



गोवा GOA



Stamp No. 975 Date of Vendor Paper 21/1/2020 528362
Name of Stamp Paper Makbul Kalsur
Name of Purchaser _____
Residence _____ Name of _____
Purpose _____ Transacting Parties _____

Sign of Stamp Vendor
Mangala M. Karapurkar
AC/STP/VEN/747538

MEMORANDUM OF UNDERSTANDING FOR DEVELOPMENT

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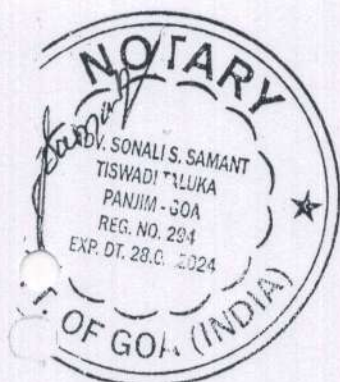
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No. 974 Place of Vendor, Panaji Date 21/1/2020
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Name of Purchaser _____
Residence _____ Name of Father _____
Purpose _____ Transacting Parties: _____

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MEMORANDUM OF UNDERSTANDING FOR DEVELOPMENT

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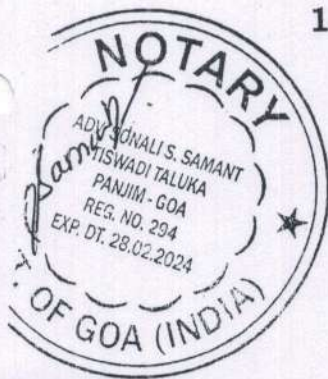
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THIS MEMORANDUM OF UNDERSTANDING FOR DEVELOPMENT is made and executed at Panaji Goa, on this Twenty Second Day of the Month of January of the year Two Thousand and Twenty (22/01/2020), at Panaji, Tiswadi, Goa.

BETWEEN



1. A) **MR. VENKATESH CHANDRAKANT HALDANKAR** [PAN Card No. Aadhar card No. , son of Chandrakant Haldankar, age 52 years, Occupation-Unemployed, married, Indian National, resident of C-16-236 Vodlem Bhat, Caranzalem, Tiswadi, North Goa-403002 and his wife.

1.B) **MRS. PADMAVATI V. HALDANKER alias PADMAVATI VENKATESH HALDANKAR** [PAN Card No. Aadhar card No.], daughter of Balchandra Mandrekar and wife of Venkatesh Haldankar, age 43 years, Occupation-Service, married, Indian National, resident of C-16-236 Vodlem Bhat, Caranzalem, Tiswadi, North Goa-403002.

2. A) **MR. SADANAND BABI HALDANKAR alias SADANAND B. HALDANKAR** [PAN Card No. Aadhar card No.] son of Babi Haldankar, age 63 years, Occupation-Retired, married, Indian National, resident of H. No.

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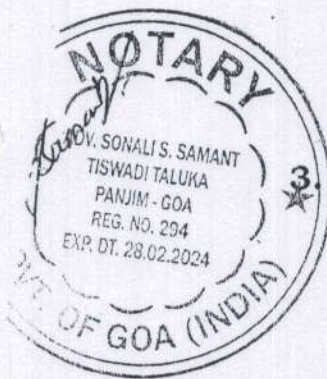
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C-16/236/2- Near Pandurang Temple, Vodlem Bhat, Caranzalem, North Goa-403002 and his wife.

2.B) MRS. JYOTHI HALDANKAR alias JYOTHI SADANAND HALDANKAR [PAN Card No.

[REDACTED], Aadhar card No. [REDACTED]

[REDACTED], daughter of Valente SS Fernandes and wife of Sadanand Haldankar, age 63 years, Occupation-Service married, Indian National, resident of H. No. C-16/236/2, Vodlem Bhat, Taleigao Caranzalem, North Goa-403002.



3.A) MR. RAMAKANT BABI HALDANKAR [PAN Card No. [REDACTED] Aadhar card No. [REDACTED]

[REDACTED], son of Babi Haldankar, age 56 years, Occupation-Service married, Indian National, resident of H. No. F-12, Modlo Waddo, Bhatulem, Panaji, Fontainhas North Goa, Tiswadi Goa-403001 represented by his attorney and wife Mrs. Rekha Ramakant Haldankar Alias Rekha R. Haldankar vide Power of Attorney dated 29/10/2019 registered before Notary Adv. Sonali Samant under reg no.244/2019.

3.B) MRS. REKHA RAMAKANT HALDANKAR alias REKHA R. HALDANKAR [PAN Card No.

[REDACTED], Aadhar card No. [REDACTED]

daughter of data Pandurang Naik and wife of Ramakant Haldankar, age 42 years, Occupation-Business, married, Indian National, resident of H.

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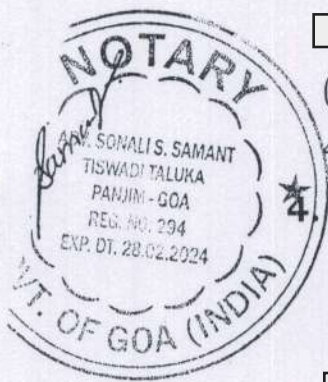


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No. C-16,19/5, Sakhailo Vaddo, Bhatulem Panaji
H.O, North Goa-403001.

4. A) **MR. SHAM BABI HALDANKAR** alias **SHYAM
BABI HALDANKAR** [PAN Card No. ,
Aadhar card No. , son of Babi
Sadashiv Haldankar, age 51 years, Occupation-
Service, married, Indian National, Mobile no.
, resident of H.No. C-16/236/1 Temple
(Near STD Booth) Caranzalem, Tiswadi North Goa
403002 and his wife.



4. B) **MRS. SHAMA SHAM HALDANKAR** alias
SHAMA S. HALDANKAR [PAN Card No.
, Aadhar card No.
, daughter of Savalo Prakash Naik and wife of
Shyam S. Haldankar, age 46 years, Occupation-
Housewife, married, Indian National, resident of H.
No. C 166, Vhodle Bhatt, Taleigao North Goa-
403002.

Herein after referred to as **OWNERS** which expression
shall, repugnant to the context or meaning, mean and
include his heirs, executors, administrator, successor,
legal representatives and assigns of the **FIRST PART**

AND

MR. MAKBUL AHMED S. KALSUR (PAN CARD
NO. , Aadhaar Card
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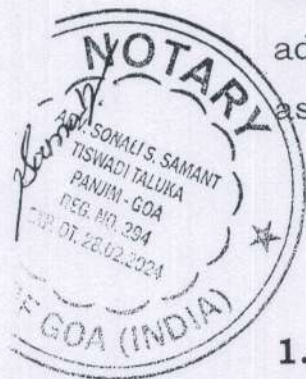
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@gmail.com, son of Late Shamshuddin. H. Kalsur, age 38 years, married, Occupation Business, Indian National, resident of House No.132/1, Gaulem Bhat, Chimbhel, Tiswadi-Goa.

Hereinafter shall be referred to as the **"DEVELOPER"**, which expression shall, repugnant to the context or meaning, mean and include his heirs, executors, administrator, successor, legal representatives and assigns of the **SECOND PART**.



AND

1. **MRS. MANGALA CHANDRAKANT HALDANKAR** [PAN Card No.], Aadhar card No. daughter of Chondru Govinda Bhandari and wife of Late Chandrakant Haldankar, age 80 years, Occupation-Housewife married, Indian National, resident of 519/C, Vodlem Bhat, Taleigao, Caranzalem-Tiswadi-Goa 403002.

2. **MS. KUNDA CHANDRAKANT HALDANKAR** [PAN Card No.], Aadhar card No. daughter of Late Chandrakant Haldankar, age 55 years, Occupation-Homemaker married, Indian National, resident of C-16/236/1, Vodlem Bhat, Taleigao, Tiswadi - 403002. Herein after referred to as **CONFIRMING PARTY** which expression shall, repugnant to the context or

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meaning, mean and include his heirs, executors, administrator, successor, legal representatives and assigns of the **THIRD PART**

1. WHEREAS ALL THAT plot or piece of land identified as plot No. 73, admeasuring an area of 720 square meters of the property known as "JAPAO TEMBI BUTOL" or also known as "Odlem Bhat", situated at Taleigao Village, within the limits of the Village Panchayat of Taleigao, Tiswadi Taluka Sub- District of Ilhas, District of North Goa, in the State of Goa herein after referred to as the **said property** and described in the Schedule I herein under.

2. AND WHEREAS the said property originally belonged to Dr. Ulhas Gopal Nachinolcar and his wife Smt. Swarupa Ulhas Nachinolcar.

3. AND WHEREAS vide Deed of Sale dated 19/04/1984 duly registered in the Office of the Sub- Registrar of Ilhas, Panaji under Reg. No. 541 at pages 181 to 187 of Book No. I, Vol. No. 202 dated 04/07/1984, said Dr. Ulhas Gopal Nachinolcar and his wife Smt. Swarupa Ulhas Nachinolcar as the Vendors sold the said Plot no. 73 admeasuring 720 sq. mts alongwith the house bearing H. No. 519 standing therein and



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5. AND WHEREAS vide two separate Wills both dated 07/07/2004 drawn in the Office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio, Panaji, Ilhas, Goa recorded at page 92 onwards in Book No. 145 said (i) Shri. Chandrakant S. Haldankar and his wife (ii) Smt. Mangal Chandrakant Haldankar stated that there exists residential houses and building in the said property bearing Sy. No. 131/1 out of which they bequeathed a residential house bearing H. no. 519 alongwith the property admeasuring an area of 300 square meters surrounding the said house to one of their son Mr. Venkatesh Chandrakant Haldankar and the Building bearing H. No. 519/B admeasuring a built up area of 140 sq. mts along with the

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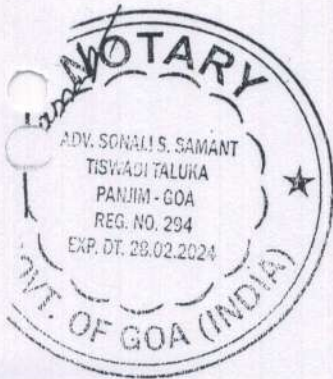
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proportionate right to the land on which the said building has been constructed to one of their daughter Ms. Kunda Chandrakant Haldankar and also bequeathed the remaining area of 280 square meters of the said property bearing Sy. No. 131/1 which consists of a house bearing H. No. 520 to their nephews Mr. Sadanand Babi Haldankar, Mr. Ramakant Babi Haldankar and Mr. Shyam Babi Haldankar with the right to their mother to stay and reside in the house till her death. Shri. Chandrakant S. Haldankar and his wife Smt. Mangal Chandrakant Haldankar executed Deed of Consent dated 07/07/2004 drawn before the Office of the Civil Registrar cum Sub Registrar & Special Notary Ex-Officio, Tiswadi- Goa recorded at folio 84 to 85v of Deeds Book No. 682 giving consent to the said wills.

6. AND WHEREAS said Chandrakant Sadashiv Haldonkar expired on 14/01/2006 in the status of married to Mrs. Mangala C. Haldankar under the Regime of Communion of Assets as is applicable in the State of Goa, whom he left behind as his widow and moiety holder and six legitimate children as legal heirs namely:

- i. Mr. Deepak Haldankar
- ii. Mr. Venkatesh Haldankar married to Padmavati V. Haldankar
- iii. Ms. Kishori Haldankar

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- iv. Ms. Savita Haldankar
- v. Ms. Pratima Haldankar
- vi. Ms. Kunda Haldankar

7. AND WHEREAS upon the demise of said Chandrakant S. Haldankar Inventory Proceedings No. 69/2007/A was instituted in the Court of Civil Judge Senior Division at Ponda, and the aforesaid residential house bearing H. no. 519 along with the property admeasuring an area of 300 square meters, the Building bearing H.no.519/B admeasuring built up area 140 sq.mts, and the house bearing no.520 constructed on an area admeasuring 280 sq.mts are described at Item Nos. I, IB & IC respectively in the Description of Assets.

8. AND WHEREAS by an application dated 01/12/2007 said Ms. Kunda Chandrakant Haldankar relinquished the property bequeathed to her i.e the building bearing H.No. 519/B and the proportionate right in the land on which it is constructed in favour of her brother Mr. Venkatesh Haldankar.

9. AND WHEREAS vide Chart of Allotment Item No. I(A) i.e. House bearing H. No. 519 along with 300 sq. mts surrounding area & I(B) i.e the building bearing H.No. 519/B admeasuring built up area 140 sq.mts and the proportionate right in the land on which it is



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constructed were allotted to Mr. Venkatesh Haldankar married to Mrs. Padmavati V. Haldankar and Item No. I(C) i.e. the remaining area of 280 sq. mts of the said property was equally sub- divided amongst the aforementioned three nephews holding 1/3rd share to each of them with usufructory right to their mother till her death and which allotment became final vide Judgement dated 22/01/2008.



10. **AND WHEREAS** Mr. Venkatesh Chandrakant Haldankar and Mrs. Padmavati V. Haldankar, Mr. Sadanand Babi Haldankar and his wife Jyoti Haldankar, Mr. Ramakant Babi Haldankar and his wife Mrs. Rekha Ramakant Haldankar alias Rekha R. Haldankar and Mr. Shyam Babi Haldankar and his wife Mrs. Shama Sham Haldankar alias Shama S. Haldankar as the OWNERS along with Mrs. Mangala C. Haldankar and Ms. Kunda Chandrakant Haldankar as Confirming Party herein, the Owners are now desirous of entrusting their right in the said property being Plot No. 73, admeasuring an area of 720 square meters of the property known as "JAPAO TEMBI BUTOL" or also known as "Odlem Bhat", situated at Taleigao Village, within the limits of the Village Panchayat of Taleigao, Tiswadi Taluka Sub- District of Ilhas, District of North Goa, in the State of Goa to the DEVELOPER to construct a multi-storied building

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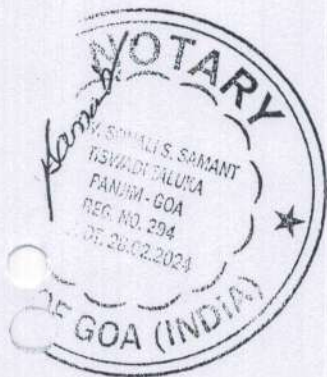
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thereon in consideration to be paid/performed by the DEVELOPER as set out hereinafter.

11. **AND WHEREAS** The DEVELOPERS herein has offered to develop the said property being said Plot No. 73, admeasuring an area of 720 square meters of the property known as "JAPAO TEMBI BUTOL" or also known as "Odlem Bhat", situated at Taleigao Village, within the limits of the Village Panchayat of Taleigao, Tiswadi Taluka Sub- District of Ilhas, District of North Goa, in the State of Goa and accordingly the OWNERS herein have offered to entrust their right in the said property along with confirmation from the Confirming Party to the DEVELOPERS for development in consideration and on other terms and conditions mutually agreed between the parties as setout therein.

NOW THEREFORE IT IS MUTUALLY AGREED, UNDERSTOOD, DECLARED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AND THIS MEMORANDUM OF UNDERSTANDING FOR DEVELOPMENT WITNESSETH AS UNDER:-

1. The Owner has agreed to handover the said property for the development by the Developer and the Developer has agreed for the development of the plot and sale of premises in the said property which is more particularly described in the Schedule II



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herein after referred to as the said property and shown in the plan hereto annexed, on certain terms and conditions as stated below.

2. That the DEVELOPERS shall allot to the OWNER in the following manner:

a) By constructing and allotting

- i) One double bedroom flat admeasuring around upto 80 sq. mts to Mr. Venkatesh Chandrakant Haldankar and his wife Mrs. Padmavati V. Haldankar the OWNER No-1,
- ii) One double bedroom flat admeasuring not more than 75 sq. mts to Mr. Sadanand Babi Haldankar and his wife Jyoti Haldankar,
- iii) One double bedroom flat admeasuring not more than 75 sq. mts to Mr. Ramakant Babi Haldankar and his wife Mrs. Rekha Ramakant Haldankar alias Rekha R. Haldankar.
- iv) One double bedroom flat admeasuring not more than 75 sq. mts to Mr. Shyam Babi Haldankar and his wife Mrs. Shama Sham Haldankar alias Shama S. Haldankar.
- v) One single bedroom flat admeasuring not more than 60 sq. mts to be allotted jointly to all three brothers i.e. Mr. Sadanand Babi Haldankar, Mr. Ramakant Babi



Sadanand Babi Haldankar

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Ramakant Babi Haldankar

Shyam Babi Haldankar

Shama Sham Haldankar

Haldankar and Mr. Shyam Babi
Haldankar.

All the said flats shall be situated in the said
building proposed to be constructed in the
said plot and is more particularly described
in the Schedule III.



3. That the DEVELOPERS shall allot to the Confirming party Ms. Kunda Chandrakant Haldankar with the consent of all the owners herein One single bedroom flat admeasuring not more than 60 sq. mts.
4. That the said flats, shall be constructed by the DEVELOPER at his own cost in the form flats/apartments and as per the specifications as stipulated in Schedule II of this Agreement. However after completion of construction additional area if any is allotted to the Owners or Confirming party the said area shall be valued as per the market value and the rate per sq. meter as applicable shall be accordingly paid to the Developer.
5. The Owners do hereby assure the DEVELOPER about their marketability of title to the plot described in Schedule I hereunder and do hereby agree to deliver to the DEVELOPER all their title

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documents as required by the DEVELOPER for ascertaining the title of the Owners.

6. Upon the execution of the agreement, the DEVELOPER shall be entitled to put up a hoarding on the SAID PLOT displaying the layout of the proposed development and the other particulars at the discretion of the DEVELOPER.



7. The Owners shall make out a marketable title to the SAID PLOT hereby agreed to be sold free from all reasonable doubts and shall at their own costs and expenses get cleared all the outstanding dues and clear all the defects in the title and all the encumbrances and claims on or to the said plot including all the claims by way of taxes, sale, mortgage, exchange, gifts, trust, inheritance, possession, easement, lease, lien or otherwise howsoever.

8. It is specifically agreed by and between the Owners and the DEVELOPER as under:-

- a) Upon the execution of this agreement the DEVELOPER shall be at liberty to appoint Architects, Surveyors and other agents for any revision for proposed development, if required and the DEVELOPER shall be at liberty to submit the said plans to the Village Panchayat of Taleigao, for approval and for that purpose the DEVELOPER shall be at liberty to appoint

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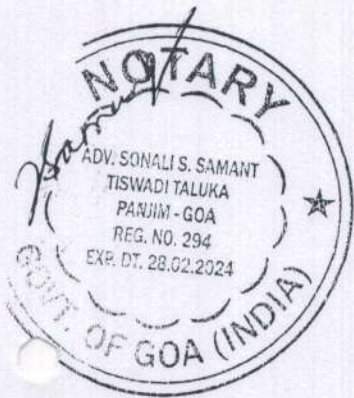
Architects and Engineers of his own choice and at his own cost and expense.

b) It is specifically agreed by and between the parties that on execution of this present M.O.U for Development the DEVELOPER shall be at liberty to sign, execute and enter upon in any Agreement for Construction cum Sale, Agreement for Sale, Agreement of Assignment of Rights of the built-up units/ Flats/Apartment to be constructed on the "SAID PLOT" **except the flats allotted to the Owners, which flats are more particularly described in Schedule-III hereunder written.**

c) All the cost, charges, expenses incurred or to be incurred for the preparation and getting the said revised approval of the plan shall be at the expense of the DEVELOPER.

d) The DEVELOPER shall have the liberty to amalgamate the SAID PLOT with any adjoining plots/parts thereof at his own discretion without any interference from and or reference to the Owners/Vendors.

e) The DEVELOPER is hereby authorized to enter upon the said plot and do all that is required for the development, demarcate, the same at site, lay roads and gutters, obtain electricity, water and sewage connections construct building in the SAID PLOT and in



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accordance with the plans sanctioned by the appropriate authorities and on completion of the project and obtaining Occupancy sell the built up units/Flats/Apartments except the built up area of the flats to be allotted to the Owners on any floor decided by the Developer on obtaining of Approved Plan, constructed in the SAID PLOT on such terms and conditions as the DEVELOPER may deem fit without any interference from the Owners.

f) It is agreed by the Owners that the Owners shall at the cost of the DEVELOPER execute Deed of Sale concerning the plot in favour of the DEVELOPER or its nominee/s or Housing Society and shall have no objection to the Sale Deed/s being executed (only after handing over the said flats promised to the Owners) by the Developer in favour of prospective buyers after completion of construction and obtaining Occupancy.

g) The Owners on receiving the consideration in kind from the Developer shall deliver to the DEVELOPER or the nominees all the original documents of the title of the Owners, which exclusively relate to the SAID PLOT agreed to be sold hereunder.

h) The Owners have agreed to execute an Irrevocable Power of Attorney in favour of the



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Developer, wherein the Developer shall be entitled to enter into Agreements/Deeds for Sale with respect to built up premises and their respective undivided share in the land, (except for the SAID FLATS (two flats) proposed to be constructed for the Owner in the said property) and also for procuring development permission and Conversion Sanad, Construction Licence and Occupancy Certificate and any other documents required for the purpose of said construction and development.

- i) The Developers shall construct, complete and hand over to the Owners the premises to be constructed for them, within a period of Two years after obtaining the approvals, with a further extension of 6 months.
- j) It shall be the responsibility of the builder to complete the construction in accordance with the permissions and approvals and handover the legal possession of constructed apartments to the prospective Developers including the Owners and the Owners shall not be held responsible for any irregularity or illegality committed by the builder during construction or his failure to fulfill his commitment to various Developers and all such obligations shall be performed by the builder without

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reference to the Owners including monetary obligations.



9. The DEVELOPERS are hereby authorized to enter upon the said plot and do all that is required for development, demarcate the same at site, lay roads and gutters, obtain electricity, water and sewage connections, construct building in the said plot in accordance with the plans sanctioned by the appropriate authorities and sell the built up units/ Apartments/flats in the said plot on such terms and conditions as the DEVELOPERS may deem fit.

10. The DEVELOPER hereby assure that:-

- a) They shall not use the name of the Owners for any publication/marketing of the said project.
- b) The DEVELOPER shall be solely responsible for the Development and construction of the project and shall be solely responsible towards their customers for all their acts and deeds.

11. The Owners hereby state and assure the DEVELOPERS that no notice under the Land Acquisition Act or Town and Country Planning Act has been issued against, received by or served upon them in respect of the SAID PLOT hereby agreed to be sold and if any such notice is issued, received or served after this date it shall not be the liability of the Owners, however the Owners shall fully co-

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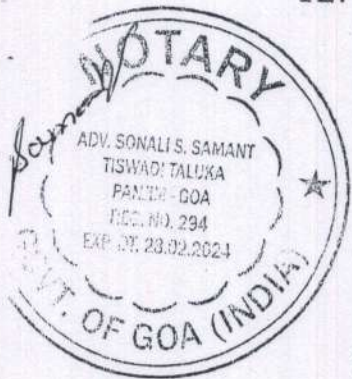
operate with the Developers to get the property regularized for development.

12. The Owners shall carry out partition of the said plot and in the event of increase in area of the said plot on site, the benefit will go to the Developer and there shall be no change in the area of flats allotted to the Owners neither there shall be any additional consideration paid, either will there be any claim from the Owners or the Confirming party to any added benefit which may be available to the Developer on change of zoning or otherwise with regard to the said property.

13. The Owners do hereby declare that they are the lawful and exclusive owners of the SAID PLOT free from all encumbrances and charges whatsoever and their title to the SAID PLOT is clear and marketable.

14. In the event of any dispute concerning the terms of this Agreement the parties hereto agree to refer the matter to an Arbitrator under the provisions of the Arbitration and Conciliation Act.

15. The parties herein shall also be bound by the Specific Performance of the Contract and shall therefore be entitled to the specific performance of this Agreement.



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SCHEDULE-I

(DESCRIPTION OF THE SAID PLOT)

ALL THAT plot or piece of land identified as plot No. 73, admeasuring an area of 720 square meters of the property known as "JAPAO TEMBI BUTOL" or also known as "Odlem Bhat", situated at Taleigao Village, within the limits of the Village Panchayat of Taleigao, Tiswadi Taluka Sub- District of Ilhas, District of North Goa, in the State of Goa, which property is Addition "A", which is 720/17891th, part of the property described in the Ilhas Comarca, Land Registration Office at Panaji, under No. 12710, at Book B-33 new, and 720/55074th part of the property registered under No. 12 in the Taluka Revenue Office at Tiswadi (Matriz) and it is part of the property surveyed under No. 131/1 of the Village of Taleigao and this plot No. 73 is

BOUNDED AS UNDER:

On the North: By plot No. 74 and plot No. 75 of the said property;

On the South: By plot No. 76 of the same property;

On the East: By access road 6 metres wide; and

On the West: By 10 meters road and plot No. 72 of the same property.



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SCHEDULE-II
SPECIFICATIONS



1. **THE STRUCTURE**:- It is a R.C.C. framed structure of columns, beams and slabs. The internal partition walls will be of 6" thick and the external walls will be 9" thick brick/laterite/concrete block masonry.
2. **WALL FINISH**:
INTERNAL DÉCOR:- The internal walls will be cement plaster with 1 coat of putty and 1 coat of white primer. Walls will be painted with 2 coats of emulsion paint and ceiling with white wash.
EXTERNAL DÉCOR:- External plaster will be double coat sand faced cement plaster and External walls will be painted with Weather Shield Paint or a Exterior Acrylic Emulsion using waterproofing component.
3. **FLOORING**:- The flooring and skirting will be Vitrified tiles in plain shade or equivalent. The average landing cost of tiles of Rs.40/- per square feet.
Toilet flooring and walls will be antiskid tiles or equivalent and glazed dado upto ceiling. The average landing cost of tiles will be Rs.35/- square feet.

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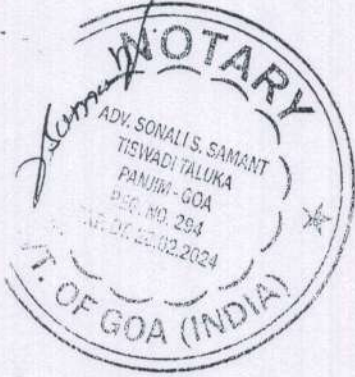
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4. **DOORS AND WINDOWS:-** The main door will be of teak wood frame and flush door shutter with venior finish on outer and teak wood finish on inner side and internal bedroom frames of jungle wood provided with flush doors and oil painted on both sides with Asian/Berger brands. Toilet/bathroom will be PVC doors shutters or flush doors. All windows will be of powder coated aluminium sliding with aluminium fittings and 4mm plain glass and with granite sills.
5. **KITCHEN:-** The Kitchen will have a cooking platform with a polished black granite top and with ceramic tile dado above the platform. Stainless steel sink with single bowl will be provided. Platform bottom, vertical stands and Shelves will be fitted with Kadappa stone.
6. **PLUMBING AND SANITARY FITTINGS:-** Soil, waste and water pipes will be partially concealed; wall hung white European W.C. units will be provided with metropole flush valve and health faucet. The sanitary installation will be in accordance with Municipal specification. Hot and Cold water mixer cum diverter tapping system and one

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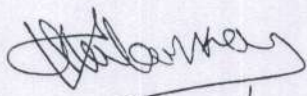
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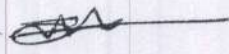
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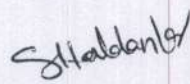
wash basin along with one towel rod will be provided in the bathroom.

7. **ELECTRICAL INSTALLATION:-** The electrical wiring will be concealed. All switches will be of Anchor Brand or equivalent quality with a meterbox.
8. **WATER TANK:** An overhead tank of 2500 litre stock capacity 2 nos. will be provided.
9. **GRILLS:** Balcony Railings shall be of G.I tabular pipe/rectangle/Square with a one primer coat and 2 coats of satin enamel paint and safety grills shall be with M.S Square, Round pipe fitted with M.S plate.
10. **MISCELLANEOUS:-** Brand , Texture, shade etc of any items of work are subject to change at the sole discretion of the Developer, who shall not be required to explain the reason for any such change on account of non-availability, better planning or any other reason whatsoever.

In witness whereof the parties hereto have signed this
THIS MEMORANDUM OF UNDERSTANDING FOR
DEVELOPMENT on the day, month and year first
hereinabove written

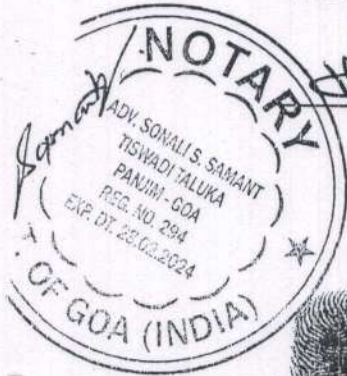

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RHTI of Mangala Haldankar 

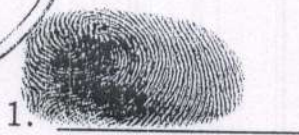
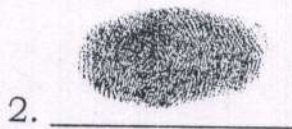

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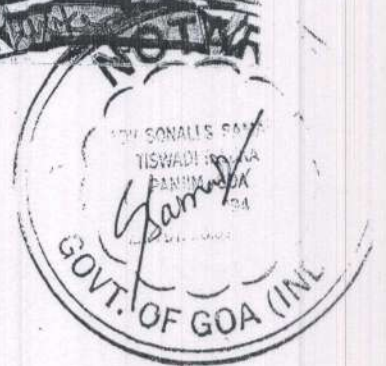
SIGNED AND DELIVERED
BY THE WITHIN NAMED
FIRST PART-OWNERS'
MR. VENKATESH CHANDRAKANT HALDANKAR



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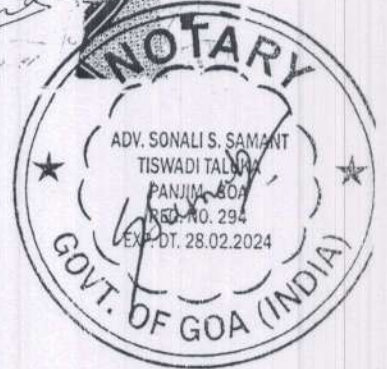
RHT of Mangala
Haldankar

SIGNED AND DELIVERED
BY THE WITHIN NAMED
FIRST PART-OWNERS'
MRS. PADMAVATI V. HALDANKER alias
PADMAVATI VENKATESH HALDANKAR



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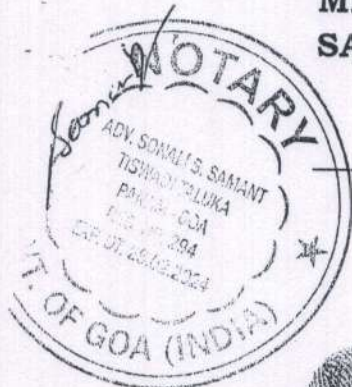
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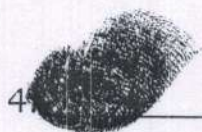


RHTI of Mangala
Haldankar

SIGNED AND DELIVERED
BY THE WITHIN NAMED
FIRST PART-OWNERS'
MR. SADANAND BABI HALDANKAR alias
SADANAND B. HALDANKAR



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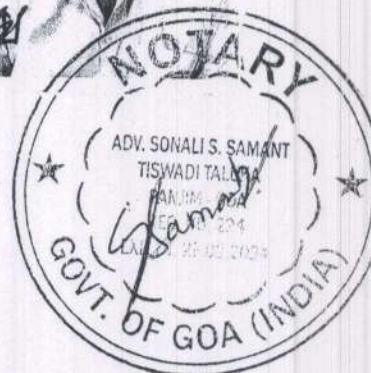
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RHTI of
Mangala Haldankar

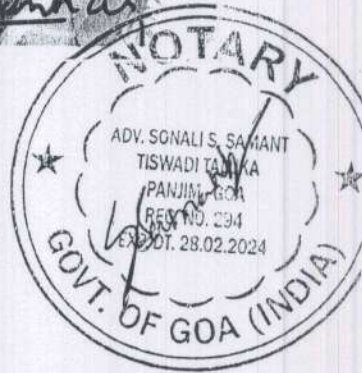
SIGNED AND DELIVERED
 BY THE WITHIN NAMED
 FIRST PART-OWNERS'
 MRS. JYOTHI HALDANKAR alias
 JYOTHI SADANAND HALDANKAR



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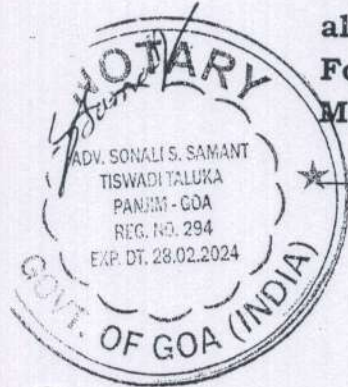
R.H.F.I. Haldankar

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R.H.F.I. of Mangala Haldankar

SIGNED AND DELIVERED
BY THE WITHIN NAMED
FIRST PART-OWNERS'
MRS. REKHA RAMAKANT HALDANKAR
alias REKHA R. HALDANKAR
For self and as attorney for
MR. RAMAKANT BABI HALDANKAR



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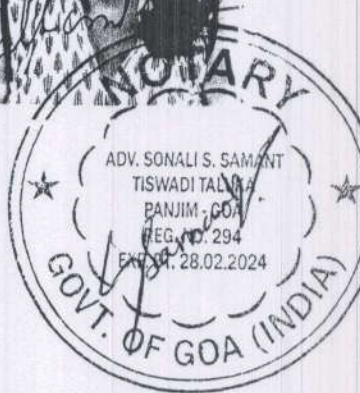


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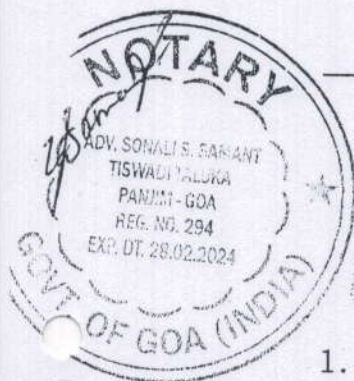


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SIGNED AND DELIVERED
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FIRST PART-‘OWNERS’
MR. SHAM BABI HALDANKAR alias
SHYAM BABI HALDANKAR



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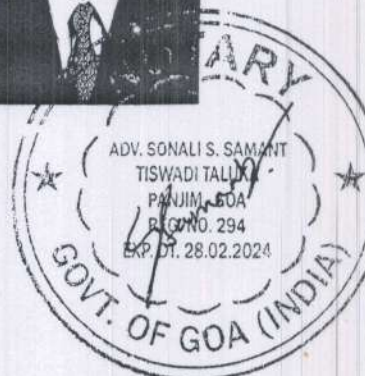
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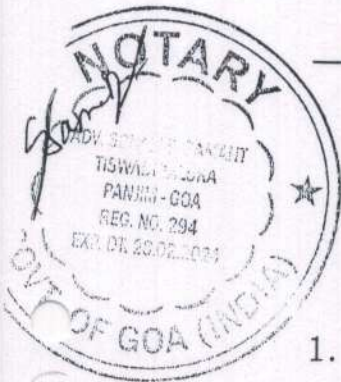
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MRS. SHAMA SHAM HALDANKAR alias
SHAMA S. HALDANKAR



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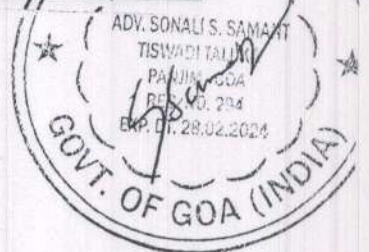
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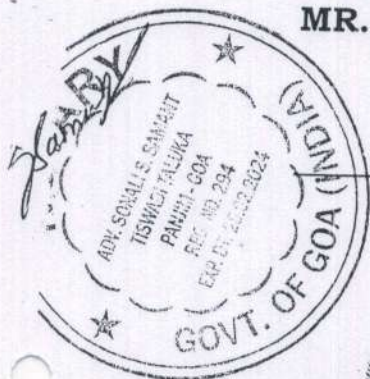
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SIGNED AND DELIVERED
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SECOND PART-'DEVELOPER'
MR. MAKBUL AHMED S. KALSUR



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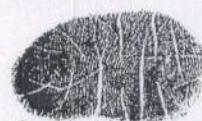
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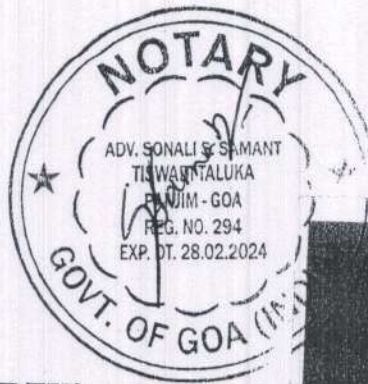
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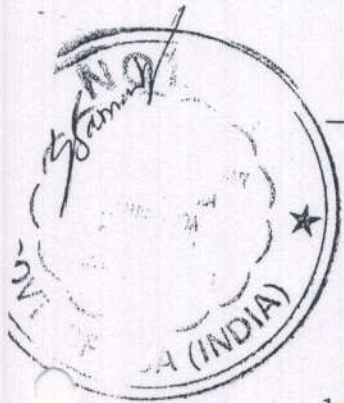
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Haldankar



SIGNED AND DELIVERED
BY THE WITHIN NAMED
THIRD PART-‘CONFIRMING PARTY’
MRS. MANGALA CHANDRAKANT HALDANKAR



RHTI of Mangala Haldankar.

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RHTI of Mangala
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SIGNED AND DELIVERED
BY THE WITHIN NAMED
THIRD PART- 'CONFIRMING PARTY'
MS. KUNDA CHANDRAKANT HALDANKAR



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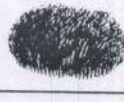
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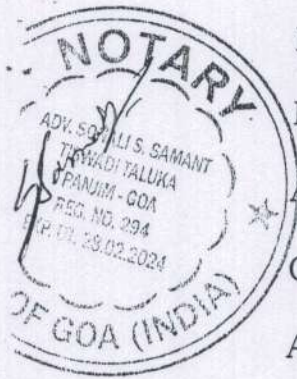
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RHTI of Mangala
Haldankar

IN PRESENCE OF



1. Name: : Mauzam Ali Shaikh
Father's/Husband's name : Mohammed Ali Shaikh
Marital Status : Unmarried
Age : 24 yrs
Occupation : Service
Aadhaar Card no. :
Mobile no. :
Address : C1/G2 Serrao Residency
Gautem Bhat, Chimbol
Tiswadi - Goa.

2. Name Antonio Cruz
Father's/Husband's name Santan Cruz
Marital Status Married
Age 43 yrs
Occupation Business
Aadhaar Card no.
Mobile no.
Address H. no. 62 Chincholim, Taleigao, Panaji
North Goa - 403002.

RHTI of Mangala
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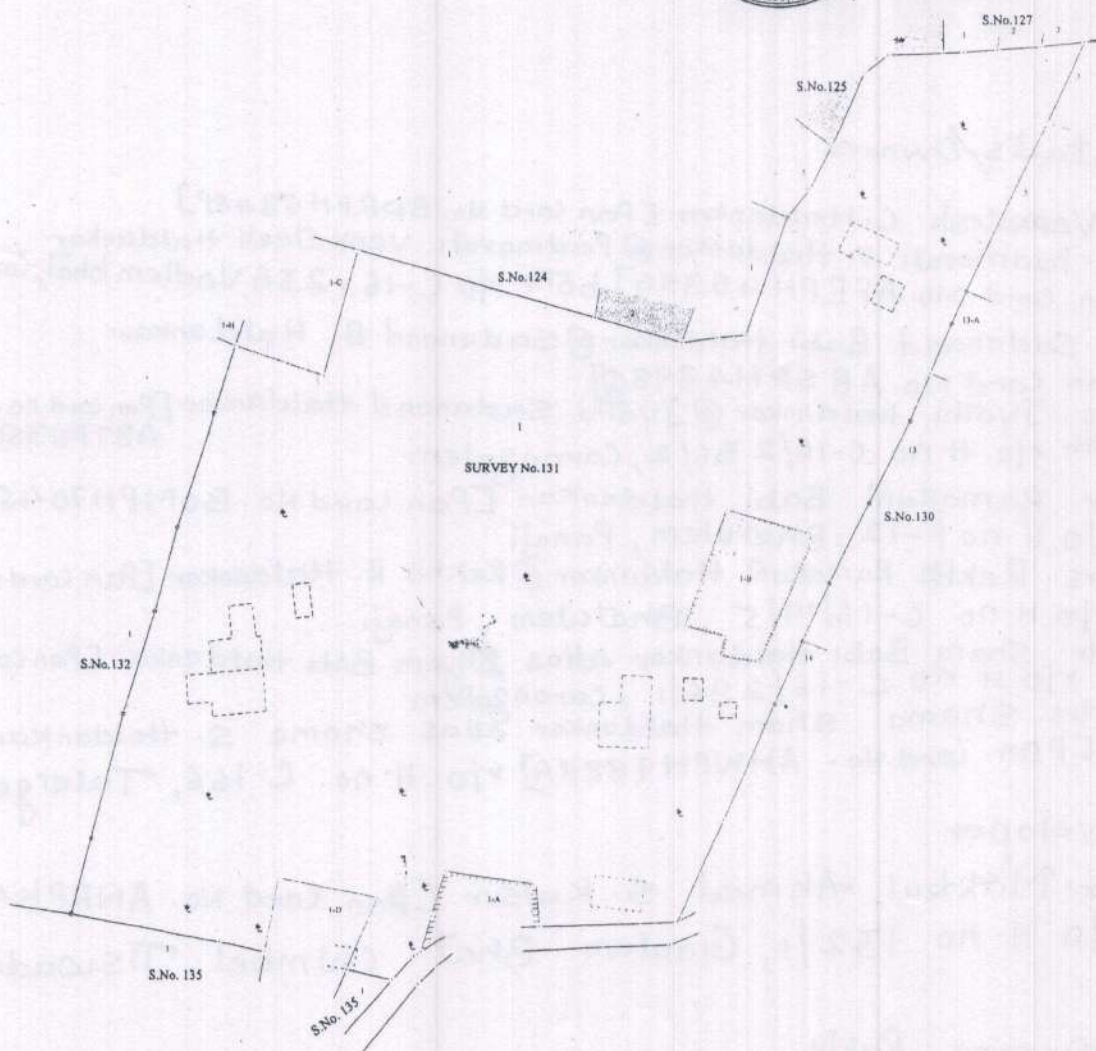


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA

Plan showing plots situated at
Village : TALEGDAO
Taluka : TISWADI
Survey No./Subdivision No. : 131/ 1
Scale : 1:500



Survey No. : 131



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On: 28.02.2024

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On: 28.02.2024

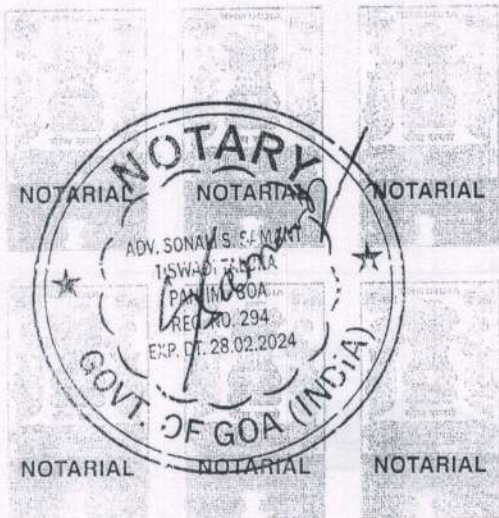
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I hereby attest the signature of
of the below mentioned parties
whose Pan Card & Aadhaar Card copies are
who appeared and signed before me *annexed hereto*

S. Samant
Mrs. Sonali S. Samant
Advocate & Notary
Tiswadi Taluka
Panjim Goa 403001
Reg No. 294

Reg. No. 328/2020

Date: 22/1/2020

Executants/Owners

- 1 A) Mr. Venkatesh C. Haldankar [Pan Card No.
B) Mrs. Padmavati V. Haldankar @ Padmavati Venkatesh Haldankar
[Pan Card No. , both r/o C-16-236, Vodlem Bhat, Caranzalem
- 2 A) Mr. Sadanand Babi Haldankar @ Sadanand B. Haldankar
[Pan Card No.
B) Mrs. Jyothi Haldankar @ Jyothi Sadanand Haldankar [Pan Card no.
Both r/o H.no C-16/236/2, Caranzalem
- 3 A) Mr. Ramakant Babi Haldankar [Pan Card No.
r/o H.no F-12, Bhatulem, Panaji
B) Mrs. Rekha Ramakant Haldankar @ Rekha R. Haldankar [Pan Card No.
r/o H.no C-16/19/5, Bhatulem, Panaji.
- 4 A) Mr. Sham Babi Haldankar alias Shyem Babi Haldankar [Pan Card No.
r/o H.no C-16/236/1, Caranzalem
B) Mrs. Shama Sham Haldankar alias Shama S. Haldankar
[Pan Card No.] r/o H.no. C 166, Taleigao

Developer

- 1) Mr. Makbul Ahmed S. Kalsur [Pan Card No.
r/o H.no 132/1, Gawlem Bhat Chimbil Tiswadi Goa.

Confirming Party

- 1) Mrs. Mangala Chandrakant Haldankar [Pan Card No.
r/o 519/C Vodlem Bhat, Taleigao
- 2) Ms. Kunda Chandrakant Haldankar [Pan Card No.
r/o H.no C-16/236/1, Vodlem Bhat, Taleigao.