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JOINT DEVELOPMENT AGREEMENT



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JOINT DEVELOPMENT AGREEMENT



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Sri Lanka Telecom Ltd
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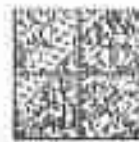
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JOINT DEVELOPMENT AGREEMENT



Form 701
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Citizens Infrastructure
For ESOP/IO Project
Part 1 of 2



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JOINT DEVELOPMENT AGREEMENT



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JOINT DEVELOPMENT AGREEMENT



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JOINT DEVELOPMENT AGREEMENT



THIS JOINT DEVELOPMENT AGREEMENT IS MADE AND
EXECUTED AT MAPUSA ON THIS 14th DAY OF MARCH IN
THE YEAR 2023.

BETWEEN

M/S PRIPARTH DEVELOPERS LLP, holding pan card no
having registered office at, 503, Rose Flower Valley,
Wanawadi, Pune- 411040, email;

herein represented by its Partner MR. DINESH VASUDEV
CHHUTANI, S/o Shri. Vasudev Chhutani, aged 49 years, Married,
Businessman, R/o: Flat No. 503, Rose Building, Flower Valley,
Wanawadi, Pune 411040, Holding Pan Card NO. Indian

National vide resolution dated 21st Dec 2022 (hereinafter referred to as
the "Owner", which expression shall unless it be repugnant to the
context or meaning thereof be deemed to mean and include its
authorized / designated partners, attorneys, representatives, successors
in title and permitted assigns);

AND

KISHORE INFRASTRUCTURES PVT LTD, holding pan card
having its registered address at D. No: 3-64/A, 3rd
Floor, Qube Building, Opp: Madhapur Police Station Road, Kavuri
Hills, Madhapur, Hyderabad - 500 033, Telangana State, email:
represented by its

Director MR VENKATA SATYA KISHORE RAJU GADIRAJU,
S/o Krishnam Raju Gadiraju, Aged 54 years, holding pan card
R/o: 8-2-547/1/2/B, Idea Heavens, Flat No 402, Road
No.7, Banjara Hills, Near E Seva, Khairatabad, Hyderabad, Telangana
- 500034 Indian National vide Resolution dated 4th March 2023
(hereinafter referred to as the "Developer", which expression shall
unless it be repugnant to the context or meaning thereof be deemed to
mean and include its directors, attorneys, representatives, successors in
title and permitted assigns);



(The Owner and the Developer hereinafter jointly referred as "The Parties".)

All Parties are Indian Nationals.

WHEREAS Mr. DINESH VASUDEV CHHUTANI is being represented in this deed by his power of attorney holder Mr. Haashkumar Takrani, Son of Shri Amarjeet Takrani, 39 Years of Age, Married, Service, Indian national, holding PAN card no

Aadhaar Card No: resident of A3-701, Kumar Princetown, Survey No 9, NIBM Undri Road, Pune - 411028, Maharashtra by virtue of the Power of Attorney dated 09/09/2018, executed before the joint sub-registrar of assurances at District Pune, Maharashtra under registration no HVL21-16274-2018 for the purpose of admission of this Deed before the Sub-Registrar of Bardez.

WHEREAS, the Owner has purchased the piece/s and parcel/s of land from its erstwhile owners and possessors under the Sale Deeds mentioned hereinbelow:

A. The Owners had become lawful owner of the property described under Schedule I and I-A under survey no. 193/13 admeasuring an area of 1,470 Sq Mtrs vide Deed of Sale dated 19th May, 2022 having Registration BRZ-1-2293-2022.

AND

B. The Property described under Schedule II under survey no. 191/1 admeasuring an area of 5,763.56 sq mtrs. and Schedule III under survey no. 193/14 admeasuring an area of 1,204.28 sq mtrs. both vide Deed of Sale dated 14th October, 2022 having Registration BRZ-1-4485-2022.



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AND WHEREAS, from and out of the entire land area acquired by way of the aforementioned sale deeds an area admeasuring approximately 8437.84 Sq. Mtrs. belonging the Owner more particularly detailed in the Schedules of Property/ies written hereunder is intended by the Owner to be developed in accordance with sanctioned building plans and necessary permits.

AND WHEREAS the portion of 8437.84 Sq.mtrs. of the Owner as shown in the plan in Annexure B shall be referred to hereinafter as the "JOINT DEVELOPMENT PROPERTY" the same being the primary subject matter of these presents. In this regard it is clarified herein that the said plan bears mention of a property bearing Survey No.193/3-A (Part) which is shown as admeasuring 302.16 sq. mtrs. [having Commercial (C2) Zone] and the same is categorically not forming part of the JOINT DEVELOPMENT PROPERTY and is as such not a subject matter of these presents. Any and all mention of said Survey No.193/3-A (Part) admeasuring 302.16 sq. mtrs. in this document and its annexures is to be expunged from the scope and ambit of the JOINT DEVELOPMENT PROPERTY.

AND WHEREAS, the Developer herein has approached the Owner with an offer that the land area belonging the Owner i.e. the JOINT DEVELOPMENT PROPERTY be developed jointly so as to develop residential apartment / flats / units thereupon which may give better commercial & economic returns to both of them. The Developer has offered to give a revenue share to the Owner from the gross sale proceeds of the residential units (in the manner as detailed in the body of these presents) of the entire project which the parties intend to develop/construct on Joint Development Property. The aforesaid offer of the Developer was considered by the Owner and they have



accordingly accepted the offer subject to the terms and conditions hereinafter contained.

AND WHEREAS the Owner is/are in exclusive possession of the Joint Development Property, and as such its title to the same is clear and marketable which are described under Schedules herein below.

AND WHEREAS the Owner and the Developer on a one to one basis, hereto have, in their mutual interest agreed to jointly develop the Project Land/ Joint Development Property, for an arrangement to share revenue i.e. sale proceeds of the residential units & other saleable area of the building/s to be constructed on the JOINT DEVELOPMENT PROPERTY. Therefore, the parties hereto are desirous to do joint development of the same on a principal-to-principal basis.

AND WHEREAS the Developer agrees to develop the entire JOINT DEVELOPMENT PROPERTY by constructing multistoried buildings after all necessary permissions have been obtained and subject to terms and conditions agreed between the parties for the development of the JOINT DEVELOPMENT PROPERTY and further decided to demarcate their roles, responsibilities and liabilities under this Joint Development Agreement under these presents as hereinafter contained.

NOW THEREFORE THIS JOINT DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

- 1) The above mentioned recitals shall be deemed to be an integral part of this Joint Development Agreement.





2) The Parties to these presents warrant and undertake that this agreement in no way whatsoever creates a partnership between them nor is it a construction contract nor does a principal and agent relationship develop between the parties by way of entering into these presents. The parties hereto have joined their hands for the development of the JOINT DEVELOPMENT PROPERTY whereby the responsibility of the development is acknowledged by the Developer and the Owner on its part will put up the JOINT DEVELOPMENT PROPERTY for development and shall keep the title of the JOINT DEVELOPMENT PROPERTY free from any and all encumbrances or defects. The Owner is entitled to receive revenue share as per the mechanism detailed hereunder of the gross sale proceeds of entire residential units and other saleable areas, rights and open space/spaces to be developed on the JOINT DEVELOPMENT PROPERTY.

3) Parties to this Joint Development Agreement have thus come together for the purpose of joint development of a Residential Project on the JOINT DEVELOPMENT PROPERTY with a view to exploit the commercial potential of the same and for sharing of sale proceeds on principal to principal basis as agreed in these present. It is hereby further clarified that the parties herein are entering into this agreement are for carrying on business independently and as such it not a contract of provision of services to any party and none of the covenants of this agreement be interpreted to mean as contract of service. In this regard it is pertinent to note that:

A) The Developer shall alone undertake the development work and put up the Project thereon either by itself or through competent contractors or, appoint sub-contractors as it may deem fit and proper. The Developer alone is entitled to call for tender or adopt any other



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method for the purposes of selection of contractors or agents, employees, etc., required for development or other purposes covered by this Development Agreement. The Developer is entitled to engage architects, engineers, contractors and others as it deems fit for execution of the development work;

B) Each Party shall do all such acts, deeds and things as may be necessary and co-operate with others for peaceful possession and enjoyment of the Developed Area allotted and allocated to the respective Parties;

C) Both Parties to this Development Agreement agree and undertake to each other to act bona fide and in a reasonable manner in the exercise of their respective rights under the terms of this Development Agreement;

D) The Owner herein and the Developer shall enjoy their respective shares absolutely with all powers of possession, enjoyment and alienation without hindrance from anybody whatsoever;

E) Each Party is entitled to deal with its share as its absolute estate and is entitled to all income, gains, capital appreciation and benefits of all kinds accruing or arising from or in relation thereto, subject to the conditions mentioned in this Joint Development Agreement;

F) On delivery of the Project as a whole as has been agreed to herein in accordance with the terms hereof and obtaining the Occupancy Certificate, the Developer shall stand discharged and relieved of all its obligations towards the Owner, after completion of all Post Occupancy Certificate works like transformer, PWD, water connections, STP other basic infra works as per norms and statutory obligations applicable in this regard.



4. **MAINTENANCE OF THE PROJECT:**

The Developer shall be solely and exclusively entitled to either by itself or through its nominees, agents, agencies, etc., maintain the entire, or any part of the Project, including the Owner's share, and the Owner shall pay its/their share of the cost of such maintenance. Furthermore;

A) The Owner and Developer or their nominee/s or purchasers shall become member/s of the Association / Society, by whatsoever name it is called, for the purpose of common administration and maintenance of the Project. The Owners or their nominee/s or purchasers shall be liable to contribute and/or meet the expenses regularly for maintaining the Project mentioned supra as stipulated by such Association / Society from time to time and also shall be bound by the rules, regulations and by-laws of the Association/Society which the parties will formulate in a mutually agreeable manner;

B) A corpus fund, as may be duly fixed by the Developer, for the entire Project shall be floated and paid by the purchasers or the retainers of the Developed Areas at the time of delivery of the possession thereof, and such fund shall initially be held by the Developer in a separate account and subsequently by the Association/Society of the owners of Developed Areas in the Project after its formation. The interest earned and generated on the corpus fund shall be utilized to meet capital expenses to be incurred for repairs and replacement of the major items and if at any point of time, such interest generated or earned on the corpus fund is not sufficient to meet such expenditure, the residue/deficit required shall be contributed by all the owners/occupants of the Developed Area in the Project in the same proportion in which they contribute the monthly maintenance;



C) Apart from the said corpus fund, the purchasers or retainers or the occupants of the Developed Areas in the Project, as the case may be, shall pay proportionate regular monthly maintenance charges to the Association / Society formed by the owners of the Developed Areas in the Project to meet the expenses for day to day maintenance of the Project as per professional facility maintenance agency.

5) **DEFINITIONS:** Unless the contrary intention appears, the below mentioned terms shall have the meaning described herein below;

A) **"Agreement"** shall mean this joint development agreement and all its Schedules and Annexure/s attached hereto or incorporated herein by reference, as may be amended or supplemented by the Parties in writing from time to time;

B) **"Allottees" or "Purchasers"** shall mean and refer to the allottee in relation to a real estate project, means the person to whom an apartment or building, as the case may be, has been allotted, sold (whether as freehold or leasehold) or otherwise transferred by the promoter, and includes the person who subsequently acquires the said allotment through sale, transfer or otherwise but does not include a person to whom such, apartment or building, as the case may be, is given on rent;

C) **"Applicable Law"** shall mean all applicable laws, bye-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees, including RERA, foreign direct investment policies, rules and regulations and other requirements or official directive of any Governmental Authority or person acting under the authority of any Governmental Authority



and/ or of any statutory authority / body / tribunal in India, having a bearing on this Joint Development Agreement;

D) **"Approvals"** shall mean permissions, no objection certificates, clearances, permits, building sanction plans, sanctions, exemptions and other approvals including but not limited, change of beneficial interest approval, approval from local competent authority, Airports Authority of India, Local Military / Naval Authority, concerned Pollution Control Board, Ministry of Environment & Forest, concerned Fire departments, Mining, Forest, Indian Green Building Council, Irrigation Department, Public Works Department, Indian Railways, Municipal Corporation, Zilla Parishad, Gram Panchayat, Ground water clearance, Goa RERA, Urban Development Authority approvals, Town and Country Planning, health NOC, local bodies, building plan sanction/ approval, occupation certificate, completion certificate etc., required from any Governmental Authority (Central/ State/Local/Municipal/Panchayat etc.) or from any other person, as the case may be, for the acquisition, construction, development, ownership, occupancy, operation, management, leasing, disposal, transfer of or creation of third party interest and shall include without limitation all approvals relating to or after sanction of layout plans, building sanctioned plans, environment permits, permissions required for cutting of trees, drawing of water, height, commencement certificates and the occupation certificates required in relation to the construction, development occupation and sale of any units in the Residential Project to be constructed upon the JOINT DEVELOPMENT PROPERTY land;

E) **"Effective Date"** shall mean the date of execution of this Joint Development Agreement;



F) "Encumbrance" shall mean any disputes, litigation, threatened litigation, easement rights, any kind of attachment (including that of any court, Income Tax Department or any other departments of any Governmental Authority or of any other person or entity), acquisition, requisition, impediment, restriction of use, lien, court injunction, claims, partition, unauthorized occupancy, any other legal impediment, title defect, restriction or limitation of any nature on the JOINT DEVELOPMENT PROPERTY;

G) "Force Majeure" shall mean and include an event as preventing the Developer and/or Land Owner from performing any or all of its obligations under this Development Agreement, which arises from or is attributable to any of the below events:

- i) Act of God i.e. fire, drought, flood, earthquake, epidemics, natural disasters, pandemics and resulting lockdowns if mandated by government etc.;
- ii) Explosions or accidents, act of terrorism;
- iii) War and hostilities of war, riots, bandh, or civil commotion;

H) "Goa RERA" shall mean the Goa Real Estate (Regulation and Development) Rules, 2017 and notifications, regulations promulgated there under, as may be notified by the Government of Goa and which may be applicable to the JOINT DEVELOPMENT PROPERTY development contemplated herein;

I) "Land Owner Retained Units" shall mean the units identified by Owner as its share at any point in time during the subsistence of this agreement so that the Developer can then as per Owners' directives designate and earmark in writing the area which will be retained by the Owner in the constructed premises;



J) **"Developer retained units "** shall mean those Units under the sole control of Developer clearly differentiated from those of the Land Owner Retained Units, either for retaining them or renting them, after OC's are obtained, which are under and part, or share of percentage of receivables by Developer herein;

K) **"Saleable Area"** includes Carpet Area plus veranda/balcony/terrace area which are exclusively meant for the Allottee plus the proportionate share of Common Areas and any other area as agreed between the Promoter and Allottee in the agreement of sale for which a proportionate cost has been collected from the Allottees";

L) **"Completion"**: The said Completion of the Project as a whole shall mean and include all civil works including the building(s), Landscaping, electrical works, sanitary and plumbing works, sewerage and all other common amenities as listed in the Annexure A hereto along with permanent connection for electricity and water and sewerage etc., as defined in Goa-RERA norms, coupled with the architects certificate issued by both the parties to these presents;

M) **"Gross Sales Amount "** shall mean the total sales proceeds (for constructed unit/s as well as applicable parking and saleable ancillaries which can be sold as a complete package to purchaser/end user/ Allottees in accordance with RERA mandates) received in full or part instalments from the purchaser/end user/ Allottees which includes the GST paid by the said purchaser/end user/ Allottees without the deduction of any sales agency brokerage;

N) **"Net Sales Amount"** shall mean the sales proceeds (for constructed unit/s as well as applicable parking and saleable ancillaries which can be sold as a complete package to purchaser/end user/



Allottees in accordance with RERA mandates) in which the GST is paid by the purchaser/end user/ Allottees either in full or part instalment or any other type of statutory tax (such as TDS) that is deducted and brokerage of sales agency is to be deducted therefore the balance residual amount, is referred to as the net sales proceeds which shall be shared as per prescribed ratio in this said JV Agreement. The overall responsibility of ensuring that the refund / credit of such statutory deductions as contemplated herein above (in this clause) in proportion to Owners' share duly unto to the Owner shall always vest with the Developer;



O) **"Basic Infrastructure Amount"** shall mean the amount charged and collected from the purchaser / end user / Allottees for infrastructure works including but not limited to Transformer, Electrical Meter, Water Pumps, PWD water connection etc.; the revenue so collected shall be accounted and credited in Developers' Bank Account. It is to be noted that if Owner retains any number units post OC or Pre-OC, then he would also contribute amounts as incurred on actual basis for electricity connection and water connection **only** and shall not be liable to pay for any other infrastructure costs;

P) **"Amenities & Facilities Amount"** shall mean the amount collected from the end user purchaser towards facilities like the Gym, Swimming Pool, Indoor Games, Club House, Generator etc., charged by the Developer to end use purchasers/ unit holders, Developer Retained Units and the accruing amount shall be accounted or credited to appropriate collection account and subsequently the Developer and Owner shall share the same as per their respective percentages agreed to in this document;



Q) **"Amount of Society"** shall mean the amount collected from end use purchasers, units retained by Owner as well as Developer, as advance maintenance of Five (5) years and fixed Corpus Fund per unit. This amount belongs to be formed society after the handover completion of all the phases of the Project and the said amount will finally be deposited in the maintenance Bank Account of the Society formed, and these amounts will be collected from end purchasers or Units holders at the time of registration of Final Conveyance Deed for their respective units.

6) In consideration of the foregoing and subject to the payment, performance and observance of the obligations, covenants and undertakings of the Developer as is set out herein, Owner hereby grants and the Developer hereby accepts the grant of development rights of the Schedule Property and authorize the Developer to develop the Schedule Property whereupon the Developer shall construct residential flats / units upon the present 8437.84 sq.mtrs plus balconies, staircases and common areas and in future as per revised sanctioned plans and in accordance with sharing ratios defined in detailed hereunder [hereinafter referred to as said "Complex"] in terms of already approved existing plans on the terms and conditions contained herein below by compliance with the applicable provisions of law and in accordance with the plans approved by the concerned Town Planning authority (hereinafter referred to as the said "Project" as a whole). The Developer is hereby authorized and shall be entitled to on execution hereof to;

A) Undertake the development of the Schedule Property in the manner as stated in this Agreement together with and the Marketing (in the manner as detailed herein below) and all related and incidental activities in this regard as recorded herein;



B) Undertake the development & construction of the complex; and bear and pay all the Project Costs so as to complete the entire endeavor in the manner as agreed to herein.

7) GRANT OF POSSESSION FOR DEVELOPMENT

Simultaneously with the execution of this Agreement, the Owner has given possession for the Developer to enter upon and remain at the Schedule Property inter alia for the purpose of discharge of all obligations & functions; and for enjoyment of all rights, entitlements and authorizations under this Agreement and such other and further deeds and documents as may be executed pursuant thereto. The Developer shall have right to enter upon, occupy and use the Schedule Property and to make at its costs, charges and expenses such investment, development and improvements therein as may be necessary and expedient to implement the Project in accordance with the provisions of this Agreement. Provided however that, nothing herein contained shall be construed as delivery of possession unto the Developer in part performance of any Agreement for Sale under Sec 53A of the Transfer of Property Act or under section 2(47) (v) of the Income Tax Act 1961. It is clarified that the right of entry into the Scheduled Property is granted for undertaking development and carrying out the agreed to obligations of the Developer under this Agreement.

8) The Developer shall execute/implement the Project upon the project land without bifurcating the JOINT DEVELOPMENT PROPERTY by treating the entire land under development as single piece of land. By virtue and in pursuance here of the Developer shall be entitled to construct the buildings containing residential flats / units thereupon and by sale / alienation of such residential flats / units / or



rights applicable thereto to any and all prospective purchasers thereof on "Ownership" basis under the provisions of the GOA Rera or any other applicable Act / Statute or in force which may be implemented/brought into force by state/central government. It will be duty of the Developer to comply with the provisions of such newly enforced Act (if any) and any and all currently applicable statutes. The Developer is entitled to enter into Agreements for Sale and ancillary documentation for conveyance of constructed units / premises subject to the Owner being the Confirming Party in all documentation with the prospective purchasers / end users for the sale of developed tenements, car parking and other facilities on the JOINT DEVELOPMENT PROPERTY to be developed and to appropriate the proceeds thereof in the ratio as has been agreed to by and between them. It is further agreed that in the Agreement for Sale / registered documentation for such developed tenements their respective Car Parking and other facilities it shall be pointed out that conveyance/documents of transfer in favour of a Body or Purchaser/s will be signed and executed by the Owner and the Developer jointly at all stages of development until final conveyance.

9) It is agreed between the parties that the Residential Project as a whole being developed on the project land/ JOINT DEVELOPMENT PROPERTY shall have nomenclature which shall be decided mutually. None of the parties will be entitled to change or modify the name of the Project as a whole without the unanimous written consent of each other.

10) ROLE/ RESPONSIBILITIES OF THE OWNER:

The Owner covenants and assures the Developer that-

A) Its title to the part of Owner's Land i.e. JOINT DEVELOPMENT PROPERTY (8437.84 Sq. Mtrs.) is free, clear and marketable and free



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from all encumbrances and that during the course of development its title will be kept unencumbered;

B) The proposed JOINT DEVELOPMENT PROPERTY has got its present zone changed to C2 zone Vide Ref. No: TPBZ/ZON/10964/CAL/TCP-2023/82 Dt: 23-01-2023 and hence its present FAR is 1.5, for which the developer shall soon give drawings from their appointed architects in 60 days from the Effective Date of this JV Agreement so as to enable the Owner to facilitate and get the one time revised sanad, sanctions, approvals, health NOCs and construction license/s as per new FAR of 1.5, which shall under due process be registered by way of supplementary agreement/s in near future at the cost and complete responsibility of the Developer;

C) To procure initial sanction/s from the competent authority having a bearing on these matters to the said Building Plans in respect of the JOINT DEVELOPMENT PROPERTY and pay the charges, fees and other statutory payments and deposits in this regard. Furthermore, in the event of any number of revisions of such Layout and Building Plans, the Developer is/are liable to pay the additional or further expense and/or charges and also the entire cost of such revision/s;

D) To sign and execute all necessary document/s and papers as may be required for the purpose of perfecting the rights derived herein vested with the Developer and or prospective purchasers subject to clearance of all dues payable to Owner and other such matters, if any;

E) Not to cause any let or hindrance for development of the Schedule Property and the Developer is permitted to enter into and develop the Schedule Property as per the scheme of development agreed to under the terms of this Development Agreement;



F) To carry out such acts, deeds and things as may be reasonably required by the Developer at the cost of the Developer in order to successfully develop the Schedule Property into the Project and the Owner shall rectify defects, if any, in his/its title to the Schedule Property at his/its own cost and expense;

G) The Deed of Conveyance will be executed in favour of one or more ultimate body/society constituted for the residential unit purchasers of the building/s constructed upon the JOINT DEVELOPMENT PROPERTY, however cost of the same will be borne by all the or the prospective purchasers of the flats/ final units holders, etc. The said process will be facilitated by the Developer for the convenience of all, with the necessary signatures being rendered by the Owner subject to clearance of all pending issues and dues at that point in time from the Owners' perspective and the same being to its satisfaction;

H) The liability of any assessment/taxes of the JOINT DEVELOPMENT PROPERTY, which is owned by the Owner, prior to the execution by these presents shall be borne by the Owner and after entering into these presents the same shall be cleared and paid by the Developer;

I) In case any dispute or litigation arise in respect of title of the Owner's to the JOINT DEVELOPMENT PROPERTY, the same shall be resolved by the Owner at its costs and risks. Under this agreement besides the aforesaid roles and responsibilities and in general keeping the title clear on its part; of the JOINT DEVELOPMENT PROPERTY; the Owner shall have no liability towards the cost of construction required from commencement of the project till the completion of the Project as the same shall be exclusively borne and paid by the



Signature

Developer. The Developer undertakes that the construction will not be delayed for the reason of insufficiency of funds, and the Owner shall stand indemnified by the Developer in all aspects.

11. ROLE/RESPONSIBILITIES / OBLIGATIONS OF THE DEVELOPER:

The Developer assumes responsibility, covenants and assures unto the Owner the following-

- A) To prepare and finalize the plans and applications required for development of the Project on the JOINT DEVELOPMENT PROPERTY;
- B) To take all necessary steps to prepare required plans / drawings / designs / applications for development of the Project on the JOINT DEVELOPMENT PROPERTY as per all applicable rules and regulations and submit the same to the concerned local municipal authorities and various government departments and authorities from whom licenses, sanctions, consents, permissions and no objections and such other orders may be required for the development of the Project;
- C) After initial sanctions and approvals to the extent of L5 FAR thereafter to improvise the plans if and when suggested by appointed architect, Developer shall obtain, at its own cost and expense, the said necessary approvals, sanctions, license, etc., in accordance with the improvised plan if any, with such alterations, additions, modifications as may, from time to time, become necessary; and develop the Project as a whole on the Schedule Property;
- D) To exercise discretion in all matters relating to conceptualization, manner, method and design of development of the Project upon receipt of consent by Owner subject to the terms of this



Development Agreement;

E) The Developer stands absolved of, discharged and exonerated from all its obligations on full and final delivery of the Project as a whole as has been agreed to herein in accordance with the terms hereof, as per all norms and statutory obligations applicable in this regard;

F) The Developer may, at its sole discretion, agree to execute additional items of work as required by the Owners on separate and mutually agreed terms and or rates or that the Owners shall be at liberty to get any additional items of work done by its own agency only after taking possession of the Owner's share. The time taken for such additional work shall be added to the time stipulated for delivery of the Owner's share stipulated under these presents;

G) To take all decisions pertaining to the said Project pertaining to sales and marketing and all decisions and bear expenses regards participation in exhibitions, advertising, preparing brochures, hoardings, interacting with prospective purchasers and providing services in general and further to devise and implement marketing and professional strategies and policies for the marketing of the Project at the cost of the Developer. However, as regards the sale policy, in view of the fact that the Owner is to receive its share of the Net Sale Proceeds as well as proceeds from Amenities & Facilities Amounts, such sale policy shall be jointly reviewed by the parties hereto every three (3) months hereafter. It is hereby clarified that it will be the sole responsibility of the Developer to market and advertise the project and to procure the bookings for the units in the said Project;

H) To practically implement the construction activity on the JOINT DEVELOPMENT PROPERTY appoint Architects, RCC Consultants



and other Consultants for the said Project for the best and optimum aesthetic value;

I) To ensure the maximum utilization of the F.A.R available for carrying out construction on the JOINT DEVELOPMENT PROPERTY (including the F.A.R becoming available as part of the project land and also including the FAR becoming available by way of purchase of "Transfer of Development Rights"/Premium/Any other ancillary measure permissible as per local laws);

J) To provide all funds required for carrying out development of and construction on the JOINT DEVELOPMENT PROPERTY and for meeting all other incidental costs, taxes etc. of the Project and bear the entire expenses of the development whether the same are detailed in this document / agreement or which may arise in due course of development activity upon the JOINT DEVELOPMENT PROPERTY. Further the Developer here in shall not stop or interrupt the implementation of the said Project for want of finances or due to the fact that the gross sales proceeds of the said Project being less than its expectations and projections. The Owner (and by extension the Developer as well who is expected to complete this project from its own resources and funds) shall not Pledge/ Mortgage the original documents of the JOINT DEVELOPMENT PROPERTY with any Bank / Financial Institutions and or with any Third Party, and All Original documents shall remain with Land Owner at their registered office and shall be made available for perusal / inspection upon due prior notice;

K) To bear and pay all expenses incurred for advertisement / publicity for the said Project in any form and media;





L) To carry out the actual work of development/construction and to ensure that the same is completed within a period of 36 (thirty six) months from the Effective Date of this Agreement, provided however that the Developer shall be entitled to a reasonable extension of three (3) months in the said time limit prescribed for completion of the said Project. Also the parties shall work together to determine any force majeure causes impeding the progress of the project or if there are delays on account of any defect in the title of the Owner to the Owner's land or any outstanding encumbrance being found to exist thereon which needs to be resolved. If there are such force majeure or titular reasons coming to light then the parties shall mutually extend such time lost to the agreed to timelines above. The Developer on its own accord shall do no such act or deed in a direct / indirect manner whereby the title of the Owner to the JOINT DEVELOPMENT PROPERTY is compromised in any manner;

M) The Developer shall frame a format for handover / sign off letter in supplementary deed to be executed for individual flats and blocks and the contents of the same shall be approved by the Owner herein. This sign off / handover letter will have details of works, responsibilities completed by the Developer as agreed in JV Deed in case of respective flats, and will be signed by purchasers / unit holders during the time of hand over of keys to them by the Developer. And once any flat / block is completed the Developer will inform in writing or by mail to purchasers / unit holders to come and inspect the same in 15 working days and having satisfied themselves fully with the same, would do the needful signatures for acceptance / possession in the same site meeting itself;



N) In the case of any block wise or flat wise handover letter for the Owner Retained Units, the same will be signed by Owner accepting the completion of responsibilities of Developer after Owners' completion of necessary due diligence in this regard through its designated technical personnel/ Architect/s;

O) To procure the Completion Certificate and Occupancy Certificate and all incidental NOC's/Permissions in respect of the said Building/s constructed on the JOINT DEVELOPMENT PROPERTY from the competent authority/ies and other concerned Governmental/ Public/ Semi-Public Bodies or Authorities. To bear and pay the charges, fee and other charges and deposits which will be required to procure final completion certificate / NOCs from the competent authority/ies to the said Buildings/Layout and the said Building Plans in respect of the JOINT DEVELOPMENT PROPERTY;

P) To discharge all responsibilities and liabilities as "Promoters" (including regarding defect liability for which the Developer herein is solely liable and shall keep the Owner absolved and harmless) under the provisions of the Goa RERA Act, vis-à-vis the purchaser/allottees of Residential Flats/ Units in the Project and the responsibility of conveying the JOINT DEVELOPMENT PROPERTY in favour of the said Ultimate Body/Bodies as stated above;

Q) The Developer shall register the Real Estate Project with the Goa Real Estate Regulatory Authority (Goa RERA) established under statute applicable in this regard. The Developer shall furnish all requisite information to the Goa Real Estate Regulatory Authority as prescribed and that 70% of the amounts realized for the Real Estate Project from the Purchaser/s/Allottees from time to time shall be deposited in a separate account to be maintained in a



Nationalized/Scheduled Bank or in a manner as mandated by Goa RERA to cover the cost of construction and shall be used only for the said purpose. The Developer shall withdraw the amounts from the aforesaid account to cover the cost of the project in proportion of the percentage of completion of the project as per Goa RERA rules in force. The amounts from the aforesaid account shall be withdrawn by the Developer after it is certified by the Engineer/Architect and the Chartered Account in practice that the withdrawal is in proportion to the percentage of the completion of the project. The Developer shall comply and fulfill all the requisites as necessary and as prescribed under governing acts including but not limited to Goa RERA;

R) The Developer shall at its own cost obtain the necessary permissions/NOCs from the competent authority/ies, Sewage Department, State Government, Central Government, Fire Department or any other Government, Semi-Government and any other Agencies during the development of the JOINT DEVELOPMENT PROPERTY after the initial sanctions for commencing the project have been sought by the Owner and clear all statutory dues applicable payable on the JOINT DEVELOPMENT PROPERTY from the date of entering into these presents. The Owner will not be called upon to pay/contribute any additional monies in this respect. The Developer shall develop the JOINT DEVELOPMENT PROPERTY in accordance with the approved plans by the competent authority/ies and as per the specifications as contained therein and agrees and undertakes to handover possession in the agreed to timeframe between the Parties as well as keep the Owner saved, harmless and indemnified in this regard;

S) The Developer shall be liable for the payment of the bills of various contractors appointed by them, wages/salaries for the workmen employed by the Developer for the purpose of carrying out their



obligations under these presents and also for payment of bills of the Suppliers of building materials etc. The Developer shall throughout hereafter and always keep saved and harmless and keep indemnified the Owner from and against all actions, demands, costs, charges, expenses, damages, fines, penalties etc. resulting on account of any act of omission or any prejudice caused on the part of the Developer in carrying out the obligations under this Agreement and/or on account of the Developer violating any of the applicable laws or regulations as well as non-payment of any such dues and bills as are contemplated in this clause;

T) The Developer hereby agrees and undertakes to take care and indemnify the Owner against all possible nuisances by labourers, trespassers, easement right etc. during the period of development upto the date of the completion of the Project as a whole. As such, Developer shall indemnify the Owner from any and all losses / legal action etc. on account of lapse in labour law compliances of its personnel, contractors and labourers working on the JOINT DEVELOPMENT PROPERTY. The Developer shall be responsible to take out a comprehensive insurance policy covering all aspects of the development project as contemplated herein until such development is complete in all aspects and all units have been handed over to the end users. Necessary premium and renewals shall be the sole responsibility of the Developer. As such, any and all worker safety compliances shall be the sole responsibility of the Developer. The Developer shall indemnify and keep indemnified, saved, defended and harmless the Owner from any loss or damage suffered or incurred by the Owner as a result of any claim made by any person or party or by any governmental authority / department / agency on account of any accident on site during the execution of work of development/ construction resulting in death or



injury to any person or party or damage to any property including the JOINT DEVELOPMENT PROPERTY;

U) On account of the fact that sales shall be the responsibility of the Developer it shall also be entirely responsible and liable for any customer grievances and / or action initiated by the end users/ allottees / purchasers and shall keep the Owner completely harmless and indemnified in this regard. So also, the Developer shall be responsible for ensuring that the Owner is in complete receipt of any and all dues and receivables agreed to under these presents (in various clauses) and which may be agreed to in supplementary agreements by way of development of residential premises and ancillary components as envisaged and the sale of the same to end users/ purchasers/Allotees.

12. DEFECT LIABILITY PERIOD AND SCOPE : In line with mandates of Goa RERA if within a period of five years from the date of handing over the Apartment to the Allottee, the Owner/Allottee brings to the notice of the Developer, any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developer at his own cost and in case it is not possible to rectify such defects, then the Owner/ Allottee shall be entitled to receive from the Developer, compensation for such defect in the manner as provided under the Act. In case the owners/allotees carry out any civil work/s within the apartments after taking possession, resulting in cracks and dampness or any other defect within or to the adjoining apartments/s, then in such an event the Developer shall not be liable to rectify or pay compensation. But the Developer may offer services to rectify such defects with nominal charges. Hairline cracks and dampness caused due to normal wear and tear humidity, variations in temperature, cannot be considered



as defective work. Developer will have a back to back contract with all significant contractors so that if any cost is required to be incurred on account of such defect, Developer can claim it from the respective contractors.

13. It is agreed between the Parties hereto that the Developer shall obtain the warranty for terrace water proofing work or for that matter any and all water proofing work from the concerned contractor in respect of all buildings constructed for such period (for a minimum period of 5 (five) years) as per the warranty issued by the waterproofing contractor on his letter head / undertaking may be granted by the Contractor and the Developer shall be entitled to benefit of such warranty for the period as may be specified therein.

14. All the above obligations shall be performed by the Developer from out of its own funds/share of the "Net Sale Proceeds" of the said Project within the time stipulated above and furthermore it is agreed by and between the Parties that;

A. Responsibility of Quarterly & Annual compliances of project under Goa RERA: The Developer shall be responsible to get the Goa RERA Registration done as per the procedure prescribed under RERA Rules, notifications, orders etc., and by updating the details of the project on various platforms like RERA web portal, and updating the RERA Annual Audit Reports by their authorized RERA consultant, within the statutory due date as may be prescribed from time to time. The Owner will not be liable to bear the cost or consequence of non-compliance, if any;

B. Liability of Taxes: In case of any unsold inventory on the date of occupancy certificate with the Developer, the Developer will discharge GST at the rate in force on the date of occupancy certificate under



reverse charge mechanism and any unsold inventory of Owners' share post Occupancy Certificate, the Owner will bear the GST liability for their inventory.

15. It is further agreed between the parties that the Residential Flats/ Units from the project shall be booked for sale, as constructed units, by the Developer at the prices to be jointly approved by the parties. For this purpose, at the beginning of every 3 (three) months, a price band for different Residential Flats/ Units shall be decided mutually, by the Owner and the Developer, authorizing the Developer to negotiate the best possible price with the customers/purchasers, within the range of a pre fixed price band, for the ensuing period. All Agreements for Sale of Residential Flat/ Units in the said Project shall be executed by the Developer therein as "the Promoter" while the Owner herein shall join in each of such Agreements as a "Confirming Party". The entire liability in relation to the construction of the residential units shall lie on Developer as shall be clearly stated in such flat/units etc. booking agreements and/or agreements to sale. The Owner in no way shall be responsible for the obligations towards the Residential Flats/ Units sold/agreed to be sold to the purchasers/ end users.

16. It is further agreed between the Owner and the Developer that the "Net Sale Proceeds" (amount derived from all sales receivable after deductions for statutory taxes, brokerage in line with definitions above) from the Project to be implemented on the JOINT DEVELOPMENT PROPERTY shall be apportioned by way of sale of the Saleable Area in the following ratio:

A) **Developer- 54%** of the Saleable Area in the Residential Project along with corresponding proportionate rights in the common areas, Undivided share of land (UDS), parkings and terraces etc., post approvals. From this allocated 54% of developer share a portion of 8%



of saleable area is demarcated exclusively for marketing and sales by Developer solely. Such 8% of saleable area shall be identified and earmarked for sale by the Parties jointly to these presents after receipt of official approvals and sanctions in this regard and the proceeds derived from sales thereof shall be appropriated solely by the Developer. It is expressly clarified for all intents and purposes that the Owner herein shall in no way or manner be responsible for any and all matters and commitments to end users concerning such 8% of saleable area to be sold exclusively by the Developer. The Developer shall indemnify and keep indemnified that Owner in this specific regard at all points of time;

B) Owner- 46% of the Saleable Area in the Residential Project along with corresponding proportionate rights in the common areas, Undivided share of land (UDS), parkings and terraces etc. together with all applicable and eligible refunds / credits on account of the purchaser / allottee / end user deducting statutory taxes;

C) Total of 92% of saleable areas as per revised plan would be under joint marketing and selling mechanism which will be shared equally by Developer and the Owner in the ratio of 46% to each party. Further, the sharing ratio of the parties will remain same for any additional construction carried out on the project land for whatsoever reasons like by way of utilizing the F.S.I. becoming available by virtue of the said rights appurtenant to the project land and by virtue of purchase of Transfer of Development Rights / Premium / any other or due to any changes in rules etc. However, it is clarified for all intents and purposes any additional F.S.I. or development rights becoming available on the said JOINT DEVELOPMENT PROPERTY in future and which is not consumed for the construction of this project, the said balance unconsumed F.S.I. shall be retained by the Owner only and



such additional deeds and documents to be entered into as per law shall be duly registered by and between the Parties to clarify and settle this aspect. The term "Gross Sale Proceeds" (as defined above) shall mean and include the actual amounts received/receivables together with all applicable taxes from the sale of the said Residential Flats/ Units in the said Project considered in a comprehensive manner in line with the objective of this deed will be a complete package per unit in line with Goa RERA prescribed norms.

D) It is clarified that any sums other than the aforementioned sums received under any accounting head including amount received from the purchasers of Residential Flats/ Units in the said Project for carrying on additional items of the work or for providing additional amenities or up-graded amenities (with reference to the "Standard" amenities to be provided in the Project" as detailed in Annexure A), legal charges etc. shall be forming part of the Gross Sales Proceeds and shall thereafter (after necessary deductions in the manner for taxes, brokerage etc. as detailed above) be subject to the sharing ratio as has been agreed to by and between the parties herein;

E) It is further clarified that the entire expenses of development and marketing including the cost of construction of the buildings/structures, amenities (club house, landscape gardens, swimming pools etc.), all taxes and all other incidental direct and indirect expenses related to this project development (hereinafter referred to as "project expenses") that may be required for the development of the project land are to be borne by the Developer only. However, cost of the additional F.S.I. to be loaded on the JOINT DEVELOPMENT PROPERTY shall be borne by the Owner herein.



17) DEPOSITS APPLICABLE HEREIN ON SITE/ JOINT DEVELOPMENT PROPERTY:

A) Pursuant to the Parties entering into these presents, the deposits as detailed hereunder are applicable to the development of the JOINT DEVELOPMENT PROPERTY is/ are agreed to between the Developer and Owner;

B) An amount of Rs. 4,00,00,000/- (Rupees Four Crore Only) interest free refundable deposit, paid by the Developer under these presents during or at the time of execution of this Joint Development Agreement, which shall be refunded interest free upon completion of the project as per the terms agreed and detailed herein below. The Developer has paid/ shall pay the said amount of Rs.4,00,00,000/- (Rupees Four Crore Only) as under :

Sr. No.	Amount / Tranche of Deposit Payment
1.	Rs.1,00,00,000/-, (In words Rupees One Crore Only) by RTGS dated 13 th March, 2023 issued by Canara Bank, Somajiguda, Hyderabad Branch and having UTR No.CNRBR5202303151138722.
2.	Rs.1,00,00,000/-, (In words Rupees One Crore Only) by way of Cheque dated 5 th September, 2023 issued by Canara Bank, Somajiguda, Hyderabad Branch and having Cheque No.064076.(Receipt of which by Owner is subject to clearance.)
3.	Rs.1,00,00,000/-, (In words Rupees One Crore Only) by way of Cheque dated 10 th September, 2023 issued by Canara Bank, Somajiguda, Hyderabad



	Branch and having Cheque No.064077. (Receipt of which by Owner is subject to clearance.)
4.	Rs.96,00,000/-, (In words Rupees Ninety Six Lakhs Only) by way of Cheque dated 15 th September, 2023 issued by Canara Bank, Somajiguda, Hyderabad Branch and having Cheque No.064078. (Receipt of which by Owner is subject to clearance.)
5.	Rs.4,00,000/- (In words Rupees Four Lakhs Only) paid as and by way of TDS on 13 th March, 2023 at the rate of One Percent (1%) and Form 26QB (Having Acknowledgement Number as AJ01360203 and Challan Identification Number as 23031300187309CNRB) has been generated and attached to these presents.

C) The Owner has agreed to refund an amount of Rs.2,00,00,000/- (Two Crore Only) from and out of the refundable deposit upon receipt of completion order and OC from Town and Country Planning and Panchayat respectively of two (2) blocks from and out of a total of four (4) proposed blocks proposed to be developed upon the JOINT DEVELOPMENT PROPERTY. Further the next and last tranche of Rs.2,00,00,000/- (Two Crore Only) is to be refunded upon receipt of completion order and OC from Town and Country Planning and Panchayat and hand over of the subsequent two (2) final proposed blocks. The Owner has agreed to assist and coordinate the developer in procuring the CC and OC from the respective departments upon written communication from the Developer to this effect. The liasoning charges for obtaining the completion certificate and occupation certificate will be borne by the Developer. It is clarified for all intents and purposes



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that the refund of any and all sums / deposits in the manner as aforementioned shall be only after and subject to the Owners' satisfaction in all aspects of development at that point in time/stage.

18) TERM, PENALTY FOR NON COMPLETION AND DEPLOYMENT OF OWNER PERSONNEL ON SITE:

A) It is further agreed between the parties that the entire development on the JOINT DEVELOPMENT PROPERTY is to be completed by the Developer within a period of 36 months from the date of execution of these presents i.e. Effective Date with a grace period of additional three (3) months therefrom failing which the Developer shall be liable to pay monthly interest at the rate of 15% p.a. within 15 days of the succeeding month as and by way of a penalty to the Owner for all of the Owners' share of unfinished / undelivered inventory on site at that point of time, computed by way of using the basis / value of the last such unit / apartment sold in the Project. This mechanism as detailed in this clause shall be in force for a maximum of six (6) months from date of calculation of penalty in the manner as described above. The above is to be read and construed in light of the possibility that the Parties to these presents may mutually agree to let the Owner Take over the project for completion under the conditions detailed in Clause 28;

B) It is clarified and understood by and between the parties that the Owner herein is entitled to appoint its personnel at the JOINT DEVELOPMENT PROPERTY site office so as to keep itself abreast of all aspects of development activity conducted upon the JOINT DEVELOPMENT PROPERTY which shall include but shall not be limited to the accounting and sales monitoring only. However for the technical aspects of construction et cetera, the parties have agreed to conduct an audit every three (3) months for the duration of the project.



The Developer herein shall not obstruct access to such deployed personnel of the Owner on site and shall grant access to all areas, information, documents et cetera. If there are any suggestions, observations put forth by the personnel deployed by the Owner as regards the development activity on the JOINT DEVELOPMENT PROPERTY, then such suggestions etc. shall be duly noted and implemented by the Developer upon the express request / intimation by the Owner from time to time. However the Owner has/have agreed there will no day-to-day involvement in technical procedural execution work of the project. This is purely to avoid any overlapping of decisions.

19) The Owner and the Developer herein shall bear and pay all amount paid towards sales commission to Broker/Commission Agents for Sale of Flats/ Units in the said Project (apart from the brokerage applicable to 8% saleable area solely earmarked for Developer which shall be borne solely by the Developer) in the proportion 50:50 respectively.

20) **BANK ACCOUNTS ETC.:**

A) It is agreed by and between the parties hereto that a Bank Account in the name of "Project Collection and Escrow Account" will be opened and operated in any Nationalized, Scheduled or Multi-National Bank as decided and as may be mutually agreed upon by the parties hereto and such Account (hereinafter referred to as "the Project Collection Account") shall be operated in accordance with Gov RERA norms. All amounts received from the prospective Purchasers of Residential Flats/ Units in the Project by way of "Gross Sale Proceeds" of the Project to be implemented on the project land shall be deposited in the said "Project Collection Account". Out of the "Gross Sale



Proceeds", after deducting the GST collected from the customer and deducting the proportionate sales commission, from the sales agency, from such Net sale proceeds 30% shall be transferred to a non RERA bank account i.e. the Owner's bank account immediately upon receipt. And the balance 70% of net sales receipt which is received in collection account of RERA designated Bank account shall be transferred to the account of the Developer in the manner as mandated by Goa RERA, which amount shall be withdrawn by the Developer to cover the construction cost of the Project in proportion of the percentage of completion of the project. The amounts from the aforesaid account shall be withdrawn by the Developer after it is certified by the Engineer/Architect and the Chartered Account in practice that the withdrawal is in proportion to the percentage of the completion of the project already done and planning for immediate future, for the execution of the construction/development work undertaken by the Developer under the auspices of these presents. That being said, it shall be the Developers' responsibility to render the additional 20% over and above the aforesaid 30% unto the Owner either from the sale receipts of units [within sixty (60) days of its receipt] OR from its own sources on or before sixty (60) days whereupon it becomes due and payable to the Owner herein so as to cover for and make up the entire quantum of receivables due and payable unto the Owner as per the sharing mechanism herein. The Developer and the Owners shall individually adhere to RERA norms for all such matters;

B) Another Account in the name of the Developer will be opened in the said Bank and all amounts received from the prospective purchasers of Residential Flats/ Units, Land Owner Retained Units if any, in the said Project towards Electricity and Water Deposits & Charges, Stamp Duty, any and all Indirect Taxes such as GST etc. and Registration



Charges mentioned hereinabove shall be deposited in such other Account. Such Account opened for receipt of such Electricity and Water charges etc. shall be operated by the Developer alone;

C) A third Bank Account shall be opened in the name of "Project Condominium/ Society Maintenance Account" in the same bank and all amounts received from the prospective purchasers of Residential Flats/ Units in the said Project towards Common Area Maintenance Deposits and Charges shall be deposited in such Account. Such Account shall be operated by the Developer jointly with the Owner. The interest accrued on all such amounts deposited in such "Project Condominium/ Society Maintenance Account" shall be received by the Parties jointly and subsequently this account shall be handed over to the association / society / ultimate body of home / unit owners of the project upon JOINT DEVELOPMENT PROPERTY;

D) It is hereby clarified that merely because the Gross Sale Proceeds of the Project are received by the parties hereto in the name "PROJECT COLLECTION ACCOUNT", it shall not be construed to mean that the parties hereto have formed an Association of Persons or Partnership. Such arrangement has been agreed upon merely for the sake of convenience;

E) It is further clarified stated and agreed to by and between the parties herein that the escrow agreement to be entered into with the designated and chosen bank shall clearly mention the provision of the Owner taking over the bank accounts applicable to the project contemplated herein, such takeover being on account of and in accordance with the provisions of clause 28 hereinbelow.



(Signature)

21) At the end of every calendar month, the Developer shall furnish unto the Owner the statement showing all sales of Residential Flat/ Units in the said Project as a whole upon the JOINT DEVELOPMENT PROPERTY, effected during such month together with all corresponding bank statements from all the accounts in which any and all applicable amounts were collected from end users / purchasers / Allottees i.e. the sale prices thereof and all amounts recovered from the prospective purchasers of Residential Flat/ Units in the Project during such month. The parties herein shall duly agree upon an MIS format to be adhered to strictly in this regard so as to jointly monitor the progress on a real time basis till its completion.

22) The Developer shall ensure that all such development construction work will be carried out in accordance with the sanctioned plans and specifications and in accordance with the applicable Building Regulations and the Developer shall ensure that the quality and the material and workmanship used in such construction work is of the requisite quality and the Developer shall indemnify and keep indemnified the Owner herein from any loss or damage suffered or incurred by either of them as a result of any breach committed by the Developer of the sanctioned plans and specifications and the applicable Building Regulations and/or as a result of any defect in the quality and the workmanship or material used in such construction. The Developer hereby agrees to indemnify and keep indemnified, saved defended and harmless the Owner and its successors-in-interest as a result of any monetary or other liability arising out of any obligation, contractual or otherwise undertaken by the Developer with any customer/ allottee/third person or party and pertaining to implementation of the Project. Despite its other commitments, the Developer shall devote the



necessary time and effort in relation to this project as has been envisaged and agreed to on the JOINT DEVELOPMENT PROPERTY.

23) It is hereby explicitly clarified that the Owner will not be responsible to pay and bear any liability that may arise on account of or under any indirect tax law or any other indirect tax (GST) in connection with the construction and sale of Flat/ premises/ Units in the said Project as the basic liability of the payment towards all kind of taxes will be of the Developer only. In case the Owner is required to bear and pay any of the said taxes relating to the sale of the said Flats/ Units, then in such event the Developer shall unconditionally indemnify and keep indemnified the Owner against such payment of said taxes. The Developer has the full right to collect Indirect Taxes from any prospective buyer/ end-user as and which may be statutorily applicable and has the duty to remit the same to applicable statutory accounts / bodies. Each of the parties hereto shall be liable to bear and pay the taxes on the profits accruing to each of them from the Project. Each of the parties herein shall indemnify and keep indemnified, saved, defended and harmless the other party hereto from or against any liability arising from non-payment of any tax on the profits accruing to such party from the Project being implemented on the JOINT DEVELOPMENT PROPERTY.

24) The Owner agrees and undertakes that it shall not enter into or arrive at any separate agreement, arrangements, transaction or understanding with any third party or parties whereby such third party or parties acquire any right, title or interest in the Owner's land / JOINT DEVELOPMENT PROPERTY or any part or portion thereof and/or in the construction to be carried out thereon till it is legally permissible for the Owner to do so.



25) On execution of these presents the Developer shall be entitled to put up a board/hoarding on the project land announcing/advertising the proposed Scheme/Project (in the prescribed format), upon application to register the project under the Goa RERA Act, and finally obtaining a Goa RERA Registration Number.

26) It is expressly agreed by and between the parties hereto that if either of the Parties hereto fail and/or neglect to perform any of its obligation under the terms hereof, such party shall alone be responsible or liable to all the other Party as well as all third persons or parties for such failure/neglect and, in such event, the parties hereto shall not be jointly and severally responsible for the same. It is clarified that each of the parties hereto shall be solely responsible to perform its obligations under the terms hereof independently of the other party hereto. In the event of failure and/or neglect on the part of either of the parties hereto to perform its obligations, the other party hereto shall not be obliged to perform such obligation of defaulting party unless voluntarily agreed to. Also, it is agreed and acknowledged by and between the parties hereto that the nature and scope of the obligations to be performed by each of the parties hereto pertaining to implementation of the said Project on the project land are of such nature that such obligation is capable of being performed only by the respective obligor thereof and such obligation cannot be assigned to the other party thereto. Neither of the parties hereto shall assign, transfer or in any way part with its interest under the terms hereof in favour of any third person or party without the prior written consent of the other party to these presents.

27) The Stamp Duty and Registration Charges payable in respect of these presents and all further deeds and documents to be executed in



pursuance hereof and any other such charges / statutory fees as may be mandated by authorities having a bearing on these presents both now and in future as well shall be borne and paid by the Developer alone.

28) BREACH, TERMINATION AND DISPUTE RESOLUTION MECHANISM AND JURISDICTION:

A) In the event of either of the parties herein breaching the terms and conditions of this contract at any point of time during the operation of the term of these presents by acts/ deeds of commission or omission owing to which wherein the project is not completed in the way it had been conceived by both the parties for reasons which shall include but shall not be limited to the issues listed below:

- i. Violation of the provisions of any of the statutory Acts including but not limited to Goa RERA;
- ii. If the execution of the project is abandoned by the Developer;
- iii. Misrepresentation or violation of any of the building rules, regulations and the laws of the competent authority having a bearing on these matters or any other authorities by way of unauthorized construction being conducted by Developer;
- iv. Delay in execution of its responsibilities and completing the Project upon the JOINT DEVELOPMENT PROPERTY over and above the term agreed to together with grace period and penalty period, it is clarified herein that the term for completion of the project as a whole is thirty six (36) months, there shall be an additional grace period of three (3) months and if the above stated timelines are not agreed to then the penalty clause i.e. Clause 18 (A) is invoked and for an additional six (6) months over and above the above stated timelines;



v. Breach of any of the indemnities rendered by the Developer unto the Owner herein especially with regard to the 8% area identified to be sold by the Developer exclusively. The Owner is in no way concerned with any untoward eventualities and end user commitments for such 8% area meant exclusively for the Developer;

vi. The JOINT DEVELOPMENT PROPERTY and its title are compromised or the subject matter of any dispute on account of lapse attributable directly to the Owner herein;

vii. Acts by either or both parties which are termed as unauthorized as per prevailing laws related to the said property and laws;

viii. Delay in completion of obligations and deliverables beyond reasonable timeframes as detailed herein;

ix. Any reasonable concern raised by either parties and not addressed and resolved by the other parties within the time agreed or conveyed;

x. Willingly defaulting the agreement for reasons other than Force Majeure identified in this agreement;

B) In addition to what has been stated above, in the case of any dispute, controversy or claim arising out of or in connection with this Joint Development Agreement, including any questions regarding its existence, validity, interpretation, breach or termination, between any of the Parties, then the Parties shall attempt to first mutually resolve such dispute or claim through discussions between managers or representatives of the disputing Parties. If an accord is not arrived at within the timeframe of six (6) months of trying to resolve the same (express written intimation of which shall have to be given by the



aggrieved party to the other party), then both the Parties are free to seek appropriate legal remedy.

C) As such, this Agreement shall be binding upon the Parties and be governed by and construed in accordance with the laws of India and the appropriate courts in State of Goa shall have exclusive jurisdiction in respect of all matters connected to or arising out of this Agreement;

D) As a consequence of attempts of mutually and amicably trying to resolve dispute/s (if any) , if the parties mutually decide that the Owner herein shall be taking over the said project under this JDA so as to complete it the following procedure will be followed by both the parties:

- i. Without prejudice to the other rights and remedies of Owner under the law, Owner shall take over the entire project at the risk and cost of Developer, and/or mutually agreeable terms;
- ii. The Architect appointed by Owner shall evaluate the quantum of works completed in the project and also the balance pending works remaining to be completed in the project;
- iii. At the insistence of the Owner the Developer agrees to sign appropriate documentation in this regard including making necessary changes in the Bank Account documentation, Goa Rera Compliances etc. The Developer agrees and undertakes to remove any liability created on the project which has not been agreed upon and replenish any deficit and/or make good any such assets;
- iv. Settlement of accounts with Developer on exiting the project and the determination of remittance of all future receivables in the project shall be decided in a mutual manner.



29) **ILLEGALITY:** The acts of any party (in their individual capacities) to these presents be they of commission or omission and of a nature which may be construed as illegal / purportedly illegitimate/ unlawful/ illicit etc. under the laws of the land and which may in turn be directly or indirectly having a detrimental bearing or effect on these presents and the other such party is affected or for that matter if the JOINT DEVELOPMENT PROPERTY is compromised in any manner whatsoever then such offending party is to make good such losses suffered by the other party from its own resources and indemnify and keep indemnified the other such party from any harm in this regard. Such other party which is unduly / grossly affected reserves the right to seek appropriate compensation/ remedy from such offending party causing injury to it or to the JOINT DEVELOPMENT PROPERTY Property.

30) **AMENDMENT:** This Joint Development Agreement shall not be amended except by an agreement in writing signed by the authorized representatives of the Parties and such subsequent agreement entered into shall be read as part and parcel of this Joint Development Agreement. Any and all such contemplated changes in this regard for the duration of the project as a whole envisaged herein shall be done by the parties in a manner as is compliant with the rules, norms and strictures of GOA Rera.

31. The Owners have taken necessary NOC from the office of The Sr. Town Planner, Town and Planning Department at Mapusa, Goa under NOC No. 49 (6) / 2932 / CAL / TCP -2023 / 1476 dated 09th March 2023 and the same is annexed to these presents at Annexure B.

32. The total area of the scheduled property / JOINT DEVELOPMENT PROPERTY which is the subject matter of present



agreement is admeasuring 8,437.84 sq mtrs. Hence the market value of the present agreement is Rs.16,87,56,800/- (Rupees Sixteen Crore Eighty Seven Lakhs Fifty Six Thousand and Eight Hundred only) and accordingly the Stamp Duty of Rs.1,01,26,000/- (Rupees One Crore One Lakh Twenty Six Thousand only) and registration fee of Rs.50,67,000/- (Rupees Fifty Lakhs Sixty Seven Thousand only) is paid accordingly.

SCHEDULES OF PROPERTY/IES

The JOINT DEVELOPMENT PROPERTY as a whole is carved out of the following larger land parcels:

SCHEDULE I

ALL that property known as "PORBHU VADDO ", surveyed under No. 193, Sub Division 13, total admeasuring an area 3650 sq.mts, situated at village Calangute , Bardez-Goa. The said property nether described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardezis bounded as under :-

East :-Bythe property surveyed under no.193/15 of village Calangute,

West :- By nalla,

North :- By the property surveyed under No. 193/3of village Calangute,

South :- By the property surveyed under No. 191/1of village Calangute.

SCHEDULE I-A (BEING THE PROPERTY FROM AND OUT OF AFOREMENTIONMED SCHEDULE I PROPERTY PUT UP FOR DEVELOPMENT UNDER THESE PRESENTS)

ALL that part of property admeasuring an area 1470 sq.mts, out of total admeasuring 3,650 sq mtrs of the property bounded as under:-

East :-By the property surveyed under no.193/15 of village Calangute:





West :- By nalla,

North :- By the property surveyed under No. 193/13 of village Calangute,

South :- By the property surveyed under No. 191/1 of village Calangute.

SCHEDULE II

The property of BATTI situated at ward ParboWado at Calangute within the limits of Calangute, Taluka and Sub-District of Bardez, District of North Goa, state of Goa, consisting of 3 contiguous units/additions described under Nos. (a) No. 30406 of Book B-78 (new), i.e the first addition (b) No. 14547 at page 199 of Book B-37(new), i.e the second addition and (c) No. 5241 at page 58 (V) of Book B-36 (old), i.e the third addition and enrolled in Taluka Revenue Office under Matriz Nos. 622, 627, and 619. The three units are contiguous admeasuring 15196.60 sq mts out of which 15475 sq mts presently surveyed under Nos. 191/1 and 193/14 of the village Calangute, Taluka Bardez Goa bounded:

On the East: by survey No. 193/15, 191/3, 2,4,13 and 14 of Village Calangute.

On the West: by Nalla and survey No.193/13 and 190/3 of Village Calangute.

On the North: by survey No. 193/3, 13, 15 and survey No.191/3 and 4 of Village Calangute.

On the South: by survey No. 190/1, 3, 4, 5 and 6 of Village Calangute.

SCHEDULE III

"JOINT DEVELOPMENT PROPERTY"

(DESCRIPTION OF THE PLOT BEING SUBJECT MATTER OF JOINT DEVELOPMENT UNDER THESE PRESENTS)



Paul

- (i) ALL that part and parcel of land i.e Plot "A" admeasuring an area 5763.56sq.mts, out of total are of admeasuring 13800 sqmts , surveyed under No. 191/1, of village Calangute forming part of property described in schedule I to III herein below and the said Plot is shown in the plan annexed to this agreement and bounded as under :-

East:- By survey no. 191/1

West:- By Nullah

North:- By part survey no. 193/13, and part of 193/14 of village calangute

South:- By 190/1 and 3

- (ii) ALL that part and parcel of land i.e Plot "B" admeasuring an area 1,204.28 sq. mts, out of total are of admeasuring 1,675 sq mts, surveyed under No. 193/14, of village Calangute forming part of property described in schedule I herein below and the said Plot is shown in the plan annexed to this agreement and bounded as under :-

East:- By survey no. 191/15

West :- By survey no. 191/13

North :- By part survey no. 193/3-A,

South :- By survey no 191/1 (part)

- (iii) ALL that part and parcel of land i.e Plot "C" admeasuring an area 1,470 sq.mts, out of total are of admeasuring 3,650 sq mts, surveyed under No. 193/13, of village Calangute forming part of property described in schedule IV and IV.A herein below and the said Plot is bounded as under:

East:- By survey no. 191/15

West :- By survey no. 191/13

North :- By part survey no. 193/3-A,

South :- By survey no 191/1 (part)



THUS ALL that Plot "A, B and C" total admeasuring 8437.84 sq. meters described as plots "A, B and C" as one single unit marked in RED Color on the plan annexed to this Joint Development Agreement at Annexure of the property/ies known as "BATTI", or "PORBAWADDO" or "PORBUNNEM", surveyed under No. 191/1, 193/14, and 193/13, of The Village Panchayat Calangute within Village Panchayat Jurisdiction of Calangute, Taluka Bardez, District North Goa, Goa-403516; forming part of property described in schedule I to III (under NOC No. 49 (6) / 2932 / CAL / TCP -2023 / 1476 dated 09th March 2023) hereinabove and bounded as under:-

- East:- By part of the property bearing survey no. 191/1
West :- By Nullah
North :- By part of property bearing survey no 193/13
South :- By part of property bearing survey no 190/1 and 2

Annexure A - Specifications

"Standard" amenities to be provided in the Project"

I. Structure and super structure:

- > All RCC Structural works and civil masonry works as per registered structural design with Fe500 Tested Steel;
- > Fiber 1 packet for one cement bag used in plastering. Good quality cement for Concrete plus RCC; 43 Grade for Plaster and 53 Grade for Concrete;
- > Aggregate Sand: From approved stone crushers.

II. Flooring:

- > Living, Dining Area, Balconies & Corridors, Terrazzo Tiles as per architects' design;
- > Bed Rooms shall have vitrified tiles anti-skid tiles of Nitco / Kajaria / Johnson or equivalent make;
- > Kitchen shall have Anti-Skid Tiles.



III. Bathrooms:

- Toilets Tiles up to Ceiling;
- Vanity Counter Granite Platform;
- Good Quality CP & sanitary fixtures to be Kohler or equivalent make;
- Bajaj or equivalent make - Exhaust fans.

IV. Kitchen:

- Kitchen Platform with Granite Platform matte finish with Stainless Steel Sink – Nirale or equivalent, with two Swan neck taps along with Modular Kitchen as per design.

V. Air Conditioning Provision:

- A/C Copper piping with drainpipe for all the AC points in living areas & bedrooms.

VI. Doors & Windows:

- Factory made shutters in good quality ply/ board with frame, Veneer polished Doors with required Quality Hardware (locks of Enox / Europa / Godrej or equivalent make);
- UPVC Windows and full panel French door window for balconies with SS fly Mesh or Aluminum P.P. coated with fly mesh as per architect's elevation concept.

VII. Railings:

- Balcony railings to be SS Glass or as per architects' elevation and corridors railings with MS with enamel painting.

VIII. Swimming Pool:

- Main Swimming pool with baby pool, as per architects' design.

IX. Landscaping:

- Professionally Designed Integrated Landscape.



X. Gardens:

- > Rockery with water body feature;
- > Premium green Lawn, Paved Pathways.

XI. Basement Works and Car Parking:

- > Required VDF flooring with car parking signages and paint.

XII. Power Supply:

- > 3 Phase Power Supply to all the Flats, (Meter deposit & charges by End customer / Final Unit Holders);
- > Modular Switches and Wires - Legrand or equivalent Modular Switches, with FRLS wire of good reputed brands / RR / Finolex / Polycab / or equivalent make;
- > Generator DG Backup for all common areas and common amenities provision for three (3) points in each Flat;
- > Transformer with required load as per calculation of MEP Consultant / Local byelaws for entire project with required metering panels and with cables as per MEP drawings.

XIII. Water Supply:

- > Government Water Supply with Online water Filtration, softener & pneumatic Pressure Pumps (Subject to all Statutory Clearances in this regard)

XIV. Professional & Reputed Water Proofing Brands:

- > Professionally done water proofing works for sloped roofs, terraces, balconies, bathrooms and any water utility areas with professionally reputed brands.

XV. Fire Safety:

- > Fire sprinklers system and other fire safety features as per Goa Fire Norms.



XVI. Security:

- Secured Gated Complex with Round the Clock Security – by Association of the Apartment to be provided by Association of Apartment;
- OFC Cable for Internet;
- CCTV Surveillance, in all outdoor areas;
- Sewerage Treatment Plant (STP / ETP) as per Goa Health Department Bye-laws.

XVII. General:

- Any other Technical Specifications as required by Goa local Norms;
- Compound wall & Site development;
- Gate;
- Geyser point in all Flats;
- False Ceiling / Moulding all four corners in living rooms and Lobby;
- Lift – Kone / Schindler / Thyssenkrup;
- Wall – Gypsum plaster;
- Wall Paint – Asian / Dulux / Berger (External / Internal);
- Enamel paint for M S Works or equivalent;
- Shower area in toilets to have Glass cubicles.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written



 *Grub*

SIGNED SEALED AND DELIVERED

By the within named "OWNER"

M/S PRIPARTH DEVELOPERS LLP

represented by its Partner

MR. DINESH VASUDEV CHHUTANI



Left Hand Fingers

Right Hand Fingers



Signature

SIGNED SEALED AND DELIVERED

By the within named "DEVELOPER"

M/s. KISHORE INFRASTRUCTURES Pvt. Ltd.

represented by its Managing Director



MR VENKATA SATYA KISHORE RAJU GADIRAJU

A handwritten signature in blue ink, appearing to read "Gadiraju".

Left Hand Fingers



Right Hand Fingers



IN WITNESSES WHERE OF:

1. NAME : Mr. Dattaram Kashiram Kanolkar
AGE : 62
OCCUPATION : Service
RESIDENT OF : H. No. 709 Painiwada, Parsem Pernem, Goa

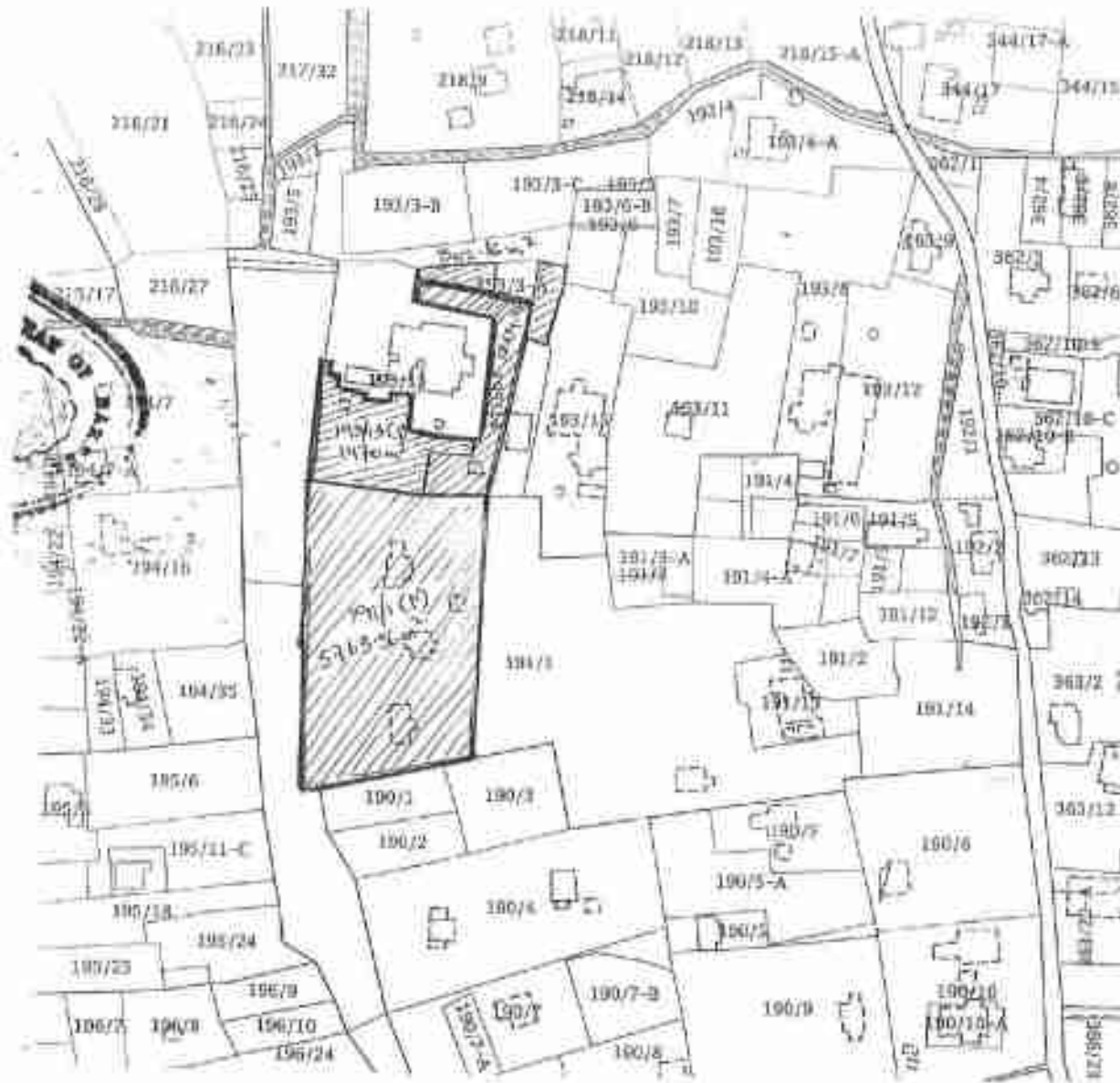
SIGNATURE: 

2. NAME : Mr. Dhiraj Kanolkar
AGE : 32
OCCUPATION : Service
RESIDENT OF : H. No. 709 Painiwada, Parsem Pernem, Goa

SIGNATURE: 



TALUKA - DHAKSEZ ; VILLAGE - CALANGUTE
 S/N: 191/1, 193/3-A, 193/14, 193/13






191/1 - 5763.56m²
 193/3-A - 302.16m²
 193/14 - 1204.28m²
 193/13(1) - 1470m²
 8740m²









PRP



Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Venkata Satya Kishore Raju Gadiraju Director Of Kishore Infrastructures Pvt Ltd , Father Name:Krishnam Raju Gadiraju, Age: 54, Marital Status: ,Gender:Male,Occupation: Business, 8-2-547-1-2-B Iden Heavens Flat No.402 Road No.7 Banjara Hills Near E Sava Khairatabad Hyderabad Telangana 500034, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Dhiraj Kanolkar, Age: 32, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403512, Hno.709 Palniwada Pernem Goa , Hno.709 Palniwada Pernem Goa , Parcem, Pernem, NorthGoa, Goa			
	Name: Dattaram Kashiram Kanolkar, Age: 61, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403512, Hno.709 Palniwada Pernem Goa , Hno.709 Palniwada Pernem Goa , Parcem, Pernem, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2023-BRZ-1269

Boon - 1 Document
Registration Number :- BRZ-1-1188-2023
Date :- 14-Mar-2023

Arjun

SUB-REGISTRAR
BARDEZ

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

Scanned by Vailancia Costa [DEO]
Costa



Receipt

Original Copy

FORM T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 14-Mar-2023 12:25:39

Date of Receipt: 14-Mar-2023

Receipt No : 2022-23/9/5924

Serial No. of the Document : 2023-BRZ-1269

Nature of Document : **Conveyance - 22**

Received the following amounts from **Venkata Satya Kishore Raju Gadiraju Director Of Kishore Infrastructures Pvt Ltd** for Registration of above Document in Book-1 for the year 2023

Registration Fee	5062710	E-Challan(Online fee)	• Challan Number • CIN Number : 4873000
		E-Challan(Online fee)	• Challan Number • CIN Number : 190710
Tactical appointment fee	20000	E-Challan(Online fee)	• Challan Number • CIN Number : 10000
		E-Challan(Online fee)	• Challan Number • CIN Number : 10000
Processing fee	2100	E-Challan(Online fee)	• Challan Number • CIN Number : 4290
Total Paid	5087000 (Rupees Fifty Lakhs Eighty Seven Thousands only)		

Probable date of issue of Registered Document: / /

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :



Signature of the Presenter

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **14-Mar-2023**

Signature of the person receiving the Document

Signature of the Sub-Registrar

Phone No: 9372188784
Skid: FA/Issued To:
Priarth Developers
For Skid/ID Proof:
P00K4VPP18808



027-14-2025 15:03:00
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For CITIZENCREDIT
CO-OP BANK LTD
ceemander
Authorized Signatory



2022-BRL- 4692

DEED OF SALE



NAVKAR SOA CORPORATION
Navkar Soa
Authorized Signatory/Project

Phone No: 9270186784
Said Issued to
Priparth Developers
For Easliio Proof
PDRK25PP15849



001541-2022 / 18163-20
₹ 0015000/-
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SERIAL
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2242244 44101-001001.901

For CITIZEN CREDIT™
CO-OP BANK LTD
carments
Authorised Signatory



DEED OF SALE



NAVKAT/SCA CORPORATION

Navkat Sca
Authorised Signatory/Partner



₹ 0890000/-

STRENCREDIT³⁰
CO-OP BANK LTD.

Name of Purchaser: PRIPARTH DE VEWERE LLP

[Signature]



DEED OF SALE

WANT A 50% OFF?

Robert L. Swenson
Authorized Signatory: Perfit





₹ 1000000/-

THE UNIVERSITY OF CHICAGO PRESS

1. 本行在 2022 年 12 月 31 日及 2023 年 3 月 31 日，均无因违反《反洗钱法》而受到行政处罚的记录。

Name of Purchaser: PRIPARTH DEVELOPERS LLP

DEED OF SALE

Rogers Loney

Authorized Signatory/Partner



This **DEED OF SALE** is made and executed on 14th day of October in the year 2022 at Mapusa, Bardez Goa.

BETWEEN

M/S. NAVKAR GOA CORPORATION, a partnership firm duly incorporated and registered under the Indian Partnership Act 1932, having its Registered office at 810, Raheja Centre, Nariman Point, Mumbai 400 021 (PAN NO _____ through its partner

(1) MR. RAJEEV HIMMATMAL SURANA, son of Mr. Himmatmal Surana, age 55 resident of 201, Shamiana, Walkeshwar, Mumbai, holder of PAN Card bearing no. _____ is hereby

authorized by all the partners of the firm **(2) MR. AJAY PUKHRAJ BAFNA** son of Pukhraj Bafna age 48 Years, Resident of 701/B & 801/B, Om Vikas, 105/107, Walkeshwar Road, Mumbai – 400 006, holder of Pan Card bearing no. _____ **(3) MR. SANJAY**

PUKHRAJ BAFNA, son of Pukhraj Bafna, age 42 years, resident of 33 Vijaydeep, 31 B.G Kher Marg, Walkeshwar, Mumbai 400 006, holder of Pan Card bearing No. _____ **(4) MR. SANJAY**

JAGDISCHAND NAHETA, son of Jagdishchand Naheta, age 52 years, resident of Baan Sathon Condonium, Soi Ngamdupiee, Bangkok – 10120, holder of Pan Card bearing no. _____

(5) MR. AMIT SHAH (HUF), through its Karta Amit Dinkar Shah,

NAVKAR GOA CORPORATION

Rajiv Surana
Authorized Signatory



age 59 years, resident of 6th Floor, 62 Sujata Apartments, L.D. Ruparel Cross Marg, Malabar Hill, Mumbai – 400 006, holder of Pan Card bearing no.

(6) MRS. SHOBHA RAJEEV ✓

SURANA, wife of Mr. Rajeev Surana, age 53 years, resident of 201 Shamiana, 67/F, Walkeshwar Road, Mumbai-400 006, holder of Pan Card bearing no.

(7) MR. SIDDHANT RAJEEV

SURANA, son of Mr. Rajeev Surana, age 28 years, resident of 201 Shamiana, 67/F, Walkeshwar Road, Mumbai-400 006, holder of Pan Card bearing no.

(8) MR. SHANAY RAJEEV ✓

SURANA, Son of Mr. Rajeev Surana, age 24 years, resident of 201 Shamiana, 67/F, Walkeshwar Road, Mumbai-400 006, holder of Pan Card bearing no.

(9) MR. RAJENDRA

ACHALCHANDJI BHANDARI, son of Achalchandji Bhandari age 51 years, resident of A1, 702 Dhiraj Enclave Tower, Siddharth Nagar, Western Express Highway, Borivali, Mumbai – 400 067, holder Pan Card bearing no

hereinafter called &

referred to as "the OWNER" or "VENDOR" (which expression shall unless it be repugnant to be context or meaning thereof be deemed to mean and include the partners for the time being and from time to time constituting the said firm, the survivor or survivors of them and the heirs, executors and administrators of such last survivor and its assigns) of the **ONE PART;**



NAVVAR SOA CORPORATIVE

AV

Authorized Signatory/Person



AND

M/S PRIPARTH DEVELOPERS LLP, a Limited Liability Partnership Firm having LLP Identification No PAN Card No Having registered office at Flat-503, Rose Flower Valley, SN-73(Part), Wanawadi, Near Sacred Heart Soc, Pune, Maharashtra – 411040. Herein represented by its Designated Partner: **MR. DINESH VASUDEV CHHUTANI**, S/o, Shri Vasudev Chhutani, Aged 48 years business, Indian National, R/o. Flat No. 503, Rose Building, Flower V alley, Wanowrie, Pune-411040 Holder of PAN Card No. Addhar card no Indian National duly authorized vide Board resolution dated 30/Sept/2022 Indian Nationals, hereinafter called the **"SECOND PARTY"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and permitted assigns of the **OTHER PART;**

ALL parties are Indian Nationals.

WHEREAS the Vendors Mr. Ajay Pukhraj Bafna , Mr. Sanjay Pukhraj Bafna, Mr. Sanjay Jagdishchand Naheta, Mr. Amit Shah (Huf), Mrs.Shobha Rajeev Surana, Mr. Shanay Rajeev Surana, Mr. Rajendra Achalchandji Bhandari is represented by their POA

NAVVAR GOA CORPORATION

Authorized Signatory/Partner



holder Mr. Rajeev Himmatmal Surana, son of Mr. Himmatmal Surana age 52, resident of 201, Shamiana, Walkeshwar, Mumbai, holder of PAN Card bearing no. _____ vide POA dated 26/2/2016 bearing reg no.1318/2016 before Adv. N C Chowdhary and for Mr. Siddhant Rajeev Surana, vide Power of Attorney dated 9/11/2016 under reg no.1263/16 before Adv. Gregory W Dsouza.

WHEREAS the Purchaser Mr. DINESH VASUDEV CHHUTANI is being represented in this deed by his power of attorney holder Mr. Harshkumar Takrani, Son of Shri Amarjeet Takrani, 38 Years of Age, Married, Service, Indian national, holding PAN card no _____ Aadhaar Card No: _____ resident of A3-701, Kumar Princetown, Survey No 9, NIBM Undri Road, Pune – 411028, Maharashtra by virtue of the Power of Attorney dated 09/09/2018, executed before the joint sub-registrar of Maharashtra under registration no 16274 for the purpose of admission of this Deed before the Sub-Registrar of Bardez.

(THE OWNER and THE PURCHASER are hereinafter individually referred to as "Party" and collectively referred to as "Parties").

WHEREAS the owner is absolute owner of the property described in schedule I, schedule II and Schedule III which is having total area of comprising of survey no. 191/1, 193/3-A, 193/14 16,282.35 sq. mts

NAVVAR GOA CORPORATION


Authorized Signatory



Receipt

Original Copy

FORM T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 14-Oct-2022 17:17:09

Date of Receipt: 14-Oct-2022

Receipt No : 2022-23/9/3178

Serial No. of the Document : 2022-BRZ-4692

Nature of Document : **Conveyance - 22**

Received the following amounts from **Harshkumar Takrani** for Registration of above Document in Book-1 for the year 2022

Registration Fee	3780500	E-Challan	• Challan Number : 202200787032 • CIN Number : CPACCJLD0	1283000
		E-Challan	• Challan Number : 202200787020 • CIN Number : CPACCJPD6	2497500
Tatkal appointment fee	10000	E-Challan	• Challan Number : 202200790757 • CIN Number : CPACCMPE04	10000
Processing Fee	2160	E-Challan	• Challan Number : 202200787020 • CIN Number : CPACCJPD6	2500
Total Paid	3793000 (Rupees Thirty Seven Lakhs Ninety Three Thousands only)			

Probable date of Issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **14-Oct-2022**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar

herein after referred to as said properties and the owner has acquired ownership in following manner.

**TITLE FLOW OF THE PROPERTY DESCRIBED IN
SCHEDULE I:**

A. WHEREAS property under survey no. 191/1 herein in referred in schedule I is part of the property of BATTI described in the Land Registration Office of Bardez under Nos. a) No. 30406 of Book B-78 (new), i.e the first addition (b) No. 14547 at page 199 of Book B-37(new), i.e the second addition and (c) No. 5241 at page 58 (V) of Book B-36 (old), i.e the third addition.

B. WHEREAS By Deed of Sale and Discharge dated 27/07/1944 registered in the office of Notary Guilherme Diogo Jose Conceicao das Dores Lobo in Book No. 439 at folios 47-V till 48, the third addition of the property was sold by the owner Fr. Joao Maria Andre de Souza to Mr. Hipolito Cassiana de Piedade Souza.

C. WHEREAS The First and Third additions of the property which were registered in the name of Bento Antonio de Souza Eremita and his wife Aninha Feliciade Souza Eremita, the same having been allotted to them by the Deed family Partition dated 19/07/1945. By the same instruments, a right of lifetime usufruct was reserved in favor of the father of said Bento, the said Hipolito Cassiana de Piedade Souza. The said transfer was inscribed in the Land Registration Office under Inscription No. 42169 at page 97 of Book G-45.

NAVKAR GOA CORPORATION


Authorized Signatory/Partner



D. WHEREAS the second addition of the said property is seen registered in the name of Fr. Leopoldo Candilo Canuto de Souza, the same having been allotted to him by Deed of Partition dated 14/01/1941. The said transfer was inscribed in the Land Registration Office under Inscription No. 31229 at page 23 of Book G-36 on 30/01/1941.

E. WHEREAS by a Deed of Qualification of heirship, Partition and Division (among the heirs of deceased Hipolito Cassiana de Piedade Souza) dated 14/09/1964, drawn in the Books of Public Camilo Souza of Bardez and recorded in his Books at Folio 41 of Book 661, the 1st and 3rd Additions of the said property were allotted jointly to the said Antonio Aleixo Francisco Marta de Imaculada Conceicao de Souza Erimita and Aninha Felicia Lourdes da Roacha.

F. WHEREAS by a Deed of sale with Quittance dated 24/08/1965, executed before the then Notary public of Judicial Division of Bardez, Camilo Andrade do Rosario Souza and recorded in his Book No. 678, at pages 76 onwards, the said Fr. Leopoldo Candilo Canuto de Souza sold 2nd Addition of the said property to Mrs. Aninha Felicia Lourdes Roacha Souza Erimita, wife of the said Bento Antonio de Souza Erimita.

G. WHEREAS by Deed of succession dated 01/08/1986 drawn upon the death of said Bento Antonio de Souza Erimita, before the Ex-officio Notary and Sub-Registrar of Bardez his wife Smt. Aninha Felicia Lourdes de Roacha de Souza Erimita and Bencio Joao Hipolito de Souza Erimita, Shri Bosco Servelo Judas de Souza Erimita and Shri Blasco Francisco Torcato de Souza Erimita were declared as his universal heirs.

NAVKAS GOA CORPORATION



Authorized Signatory For



The said Smt. Aninha Felicia Lourdes de Roacha de Souza Erimita (half share in 1st and 3rd addition and full owner of 2nd addition) and Shri. Benecio Joao Hipolito de Souza Erimita, Shri Bosco Servelo Judas de Souza Erimita and Shri Blasco Francisco Torcato de Souza Erimita (combined half share in 1st and 3rd additions) became the full owners of the said property Batti described in the property description above.

H. WHEREAS by Deed of Sale dated 23/02/2007 M/s. Gangani Resort Pvt. Ltd. And M/s Navkar Goa Corporation have jointly purchased the said property from Smt. Aninha Felicia Lourdes de Roacha de Souza Erimita, Shri. Benecio Joao Hipolito de Souza Erimita, Smt. Yvonne de Souza Erimita, Shri Bosco Servelo Judas de Souza Erimita Smt. Maria Ninette Peresde Souza Erimita, Shri Blasco Francisco Torcato de Souza Erimita, Smt. Milagrina Margaret Luisa de Souza Erimita.

1. WHEREAS by Deed of Sale 21/05/2007 M/s Navkar Goa Corporation (owner / vendor) who had jointly purchased the said property along with M/s Gangani Resorts Pvt. Ltd. then purchased the 50% undivided share of M/s Gangani Resorts Pvt. Ltd. in the property surveyed under nos. 191/1 and 193/14.

Thus the (owner / vendor) Navkar Goa Corporation became owners of the property Batti surveyed under nos. 191/1 and 193/14 admeasuring 15475 sqmts. However, since there were some occupants having structures in the said property the same been settled by M/s Navkar Goa Corporation by executing the following documents namely

NAV KAR GOA CORPORATION



Authorized Signatory/Owner



i). WHEREAS by Deed of Exchange dated 07/09/2009 registered in the Office of Sub Register Bardez between NGC and Mrs. Rukmini Vithal Korgaonkar, Mr. Virendra Vithal Korgaonkar, Mrs. Vanshita Virendra Korgaonkar, Mr. Vinay Vithal Korgaonkar, Mr. Sarvesh Vithal Korgaonkar, Mr. Rupesh Vithal Korgaonkar, Mrs. Seema Rupesh Korgaonkar, and Mr. Ritesh Vithal Korgaonkar,

ii) WHEREAS by Deed of Sale dt. 07/09/2009 registered in the office of Sub-Registrar of Bardez between Shri. Madhusudan Korgaonkar and Smt. Madhumati Madhsudhan Korgaonkar and M/s Navkar Goa Corporation (owner / vendor).

iii) WHEREAS by Deed of Exchange dt. 07/09/2009 registered in the office of Sub-Registrar of Bardez between M/s Navkar Goa Corporation (owner / vendor) and Mrs. Shrimati Uttam Korgaonkar, Miss Lata Uttam Korgaonkar, Miss Shilpa Uttam Korgaonkar, Miss Nita Uttam Korgaonkar.

Under these three Deeds the claims of the heirs of Deu Ladu Korgaonkar who had a mundkarial structure in survey no. 193/14 has been settled.

iv) WHEREAS by Deed of Sale dt. 05/05/2008 registered in the office of Sub-Registrar of Bardez between Miss Marcelina Mascarenhas alias Miss Maria Mascarenhas and M/s Navkar Goa Corporation (owner / vendor).

v) WHEREAS by Deed of Exchange dt. 05/05/2008 registered in the office of Sub-Registrar of Bardez between Mr. Lawrence Mascarenhas, Mrs. Edwiges Mascarenhas and M/s Navkar Goa Corporation (owner / vendor).

NAVKAR GOA CORPORATION



Authorized Signatory/P2



Under these three Deeds the claims of Mr. Lawrence and Maria Mascarenhas who had a structure in survey no. 191/1 and 193/14 has been settled.

vi) WHEREAS Deed of Exchange dt. 23/09/2009 registered in the office of Sub-Registrar of Bardez between M/s Navkar Goa Corporation (owner / vendor) and Mrs. Vishaya Vinayak Mhapsekar and Mr. Vishnu Vinayak Mhapsekar.

vii) WHEREAS by Deed of Exchange dt. 23/09/2009 registered in the office of Sub-Registrar of Bardez between M/s Navkar Goa Corporation and Mrs. Kusum Uttam Mapsekar and Rajendra Uttam Mapsekar and Mr. Sushant Uttam Mapsekar.

viii) WHEREAS by Deed of Sale dt. 06/01/2010 registered in the office of Sub-Registrar of Bardez between Mrs. Sushila Tulsidas Naik alias Mapsekar, Shri. Gunanad Tulsidas Naik alias Mapsekar, Smt. Vijayanti Gunanand Naik alias Mapsekar and M/s Navkar Goa Corporation (owner / vendor).

ix) WHEREAS y Deed of Exchange dt. 23/09/2009 registered in the office of Sub-Registrar of Bardez between M/s Navkar Goa Corporation (owner / vendor) and Mrs. Madhumati Mhapsekar and Mr. Nilesh Madhu Mhapsekar and Miss, Nilima Madhu Mhapsekar.

Under these four Deeds the claims of the heirs of Uttam Mapsekar who had a mundkarial structure in survey no. 191/1 has been settled. Under Deed of Exchange dt.23/09/2009 with Mrs. Madhumati Mhapsekar and Mr. Nilesh Madhu Mhapsekar and Miss, Nilima Madhu Mhapsekar an area of 250 sqmts. from survey no. 191/1 is given to them.

NAVKAR GOA CORPORATION



Authorized Signatory Officer



x) WHEREAS by Deed of Exchange dt. 15/10/2008 registered in the office of Sub-Registrar of Bardez between Mr. Chandrakant V. Chodankar, Mrs. Rajani C. Chodankar and M/s Navkar Goa Corporation (owner / vendor) under which they were given plot admeasuring 500 sqmts under survey no. 191/1 of Village Calangute and subsequently by Deed of Exchange dt. 25/1/2012 M/s Navkar Goa Corporation has taken back the said plot by giving them an area of 29.40 sqmts from survey no. 191/1 and an area of 473.85 sqmts from survey no. 193/4A of Village Calangute in exchange of their plot admeasuring 500 sqmts under survey no. 191/1 of Village Calangute which was earlier allotted under .

Under these Deeds the claim of Mr. Chandrakant V. Chodankar who had a structure in survey no. 191/1 has been settled.

xi) Deed of Sale dt. 07/09/2009 registered in the office of Sub-Registrar of Bardez between Smt. Chandravati Ramnath Talkar, Mr. Padmanabh Ramnath Talkar, Mrs. Prafulla Padmanabh Talkar, Mrs. Shaya alias Prachi Bablo Provolkar, Mr. Bablo Provolkar, Miss Punam Ramnath Talkar and M/s Navkar Goa Corporation.

xii) WHEREAS by Deed of Sale dt. 07/09/2009 registered in the office of Sub-Registrar of Bardez between Smt. Saiyavati Shambhu Talkar, Shri. Prashant Shambhu Talkar, Mrs. Prashuda Prashant Talkar, Shri. Arvind Shambhu Talkar, Smt. Ujwala Arvind Talkar, Shri. Gokuldas Shambhu Talkar, and M/s Navkar Goa Corporation (owner / vendor).

xiii) WHEREAS by Deed of Sale dt. 07/09/2009 registered in the office of Sub-Registrar of Bardez between Shri. Manohar Gokuldas



NAVKAR GOA CORPORATION

Authorized Signatory/Partner



Talkar, Smt. Durgabai Manohar Talkar and M/s Navkar Goa Corporation (owner / vendor).

Under these three Deeds the claims of the heirs of Rammath Talkar who had a structure in survey no. 191/1 has been settled.

xiv) WHEREAS by Deed of Sale dt. 21/04/2008 registered in the office of Sub-Registrar of Bardez between Mrs. Angela Mascarenhas, Mr. Minguel Agustin Mascarenhas, Smt. Ida Mascarenhas, Shri. Diago Frances Mascarenhas, Smt. Magdalena Mascarenhas, Shri. Domnic Bernard Mascarenhas and M/s Navkar Goa Corporation (owner / vendor).

Under this Deed the claims of the heirs of Joao Mascarehns who had a structure in survey no. 191/1 has been settled.

xv) WHEREAS by Deed of Sale dt. 21/04/2008 registered in the office of Sub-Registrar of Bardez between Mrs. Lourdes Lopes, Mr. Elteiro Lopes and M/s Navkar Goa Corporation (owner / vendor).

Under this Deed the claims of Mrs. Lourdes Lopes, Mr. Elteiro Lopes who had a structure in survey no. 191/1 has been settled.

xvi) WHEREAS by Deed of Sale dt. 21/04/2008 registered in the office of Sub-Registrar of Bardez between Shri. Anthony Fernandes, Smt. Sabestina Fernandes, Ms. Flory Fernandes and M/s Navkar Goa Corporation (owner / vendor).

xvii) Deed of Sale dt. 04/06/2008 registered in the office of Sub-Registrar of Bardez between Smt. Carmina Benny Fernandes and M/s Navkar Goa Corporation.

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Authorized Signatory/Partner



xviii) WHEREAS by Deed of Sale dt. 22/07/2008 registered in the office of Sub-Registrar of Bardez between Mr. Nascimento Luduvico Fernandes, Mrs. Marina Fernandes and M/s Navkar Goa Corporation (owner / vendor).

Under this Deed the claims of heirs of Josefina Fernandes who had a structure in survey no. 191/1 has been settled.

xix) WHEREAS One Dashrath Korgaonkar, one of the heirs of Deuladu Koorgaonkar, who had a mundkarial house right in survey no. 193/14, had filed a suit No. 29/2000/C/D against Girdharlal M. Gangani, in relation to right the survey no. 193/14 and there was decree to pay amount to him. Subsequently he filed Execution Application No. 13/2006/B. The said application is disposed by the Court of Civil Judge Junior Division Mapusa by order dt. 22/4/2013 and the Court has certified that the decree is satisfied.

J. WHEREAS having settled the claims of mundkars, heirs of mundkars and other persons having structures in the said survey no. 191/1 and 193/14 vide above Deeds executed with M/s Navkar Goa Corporation (owner / vendor) as stated herein above, rights of the said persons occupying structures in the survey nos. 191/1 and 193/14 stands extinguished. However under Deed of Exchange dt. 23/09/2009 an area of 250 sqmts. from survey no. 191/1 is given to Mrs. Madhumati Mhapsekar, Mr. Nilesh Madhu Mhapsekar and Miss, Nilima Madhu Mhapsekar and an area of 29.40 sqmts from survey no. 191/1 under Deed of Exchange dt. 15/10/2008 is given to Mr. Chandrakant V. Chodankar, Mrs. Rajani C. Chodankar in exchange of their plot admeasuring 500 sqmts under survey no. 191/1 of Village Calangute. Thus total area of 279.40 sqmts has been given to above persons. Hence total area which remains with M/s Navkar



NAVKAR GOA CORPORATION

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Goa Corporation is 15195.60 sqmts out of the total area of 15475 sqmts which was purchased under sale deed dt.21/5/2007 under survey nos. 191/1 and 193/14 of Village Calangute.

Hence the vendor **M/s NAVKAR GOA CORPORATION** became absolute owner in possession of property admeasuring 15195.60 sqmts out of 15475 sqmts under survey no. 191/1 and survey no. 193/14 of Village Calangute, Bardez, Goa described in schedule I.

TITLE OF THE PLOT IN SCHEDULE II

WHEREAS the plot of land admeasuring an area of 570 square meters is part of the property, known as "Porhawaddo" or Porbunnem" surveyed under no. 193/3 of village Calangute, Bardez-Goa admeasuring 4075 sqmts situated at Village Calangute, Bardez-Goa which property is described in the Land Registration Office under descricao no. 4149 at pages 232 of Book B 11 and corresponding Inscription No. 2297 at Folio 184-185 Book G4 and inscribed in the name of Ludvico Caetano Lopes and Adelina Felicidade Martins and not found in the Taluka Revenue Office of Bardez. This was ancestral property of Late Rui Fernandes alias Ludovico Fernando Rui Cruz e Fernandes who expired on 24/9/2006 and upon his death Inventory Proceeding No. 304/2007/A were filed Civil Judge Senior Division at Mapusa and 31/10/2009 has been passed in said inventory. Said Late Rui Fernandes alias Ludovico Fernando Rui Cruz e Fernandes is survived by his wife Mrs. Noemia Zemira Das Mercedes Caldeira alias Noemia Fernandes, age 77 age, housewife, r/o Flat No. B/6, Shangrila Apartment, Miramar, Panaji-Goa and two sons and a daughter and their spouses namely: - Mr.

NAVKAR GOA CORPORATION



Authorized Signatory/Partner



Lesley Basilio Antonio Caldeira e Feranndes alias Lesley Basil Feranndes and his wife Mrs. Maria Sandra Rose Carmelina Colaco, both r/o Flat No. A1/F2, Nalanda Apartment, Rawanfond, Navelim, Salcette, Goa and 2. Mr. Kennedy Terezinha Caldeira Fernandes and his wife Mrs. Leonie Mabel Pinto, both presently resident of Flat No. B/6, Shangrila Apartment, Miramar, Panaji-Goa, 3. Mrs. Lizbeth Fernandes and her husband Mr. Roy Cyril Mendonca both presently are residing at 340, Mill Road, Apartment 811, Etobicoke, Canada. As the order dt. 31/10/2009 in Inventory Proceeding No. 304/2007/A the property under survey no. 193/3-A is described under Item No. 6 Mrs. Noemia Zemira Das Mercedes Caldeira alias Noemia Fernandes and one sixth share each with her three children above named. Thus all the above persons were co-owners of the said property.

WHEREAS by an Agreement for sale dated 30/12/1992 one Mr. Girdharlal Mohanlal Gangani agreed to purchase plot admeasuring 570 sqmts, however he could not honour the agreement and Regular Civil Suit No. 15/2002 was filed by the owners by Late Rui Fernandes and Noemia Fernandes before Civil Judge Senior Division at Mapusa and Regular Civil Appeal No. 77/2006 before District Judge North Goa and the decree was passed in favor of Late Rui Fernandes and his wife by which said agreement was ordered to be cancelled and the structures constructed in the said plot were ordered to be demolished and the possession of the suit plot was ordered to be restored to them. Accordingly in the execution proceeding No. 16/2005/A the decree was executed.

WHEREAS by Sale Deed dated 20/4/2010 registered in the office of Sub Registrar of Bardez at Mapusa the aforesaid legal heirs of Late Rui Fernandes sold the said plot admeasuring 570 sqmts and under survey no. 193/3 to M/s NAVKAR GOA CORPORATION (owner



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/ vendor). Hence M/s NAVKAR GOA CORPORATION become the owner of the Plot admeasuring 570 square meters under survey no. 193/3 of village Calangute which is part of the property, known as "Porbawaddo" or Porbunnem" described above.

TITLE OF THE PLOT DESCRIBED IN SCHEDULE III

WHEREAS the plot of land described in schedule III is part of original area admeasuring 988 sqmts under survey no. 191/4A which is originally part of the property known as "MALQUIACHEM" or "DANDEABATE" admeasuring 1975 sq. mts, which was originally surveyed under no. 191/4 of village Calangute originally owned by Mr. Joao Concecao De Jesus Jose De Arimatica alias Joao Cocacao De Jesus Da Aritmateria Graal Sarto Pires and his wife Mrs. Maria Angela Vitoria Pinto Pegado E Pires.

WHEREAS as recorded in Sale Deed dt. 10/2/2006 said Mr. Joao Concecao De Jesus Jose De Arimatica alias Joao Cocacao De Jesus Da Aritmateria Graal Sarto Pires and his wife Mrs. Maria Angela Vitoria Pinto Pegado E Pires are heirs of late Joanna Maria D'Souza and her husband Jose Pedro Pires from Calangute, Bardez- Goa had inherited Jose Pedro Pires from Calangute, Bardez-Goa had inherited the property admeasuring 1975 sq. mts, originally under survey no. 191/4 and now under survey no. 191/4 and 4A.

WHEREAS as per the recital of Sale Deed dated 10/2/2006 it is recorded that upon death of Joanna Maria D'Souza and her husband Jose Pedro Pires from Calangute, Bardez- Goa by Deed of Succession drawn by the Notary Dr. Guilherme Lobo at Page 32 V of Book No. 34 of the Office of the Sub Registrar at Bardez Mr. Joao Concecao

NAVKAR GOA CORPORATION

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De Jesus Jose De Arimatica alias Joao Cocacao De Jesus Da Aritmateria Graal Sarto Pires and his wife Mrs. Maria Angela Vitoria Pinto Pegado E Pires were qualified and declared as their sole and actual representatives of the inheritance and under the Deed of Partition dated 14th February 1966, registered before the Sub Registrar of Bardez on 3/3/1966 said Mr. Joao Concecao De Jesus Jose De Arimatica alias Joao Cocacao De Jesus Da Aritmateria Graal Sarto Pires and his wife Mrs. Maria Angela Vitoria Pinto Pegado E Pires were allotted the said property and became absolute owners in possession of the said property earlier under survey no. 191/4 admeasuring 1975 sqmts.

WHEREAS after this said Mr. Joao Concecao De Jesus Jose De Arimatica alias Joao Cocacao De Jesus Da Aritmateria Graal Sarto Pires and his wife Mrs. Maria Angela Vitoria Pinto Pegado E Pires made two parts of the said property admeasuring 987 sqmts and 988 sqmts as plot A and plot B. The plot A was sold by them to Jayant D. Madrekar and plot B admeasuring 988 sqmts was sold by them to Mr. Ulhas Dattaram Mayekar and Mrs. Usha Ulhas Mayekar by Sale Deed dated 10th February, 2006 bearing Registration No. 973, at pages 101 to 121, Book 1, Volume 1542.

WHEREAS after purchase of the said plot B, admeasuring 988 sqmts from original survey no. 191/4 Land Partition Case no. 15/138/2006/Part/Land/DC-II was filed and by order dt. 9/10/2006 the Dy Collector and SDO Mapusa order to partition the said property and allotted new survey no. 191/4A to the said plot B, admeasuring 988 sqmts from original survey no. 191/4.

WHEREAS by Sale Deed dated 4/3/2010 Mr. Ulhas Dattaram Mayekar and Mrs. Usha Ulhas Mayekar sold the said Plot

HAYKAR SDA CORPORATION

Authorized Signatory/Principal



admeasuring 988 sq mts under survey no. 191/4A to M/s NAVKAR GOA CORPORATION (owner / vendor).

WHEREAS Under Deed of Exchange dt. 25/1/2012 registered in the Office of Sub-Registrar of Bardez under no. 21 at pages 242 to 259 Book I Volume 2984 M/s Navkar Goa Corporation has given any area of 473.25 sq mts from survey no. 193/4A of Village Calangute to Mr. Chandrakant V. Chodankar in exchange of their plot admeasuring 500 sqmts under survey no. 191/1 of Village Calangute. Thus the vendor M/s NAVKAR GOA CORPORATION is owner of an area of 515.75 sqmts out of 988 sqmts of plot under survey no. 191/4A1 of Village Calangute.

AND WHEREAS the VENDOR/FIRST PARTY have become the absolute owner of the property described in schedule I, II and III which is having total area of 16,282.35 sq mts more particularly described in schedule herein below.

AND WHEREAS the Vendor has developed part of this property by constructing buildings and an area of 7270 sq. mts is offered for sale on the terms and conditions of the vendors and party of second part has shown willingness to purchase the same.

AND WHEREAS The Purchaser has demanded inspection from the VENDORS/FIRST PARTY and the VENDORS/FIRST PARTY have given inspection to the Purchaser of all documents of title relating to the said property more particularly described in the FIRST, SECOND & THIRD SCHEDULE hereunder written including all the documents mentioned in the recitals hereinabove.

NAVKAR GOA CORPORATION



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AND WHEREAS the VENDOR had entered into Agreement For Sale dated 27/4/2018 under reg no. 1940/2018 with the PURCHASER and had paid an amount of Rs.36,55,000/- as stamp duty .

AND WHEREAS by virtue of said Agreement dated the SECOND PARTY has approached the FIRST PARTYS to purchase said plot admeasuring 7270 sq. mts more particularly described in Schedule IV and marked on the plan annexed to this deed the above said PROPERTY and the FIRST PARTY have agreed to sell the same to the SECOND PARTY for a total consideration of Rs. 12,60,00,000/- (Rupees Twelve Crore Sixty Lakhs Only) being the present market value of the said plot "A, B and C" and the stamp duty is paid accordingly on following terms .

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. THAT the VENDORS do hereby sell, convey and transfer into the PURCHASER all that THE SAID plot "A, B and C" total admeasuring 7270 sq. mts as one single unit marked on the plan annexed to this agreement of the property known as "BATTI", or "PORBAWADDU" or "PORBUNNEM", surveyed under No. 191/1, 193/14, 193/3-A, 191/4-A, of village Calangute within Village Panchayat Jurisdiction of Calangute, Taluka Bardez, Goa, together with the trees, way, path, whatsoever, standing thereon and further all and singular light, liberty, privileges, easements, profits, advantages, right, members and appurtenances whatsoever thereof or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time here to fore usually held, used,

NAVVAR SDA CORPORATION

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occupied or enjoyed therewith or reputed or known held, used, occupied or enjoyed therewith or reputed or known as part or member thereof and to belong or be appurtenant thereto and also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said property or any part thereof and undivided right in ALL THE ESTATE, right title, interest, us, inheritance, property, possession, benefits, claim and demand whatsoever at law and in equity of the Vendors/Developers into or out of or upon the said land hereditament or any part thereof TO HAVE AND TO HOLD all and singular the said land hereditament hereby granted, conveyed, transferred and assured or intended or expressed so to be with all their right, members and appurtenances, unto and to the use an benefit of the Purchaser, absolutely, forever, together with title deeds, writings and other evidences of title as ordinarily pass on such sale SUBJECT to the payment of the rent, taxes, assessments, due and duties now chargeable upon the same or hereafter to become payable to the Government or the Village Panchayat or any other local or public body or authority in respect thereof and the Purchaser does hereby purchase "THE SAID PROPERTIES ", for the full and final price/consideration which amount THE VENDORS do hereby admit and acknowledge having received from the Purchaser and discharge THE PURCHASER of the same, with Plot is as shown in the plan attached hereto and for better clearness, "THE SAID PROPERTIES" is marked thereon with red colour boundary lined, more particularly described in THE SCHEDULE hereunder written.



NAVJAL CO-OP CORPORATION

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2. That the VEDNORS have received Rs. 12,60,00,000/-, (Rupees Twelve Crore Sixty Lakhs Only) as below:

- a. Rs.1,63,35,000/- (Rupees One Crore Sixty-Three Lakhs Thirty-Five Thousand only) from Axis Bank, Wanwadi Branch, Pune.
- b. Rs.1,98,00,000/- (Rupees One Crore Ninety-Eight Lakhs only) from Axis Bank, Wanwadi Branch, Pune.
- c. Rs.99,00,000/- (Rupees Ninety-Nine Lakhs only) from Axis Bank, Wanwadi Branch, Pune.
- d. Rs.7,87,05,000/- (Rupees Seven Crores Eighty-Seven Lakhs Five Thousand only) from Axis Bank, Wanwadi Branch, Pune.
- e. Rs.12,60,000/- (Rupees Twelve Lakhs Sixty Thousand only) as TDS deducted and paid by the Purchaser.

Total: Rs.12,60,00,000/- (Rupees Twelve Crores Sixty Lakhs only).

3. The VENDORS do hereby for themselves, their heirs, executors and administrators covenant with the PURCHASER that Notwithstanding any act, deed, matter or thing whatsoever by the VENDORS or by any person or persons lawfully or equitably claiming by, from through under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary the VENDORS have now in themselves, good right, full power, and absolute authority to grant, convey and assure the SAID PROPERTIES bearing survey No. 191/1, 193/14, 193/3-A, 191/4-A, of village Calangute more particularly described in schedule I hereinunder written and delineated in red in the plan annexed hereto, hereby granted,

NAVAM SOA CORPORATION

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conveyed or assured or intended so to be unto and to the use of the PURCHASER in the manner aforesaid AND that it shall be lawful for the PURCHASER from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID PROPERTIES more particularly described in schedule 1 hereinunder written and delineated in red in the plan annexed hereto, stands hereby granted with all and every of their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for their own use and Benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the VENDORS their heirs, or any of them or from or by any person or persons lawfully or equitable claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the VENDORS, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made executed occasioned or suffered by the VENDORS or by any other person or persons lawfully or equitable claiming or to claim by, from, under or in trust for it.

4. The VENDORS their heirs, executors and administrators and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTIES (more particularly described in schedules hereinunder written and delineated in red in the plan annexed hereto, or any part thereof by from, under or in trust for them, the VENDORS or their heirs, executors and administrators, or any of them shall and will from time to time and at all times hereafter at their own cost do and execute or cause to be done and executed all such further and other lawful and

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reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the SAID PROPERTY and every part thereof hereby granted unto and to the use of the PURCHASER in the manner aforesaid, as shall or may be reasonable required by the PURCHASER, his successors or assigns or their Counsels-in-law.

5. That the VENDORS have absolute power and authority to sell the said Property , in manner aforesaid and the PURCHASER may hereinafter peacefully and quietly possess and enjoy the said Property in any manner aforesaid without any claims or demands whatsoever from the VENDORS or persons claiming through or under them or on their behalf.
6. The VENDORS do hereby covenant with the Purchaser that the SAID PROPERTIES more particularly described in schedules hereinafter written and delineated in red in the plan annexed hereto, together with all rights in respect thereto hereby sold is absolutely free from any charges, liens, Encumbrances and /or attachments of any kind whatsoever nor there are any rights of tenancy, Mortgage, hypothecation or Acquisition in Favor Of Any person / authority whomsoever in respect of the SAID PROPERTIES more particularly described in schedule I hereinafter written and delineated in red in the plan annexed hereto.
7. The VENDORS hereby CONFIRM that they have handed over the SAID PROPERTIES more particularly described in schedules hereinafter written and delineated in red in the plan annexed hereto, free from all encumbrances and have placed the PURCHASER in Possession thereof and further confirm that by these presents the SAID PROPERTIES more particularly described in schedules



NAVYAS SOA CORPORATION

Authorized Signatory/Person



hereinunder written and delineated in red in the plan annexed hereto stands hereby granted, conveyed, transferred and assured unto the PURCHASER.

8. The VENDORS do hereby covenant with the PURCHASER that they have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the SAID PROPERTIES more particularly described in schedules hereinunder written and delineated in red in the plan annexed hereto, and all rights in respect thereto in the manner aforesaid or whereby the same or any party thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, however.
9. The VENDORS have delivered unto the PURCHASER exclusive and vacant POSSESSION OF the SAID PROPERTIES more particularly described in schedule I hereinunder written and delineated in red in the plan annexed hereto, and the PURCHASER may from time to time hereafter enjoy and construct/develop the SAID PROPERTIES more particularly described in schedules hereinunder written and delineated in red in the plan annexed hereto, hereby conveyed with their appurtenances and every part thereof for its own benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDORS or their heirs or any of them or by any person/s claiming or to claim, from, under or in trust for them.
10. The VENDORS agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and the VENDORS shall keep the PURCHASER or its Partners, legal representative/s including any person/s claiming through and under



NAVYAR SOA CORPORATION

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the PURCHASER harmless against all suit, proceedings, costs, charges, claims or demands and the VENDORS shall keep the PURCHASER indemnified against any/all such contingencies.

11. The VENDORS and all persons having or lawfully or equitably claiming any estate, right, title or any part hereby conveyed by, from under or in trust for the VENDORS or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the SAID PROPERTIES more particularly described in schedules hereinunder written and delineated in red in the plan annexed hereto conveyed unto and to the use of the PURCHASER in the manner aforesaid and as shall be reasonably required by the assigns or counsels-in-law.

12. The PURCHASER shall hold the SAID PROPERTIES more particularly described in schedules hereinunder written and delineated in red in the plan annexed hereto free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made, occasioned or to claim by, from or in trust for them.

13. The VENDORS agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and the VENDORS shall keep the PURCHASER or their legal representative/s including any person/s claiming through and under the PURCHASER harmless against all suits, proceedings, costs,



MAHARASHTRA CORPORATION
[Signature]
Authorized Signatory/Partner



charges, claims or demands etc. of any kind and the VENDORS shall keep the PURCHASER indemnified against any and all such contingencies.

14. THE VENDORS do hereby give their No objection for the name of the purchaser to be incorporated in the Mutation Records of Survey in respect of SAID PROPERTIES bearing survey No. 191/1, 193/14, 193/3-A, 191/4-A, of village Calangute more particularly described in schedule I hereinunder written and delineated in red in the plan annexed hereto.
15. That the VENDOR, their heirs, administrators, executors or assigns covenant to save harmless and keep indemnified the PURCHASER his heirs, administrators or assigns free from against all encumbrance, charges and equities of whatsoever.
16. That the VENDORS and PURCHASER hereby agree that there exist a common access road to the remaining part of the property belonging to the VENDORS hereinabove which exist from the public road of village passing through the survey no. 193 / 3-A and survey no. 193 / 14 on site. It is hereby agreed by the PURCHASER that the said existing access road shall be maintained as common access road through for lifetime to be used commonly as common access to be enjoyed by both the VENDORS and the PURCHASERS and so also in the event of further sale of the properties hereinbelow by the PURCHASER to any third party the said access will be kept as common access to be enjoyed by both the parties as agreed hereinabove.
17. That the VENDORS and PURCHASER also hereby agree that the common access to both the properties has a ramp down to the basement in remaining property belonging to the VENDORS and that

NAVILAB SGA CORPORATION



Authorized Signatory/Partner



there is an access from the same basement in remaining property towards the proposed basement of the said property being purchased herein by the PURCHASER. It is hereby agreed by the VENDORS that the said access way to proposed basement of the property purchased by the PURCHASER shall be maintained throughout for lifetime to be used by the PURCHASERS and so also by the third parties in the event of further sale of properties hereinbelow by the PURCHASER to any third parties.

18. That the PURCHASER and VENDORS hereby agree that the said Common access through Survey No. 193 / 3-A and Survey No. 193 / 14 AND the access down the ramp from Existing basement to the proposed basement of the portion of property being purchased hereinbelow by the PURCHASER will not form part of the maintenance society or any co-operative society if formed in future by the PURCHASERS or VENDORS or BOTH hereinabove and shall be kept as common access through for lifetime.

19. The said property is not a subject matter of any statutory notice under the provision of Land Acquisition Act or any Government and or autonomous bodies and or is not subject to any proceeding before the Court /any Govt Body or there are no suit pending or litigation pending in any court as on date, concerning touching and affecting the said property.

20. THE VENDORS do hereby declare that they are not Schedule caste or a Schedule Tribe as stipulated under the Land Revenue Code and that they are entitled to convey the said property.

21. The possession of the said property is handed over to the PURCHASER by the VENDORS upon execution of present Deed.

NAVTECH CO. CORPORATION



Authorized Signatory/Partner



22. THE present market value of said property is Rs. 12,60,00,000/-, (Rupees Twelve Crore Sixty Lakhs Only) and the stamp duty of Rs.36,55,000/- (Rupees Thirty-Six Lakhs Fifty Five Thousand only) was paid at the time of Agreement of Sale on 27/4/2018 and hence Rs.39,05,000/- (Thirty Nine Lakhs Five Thousand only) balance stamp duty is paid at the time of execution of present deed.
23. That necessary permission from North Goa Planning and Development Authority has been obtained for execution of present Sale Deed / Deed of Sale under ref no:
- a. NGPDA / CAL / 49(6) / 312 / 429 / 2022 dated 28/9/2022.
 - b. NGPDA / CAL / 49(6) / 312 / 430 / 2022 dated 28/9/2022.
 - c. NGPDA / CAL / 49(6) / 312 / 431 / 2022 dated 28/9/2022
24. That the copy of plan attached to the agreement showing the area of 7270 sq. mtrs agreed to be sold, as one single unit, the survey plan bearing survey No. 191/1, 193/14, 193/3-A, 191/4-A, of village Calangute Bardez Goa, is marked with red colour.



SCHEDULE I OF THE PROPERTY

The property of BATTI situated at ward PorboWado at Calangute within the limits of Calangute, Taluka and Sub-District of Bardez, District of North Goa, state of Goa, consisting of 3 contiguous units/additions described under Nos. (a) No. 30406 of Book B-78 (new), i.e the first addition (b) No. 14547 at page 199 of Book B-37(new), i.e the second addition and (c) No. 5241 at page 58 (V) of Book B-36 (old)), i.e the third addition and enrolled in Taluka Revenue Office under Matriz Nos. 622, 627, and 619. The three units are contiguous admeasuring 15196.60 sqmts out of which 15475 sq

NAVKAR SDA CORPORATION

Authorized Signatory/Partner



mts presently surveyed under Nos. 191/1 and 193/14 of the village Calangute, Taluka Bardez Goa bounded as below:

On the East: by survey No. 193/15, 191/3, 2,4,13 and 14 of Village Calangute.

On the West: by Nalla and survey No.193/13 and 190/3 of Village Calangute.

On the North: by survey No. 193/3, 13, 15 and survey No.191/3 and 4 of Village Calangute.

On the South: by survey No. 190/1, 3, 4, 5 and 6 of Village Calangute.

SCHEDULE II OF THE PROPERTY

All that plot of land admeasuring an area of 570 square meters which is part of the property, known as "Porbawaddo" or Porbunnem" at ward Arvona, Calangute, Bardez-Goa described in the Land Registration Office under descricao no.4149 at pages 232 of Book 11 and Inscribed in the name of Ludvico Caetano Lopes and Adelina Felicidade Martins and not found in the Taluka Revenue office of Bardez at Mapusa earlier bearing survey no. 193/3 (old cadastral survey no. 1945) and presently surveyed under no. 193/3-A of village Calangute, Bardez-Goa.

The said plot is bounded as under:-

NAVICA GOA CORPORATION

[Signature]

Authorized Signatory/Partner



On the East: by survey No. 193/15;

On the West: by survey No. 193/13.

On the North: by link road that is connecting/joining the part Calangute-Arpora road to Calangute-Baga road;

On the South: by remaining part of survey under No. 193/14;

SCHEDULE III OF THE PROPERTY

All that plot of land totally admeasuring 515.75 sqmts out of 988 sqmtsof plot under survey no. 191/4A-1 of Village Calangute which is part of the property, known as "MALQUILACHEM" or "DANDEABATE" which is within the limits of Village Panchayat of Calangute, Sub District of Bardez/Taluka not described in the Land Registration Office but enrolled in Taluka Revenue Office Under No. 616 and No. 6 of 2nd Circumscription of Bardez at Mapusa.

The said plot is bounded as under:-

On the East: by the property surveyed under No. 193/7, 8 & 191/11;

On the West: by the property surveyed under No. 193/3 - A and 3.

On the North: by property surveyed under No. 191/4;

On the South: by the property surveyed under No. 191/1 and 2;

NAVJAL SOA CORPORATION



Authorized Signatory/Partner



SCHEDULE V

(DESCRIPTION OF THE PLOT SOLD HEREWITH)

- (i) ALL that part and parcel of land i.e Plot "A" admeasuring an area 5763.56sq.mts, out of total are of admeasuring 13800 sqmts , surveyed under No. 191/1, of village Calangute of village Calangute forming part of property described in schedule I to III and the said Plot is shown in the plan annexed to this agreement and bounded as under :-

East:- By survey no. 191/1

West :- By Nullah

North :- By part survey no. 193/13, and part of 193/14 of village calangute

South :- By 190/1 and 3

- (ii) ALL that part and parcel of land i.e Plot "B" admeasuring an area 1,204.28 sq. mts, out of total are of admeasuring 1,675 sq mts, surveyed under No. 193/14, of village Calangute of village Calangute forming part of property described in schedule I and the said Plot is shown in the plan annexed to this agreement and bounded as under :-

East:- By survey no. 191/15

West :- By survey no. 191/13

North :- By part survey no. 193/3-A,

South :- By survey no 191/1 (part)

- (iii) ALL that part and parcel of land i.e Plot "C" admeasuring an area 302.16 sq.mts, out of total are of admeasuring 570 sqmts, surveyed under No. 193/3-A, of village Calangute of village Calangute

MANULICA CORPORATION

Authorized Signatory/Principal



forming part of property described in schedule I and the said Plot is shown in the plan annexed to this agreement and bounded as under:-

East:- By survey no. 191/15

West :- By survey no. 191/13

North :- By part survey no. 193/3-A,

South :- By survey no 191/1 (part)

ALL that Plot "A, B and C" total admeasuring an area 7270 sq.mts, of property surveyed under No. 191/1, 193/14, 193/3-A, of village Calangute of village Calangute forming part of property described in schedule I to III and the said Plot is shown in the plan annexed to this agreement as one single unit and bounded as under:-

East:- By survey no. 191/1 of the vendors have constructed project by name Eternal wave

West :- By Nullah

North :- By part survey no. 193/13, 193/14 of the Vendor and portion of access under survey no. 193/4 and 193/15

South :- By 190/1 and 3



IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and signatures on the day and the year first hereinabove written.

RAVIGAR GOA CORPORATION

Authorized Signatory/Partner



SIGNED SEALED AND DELIVERED

By the within named "OWNER" or VENDOR

M/S. NAVKAR GOA CORPORATION

THROUGH ITS PARTNER

MR. RAJEEV HIMMATMAL SURANA

(For Self and Other Partners)



NAVKAR GOA CORPORATION

Rajeev Surana
Authorized Signatory/Partner

Left Hand Fingers

Right Hand Fingers



NAVKAR GOA CORPORATION

RS
Authorized Signatory/Partner



SIGNED SEALED AND DELIVERED

By the within named "PURCHASER"

M/S PRIPARTH DEVELOPERS LLP

represented by its Partner



MR. DINESH VASUDEV CHHUTANI



Left Hand Fingers



Right Hand Fingers



NAVKAR GCA CORPORATION

Handwritten signature

Authorized Signatory/Partner



IN THE PRESENCE OF WITNESSES:

1. Abul K. Khan
Abul K. Khan
Solely Boy

2. Kanolia
Dattaram Kanolia
Abul K. Khan
Solely Boy

NAVEEN SDA CORPORATION

W
Authorized Signatory/Partner





FORM I & XIV

100015742500

Date: 14/10/2022

समुदाय नं १ व १४

Page 1 of 2

Taluka BARDEZ

गाव/ग्राम

Village Calangute

पंच

Name of the Field

क्षेत्राचे नाव

Survey No. 193

सर्वे नंबर

Sub Div. No. 3-A

हिस्सा नंबर

Tenure

सत्ती प्रकार

Cultivable Area (Ha, Acre, Sq. Mtrs) लागू क्षेत्र (हे. आर. चौ. मी.)

Dry Crop बिराजत	Garden बागवत	Rice हरी	Khasra खसरा	Ker केर	Murad मुराद	Total Cultivable Area समुदाय लागू क्षेत्र
0000.00.00	0000.05.70	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.05.70

Un-cultivable Area (Ha, Acre, Sq. Mtrs) नागिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पीट खराब

Remarks संपत्ती

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area समुदाय नागिक लागू क्षेत्र
0000.00.00	0000.00.00	0000.00.00

Grand Total समुदाय
0000.05.70

Order no. 15/283/2013/PARTIAL/AND dated
05/09/2014 of the Dy. Coll. And SDC Mumbai
Goa and Area Adjustment Statement no.

Assessment: Rs. 0.00	Foro Rs. 0.00	Predial Rs. 0.00	Rent Rs. 0.00
आवक	फोर	प्रीडियल	रेट

S.No.	Name of the Occupant वसोवासीचे नाव	Khata No. खती नंबर	Mutation No. विराजत नं.	Remarks संपत्ती
	M/S NAVKAR GOA CORPORATION		49762	
S.No.	Name of the Tenant कृताचे नाव	Khata No. खती नंबर	Mutation No. विराजत नं.	Remarks संपत्ती
Other Rights: दाखल हक्क Name of Person holding rights and nature of rights: दाखल हक्क धारक व्यक्ती-नाम व हक्क प्रकार		Mutation No. विराजत नं.	Remarks संपत्ती	

Details of Cropped Area: पिकायतांनी क्षेत्राचा तपशील

Year व	Name of the Cultivator लागू करणारा व्यक्ती नाम	Mode रीट	Season समय	Name of Crop पिकाचे नाव	Irigated बागावत Ha/Acre Sq. Mts हे. आर. चौ. मी.	Limited जिराजत Ha/Acre Sq. Mts हे. आर. चौ. मी.	Land not Available for cultivation कृषि क्षेत्र Nature प्रकार	Area क्षेत्र Ha/Acre Sq. Mts हे. आर. चौ. मी.	Source of Irrigation विराजत संपत्ती	Remarks संपत्ती

End of Report

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



NAVKAR GOA CORPORATION

Authorized Signatory/Person

**FORM I & XIV**

100015742500

Date: 14/10/2022

नमूना नं. १ व १४

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Taluka: BARDEZ

Survey No. 193

तालुका

सर्वे संख्या

Village: Calangute

Sub Div. No. 3.A

गाव

हिस्सा नंबर

Name of the Field

Tenure

फ़िल्डचे नांव

संती प्रकार



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NAVJAL GOA CORPORATION



 Authorized Signatory/Person




FORM I & XIV

100015742484

Date: 14/10/2022

समुदा नं ९ न ९४

Page 1 of 2

Taluka BARDEZ
 वासुकी
 Village: Calangute
 गाव
 Name of the Field Prathu Vadro
 क्षेत्राचे नाव

Survey No. 191
 सर्वे नंबर
 Sub Div. No. 1
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार

Cultivable Area (Ha./Acs./Sq.Mtrs) लागू क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरात	Garden बागवत	Rice हळि	Khajan खजान	Kar कर	Morad मोरद	Total Cultivable Area एकूण लागू क्षेत्र
0000.00.00	0001.34.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0001.34.75

Un-cultivable Area (Ha./Acs./Sq.Mtrs) नासिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks: रीत

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नासिक जागीर	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.00.00

Assessment: Rs. 0.00	Foro Rs. 0.00	Predial Rs. 0.00	Rent Rs. 0.00
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S.No.	Name of the Occupant वसतवाने नाव	Khata No. खाते नंबर	Mutation No. तेराफत नं	Remarks टीप
1	Navkar Goa Corporation		23710	
2	Madhumati Mhapsekar		40130	
3	Nilesh Madhu Mhapsekar		40130	
4	Nilima Madhu Mhapsekar		40130	
5	Chandrakant V Chodankar		54709	
6	Rajani C Chodankar		54709	
7	Damodar Chandrakant Chodankar		54709	
8	Bhramanand Chandrakant Chodankar		54709	

S.No.	Name of the Tenant कुरताने नाव	Khata No. खाते नंबर	Mutation No. तेराफत नं	Remarks टीप
1	Nil			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारक व्यक्ती-नावे नाव व हक्क प्रकार	Mutation No. तेराफत नं	Remarks टीप
Nil		



NAVYAR GOA CORPORATION

Authorized Signatory/Officer



FORM I & XIV

100015742484

Date: 14/10/2022

समुदाय १ व १४

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Taluka BARDEZ
 तालुका
 Village Calangute
 गांव
 Name of the Field Prabhu Vaddo
 शेताचे नाव

Survey No. 191
 सर्वे नंबर
 Sub Div. No. 1
 हिसा नंबर
 Tenure
 माला प्रकार

Details of Cropped Area - पिकाबाबीत शेताचा तालमीन

Year वर्ष	Name of the Cultivator तासव करवाऱ्याचे नाम	Mode / /	Season समय	Name of Crop पिकाचे नाव	Integrated बाबात Ha/Acre (Sq. Mtr) ह. अ. अ. चौ. मी.	Unintegrated पिकात Ha/Acre (Sq. Mtr) ह. अ. अ. चौ. मी.	Land not Available for cultivation - उपलब्धीत Nature प्रकार		Area जमीन Ha/Acre (Sq. Mtr) ह. अ. अ. चौ. मी.	Source of irrigation सिंचनाचा स्रोत	Remarks टीप

End of Report

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



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NAVXAS SOA CORPORATION



Authorized Signatory/Particular



FORM I & XIV

नमूना नं १ व १४

100015742491

Date: 14/10/2022

Page 1 of 2

Taluka BARDEZ
 Taluka नमूना
 Village Calangute
 गाव
 Name of the Field
 क्षेत्राचे नाव

Survey No. 193
 सर्वे नंबर
 Sub Div. No. 14
 हिस्सा नंबर
 Tenure
 माला प्रकार

Cultivable Area (Ha.Ans.Sq.Mtrs) लागू क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिराफ	Garden बागबाग	Rice हरी	Khojan खाजन	Ker केर	Monad मोनड	Total Cultivable Area एकूण लागू क्षेत्र
0000.00.00	0000.15.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.15.75

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

Pot-Kharab गोंद खराब

Remarks गोंद

Class (a) हरी (अ)	Class (b) हरी (ब)	Total Un-Cultivable Area एकूण नासिक क्षेत्र	Grand Total एकूण
0000.01.00	0000.00.00	0000.01.00	0000.16.75

Assessment : आकलन	Rs. 0.00	For कोर	Rs. 0.00	Predial इतिहास	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No. क्र.सं.	Name of the Occupant वसोवासीचे नाव	Khata No. खाते नंबर	Mutation No. म्युटेशन नं.	Remarks टीप
1	M/S. Navkar Goa Corporation		23720	

S.No. क्र.सं.	Name of the Tenant कृषाचे नाव	Khata No. खाते नंबर	Mutation No. म्युटेशन नं.	Remarks टीप
1	NE			

Other Rights इतर हक्क

Name of Person holding rights and nature of rights

इतर हक्क धारण करणारे व्यक्तीचे नाव व हक्क प्रकार

NE

Mutation No.
म्युटेशन नं.Remarks
टीप

Details of Cropped Area पिकवलेली क्षेत्राचा तपशील

Year वर्ष	Name of the Cultivator संस्थापक/कृषाचे नाव	Mode रीट	Season मौसम	Name of Crop पिकवलेले पिक	Irigated आवाराव Ha./A/Sq.Mtr हे. आर. चौ. मी.	Unirrigated जिराफ Ha./A/Sq.Mtr हे. आर. चौ. मी.	Land not Available for cultivation जमीन हद्द Nature प्रकार	Area Ha./A/Sq.Mtr हे. आर. चौ. मी.	Source of irrigation जिराफ इतिहास	Remarks टीप
	NE									

End of Report

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



NAVYAN GOA CORPORATION

Authorized Signatory/Person



FORM I & XIV

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Date: 14/10/2022

समुदाय नं १ व १४

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Taluka BARDEZ
तालुका
Village Calangute
गाव
Name of the Field
फेल्डचे नाव

Survey No. 193
सर्वे नं
Sub Div. No. 1A
हिसा नंबर
Tenure
सत्ता प्रकार



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NAVYAR GOA CORPORATION

Authorized Signatory Person



NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/CAL/49 (6) /312/ 1430 /2022

Date: 28 SEP 2022

NO OBJECTION CERTIFICATE

Under Section 49(6) of the Goa, Daman & Diu Town & Country Planning Act, 1974 North Goa Planning and Development Authority has no objection for the registration of Sale deed of property admeasuring 5763.56 m² / 13800.00 m² of the property bearing Survey No.191 Sub-division No.1 of Calangute Village Taluka Bardez Goa.

The details of the property is stated by the applicant are as follows:-

1. Area of the property: - 13800.00 m²
2. Property name of any: - "BATTI"
3. Registration No.: - 5241 Folio 58 B-36(Old) 20406 Book B-78 (New) 14547 Folio Book B-37 (New)
4. Matriz No. :- 619,622, 627
5. Boundary details :-
 - North By:- Property bearing Survey No.193/13 part of Survey No. 193/14
 - South By:- Part of Survey No.191/0 & 190/3
 - East By:- Part of Survey No.191/1 (in which stands the building)
 - West By:- Nallah

The property/plot falls in Settlement zone as per RPG 2021 is of Candolim village and as per ODP 2025 of Calangute -Candolim which is suspended by the Government vide Notification No.47/5/TCP/2022-23/1025 dt. 27/04/2022 the property is earmarked as Partly Settlement S-1 zone & partly Settlement S-2 zone

2. This N.O.C. is issued at the request of the applicant and is subjected to verification of ownership documents by appropriate Authority.
3. This N.O.C. is to be read alongwith the plan enclosed.
4. It shall not be binding on this Authority to grant any development permission in the aforementioned property under Section 44 of the Town & Country Planning Act, 1974 based on this N.O.C.
5. This NOC is valid for THREE YEARS only.
6. This NOC shall not be construed to be the approval of the sub-division and also this NOC shall not guarantee the purchaser of the land, permission u/s 44 of TCP Act, if it is not within the planning regulations at the time applicant applies for the Development u/s.44. This NOC is issued as per the decision of the Authority in its 56th meeting held on 31/3/2015 & as per decision taken in the 70th Authority meeting held on 7/8/2018.
7. This NOC is issued as per Affidavit dated 27/9/2022 submitted to this Authority.
8. The required open space and roads should be kept as per relevant regulation at the time of secondary development.
9. This NOC is issued as per Notification No.47/5/TCP/2022-23/1025 dt. 27/04/2022 Notification No.47/5/TCP/2022-23/1025 dt. 27/04/2022 issued by Chief Town Planner (Planning) & Ex. Officio Joint Secretary to the Government of Goa

NAVKAH GOA CORPORATION

Authorized Signatory/Person

To,
Navkar Goa Corporation,
810, 8th floor,
Raheja Centre,
Nariman Point, Mumbai -21



(R.K.PANDITA) 28/9/22
MEMBR SECRETARY





GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA-GOA

CBAR 121-27865

Plan showing photo situated at
Village : CALANGUTE
Taluka : NABTIEZ
Survey No./Subdivision No. : 190
Survey No./Subdivision No. : 192
Scale : 1:1000

(Rajesh H. P. Kuchekar)
Inspector of Survey &
Land Records



SURVEY No. 191

* NO OBJECTION * FOR REGISTERING
A DEED OF

DATE: 09 SEP 2022

MEMBER SECRETARY
NORTH

PLANNING & DEV. AUTHORITY
PALJIM - GOA

SURVEY No. 191

S.No. 190

lindal

Generated By : Mital M. Jadh (D7866 G1.1)
On : 16/11/2021

NAVXAM EOA CORPORATION

Authorized Signatory/Particular



NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/CAB/49 (6) /312/ 1429 /2022

Date: 28 SEP 2022

NO OBJECTION CERTIFICATE

Under Section-49(6) of the Goa, Damian & Diu Town & Country Planning Act, 1974 North Goa Planning and Development Authority has no objection for the registration of Sale deed of property admeasuring 1204.28 m² / 1675.00 m² of the property bearing Survey No.191 Sub-division No.14 of Calangute Village Taluka Bardez Goa.

The details of the property is stated by the applicant are as follows:-

1. Area of the property: - 1675.00 m²
2. Property name of any: - "BATTI"
3. Registration No.: - 5241 Folio 58 B-36(Old) 30406 Book B-78 (New)
4. Matriz No.: - 619,622, 627
5. Boundary details :-
 - North By:- Property of Mr. Rui Fernandes bearing Survey No.193/3
 - South By:- Property of Mr. Late Bento de Souza Eremita bearing Survey No.193/1
 - East By:- Property of Mr. Jose Maria Luis bearing Survey No.193/15
 - West By:- Property of Survey No.193/1 and 193/1

1. The property/plot falls in Settlement zone as per RPG 2021 is of Candolim village and as per ODP 2025 of Calangute -Candolim which is suspended by the Government vide Notification No.47/5/TCP/2022-23/1025 dt. 27/04/2022 the property is earmarked as Partly Settlement S-1 zone & partly Settlement S-2 zone
2. This N.O.C. is issued at the request of the applicant and is subjected to verification of ownership documents by appropriate Authority.
3. This N.O.C. is to be read alongwith the plan enclosed.
4. It shall not be binding on this Authority to grant any development permission in the aforementioned property under Section 44 of the Town & Country Planning Act. 1974 based on this N.O.C.
5. This NOC is valid for THREE YEARS only.
6. This NOC shall not be construed to be the approval of the sub-division and also this NOC shall not guarantee the purchaser of the land, permission u/s 44 of TCP Act, if it is not within the planning regulations at the time applicant applies for the Development u/s.44. This NOC is issued as per the decision of the Authority in its 56th meeting held on 31/3/2015& as per decision taken in the 70th Authority meeting held on 7/8/2018.
7. This NOC is issued as per Affidavit dated 27/9/2022 submitted to this Authority.
8. The required open space and roads should be kept as per relevant regulation at the time of secondary development.
9. This NOC is issued as per Notification No.47/5/TCP/2022-23/1025 dt. 27/04/2022 Notification No.47/5/TCP/2022-23/1025 dt. 27/04/2022 issued by Chief Town Planner (Planning) & Ex. Officio Joint Secretary to the Government of Goa

NAVJAR GOA CORPORATION

Authorized Signatory/Partner

To,
Navkar Goa Corporation,
810, 8th floor,
Raheja Centre,
Nariman Point, Mumbai -21



(R.K.PANDITA)
MEMBR SECRETARY



NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/CAL/49 (6) /312/ 1431 /2022

Date: 28 SEP 2022

NO OBJECTION CERTIFICATE

Under Section 49(6) of the Goa, Daman & Diu Town & Country Planning Act, 1974 North Goa Planning and Development Authority has no objection for the registration of Sale deed of property admeasuring 302.16 m² / 570.00 m² of the property bearing Survey No.193 Sub-division No. 3 -A of Calangute Village Taluka Bardez Goa.

The details of the property is stated by the applicant are as follows:-

1. Area of the property: - 570.00 m²
2. Property name of any: - "PORBA VADDO/ FORBONNEM"
3. Registration No.: - 449 at page 232 Book B-11 folio 184 -185 book 44
4. Matriz No.: - Nil
5. Boundary details :-
 - North By:- Link road connecting Calangute - Arpora road to Calangute Baga road
 - South By:- Remaining part of Survey No.193/14
 - East By:- Survey No.193/15
 - West By:- Survey No.193/13

The property/plot falls in Settlement zone as per RPG 2021 is of Candolim village and as per ODP 2025 of Calangute -Candolim which is suspended by the Government vide Notification No.47/5/TCP/2022-23/1025 dt. 27/04/2022 the property is earmarked as Settlement S-1 zone

This N.O.C. is issued at the request of the applicant and is subjected to verification of ownership documents by appropriate Authority.

3. This N.O.C. is to be read alongwith the plan enclosed.
4. It shall not be binding on this Authority to grant any development permission in the aforementioned property under Section 44 of the Town & Country Planning Act. 1974 based on this N.O.C.
5. This NOC is valid for THREE YEARS only.
6. This NOC shall not be construed to be the approval of the sub-division and also this NOC shall not guarantee the purchaser of the land, permission u/s 44 of TCP Act, if it is not within the planning regulations at the time applicant applies for the Development u/s.44. This NOC is issued as per the decision of the Authority in its 56th meeting held on 31/3/2015& as per decision taken in the 70th Authority meeting held on 7/8/2018.
7. This NOC is issued as per Affidavit dated 27/9/2022 submitted to this Authority
8. This NOC is issued as per Notification No.47/5/TCP/2022-23/1025 dt. 27/04/2022 Notification No.47/5/TCP/2022-23/1025 dt. 27/04/2022 issued by Chief Town Planner (Planning) & Ex. Officio Joint Secretary to the Government of Goa

To,
Navkar Goa Corporation,
810, 8th floor,
Raheja Centre,
Nariman Point, Mumbai -21

/ac



NAVKAR GOA CORPORATION

Authorized Signatory/Pr

(R.K.PANDITA)
MEMBR SECRETARY





GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA-GOA

CMAR 111-07803

Plan Showing plots situated in
Village : CALANGUTE
Taluka : BARDEZ
Survey No./Subdivision No. : 193 / SA, 193
Survey No./Subdivision No. : 193 / SA, 193
Scale : 1:1000

* NO OBJECTION * FOR SHERIFFS

A DEED OF

WILL NO. 16/193

DATED

28 SEP 2022

PLAN

(Signed: H. P. Kothekar)
Inspector of Survey &
Land Records



SURVEY No. 193

SURVEY No. 191

S.No. 190

londal

Generated By : MAND M. NICK (DTMIS-01-01)
On : 14-11-2022

Compared By : B. M. M.

NAVIGAR GOA CORPORATION

Authorized Signatory/Partners





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 14-Oct-2022 05:06:40 pm

Document Serial Number :- 2022-BRZ-4692

Presented at 04:41:45 pm on 14-Oct-2022 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	3905000
2	Registration Fee	3780500
3	Tatkal appointment fee	10000
4	Mutation Fees	6000
5	Processing Fee	2160
Total		7703660

Stamp Duty Required :3905000/-






















Stamp Duty Paid : 3905000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Harshkumar Takrani, Father Name: Amarjeet Takrani, Age: 36, Marital Status: , Gender: Male, Occupation: Service, Address1 - A3 701 Kumar Princetown Survey no.9 Nibm Undri Road Pune 411028, Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Rajeev Himmatmal Surana Partner Of Ms Navkar Goa Corporation, Father Name: Himmatmal Surana, Age: 56, Marital Status: , Gender: Male, Occupation: Business, 210 Shamiana 67-F Walkeshwar Road Mumbai 400006, PAN No.:			
2	Rajeev Himmatmal Surana Partner Of Ms Navkar Goa Corporation, Father Name: Himmatmal Surana, Age: 56, Marital Status: , Gender: Male, Occupation: Business, 201 Shamiana 67-F Walkeshwar Road Mumbai 400006, PAN No.: , as Power Of Attorney Holder for Shobha Rajeev Surana Partner Of Ms Navkar Goa Corporation			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Rajeev Himmatmal Surana Partner Of Ms Navkar Goa Corporation , Father Name:Himmatmal Surana , Age: 56, Marital Status: ,Gender:Male,Occupation: Business, 201 Shamiana 67-F walkeshwar Road Mumbai 400006, PAN No.: , as Power Of Attorney Holder for Rajendra Achalchandji Bhandari Partner Of Ms Navkar Goa Corporation			
4	Rajeev Himmatmal Surana Partner Of Ms Navkar Goa Corporation , Father Name:Himmatmal Surana , Age: 56, Marital Status: ,Gender:Male,Occupation: Business, 201 Shamiana 67-F walkeshwar Road Mumbai 400006, PAN No.: , as Power Of Attorney Holder for Shanay Rajeev Surana Partner Of Ms Navkar Goa Corporation			
5	Rajeev Himmatmal Surana Partner Of Ms Navkar Goa Corporation , Father Name:Himmatmal Surana , Age: 56, Marital Status: ,Gender:Male,Occupation: Business, 201 Shamiana 67-F walkeshwar Road Mumbai 400006, PAN No.: , as Power Of Attorney Holder for Amit Shah HUF Through Its Karta Amit Dinkar Shah Partner Of Ms Navkar Goa Corporation			
6	Rajeev Himmatmal Surana Partner Of Ms Navkar Goa Corporation , Father Name:Himmatmal Surana , Age: 56, Marital Status: ,Gender:Male,Occupation: Business, 201 Shamiana 67-F walkeshwar Road Mumbai 400006, PAN No.: , as Power Of Attorney Holder for Sanjay Jagdischand Nahota Partner Of Ms Navkar Goa Corporation			
	Rajeev Himmatmal Surana Partner Of Ms Navkar Goa Corporation , Father Name:Himmatmal Surana , Age: 56, Marital Status: ,Gender:Male,Occupation: Business, 201 Shamiana 67-F walkeshwar Road Mumbai 400006, PAN No.: , as Power Of Attorney Holder for Sanjay Pukhraj Bafna Partner Of Ms Navkar Goa Corporation			
8	Rajeev Himmatmal Surana Partner Of Ms Navkar Goa Corporation , Father Name:Himmatmal Surana , Age: 56, Marital Status: ,Gender:Male,Occupation: Business, 201 Shamiana Walkeshwar road 67-F Mumbai 400006, PAN No.: , as Power Of Attorney Holder for Siddhant Rajeev Surana Partner Of Ms Navkar Goa Corporation			
9	Harshkumar Takrani , Father Name:Amarjeet Takrani , Age: 38, Marital Status: ,Gender:Male,Occupation: Service, A3 701 Kumar Pringetown Survey no.9 Nibm Undri Road Pune 411028, PAN No.: , as Power Of Attorney Holder for Ms Priparth Developers LLP Partner Dinesh Vasudev Chhutan			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Dattaram Kashiram Kanolkar, Age: 61, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403512, 709 Parcem Pernem Goa , 709 Parcem Pernem Goa , Parcem, Pernem, NorthGoa, Goa			
2	Name: Kalpesh Kamat, Age: 35, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403114, Moicawada Pilerne Bardez Goa , Moicawada Pilerne Bardez Goa , Pilerne, Bardez, NorthGoa, Goa			



Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2022-BRZ-4692



Book :- 1 Document
Registration Number :- **BRZ-1-4485-2022**
Date : 14-Oct-2022

Bullaya
SUB-REGISTRAR
BARDEZ

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

Scanned by Deepita Naik (P.C.)
@Naik





गोवा GOA

Serial No. 13733 Place of M. Vemid Mogana Circle

Value of Stamp paper 1000/-

Name of the purchaser

Residence at

Signature of purchaser

C.I. PANDIT - LIC NO.

19/05/22
656234
Prerath Developers LLP



St. No. 2042 2-2306

19/05/2022

DEED OF SALE



pg. 1


[Signature]

[Signature] *[Signature]* *[Signature]*

This **DEED OF SALE** is executed on this 19th day of May 2022 at Mapusa.

BETWEEN

1. **MR. JOELSON CARLOS LAMARTINE FERNANDES DE MELO ALVARES** alias **JOELON FERNANDES AVARES** alias **JOELSON CARLOS ALVARES**, s/o late Josue Fernandes Alvares alias Josue Fernandes Alvares, married, age 59 years, retired, Indian National, holding Pan card no [REDACTED] Adhar Card No. [REDACTED], Indian National and his wife



MRS. MERLE FELICITY FERNANDES ALVARES alias **MERLE JOELSON ALVARES** alias **MERLE FERNANDES ALVARES**, w/o Joelson Carlos Lamartine Fernandes De Melo Alvares alias Joelon Fernandes Avares alias Joelson Carlos Alvares, age 59 years, married, Teacher, holding Pan card no [REDACTED], Aadhar Card No [REDACTED] Indian National

3. **MR. IVENS JOSE PAULINHO FERNANDES DE MELO ALVARES** alias **EVENS FERNANDES** alias **IVENS JOSE ALVARES**, late Josue Fernandes Alvares, married, age 61 years,



service; holding Pan card no [redacted] Adhar Card No. [redacted]
[redacted] Indian National and his wife

4. **MRS. MAGNA LINETIE FERNANDES ALVARES** alias **MAGNA ALVARES FERNANDES**, w/o Mr. Ivens Jose Raulino Fernandes De Melo Alvares Lais Evens Fernandes alias Ivens Jose Alvares; age 54years, married, housewife; holding Pan card No. [redacted] Adhar Card No. [redacted], Indian National

5. **MRS. SANTANA JOYCE BERNADIN OLIVEIRA** alias **JOYCE FERNANDES ALVARES**, w/o Late. Rovie Savio Julio Fernandes De Melo Alvares alias Rovie J. Fernandes, age 51years, widow, housewife, holding pan card no. [redacted] Adhar card no. [redacted] Indian National

6. **MISS. MARLENE FERNANDES** d/o Late. Rovie Savio Julio Fernandes De Melo Alvares alias Rovie J. Fernandes, age 21 years, unmarried, holding pan card no [redacted] Adhar card no. [redacted], Indian National all o/o HNO 226, Zilhat Revora Bardez Goa.

7. **MRS. LANA SUZETE PRISCA FERNANDES DE MELO ALVARES** alias **LANA SUZETE PRISCA FERNANDES** alias **LANA SUZETE TARVARAS**, w/o Anthony Xavier Joseph



Agnelo Bosco Tavares, age 60 years, married, service, holding OCI card no. [redacted] and her husband

8. MR. ANTHONY XAVIRE JOSEPH AGNELO BOSCO TAVARES, s/o Pio Manuel Conceicao Tavares, age 69 years, married, service, holding passport [redacted] r/o present The wood Carpenter Park Watford Hert, London both British National.

9. MRS. ROXANE AMANITA FERNANDES DE MELO ALVARES alias ROXANE AMANITA FERNANDES alias ROXANE AMANITA FERNANDES E COELHO, w/o Altino Francisco Coelho, age 54 years, married, housewife, holding Pan card no [redacted], OCI Card No [redacted] and her husband

10. MR. ALTINO FRANCISCO COELHO, s/o late Dionizio ASR Coelho, age 69 years, service, married, holding Pan card no [redacted] holding OCI card no. [redacted] r/o 1531 Marsh Court Drive, Pickering Canada, both Canadian National.

11. MRS. LAVETTE MONICA FERNANDES DE MELO ALVARES alias LOVETTE MONICA FERNANDES, w/o Antonio Jose V. Fernandes, age 51 years, married, house wife, holding Pan card no. [redacted] Adhar Card No. [redacted] Indian National and her husband

12. MR. ANTONIO JOSE VITAL FERNANDES, s/o Bismark

Antonio Fernandes, age 57 years, married, service, holding Pan card
no. [redacted], Adhar Card No. [redacted], Indian National
both r/o BatimTisawdi Goa

13. MRS. ANNETTE FERNANDES, widow of Antonio

Egidio Fernandes, age 94 years, housewife, having pan card
no. [redacted], adhar card no. [redacted] Indian National

14. MR. ROMERO EGIDIO FERNANDES, w/o Antonio

Egidio Fernandes, age 65 years, married, retired, having pan card
no. [redacted], adhar card no. [redacted] Indian National and
his wife

15. MRS. ANTOINETTE FERNANDES, w/o Romero Fernandes, age

67 years, married, housewife, having pan card no. [redacted]
adhar card no. [redacted] Indian National

16. MISS BERNADINA ANTON FERNANDES, d/o Antonio Egidio

Fernandes, age 65 years, spinster, retired, having pan card
no. [redacted] adhar card no. [redacted] Indian National

17. MISS CHERYL FERNANDES, d/o Antonio Egidio Fernandes, age

67 years, Divorced, retired, having pan card no. [redacted] Indian
National



Handwritten signatures and initials:
Joyce
Rahul
L.P.
J.P.
K.S.



Handwritten signatures:
[Signature]
[Signature]

Handwritten signature:
[Signature]

Handwritten signature:
[Signature]

18. MRS. SYLONA FERNANDES, w/o Mr. Luis P. Fernandes, age 54 years, married, having pan card no. [redacted] Adhar card no. [redacted] Indian National and her husband

19. MR. LUIS P. FERNANDES, s/o Pascoal Fernandes, age 61 years, married, business, having pan card no. [redacted] adhar card no. [redacted] Indian National all r/o H.no 228, PorbaVaddo, Calangute Bardez Goa
hereinafter called the "VENDORS" (which expression shall include all their heirs, executors, representatives and assigns) of the First Part.

AND

1. MS PRIPARTH DEVELOPERS LLP, a Limited Liability Partnership Firm having LLP Identification No [redacted], PAN Card No [redacted] Having registered office at Flat-503, Rose Flower Valley, SN-73(Part), Wanawadi, Near Sacred Heart Soc. Pune, Maharashtra - 411040. Herein represented by its Designated Partner: MR. DINESH VASUDEV CHHUTANI, S/o. Shri Vasudev Chhutani, Aged 48 years business, Indian National, R/o. Flat No. 503, Rose Building, Flower V alley, Wanawrie, Pune-411040



19/6

Holder of PAN Card No. [redacted] Addhar card no [redacted] Indian National duly authorized vide Board resolution dated 21/01/2022 Indian Nationals hereinafter called the **"PURCHASER"** (which expression shall include all his heirs, executors, representatives and assigns) of the Second Part.

WHEREAS the said schedule property is Non-Agriculture property. This document and transaction is complying with Foreign Exchange Management act 1999 and Reserved Bank Of India guidelines. The office of Civil Registration-Cum-Sub Registrar Bardez shall not be responsible if the parties violate FEMA and RBI Guideline.

AND WHEREAS the VENDOR No.2 (Mrs. Merle Felicity Fernandes Alvares alias Merle Joelson Alvares alias Merle Fernandes Alvares,) is hereby represented through her lawful attorney her husband Mr. Joelson Carlos Lamartine Fernandes De Melo Alvares alias Joelson Fernandes Alvares alias Joelson Carlos Alvares, s/o late Josue Fernandes Alvares alias Josue Fernandes Alvares, married, age 59 years, retired, Indian National, holding Pan card no [redacted] Addhar Card No. [redacted] H.NO.226, Zilbhat Revora Bardez Goa vide POA dated 13/06/2009 executed notary Advocate S.J. Sendesai, under no. 15782/09.



AND WHEREAS the VENDOR No.4 (Mrs. Magna Linetie Fernandes Alvares alias Magna Alvares Fernandes) is hereby represented through her lawful attorney her husband Mr. Ivens Jose Paulinho Fernandes De Melo Alvares alias Evens Fernandes alias Ivens Jose Alvares, late Josue Fernandes Alvares, married, age: 61 years, service, holding Pan card no. [redacted] Adhar Card No. [redacted]

HNO.226, Zilbhat Revora Bardex Goa vide POA dated 10/11/2016 executed notary Advocate Janardhan S. Parsekar, under no. 804/16.



AND WHEREAS the VENDORS no. 7&8 (Mrs. Lana Suzete Prisca Fernandes De Melo Alvares alias Lana Suzete Prisca Fernandes alias Lana Suzete Tarvarus and Mr. Anthony Xavire Joseph Agnelo Bosco Tavares,) is hereby represented through her lawful attorney their brother/brother-in-law Mr. Joelson Carlos Lamartine Fernandes De Melo Alvares alias Joelson Fernandes Alvares alias Joelson Carlos Alvares, s/o late Josue Fernandes Alvares alias Josue Fernandes Alvares, married, age: 59 years, retired, Indian National, holding Pan card no. [redacted] Adhar Card No. [redacted]

HNO.226, Zilbhat Revora Bardex Goa vide POA dated 11/06/2018 executed before Assistant Consulate Officer High Commission of India London and attested before Additional Collector-I of North Goa at Panaji dated 06/08/2018.

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[Handwritten signature]



[Handwritten signature]

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AND WHEREAS the VENDORS no. 9 & 10 (Mr. Roxane Amanita Fernandes De Melo Alvares alias Roxane Amanita Fernandes alias Roxane Amanita Fernandes E Coelho and Mr. Alino Francisco Coelho,) is hereby represented through her lawful attorney their brother/brother-in-law Mr. Joelson Carlos Lamartine Fernandes De Melo Alvares alias Joelson Fernandes Alvares alias Joelson Carlos Alvares, s/o late Josue Fernandes Alvares alias Josue Fernandes Alvares, married, age 59 years, retired, Indian National, holding Pan card no. [redacted] Adhar Card No. [redacted]

H.NO.226, Zilhat Revura Bardez Goa vide POA dated 07/07/2018 executed before Assistant Consulate Officer Consulate General of India, Toronto and attested before Additional Collector-I of North Goa at Panaji dated 06/08/2018.


AND WHEREAS the VENDOR No. 13, 15, 16, 17, 18 & 19 (Annette Fernandes, Miss Bernadina Anton Fernandes, Miss Cheryl Fernandes, Mrs. Sylona Fernandes, Mr. Luis P. Fernandes) is hereby represented through her lawful attorney their son/brother/brother-in-law ROMERO EGIDIO FERNANDES vide POA dated 10/03/2014 executed notary Advocate D.S.Petkar, under no. 6534/2014.

AND WHEREAS the VENDOR No.14 (Mrs. Antoinette Fernandes) is hereby represented through her lawful attorney her husband MR.ROMERO EGIDIO FERNANDES, s/o Antonio Egidio Fernandes, age 65 years, married, retired, having pan card no. [redacted] adhar card no. [redacted] H.no.228,



PorbaVaddo, Calangute Bardez Goa vide POA dated 26/03/2014
executed notary Advocate Pandurang P. Banaulikar , under no.
72/2014 dated 26/03/2014

AND WHEREAS the Purchaser MR.DINESH VASUDEV
CHHUTANI is being represented in this deed by his power of
attorney holder Mr. Harshkumar Takrani, son of Amarjeet Takrani, 37
years of age, married, service, Indian national, holding Pan Card No.
[redacted] resident of A3-701, Kumar Princetown, Survey No. 9,
NIBM Undri Road, Undri, Pune-411028, Maharashtra, by virtue of
the Power of Attorney dated 09/09/2018, executed before the Joint
Sub Registrar of Maharashtra under registration No. 16274 for the
purpose of admission of this Deed before the Sub Registrar of Bardez.



WHEREAS there exists a immovable property known as "PORBHU
VADDO" , surveyed under No. 193, Sub Division 13, total
admeasuring an area 3650 sq.mts, situated at village Calangute,
Bardez-Goa. The said property neither described in the Land
Registration Office of Bardez nor enrolled in the Taluka Revenue
Office of Bardez.

WHEREAS the said property is having old cadastral number 1944
under survey records.

WHEREAS the said property originally belonged to late Grazzila
Saldana E Fernands and her husband late Antonio Fernands.



AND WHEREAS the said late Graziela Saldana E Fernandes and her husband late Antonio Fernandes expired leaving behind their children's namely Antonio Egideo F Fernandes, Fr. Bernardo Fernandes and Jose Monica Augusta Fernandes alias Josue Fernandes Alvares.

AND WHEREAS said (a) Antonio Egideo F Fernandes @ Antonio Egidio Fernandes D'Mello Alvares was married to Antoneta Palmira Fausta Gomes. (b) Jose Monica Augusta Fernandes @ Josue Monica Dos Antos Saldanha Fernandes De Melo Alvares alias Josue Fernandes Alvares was married to Maria Helena Fari Terezinha Pinto Fernandes De Melo Alvares.

AND WHEREAS said late Antonio Egideo F Fernandes @ Antonio Egidio Fernandes D'Mello Alvares expired leaving behind the Vendor No.12 to 19as their sole heirs and their inheritance who are know the rightful owners of the said property described herein below schedule.

AND WHEREAS said Fr. Bernardo Fernandes expired in the state of Bachelor.

AND WHEREAS said late Josue Fernandes Alvares alias Jose Monica Augusta Fernandes alias Josue Monica Dos Antos Saldanha Fernandes De Melo Alvares alias Josue Fernandes alias Jose Fernandes Alvares alias Jose Fernandes alias Josue Monica Dos Anjos



Saldanha Fernandes De Melo Alvares alias Jose Fernandes Alvares alias Jose Fernandes Alvaris alias Jose Fernandes Alvaris alias Josue Fernandes Alvares alias Joseue Fernandes Alvares alias Jose Fernandes Alvares alias Jose Fernandes alias Jose Monica Augusta Fernandes and his wife late Maria Helena Fari Terezinha Pinto alias Maria Helena Fari Terezinha Pinto Fernandes De Melo Alvares expired leaving behind Vendor No.1 to 12 as their sole heirs and their inheritance who are know the rightful owners of the said property described herein below schedule.

AND WHEREAS Mr. Rovic Savio Julio Fernandes De Melo Alvares w/o Josue Fernandes Alvares expired on 08/6/2018 leaving behind Mrs. Joyce Fernandes Alvares alias Santana Joyce Fernandes alias Santana Joyes Bernadina Oliveira and their children Miss Marlene Fernandes , Master Ruben Fernandes and Miss Jousuina Esperanza Fernandes as his heirs.

AND WHEREAS upon death of said Josue Fernandes Alvares alias Jose Monica Augusta Fernandes alias Josue Monica Dos Anjos Saldanha Fernandes De Melo Alvares alias Josue Fernandes alias Jose Fernandes Alvares alias Jose Fernandes alias Josue Monica Dos Anjos Saldanha Fernandes De Melo Alvares alias Jose Fernandes Alvares alias Jose Fernandes Alvaris alias Jose Fernandes Alvaris alias Josue Fernandes Alvares alias Joseue Fernandes Alvares alias Jose Fernandia Alvares alias Jose Fernandes alias Jose Monica Augusta



Fernandes and his wife late Maria Helena Fani Terezinha Pinto alias Maria Helena Fani Terezinha Pinto Fernandes De Melo Alvares and Mr. Rovie Savio Julio Fernandes De Melo Alvares an inventory proceeding was initiated by the Vendors No. 1 to 12 under case No. LP.312/2019/E before the Civil Court at Mapusa Goa.

AND WHEREAS in the said inventory proceeding the Schedule Property was listed at Item no. 12 which is presently sold to the Purchaser.

AND WHEREAS the said property have been allotted to Vendor No.1 to 12 by virtue of consent terms dated 23/2/2022 in the said No. lp.312/2019/E before the Civil Court at Mapusa Goa and the present Vendor No.1 to 12 have become part owners of the said property hereby sold to present Purchaser.

AND WHEREAS the VENDORS are know the absolute owner in possession of the SAID PROPERTY admeasuring an area of 3650 sq. mts. bearing Survey no. 193/13 situated within the Village Panchayat Jurisdiction of Calangute, Bardez- Goa.



AND WHEREAS the VENDORS had entered into Agreement For Sale dated 07/09/2018 under reg no. 3888/2018 executed before the Sub Registrar Ob Bardez with the PURCHASER.

AND WHEREAS the PURCHASER in view of the said Agreement dated 7/9/2018, have now decided to execute present Deed Of Sale of the part of property admeasuring 1470 sq.mts from the VENDORS and the VENDORS has agreed to execute present Deed Of Sale of the said property described in Schedule II a total consideration of Rs. 4,25,00,000/- (Rupees Four Crore Twenty five Lakhs Only) on following terms.

NOW THIS AGREEMENT WITNESSES AS UNDER: -

1. That the VENDORS hereby sell, convey, transfer on to the PURCHASER all that part of property admeasuring 1470 sq.mts of the property known as "PORBHU VADDO", surveyed under No. 193, Sub Division 13, total admeasuring an area 3650 sq.mts, situated at village Calangute, Bardez-Goa. The said property is neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez for the total price of Rs. 4,25,00,000/- (Rupees Four Crore Twenty five Lakhs Eighty Thousand Only).



2. The Vendors hereby acknowledge that they have received the above consideration in form of cheques, with details as below, from the Purchaser after deduction of Applicable TDS vide cheques drawn on Axis Bank, Wanwadi Branch, Pune from M/s Priparth Developers LLP and the receipt of which the Vendors acknowledge herewith. The TDS Challans also have been furnished in accordance to the applicable rules from time to time.

Sl. No.	Vendor Name	Cheque Number / UTR number	Date	Amount Paid
1	Romero Fernandes	4676	12-09-2018	₹ 14,00,000
2	Annette Fernandes	4677	12-09-2018	₹ 14,00,000
3	Bernadina Fernandes	4679	12-09-2018	₹ 14,00,000
4	Cheryl Fernandes	4680	12-09-2018	₹ 14,00,000
5	Sylona Fernandes	4681	12-09-2018	₹ 14,00,000
6	Joelson Carlos Alvares	4671	12-09-2018	₹ 5,00,000
7	Ivoni Jose Alvares	4672	12-09-2018	₹ 5,00,000
8	Lovette Monica Fernandez	UTIBR52018091200361234	12-09-2018	₹ 14,00,000
9	Santana Joyce Bernadin Oliveira	UTIBR52018091800353615	18-09-2018	₹ 10,00,000
10	Rozane Fernandes Coelho	4674	16-11-2018	₹ 15,00,000
11	Lara Suzette Prisca Tavares	4675	29-11-2018	₹ 15,00,000
12	Santana Joyce Bernadin Oliveira	6231	13-05-2019	₹ 9,00,000
13	Ivoni Jose Alvares	6230	14-05-2019	₹ 9,00,000
14	Joelson Carlos Alvares	6229	16-05-2019	₹ 9,00,000
15	Lovette Monica Fernandez	6213	17-05-2019	₹ 9,00,000
16	Romero Fernandes	6236	22-05-2019	₹ 10,80,000
17	Annette Fernandes	6235	22-05-2019	₹ 10,80,000
18	Bernadina Fernandes	6237	22-05-2019	₹ 10,80,000



19	Cheryl Fernandes	6238	22-05-2019	£ 10,80,000
20	Sylona Fernandes	6239	22-05-2019	£ 10,80,000
21	Lana Suzette Prisca Tavares	6232	23-05-2019	£ 9,00,000
22	Altton Francisco Coelho	6233	23-05-2019	£ 9,00,000
23	Ivan Jose Alvares	6253	14-06-2019	£ 8,00,000
24	Joelson Carlos Alvares	6254	15-06-2019	£ 8,00,000
25	Santana Joyce Bernadim Oliveira	6256	15-06-2019	£ 8,00,000
26	Lana Suzette Prisca Tavares	6260	15-06-2019	£ 8,00,000
27	Lovette Monica Fernandes	6259	21-06-2019	£ 8,00,000
28	Roxane Fernandes Coelho	6261	25-06-2019	£ 8,00,000
29	Romero Fernandes	6263	26-06-2019	£ 9,60,000
30	Annette Fernandes	6262	26-06-2019	£ 9,60,000
31	Bernadina Fernandes	6264	26-06-2019	£ 9,60,000
32	Cheryl Fernandes	6265	26-06-2019	£ 9,60,000
33	Sylona Fernandes	6268	26-06-2019	£ 9,60,000
34	Joelson Carlos Alvares	UTDR529191080 0629661	08-11-2019	£ 5,50,000
35	Ivan Jose Alvares	8952	25-11-2019	£ 5,50,000
36	Lovette Monica Fernandes	8956	25-11-2019	£ 5,50,000
37	Santana Joyce Bernadim Oliveira	8951	26-11-2019	£ 5,50,000
38	Roxane Fernandes Coelho	8955	18-12-2019	£ 5,50,000
39	Lana Suzette Prisca Tavares	8954	21-01-2020	£ 5,50,000
40	Romero Fernandes	9009	27-01-2020	£ 3,30,000
41	Romero Fernandes	9008	27-01-2020	£ 3,30,000
42	Bernadina Fernandes	9011	27-01-2020	£ 3,30,000
43	Bernadina Fernandes	9010	27-01-2020	£ 3,30,000
44	Annette Fernandes	9016	30-01-2020	£ 3,30,000
45	Annette Fernandes	9015	30-01-2020	£ 3,30,000
46	Sylona Fernandes	9014	30-01-2020	£ 3,30,000



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47	Sylina Fernandes	9012	30-01-2020	₹ 3,30,000
48	Cheryl Fernandes	9018	05-02-2020	₹ 3,30,000
49	Cheryl Fernandes	9017	05-02-2020	₹ 3,30,000
50	Romero Fernandes	725090	19-05-2022	₹ 1,50,000
51	Annette Fernandes	725091	19-05-2022	₹ 1,50,000
52	Bernadina Fernandes	725092	19-05-2022	₹ 1,50,000
53	Cheryl Fernandes	725093	19-05-2022	₹ 1,50,000
54	Sylina Fernandes	725094	19-05-2022	₹ 1,50,000
55	Joelson Carlos Alvares	725095	19-05-2022	₹ 6,75,000
56	Santana Joyce Bernadin Oliveira	725096	19-05-2022	₹ 2,25,000
57	Ivens Jose Alvares	725097	19-05-2022	₹ 2,25,000
58	Lorette Monica Fernandez	725098	19-05-2022	₹ 2,25,000

TOTAL Paid Rs.4,25,00,000/- (Rupees Four Crores Twenty Five Lakhs only)

3. The PURCHASER have paid necessary TDS of 18,95,000/- (Rupees Eighteen Lakhs Ninety Five Thousand only) as below:

Sr. No.	Vendor Name	TDS Paid
1	Altino Francisco Coelho	₹ 1,85,400
2	Annette Fernandes	₹ 42,500
3	Bernadina Fernandes	₹ 42,500
4	Cheryl Fernandes	₹ 42,500
5	Ivens Jose Alvares	₹ 29,750
6	Joelson Carlos Alvares	₹ 34,250
7	Lana Suzette Prisca Tavares	₹ 2,72,500
8	Lorette Monica Fernandez	₹ 38,750
9	Romero Fernandes	₹ 42,500
10	Rosane Fernandes Coelho	₹ 5,87,100
11	Santana Joyce Bernadin Oliveira	₹ 34,750
12	Sylina Fernandes	₹ 42,500



4. The VENDORS do hereby for themselves, their heirs, executors and administrators covenant with the PURCHASER that Notwithstanding any act, deed, matter or thing whatsoever by the VENDORS or by any person or persons lawfully or equitably claiming by, from through under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary the VENDORS have now in themselves, good right, full power, and absolute authority to grant, convey and assure the SAID PART OF PROPERTY surveyed under No. 193, Sub Division 13, measuring 1470 sq.mts of village Calangute more particularly described in schedule I hereunder written and delineated in red in the plan annexed hereto, hereby granted, conveyed or assured or intended so to be unto and to the use of the PURCHASER in the manner aforesaid AND that it shall be lawful for the PURCHASER from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID PART OF PROPERTY more particularly described in schedule II hereinunder written and delineated in red in the plan annexed hereto, stands hereby granted with all and every of their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for their own use and Benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the VENDORS their heirs, or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or



otherwise by the VENDORS, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made executed occasioned or suffered by the VENDORS or by any other person or persons lawfully or equitable claiming or to claim by, from, under or in trust for it.

5. The VENDORS their heirs, executors and administrators and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PART OF PROPERTY (more particularly described in schedules hereinafter written and delineated in red in the plan annexed hereto, or any part thereof by from, under or in trust for them, the VENDORS or their heirs, executors and administrators, or any of them shall and will from time to time and at all times hereafter at their own cost do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the SAID PART OF PROPERTY and every part thereof hereby granted unto and to the use of the PURCHASER in the manner aforesaid, as shall or may be reasonable required by the PURCHASER, his successors or assigns or their Counsels-in-law.



6. That the VENDORS have absolute power and authority to sell the said Property, in manner aforesaid and the PURCHASER may hereinafter peacefully and quietly possess and enjoy the said Property in any manner aforesaid without any claims or demands whatsoever from the VENDORS or persons claiming through or under them or on their behalf.
7. The VENDORS do hereby covenant with the Purchaser that the SAID PROPERTY more particularly described in schedules hereinafter written and delineated in red in the plan annexed hereto, together with all rights in respect thereto hereby sold is absolutely free from any charges, liens, Encumbrances and /or attachments of any kind whatsoever nor there are any rights of tenancy, Mortgage, hypothecation or Acquisition in Favor Of Any person / authority whomsoever in respect of the SAID PART OF PROPERTY more particularly described in schedule I hereinafter written and delineated in red in the plan annexed hereto.
8. The VENDORS hereby CONFIRM that they have handed over the SAID PART OF PROPERTY more particularly described in schedules hereinafter written and delineated in red in the plan annexed hereto, free from all encumbrances and have placed the PURCHASER in Possession thereof and further confirm that by these presents the SAID PART OF PROEPRTY more particularly desribed in schedules hereinafter written and delineated in red in the



plan annexed hereto stands hereby granted, conveyed, transferred and assured unto the PURCHASER.

9. The VENDORS do hereby covenant with the PURCHASER that they have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the SAID PART OF PROPERTY more particularly described in schedules hereunder written and delineated in red in the plan annexed hereto, and all rights in respect thereto in the manner aforesaid or whereby the same or any party thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, however.

10. The VENDORS have delivered unto the PURCHASER exclusive and vacant POSSESSION OF the SAID PART PROPERTY more particularly described in schedule II hereunder written and delineated in red in the plan annexed hereto, and the PURCHASER may from time to time hereafter enjoy and construct/develop the SAID PART OF PROPERTY more particularly described in schedules hereunder written and delineated in red in the plan annexed hereto, hereby conveyed with their appurtenances and every part thereof for its own benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDORS or their heirs or any of them or by any persons claiming or to claim, from, under or in trust for them.



11. The VENDORS agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and the VENDORS shall keep the PURCHASER or its Partners, legal representative/s including any person/s claiming through and under the PURCHASER harmless against all suit, proceedings, costs, charges, claims or demands and the VENDORS shall keep the PURCHASER indemnified against any/all such contingencies.

12. The VENDORS and all persons having or lawfully or equitably claiming any estate, right, title or any part hereby conveyed by, from under or in trust for the VENDORS or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the SAID PART OF PROPERTY more particularly described in schedule II hereinafter written and delineated in red in the plan annexed hereto conveyed unto and to the use of the PURCHASER in the manner aforesaid and as shall be reasonably required by the assigns or counsels-in-law.

13. The PURCHASER shall hold the SAID PART OF PROPERTY more particularly described in schedule II hereinafter written and delineated in red in the plan annexed hereto free and clear and freely and clearly and absolutely exonerated and forever released and



discharged by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made, occasioned or to claim by, from or in trust for them.

14. The VENDORS agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and the VENDORS shall keep the PURCHASER or their legal representative's including any person's claiming through and under the PURCHASER harmless against all suits, proceedings, costs, charges, claims or demands etc. of any kind and the VENDORS shall keep the PURCHASER indemnified against any and all such contingencies.

15. THE VENDORS do hereby give their No objection for the name of the purchaser to be incorporated in the Mutation Records of Survey in respect of SAID PART OF PROPERTY surveyed under No. 193, Sub Division 13, admeasuring 1470 sq.mts of village Calangute more particularly described in schedule II hereinafter written and delineated in red in the plan annexed hereto.

16. That the VENDOR, their heirs, administrators, executors or assigns covenant to save harmless and keep indemnified the PURCHASER his heirs, administrators or assigns free from against all encumbrance, charges and equities of whatsoever.



17. The said property is not a subject matter of any statutory notice under the provision of Land Acquisition Act or any Government and or autonomous bodies and or is not subject to any proceeding before the Court /any Govt Body or there are no suit pending or litigation pending in any court as on date , concerning touching and affecting the said property.

18. THE VENDORS do hereby declare that they are not Schedule caste or a Schedule Tribe as stipulated under the Land Revenue Code and that they are entitled to convey the said property.

19. The possession of the said property is handed over to the PURCHASER by the VENDORS upon execution of present Deed.


20. THE present market value of said property is Rs. 4,25,00,000/- (Rupees Four Crore Twenty five Lakhs Only) and the stamp duty of Rs.19,13,000/- and Registration fees of Rs.14,87,500/- was paid at the time of Agreement of Sale 07/09/2018. *302 - 311 0006 7018*
CO No. 022903

21. That North Goa Planning And Development Authority has issued letter dated 8/11/2019 under ref.no. NGPDA/Cal/49(6)/391/1065/19 stating that the concern department has issued NOC for Sale Deed.



22. That the VENDORS have put the PURCHASER in physical possession of "THE SAID PART OF PROPERTY" upon simultaneous execution of the present Deed Of Sale.
23. That the copy of plan attached to the Deed Of Sale showing the property bearing surveyed under No. 193, Sub Division 13, admeasuring 1470 sq.mts, of village Calangute Barder Goa, is marked with red colour.

SCHEDULE I



ALL that property known as "PORBHU VADDO", surveyed under No. 193, Sub Division 13, total admeasuring an area 3650 sq.mts, situated at village Calangute, Barder-Goa. The said property neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez is bounded as under :-

East :- By the property surveyed under no. 193/15 of village Calangute,

West :- By nalla,

North :- By the property surveyed under No. 193/3 of village Calangute,

South :- By the property surveyed under No. 193/1 of village Calangute.



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SCHEDULE II

ALL that part of property admeasuring an area 1470 sq.mts. of the property more particularly described in schedule is bounded as under :-

East :- By the property surveyed under no. 193/15 of village Calangute

West :- By nalla,

North :- By the property surveyed under No. 193/13 of village Calangute,

South :- By the property surveyed under No. 191/1 of village Calangute.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day, month and the year first hereinabove mentioned.



VENDOR NO. 1:

[Signature]

[Signature]



Mr. Joelson Carlos Lamartine Fernandes De Melo Alvares alias Joelson Fernandes Alvares alias Joelson Carlos Alvares for self and as POA holder for VENDOR No.2, 7, 8, 9&10 (Mrs. Merle felicity Fernandes Alvares, Mrs. Lana Suzete Prisca Fernandes De Melo Alvares alias Lana Suzete Prisca Fernandes alias Lana Suzete Tarvuras and Mr. Anthony Xavir Joseph Agnielo Bosco Tavares and Mrs. Roxane Amanita Fernandes De Melo Alvares alias Roxane Amanita Fernandes alias Roxane Amanita Fernandes E Coelho and Mr. Altino Francisco Coelho)

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Right Hand Fingers



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[Signature]



[Signature]

[Signature]

[Signature]



VENDOR NO. 3

Mr. Ivens Jose Raulino Fernandes De Melo Alvares alias Evens Fernandes alias Ivens Jose Alvares, for self as POA holder for Vendor no.4 (Mrs. Magna Linette Fernandes Alvares.)

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VENDOR NO. 5: _____

Mrs. Santana Joyce Bernadin Oliveira
Fernandes Alvares

alias Joyce



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VENDOR NO. 6:

Miss. Marlene Fernandes

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Right Hand Fingers



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[Signature]

[Signature]



VENDOR NO. 11:

Mrs. Lavette Monica Fernandes De Melo Alvaris alias Lavette Monica Fernandes

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Right Hand Fingers



VENDOR NO. 121



Mr. Antonio Jose Vital Fernandes.

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Right Hand Fingers



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[Signature]



[Signature]

[Signature]

[Signature]

VENDOR NO. 14:



RÓMERO EGIDIO FERNANDES for self and as POA holder for
Vendors 13,15,16, 17, 18& 19 (Annette Fernandes, Miss Bernadina
Anton Fernandes, Mrs. Antoinette Fernandes, Miss Cheryl Fernandes,
Mrs. Sylona Fernandes, Mr. Luis P. Fernandes)

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Right Hand Fingers





PURCHASER :

M/s PRIPARTH DEVELOPERS LLP represented by its Director
MR. DINESH VASUDEV CHHUTANI

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Right Hand Fingers



WITNESSES:

1.  Robin Fernandez

2.  H. Sant













GOVERNMENT OF ODA
Directorate of Settlements and Land Records
PANAJI-ODA.

Plot No. 104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-May-2022 02:16:34 pm

Document Serial Number - 2022-BRZ-2366

Presented at 01:42:09 pm on 19-May-2022 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	1000
2	Registration Fee	1000
3	Mutation Fees	2500
4	Processing Fee	5800
Total		10300

Stamp Duty Required: 1000/-

Stamp Duty Paid: 1000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Harshikumar Takrani, Father Name: Amarjeet Takrani Age: 37, Marital Status: , Gender: Male Occupation: Service, Address1 - A3-TS1 Kunal Pricetown By no 8 NBM Undi Road Undi Pune Maharashtra 411028, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Joelson Carlos Lamartine Fernandes De Melo Alvares Alias Joelson Fernandes Alvares Alias Joelson Carlos Alvares Father Name: Josue Fernandes Alvares Alias Josue Fernandes Alvares, Age: 83 Marital Status: Married, Gender: Male, Occupation: Other, Hno 226 Zibhat Rivora Bardez Goa, PAN No.:			
2	Ivens Jose Paulinho Fernandes De Melo Alvares Alias Ivens Fernandes Alias Ivens Jose Alvares, Father Name: Josue Fernandes Alvares, Age: 83 Marital Status: Married, Gender: Male, Occupation: Service, Hno: 226 Zibhat Rivora Bardez Goa, PAN No.:			

Serial No	Party Name and Address	Photo	Thumb	Signature
3	Santana Joyce Bernadine Oliveira Alias Joyce Fernandes Alvares . Father Name: Rayne Savio Julio Fernandes D Melo Alvares Alias Rayne J Fernandes. Age: 51. Marital Status: Widow. Gender: Male Occupation: Service. Hno. 228 Zibhat Rectora Bordo Goa. PAN No. _____			
4	Lavette Monica Fernandes De Melo Alvares Alias Lavette Monica Fernandes . Father Name: Josue Fernandes Alvares. Age: 51. Marital Status: Married. Gender: Female Occupation: Housewife. Balm Towadi Goa. PAN No. _____			
5	Antonio Jose Vital Fernandes . Father Name: Bismark Antonio Fernandes. Age: 52. Marital Status: Married. Gender: Male Occupation: Service. Balm Towadi Goa. PAN No. _____			
6	Romero Egidio Fernandes . Father Name: Antonio Egidio Fernandes. Age: 58. Marital Status: Married. Gender: Male Occupation: Other. Hno. 228 Porbo vardo Colanque Bordo Goa. PAN No. _____			
7	Joelson Carlos Lamartine Fernandes De Melo Alvares Alias Joelson Fernandes Alvares Alias Joelson Carlos Alvares . Father Name: Josue Fernandes Alvares . Age: 53. Marital Status: . Gender: Male Occupation: Other. Hno. 228 Zibhat Rectora Bordo Goa. PAN No. _____ as Power Of Attorney Holder for Marie Felicity Fernandes Alvares Alias Maria Joelson Alvares Alias Marie Fernandes Alvares			
8	Ivens Jose Raulino Fernandes De Melo Alvares Alias Ivens Fernandes Alias Ivens Jose Alvares . Father Name: Josue Fernandes Alvares . Age: 51. Marital Status: . Gender: Male Occupation: Other. Hno. 228 Zibhat Rectora Bordo Goa. PAN No. _____ as Power Of Attorney Holder for Magna Linette Fernandes Alvares Alias Magna Alvares Fernandes			
9	Joelson Carlos Lamartine Fernandes De Melo Alvares Alias Joelson Fernandes Alvares Alias Joelson Carlos Alvares . Father Name: Josue Fernandes Alvares . Age: 53. Marital Status: . Gender: Male Occupation: Other. Hno. 228 Zibhat Rectora Bordo Goa. PAN No. _____ as Power Of Attorney Holder for Lana Suzete Prisca Fernandes De Melo Alvares Alias Lana Suzete Prisca Fernandes Alias Lana Suzete Tavaras			

Seq. No.	Party Name and Address	Photo	Thumb	Signature
10	Joelson Carlos Lamartine Fernandes De Melo Alvares Alias Joelson Fernandes Alvares Alias Joelson Carlos Alvares Father Name: Josue Fernandes Alvares, Age: 63. Marital Status: Gender: Male Occupation: Other, Hrs: 228 Zibhat Reivira Bardez Goa. PAN No.: [redacted] as Power Of Attorney Holder for Anthony Xavire Joseph Agnito Besco Tavares			
11	Joelson Carlos Lamartine Fernandes De Melo Alvares Alias Joelson Fernandes Alvares Alias Joelson Carlos Alvares Father Name: Josue Fernandes Alvares, Age: 63. Marital Status: Gender: Male Occupation: Other, Hrs: 228 Zibhat Reivira Bardez Goa. PAN No.: [redacted] as Power Of Attorney Holder for Atílio Francisco Coelho			
12	Joelson Carlos Lamartine Fernandes De Melo Alvares Alias Joelson Fernandes Alvares Alias Joelson Carlos Alvares Father Name: Josue Fernandes Alvares, Age: 63. Marital Status: Gender: Male Occupation: Other, Hrs: 228 Zibhat Reivira Bardez Goa. PAN No.: [redacted] as Power Of Attorney Holder for Roxane Amanita Fernandes De Melo Alvares Alias Roxane Amanita Fernandes Alias Roxane Amanita Fernandes E. Coelho			
13	Romero Egidio Fernandes, Father Name: Anyonio Edilio Fernandes, Age: 65. Marital Status: Gender: Male Occupation: Other, Hrs: 228 Porto Vadda Calangula Bardez Goa. PAN No.: [redacted] as Power Of Attorney Holder for Luis P Fernandes			
14	Romero Egidio Fernandes, Father Name: Anyonio Edilio Fernandes, Age: 65. Marital Status: Gender: Male Occupation: Other, Hrs: 228 Porto Vadda Calangula Bardez Goa. PAN No.: [redacted] as Power Of Attorney Holder for Sylora Fernandes			
15	Romero Egidio Fernandes, Father Name: Anyonio Edilio Fernandes, Age: 65. Marital Status: Gender: Male Occupation: Other, Hrs: 228 Porto Vadda Calangula Bardez Goa. PAN No.: [redacted] as Power Of Attorney Holder for Cheryl Fernandes			
16	Romero Egidio Fernandes, Father Name: Anyonio Edilio Fernandes, Age: 65. Marital Status: Gender: Male Occupation: Other, Hrs: 228 Porto Vadda Calangula Bardez Goa. PAN No.: [redacted] as Power Of Attorney Holder for Bernadina Anton Fernandes			

Sl.NO	Party Name and Address	Photo	Thumb	Signature
17	Ramero Egidio Fernandes , Father Name: Antonio Edilio Fernandes , Age: 65 Marital Status: , Gender: Male, Occupation: Other, H No 228 Porto Vagdo Calangute Bardes Goa PAN No.: , as Power Of Attorney Holder for Annettee Fernandes			
18	Ramero Egidio Fernandes , Father Name: Antonio Edilio Fernandes , Age: 65 Marital Status: , Gender: Male, Occupation: Other, H No 228 Porto Vagdo Calangute Bardes Goa PAN No.: , as Power Of Attorney Holder for Antoinette Fernandes			
19	Mariene Fernandes , Father Name: Late Rocio Savio Julia Fernandes De Melo Alvares Alias Rocio J Fernandes , Age: 21, Marital Status: Unmarried , Gender: Female, Occupation: Service , H No 226 Zilshat Ravira Bardes Goa PAN No.:			
20	Harehkumar Takrani , Father Name: Amarjeet Takrani , Age: 37, Marital Status: , Gender: Male, Occupation: Service, A3-701 Kumar Poddawadi By no 9 NBBB Unit Road Undi Pune Maharashtra 411025 PAN No.: , as Power Of Attorney Holder for Dinesh Vasudev Chhutan Designated Partner Of MS PRI PARTH DEVELOPERS LLP			

Witness:

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

Sl.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Robin Jasky Fernandes, Age: 28, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address 403518, H No 0005 Porlaewada Calangute Bardes Goa , H No 0005 Porlaewada Calangute Bardes Goa Calangute, Bardes, North Goa, Goa			
2	Name: Kalpesh Kamat, Age: 35, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address 403114, Morowada Pilema Bardes Goa , Morowada Pilema Bardes Goa , Pilema, Bardes, North Goa, Goa			


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Sub Registrar
19/05/2022
Sub Registrar (Office of the Civil Registrar-cum-Sub Registrar, Bardes)

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Receipt

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FORM 7- RECEIPT FOR FEE RECEIVED

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

Print Date Time : 19-May-2022 14:38:20

Date of Receipt : 19-May-2022

Receipt No : 2022-2318450

Serial No. of the Document : 2022-882-2304

Nature of Document : **Conveyance - 22**

Received the following amounts from **Harshkumar Takrani** for Registration of above Document in Book-1 for the year 2022

Registration Fee	1000	E-Challan	• Challan Number : 202200404543 • CN Number : CPAN05P405	1000
Processing Fee	5800	E-Challan	• Challan Number : 202200404543 • CN Number : CPAN05P405	2000
		E-Challan	• Challan Number : 202200426666 • CN Number : 233916006858	4000
Total Paid	7000	(Rupees Seven Thousand only)		

Probable date of issue of Registered Document : / /

[Signature]
Signature of 19/05/2022 Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

[Signature]
Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **19-May-2022**

Signature of the person receiving the Document

[Signature]
Signature of the Presenter

[Signature]
Signature of 01/05/2022