



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



1987/2022

STAMP DUTY CERTIFICATE

ENDORSEMENT

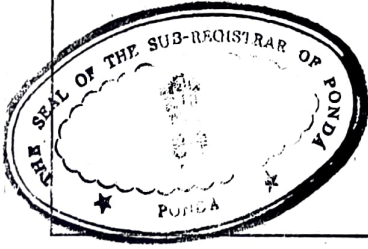
(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of : ₹ 316100/-

(Rupees Three Lakh Sixteen Thousands One Hundred only)

PAID VIDE E-RECEIPT NO 202200909946 DATED :19-Nov-2022,

IN THE GOVERNMENT TREASURY.



[Signature]
Sub Registrar

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

PON-1-1938-2022

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	20220000044022
DOCUMENT SERIAL NUMBER	:	2022-PON-1987
DATE OF PRESENTATION	:	05-Dec-2022
DOCUMENT REGISTRATION NUMBER	:	PON-1-1938-2022
DATE OF REGISTRATION	:	05-Dec-2022
NAME OF PRESENTER	:	Chandrakant M Koli Proprietor Of Aditya Constructions
REGISTRATION FEES PAID	:	₹326910/-
PROCESSING FEES PAID	:	₹1480/-
MUTATION FEES PAID	:	N.A./-



For ADITYA CONSTRUCTION

ਦੀਪ ਦਿਵਾਨ ਮਾਨੀਓ

Proprietor

AGREEMENT FOR DEVELOPMENT

CUM SALE

Contd/-

ਦੀਪ ਦਿਵਾਨ

For ADITYA CONSTRUCTION

ਦੀਪ ਦਿਵਾਨ ਮਾਨੀਓ
Proprietor

**THIS AGREEMENT FOR DEVELOPMENT
CUM SALE** is made and entered into on this 19th day
of November 2022.

BETWEEN

1. SMT. MELINDA DIAS ALIAS ANA MARIA

MELINDA GOMES, wife of late Antonio Lucas
Evangelist Dias, major of age, 61 years of age,
widow, Housewife, Indian National, holding
Aadhar card No. _____ and Permanent
Account No. _____

2. MR. TRIVETT SEBASTIAO FRANCIS DIAS,

son of Antonio Lucas Evangelist Dias, major of
age, 37 years of age, unmarried, Service, Indian
National, holding Aadhar card No. _____
and Permanent Account No. _____

3. MR. STENSON AGNELO ANTHONY DIAS,

son of Antonio Lucas Evangelist Dias, major of
age, 31 years of age, unmarried, Service, Indian

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For ADITYA CONSTRUCTION

[Signature]
Proprietor

[Signature]

National, holding Aadhar card No. _____
 and Permanent Account No. _____, all
 residing at H.No.601, Palmar St.Estevam, Ilhas
 Goa, hereinafter jointly referred to as "**THE
 OWNERS**" (Which expression unless repugnant
 to the context or meaning thereof shall mean and
 include their heirs, legal representatives,
 administrators, executors, and assigns) of the **ONE
 PART.**

A N D



ADITYA CONSTRUCTIONS, duly represented
 by its Proprietor, **MR. CHANDRAKANT M.
 KOLI** (CIVIL CONTRACTOR), son of
 ManginiKoli, major, 58 years of age, married,
 businessman, Indian National, holding Aadhar
 Card No. _____ and Permanent Account
 No. _____ residing at Having its
 registered office at H. No. 331, Golwada,
 Kumbharjua-Goa 403107, hereinafter referred to
 as "**THE DEVELOPER**" (Which expression
 shall unless repugnant to the context or

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For ADITYA CONSTRUCTIONS

M. Dias

Chandrakant M. Koli
 Proprietor

meaning thereof, include its current and future partners, heirs, successors-in-interest, executors, administrators, & assigns) of the **SECOND PART.**

Owner No. 2 and 3 are represented in the present agreement by their constituted attorney **MELINDA DIAS ALIAS ANA MARIA MELINDA GOMES** by virtue of power of attorney duly executed before notary Adv. Anant C. Panshekar, Notary Public, and registered in the notary book under No. 112/POA/2021 on 26/01/2021.

WHEREAS there exist a property known as "Corjitem or Madapoi" situated at village CANDOLA within the area and jurisdiction of the gram Panchayat of Candola of the Taluka and Sub district of Ponda of the South Goa district of the state of Goa and which property is wholly registered in the land Registration Office of Ilhas Goa under No. 158 of book B 2 old and enrolled in the revenue taluka office of Ponda under matriz

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Melinda Dias

FOR ACTING CONSTRUCTION
Eng. A. C. M. Dias
 Proprietor

No. 2 and 3 and recently surveyed under No. 15,
16/1 and 17 of village Betqui- Candola and which
property as a whole is bounded as under:-

East: with a stone wall which is separating a hill of
the Comunidade of Candola

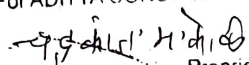
West: with the paddy field Ambiem and Cantorla
of the said Comunidade, bund which
separates the said paddy field from the
Village Orgao,

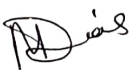
North: with the ditch adjoining to the property
Cantorla of Balcrinsa Xete and by the river
South: with the property Madapoi of Castano X,
Colaco and Vicente F. Pereira.



AND WHEREAS the property originally belongs
to Bernardo Miguel Angelo Pereira. Videdeed of
partition executed on the 15th day of May 1978
registered before Sub Registrar Office of Ponda,
the said property along with other properties
belonging to the heirs of the said Bernardo Miguel
Angelo Pereira were partitioned and allotted to the
heirs of the said Bernardo Miguel Angelo Pereira.

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For ADITYA CONSTRUCTION

Proprietor



AND WHEREAS in the said partition deed the eastern portion of the said property Corjitem or Madapoi situated at Candola under survey no. 17 of village BetquiCandola were allotted to Mr. Luis Vicente Santana Pereira and his wife Maria Alzira Tereza De Jesus Mascarenhas E Pereira and Mr. Ivo Pereira and his wife Antoniette Cecilia Coelho E Pereira.

AND WHEREAS for the purposes of sale one part of the said property eastern portion allotted to these Mr. Luis Vicente Santana Pereira and his wife and Mr. Ivo Pereira and his wife were divided into various plots to which the Village Panchayat of BetquiCandola issued their no objection by their letter No. VP/BC/124/78 -79 dt.25.2.1979.

AND WHEREAS by virtue of deed of Sale dtd. 20/06/1979 registered under No. 223 at pages 44 to 50 in book No.1, volume No. 56 dtd. 19/02/1980 in the office of Sub-registrar of Ponda, Shri.

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Aditya
Proprietor

Aditya

Antonio Lucas Evangelista Dias purchased plot no. 8 having an area of 600 sq. mts. from Mr. Luis Vicente Santana Pereira and his wife and Mr. Ivo Pereira and his wife owners thereby becoming the absolute owners of the said plot. which property is described in schedule II herein under written and herein after referred to as "Said plot".

AND WHEREAS vide order dtd. 31/10/2003 passed in LRC/PART/9/32/95/1632 filed before deputy collector of Ponda Taluka said plot is partitioned and allotted separate survey number being Survey no.17 sub division 1-C of village Candola.

AND WHEREAS Said Shri. Antonio Lucas Evangelista Dias expired leaving behind his widow Smt. Melinda Dias Alias Ana Maria Melinda Gomes and two Sons namely Mr. Trivett Sebastiao Francis Dias and Mr. Stenson Agnelo Anthony Dias and one Daughter Mrs. Evelyn Dias Married to Mr. Dillan Luis Monteiro.

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[Signature]

FOR ADITYA CONSTRUCTION
[Signature]
 Proprietor

AND WHEREAS vide Deed of relinquishment executed before office of Civil registrar cum Sub registrar of Tiswadi Taluka at Panaji Goa under Book no. 756 pages 93 to 96 Mrs. Evelyn Dias and her husband Mr. Dillan Luis Monteiro relinquished their right in the said plot.

AND WHEREAS Owners approached the Developer with a request to develop the said plot and construct building on the said plot and sell the same to the prospective buyers by compensating the Owners in kind.



AND WHEREAS Developer has requested the Owner to allow it to develop the said plot under the construction license and the construction plan issued by the village panchayat of Betqui-Candola being the construction license No. 04/25 dtd. 29/04/2022 and approved construction plan under order No. TPP/742/Candola/17/1-C/2021-2022/414 dtd. 02/03/2022.

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For ADITYA CONSULTANTS

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AND WHEREAS owners have agreed to authorize the Developer to develop the said land described in the Schedule-II hereunder written, by constructing new building thereon on Flat Ownership basis and the Owner is agreeable to directly convey the proportionate corresponding share in said land with the new building thereon to any Maintenance Co-operative Housing Society or other body that will be formed by the Purchasers of flats and other premises in such building, on the following terms and conditions agreed to between the parties hereto:

NOW IT IS HEREBY AGREED BY AND
BETWEEN THE PARTIES AS FOLLOWS:

1. **Definition** unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them:-

- a. **BUILDING** shall mean the building to be constructed on the plot no. 8 as per the sanctioned plan.

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 Proprietor

b. COMMON FACILITIES AND

AMENITIES shall include corridors, stair ways, passage -ways, drive-ways, pump room, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, provisions, and management of the said building but excluding the roof and terrace of the building.

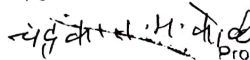
c. SALEABLE SPACE shall mean the portion of the building available for the independent use and occupation after making due provisions for common facilities and the space required therefore.

d. OWNERS ALLOCATION shall mean the two flats and one shop, (mentioned in the schedule IV), in the building which is to be allocated to the owner as part of owner's portion in accordance with terms and conditions of these presents including

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Proprietor

open terrace and stilt parking space for the each flat marked and shown in the plan annexed hereinafter under No. P-1, P-2 proportionate share in the common facilities and amenities.

e. **DEVELOPERS ALLOCATION** shall mean the remaining flats in the building to be constructed in the same property after allocation made to the owner including remaining stilt parking shown in the site plan annexed hereinafter under No. P-3 to P-6 for the each flat, proportionate share in the common facilities and amenities of the building on the said property.

f. **BUILDING PLAN** shall mean a plan prepared by the Architect appointed by the developer for the construction of the building on the said property and sanctioned by concerned Panchayat and/or other competent authorities.

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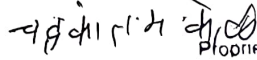
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Proprietor

g. **SERVICE CHARGE** shall mean and include proportionate share of the premium for the insurance of the building, water, fire and scavengering charge and taxes, electric lighting, sanitation, repairs and renewal charges, any charges for the bill collections and charges for management of common facilities, costs for renovation, replacements and maintenance and expenses in relation to the building including all common wiring, pipes, electrical and mechanical equipments, pumps, motors, generators, and other electrical and mechanical installation, appliances, tools, implements, apparatus and the stair - ways, corridors, halls passage-ways, garden, park-ways, open spaces and all other facilities whatsoever as may be mutually agreed upon from time to time by the owners of the flats, spaces and buildings, as the case may be.

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Proprietor



LICENSE TO DEVELOP

2. The Owner hereby entrusts, hands over and gives license to Developer to enter into the said plot, develop the plot and construct multistoried building thereon containing dwelling units and/or ownership flats with the best materials and in accordance with the plans and specifications mentioned hereinafter.



3. The developer hereby agrees to develop and/or cause to be developed the said plot by constructing a building with best materials containing in the building dwelling units and / or flats in accordance with the specification and plans the rules and regulations in relation thereto with the approval and/or sanction of the concerned authorities at his own costs, expenses and arranging his own finance and at his own risk and responsibility as per the details mentioned in schedule IV.

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For ADITYA CONSTRUCTION

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Proprietor

CONSIDERATION

4. In consideration of the owners having entrusted, giving license to the Developer to enter the said plot, develop, and construct multi storied building thereon having dwelling units and/or ownership flats at his own costs and conferring on him the rights, powers, privileges and benefits mentioned herein, the developer to construct for the use and occupation of the owner the below mentioned premises in the said building.

A flat being 1BHK bearing No. F-1 on the First floor having super built up area of 78.141 sq. mtrs., exclusive balcony area, external walls and proportionate common area of 15.120 m² along with parking area P-1 having having super built up area of 23.77 sq. mtrs. This shall be in exclusive possession of Stenson Agnelo Anthony Dias.

A flat being 3 BHK bearing No. F-3 on the First floor having super built up area of

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For ADITYA CONS
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Proprietor

136.311 sq. mtrs., exclusive balcony area and proportionate common area of 15.120 m² along with parking area P-2 having super built up area of 23.77 sq. mtrs. which shall be allotted Trivett Sebastiao Francis Dias.

A shop bearing No. 2 on the lower ground floor having super built up area of 16.796 sq. mtrs., external walls and proportionate common area which shall be allotted to Melinda Dias Alias Ana Maria Melinda Gomes.

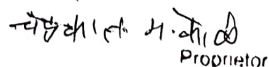
Set back area having an super built up area 128.16 m² and the area of 4.02 m² attached to the stilt parking P-2 on lower ground floor of the building and Open Terrace having an area 251.225 m² which shall be allotted to Trivett Sebastiao Francis Dias and Stenson Agnelo Anthony Dias.

The total construction cost of the owner's allocation is Rs. 1, 08,97,000/- (Rupees One

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FOR ALLOTMENT

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 Stenson Agnelo Anthony Dias
Proprietor

Crore, Eight Lakhs Ninety-Seven Thousand Only). Thus, total value of the price consideration agreed to be paid by the developer to the owners is Rs. 1, 08,97,000/- (Rupees One Crore, Eight Lakhs Ninety-Seven Thousand Only).

DEVELOPER'S OBLIGATIONS

5. The development of the said plot by constructing building containing dwelling units and/or ownership flats shall commence forthwith with all earnestness in accordance with all the specifications, plans, schemes and approvals of the competent authorities applicable at the cost, risk and responsibility of the developer, the owner having no responsibility in respect thereof in any manner whatsoever save as contained herein.

6. In constructing the building and providing dwelling units the developer shall install in the

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Aditya Construction
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said buildings at his own costs water storage tanks, overhead reservoirs, electrical installations, electrical wirings, water pipes and all other facilities and amenities attendant to dwelling units and/or ownership flats and/or as required to be provided in such buildings to make the dwelling units for comfortable habitation.

TIME IS OF ESSENCE OF CONTRACT

7. The developer covenants and agrees to complete the development and construction of premises with all amenities therein and thereon and to hand over the premises mentioned at clause 4 above to the owner within thirty months from the date of commencement of construction work scheduled. Developer is entitled for three months grace period if the construction is not completed within the time period agreed in the present agreement and if the developer shows the sufficient clause to the satisfaction of the owner for the delay. The time

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of performance of these presents shall be the essence of the contract.

DEVELOPER'S RIGHTS

8. The developer shall be entitled to enter into any agreement with any building contractor, architect, appoint agents but not to assign the benefit of this contract, for the purpose of development of the said property in its own name and costs, risks and expenses.
9. After payment of the consideration money, the developer shall be entitled to allot flats or rights in the building to be constructed so far as they relate to developers allocation and to enter into any package deal or arrangements for sale and receive price consideration for the same in relation thereto.

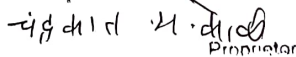
OWNER TO BE INDEMNIFIED

10. Notwithstanding anything contained in these presents the developer shall indemnify and keep

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For ADITYA CONSTRUCTION




Proprietor

11. The owner shall at the request and costs, expenses and charges of the developer, sign, execute from time to time all plans, applications for layouts, construction of the said building and structures on the said property and all other documents that might be necessary for giving proper effect of these presents.

12. The owners declares they have not agreed,
committed or contracted or entered into any

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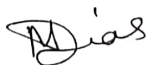
agreement for sale or lease of the said property or any part thereof to any person other than the developer and he had created any lien, charge, mortgage or encumbrance on the said property and that he would keep the said property free from encumbrance during the subsistence of these presents.

13. The owners further declares they have not done any act, thing deed or matter whereby or by reason whereof the development and construction of the said property and / or buildings may be affected or prevented in any manner whatsoever and that they undertakes to remove any possible impediment to the implementation of these presents, if the same is within their power and control.

14. The owner declares that they have not received and to his knowledge the Government, local authority or any other authority has not issued any notice affecting the said property or

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For ADITYA CONSTRUCTION



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Proprietor

imposing any restriction on the development of the said property in the manner proposed herein.

15. The owners hereby agree covenants and undertakes not to cause any interference by themselves or through others in the development of the property or in the construction in the said flats on the said property by the developer or through its agents or do anything, deed or act preventing the developer from disposing of selling, assigning or disposing of or transferring any portion of the Developers allocation of the premises or to deal with the said developers allocation of the premises or to deal with the said developers allocation in any manner whatsoever.

16. The developer shall pay and bear all panchayat rates, taxes and other outgoing till developer delivers possession of the owners allocation to the owner from which date the owner will pay such rates, taxes and outgoing proportionate to

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For ADITYA CONSTRUCTION

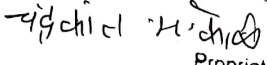
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Proprietor

the owners allocation and the developer will bear such rates, taxes and outgoing in respect of Developers allocation.

HANDING OVER POSSESSION OF OWNERS ALLOCATION

17. On obtaining completion certificate of the new building the developer shall give notice in writing to the owners when owners would be at liberty to take possession on and from the date specified of the owners allocation in the said premises. On receipt of the notice and from the date mentioned in the notice for taking possession the owners shall be responsible to pay all rates, taxes, service charges and other outgoing in respect of the common facilities in the building proportionate to the owners allocation. Provided that any additional insurance premium, costs expenses by way of maintenance for any particular use or for any portion within the owners allocation shall be paid by the owner.

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For ADITYA CONSTRUCTION

 Proprietor



18. In addition of the portion of the building in the owners allocation, the owner shall have exclusive right, title and interest in respect of the roof of the new building irrespective of owners allocation or developers allocation provided that any occupier of any flat in the said new building shall have the right to visit the roof of the technical hands and/or workers for the purpose of inspection of the overhead water tanks, installation of Radio Aerials, T.V. Antenna, Cable, etc. repairs and replacement thereof and the building to be constructed shall be given name as per the choice of the owner.

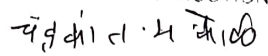
SCHEME FOR MANAGEMENT

19. A scheme shall be framed by the parties herein for the management and administration of the new building including the portions in common use and sharing the expenses of Management, administration and maintenance of amenities in the said building including the user thereof and such scheme and any rules and regulations

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For ADITYA CONSTRUCTION




Proprietor

framed under the scheme shall be binding on the occupiers of the said new building including in the owners allocation and in the developers allocation.

RESTRICTIONS AS TO USER OF THE BUILDING

20. Any transfer or any portion of the said building out of the owners allocation or Developers allocation shall be subject to the provisions contained herein and all occupiers shall be bound by the provisions contained in any agreement, rules, regulations, bye-laws and restrictions contained herein.

21. Neither the owner nor the developer nor any person occupying any portion of the said building whether in the owners allocation or in the developers allocation shall use or permit to be used his portion or space occupied by him or his agents for carrying on any illegal or immoral trade or activity to do or allow

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For ADITYA CONSTRUCTION

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21/11/11 H. M. Dias
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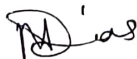
anything to be done that might cause any nuisance or annoyance or hazard to anybody inside the building or outside the building or to store any inflammable or explosive material, goods or products. The decision of the management as to whether any act will cause nuisance or annoyance or any substance is inflammable or explosive shall be final.

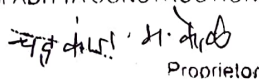
22.No structural alteration in the building shall be made without the written consent of the management of the said building subject, however, to a sanction of the concerned authorities, if necessary.

23.On performing their obligation under these presents if the owner or developer transfers any portion out of their respective allocations, such transfer shall be subject to the terms and condition, restrictions and covenants contained herein and in any documents or conveyance that might be executed should recite about the transfer agreement.

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For ADITYA CONSTRUCTION




Proprietor

24. It will be obligations of the owner, developer and occupier of each portion of the said new building to keep the interior walls, floors, ceilings, fittings, electric wirings and gadgets, fixtures, appurtenances, pipes, drains, sewers and all other amenities in their respective portions or spaces occupied by them in good repair and perfect working condition and take all possible steps to prevent any damage being caused to the building or any portion thereof or cause any inconvenience to the occupiers of any other portion of the said building and in case of failure to perform any of the obligations he shall be liable to indemnify the owner, occupier or the person suffering damages or injury.

25. The owner, developer, occupier or their agents in the new building shall not keep any articles or display anything in the corridor or places of the common use or do anything which might cause inconvenience or hindrances in any manner in the free movement of men and material.

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For ADITYA CONSTRUCTION
[Signature] M. Shinde
Proprietor

[Signature] Dias

26. The owner, developer, their agents, nominees or occupiers of any portion of the said building shall not throw or accumulate any dirt, rubbish, waster or refuse or permit or allow anybody to do the same inside the spaces the spaces meant for common use or in the compounds or in or about the building.

27. After the management of the building decide that certain repairs, cleaning, testing or other things are necessary to be done in any portion of the new building, the owner, developer and occupier, as the case may be, shall permit the management or its nominee with or without workmen and technicians on prior notice to enter into and upon the rooms, flats, spaces for the purpose of repairing, cleaning, testing maintaining, re-building or replacing drains, gas connection, electric wiring, water pipes, sanitary drains and/or pipes and/or fittings and may other matter which might affect the enjoyment of any portion of the said building

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For ADITYA CONSTRUCTION

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Proprietor

by any person being the owner or occupier thereof.

DEED OF CONVEYANCE

28. After completion of construction of the building, obtaining of certificate of completion or occupation, the developer shall make over the premises constructed for the use and occupation of the owner in the said building as mentioned in schedule III hereinafter written, to the owner where upon the owner shall execute deeds of conveyance with respect to the land corresponding to the built up area in favour of the developer, at the cost of the developer or in favour of condominium of flat-purchasers or society, Association or Company and the developer shall join therein as confirming party, if so required, all the expenses being borne by the developer and / or purchasers or flats.



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For ADITYA CONSTRUCTION

Signed: M. S. Joshi
Proprietor

Dias

FORFEITURE

29. On the developer failing to completing the building within the stipulated period or failing to perform the obligations towards the owner if circumstances occur disabling the developer to perform his part of the obligations under these presents, the owner shall be entitled to terminate the present agreement and, provided that the developer shall be entitled to remove the structures and materials without causing any damage to the said land. Any indulgence shown by the owner shall not be treated as waiver of any right of the owner.

NOT PARTNERSHIP OR JOINT VENTURE

30. The parties hereby declare and agree that these presents do not constitute and the parties do not intend to be a partnership or joint venture or association of persons.

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For ADITYA CONSTRUCTION

Aditya Construction
Director

Dias

NOT A DEMISE

It is declared and agreed that these presents shall not be treated as a conveyance or demise or transfer of any right or title or interest in the said plot to the developer excepting the right to develop and/or construct multi-storied and these presents shall be treated only as a license in favour of the developer to do all acts things and deed expressly provided herein and contained in the power of attorney to be executed.

DELIVERY OF TITLE DEEDS

31. The developer shall be entitled to inspect the title deeds in possession of the owner and on payment of full consideration of money shall be entitled to delivery of such title deeds on accountable receipts with an undertaking to return the same when demanded.

FORCE MAJEURE

32. If either party be prevented from performing his part of the obligations under these presents due

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For ADITYA CONSTRUCTION

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to the existence of force majeure such as earthquake, flood, riot, war, storm, tempest, civil commotion, blats, malicious damages, fire or any other act or omission or cause beyond the control of the party concerned provided that the cause was not induced by the party himself.

JURISDICTION

33. Only in the courts in Goa shall have jurisdiction to entertain try and determine or adjudicate all actions, suits, and legal proceedings arising out of or in relation to these presents, the award of Arbitrator or otherwise between the parties herein.

34. Stamp Duty of Rs. 3,16,100/- (Rupees Three lakh sixteen thousand one hundred only) has been paid vide e challan dtd. 19/11/2022 having challan no. 202200909946 on the total value of the price consideration of Rs. 1, 08, 97,000/- (Rupees one crore, eight Lakhs ninety seven Thousand Only).

M. Das

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FOR ADITYA CONSTRUCTION

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Proprietor

SCHEDULE - I

ALL THAT property known as "Corjitem or Madapoi" situated at village CANDOLA within the area and jurisdiction of the gram Panchayat of Candola of the Taluka and Sub district of Ponda of the South Goa district of the state of Goa and which property is wholly registered in the land Registration Office of Ilhas Goa under No. 158 of book B 2 old and enrolled in the revenue Taluka office of Ponda under Matriz No. 2 and 3 and recently surveyed under No. 15, 16/1 and 17 of village Betqui- Candola and which property as a whole is bounded as under:-

East: with a stone wall which is separating a hill of the Comunidade of Candola

West: with the paddy field Ambiem and Cantorla of the said Comunidade, bund which separates the said paddy field from the Village Orgao,

North: with the ditch adjoining to the property Cantorla of Balcrinsa Xete and by the river

Contd/-

Dias

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Aditya Construction
 Proprietor

South: with the property Madapoi of Castano X,
Colaco and Vicente F. Pereira.

SCHEDULE II

(Schedule of plot no. 8)

ALL THAT plot no. 8 having an area admeasuring
600.00 sq. mtrs surveyed under no. 17 1 -C of
village Candola forms part of the bigger property
as described in schedule I bounded as under:

East: with the public road Marcela Tonoa,

West: with the plot lo. 11 of the said property.

North: with the plot No. 7 of the said property and

South: with the plot No. 9 sold to Simao C.

Meneses

SCHEDULE III

(Schedule of the built up area agreed to be
developed and sold)

ALL THAT a built-up area of 681,063 sq. mtrs. of
the proposed building to be constructed in
the land admeasuring 600.00 sq. mtrs. of the

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-y g d i c l . M . d i c l . d o
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Dias

property described in schedule II above.
Permissible area of the land for development is
366.25 sq. mtrs.

SCHEDULE IV

A flat bearing No. F-1 on the First floor having
super built up area of 78.141 sq. mtrs. which
includes carpet area, exclusive balcony area,
external walls and proportionate common area of
15.120 m² along with parking area P-1 having
super built up area of 23.77 sq. mtrs.

East: by staircase,

West: by setback area.

North: By flat no. F 2 and

South: By setback area

SCHEDULE V

A flat bearing No. F-3 on the First floor having
super built up area of 136.311 sq. mtrs. which
includes carpet area, exclusive balcony area,
external walls and proportionate common area of
15.120 m² along with parking area P-2

Contd/-

For ADITYA CONSTRUCTION

Dias

चिदम्बर म. शिरो
Proprietor

having super built up area of 23.77 sq. mtrs.

East: by setback,

West: by flat no. F- 2 and staircase.

North: By setback and

South: by setback

SCHEDULE VI

A Shop bearing No. 2 on the lower ground floor having super built up area of 16.796 sq. mtrs. which includes washroom having an area 4.02 sq mts, carpet area, external walls and proportionate common area.

East: by staircase,

West: by shop no 1.

North: By flat no. G 1 and

South: By washroom

SCHEDULE VII

Set back area having a super built up area 128.16 m2 and the area of 4.02 m2 attached to the stilt parking P-2 on lower ground floor of the building.

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Dias

चंद्रिका शर्मा
Proprietor

SCHEDULE VIII

Open Terrace having an area 251.225 m².

SCHEDULE IX

(Specification of the proposed building)

- 
- a) Excavation For Footings Pits And Foundation
Trenches
 - b) Rubble Packing And Pcc For Footing Pits And
Foundation Trenches And For Floor
 - c) Rcc Footing, Rcc Columns, Rcc Beams, Rcc Slabs
And Chajia & Rcc Lintals Laterite Masonary For
Foundation And Plinth And For Superstructure
 - d) Single Coat Internal Plaster
 - e) Double Coat External Plaster With Sponge Finish.
 - f) Vitirified Tiles Of Basic Rate Rs. 400 M'.
 - g) Asian Paints Will Be Used.
 - h) Concealed Electrical Work With Polycab Wires
And Anchor Roma Switches

Dias

Contd/-
For ADITYA CONSTRUCTION
18/11/11 M. J. Dias
Proprietor

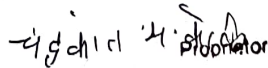
- i) Windows With M.S. 10 Mm Grills And Aluminium Powder Coated Shutters.
- j) Front Door With 2.5"Xs" Teakwood Frame And Normal Shutter.
- k) All Other Remaining Doors With 2.5"X4" Sal Wood Or Matti Wood Frames And Frp
- l) Readymade Doors.
- m) Plumbing Standard Fittings With Cpvc Pipes For Concealing And Pvc External
- n) 1000l Capacity Water Tank For Each Flat.
- o) Tata Tmt Steel Will Be Used.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seal to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof, in the presence of the following witnesses, who have signed herein below.

Contd/-

For ADITYA CONSTRUCTION



 Director

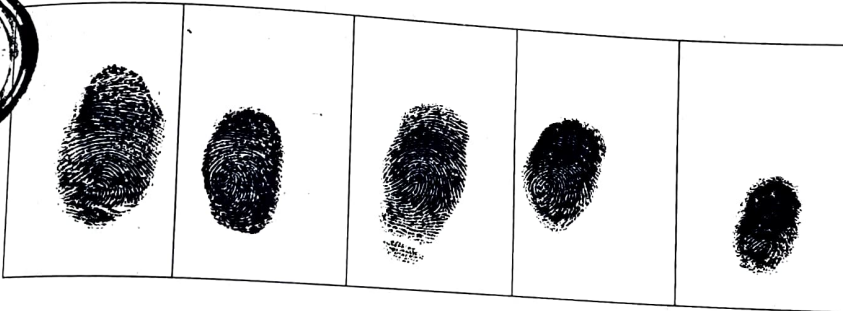
SIGNED SEALED AND DELIVERED
 BY WITHIN NAMED OWNER No.1
 for self and POA for owner no. 2 and 3
SMT. MELINDA DIAS ALIAS
ANA MARIA MELINDA GOMES

Dias



LEFT HAND FINGER PRINT OF THE OWNER

No.1



RIGHT HAND FINGER PRINT OF THE OWNER

No.1



Contd/-

For ADITYA CONSTRUCTION

Dias

Aditya M. Dias
 Proprietor

SIGNED SEALED AND DELIVERED

BY WITHIN NAMED DEVELOPER

ADITYA CONSTRUCTIONS

Through its Proprietor

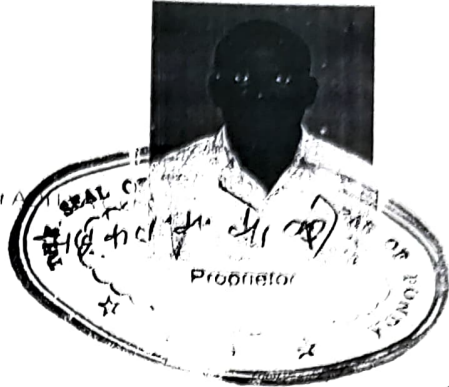
MR. CHANDRAKANT M. KOLI

For ADITYA CONSTRUCTION

चंद्रकांत म. कोली

Proprietor

For A



LEFT HAND FINGER PRINT OF THE DEVELOPER



RIGHT HAND FINGER PRINT OF THE DEVELOPER



Contd/-

For ADITYA CONSTRUCTION

चंद्रकांत म. कोली

Proprietor

Dias

In the presence of

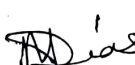
Following witnesses:

1. Adv. Sonal S. Sawant

R/o Kodar, Ponda Goa



2. Riya B. Talekar Talekar
R/o Bethora, Ponda - Goa.



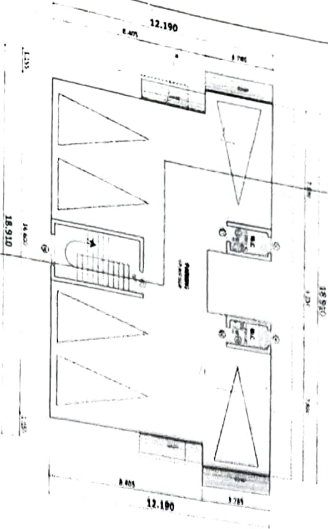
For ADITYA CONSTRUCTION

4/8/11 4/8/11

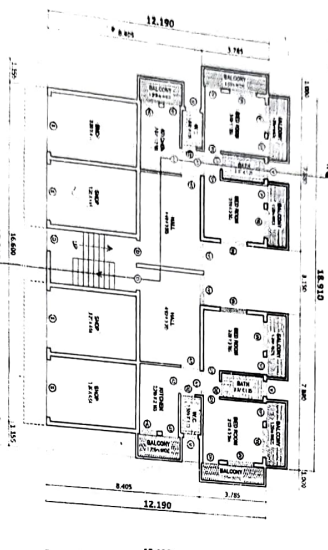
Proprietor



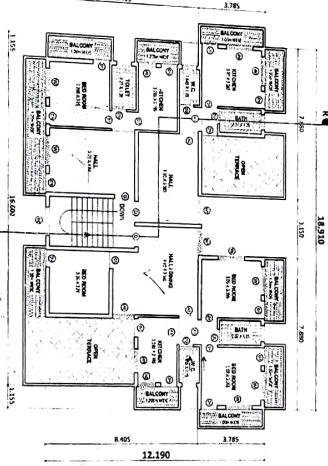
LOWER GROUND FLOOR PLAN



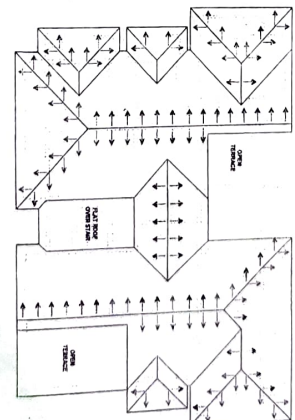
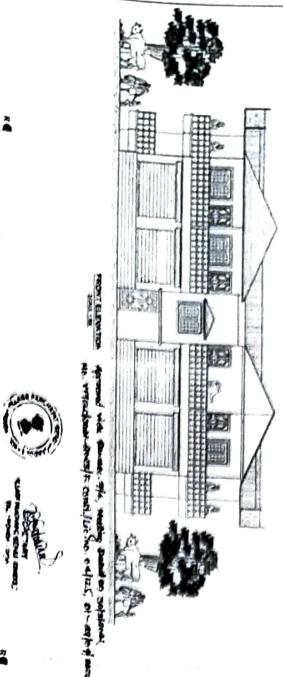
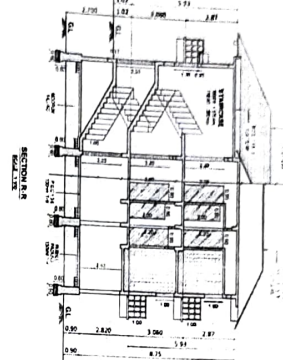
UPPER GROUND FLOOR PLAN
SCALE 1:100



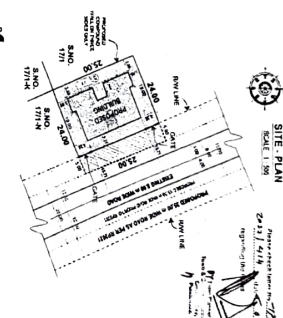
FIRST FLOOR PLAN
SCALE 1/128



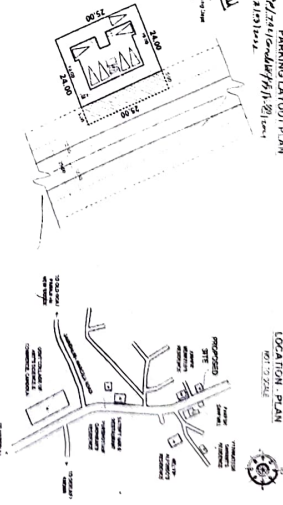
ROOF PLAN
SCALE 1:100



SITE PLAN
SCALE 1:500



PARKING LOT C/P



LOCATION: PLANTATION

COMPOUND WALL DETAILS

SWIMMER	PARTICIPANTS	SCORE
5	HOLLING CANTER	3.00 X 2.50
6	DOGAN	1.10 X 2.20
7	DOGAN	0.90 X 2.00
8	DOGAN	0.81 X 2.00
9	SEKIZON	1.50 X 1.50
10	WANGCHUN	1.41 X 1.50
11	WANGCHUN	1.00 X 1.50
12	WANGCHUN	1.50 X 1.50
13	WANGCHUN	6.00 X 1.50
14	CHANGCHUN	1.50 X 1.50
15	CHANGCHUN	1.50 X 1.50
16	CHANGCHUN	1.50 X 1.50

SCHEDULE OF OPENINGS

AREA STATEMENT

[illegible]

AREA CALCULATIONS FLOOR WISE

Flow rate	Zone	Test flow (L/s, m ³ /h)	Static head, m	Flow rate, L/s	C.F.B. efficiency, %
LOWER GROUND FLOOR	Pumping/Zone	199.805	-	199.805	100
UPPER GROUND FLOOR	Residential	220.013	176.137	155.120	70.5
1st FLOOR	Residential	251.225	30.728	185.079	73.7
TOTAL		671.043	42.784	355.021	52.55

ARCHITECTURAL DRAWINGS FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL CUL-
COMMERCIAL BUILDING AND COMPOUND WALL ON PLOT BEARING SURVEY NUMBER 1771-0-0
SITUATED AT AMEIA WADA IN CAMPOA VILLAGE OF PONDA TALUKA GOA BY M/s. MELINDA DIAS
FOR M/s. TRIVETT SABASTIAO FRANCIS DIAS AND M/s. STENSON AGNELO ANTHONY DIAS.

Suvarna K. Nambiar

[illegible]

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Morgan, One - 405 601

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Government of Goa

Document Registration Summary 2

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

Date & Time : - 05-Dec-2022 12:19:35 pm

Document Serial Number :- 2022-PON-1987

Registered at 12:11:54 pm on 05-Dec-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	316100
2	Registration Fee	326910
3	Processing Fee	1480
Total		644490

Stamp Duty Required :316100/-

Stamp Duty Paid : 316100/-

Enter

Party Name and Address	Photo	Thumb	Signature
Chandrakant M Koli Proprietor Of Aditya Constructions Father Name:Mangini Koli, Age: 58, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - H no 331 Golwada Kumbharjua Goa, Address2 - , PAN No.:			For ADITYA CONSTRUCTION Chandrakant M Koli Proprietor

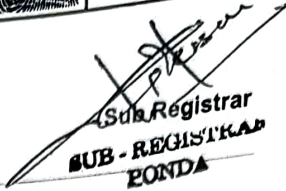
Enter

Party Name and Address	Photo	Thumb	Signature
Melinda Dias Alias Ana Maria Melinda Gomes , Father Name:Wecslau Gomes, Age: 61, Marital Status: Widow , Gender:Female, Occupation: Housewife, H no 601 Palmar St Estevam Ilhas Goa, PAN No.:			Dias
Melinda Dias Alias Ana Maria Melinda Gomes POA For Stenson , Father Name:Wecslau Gomes, Age: 61, Marital Status: , Gender:Female, Occupation: Housewife, H no 601 Palmar St Estevam Ilhas Goa, PAN No.: , as Power Of Attorney Holder for Stenson Agnelo Anthony Dias			Dias
Melinda Dias Alias Ana Maria Melinda Gomes POA For Trivett Father Name:Wecslau Gomes, Age: 61, Marital Status: , Gender:Female, Occupation: Housewife, H no 601 Palmar St Estevam Ilhas Goa, PAN No.: , as Power Of Attorney Holder for Trivett Sebastiao Francis Dias			Dias
Chandrakant M Koli Proprietor Of Aditya Constructions , Father Name:Mangini Koli, Age: 58, Marital Status: Married , Gender:Male, Occupation: Business, H no 331 Golwada Kumbharjua Goa, PAN No.:			For ADITYA CONSTRUCTION Chandrakant M Koli Proprietor

Press:

Individually/Collectively recognize the POA Holder, Developer, Owner,

Party Name and Address	Photo	Thumb	Signature
Name: Puja Talekar, Age: 33, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403401, Betora, Ponda, South Goa, Goa			
Name: Sonal Sawant, Age: 28, DOB: , Mobile: , Occupation: Advocate , Marital status : Married , Address: 403406, Kodar, Kodar, Codar, Ponda, South Goa, Goa			


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Document Serial Number :- 2022-PON-1987



Document Serial No:-2022-PON-1987

Book :- 1 Document

Registration Number :- **PON-1-1938-2022**

Date : 05-Dec-2022


**SUB-REGISTRAR
PONDA**

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

