

Phone No: 8800590867  
Sold To/Issued To:  
GHD Infra Developers  
For Whom/ID Proof:  
Pancard-AAJCG1033D



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CO-OP. BANK LTD.


  
Authorised Signatory



2023-BR3-6772  
22/02/2023

## AGREEMENT FOR DEVELOPMENT-CUM-SALE

THIS AGREEMENT is executed at Mapusa, Goa on this 23<sup>rd</sup> day of   
Month December, in the year 2023.

 Kambekar



**BETWEEN**

1) **SHRI RAMAKANT TAMOSKAR**, S/O Late Shri Ramchandra Tamoskar, Age 67 years, Married, Service, Indian National,

2) **SMT RANJANAN TAMOSKAR**, W/O Shri Ramakant Tamoskar, Age 64 years, Married, Retires,

Indian National, both resident of Hira Smruti, H.No. 245, Heera Samruthi Halli Wadda, Britona, Penha De Franca, Betim, North Goa 403101. Herein shall be referred as **THE VENDORS/LAND OWNERS** (which expression unless repugnant to the context of meaning thereof shall means and included their, heirs, legal representative, administrators and assigns) of **THE FIRST PART**;

**AND**

3) **M/S. GHD INFRA DEVELOPERS PRIVATE LIMITED**, having its Company incorporated under the Companies Act, 2013 under no. U45400GA2021PTC014856 on 28/06/2021, having its Office at 625, 6<sup>th</sup> Floor, Gera Imperium Star, Patto Plaza, Panjim North Goa, represented herein by **MR. ATHINDRA SURENDRA CHARI**, Son of Shri Surendra Chari, Age 34 years, Service,

Indian National, resident of Balbot, Bastora, Bardez, North Goa, Authorized vide Board Resolution dated 02/01/2023. Hereinafter referred to as "DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its executors, successors, administrators and assigns) of **THE OTHER PART**.

**WHEREAS** there exists an immovable property known as "ALLY", admeasuring an area of 6175 Sq. mts., situated at Hali wada, within the limits of the Village Panchayat of Penha De Franca, Taluka Bardez, District North Goa, within the State of Goa, described in the Land Registration Office of under No. 8539 at page 376 of Book B-1 new, of Bardez Taluka and presently surveyed at Survey No. 13 Sub Division No.4-A within the limits of Village Panchayat of Penha De Franca herein referred as the original property for the sake of brevity more particularly described in schedule-I hereunder written.

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*Ramankar*

*[Signature]*



**AND WHEREAS** said property is having description No. 8539 at page 376 of Book B-1 new, was inscribed under no. 4975 of book G 12 at Folio 189 in name of Mr. Pandurang Porobo Collaco and his wife Mrs. Radabay Porbinim.

**AND WHEREAS** Mr. Pandurang Porobo Collaco alias Pandurang Porobo Kalokhe alias Pandurang Kalokhe and his wife Mrs. Radabay Porbinim alias Tarabai Pandurang Kalokhe gifted the property to their minor son Mr. Rajnikant Pandurang Kalokhe by way of Public deed of Gift dated 31/10/1938 duly registered before Notary Public Shri Licenciante Santa Rita Colaco.

**AND WHEREAS** upon the death of Pandurang Kalokhe as inventory proceedings were instituted in the Comarca court and in the said inventory proceedings, all rights, interest and Title in the respect of the said property was allotted in the favor of Mr. Rajnikant Pandurang Kalokhe.

**AND WHEREAS** said Mr. Rajnikant Pandurang Kalokhe married to Mrs. Subodh Kalokhe under communion of assets as applicable law in the state of Goa as such Mrs. Subodh Kalokhe became the half Sharer in the assets of Mr. Rajnikant Pandurang Kalokhe including the half sharer of property more particularly described in Schedule-I hereunder written.

**AND WHEREAS** the property described in Schedule-I was earlier part of property bearing survey no. 13/4 and same was admeasuring 6275 sq. mtrs.

**AND WHEREAS** said Mr. Rajnikant Pandurang Kalokhe and Mrs. Subodh Kalokhe sold the part of said property bearing admeasuring 100 sq.mtrs. towards the Northern side to Mrs. Albertina D'souza by way of Deed of Sale dated 05/10/1994 duly registered in the office of Sub-registrar of Bardez under number 2032 Book I Volume 352 at pages 538 to 549.

**AND WHEREAS** Mr. Rajnikant Pandurang Kalokhe and Mrs. Subodh Kalokhe sold the remaining part of property bearing survey no. 13/4 of Village Penha De Franca i.e area admeasuring 6175 sq.mtrs. to **THE LAND OWNERS / VENDORS NO .1** herein i.e. Mr. Ramakant Ramchandra Tamoskar by way of deed of sale dated 16/03/2005 duly registered in the office of Sub-registrar of Bardez under number 1263 Book I Volume 1472 at pages 391 to 419 more particularly described in schedule-I hereunder written.



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**AND WHEREAS** at the time of scrutinizing of the documents it was noticed that there was typographical error in deed of sale dated 16/03/2005 and inscription no. 4975 is inadvertently typed as inscription no. 4935.

**AND WHEREAS** as Mr. Rajnikant Pandurang Kalokhe has expired, it is not possible to execute the ratification deed and **THE LAND OWNERS / VENDORS NO.1** being party to the said deed dated 16/03/2005 declares property having description no. 8539 is having inscription number 4975 and documents of land registration confirms the same.

**AND WHEREAS** the **LAND OWNERS/VENDORS NO.1** partitioned the property and by order dated 02-03-2022 in partition case no. ISLR/PART/BAR/PDF/285/21, the Inspector of survey and land records, was pleased to partition the property and allotted separate survey number i.e 13/4A of Village Penha de Franca to the property of the VENDORS.

**AND WHEREAS** the **THE LAND OWNERS/VENDORS NO. 2** being the wife of the **LAND OWNERS/VENDORS NO. 1** being married under the regime of communion of Assets is the half sharer in respect of property described in schedule-I.

**AND WHEREAS THE LAND OWNERS/VENDORS** herein are the absolute owners in peaceful possession and enjoyment of the property known as "**ALLY**", admeasuring an area of 6175 Sq. mts., situated at Hali wada, within the limits of the Village Panchayat of Penha De Franca, Taluka Bardez, District North Goa, within the State of Goa, described in the Land Registration Office of under No. 8539 at page 376 of Book B-1 of Bardez Taluka and presently surveyed at Survey No. 13 Sub Division No.4A within the limits of Village Panchayat of Penha more particularly Described in schedule-I hereunder written.

**AND WHEREAS THE LAND OWNERS/VENDORS** being desirous of developing and selling the property described in schedule-I, approached the **DEVELOPERS** herein to make a proposal to the **LAND OWNERS / VENDORS**, to Develop the property by constructing residential premises and thereupon sell the said premises constructed in the property at their own cost and Consequences of the **DEVELOPERS** and further Sale to general public, at or for a certain consideration to be paid / given to the **LAND OWNERS**. The **DEVELOPERS** has represented itself being into development of Various residential/commercial projects under name "GHD AVENUE", "GHD PALM", "GHD ROYAL AVENUE" all aforesaid located at Tivim, Goa, Also "GHD CASA GRANDE", "GHD AANGAN", "GHD ORCHID HOMES", GHD SAMAY RETREAT" all aforesaid at Dodamarg, Maharashtra.

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**AND WHEREAS** the **DEVELOPERS** upon verifying the title of the **LAND OWNERS / VENDORS** to the Property and upon being satisfied with the title, accordingly made a proposal to the **VENDORS / LAND OWNERS** for development of the part of property admeasuring 3986 Sq. mtrs and thereafter constructing thereon Residential premises at **DEVELOPERS** own cost and expense for residential use as per the designs plan and building specifications to be drawn up by **DEVELOPERS** and approved by the concerned authorities for a certain consideration to be paid / given by the **DEVELOPERS** to **VENDORS / LAND OWNERS** have accepted the proposal of **DEVELOPERS** for development of the property for the agreed consideration to be paid/ given to them as set out hereinafter and on other terms and conditions which are mutually agreed between the parties hereto. The said part of property admeasuring 3986 Sq. mtrs is described in Schedule-II hereunder written and shall be referred as **SAID PROPERTY** in this Agreement.

**NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. That in consideration of allotment of 30% of Build-up area valued at Rs. **1,39,14,000/- (Rupees One Crore Thirty Nine Lakhs Fourteen Thousand Only)** by the **DEVELOPERS** to the **LAND OWNERS / VENDORS**, to be paid in terms herein under stipulated, they, the **LAND OWNERS / VENDORS** do hereby agree to convey to the **DEVELOPERS** for the purpose of development by constructing thereupon building with Flats and other premises, the said immovable property known as "**ALLY**", admeasuring an area of 3986 Sq. mts., situated at Hali wada, within the limits of the Village Panchayat of Penha De Franca, Taluka Bardez, District North Goa, within the State of Goa, within the limits of Pehna De Franca Village Panchayat and more particularly described in the Scheduled II hereunder written.
2. That the **DEVELOPERS** has verified the building feasibility and the conditions and has assessed that the total build up construction that is permissible in the schedule property is 4445 sq. mtrs.
3. That the said consideration of owner's Share i.e. area of 1025 Sq.Mts carpet area equivalent to 1379 Sq. Mts built up area (Residential building's) valued at **Rs. 1,39,14,000/- (Rupees One Crore Thirty Nine Lakhs Fourteen Thousand Only)** shall be paid or advanced by the **DEVELOPERS** to the **VENDOR/ LAND OWNERS** partly by cash and partly by kind in terms of built-up area in the following manner:

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- a) Rs. 5,00,000/- Paid by Cheque No. 000001 Dated 15/6/2021 drawn on - HDFC Bank, Porvorim Branch, the receipt of which Payment the **LAND OWNERS /VENDORS** do hereby admit and Acknowledge, Subject to realization drawn in favor of the **LAND OWNERS /VENDORS**.
- b) The **PURCHASER/THE DEVELOPERS** shall further construct at their own costs and expense in the said property and allot admeasuring area of 1025 sq.mtr carpet area equivalent to 1379 Sq. Mts built up area which is show in in schedule -IV at the end of the agreement. That the covered car parking area shall be shared in the same ratio of 30:70 in which **THE LAND OWNERS /VENDORS** to be allotted of covered parking.
4. That on execution of this Agreement, the **LAND OWNERS /VENDORS** do hereby give no objection for the development of the said Property by **THE DEVELOPERS** by constructing thereupon buildings, apartment, commercial and other premises, as well as to obtain any licenses, approvals, permissions, Sanad, no objections and in case so required by **THE DEVELOPERS**, the **LAND OWNERS /VENDORS** shall sign necessary papers, deeds and documents for the purpose of enabling the **THE DEVELOPERS** to approach the licensing authorities, for obtaining such NOC's, permissions, licenses, Sanad or any other approvals required to be obtained by law.
5. That simultaneously with the execution of this agreement the **LAND OWNERS /VENDORS** shall execute and handover to the **DEVELOPERS** a Special Power of Attorney in respect of the said property described in schedule II with the necessary power to the **THE DEVELOPERS** and / or its Director or nominee to apply obtain approval / licenses, NOC from P.D.A., Town and Country Planning Department, Village Panchayat or any other Authority or Department of the State Local Government and/or body in the name of the **LAND OWNERS /VENDORS**. And to Sell the **DEVELOPERS** allotted share of the project. By executing such POA **DEVELOPERS** are free to execute any sale agreement/MOU/deeds as may require to sell the share properties to the prospective purchasers.
6. That on the execution of this Agreement and execution of the Power of Attorney, the **THE DEVELOPERS** is entitled, on the basis of the Power of Attorney executed by the **LAND OWNERS/VENDORS**, to secure permissions, approvals, NOC from any authority including the order of change of zone, conversion, NOC from P.D.A.'s Town and Country Planning Department, license from the Panchayat or any other authority required by law in the name of **LAND OWNERS /VENDORS** or the **THE DEVELOPERS** for the purpose of constructing buildings in the said Property at his own cost.



7. That on the execution of this Agreement the **THE DEVELOPERS** is entitled to enter into and execute Agreement of sale and finance in respect of the built up area allotted to him and proposed to be constructed by the **THE DEVELOPERS** in the said property and undivided right to the land corresponding to the built up area agreed to be constructed for the prospective **DEVELOPERS** and execute necessary deeds and documents for conveying and conferring title in favor of the purchasers of Flats or apartment in the said property and admit registration of the respective Agreement for sale/sale deeds with the jurisdictional Sub-Registrar of the Taluka.
8. That on the execution of the Original Agreement, the **LAND OWNERS /VENDORS** had handed over the physical possession of the said property to the **DEVELOPERS** therein, which is now with the **DEVELOPERS** and permitted the **DEVELOPERS** to commence and carry out construction on the said property at all times hereafter.
9. That the project/complex to be set up on the said plot shall be known as "**GHD ROYAL AVENUE-PORVORIM**". This project/complex is hereinafter to as the 'said building'.
10. **THE DEVELOPERS** shall be free to deal and enter into agreements to sale/sale deeds with third party and receive any payment towards any premises/flat to be constructed in the said building, excluding the premises allotted hereby to **LAND OWNERS /VENDORS**.
11. It is expressly agreed that the **DEVELOPERS** shall deal and sell the flats allotted to him to the prospective purchasers at the price fixed by the **DEVELOPERS** and shall receive total consideration for the same without any interference of **LAND OWNERS /VENDORS** and **LAND OWNERS VENDORS** agree to join to all transaction and confirm and perfect the same through Power of attorney, if so, required by the **DEVELOPERS** from time to time.
12. That the **LAND OWNERS /VENDORS** shall deal and sell the premises/flats allotted to them to prospective Purchasers at the price fixed by the **LAND OWNERS /VENDORS** and shall receive total consideration for the same, without interference of **DEVELOPERS** and **DEVELOPERS** shall join to all such transactions and confirm and perfect the same if so, required by the **LAND OWNERS /VENDORS** from time to time.
13. That the **OWNERS /VENDORS** shall give their no objection to the prospective purchaser/s of the flat/apartments to transfer the electricity connection, house tax in their individual name without any additional charges.



14. However, no dealing or agreement shall be entered into by THE **DEVELOPERS** as regards the flat/premises agreed to be allotted to the **LAND OWNERS /VENDORS** in the said building. If the **LAND OWNERS /VENDORS** needs help from **DEVELOPERS** to sell their share of flats then the **DEVELOPERS** will charge fees of selling their flats/apartment, the charges will be decided on every execution of such sale.
15. THE **DEVELOPERS** on request of **LAND OWNERS /VENDORS** agree to build at his cost and consequences a grey structure of residential house approved by authorities in survey no. 181/14-A in village Taleigao, Taluka- Tiswadi, Goa or any other location plot as may be identified by the land owner/vendors, admeasuring built up area upto 600 Sq. Mts. (Includes only RCC work and all plastered walls bricks work).
16. The owner shall co-operate and assist the developer in completing all the formalities of conveying the flats to the prospective **DEVELOPERS**, without any additional monetary gains, such as signing agreement, sale deed, MOU, etc., as and when opted by the prospective purchasers.
17. That all the expenses for the execution of the agreement of sale, deeds of sale, including the cost of conveying or transferring rights to **DEVELOPERS** or prospective purchasers of flat or apartments including the cost of stamp papers, registration, charges, typing charges, and its advocate fees shall be borne by the **DEVELOPERS** or **prospective Purchaser** of the flats and apartments.
18. THE **DEVELOPERS** shall construct and complete the construction of the said premises as provided in Clause (2) within a period of 45 Months (with a grace period of 6 months) from the date of first construction ~~license~~ issues from Village Panchayat of Pehna De France or such local authority. And that the issuance of occupancy certificate by concerned authority shall be conclusive proof of completion of such premises. IF the **DEVELOPERS** fails to complete the project as within 51 months then the **DEVELOPERS** shall pay monthly remuneration to **LAND OWNERS /VENDORS** at the rate of Rs. 1000/- per Sq.Mts. on the total area of the said share till handing over of the possession.
19. Any reference to **LAND OWNERS /VENDORS** in respect of the said apartment to be allotted to **LAND OWNERS /VENDORS** by the **DEVELOPERS** shall mean **LAND OWNERS /VENDORS** to whom they said flat/apartment is to be allotted in terms of clause 2 (c) hereinabove identified in schedule - IV herein after written.





20. The **DEVELOPERS** with written consent of the **LAND OWNERS /VENDORS** shall be entitled to modify the approval building plans as he deems fit, provided the modification as within or as per the provisions of law and approvals of licensing authorities. The **DEVELOPERS** shall pay all the fees of the Architects and R.C.C. Consultants and approved by him for aforesaid development.
21. The **LAND OWNERS /VENDORS** or their nominees may at mutually agreed terms get themselves allotted any flat/apartment/Villa in any of the other development project of the **DEVELOPERS** abovementioned and in case of such allotment, the built up area so allotted of the abovementioned development project of the **PURCHASER/DEVELOPERS** shall be considered as exchange and adjusted and/or deducted from the built up area of 1379 Sq. Mts. forming part of consideration of this agreement. The parties shall execute a deed of addendum/rectification as the case may be as and when required. In case of conveyance deed being executed at such instance, the **DEVELOPERS** shall bear all the cost of sale deed of conveyance.
22. That in case the existing Floor Area Ratio (FAR) Pertaining to the said property is increased in future, such increased shall ensure to be the benefit of both **LAND OWNERS /VENDORS** and the **DEVELOPERS** in the same ratio.
23. The Notices provided under this Agreement shall be sent under certificate of posting to the address of the parties as shown/indicated hereinabove. A notice shall be deemed to have been served on the **DEVELOPERS** under certificate of posting.
24. The **DEVELOPERS** shall not incur any liability if they are unable to deliver the said premises within the period specified in schedule due to War, epidemic, Civil Commotion or an Act of God and in the case of any of the aforesaid events taking place the **DEVELOPERS** shall be entitled to reasonable extension of time i.e. 6 months for the delivery of the said premises for the use and occupation of the **LAND OWNERS /VENDORS**.
25. The **LAND OWNERS /VENDORS** shall from the date of handing over possession maintain the said premises at their cost in a good tenable repair and condition and shall not do anything in or to the said premises which may be against rules or by laws of the Panchayat or any other authority nor shall **LAND OWNERS /VENDORS** change, alter or make additions in or to the said premises and / or to the building in which the said premises are situated or any part thereof, **LAND OWNERS /VENDORS** shall be responsible for any breach of such conditions.







26. THE **DEVELOPERS** shall bear the cost towards in respect of the common facilities, painting of the outer of wall, common lights, maintenance of gardens and all other common expenses in the said complex incidental to the said premises upon formation of society or handing over the physical possession of the flats/apartment. The **LAND OWNERS /VENDORS** shall not pay cost/maintenance charges to the society or developer or maintenance agency for initial 24 month from the date of possession or till such period the **LAND OWNER/VENDORS** derives benefits by means of renting / leasing / sale of the said flats, whichever is earlier. From 25<sup>th</sup> Month onwards **LAND OWNER/ VENDOR** shall pay all cost / maintenance charges to the society or developer or maintenance agency. However, in the event the flats are sold then the incumbent buyer shall be entitled to bear the cost of maintenance and common facilities to the said premises upon formation of society or handing over the physical possession of the flats.

27. The **LAND OWNERS /VENDORS** do hereby agree to observe and perform all rules and regulation which the upkeep and maintenance of the aforesaid premises and in respect of the use and occupation of the said premises.

28. THE **DEVELOPERS** agree to bind him selves to pay punctually and regularly on taking over the possession of the said land for development, on behalf of the **LAND OWNERS /VENDORS** all rates, taxes, dues, impositions, outgoings expenses, and burdens imposed upon the said premises by the Panchayat, the government, revenue authorities, or excluding Electricity and water Charges as and when the same become due and payable.

29. The **LAND OWNERS /VENDORS** shall at no time demand partition of its undivided interests in the "said plot", it being agreed and declared by the **DEVELOPERS** that their interest in the plot limited to an area of 3986 Sq Mts is impartible.

30. If the Land owner desire to make changes in the specifications, if permitted by **DEVELOPERS**, they will have to pay the additional cost arising there upon before the said item of work is taken for execution and for the purpose of payment it will be considered as an extra item other than specification mentioned in annexure 2.

31. The **LAND OWNERS /VENDORS** do hereby agree to observe and perform all rules and regulations which the flat owners may jointly from time to time and all times for the protection and maintenance of the aforesaid for confirming to the building in the said owners and from strict observation of various stipulations and conditions jointly laid down by flat owners regarding the use and occupation of the said premises.

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32. The **DEVELOPERS** solely shall be solely liable and responsible to discharge the obligations under RERA ACT (if so applicable) agreements that may be entered into for sale of flats and premises and including the obligation to construct the flats and premises and also sale thereof and will do all acts, deeds, matters and things as may be entered into by the **DEVELOPERS** with the **DEVELOPERS** of the flats and premises, and shall indemnify the **LAND OWNERS /VENDORS** from any such liability arising out of.
33. The **DEVELOPERS** shall assist all the Prospective PURCHASER of premises at the complex constructed in the said property and to be named as "GHD ROYAL AVENUE-PORVORIM" in forming a Co-operative housing society Limited, company, associations persons or such other entity for owning and / or maintaining the said property (hereinafter called THE ENTITY) in case the **THE DEVELOPERS** so decides or desires.
34. The **DEVELOPERS** shall bear all the cost of sale deed of transferring the land along with building thereon in favour of a co-operative housing society, associations person or such other entity including cost of stamp duty/registration fees/charges/expenditure/proceeding fees/legal fees so also shall bear the cost of transfer on behalf of the land owners/Vendors so as to have clear and marketable title to the allotted flats/apartments and said cost is inclusive of consideration of this deed.
35. That in the event the **LAND OWNERS /VENDORS** or its nominees are allotted any of the flats/Apartments/Villas in any of the development project of the **GHD INFRA** belonging to **THE DEVELOPERS** in that event as well the cost of stamp duty/registration fees shall be borne by **THE DEVELOPERS** as if same is the cost of transfer of land and building in favour of a co-operative of this project "**GHD ROYAL AVENUE-PORVORIM**" however in case the cost of stamp duty/registration fees of the area so deducted from the built up area at project "**GHD ROYAL AVENUE- PORVORIM**" is more than cost of stamp duty/registration fees of other project of **GHD INFRA** belonging to **THE DEVELOPERS**, the **LAND OWNERS /VENDORS** or its nominees shall make payment of the Difference amount at the time of transfer of land along with builder in favour of a co- operative housing society at project "**GHD ROYAL AVENUE-PORVORIM**".
36. **THE LAND OWNERS /VENDORS** hereby agrees to join such entity and also to sign all forms, applications, deeds and other documents as may be required for the formation of the entity and for the conveyance of the said property in the name of the entity, **THE LAND OWNERS /VENDORS** shall not pay cost of formation of society so formed.



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37. That on execution of this deed and on obtaining all the approvals, the **DEVELOPERS**, its contractors, engineers, laborers are permitted to enter into the said property for the purpose of carrying out the construction and/or development of the said property and doing such acts, deeds, and things necessary for the purpose of developing the said property. However, the possession of the said property shall for all the legal purposes continue to be with **LAND OWNERS /VENDORS** who shall continue to possess the said property. That possession of the said property shall be legally handed over by **LAND OWNERS /VENDORS** to the **DEVELOPERS** simultaneously on the payment of the consideration payable in terms of clause 2(b) hereinabove and on handing over of the premises as agreed to be handed over to **LAND OWNERS /VENDORS**. The **LAND OWNERS /VENDORS** shall execute a deed of declaration that the entire consideration has been paid by the **DEVELOPERS** to **LAND OWNERS /VENDORS**, that the **LAND OWNERS /VENDORS** have given over the possession of the said premises, and that **LAND OWNERS /VENDORS** received the same.

38. The **DEVELOPERS** is however permitted under this agreement to erect sheds and huts for the habitable residence of the laborers of the **DEVELOPERS** and structures for storage of material for construction, offices for engineers and staff of the **DEVELOPERS** pending delivery of possession in terms hereof.

39. That the **DEVELOPERS** is permitted to give no objection to the prospective Purchaser/s of apartment, flats, to raise funds from financial institution against mortgage of their respective individual apartment along with undivided right in the land corresponding to the built up proposed to be purchased and in such a mortgage, the **DEVELOPERS** shall give a written consent to such prospective Purchaser/s for processing their loan with the bank and the power of attorney executed under this agreement shall contain adequate provision enabling the **DEVELOPERS** sign necessary document with the bank, with an express condition/ prohibition/indemnity that the **LAND OWNERS /VENDORS** shall not be responsible for any such loans taken by the prospective Purchaser/s of the apartments, constructed in the said property.

40. That sale deed/s in respect of the said property or the undivided share thereof shall be executed by **LAND OWNERS /VENDORS** either in favor of the **DEVELOPERS** or the nominees of the **DEVELOPERS** as the case may be at the option of the **DEVELOPERS** on payment of the consideration corresponding to the undivided share regarding which the sale deed is being done or in case of a sale deed in respect of the said plot on payment of the entire consideration in respect of the said property described in the schedule-II herein underwritten by using the General Power of Attorney executed by **THE LAND OWNERS /VENDORS**.

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41. While this Agreement is subsisting, **LAND OWNERS /VENDORS** shall not enter into any agreement with other persons with respect to the said portion of the property under the consideration of this agreement. The **LAND OWNERS /VENDORS** hereby declare that the said property and / or any part thereof are not subject to any acquisition or requisition by any authority under the Land Acquisition Act.

42. **THE LAND OWNERS /VENDORS** assures the **DEVELOPERS** that:

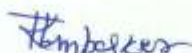
- a) That the said Property is free from any encumbrances whatsoever and the **VENDORS** have a clear and marketable title to the same and encumbrance.
- b) That the **LAND OWNERS /VENDORS** are the sole and exclusive owner of the said property and that there is no other person or persons entitled to the said property or any part thereof. Landowner / Vendors also assures that if any objection/claim/rights raised by any third party in future until the completion of the project, then they shall rectify/solve that at their own cost/share.
- c) That the said property is not subject to any tenancy or mundkarial claim/right in favor of any person/s whatsoever. Landowner / Vendors also assures that if any claim/rights raised by any third party in future for such rights until the completion of the project, then they shall rectify/solve that at their own cost/share.
- d) That the **LAND OWNERS /VENDORS** have not entered into any agreement for sale, lease or conveyance of the said property with any other party or person besides the **DEVELOPERS** herein.
- e) The **LAND OWNERS /VENDORS** shall not assign or transfer their ownership rights in the said property specifically with respect to the said portion under consideration of this agreement to any other party or person, without the knowledge and consent of the **DEVELOPERS**.

43. **THE DEVELOPERS** declare as under :-

- a. That **DEVELOPERS** has verified the title of the **LAND OWNERS /VENDORS** Viz a Viz the property and is satisfied with the title of the property of the **LAND OWNERS /VENDORS** which **DEVELOPERS**.
- b. The balance area of 2189 marked in blue colour in the plan annexed hereto shall exclusively remain with the **LAND OWNERS /VENDORS** and the **LAND OWNERS /VENDORS** are at liberty to deal with the said area in the manner they desire. The **DEVELOPERS** shall show motorable access to the said property for the purpose of approval towards the northern side of the said property.
- c. That the road/access shown in the Said property for development shall be used by the **LAND OWNERS /VENDORS** or their assigns and **DEVELOPERS** or his successors or assigns including the entity (society/ co-operative society / trust / company) formed by the prospective purchasers shall have no right to obstruct the **LAND OWNERS /VENDORS** or their assigns.



- d. That **DEVELOPERS** shall hand over possession of the flats/units/premises to prospective buyer(s) of the unit in the project only after handing over the possession of the allotted built-up area as proposed to the **LAND OWNERS /VENDORS**.
- e. **DEVELOPERS** shall keep the **LAND OWNERS /VENDORS** indemnified as regards any claims made by any person from the day of handing over of the possession.
- f. **THE LAND OWNERS /VENDORS** or their nominee or engineer may verify the construction work by duly intimating the **DEVELOPERS** and if the **LAND OWNERS /VENDORS** not satisfied with the work then **DEVELOPERS** shall make necessary alteration thereon to the satisfaction of the engineer. As per Specification schedule III and approved plans.
- g. **THE LAND OWNERS /VENDORS** shall possess and enjoy all amenities and spaces which are part of the residential project.
44. The **DEVELOPERS** if required can tie up for Joint venture and do joint development with any firm, individual, companies to complete the project and to sign any documents to that effect by informing **LAND OWNERS /VENDORS**.
45. The **DEVELOPERS** shall not create any charge, lien, rights nor is any claim of whatsoever nature to the property and that in the event any claim made by any person the same shall be specifically handled and settled by without any liability to the **LAND OWNERS /VENDORS** (related to project finance).
46. **THE DEVELOPERS** does hereby assure that they shall be alone responsible for any acts done by it in the course of development of the said property and the **LAND OWNERS /VENDORS** shall not in any way be responsible for the development and sale of the built up area constructed in the said property and in case there is any claim or demand from any third persons whatsoever as regards the development, construction and sale of the said built up area, the said built up area, the said claims and demands shall be settled by the **DEVELOPERS** without any reference to the **LAND OWNERS /VENDORS**. The acts of construction and development of the said property shall always be acts of the **DEVELOPERS** and the **DEVELOPERS** alone will be responsible for any consequence or claims in respect the acts performed by the **DEVELOPERS** in respect of the said property.
47. That the specifications for the construction of the said premises for the **LAND OWNERS /VENDORS** are as described in scheduled III hereunder written.




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48. It is agreed and clearly understood between all parties hereto that the present Agreement is an Agreement for sale of the said property by the **LAND OWNERS /VENDORS** to the **DEVELOPERS** for the purpose of development, and shall bind all heirs and legal representatives of the **LAND OWNERS /VENDORS**. Parties shall be entitled to specific performance of this Agreement.
49. That the **LAND OWNERS /VENDORS** and the **DEVELOPERS** hereby declare that neither the parties nor the original owners of the said Property in transaction belong to SC/ST pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.
50. The present fair market value of the said property is Rs. 1,39,14,000/- (Rupees One Crore Thirty Nine Lakhs Fourteen Thousand Only) and as such the stamp duty of Rs. 403,506/- (Rupees Four Lakhs Three Thousand Five Hundred Six Only) and Registration Fee of Rs. 4,17,420/- (Rupees Four Lakhs Seventeen Thousand Four Hundred Twenty Only) is affixed hereto which is borne by the **THE DEVELOPERS**.
51. That both the parties hereto are entitled of specific performance of this Agreement and time is the essence of this Agreement.
52. All disputes which may arise between the parties to the agreement whether in relation to the interpretation of this agreement and conditions thereof and about the performance of these presents or concerning any acts or omission of other parties in disputes, or in relation to any matter whatsoever concerning this agreement shall be referred to an arbitrator to be appointed mutually by both the parties in accordance with the provisions of the Indian Arbitration Act 1996, such Arbitrator shall be a permanent resident of Goa, India.



### SCHEDULE-I

ALL that immovable property known as "**ALLY**", admeasuring an area of 6175 Sq. mts., situated at Hali wada, within the limits of the Village Panchayat of Penha De Franca, Taluka Bardez, District North Goa, within the State of Goa, described in the Land Registration Office of under No. 8539 at page 376 of Book B-1 new, of Bardez Taluka and presently surveyed at Survey No. 13 Sub Division No.4-A of Village Penha De Franca bounded as under-



2614

Towards the  
East:

By property bearing  
Survey No. 13/6,

Towards the  
West:

By partly by a drain of  
rain water and  
property bearing  
Survey No. 13/3,

Towards the  
North:

By party by drain of  
rain water and the  
portion admeasuring  
an area of 100 Sq. mts.,  
sold to Albertina  
D'Souza: and,

Towards the  
South:

By the stone all of  
Comarin of  
confraternity of Lady  
of Penha de Franca.

### SCHEDULE-II

ALL that immovable property admeasuring an area of 3986, forming part of property described in schedule-III delineated in red color in the plan attached hereto bounded as under-

Towards the  
East:

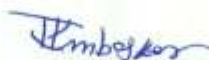
By property bearing  
Survey No. 13/6,

Towards the  
West:

By partly by a drain  
and property bearing  
Survey No. 13/3,

Towards the  
North:

By the main village  
road




Towards the  
South:

By remaining part of  
property bearing  
survey no.13/4-A and  
By the stone all of  
Comarin of  
confraternity of Lady  
of Penha de Franca.

**ANEXURE - III**  
**Flats details to be constructed in the property**

| <b>Building NO. 1</b> |          |      |              |       |         |          |
|-----------------------|----------|------|--------------|-------|---------|----------|
| S.No.                 | Flat No. | TYPE | Floor        | FAR   | Balcony | B.U Area |
| 1                     | A-101    | 1BHK | First Floor  | 51.00 | 18.00   | 69.00    |
| 2                     | A-102    | 2BHK | First Floor  | 75.00 | 24.10   | 99.10    |
| 3                     | A-201    | 1BHK | Second Floor | 51.00 | 18.00   | 69.00    |
| 4                     | A-202    | 2BHK | Second Floor | 75.00 | 24.10   | 99.10    |
| 5                     | A-301    | 1BHK | Third Floor  | 51.00 | 18.00   | 69.00    |
| 6                     | A-302    | 2BHK | Third Floor  | 75.00 | 24.10   | 99.10    |
| 7                     | A-401    | 1BHK | Fourth Floor | 51.00 | 18.00   | 69.00    |
| 8                     | A-402    | 2BHK | Fourth Floor | 75.00 | 24.10   | 99.10    |

| <b>Building NO. 2</b> |          |      |              |       |         |          |
|-----------------------|----------|------|--------------|-------|---------|----------|
| S.No.                 | Flat No. | TYPE | Floor        | FAR   | Balcony | B.U Area |
| 1                     | B-101    | 1BHK | First Floor  | 51.00 | 18.00   | 69.00    |
| 2                     | B-102    | 2BHK | First Floor  | 75.00 | 24.10   | 99.10    |
| 3                     | B-201    | 1BHK | Second Floor | 51.00 | 18.00   | 69.00    |
| 4                     | B-202    | 2BHK | Second Floor | 75.00 | 24.10   | 99.10    |
| 5                     | B-301    | 1BHK | Third Floor  | 51.00 | 18.00   | 69.00    |
| 6                     | B-302    | 2BHK | Third Floor  | 75.00 | 24.10   | 99.10    |
| 7                     | B-401    | 1BHK | Fourth Floor | 51.00 | 18.00   | 69.00    |
| 8                     | B-402    | 2BHK | Fourth Floor | 75.00 | 24.10   | 99.10    |

| <b>Building NO. 3</b> |          |      |              |       |         |          |
|-----------------------|----------|------|--------------|-------|---------|----------|
| S.No.                 | Flat No. | TYPE | Floor        | FAR   | Balcony | B.U Area |
| 1                     | C-101    | 1BHK | First Floor  | 51.00 | 18.00   | 69.00    |
| 2                     | C-102    | 2BHK | First Floor  | 75.00 | 24.10   | 99.10    |
| 3                     | C-201    | 1BHK | Second Floor | 51.00 | 18.00   | 69.00    |
| 4                     | C-202    | 2BHK | Second Floor | 75.00 | 24.10   | 99.10    |
| 5                     | C-301    | 1BHK | Third Floor  | 51.00 | 18.00   | 69.00    |
| 6                     | C-302    | 2BHK | Third Floor  | 75.00 | 24.10   | 99.10    |
| 7                     | C-401    | 1BHK | Fourth Floor | 51.00 | 18.00   | 69.00    |
| 8                     | C-402    | 2BHK | Fourth Floor | 75.00 | 24.10   | 99.10    |

*[Signature]*

*[Signature]*

*[Signature]*



**Building NO. 4**

| S.No. | Flat No. | TYPE | Floor        | FAR   | Balcony | B.U Area |
|-------|----------|------|--------------|-------|---------|----------|
| 1     | D-101    | 1BHK | First Floor  | 51.00 | 18.00   | 69.00    |
| 2     | D-102    | 2BHK | First Floor  | 75.00 | 24.10   | 99.10    |
| 3     | D-201    | 1BHK | Second Floor | 51.00 | 18.00   | 69.00    |
| 4     | D-202    | 2BHK | Second Floor | 75.00 | 24.10   | 99.10    |
| 5     | D-301    | 1BHK | Third Floor  | 51.00 | 18.00   | 69.00    |
| 6     | D-302    | 2BHK | Third Floor  | 75.00 | 24.10   | 99.10    |
| 7     | D-401    | 1BHK | Fourth Floor | 51.00 | 18.00   | 69.00    |
| 8     | D-402    | 2BHK | Fourth Floor | 75.00 | 24.10   | 99.10    |

**Building NO. 5**

| S.No. | Flat No. | TYPE    | Floor        | FAR   | Balcony | B.U Area |
|-------|----------|---------|--------------|-------|---------|----------|
| 1     | E-101    | 2.5 BHK | First Floor  | 80.00 | 30.00   | 110.00   |
| 2     | E-102    | 2.5 BHK | First Floor  | 80.00 | 30.00   | 110.00   |
| 3     | E-201    | 2.5 BHK | Second Floor | 80.00 | 30.00   | 110.00   |
| 4     | E-202    | 2.5 BHK | Second Floor | 80.00 | 30.00   | 110.00   |
| 5     | E-301    | 2.5 BHK | Third Floor  | 80.00 | 30.00   | 110.00   |
| 6     | E-302    | 2.5 BHK | Third Floor  | 80.00 | 30.00   | 110.00   |
| 7     | E-401    | 2.5 BHK | Fourth Floor | 80.00 | 30.00   | 110.00   |
| 8     | E-402    | 2.5 BHK | Fourth Floor | 80.00 | 30.00   | 110.00   |

**Building NO. 6**

| S.No. | Flat No. | TYPE    | Floor        | FAR   | Balcony | B.U Area |
|-------|----------|---------|--------------|-------|---------|----------|
| 1     | F-101    | 2.5 BHK | First Floor  | 80.00 | 30.00   | 110.00   |
| 2     | F-102    | 2.5 BHK | First Floor  | 80.00 | 30.00   | 110.00   |
| 3     | F-201    | 2.5 BHK | Second Floor | 80.00 | 30.00   | 110.00   |
| 4     | F-202    | 2.5 BHK | Second Floor | 80.00 | 30.00   | 110.00   |
| 5     | F-301    | 1BHK    | Third Floor  | 40.00 | 15.00   | 55.00    |
| 6     | F-302    | 1BHK    | Third Floor  | 40.00 | 15.00   | 55.00    |
| 7     | F-303    | 1BHK    | Third Floor  | 40.00 | 15.00   | 55.00    |
| 8     | F-304    | 1BHK    | Third Floor  | 40.00 | 15.00   | 55.00    |
| 9     | F-401    | 1BHK    | Fourth Floor | 40.00 | 15.00   | 55.00    |
| 10    | F-402    | 1BHK    | Fourth Floor | 40.00 | 15.00   | 55.00    |
| 11    | F-403    | 1BHK    | Fourth Floor | 40.00 | 15.00   | 55.00    |
| 12    | F-404    | 1BHK    | Fourth Floor | 40.00 | 15.00   | 55.00    |



**SCHEDULE - IV**  
**Flat Details to be allotted to the land Owner's**

| S.No. | Building No. | Flat No. | TYPE | Floor        | FAR   | Balcony | B.U Area |
|-------|--------------|----------|------|--------------|-------|---------|----------|
| 1     | 1            | A-302    | 2BHK | Third Floor  | 75.00 | 24.10   | 99.10    |
| 2     | 1            | A-401    | 1BHK | Fourth Floor | 51.00 | 18.00   | 69.00    |
| 3     | 1            | A-402    | 2BHK | Fourth Floor | 75.00 | 24.10   | 99.10    |
| 4     | 1            | B-101    | 1BHK | First Floor  | 51.00 | 18.00   | 69.00    |
| 5     | 1            | B-102    | 2BHK | First Floor  | 75.00 | 24.10   | 99.10    |
| 6     | 2            | B-201    | 1BHK | Second Floor | 51.00 | 18.00   | 69.00    |
| 7     | 2            | B-202    | 2BHK | Second Floor | 75.00 | 24.10   | 99.10    |
| 8     | 3            | C-101    | 1BHK | First Floor  | 51.00 | 18.00   | 69.00    |
| 9     | 3            | C-102    | 2BHK | First Floor  | 75.00 | 24.10   | 99.10    |
| 10    | 3            | C-201    | 1BHK | Second Floor | 51.00 | 18.00   | 69.00    |
| 11    | 3            | C-202    | 2BHK | Second Floor | 75.00 | 24.10   | 99.10    |
| 12    | 6            | F-301    | 1BHK | Third Floor  | 40.00 | 15.00   | 55.00    |
| 13    | 6            | F-302    | 1BHK | Third Floor  | 40.00 | 15.00   | 55.00    |
| 14    | 6            | F-303    | 1BHK | Third Floor  | 40.00 | 15.00   | 55.00    |
| 15    | 6            | F-304    | 1BHK | Third Floor  | 40.00 | 15.00   | 55.00    |
| 16    | 6            | F-401    | 1BHK | Fourth Floor | 40.00 | 15.00   | 55.00    |
| 17    | 6            | F-402    | 1BHK | Fourth Floor | 40.00 | 15.00   | 55.00    |
| 18    | 6            | F-403    | 1BHK | Fourth Floor | 40.00 | 15.00   | 55.00    |
| 19    | 6            | F-404    | 1BHK | Fourth Floor | 40.00 | 15.00   | 55.00    |

*[Signature]*

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*[Signature]*



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## SCHEDULE-V

### **CONSTRUCTION SPECIFICATION**

The building shall be in R.C.C. of grade 53 frame structure with Post Tension Slab. External & Internal walls will be bricks or blocks. Elevation will be as per approved plans annexed herewith with a variation as permissible by law.

**DOORS:** Main Door shall be of Teak wood (45mm thick) and have teak wood frame and other internal Doors shall be of wooden flush shutters 30mm thick with standard fittings. Bathroom doors shall be of waterproof grade with powder coated aluminum frame.

**WINDOWS:** Powder coated Aluminum sliding windows shall be provided, with iron grill fittings.

**FLOORING:** PEI grade 3 Ceramic vitrified tiles flooring with skirting shall be provided in entire unit. Ceramic / anti-skid tile flooring shall be provided in toilet / bath /WC. PEI grade 2 Colored glazed tiles dado shall be provided in toilet up to 2.1mtr height.

**FINISHING:** Grade 53 RCC structural members and Laterite stone/ RCC Blocks walls will be finished with Grade 43 sand faced plaster externally & internally. Water proofing treatment shall be provided on the top terrace and to all Toilets blocks.

**Emulsion Paint External:** Waterproof Paint, **Ceiling:** Plastic Paint; **Royale** or equivalent paint.

**KITCHEN:** Granite kitchen top 2ft width with 2 ft dado tiles with kitchen cabinets with wash basin. Proper provision for LPG cylinder connection. Tap fitting to be of Jaguar/CERA/equivalent make. 16A plug points and 5 A plug points. Exhaust fan provision with modern kitchen chimney provision.

**Bathroom/Toilet:**

1 Light Point, 1 16A power point, 2 5A Power Points, 1 exhaust. Taps and fitting to be Jaguar / equivalent make with hot & cold mixture tap, taps, shower, hand faucet, flush tank. Ceramic fitting to be Jaguar/CERA/equivalent make with wall mount WC and wash basin.

**ELECTRICAL:** L&T/ Havels / Anchor / Roma make or equivalent grade electrical fitting with modular switches and protective plug points. ECLB circuit with inverter provision. Each section having separate MCB. 5 Light Point, 3 Fan Point, 5 Plug Point, AC points with cut out provisions in all bedroom All electrical cabling to be concealed.

*[Signature]*

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*[Signature]*



**WATER SUPPLY:** Water supply shall be through overhead tank on terrace filled by pump from a ground level water tank.

**SANITARY FITTING:** Jaguar/CERA make W.C/ equivalent with concealed flush tank. One wash basin will be provided in the toilets.

**LIFT:** Lift as per sanctioned plan will be provided with common generator backup.

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED AND  
DELIVERED THEIR RESPECTIVE HANDS AT MAPUSA ON THIS 28<sup>th</sup>  
DAY OF DECEMBER, 2023.**



*Handwritten signature*

*Handwritten signature*





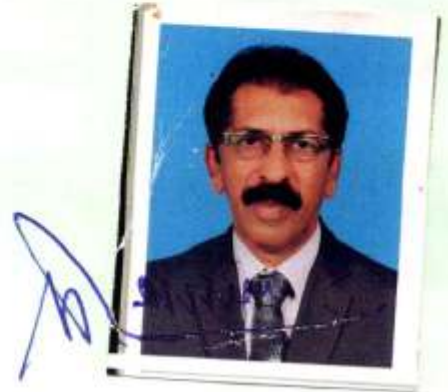
**SIGNED SEALED AND DELIVERED**  
by the withinnamed

**"THE VENDORS / LAND OWNERS"**

**SHRI RAMAKANT TAMOSKAR**




(Vendor's No. 1 / Landowners)



**L.H.T.I.**

**R.H.T.I.**

*Rambakar*

*Bhew*



12/10

**SIGNED SEALED AND DELIVERED**  
by the withinnamed

**"THE VENDORS / LAND OWNERS "**

**SMT. RANJANA TAMOSKAR**

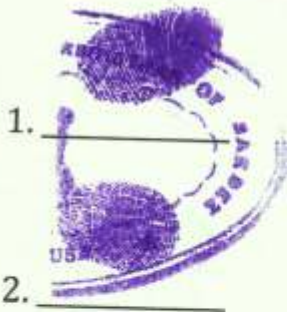
*Tamoskar*

**(Vendors No. 2/Landowners)**



L.H.T.I.

R.H.T.I.



*Tamoskar*

*Tamoskar*

*Shen*



**SIGNED SEALED AND DELIVERED**  
by the withinnamed

**"THE DEVELOPER "**

**M/S GHD INFRA DEVELOPERS PRIVATE LIMITED,  
THROUGH HIS AUTHORISED REPRESENTATIVE  
MR. ATHINDRA CHARI**



*Athindra*

L.H.T.I.



2. \_\_\_\_\_



R.H.T.I.



2. \_\_\_\_\_



*Athindra*

*Kambasur*

*Athindra*



In presence of:-

- 1) Kiran Agarwadekar  
R/o: 4, Raut wado, Agarvado,  
North Goa- 403512  
Aadhar No: 9072 9902 7359



- 2) Adv. Sonam Gaonkar  
R/o: 93(2), Khorlim Mapusa  
North Goa- 403507  
Aadhar No: 7397 1667 2204









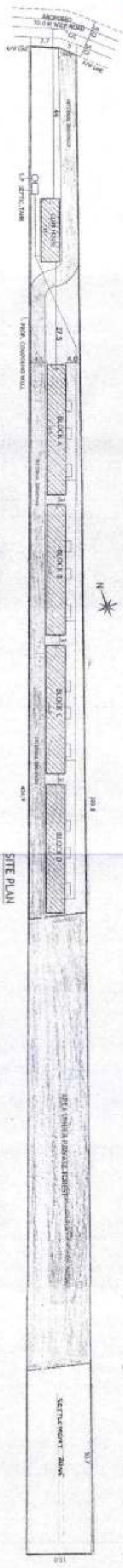


*Amminis*

*Rombosin*

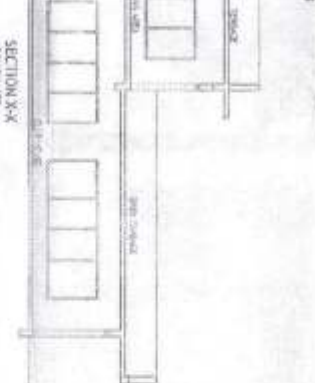
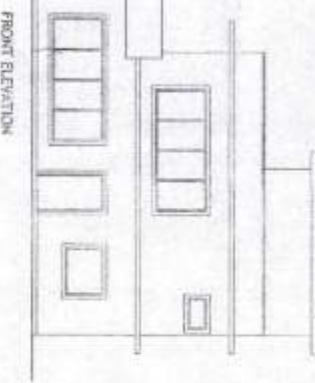
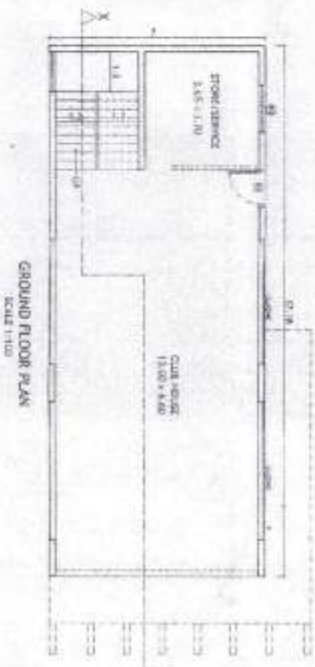
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| AREA STATEMENT |                                   |               |         |
|----------------|-----------------------------------|---------------|---------|
| Sl. No.        | Particulars                       | Area (sq. m.) | Remarks |
| 1              | TOTAL PLOT AREA                   | 6725.00       |         |
| 2              | AREA UNDER PRIVATE FOREST         | 3100.00       |         |
| 3              | AREA UNDER SETTLEMENT ZONE        | 3900.00       |         |
| 4              | AREA UNDER ROAD WIDENING          | 85.00         |         |
| 5              | NET PLOT AREA                     | 3701.00       |         |
| 6              | PERMISSIBLE COVERED AREA (F.A.R.) | 1760.40       |         |
| 7              | PERMISSIBLE F.A.R. (2000/40/1000) | 3100.00       |         |
| 8              | PROPOSED COVERED AREA             | 800.00        |         |
| 9              | PROPOSED F.A.R.                   | 21.50         |         |
| 10             | PERMISSIBLE F.A.R.                | 1904.00       |         |
| 11             | F.A.R. CONSUMED                   | 47.78         |         |

| TOTAL AREA STATEMENT |              |         |                             |
|----------------------|--------------|---------|-----------------------------|
| TYPE                 | COVERED AREA | F.A.R.  | LESS ADDITIONAL F.A.R. 7.5% |
| Block A              | 170.00       | 47.50   | 0.00                        |
| Block B              | 170.00       | 47.50   | 0.00                        |
| Block C              | 170.00       | 47.50   | 0.00                        |
| Block D              | 170.00       | 47.50   | 0.00                        |
| CLUB HOUSE           | 130.00       | 0.00    | 165.00                      |
| TOTAL                | 680.00       | 1904.00 | 165.00                      |



| AREA STATEMENT - CLUB HOUSE |                                   |               |         |
|-----------------------------|-----------------------------------|---------------|---------|
| Sl. No.                     | Particulars                       | Area (sq. m.) | Remarks |
| 1                           | TOTAL PLOT AREA                   | 6725.00       |         |
| 2                           | AREA UNDER PRIVATE FOREST         | 3100.00       |         |
| 3                           | AREA UNDER SETTLEMENT ZONE        | 3900.00       |         |
| 4                           | AREA UNDER ROAD WIDENING          | 85.00         |         |
| 5                           | NET PLOT AREA                     | 3701.00       |         |
| 6                           | PERMISSIBLE COVERED AREA (F.A.R.) | 1760.40       |         |
| 7                           | PERMISSIBLE F.A.R. (2000/40/1000) | 3100.00       |         |
| 8                           | PROPOSED COVERED AREA             | 800.00        |         |
| 9                           | PROPOSED F.A.R.                   | 21.50         |         |
| 10                          | PERMISSIBLE F.A.R.                | 1904.00       |         |
| 11                          | F.A.R. CONSUMED                   | 47.78         |         |

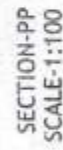
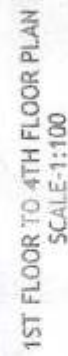
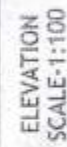
PROPOSED CONSTRUCTION ON PLOT BEARING 31.50/0.00 SUB DIV 13/4-A, AT FERIA DE FRANCA VILLAGE, BARDET TALUKA, COA.

SHRI. RAMAKANT TANDOKAR

DATE: 14.12.22 SCALE: 1:500 (1:100)

SIGN OF ARCHITECT/ENGINEER





| TYPE | CLEAR DIMENSIONS    |                     |
|------|---------------------|---------------------|
|      | LENGTH<br>IN METERS | HEIGHT<br>IN METERS |
| D3   | 0.75                | 2.15                |
| D2   | 0.90                | 2.15                |
| D1   | 1.10                | 2.15                |
| SD   | 3.00                | 2.15                |
| W1   | 0.90                | 1.10                |
| W2   | 1.20                | 1.25                |
| V    | 0.80                | 0.90                |

| FLOORS      | TOTAL B.U.A<br>(sq. m.) | AREA FREE OF F.A.R.     |                             | F.A.R.<br>(sq. m.) |
|-------------|-------------------------|-------------------------|-----------------------------|--------------------|
|             |                         | STAIRS/LIFT<br>(sq. m.) | BALCONY/PARKING<br>(sq. m.) |                    |
| STILT FLOOR | 170.00                  | 10.00                   | 0.00                        | 0.00               |
| 1ST FLOOR   | 182.50                  | 28.10                   | 35.40                       | 119.00             |
| 2ND FLOOR   | 182.50                  | 28.10                   | 35.40                       | 119.00             |
| 3RD FLOOR   | 182.50                  | 28.10                   | 35.40                       | 119.00             |
| 4TH FLOOR   | 182.50                  | 28.10                   | 35.40                       | 119.00             |
| TOTAL       | 900.00                  | 122.40                  | 141.60                      | 476.00             |

|                      |           |
|----------------------|-----------|
| PARKING STATEMENT :- |           |
| TOTAL FLATS          | = 08 nos. |
| REQUIRED PARKING     | = 08 cars |
| PARKING PROVIDED     | = 09 cars |

PROJECT:

PROPOSED CONSTRUCTION ON PLOT  
BEARING SY.NO/5UB DIV NO-13/4A,  
AT PENHA-DE-FRANCA VILLAGE -  
BARDEZ TALUKA. GOA

674

OWNER :-  
SHRI. RAMAKANT TANOSKAR

D805: FLOOR PLAN, SECTION

|                |             |
|----------------|-------------|
| DATED-02.12.22 | SCALE-1:100 |
|----------------|-------------|

SIGN OF OWNER :-

SIGN OF ARCHITECT/ENGINEER

Approved with condition vide  
L. No.: 516/8011 PPF/2017 dated 26.2.2017

Dy. Town Planner  
Town & Country Planning Dept  
Govt. of Goa, Mapusa



Certified to be true  
copy of the original

*[Signature]*

L. M. GAJINKAR  
NOTARY AT BARDEZ  
STATE OF GOA-INDIA

Serial No. 444 Date: 10/01/2024







**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/10994/PDF/TCP-2023/ 666**

**Dated: 01/02/2023**

**ZONING INFORMATION**

Inward no.502

Dated: 20/01/2023

The Zoning of the property bearing Survey No.13/4-A of **Penha de Franca** Village Bardez Taluka total admeasuring area **6175.00m<sup>2</sup>** respectively.

As per **Regional Plan for Goa 2021**, the property under reference falls in "**Partly Settlement Zone** having permissible FAR 80 & Status as VP-1. If the area is more than 4000.00m<sup>2</sup> permissible FAR 60 and falls partly private forest ( subject to confirmation )."

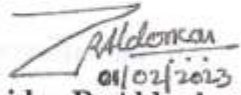
This information is issued based on the application received from **Ramakant R. Tamoskar** dt. 20/01/2023 to be read with note given below:-

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 **Rs.3000/-** paid vide Challan No.1455 dated 20/01/2023.



(Umesh Kurdikar)  
Pl. D'man Gr. II

  
01/02/2023  
(Zaidev R. Aldonkar)  
Dy. Town Planner

Mr. Ramakant R. Tamoskar,  
H. no.245, Hallowaddo, Britona,  
Penha de Franca, Bardez Goa.

**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 Archaeological 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 (Pt. file)/1672 dtd.13/08/2018 pertaining to guide line for processing various application and Circular issued vide no.29/8/TCP/Pt.File/2020/239 dated 31/07/2020 and Ref. no.29/8/TCP/Pt.File/2020/1284 dated 11/08/2020.



Additional information for reference and determination of values of the property except Settlement zone/development zone.

Broad Land use classification and sub-classification of zone as per Regional Plan for Goa 2021.

|   | Eco-Sensitive Zone I      |   | Eco-Sensitive Zone II   |
|---|---------------------------|---|-------------------------|
| 1 | Protected/Reserved Forest | 1 | Orchard                 |
| 2 | Mangrove Forest           | 2 | Natural Cover           |
| 3 | No Development Slopes     | 3 | Fish Farm               |
| 4 | Paddy Field/Khazan        | 4 | Cultivated land         |
| 5 | River & Nallah/Pond       | 5 | Irrigation Command Area |
| 6 | Mud flats                 | 6 | Salt Pans               |
| 7 | Sand Dunes/Sandy Area     |   |                         |

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid zones in **Eco-Sensitive Zone-I** Category shall be taken as A-Zone (Agriculture)

All the aforesaid Zones in Eco-Sensitive Zone-II Category shall be taken under Orchard/Forest Zone.

This is also issued on the basis of order bearing no. 29/8/TCP/Pt.file/2020/951 dated 10/6/2020.

X





## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 28-Dec-2023 03:14:30 pm

Document Serial Number :- 2023-BRZ-6772

Presented at 03:08:24 pm on 28-Dec-2023 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                     | 403600 |
| 2     | Registration Fee               | 417420 |
| 3     | Processing Fee                 | 3080   |
| 4     | Special Tatkal appointment fee | 50000  |
| Total |                                | 874100 |

Stamp Duty Required :403600/-

Stamp Duty Paid : 403600/-

## Presenter







| Sr.NO | Party Name and Address  | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1     | ATHINDRA SURENDRA CHARI AS AUTHORISED REPRESENTATIVE OF M/S. GHD INFRA DEVELOPERS PRIVATE LIMITED ,Father Name:SURENDRA CHARI, Age: 34, Marital Status: , Gender:Male, Occupation: Service, Address1 - BASTORA BARDEZ NORTH GOA- 403507, Address2 - , PAN No.: BAIPC5481N |       |       |           |

## Executer

| Sr.NO | Party Name and Address   | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1     | RAMAKANT RAMCHANDRA TAMOSKAR , Father Name:RAMCHANDRA TAMOSKAR, Age: 70, Marital Status: Married , Gender:Male, Occupation: Other, 245 HEERA SMRUTHI HALLIWADDA BRITONA PENHA DE FRANCA, PAN No.: AEWPT1527R |       |       |           |











| Sr.NO | Party Name and Address   | Photo   | Thumb   | Signature   |
|-------|--|---|---|---|
| 2     | <b>RANJANA RAMAKANT TAMOSKAR</b> , , Age: 67,<br>Marital Status: Married ,Gender:Female,Occupation: Other, 245<br>HEERA SMRUTHI HALLIWADDA BRITONA PENHA DE<br>FRANCA,<br>PAN No.: AETPK7608D  |  |  |  |
| 3     | <b>ATHINDRA SURENDRA CHARI AS AUTHORISED REPRESENTATIVE OF M/S. GHD INFRA DEVELOPERS PRIVATE LIMITED</b> , Father Name:SURENDRA CHARI, Age: 34,<br>Marital Status: ,Gender:Male,Occupation: Service, BASTORA<br>BARDEZ NORTH GOA- 403507,<br>PAN No.: BAIPC5481N |  |  |  |

Witness:

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

| Sr.NO | Party Name and Address   | Photo  | Thumb  | Signature  |
|-------|--|--|--|--|
| 1     | Name: <b>Kiran Chandrakant Agarwadekar</b> ,Age: 28,DOB: 1994-12-12 ,Mobile: 9049232621 ,Email: ,Occupation:Service ,<br>Marital status : Unmarried , Address:403513, 4 Raut Wada<br>Agarvado, 4 Raut Wada Agarvado, Siolim, Bardez, NorthGoa, Goa     |   |   |   |
| 2     | Name: <b>Sonam Bhalchandra Gaonkar</b> ,Age: 32,DOB: 1991-04-23<br>Mobile: 9834450121 ,Email: ,Occupation:Advocate , Marital<br>status : Married , Address:403507, 93 2, 93 2, Girija Mahadev,<br>Saraswat College Road, Mapusa, Bardez, NorthGoa, Goa |  |  |  |

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2023-BRZ-6772



## CERTIFICATE

2/2

I do hereby certify under Section 42 of the Indian Stamp Act, 1899 that the proper stamp duty of Rs. 76292/- and penalty of Rs. 1411/- has been paid vide Receipt No. 202500131631 dt. 20/2/2025 in this office.

Panaji, dated

Additional Collector-I of North Goa  
District, Panaji



|  |  |  |
|--|--|--|
| <p>1. Name of the person or organization to whom the property is being transferred</p> | <p>2. Description of the property being transferred</p>                  | <p>3. Date of the transfer</p>                       |
| <p>4. Signature of the person or organization transferring the property</p>            | <p>5. Signature of the person or organization receiving the property</p> | <p>6. Witness's signature</p>                        |
| <p>7. Notary Public's signature</p>  | <p>8. Notary Public's seal</p>   | <p>9. Date of the notary's commission expiration</p> |
| <p>10. Other remarks</p>   | <p>11. Other remarks</p>   | <p>12. Other remarks</p>                             |

WITNESSES



IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public



Document Serial No:-2023-BRZ-6772

|   |
|---|
| Book :- 1 Document<br>Registration Number :- <b>BRZ-1-1605-2025</b><br>Date : 21-Mar-2025 |
|---|



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

**SUB-REGISTRAR  
BARDEZ**

**ENDORSEMENT**

In view of Judgement and Order dated 25/02/2025, the Purchaser has paid registration fees of Rs. 79100/-. Further this document is ordered for registration and submission to the concerned Party in this Deed.

Place: Mapusa, Goa

Dated: 21-03-2023



**SUB-REGISTRAR  
BARDEZ**



