

(Rupees One Lakh Seventy Four Thousand Only)

Phone No: 9822168230  
Sold To/Issued To:  
KAMLA PRASAD YADAV  
For Whom/ID Proof:  
ABKPY3999H



AUG-03-2021 12:03:35

₹ 0174000/-  
ZERO ONE SEVEN FOUR ZERO ZERO ZERO

Other  
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FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

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AUTHORISED SIGNATORY



**AGREEMENT FOR SALE CUM DEVELOPEMENT**

*[Signature]* *Jyoti Singh* *[Signature]*

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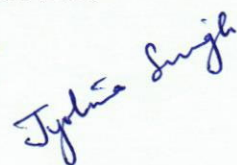
THIS AGREEMENT FOR SALE CUM DEVELOPMENT is executed at Vasco-da-Gama, Goa on the 4th day of August 2021.

BETWEEN

1. Shri Davinder Singh son of Agya Singh , 64 years of age son, Businessman ,Married , having Pan card no [REDACTED] having Aadhaar card no [REDACTED] ,Indian National , residing at A-257, New friends colony, New Delhi.
2. Smt Jyotsna Singh wife of Davinder Singh and daughter of Narinder Singh Chugh 60 years of age , service, Housewife Married, having Pan card no [REDACTED] having Aadhaar card no [REDACTED] 3007 ,Indian National , residing at A-257, New friends colony, New Delhi hereinafter referred to as "THE OWNER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his respective heirs, successors, legal representatives, administrators, executors & assigns) of the First Part;

AND

Shri Kamla Prasad Yadav son of Shri Jagannath Yadav, 40 years of age , married, Businessman , having Pan card no [REDACTED] .Aadhaar card no [REDACTED] 6500 ,Indian National, residing at H.no 145/8, Fatima Colony, Alto Dabolim ,Dabolim Goa proprietor of M/S. VENTURE BUILDING DREAMS hereinafter referred to as "DEVELOPER"


 





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CUM PURCHASER” [which expression unless repugnant to the context hereto shall mean and include the agents, heirs, assigns, administrators, legal representatives of the respective parties] of the SECOND PART.



WHEREAS there exist a property known as “TERRANO OITERA SEM DENOMICAO ” or “AFORAMENTO” ,situated at Dabolim village within the jurisdiction of Village Panchayat of Chicalim Taluka and Sub District of Mormugao District of South Goa ,State of Goa described partially under no 37854 in the Land Registration office of Salcete and as whole surveyed under survey no 61 sub division 1 of Dabolim village totally admeasuring 118197 sq mts and bounded on the North by the property under survey no 62 and 60/2 originally identified as “AFORAMENTO” on the South by the property under survey no 171 and 172 of Sancoale Village, on the East by the property under survey no 173 of Sancoale village , on the West by the property under survey no 171 of Sancoale village and hereinafter referred to as the “Said entire property” and better described in Schedule I hereunder.

AND WHEREAS the said entire property was acquired owned and possessed by late Shri Joaquim Eliterio Gomes and his wife late Anna Francisca Fonseca forming part of Two Aforaments admeasuring an area of 27337 sq mts and 30000 sq mts and one encroachment (Usurpacoes) admeasuring an area of 60856 sq mts respectively in the following manner :

(a) The first Aforamento of an area of 27337 sq mts was granted an emphyteusis (aforamento) to late Shri

*Jyoti Singh*

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Joaquim Eleuterio Gomes of Velsao by the Comunidade of Sancoale as can be seen from the proceeding in file no 4 of 1922 of aforemento of comunidade of Sancoale and the definitive or final possession was handed over to the said late Shri Joaquim Eleuterio Gomes on 4/11/1932 and the possession and the ownership was confirmed as per the code of the Comunidade by the then Governor General on 17/2/1925 as certified by the "Escrivao" of the Comunidade.

(b) The Second Aforamento of an area of 30000 sq mts was granted an emphyteusis (aforamento) to late Shri Joaquim Eleuterio Gomes of Velsao by the Comunidade of Sancoale as can be seen from the proceeding in file no 3 of 1922 of aforemento of comunidade of Sancoale and the definitive or final possession was handed over to the said late Shri Joaquim Eleuterio Gomes on 8/11/1932 and the possession and the ownership was confirmed as per the code of the Comunidade by the then Governor General on 12/6/1923 as certified by the "Escrivao" of the Comunidade.

(c) One encroachment (Usurpacoes) admeasuring an area of 60856 sq mts which Usurpation occupation was regularized and legalized having paid the value of the encroachment as can be seen from the certificate being the copy from the registration of encroachment under no 105 in the name of the said late Shri Joaquim Eleuterio Gomes of Velsao by the Comunidade of Sancoale.

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*Jyoti Singh*  
*V/i*



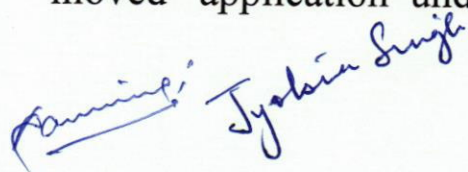
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AND WHEREAS said late Shri Joaquim Eleuterio Gomes of Velsao became the owner in possession of the said entire property admeasuring an total area of 118194 sq mts which in course of time came to be Surveyed under survey no 61 sub division 1 of Dabolim village which are better described in Schedule I hereunder.

AND WHEREAS by Deed of Gift dated 6/11/1949 drawn at folio 31 overleaf onwards of the book of notes no 740 before the Notary Ex- officio of Salcete Shri Vishnu Sinai Priolkar the said late Shri Joaquim Eleuterio Gomes and his wife Smt Ana Francisca Fonseca gifted their entire property alongwith other parcels of the land to their childrens viz 1) Smt Rosa Clara Gomes 2) Smt Ana Maria Esmenia Gomes 3) Smt Basilia Gomes 4) Smt Ida Conceicao Gomes 5) Shri Paul Santan Gomes 6) Miss Barbara Gomes 7) Smt Ines Piedade Gomes and 8) Smt Joana Andreza Gomes .

AND WHEREAS subsequently the suit came to be filed by one of the legal heir namely Smt Ana Maria Esmenia Gomes against all the other legal heirs and successors under Regular Suit no 63/89 in the court of the Civil Judge Senior Division at Vasco Da Gama wherein all the legal heirs with respective spouses and their successors were made separate and independant owners of the different parcel and plots in terms of Decree dated 18/2/1992 passed interms of consent terms in the said suit.

AND WHEREAS all the legal heirs including the Barbara Gomes based on the aforesaid consent Decree moved application under no LRC/PART/15/92 before

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the Deputy collector for partition and vide order dated 7/12/93 Babara Gomes alongwith other became independent seperate owners of the holdings /parcels allotted to them.

AND WHEREAS the said entire property bearing survey no 61/1 consequent upon the aforesaid order came to re-identified under several alphabates and each of the children of said late Shri Joaquim Eleuterio Gomes and his wife became the absolute owner and possessors thereof and inter alia Babara Gomes became the absolute ,independent and exclusive owner of a land admeasuring 67797 sq mts identified as Plot N surveyed under survey no 61 sub division 1-BA of the village of Dabolim admeasuring an 8400 sq mts and plot 0-1 to 0-50 surveyed under survey no 61 sub division 1-A to 1-Z and 1 -AA to 1- AZ of the village of Dabolim admeasuring an area of about 59397 sq mts which is herein after referred to as the "said property" and more particularly described in schedule II hereunder written.

AND WHEREAS by virtue of Deed of Sale dated 23/9/1998 duly registered before the Sub registrar of Mormugao Taluka registered under no773 at pages 232 to 268 Book no I,Volume no 250 dated 8/12/1998 the OWNERS have purchased the said property from Barbara Gomes thereby the owners became absolute owners of the said property.

AND WHEREAS the OWNERS have been in exclusive ownership, possession and peaceful enjoyment of the said property.

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AND WHEREAS the OWNERS desire to develop the property surveyed under survey no 61 sub division 1-D of Dabolim village ,Mormugao Taluka admeasuring 865 sq mts and also property surveyed under survey no 61 sub division 1-E of Dabolim village ,Mormugao Taluka admeasuring 807 sq mts totally admeasuring 1672 sq mts both properties herein after referred to as the "said Plot " and more particularly described in schedule III and IV hereunder written and delineated in red on the plan annexed hereto which forms the part and parcel of the said property.






AND WHEREAS the DEVELOPER CUM PURCHASER has approached the OWNERS representing that they are in the business of real estate development and has offered his services for carrying out the said development.

AND WHEREAS on the basis of the above representation the OWNERS have agreed to develop the same by constructing a multi-storeyed building for consideration mentioned below.

AND WHEREAS the OWNERS have obtained conversion sanad under no COL/MOR/SG/CONV/92/2017/4957 dated 17/5/2021 from the office of Collector ,South Goa District ,Margao Goa and have also obtained Development permission MPDA/9-S-236/2021-22/800 dated 3/8/2021 from Mormugao Planning and Development Authority ,Vasco Da Gama Goa.

AND WHEREAS the terms and conditions of sale have been mutually discussed and agreed upon by the parties to

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this agreement and desire to reduce the same in writing for future guidance.

NOW THEREFORE THIS AGREEMENT  
WITNESSETH AS FOLLOWS:

1. That the OWNERS have agree to sell and the DEVELOPER CUM PURCHASER have agreed to purchase all that the said plot more particularly described in schedule III and IV thereto free from all encumbrance.
2. That in consideration of the said plot totally admeasuring an area of 1672 sq mts described in schedule III & IV the DEVELOPER CUM PURCHASER shall construct a multistoried building and in exchange shall pay an amount of Rs 60,00,000/- (Rupees Sixty Lakhs Only) of which an amount of Rs 39,00,000/- (Rupees Thirty Nine lakhs Only ) is paid vide cheque bearing no 028453 dated 4/8/2021 drawn on The South Indian Bank Limited, Vasco branch ,an amount of Rs 6,00,000/- (Rupees Six Lakhs Only) is paid towards TDS and the remaining amount of Rs 15,00,000/- (Rupees Fifteen Lakhs Only) shall be paid upon execution of this agreement and shall absolutely free of cost, shall construct and handover being 9 flats having a total super built up area of 518 sq mts in the proposed building to be constructed in the said plots .The following are the details of the 9 flats .



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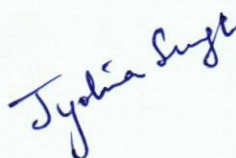
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- a. A- GF2 having a super built up area of 52 sq mts on the ground floor in block A
- b. A- GF5 having a super built up area of 53 sq mts on the ground floor in block A
- c. A- FF4 having a super built up area of 65 sq mts on the First floor in block A
- d. A- GF8 having a super built up area of 54 sq mts on the ground floor in block A
- e. A- GF9 having a super built up area of 54sq mts on the ground floor in block A
- f. B- GF2 having a super built up area of 52 sq mts on the ground floor in block B
- g. B- GF6 having a super built up area of 52 sq mts on the ground floor in block B
- h. B- FF3 having a super built up area of 81 sq mts(with open terrace) on the First floor in block B
- i. B- GF8 having a super built up area of 55 sq mts on the ground floor in block B

THUS THE OWNERS & THE DEVELOPER CUM PURCHASER HEREBY COVENANT AS FOLLOWS:

1. From today the DEVELOPER CUM PURCHASER shall commence and complete the developmental works and construction of a multi-storied Residential building in the said plot belonging to the OWNERS, at DEVELOPER CUM PURCHASER own expenses and responsibility in accordance with laws and regulations .







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2. The DEVELOPER CUM PURCHASER is expected to complete the construction of the said buildings on or before 18 months from the day of signing of this agreement in case DEVELOPER CUM PURCHASER fails to complete the construction within the stipulated period for any reason than the time for completion of building shall be extended by another 6 months at the request of DEVELOPER CUM PURCHASER which excludes any delay on account due to "force majeure" and Court/Government orders attributable directly to the OWNERS and other delays like non-availability of building material or circumstances beyond control.
3. The Plans, drawings and other specification of the buildings to be constructed in the said plot, shall be as per design and specification of the Owner . The DEVELOPER CUM PURCHASER shall be free to revise the said plan from time to time in the manner he deems fit and proper, provided that such revision are according to the laws and regulations and duly sanctioned by concerned authorities and same shall not change the location and area of the premises to be allotted to the Owners.
4. The OWNERS hereby deliver today vacant and peaceful and exclusive possession of the said plot to the DEVELOPER CUM PURCHASER and the DEVELOPER CUM PURCHASER may at any time enter upon and start the construction of the building at his own costs and from today the said plot shall be in exclusive possession of the DEVELOPER CUM PURCHASER and the




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*Jyoti Singh*

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OWNERS shall not in any way interfere with the possession of the DEVELOPER CUM PURCHASER nor they shall in any way obstruct or hinder the construction of the building or any part thereof. It is further agreed by and between the parties hereto that the OWNERS shall extend all necessary and required co-operations to the DEVELOPER CUM PURCHASER.

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5. The DEVELOPER CUM PURCHASER shall remain liable to and shall indemnify the OWNERS in respect of the all causes of action, claims, damages, compensation or costs charges and expenses arising out of any accident or injury sustained by the OWNERS or any member of the family or guest by any workmen or other person, whether in the employment of the Contractor or not while in or upon the said works or the site of the same arising out of any act, default or negligence, error in judgement on his part or on the part of his servant and agents
  6. The OWNERS hereby give their no objection to the intending purchaser for the purpose of obtaining loans from banks and other financial institutions for purchasing the flats and commercial premises and the DEVELOPER CUM PURCHASER and his prospective customers are hereby permitted to mortgage/charge create lien over their flats / garages / premises along with the corresponding proportionate undivided share in the said plot, provided that the OWNERS in no manner whatsoever shall be liable.

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7. The DEVELOPER CUM PURCHASER shall be free to sell any or all the dwelling units, garages, etc. to be constructed in the said plot, except the said 9 flats to any person/s or party or parties of his own choice and upon such terms and conditions as the DEVELOPER CUM PURCHASER deems fit, and to appropriate the sale proceeds entirely for himself and accordingly the OWNERS hereby authorize, empower and shall have no objection whatsoever, for the DEVELOPER CUM PURCHASER to enter into agreement/s for sale with any person or persons of their own choice for the sale or disposal of the said premises or any parts thereof and/or constructed units thereon without any reference to the OWNERS and the OWNERS undertake and agree to join to such agreements or conveyance deed with the prospective purchaser/s of the DEVELOPER CUM PURCHASER for the sale, transfer and / or assign the aforesaid units constructed in the said plot or any parts thereof, upon the request from the DEVELOPER CUM PURCHASER in this regard.

8. The DEVELOPER CUM PURCHASER , his nominee/s and assign/s shall have no right, claim or demand of whatsoever nature to or against the OWNERS as soon as the OWNERS convey all their rights, titles and interest in respect of the aforesaid land in favour of the DEVELOPER CUM PURCHASER , his nominee or assignee. Likewise the OWNERS shall have no right, title, claim, demand or interest of whatsoever nature in to or against all flats, and other premises to be constructed in the said building by the DEVELOPER CUM PURCHASER or any parts thereof provided that the



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DEVELOPER CUM PURCHASER transfers 9 flats in the name of OWNERS.

9. It is submitted that the OWNERS shall furnish to the DEVELOPER CUM PURCHASER and/or its assignee/s or nominee/s all the requisites and/or documents of title concerning the said plot.

10. The DEVELOPER CUM PURCHASER shall not execute the sale deed / conveyance Deed based on the Power of attorney executed in favour of DEVELOPER CUM PURCHASER by the OWNERS until and unless the DEVELOPER CUM PURCHASER transfers 9 flats in the name of OWNERS as agreed .

11. Subject to the OWNERS obtaining possession of the said 9 flats as mutually agreed within the time stipulated hereunder or as per the terms enumerated in this agreement ,the OWNERS shall be bound to transfer ,assign sell and /or execute the necessary conveyance/sale deed of the respective units belonging to the DEVELOPER CUM PURCHASER unto and intheir favour or their nominees/assignees as the case may be without any cost,expenses to the OWNERS.

12. It has been expressly agreed by the parties hereto that the OWNERS shall sign,execute the final conveyance /sale deed of all such units in the said plot excluding the 9 flats allotted to the OWNERS only after the DEVELOPER CUM PURCHASER having handed over the physical possession of the all the said 9 flats in all respect



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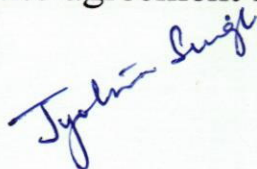
alongwith occupancy certificate of such units within the time stipulate herein above .

13. The specification of the said 9 flats constructed in the SAID PLOTS and in case the OWNERS require or desire any change, modification, alteration, addition, substitution or replacement in the specification/amenities of the said units being the said 9 flats , the DEVELOPER-CUM-PURCHASER shall carry on such change upon prior written request from the OWNERS and finalization of the additional cost shall be as mutually agreed between the OWNERS and the DEVELOPER-CUM-PURCHASER .

14. Within 30 days of the DEVELOPER-CUM-PURCHASER's offering possession of the said 9 flats alongwith Occupancy Certificate from the village panchayat , the OWNER shall take possession thereof after inspecting the same, after which the same shall be deemed to have been taken over by the OWNERS.

15. The OWNERS shall sign or execute any papers or documents and do all other things and matters as may be required by the DEVELOPER CUM PURCHASER for the sale and/or conveyance of the said units constructed in the said plot, and for any other legal purpose that may be required from time to time.

16. The DEVELOPER-CUM-PURCHASER shall be free to enter into agreement for sale of the units



constructed in the SAID PLOTS excluding the 9 flats to any person/s or party or parties of his own choice and upon such terms and conditions as the DEVELOPER-CUM-PURCHASER deems fit, at the entire discretion and to appropriate the sale proceeds entirely for themselves and accordingly the OWNER hereby authorise, empower and clothe the DEVELOPER-CUM-PURCHASER in this behalf and shall have no objection whatsoever for the DEVELOPER-CUM-PURCHASER to enter into any type of agreement/s, contracts with person or persons of their own choice for the sale or disposal of the constructed units therein excluding SAID OWNERS PREMISES but however the DEVELOPER-CUM-PURCHASER shall be bound to follow the terms of this agreement, which shall be strictly binding.



17. The DEVELOPER-CUM-PURCHASER shall not sell, transfer, assign or part with his interest under or benefit of the Agreement nor shall reconstitute the partnership firm and any such transfer/reconstitution without such consent in writing of the OWNERS which shall stand invalid and shall be termed as breach and not binding on the OWNERS.

18. a) The OWNERS alongwith the DEVELOPER-CUM-PURCHASER shall mutually decide whether to form a Co-operative Society, a Limited Company, Association of Persons or any other entity (hereinafter referred to as the 'ENTITY') for the purpose of owning the units

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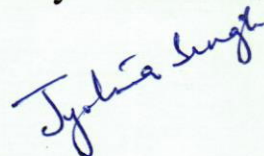
and/or maintenance of the common benefits, privileges in the SAID PLOTS.

b) Whenever such decisions are taken all the purchasers of the units including to the corresponding SAID OWNERS PREMISES and their assignee/nominee shall be bound to sign all forms, application, deeds and other documents as may be required for the formation of the ENTITY as the case may be and that respective buyers/owners (including assignees/nominees) of such units in the SAID PLOTS shall be governed by and shall observe and comply with all the bye-laws, rules and regulations that may be laid down by the ENTITY from time to time and shall also governed by the laws which may be applicable to the ENTITY.

c) All cost, charges, expenses including stamp duty registration charges and any other expense in connection with preparation, execution and registration of the Deed/Deeds of the conveyance or for the formation of the ENTITY shall be solely borne by the DEVELOPER-CUM-PURCHASER or their assignee/nominee only without any cost/expenses to the OWNERS

19. In the event of any case filed by the OWNERS or their legal heirs or by any other person claiming a right in the said plot owing to which the DEVELOPER CUM PURCHASER is unable to complete the construction in he stipulated time period due to such cases filed ,the DEVELOPER CUM PURCHASER shall not be liable for the delay caused in completing the

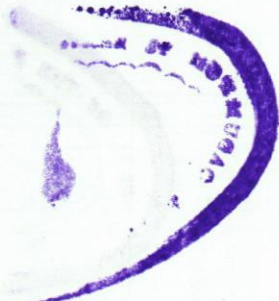







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project .The OWNERS shall settle such cases filed by the third parties claiming right to the said plot if any .In case the OWNERS are unable to settle the cases than the DEVELOPER CUM PURCHASER shall be entitle to claim damages from the OWNERS.



20. The DEVELOPER CUM PURCHASER hereby indemnify the OWNERS of any or all claims, compensation etc in respect of any injury or incident to artisan/workman or any other persons in the said plot whether in employment or not which includes such indemnification owing to any activity of development /construction undertaken in the said plot

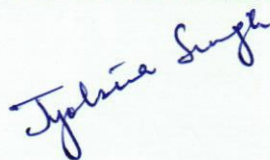
21. The name of the proposed project to be undertaken in the said plot shall be "SOLITUDE BLOCK A&B".

22. The OWNERS shall pay GST applicable on the 9 flats allotted to the OWNERS by the DEVELOPER CUM PURCHASER at the time of handing over of possession.

23. The OWNERS hereby covenant, confirm and have represented to the DEVELOPER with regard to the said plot that

a. The OWNERS' title to the said plot is clear, unencumbered, marketable and subsisting.







b. The OWNERS have not agreed to sell, transfer, assign, the said plot to any other person except the DEVELOPER CUM PURCHASER herein and there is no litigation or legal proceedings pending before any court or authorities in respect of said plot.

c. The said property is not subject to any notice or any notification or proceedings and there are no Mundkars and or any other persons claiming any right, title or interest of whatsoever nature in respect of the said plot.



24. The formalities of applying for construction licence from the village panchayat , Development permission from the Planning authority, Health approval, Electricity and water connection, PWD approval shall be of the DEVELOPER CUM PURCHASER and the requisite fees required to be paid shall be borne by the DEVELOPER CUM PURCHASER and the OWNERS shall fully cooperate in obtaining the requisite permissions .

25. All cost ,charges ,expenses including stamp duty registration charges and any other expense in connection with preparation, execution and registration of the Deed/deeds of the conveyance or for the formation of the ENTITY shall be solely borne by the DEVELOPER CUM PURCHASER or their assignee/nominee only without any cost/expenses to the OWNERS.

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26. It is declared and agreed that these presents shall not be treated as a conveyance or demise or transfer of any right or title or interest in the said plot to the DEVELOPER CUM PURCHASER excepting the right to develop and or construct multi-storied building and these presents shall be treated only as a license in favour of the DEVELOPER to do all acts, things and deeds expressly provided herein and contained in the Power of Attorney executed in favour of the Developer by the owner.
27. The obligations under this agreement shall be enforceable as an action for specific performance of rights, and in no other manner. Time is the essence of the contract and in the event the DEVELOPER CUM PURCHASER fails to hand over the 9 flats to the OWNERS then time shall be reasonably extended by the OWNERS . It is further agreed by and between the parties that only the obligations under this agreement shall be specifically enforced.
28. At the desire of the OWNERS, all disputes of this agreement shall be subject to the jurisdiction of the Vasco court only.
29. The Advocate of the DEVELOPER CUM PURCHASER shall prepare and draw all the Deeds and Documents to be executed in pursuance of this Agreement including a Deed of Exchange if so required.
30. Any delay or indulgence by the DEVELOPER CUM PURCHASER in forcing the terms of this

Agreement or any for bearing or giving of time to OWNERS shall not be treated as waiver on the part of the DEVELOPER CUM PURCHASER for any breach or non-compliance of the terms and conditions of the Agreement by the OWNERS nor shall, it in any manner prejudice the rights of the DEVELOPER CUM PURCHASER .



31. The Owner has executed Irrevocable Power of attorney infavour of DEVELOPER CUM PURCHASER inorder to sell the flat to be constructed on the said plot and to obtain requisite permission from the competent authority.
32. Any delay or indulgence by the OWNERS in forcing the terms of this Agreement or any for bearing or giving of time to the DEVELOPER CUM PURCHASER shall not be treated as waiver on the part of the Owner for any breach or non-compliance of the terms and conditions of the Agreement by the DEVELOPER CUM PURCHASER nor shall, it in any manner prejudice the rights of the Owner.
33. The Possession of the said plot is handed over to the DEVELOPER CUM PURCHASER by the OWNERS on the day of signing of this agreement .
34. The Deed of sale /Agreement for sale shall be executed by the DEVELOPER CUM PURCHASER in favour of OWNERS inrespect of 9 flats that are been allotted to the OWNERS upon completion of the building.

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*Jyoti Singh*

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SCHEDULE I

ALL THAT PROPERTY "TERRANO OITERA SEM DENOMICAO " OR "AFRAMENTO" ,situated at Dabolim village within the jurisdiction of Village Panchayat of Chicalim Taluka and Sub District of Mormugao District of South Goa ,State of Goa described partially under no 37854 in the Land Registration office of Salcete and as whole surveyed under survey no 61 sub division 1 of Dabolim village totally admeasuring 118197 sq mts and bounded as under:

On the North : by the property under survey no 62 and 60/2 originally identified as "AFORAMENTO"  
on the South : by the property under survey no 171 and 172 of Sancoale Village,  
on the East : by the property under survey no 173 of Sancoale village ,  
on the West: by the property under survey no 171 of Sancoale village

SCHEDULE II

ALL THAT PROPERTY admeasuring 67797 sq mts consisting of one plot identified as Plot N surveyed under survey no 61 sub division 1-BA of the village of Dabolim admeasuring an 8400 sq mts and other big plot 0-1 to 0-50 surveyed under survey no 61 sub division 1-A to 1-Z and 1-AA to 1-AZ of the village of Dabolim admeasuring an area of about 59397 sq mts

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*Jyotima Singh*

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being a part and parcel of the property described in Schedule I hereinabove and bounded as under:

On the North : by the plot identified under M surveyed under no 61/1-BB of Dabolim village  
on the South : by the property under survey no 171 and 172 of Sancoale Village,  
on the East : by proposed ODP road and the property under survey no 173 of Sancoale village ,  
on the West: by the property under survey no 62 of Dabolim village



### SCHEDULE III

ALL THAT PROPERTY admeasuring 865 sq mts surveyed under survey no 61 sub division 1-D of Dabolim village being a part and parcel of the property described in Schedule II hereinabove and bounded as under:

on the North : survey no 61 sub division 1 of Dabolim village  
on the South : by village Sancoale village  
on the East : survey no 61 sub division 1-E of Dabolim village  
on the West: survey no 61 sub division 1-F of Dabolim village

### SCHEDULE IV

ALL THAT PROPERTY admeasuring 807sq mts surveyed under survey no 61 sub division 1-E of Dabolim village being a part and parcel of the property

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described in Schedule II hereinabove and bounded as under:

on the North : survey no 61 sub division 1 of Dabolim village

on the South : by village Sancoale village

on the East : survey no 61 sub division 1-F of Dabolim village

on the West: survey no 61 sub division 1-D of Dabolim village

### **SCHEDULE- V**


Building Specification and Amenities.

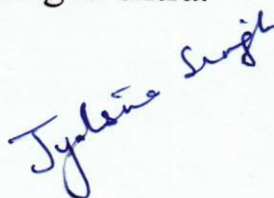
#### STRUCTURE:

RCC Structure as per approved design of competent authority, external wall of laterite/bricks masonry and internal walls of laterite/bricks masonry/light weight cement blocks.

#### FLOORING:

All rooms shall have flooring in Vitrified tiles with 3 skirting all along the walls. Bath Room/Toilet block will have Ceramic Flooring and Dado of bathroom will be with glazed tiles full height, shades and colours shall be as per the availability of stock. Any Specific colour, shades or sizes, will be charged extra.







### WALL FINISH:

Wall ready with Neeru finish, Lambi and two coats of oil bounded distemper for internal walls, Weather shield or equivalent paint for external walls.

### DOORS & WINDOWS:

The Main door frame and all bedroom/kitchen door frames of matti/sal wood/FRB or of cement door frames. Main door will be of flush with veneer finish on both sides. All internal doors will be of flush doors with Veneer finish or sunmica finish on both sides. Windows shall be high quality powder coated aluminum sliding type windows.

### KITCHEN

Granite topped Kitchen Platform with stainless steel sink and 2 ft height ceramic tile dado above granite platform.

### ELECTRICALS

The Installation will be of copper wires through concealed wiring. Hall will be having 2 light points, 1 fan points, one 3 pin 5 amps point, one Tv Cable Point, and one 3 pin 5 amps point on the switch board. Bedroom will have two light points, one fan point, one plug on switch board, 1 Ac point, Kitchen will have 1 light points, one fan point, one 3 pin 5 amps plug point on switch board. There will be

*[Handwritten signature]*

*Jyotsna Singh*

*[Handwritten signature]*



: 25 :

one point wherever there is veranda, in lobby and WC/toilet block will have one point near the entrance door. Prospective PURCHASERS will have to fit all electrical fixtures.

### TOILETS

Toilets shall be provided with wash basin and EWC Pan with Cp Fittings such as hot and cold mixture with shower, with one short body bibcock with health faucet.

### STAIRCASE & PASSAGE:

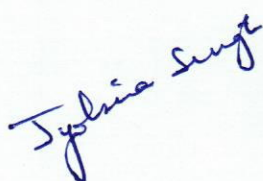
Staircase, landings and common passage will have flooring of ceramic tiles and the steps will be of kota.

### WATER SUPPLY :

A common RCC storage water tank will be provided above the staircase of sufficient capacity and a common water sump at the ground level for building.

Note: This Agreement's stamp paper and registration charges shall be borne by the PURCHASERS.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seals to these presents in the presence of two witnesses on the day, year and place first hereinabove written.



SIGNED, SEALED & DELIVERED  
By the within named OWNER NO 1  
Shri Davinder Singh



*Davinder Singh*

L.H.F.I s

1.



2.



3.



4.



5.

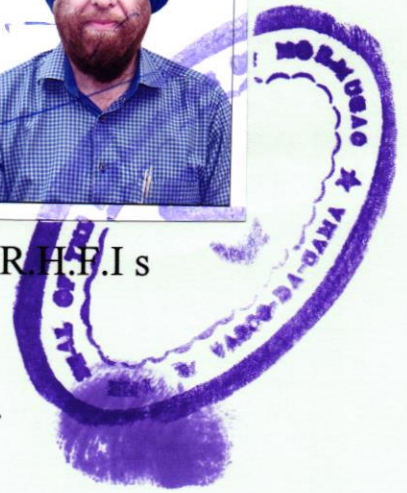


*Davinder Singh*

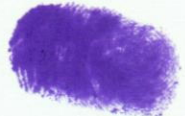
*Davinder Singh*

R.H.F.I s

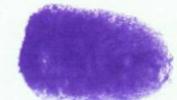
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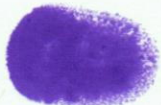
2.



3.



4.



5.



*Davinder Singh*



SIGNED, SEALED & DELIVERED  
By the within named OWNER NO 2  
Smt Jyotsna Singh



*Jyotsna Singh*

*Jyotsna Singh*



L.H.F.I s

R.H.F.I s



*[Signature]*

*Jyotsna Singh*

*[Signature]*

SIGNED, SEALED & DELIVERED  
By the within named Developer  
cum Purchaser  
Shri Kamla Prasad Yadav



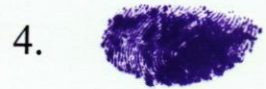
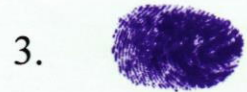
L.H.F.I s



*Jyotima Singh*



R.H.F.I s



: 29 :

WITNESSES

1. Mr. Rajesh Bandivadekar 

2. Shivaji Kurade 





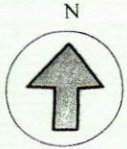






**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**PANAJI - GOA**

Inward No: 9198

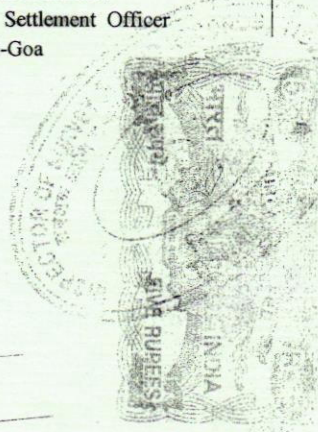
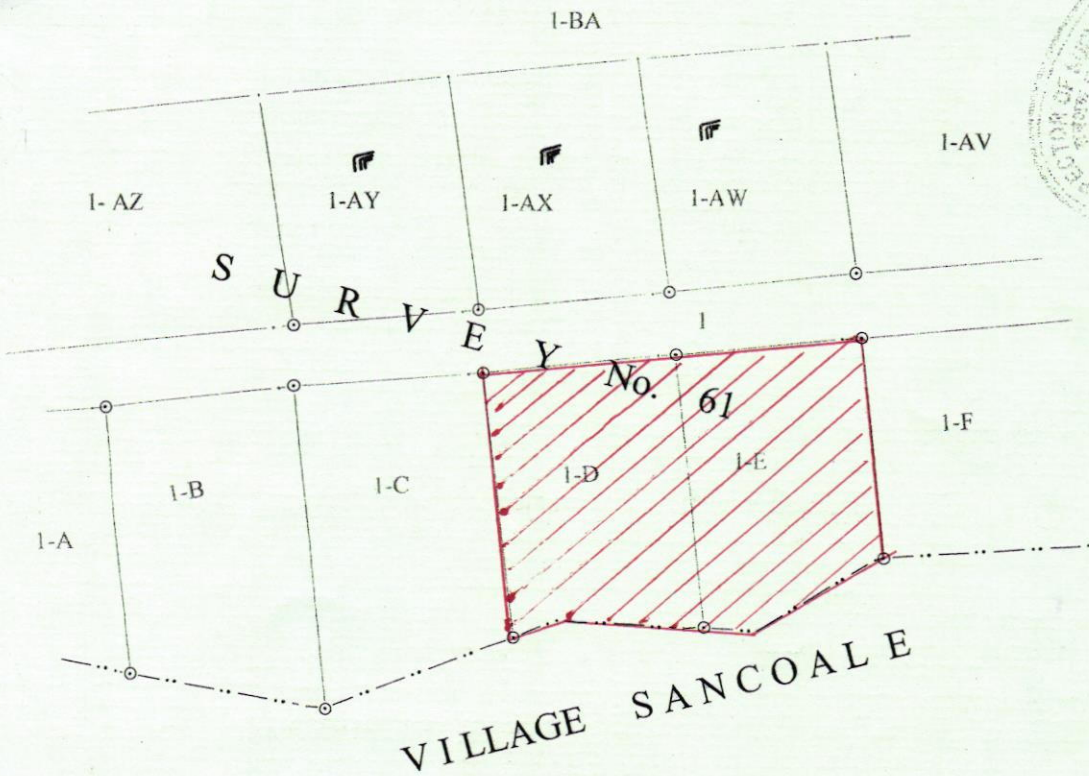


Plan Showing plots situated at  
 Village : DABOLIM  
 Taluka : MORMUGAO  
 Survey No./Subdivision No. : 61/ 1-AY, 1-AX, 1-AW, 1-B, 1-C, 1-D & 1-E  
 Scale : 1 :1000



*Anisha*

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



*Swetal V. Narvekar*

Generated By : Swetal V. Narvekar (F.S)  
 On : 12-10-2017

*Dilip M. Tamoskar*  
 12/10/2017

Compared By: Dilip M. Tamoskar ( D'Man Gr.1 )

*Panaji*  
*Tyohira Sugi*  
*V.*



## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 04-Aug-2021 10:24:49 am

Document Serial Number :- 2021-MOR-1164

Presented at 10:17:36 am on 04-Aug-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	174000
2	Registration Fee	180000
3	Processing Fee	1080
<b>Total</b>		<b>355080</b>

Stamp Duty Required :174000/-




Stamp Duty Paid : 174000/-

#### Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KAMLA PRASAD YADAV , Father Name:JAGANNATH YADAV, Age: 40, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - H.no. 148, Alto Dabolim, Dabolim, Goa, Address2 PAN No.: [REDACTED]			







#### Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DAVINDER SINGH , Father Name:AGYA SINGH, Age: 64, Marital Status: Married , Gender:Male, Occupation: Business, A-257, New friends colony, New Delhi, PAN No.: [REDACTED]			
2	JYOTSNA SINGH , Father Name:NARINDER SINGH CHUGH, Age: 60, Marital Status: Married , Gender:Female, Occupation: Service, A-257, New friends colony, New Delhi, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	<b>KAMLA PRASAD YADAV</b> , Father Name: <b>JAGANNATH YADAV</b> , Age: 40, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Business, H.no. 148, Alto Dabolim, Dabolim, Goa, <b>PAN No.:</b> [REDACTED]			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: <b>RAJESH VISHWANATH BANDIVADEKAR</b> , Age: 35, DOB: , Mobile: [REDACTED], Email: , Occupation: <b>Service</b> , <b>Marital status :</b> Married , Address: 403802, Vasco Da Gama, Mormugao, South Goa, Goa			
2	Name: <b>KUNAL J VANJANI</b> , Age: 35, DOB: , Mobile: [REDACTED], Email: , Occupation: <b>Service</b> , <b>Marital status :</b> Married , Address: 403802, Vasco Da Gama, Mormugao, South Goa, Goa			



Sub Registrar  
MORMUGAO

Document Serial Number :- 2021-MOR-1164



Document Serial No:-2021-MOR-1164

Book :- 1 Document  
Registration Number :- **MOR-1-1118-2021**  
Date : 04-Aug-2021

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

*MS*  
**SUB-REGISTRAR  
MORMUGAO**

