer at their own cost and responsibility. Such disputes shall in no manner affect, delay, or obstruct the ongoing construction, development, sale, maintenance, or completion of the said Villa Project. The Developer shall ensure timely completion of the project and handover of the Owner's Villa, free of cost, with all agreed amenities, and with a valid Occupancy Certificate from the competent authorities.

14. Transfer of Villas within the Landowner's Family: The Landowner shall be

at liberty to transfer, gift, or sell any Villa allotted to their share within their immediate or extended family, including sisters, brothers-in-law, nephews, nieces, and their children, without payment of any additional charges, consideration, or fees to the Developer. The Developer shall not raise any objection or claim against such internal family transfers.

15. Sale of Villa to Third Parties by Landowner: In case the Landowner sells any

of their allocated Villas to a third-party purchaser, all sale proceeds from such transaction shall be received solely by the Landowner. The Developer shall have no right, claim, or entitlement to any part of the said sale consideration. Any GST or statutory taxes, if applicable on such sale, shall be paid directly by the Landowner to the concerned Government authorities.

16. Failure to Complete the Project by Developer: In the event the Developer fails

to complete the Villa Project within the stipulated period, and even after the penalty period as provided in this Agreement as mentioned above, fails to deliver possession, this Agreement shall stand automatically terminated after a further grace period of one (1) year. Upon such termination, the Landowner shall be entitled to appoint any new contractor, builder, or developer to complete the remaining work of the project.

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DESIGNATED PARTNER

All expenses incurred by the Landowner for completing the project shall be recovered from the defaulting Developer. Further, any prospective purchasers of the Developer shall have no right, title, interest, or claim over the Villas or any portion of the said property, and any such purchasers shall settle their claims directly, separately and independently with the Developer.

17. For the purposes of this Agreement, 'Completion' shall mean and be construed as completion of the entire SAID VILLA PROJECT in all respects, including completion of all villas, amenities, infrastructure, common areas, landscaping, and obtaining of all statutory approvals and clearances, and not merely the obtaining of the Occupancy Certificate from the competent authority.

18. By way of this Agreement, the **LAND OWNERS / VENDORS** hereby declare that they are the sole and absolute owners, holding **100% right, title, and interest** in the **SAID PROPERTY** as on date, and that all legal heirs who earlier had any rights in the **SAID PROPERTY** have duly renounced and relinquished the same. Such legal heirs do not hold or claim any right, title, or interest in the **SAID PROPERTY**. The **LAND OWNERS / VENDORS** shall be solely responsible to deal with and settle any claims that may arise in relation to the **SAID PROPERTY**. It is further expressly clarified and transparently disclosed to the **DEVELOPER** that, in the event of any claim being raised by any unknown or subsequently arising legal heir, the **LAND OWNERS / VENDORS** shall fully indemnify and keep the **DEVELOPER** indemnified against all losses, damages, costs, and expenses arising therefrom.

19. The **LAND OWNERS** shall, during the existence of this Agreement and until the completion of the **Villa Project**, as well as until all requisite permissions and approvals in relation to the **Villa Project** have been obtained from the competent authorities, provide their full cooperation to the **DEVELOPER**,

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including executing, signing, and filing all applications, revisions, documents, or representations before various government departments, local authorities, and other statutory bodies, as may be required for obtaining approvals, clearances, or permissions for the lawful development, construction, and completion of the **Villa Project**.

20. The DEVELOPER shall, at its own cost and expense, prepare, submit, and procure approval of the layout plan along with detailed specifications, as annexed hereto, from the competent planning and Village Panchayat. No substantial deviation therefrom shall be permitted without the prior written consent of the LAND OWNERS.

21. The Developer shall provide free maintenance services for a period of one (1) year from the date of handing over possession of all the seven (7) Villas, including Villa No. 6 allotted to the Land Owners. In the event that any of the said Villas are sold prior to the handing over of possession, the Land Owners shall have the right, at their discretion, to transfer or apply the free maintenance period that would have been applicable to such sold Villa towards Villa No. 6 retained by the Land Owners. Accordingly, the corresponding duration of free maintenance shall be adjusted and credited to Villa No. 6. During this period, the DEVELOPER shall bear all expenses towards upkeep, repairs, and maintenance without any contribution from the LAND OWNERS. The sold and/or occupied villas shall be liable to pay the requisite maintenance charges as per the bills raised by the maintenance agency/DEVELOPER from time to time.

22. It is specifically agreed that, out of the LAND OWNER's share, one (1) villa shall be delivered in a fully furnished and ready-to-occupy condition, inclusive of all fixtures, fittings, furniture, and appliances as mutually agreed upon and specified in Schedule III hereto and other 6 Independent Villas shall

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be semi furnished with Modular Kitchen, fans, provision for Ac's in all room, lights, and wardrobe etc.

23. All taxes, duties, cesses, levies, fees, charges, and Goods and Services Tax (GST) in relation to the construction, development, and completion of the SAID VILLA PROJECT, including those payable on the LAND OWNER's share of villas, shall be borne solely and entirely by the DEVELOPER, without any liability on the LAND OWNERS.

24. For the avoidance of doubt, the term 'built-up area' shall mean only the constructed and covered portion of the villa, and shall not include the swimming pool, open parking, and open terrace attached thereto. No other open or uncovered areas shall be reckoned towards built-up area.



25. The concept and computation of 'super built-up area' shall be clearly explained to the LAND OWNERS in writing prior to commencement of construction. In no event shall the loading on the carpet area exceed thirty-five percent (35%).

26. The villas to be allotted to the LAND OWNERS shall be clearly demarcated and identified in the sanctioned plans, which plans shall form part of this Agreement. Such identification shall be final and binding.

27. The LAND OWNERS shall have no liability whatsoever for any structural defects, deficiencies in construction, or any claims, demands, or actions by third parties.

28. The DEVELOPER shall utilize the maximum permissible Floor Space Index (FSI) and/or Floor Area Ratio (FAR) for the project in accordance with applicable laws, to ensure optimal development of the SAID PROPERTY.

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29. Any future increase in FSI/FAR by operation of law or otherwise shall ensure exclusively to the benefit of the LANDOWNER and DEVELOPER, who shall have the right to utilize, construct upon, and/or sell such additional area.

30. The LANDOWNER shall be entitled to sell, transfer, or otherwise deal with their allotted villas or premises, whether before or after completion, independently and without the consent or intimation to the DEVELOPER, and the DEVELOPER shall have no objection thereto.

31. The LAND OWNERS/VENDORS shall not be liable to pay any maintenance charges for one of their Villas, identified as "VILLA No. 6", for a period of one (1) year from the date of handing over possession along with the Occupancy Certificate for the entire complex, as per the approved plan annexed hereto. For the remaining villas, all maintenance charges shall be payable as laid down under this Agreement.



32. All villas within the SAID VILLA PROJECT shall be identical in design and of the same quality as per the approved plans. However, specifications may vary as per the requirements of prospective purchasers. All such works shall be completed simultaneously so that the entire complex is handed over as a whole.

33. The plan annexed to this Agreement shall be approved by the DEVELOPER without any alteration, save and except for minor changes necessary to meet statutory requirements. The villa numbers, plot areas, and details agreed herein shall be final and binding on the Parties.

34. All villas shall have equal plot areas and built-up areas, and such areas shall be divided equally between the Parties, without any variation or inequality.

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DESIGNATED PARTNER

35. The Land owners shall not be liable to pay any tax, GST, or other statutory charges until the completion of the said Villa Project. In respect of the villas that are self-owned by the Land owners, no such liability shall arise prior to completion. However, if any of the villas or premises belonging to the Land owners are sold by the Land owners, the applicable GST, taxes, or statutory charges, as determined by the concerned taxation authorities, shall be borne exclusively by the Land owners.

36. The entire development shall be undertaken by the DEVELOPER at its own risk, cost, and expense. The DEVELOPER shall pay all costs for materials, labour, wages, and other expenses and shall indemnify the LAND OWNERS against any claims arising from development activities, including ensuring that all workmen are insured under the Workmen's Compensation Act.



The DEVELOPER shall complete construction and obtain the Completion Certificate within thirty-six (36) months from the date of execution of this Agreement, with a legitimate extension of up to six (6) months if applicable. Possession shall be delivered only after issuance of the Completion Certificate. Any delay due to authorities or force majeure events shall extend the possession period accordingly. Upon completion, the DEVELOPER shall notify the LAND OWNERS in writing within fifteen (15) days. Possession shall be delivered upon written acknowledgement by the LAND OWNERS or its authorized agent. All payments due hereunder must be fully settled by the LAND OWNERS prior to taking possession.

38. In the event the LAND OWNERS wishes to sell any of the villas allotted to them prior to taking possession, the DEVELOPER shall, at the request of the LAND OWNERS, execute a Tripartite Agreement with the LAND OWNERS and the prospective purchaser. Under such an arrangement, the LAND OWNERS shall be entitled to receive the entire sale consideration directly from the purchaser, and the DEVELOPER shall facilitate the necessary

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documentation and execution process. It is expressly clarified that the DEVELOPER shall continue to have full authority, discretion, and entitlement to sell, transfer, or otherwise deal with the balance villas retained by the DEVELOPER, in such manner and upon such terms as it deems fit.

39. The LAND OWNERS shall, upon intimation by the DEVELOPER, execute and sign all requisite documents, instruments, and deeds necessary for conveying title of the SAID PROPERTY or the respective villas in favour of the intended purchasers. The OWNER shall extend full support and take all actions required to ensure the proper execution, registration, and completion of such sale transactions as facilitated by the DEVELOPER.

40. During the term of this Agreement, neither party shall enter into any other agreements or arrangements regarding the property or development rights with third parties, except that the DEVELOPER shall have the unrestricted right to enter into sale agreements with purchasers of the units developed hereunder.



41. Upon execution of this Agreement the DEVELOPER may commence development, allot units (except those reserved for the LAND OWNERS) to purchasers, and receive all sale proceeds. The LAND OWNERS shall not bear any liability for such transactions. The DEVELOPER shall offer vacant and peaceful possession of the LAND OWNERS Villas only after issuance of the Occupation Certificates and after a minimum period of fifteen (15) days thereafter.

42. The DEVELOPER shall ensure no nuisance or disturbance is caused to the LAND OWNERS or neighbouring properties during development activities.

43. In consideration of permitting the development, the DEVELOPER shall construct and hand over 7 independent villas and 50% undivided share in

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Villa No. 15 with independent swimming pools to the LAND OWNERS as per specifications and areas set forth in the Schedule III. These villas are marked in red in the approved plans. The DEVELOPER shall be entitled to sell the remaining villas freely, subject to obtaining all necessary approvals including RERA registration prior to commencing sales.

44. That it is hereby agreed that all additional structures constructed within the Said Villa Project, including but not limited to the security rooms, equipment storage rooms, mini clubhouse, gym, and any other common amenities or utility areas, shall remain the exclusive property of the DEVELOPER. The DEVELOPER shall have full ownership rights, title, and authority over the said structures and amenities, and the unit owners shall not claim any right, title, interest, or entitlement therein.



45. The DEVELOPER shall prepare, modify, and obtain sanction for all development plans at its cost and may engage all necessary professionals and contractors for development and execute necessary agreement/contracts with professionals and contractors for the construction/development purpose.

46. The DEVELOPER has agreed to develop the property free from all encumbrances with clear, marketable title. The LAND OWNERS has provided true copies of all documents and title deeds for verification. The DEVELOPER accepts the title and shall not institute any claim or requisition over it. The LAND OWNERS shall execute all further documents necessary for project completion.

47. The DEVELOPER shall complete construction of the LAND OWNERS premises, including internal POP, fans, electrical fittings, and modular kitchens, and obtain occupancy certificates from the Village Panchayat of Siolim within thirty-six (36) months from the date of this Agreement.

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48. The DEVELOPER may enter into agreements of sale at its sole discretion for units developed for free sale without requiring further consent from the LAND OWNERS.

49. The LAND OWNERS authorizes the DEVELOPER to use the balance area for development in compliance with applicable laws and regulations, subject to required approvals. The DEVELOPER shall not make material alterations to approved designs without the LAND OWNERS prior written consent.

50. The DEVELOPER is authorized to apply for and obtain all utility connections, including electricity, water, and sewage, at its own cost.

51. The DEVELOPER is hereby authorized to enter upon the plot at any time, either personally or through its contractors, agents, employees, or labourers, for carrying out all necessary preparatory and development activities including, but not limited to, levelling, filling, demolition, excavation, piling, construction, erection of temporary site offices, storage of construction materials, installation of utilities or infrastructure, and removal or clearance of trees, shrubs, vegetation, existing structures, debris, or any other obstructions on the plot. Such activities shall be undertaken strictly in compliance with all applicable environmental, municipal, and other statutory laws, rules, and regulations, and subject to obtaining necessary approvals, consents, and permissions from the concerned authorities wherever required. The DEVELOPER expressly undertakes not to carry out any unauthorized or illegal construction work and shall be solely responsible for obtaining and maintaining all required sanctions, plans, and permits prior to commencement of any development work. It shall be the sole and absolute responsibility of the DEVELOPER to ensure compliance with all applicable labour laws, safety regulations, and statutory requirements, and to bear full liability for any untoward incidents, accidents, injuries, or loss of life involving labourers, employees, contractors, or third parties engaged or permitted by the

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DEVELOPER. The **DEVELOPER** shall further indemnify and keep the Owner(s) harmless from and against any claims, damages, losses, penalties, costs, or legal proceedings arising directly or indirectly from such activities, incidents, or violations of law during the execution of the work.

52. The **LAND OWNERS** shall not obstruct the **DEVELOPER** or its representatives from free and uninterrupted access to the property during the term hereof.

53. In case of third-party obstruction arise attributable to the **LAND OWNERS**, the **LAND OWNERS** shall provide reasonable support and grant reasonable time extensions to the **DEVELOPER** without penalty.



54. Breach by either party shall entitle the other to claim specific performance or reasonable damages.

55. The **DEVELOPER** shall undertake and implement any modifications, alterations, or design adjustments as may be suggested, recommended, or instructed by the appointed Architect during the course of construction of the **SAID VILLA PROJECT**. Such modifications shall form an integral part of the ongoing development activities and shall be executed without delay, in accordance with good construction practices, technical feasibility, and the overall architectural intent of the project. The **DEVELOPER** shall have the sole discretion to assess the necessity, timing, and mode of execution of such modifications, and the **LANDOWNER** shall not raise any objection to the same, provided that all such modifications are in conformity with the sanctioned plans and applicable building regulations.

56. The **DEVELOPER** shall have the exclusive and unfettered right, title, and authority to market, sell, transfer, assign, or otherwise dispose of the villas falling under its retained share in the **SAID VILLA PROJECT**, without any

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interference, objection, or claim from the LAND OWNERS. The LAND OWNERS hereby confirms that the DEVELOPER shall be entitled to independently execute agreements for sale, deeds of sale, and all other necessary conveyance documents in respect of such retained villas, in favour of prospective purchasers or allottees, and further undertakes to cooperate in the execution of any documents, if required by law or by any registering authority, for the same. The DEVELOPER shall be solely entitled to receive and retain all sale proceeds and consideration arising from the sale of such villas without any share, claim, or right of the LAND OWNERS therein.

Likewise, the LAND OWNERS shall have the exclusive and unfettered right, title, and authority to market, sell, transfer, assign, or otherwise dispose of the villas falling under its retained share in the **SAID VILLA PROJECT**, without any interference, objection, or claim from the **DEVELOPER**. The **DEVELOPER** hereby confirms that the LAND OWNERS shall be entitled to execute agreements for sale, deeds of sale, and all other necessary conveyance documents by including the DEVELOPER as **CONFRIMING PARTY** in respect of such retained villas, in favour of prospective purchasers or allottees, and further undertakes to cooperate in the execution of any documents, if required by law or by any registering authority, for the same. The LAND OWNERS shall be solely entitled to receive and retain all sale proceeds and consideration arising from the sale of such villas without any share, claim, or right of the **DEVELOPER** therein.



57. The exclusive right to maintain, manage, and operate all common areas, amenities, and services of the **SAID VILLA PROJECT** shall remain absolutely and irrevocably with the **DEVELOPER** for the lifetime of the project. The **DEVELOPER** shall have full authority to determine and revise the annual maintenance charges from time to time, at its sole discretion, based on operational requirements, service standards, and prevailing market conditions. The **DEVELOPER** shall also have the right to enter into

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individual or collective maintenance contracts or service agreements with third-party agencies, vendors, or residents, as deemed necessary, for the upkeep and operation of the common areas, utilities, and services of the project. The LAND OWNERS and any purchasers, allottees, or occupants of villas shall not interfere with or object to the DEVELOPER's decisions in this regard.

58. Upon execution of this Agreement, the DEVELOPER shall be vested with full and exclusive development rights over the SAID PROPERTY, including all rights, entitlements, and authority necessary for planning, designing, constructing, and completing the entire SAID VILLA PROJECT. The DEVELOPER shall further have exclusive rights over the specific villas identified as the DEVELOPER'S PREMISES, including all rights in the underlying land appurtenant to such villas. The ownership, control, and all rights, title, and interest in respect of the DEVELOPER'S PREMISES shall absolutely vest with the DEVELOPER, free from any interference or claim by the LAND OWNERS or any other party.



59. This Agreement shall be governed by the Specific Relief Act, 1963, and other applicable laws.

60. Communications shall be sent to the addresses stated herein and shall be deemed sufficient if sent by registered post.

61. If any provision of this Agreement is held invalid or unenforceable, such provision shall be severed, and the parties shall negotiate a substitute provision reflecting the original intent.

62. The LAND OWNERS hereby expressly grant their unequivocal consent and authorization to the DEVELOPER to undertake all necessary acts, including issuing public notices, conducting surveys, inspections, and due diligence

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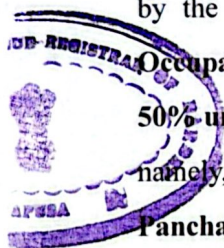
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DESIGNATED PARTNER

required by applicable laws, to facilitate development, approval, and construction of the project. The LAND OWNERS shall cooperate fully and provide all reasonable assistance to the DEVELOPER.

63. This Agreement constitutes the entire understanding between the parties and supersedes all prior negotiations and agreements.

64. This Agreement may be amended or modified only by mutual written consent of both the LAND OWNERS and the DEVELOPER.

65. The possession of the said **seven (7) independent villas**, together with a **50% undivided share, right, and interest in Villa No. 15**, shall be handed over by the **DEVELOPER** to the LAND OWNERS along with the **Final Occupancy Certificate** for the said **seven (7) independent villas** and the **50% undivided share in Villa No. 15**, issued by the competent authorities, namely, the **Town and Country Planning Department** and the **Village Panchayat of Siolim-Sodiem**.



66. In the event that the plans, drawings, or any other documents attached to this Agreement are not approved by the concerned authority within a period of **three (3) months** from the date of registration of this Document before the **Sub-Registrar of Bardez Taluka**, which period may be extended up to a maximum of **six (6) months**, this Agreement shall stand automatically cancelled and terminated without the requirement of any further notice, communication, or execution of a separate deed of cancellation. Upon such termination, the **DEVELOPER** shall have no right, title, interest, claim, lien, charge, or encumbrance of any nature whatsoever over the said property, and shall not, in any manner, obstruct or interfere with the LAND OWNERS peaceful possession, occupation, and enjoyment thereof.

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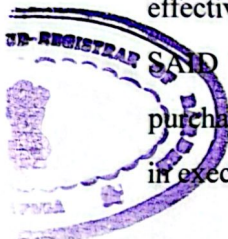
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DESIGNATED PARTNER

67. That the Owners and the Developers hereby declare that the Parties herein in transaction does not belong to SC/ST Tribe Community pursuant to the notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

68. It is hereby declared that this Agreement for Development and Sale do not involve any monetary consideration. Therefore, no TDS has been paid or deducted under this Agreement.

69. The LAND OWNERS hereby declare that they shall, at the cost and request of the DEVELOPER, from time to time and at all times hereafter, execute or cause to be executed all necessary Deeds of Rectification, Ratification, or other documents, and perform all further acts or assurances required for effectively conveying, securing, and enjoying the SAID PROPERTY and the SAID VILLAS retained by the DEVELOPER or sold to its prospective purchasers. The LAND OWNERS shall also cooperate, as and when required, in executing any documents related to the DEVELOPER's premises.



70. The total market value, for the purpose of payment of stamp duty and registration fees, of the SAID PROPERTY admeasuring 5,659 Sq Meters along with the structures to be conveyed to the LAND OWNERS/VENDORS, comprising an area admeasuring 1,687.5 Sq Meters of built-up area, is valued at Rs. 14,40,50,000/- (Rupees Fourteen Crores Forty Lakhs Fifty Thousand Only). Accordingly, the stamp duty at 2.9% amounts to Rs. 41,78,000/- (Rupees Forty-One Lakhs Seventy-Eight Thousand Only), and the registration fees at 3% amount to Rs. 43,21,500/- (Rupees Forty-Three Lakhs Twenty-One Thousand Five Hundred Only), which has been paid by the DEVELOPER.

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DESIGNATED PARTNER

SCHEDULE -I
"DESCRIPTION OF THE SAID PROPERTY"

All that immovable property known by the name **"TOLLONY"** alias **"THAR BHAT"** totally admeasuring an area of **5,659 sq.mts.**, identified as **PLOT C** situated at **Sodiem, Village Siolim, Taluka and Registration Sub-District of Bardez, District of North-Goa, State of Goa**, surveyed under No. **233/6-C** of **Village Siolim**, registered in the **Land Registration Office** under no. **12198** at folio no. **8** of **Book B 32 New**, not enrolled in the **Taluka Revenue Office of Bardez**, situated within limitation of **Village Panchayat Siolim, Registration of Sub District bardez, District of North Goa, State of Goa** and **The SAID PROPERTY** is bounded as follows:

East: Properties bearing Survey Nos. 237/1, 237/13, 237/15 and 237/17.

West: by Plot B forming part of the larger property

North: by a passage

South: by the public road heading from Maina to Sodiem



SCHEDULE II

DESCRIPTION OF VILLAS ALLOTTED TO THE LANDOWNER

All those **4BHK independent villas** bearing Nos. **02, 04, 06, 08, 10, 12, and 14**, together with a **50% undivided share, right, and interest in Villa No. 15**, each having a built-up area of **225 square meters** (excluding balconies and the proportionate share of common areas such as staircases, passages, etc., comprising **Ground Plus One Floor** construction, each with an independent attached swimming pool and designated covered parking, aggregating to a total built-up area of **1,687.5 square meters** for all seven (7) independent villas and the 50% share in the said Villa No. 15, shall be constructed by the **DEVELOPER** on the **SAID PROPERTY**.

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DETAILS OF VILLAS ALLOTTED TO THE LAND OWNERS

PROPOSED VILLA/UNIT	PROPOSED BUILT UP AREA
02	225 Sq Meters
04	225 Sq Meters
06	225 Sq Meters
08	225 Sq Meters
10	225 Sq Meters
12	225 Sq Meters
14	225 Sq Meters
15 (up to 50% undivided Share)	112.5 Sq Meters
Total	1687.5 Sq Meters

(annexed herewith the plan of the land owners Villas)



THE PROPERTIES MENTIONED IN THE SCHEDULE I and
SCHEDULE II ARE JOINTLY REFFERD TO AS THE "SAID
PROPERTY"

SCHEDULE III

**DESCRIPTION AND SPECIFICATION (FITTINGS AND
FIXTURES) OF THE LANDOWNERS INDEPENDENT VILLAS**

SPECIFICATIONS - SHIRE VILLAS – SIOLIM, GOA

STRUCTURE:-

- RCC Framed Structure.
- Laterite Stone masonry / Fly Ash bricks.
- Anti termite treatment.
- Water proofing treatment.

STONWORK & TILING:-

Shankar Singh

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- Indian limestone / Tiles for flooring.
- Tiles for bathroom floors.
- Tiles for bathroom / kitchen walls.
- Granite for kitchen counters.

EXTERIOR FACADE:-

- PVC / Aluminium DGU Doors and Windows.
- Texture paint exterior finish on plaster.
- MS / Aluminium balcony railings

MILLWORK:-



- Factory finished wooden doors with Veneer.
- Modular wardrobes using laminates and HDHMR
- Hettich / Hafele / Dorset hardware.
- Bathroom vanities with storage.
- Mirrors in bathrooms.

KITCHEN:-

- Modular kitchen using laminates.
- Hettich / Hafele hardware.
- Granite Counters.
- Chimney, hob, microwave and oven of KAFF or equivalent make.

POP / PAINT:-

- POP Punning on walls.
- POP False ceiling
- Acrylic Emulsion paint on walls of Dulux / Asian paints.

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SANITARY & FIXTURES:-

- Ceramic fittings of Kohler / Duravit / Roca make.
- C.P. fittings of Kohler / Grohe or equivalent make.
- Water heaters of Jaquar / AO Smith / Racold make.
- Shower cubicles to have 10mm toughened glass with fittings.

AIR CONDITIONING:-

- Provision for Air conditioning to be provided.
- Exhaust Fans to be provided in bathrooms and kitchen.

ELECTRICAL FIXTURES:-

- Ceiling fans to be provided.
- Video Door phone system.
- Provision for intercom system.
- Led light fixtures to be provided as per design.

ELECTRICALS:-

- Power and light points to be provided as per requirement and design.
- Norisys / Schneider or Equivalent switch plates.
- ELCB based wiring.
- MCCB's, MCB's and ELCB's to be of Schneider / Legrand make.
- Distribution boxes of Havells make.
- Main panel to be provided.
- Each Villa to be provided adequate 3 phase connection of 11 KVA to 15 KVA load.
- 100% power back-up to be provided.
- Provision of intercom / cable TV / Wifi wiring.
- Separate meters to be provided.

Signature

ENDURING SPACES INFRA LLP

Signature
DESIGNATED PARTNER

PLUMBING:-

- Separate U.G. RCC water tanks for each villa.
- Double Walled overhead water tanks of required capacity.
- Submersible / booster pumps as required.
- Rain water CPVC pipes.
- CPVC water supply pipes.
- Polypropylene waste pipes.
- Manholes and gully traps with covers.
- All hot water pipes to be insulated.
- External development to include rain water disposal, sewage system and irrigation for landscape.
- Sewage treatment plant.

**LANDSCAPE & HORTICULTURE:-**

- Plunge pool for every villa.
- Extensive horticulture for the entire land parcel.
- Footpaths, entrance gate, guard room and reception block.
- One car park per villa.
- Water bodies and sculptures.
- External lighting for landscape.
- Golf carts for internal circulation.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
EXECUTED THESE PRESENTS ON THE DAY AND YEAR FIRST
HEREINABOVE WRITTEN.

Shankar Singh

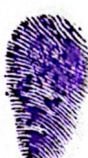
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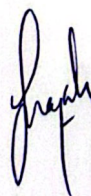
Shankar Singh
DESIGNATED PARTNER

SIGNED, EXECUTED AND DELIVERED

for and on behalf of within named

"FIRST PARTY"**For LAND OWNERS/VENDOR No. 1****MR. SIDDHARTH VINAYAK NAIK,**

				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				

**ENDURING SPACES INFRA LLP**
DESIGNATED PARTNER

SIGNED, EXECUTED AND DELIVERED

for and on behalf of within named

"FIRST PARTY"

For LAND OWNERS/VENDOR No. 2

MRS. SIDDHI SIDDHARTH NAIK**ALIAS SALILA T. KHOLKER,***Lucy**Lucy*

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

Lucy *Lucy*
ENDURING SPACES INFRA LLP**DESIGNATED PARTNER**

SIGNED, EXECUTED AND DELIVERED

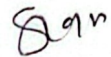
for and on behalf of within named

THE DEVELOPER/BUILDER/SECOND PARTY"

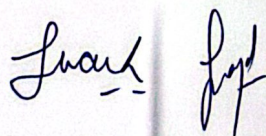
For ENDURING SPACES INFRA LLP

Through its Designated Partner

Mr. HARPREET SINGH



				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				



ENDURING SPACES INFRA LLP

DESIGNATED PARTNER



Witnesses:

1. MR. DIVYESH VINAYAK GHADI

Son of Mr. Vinayak Ghadi,

Aged 23 Years, Service

Resident of H No 68/2, Wadachawada,

Shirgao, Bicholim, Assnora, North Goa. 403503

AADHAR CARD No. :

Sign: 

2. Miss. RUCMINI HANUMANT KANEKAR

Daughter of Mr. Hanumant Kanekar

Aged 24 Years, Advocate

Resident of H No. 15/1,

Nareli, Thane, Sattari - Goa. 403506

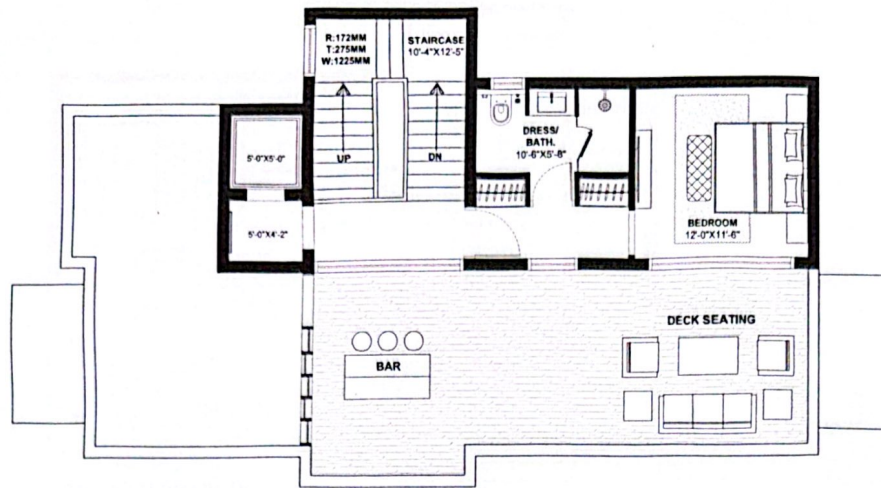
Aadhar No. :

Sign: 

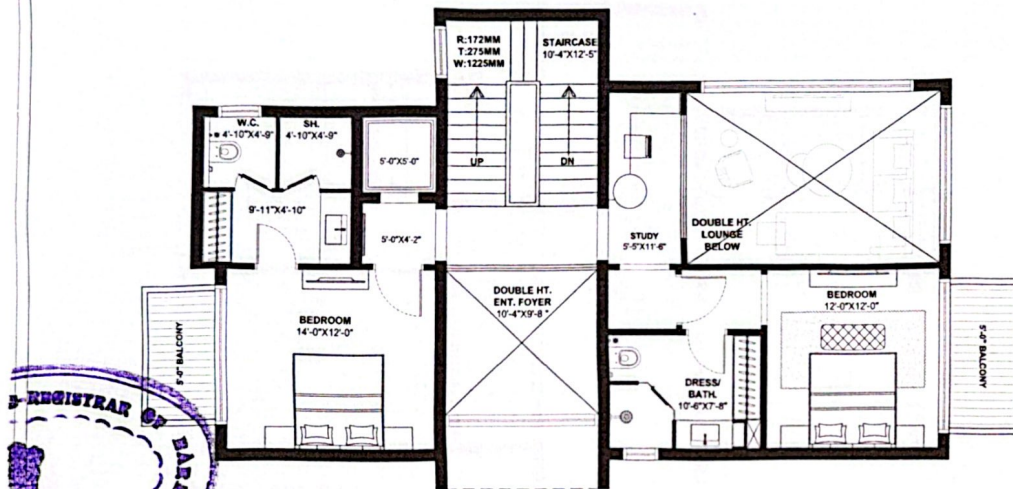


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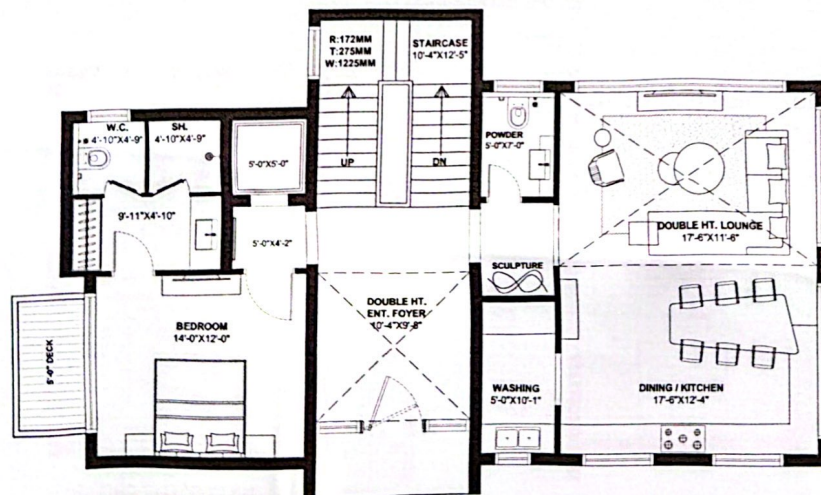

DESIGNATED PARTNER



SECOND FLOOR PLAN
AREA - 39.90 SQM.
VILLA - 225 SQM



FIRST FLOOR PLAN
AREA - 78.60 SQM.
VILLA - 225 SQM

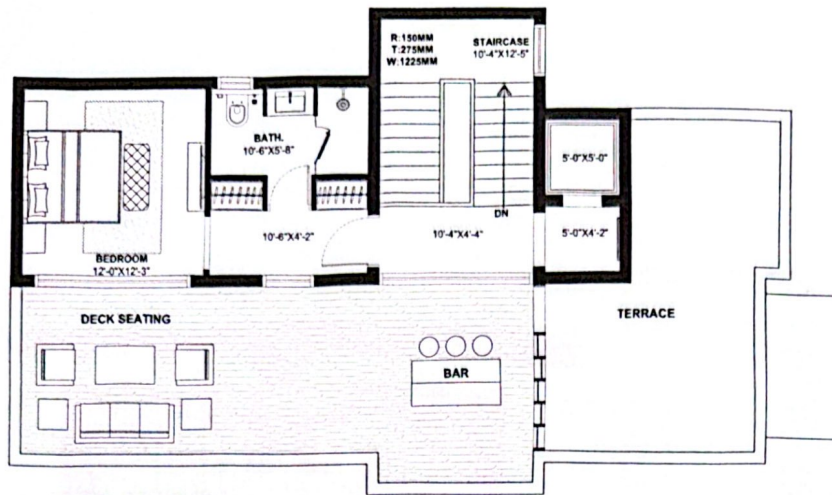


GROUND FLOOR PLAN
AREA - 106.50 SQM.
VILLA - 225 SQM

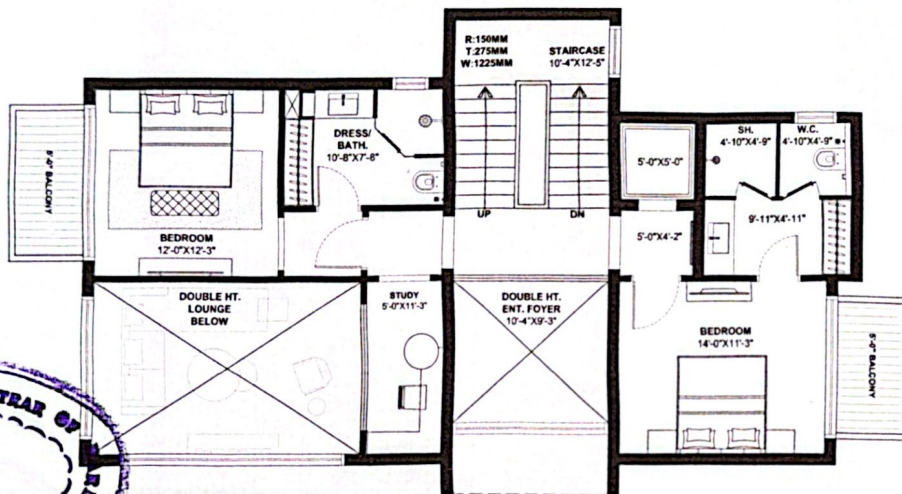
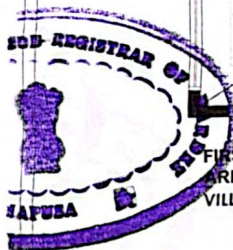
ENDURING SPACES INFRA LLP

Swati

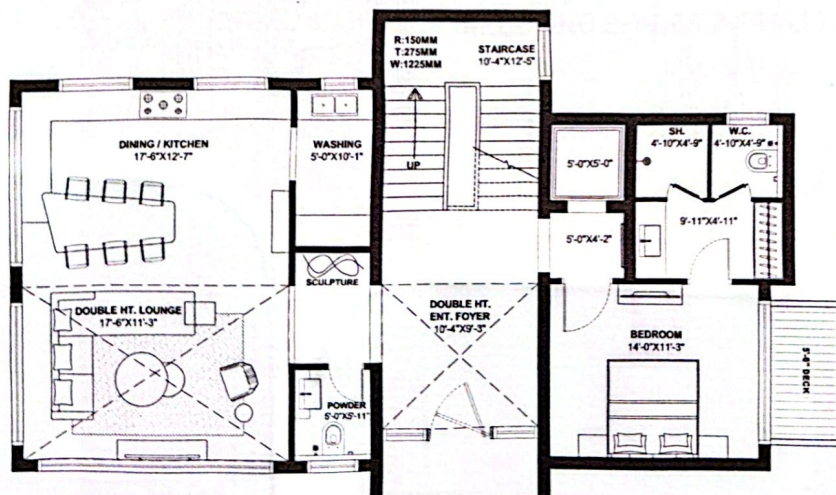
DESIGNATED PARTNER



SECOND FLOOR PLAN
AREA - 41.72 SQM.
VILLA - 225 SQM



FIRST FLOOR PLAN
AREA - 78.09 SQM.
VILLA - 225 SQM

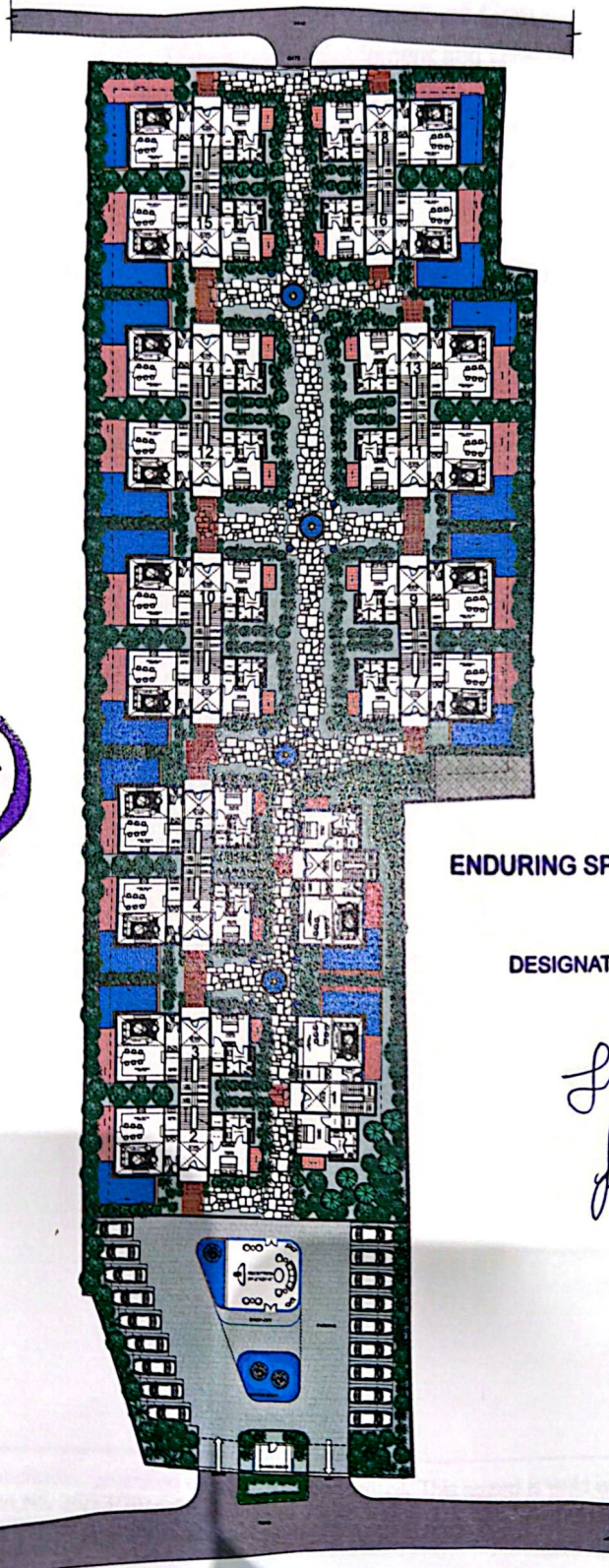


GROUND FLOOR PLAN
AREA - 105.19 SQM.
VILLA - 225 SQM

ENDURING SPACES INFRA LLP

Frank *fyf*

High
DESIGNATED PARTNER



ENDURING SPACES INFRA LLP

DESIGNATED PARTNER

Lucas
Agd

NOTES

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☐	AS-BUILT	DATE: _____	BY: _____

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PROJECT NAME:
SHIRE VILLAS AT SIOLIM

DRAWING TITLE:
SITE PLAN

DRAWING NO.:

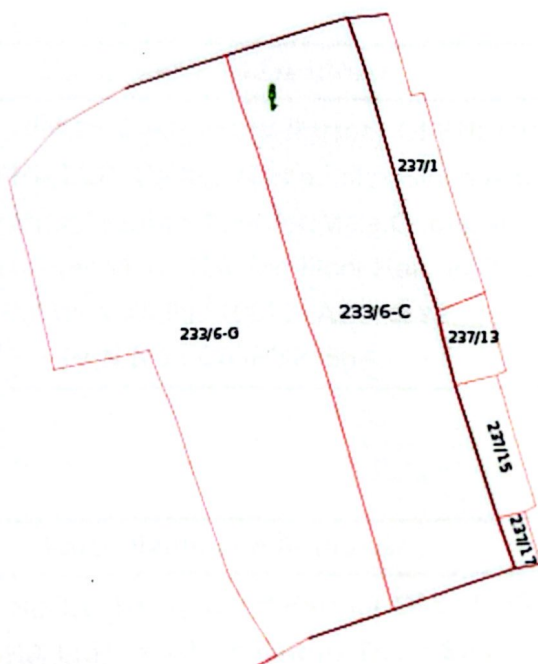
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REVISION:		N.T.S.
APPROVED BY:		



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Siolim Village
Survey No.: 233 , Subdivision No.: 6-C

Scale 1:2000

Reference No.: 17225101193



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NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 07-Nov-2025 11:38:00 am

Document Serial Number :- 2025-BRZ-5726

Presented at 11:34:57 am on 07-Nov-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

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2	Registration Fee	4321500
3	Processing Fee	2080
Total		8501080

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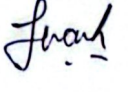
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Presenter

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	HARPREET SINGH Designated Partner Of ENDURING SPACES INFRA LLP ,Father Name:Trilok Singh, Age: 36, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - J 128 2nd Floor Rajouri Garden Market West Delhi 110027, Address2 - , PAN No.:			 Partner

Executer

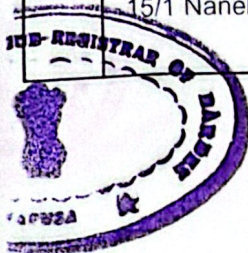
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	HARPREET SINGH Designated Partner Of ENDURING SPACES INFRA LLP , Father Name:Trilok Singh, Age: 36, Marital Status: Married ,Gender:Male,Occupation: Business, J 128 2nd Floor Rajouri Garden Market West Delhi 110027, PAN No.: CIGPS245bA			 Par
2	SIDDHARTH VINAYAK NAIK , Father Name:Vinayak Soiru Naik, Age: 51, Marital Status: Married ,Gender:Male,Occupation:			

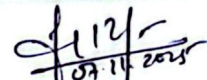
Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Business, Flat no B 6 Sahyadri Apts Airport Road Adarsh nagar Mormugao Chicalim Mormugao South Goa, PAN No.:			
3	SIDDHI SIDDHARTH NAIK Alias SALILA T KHOLKER , Father Name: Trivikram Uttam Kholkar, Age: 49, Marital Status: Married , Gender: Male, Occupation: Business, Flat no B 6 Sahyari Apts Airport Road Adarsh Nagar Mormugao Chicalim South Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: DIVYESH VINAYAK GHADI , Age: 25, DOB: 2000-09-14 , Mobile: , Email: , Occupation: Self Employed , Marital status : Married , Address: 403503, H No 68/2 Wadachawada Shirgao Assnora Bardez Goa, H No 68/2 Wadachawada Shirgao Assnora Bardez Goa, Sirigao, Bicholim, North Goa, Goa			
2	Name: RUCMINI HANUMANT KANEKAR , Age: 25, DOB: 2000-09-14 , Mobile: , Email: Occupation: Advocate , Marital status : Married , Address: 403506, H No 15/1 Naneli Thane Sattari Goa, H No 15/1 Naneli Thane Sattari Goa, Naneli, Sattari, North Goa, Goa			




Sub Registrar

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

**SUB-REGISTRAR
BARDEZ**

