

(Rupees Five Lacs Eleven Thousand Only)

For CITIZEN CREDIT CO-OP. BANK LTD.



Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA BEMKER CO-OP, HSG SOCIETY LTD
ST. JOQUIM ROAD, BORDA,
MARGAO - GOA 403 682
D-5/STP(V)/C.R./35/3/2011-RD

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GOA

Name of Purchaser.....ROYAL REALTORS

2019



AGREEMENT FOR DEVELOPMENT AND SALE

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THIS AGREEMENT FOR DEVELOPMENT AND SALE OF THE PROPERTY is made and executed at Margao on this Twenty Fifth day of the Month of July in the Year Two Thousand Nineteen (i.e.) 25/07/2019.

BETWEEN



1. Mrs. **MONICA MIRANDA e NIASO** alias **MONICA MIRANDA** holder of Pan Card No. AHSPN7167L, and holder of Aadhaar Card No.2884 2596 5992) daughter of late Joaquim Miranda, age 59 years, housewife, married and her husband

2. Mr. **SILVESTRE NIASO** holder of Pan Card No ADEPN6871Q and holder of Aadhaar card No. 9150 3160 8113 son of Manuel Niaso age 65 years, agriculturist, married, both of them are the residents of House No,31/A Bobteawaddo, Davorlim Village Salcete Goa hereinafter called the VENDORS (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, successors, legal representatives, administrators and assign) of the **FIRST PART**.

AND

1. M/s **ROYAL REALTORS** a partnership firm bearing Registration No. MGO-F151-2014 duly registered under the Indian Partnership Act 1932 having its office at shop No.AF-9 First Floor Blessing Pioneer Complex ,Old Market , Margao Goa having Pan No. AAZFR6512R represented herein by its Partners namely

1. Mr. **ANTHONY ALFRED VAZ**, son of Domingo Vaz ,age 48 years, married, businessman, Indian National ,resident of Flat No.2, Un de Janeiro Building, Gogol, Margao Goa, having Pan No. AHRPV1306J and Aadhaar Card No 6818 0381 0770.

2. Mr. **AVERLEE CHRYSLER VAZ** Son of Anthony Alfred Vaz, age 20 years, bachelor ,business, Indian National ,resident of Flat No.2 Un de Janeiro Building, Gogol, Margao Goa having

Monica Niaso *Niaso* *[Signature]* *[Signature]*

Pan No. BINPV5559F and Aadhaar No 2239 9867 0831 hereinafter referred to as **DEVELOPERS** (which expression shall unless repugnant to the context or meaning thereof mean and include all his heirs, successors, legal representatives, administrators and assigns) of the **SECOND PART**.

All the intervening Parties are Indian Nationals.



WHEREAS the property **MOLIANCHI FOLI** originally belonged to the Comunidade of Davorlim, the late Lourenco Miranda applied to the Comunidade of Davorlim for allotment of the land as AFORAMENTO, The Comunidade of Davorlim allotted to late Lourenco Miranda two plots or two lotes numbering twenty seven and twenty eight of the property **MOLIANCHI FOLI**, late Lourenco Miranda paid onerous rent /or quit rent (foro) to the Comunidade. The Comunidade of Davorlim issued the certificate to Lourenco Miranda, and on the basis of the said certificate the two plots /or two lotes described in the Land Registration office of Salcete under No. 32302 and enrolled in the Taluka Revenue under Matriz Number 300 is hereinafter referred to as the entire property for brevity sake and more particularly described in the **FIRST SCHEDULE** hereinafter appearing.

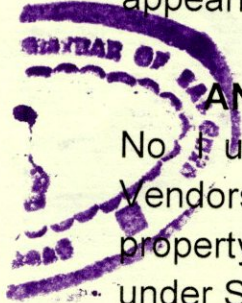
ANDWHEREAS upon the death of Lourenco Miranda and his wife the property Molianchi Foli described in the First Schedule devolve upon Joaquim Miranda and his wife Lourenca Viegas e Miranda, they too have gifted their disposable quota /share to their five children vide two Deeds of Gift dated 03.08.1971 and 01 .11.2016.

ANDWHEREAS upon the death of Lourenca Viegas alias Lourenca Viegas e Miranda alias Lourenca Miranda and her husband Joaquim Miranda the Inventory Proceedings No.14 /1994 / III has been instituted in the Civil Court of Salcete Margao Goa.

AND as per Judgement and Decree dated 29.04.2010 in Inv. Pro No. 14 /94 /III Smt. Monica Miranda alias Monica

Monica Viegas *Alienado* *[Signature]* *[Signature]*

Miranda e Niasso has been allotted item No.6 -Plot F admeasuring 4000 sq mts of the property known as Molianchi Foli or Kutubona surveyed under Survey No.4 /1 of Village Davorlim and is hereinafter referred to as the said property for brevity sake and more particularly described in the Second Schedule of the Agreement for Development and Sale hereinafter appearing.



ANDWHEREAS the Vendor No.II married to the Vendor No. I under the Regime of Communion of Assets and that the Vendors are the sole ,absolute owners of the Plot F of the property MOLIANCHI FOLI admeasuring 4000 sq mts surveyed under Survey No.4 / 1 of Davorlim Village.

ANDWHEREAS the Vendors have approached the mutation and partition authority under Land Revenue Code, their Plot F of the property Molianchi Foli has been allotted survey No.4 /1-C of Davorlim Village.

ANDWHEREAS as per the Laws and Regulations in force and in terms of the benefit in F.A.R which the Vendor can obtain in future for which the Vendors are required to gift to PUBLIC WORKS DEPARTMENT (PWD) a portion of the said property having total area of 54 square metres left out and meant for road widening .

ANDWHEREAS the Vendors are the owners and are in actual possession of the Plot F of the property Molianchi Foli admeasuring 3946 sq mtrs under Survey Records /Form I and XIV as 4 /1-C of Davorlim Village in the name of Monica Miranda e Niasso. Plot F of the property Molianchi Foli is hereinafter referred to as the said property for brevity sake and described in the Third Schedule.

ANDWHEREAS the Vendors being interested in developing their part of the property admeasuring 3146 sq mtrs by erecting independent Villas and row Villas approached the Town and Country Planning Department South Goa District for Technical Clearance Certificate to carry out the work of proposed construction of Independent Villas (10 nos) and two row Villas (4 units) and compound wall and the Town and Country Planning

Monica Niasso

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Authority granted Technical Clearance Certificate and the Village Panchayat of Davorlim - Dicarpale Village granted the Construction Licence to the Vendors.

ANDWHEREAS the Vendors have represented to the Developers as under:-



1. That the area admeasuring 3146 sq mts of Plot F of the property Moliachhi Foli is free from encumbrances ,charges and liens of whatsoever nature.
2. That the Vendors are the sole and absolute owner in possession of the area admeasuring 3146 sq mts of Plot F of the said property and their title to the same is clear, valid and marketable and subsisting.
3. That the area admeasuring 3146 sq mts of the Plot F of the said property is not subject to any attachment from any Court of Law.
4. That the area admeasuring 3146 sq mts of the Plot F of the said property is not subject to any Land Acquisition proceedings .
5. That the area admeasuring 3146 sq mts of the Plot F of the said property is not subject to requisition or attachment by Income Tax Authorities or any other department and or any other Government Authority or Authorities .
6. That the area admeasuring 3146 sq mts of the Plot F of the said property has not been subject matter of any previous agreement of sale, development, mortgage, lease, charges etc.
7. That no other person /s have any right ,claim ,interest or title of whatsoever nature in the area admeasuring 3146 sq mts of the Plot F of the said property .
8. Vendors also stated to the Developers that Vendors have been permitted by the Town and Country Development to erect ten independent Villas and two row Villas (4 units) in the area admeasuring 3146 sq mtrs and erection of the compound wall and the Village Panchayat of Davorlim Dicarpale granted the construction licence.

Monica Vasso Chiasso *[Signature]* *[Signature]*

ANDWHEREAS the Vendors approached the Developers and offered to sell their plot of the property Molianchi Foli admeasuring 3146 square metres. They too disclosed to the developers that they the vendors had an approved plan and construction licence issued by the licensing Authorities to erect ten (10) independent Villas and two (2) row Villas (4 units) and that they are willing to sell their part of the plot F of the property Molianchi Foli admeasuring 3146 sq mtrs for the price of Rs.1,76,18000/- (Rupees One Crore Seventy Six Lakhs Eighteen Thousand only). The Developers agreed to buy the part of the said plot F of the property Molianchi Foli admeasuring 3146 sq mtrs from the Vendors for the price of Rs.1,76,18000/- (Rupees One Crore Seventy Six Lakhs Eighteen Thousand only) consideration of the plot to be paid partly in cheque and built up area.

The Parties the Vendors and the Developers agreed to execute the agreement for development and sale on the terms, conditions and covenants mentioned herein below.

NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT AND SALE WITNESSES AS FOLLOWS:-

1. The Vendors have agreed to sell to the Developers their part of the Plot F of the property Molianchi Foli alias Katubone admeasuring 3146 square metres described in the Third Schedule for the total consideration of Rs.1,76,18000/- (Rupees One Crore Seventy Six Lakhs Eighteen Thousand only) and the Developers have agreed to purchase part of the Plot F of the property Molianchi Foli alias Katubona admeasuring 3146 square metres from the Vendors for the total consideration of Rs.1,76,18000/- (Rupees One Crore Seventy Six Lakhs Eighteen Thousand only). The total consideration of the plot of Rs.1,76,18000/- (Rupees One Crore Seventy Six Lakhs Eighteen Thousand only) to be paid to the Vendors partly in cheques and partly in kind by allotting built up areas. The Developers already paid to the Vendors a sum of Rs.22.25.00/- (Rupees Twenty Two Lakhs Twenty Five Thousands) by cheques and the balance amount of Rs.1,53,93000/- (Rupees One Crore Fifty Three Lakhs Ninety Three Thousand only) to be paid to the Vendors by allotting Two independent Villas, Each independent Villa

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admeasuring 187.38 square metres and One row Villa consists of Two units admeasuring 179.52 sq meters each. The Developers already paid to the Vendors a sum of Rs.22,25,000/- (Rupees Twenty Two Lakhs Twenty Five only) in cheques before the execution of the agreement which the Vendors acknowledge having received the said amount of Rs.22,25,000/- (Rupees Twenty Two Lakhs Twenty Five Only) from the Developers. The details of the cheques which the Vendors have received from the Developers before the execution of the agreement, they are as under:- an amount of Rs 25,000/- (Twenty Five Thousand only) paid by cheque No. 951568 dated 22/01/2015 , an amount of Rs 50,000/- (Fifty Thousand Only) paid by cheque No. 354186 dated 17/02/2015, an amount of Rs 2,50,000/- (Two Lakhs Fifty Thousand only) paid by cheque No. 746982 dated 07/04/2015 , an amount of Rs 2,50,000/- (Two Lakhs Fifty Thousand only) paid by cheque No.746983 dated 07/09/2015, an amount of Rs 3,50,000/- (Three Lakhs Fifty Thousand Only) paid by cheque No. 746988 dated 25/05/2016, an amount of Rs 1,00,000/- (One Lakh only) paid by cheque No. 608138 dated 09/11/2016, an amount of Rs 50,000/- (Fifty Thousand only) paid by cheque No.316673 dated 10/02/2017, an amount of Rs 50,000/- (Fifty Thousand only) paid by cheque No. 884384 dated 11/03/2017, an amount of Rs 50,000/- (Fifty Thousand only) paid by cheque No. 884397 dated 25/05/2017, an amount of Rs 50,000/- (Fifty Thousand only) paid by cheque No. 884416 dated 26/07/2017, an amount of Rs 50,000/- (Fifty Thousand only) paid by cheque No. 884427 dated 10/10/2017, an amount of Rs 50,000/- (Fifty Thousand only) paid by cheque No. 884430 dated 09/11/2017, an amount of Rs 1,00,000/- (One Lakh Only) paid by cheque No. 747009 dated 07/02/2018, an amount of Rs 2,00,000/- (Two Lakhs Only) paid by cheque No. 884442 dated 15/02/2018, an amount of Rs 2,00,000/- (Two Lakhs Only) paid by cheque No. 884455 dated 21/03/2018, an amount of Rs 1,00,000/- (One Lakh Only) paid by cheque No. 884480 dated 18/10/2018, an amount of Rs 1,00,000/- (One Lakh Only) paid by cheque No. 884482 dated 24/10/2018, an amount of Rs 2,00,000/- (Two Lakhs Only) paid by cheque No. 884489 dated 26/12/2018 ,

2. All the above mentioned cheques have been drawn from Indian Overseas Bank Darvolim Branch in favour of the Vendors and the amount of Rs.22,25,000/- (Rupees Twenty Two Lakhs

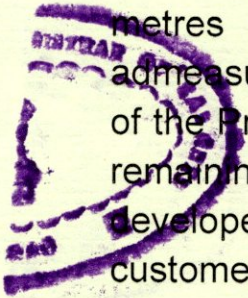
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Twenty Five Only) have been received by the Vendors ,the Vendors admit and acknowledge having received the part payment of the sale consideration and the balance amount of the sale consideration to be paid to the Vendors by allotting and delivering Two independent Villas admeasuring 187.38 square metres each and One row Villa comprising of two units admeasuring 179.52 sq meters respectfully after the completion of the Project or after obtaining occupancy certificate and that the remaining independent Villas and row Villa belongs to the developers ,the developers shall be free to sell them to their customers without the consent of the Vendors .Two independent Villas one row Villa consist of two units which have been allotted to the Vendors have been delineated with red lines on the approved plans ,the copies of the plans are annexed hereto to the agreement ,the same shall be treated as part and parcel of the agreement.



3. It is further agreed between the parties hereto that the Developers shall deliver possession of the built-up area as agreed herein above and described in clause Two above, ready in all respects on or before the completion of 36 months to be counted from the date of execution of the Agreement of Development and Sale or after obtaining the occupancy certificate whichever is earlier in time.

4. The Developer, his employees, representatives, contractors and workers may at all times hereafter enter upon, stay in the part admeasuring 3146sq mts of the Plot F of the said property described in the Third Schedule, and ,carry on their all works including demarcation, construction/erection of the independent Villas or units of row Villas as representatives and or authorized agents of the Developers.

5. The **DEVELOPERS** hereby agrees and confirms that the **DEVELOPERS** shall not offer the possession or sale of the built up area in the said complex allotted to the Vendors in terms of clause Two of the agreement for development and sale but the developers are free to sell the remaining built up area of the complex to their clients or prospective purchasers without concurrence of the Vendors.

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6. The Vendors state that the plan is already approved by the Town and Country Planning Department and the construction is already granted by the Village Panchayat of Davorlim -Dicarpale and the Vendors shall execute a Power of Attorney in favour of Shri. Anthony.A.Vaz partner of M/s Royal Realtors as to enable him to appear and represent the Vendors before all statutory authorities if and when necessary.

7. It is clearly understood that the **DEVELOPERS** has entered into this agreement for development and sale for the purpose of constructing independent Villas and row Villas in the said part of Plot No.F of the property Molianchi Foli admeasuring 3146 sq mtrs for the purpose of selling them to third parties or their customers. The **DEVELOPERS** may at any time hereafter enter into agreement with the parties of their choice for the sale of the independent Villas and also the units of row houses except the Villas allotted to the Vendors.

8. The Developers shall not raise any loan on the Villas / Row Villa to be allotted to the Vendors.

9. The Vendors shall sign the necessary deeds, documents, applications or any other papers as may be required by the Developers in connection with the rights of the Vendors in the area admeasuring 3146 sq mts of the Plot F of the said property so as to enable the Developer to start with the development in the said area of the Plot F of the said property.

10. After the full payment of sale price in cheques an amount of Rs.22,25,000/- (Rupees Twenty Two Lakhs Twenty Five Only)and also delivery or handing over the possession of the Two independent Villas and one row Villa consists of Two units equivalent to the payment in kind (built up area) stipulated in the Agreement for Development and Sale and the Vendors shall execute deeds of transfer / sale in respect of the other built up areas belongs to the Developers, either in favour of the Developers or their nominee or nominees duly designated in writing including a Cooperative Housing Society or Association of the persons /purchasers of the Villas or any other legal entity to be formed as desired by the Developers. However, the

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Developers shall join in the deeds as a confirming party of the said two independent Villas and one row Villa consists of two units the deed of sale shall be executed entirely at the costs of the Vendors or its nominee or nominees as the case may be.



11. Upon the delivery of the said two independent Villas and one row Villa consists of two units by the **DEVELOPERS** to the Vendors and are also to the Prospective Purchasers the house tax and any other tax payable in respect of the same shall be paid

by the Vendors or Prospective Purchasers of the units from the date of the occupancy certificate.

12. In case the Developers have not completed the Project within stipulated time limit owing and unforeseen circumstances such as outbreak of any war or any hostilities or any act of God or force major or any other circumstances beyond the control of the Developers arising out of any Government or Semi – Government or any statutory laws or restrictions of the building materials or little available then the Developers shall be entitled for reasonable extension of time limit as may be reasonably required to complete the Project.

13. The Parties do hereby covenant that the Developers are likely to float a Housing Cooperative Society for the purpose of proper maintenance of the buildings of the Project to be constructed in the said plot No. F of the property and also for the purposes of maintenance and providing common amenities to the occupants of the independent Villas or unit holders of row Villas. However if no such society or body could be formed or is found not possible to be formed by the Developers, then the Developers shall be at liberty to transfer the independent Villas and unit holders of row Villas along with the ideal share or proportionate share of the said Plot No. F property hereby agreed to be sold unto the different person /persons for whom the constructions in the said property is made and the Developers may transfer such ideal shares in said Plot No. F of the property as it would be proportionate to the said Villas and unit holders of row Villas agreed to be constructed under this Agreement for Development and sale and also transfer the said independent Villas and unit holders of

Monica Masso

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row Villas hereby agreed to be sold to the Prospective Purchasers or third Parties.

14. The Developers shall be permitted to enter in the said Plot No. F of the property for carrying out the development activities by the Vendors upon the execution of the agreement for development and sale.

15. The two independent Villas admeasuring 187 sq mts and one row Villa consists of two units proposed to be allotted to the Vendors as per the clause two is shown in red colour on the plans annexed to this Agreement for Development and Sale, however, the details of the four independent Villas with specifications to be allotted to the Vendors in the proposed complex as per the approved plan along with proportionate right in the said Plot No. F of the property Molianchi Foli .

16. The Developers shall not be entitled to sell /transfer /assign or otherwise deal with or dispose off in any manner the two independent Villas and one row Villa consists of two units specified in clause two and reserved for the Vendors.

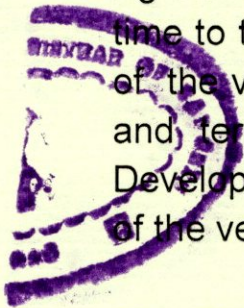
17. The **DEVELOPERS** and the **VENDORS** shall execute the Deed of Sale in favour of the Cooperative Housing Society or Association of persons or and or any other entity transferring the land where the Project is executed. All the expenses namely cost of the stamp paper, Registration charges, Advocates fees etc shall be borne by the Purchasers and the Vendors as per their proportionate share in the land.

18. In case the development of the said property is not possible due to any enactment or statute or any objections duly supported by documentary evidence, this Agreement for Development and Sale shall stand as cancelled and the vendors shall compensate the Developers under the Agreement for Development for Sale within a period of one month from the notice by the Developers to the Vendors, the amount spent in the said property by the developers shall be assessed and paid to the developers.

Monica Maso Maso  

19. It is hereby agreed that time shall be the essence of this Agreement for Development and Sale and any delay shall not be

tolerated. The vendors shall enforce the terms conditions of this Agreement for Development and Sale or for giving extension of time to the Developers shall not be constitute as a waiver on part of the vendors of any breach or non-compliance of conditions and terms of this Agreement for Development and Sale by Developers nor shall the same in any manner prejudice the rights of the vendors or Developers as the case may be.



20. The responsibility of getting electricity and water connection from the respective Department shall be that of the Developers which shall be obtained by them before handing over the possession of the independent Villas and unit holders of row Villas and to the Vendors and to the prospective Purchasers at the costs and expenses of the Vendors and Prospective Purchasers. The Vendors and Prospective Purchasers shall bear the costs incurred by the Developers in obtaining the electricity connection and water connection.

21. The **VENDORS** shall sign from time to time the necessary deeds, documents, applications or any other papers as may be required by the Developers in connection with the rights of the Vendors in the Said Plot No. F of the property so as to enable the Developers to start with the development in the said Plot No. F of the property Molianchi Foli by the Developers.

22. The Vendors and also the Prospective Purchasers shall pay the infractural tax imposed by the Government.

23. It is expressly agreed by all the Parties will be entitled specifically to enforce the clause of this Agreement for Development and Sale.

24. Any notice to be sent by the Developers to the Vendors vice versa shall be deemed to have been properly sent and served, if it is posted by the registered post A.D to the address of the parties as stated herein above.

25. The Project will be named as" **ROYAL SERENADE** ".

Monica Miano

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26. In case any loss is occasioned to the Developers due to any defect of the title of the Vendors the said loss shall be made good by the Vendors.

27. Notwithstanding anything contained in this Agreement for Development and Sale, this Agreement for Development and Sale shall not be considered as Partnership Agreement but it will be composite Agreement for Development and Sale of the Plot No. F of the property and shall be specifically enforceable at the option of either parties.

28. In the event of any dispute arising in respect of this Agreement for Development and Sale or its interpretation, the same shall be referred to arbitration and the decision of the Arbitrator shall be final and binding on the Parties. The Arbitrator shall decide the dispute as per the provisions of the Arbitration and Conciliation Act 1996 or any law which deals arbitration proceedings at the relevant time.



29. This Agreement for Development and Sale is signed in duplicate and the Developers will retain the original copy of the Agreement for Development and Sale executed on stamp of Rs.1,76,18000/- (Rupees One Crore Seventy Six Lakhs Eighteen Thousand Only) and the Vendors shall be entitled for only duplicate copy of the Agreement. The agreement shall bear stamp duty of Rs.5,10,922/- (Five Lakhs Ten Thousand Nine Hundred and Twenty Two only).

30. Any amendment to this agreement shall be valid only if made in writing and duly signed by both the Parties.

Schedule of the property herein after above referred:

First Schedule (Entire Property):-

Properties known as **MOLIANCHI FOLI** ,situated at Davorlim, is within the limits of the Village Panchayat of Davorlim of Salcete Taluka and Sub-District of Salcete District of South Goa and state of Goa with following boundaries :-



Monica Marso Aliasso .  



- East : Plot No.34 and 35 of Joaquim Fernandes and Comunidade ,
- North : Leased plot of Domingos Francisco Vaz and plot No.28 of Joaquim Miranda ,
- West : Land of the comunidade reserved for threshing ,
- South : of Jose Gracias ,land in possession of Jose Maria Santiago Antao, Francisco Furtado, heirs of Remedios Rodrigues, said Francisco, Sebastiao Miranda and heirs of Jose Godinho and Dougfondi and described in the Land Registration Office of Salcete under No.32 302 of new series and enrolled in the Taluka Revenue Office under No.300 and surveyed under Survey No.4 / 1 of Davorlim Village.

Second Schedule :-

Plot F admeasuring 4000 sqmts (four thousand square meters) of the property known as "MOLIANCHI FOLI "or "KUTUBONA "consisting of two lotes 27 and 28 situated at Davorlim Village of Salcete Taluka and described in the Land Registration Office of Salcete under No. 32302 of Book B 83 of new series and enrolled in the Taluka Revenue office under Matriz No.300 and surveyed under No.4 /1 of Village Davorlim and bounded on the east by the plot E of the same property , on the west by the remaining part of the property bearing survey No.4/1 of Davorlim Village ,on the north by the Plot B bearing survey No.5/1 of Davorlim Village and on the south by road beyond which lies the property bearing survey No.3 of Davorlim Village the said Plot F is part of the property bearing Survey No. 4 / 1 of Village Davorlim.

Monica Riasso Riasso .  

THIRD SCHEDULE :-(Area 3146sqmts):-



An area of 3146 sqmts of the Plot F of the **Molianchi Foli** alias **Kutubona** ,situated at Davorlim Village of Salcete Taluka and Sub –District of Salcete , District of South Goa State of Goa ,described in the Land Registration office under No,32302 of Book B 83 of new series and enrolled in the Taluka Revenue Office under Matriz No.300 and surveyed under Survey No. 4 /1 – C of Davorlim Village and is bounded as under :-

East	:	by plot bearing survey No.4 / 1 –D,
West	:	by plot bearing survey No.4 / 1 ,
North	:	by the remaining part of the plot bearing survey No.4/1-C ,and beyond lies survey No 5/1 and 1-B
South	:	by area for road widening beyond which lies the P.W.D road.

In this area the independent Villas (10 number) and two row Villas (4 units) have to be constructed , plot to be encircled with compound wall as per approved plans in the property zoned as settlement in Regional Plan for 2011 and 2021 and situated in survey No.4 /1- C of Davorlim Village .

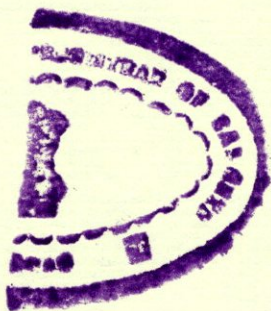
FOURTH SCHEDULE :-

Building Structure:-

1 .STRUCTURE :-

- a)The building will be of R.C.C .framed structure of Footings ,Columns ,beams and slabs.
- b) 20 cms. Rubble packing will be done below Footings, Foundations Walls and Floors (ground floor),

Monica Diaso *Alister* *Day*



- c) 10cms of P.C.C (1:3:6) in river pebbles will be laid under the Footings ,Foundations and Floors (Ground floor),
- d) Foundation Masonry will be of 30 cms. thick laterite stones.
- e) External walls :will be of 20 cms thick in laterite stones ,
- f) Internal walls: will be in 10 cms thick brickwork.

2. Plaster:-


- a) External Plaster : Will be of 18 mm thick sponge finished in 2 coats (1:4) sand faced cement plaster,
- b) Internal Plaster: Will be 12mm thick single coat (1:4) with neeru finish.

3. Painting :

- a) External décor: The building will be painted with 2 coats of cement paint such as Snowcem or equivalent paint.
- b) Internal Décor: The ceiling and walls will be painted with emulsion Asian paint or equivalent paint.

1. FLOORINGS :-

- a) All flooring will be in Ceramic tiles with skirting,
- b) Bathroom and W.C .Floor will be of Ceramic tiles.

Monica Nasso Nasso. 



2. DOORS :-

Main door of the Villas will be of 5 paneled Teak wood with vanish. All the other doors painted with enamel paint. All door frames will be of matti wood and painted with enamel paint, window /bathroom /toilet doors shall be of PVC type with aluminum frames.

3. MAIN DOOR :

The single main door shutter with 1 meter width will be of 30mm thick paneled wood with brass fittings and normal lock and will be polished.

4. WINDOWS :

All windows will be of Powder coated Aluminum frames.

5. BATHROOM /W.C/WASH BASIN :-

- a) Bathroom walls will be of ceramic tiles upto 1.2 mts height. Bathroom will be fitted with shower, bibcock with provision for water heater,
- b) W.C. walls will be of ceramic tiles upto 1.00 mts height. W.C. will be of Indian type and will consist of flush tank.
- c) Wash basin will be of 18' x12" size, it will have 40 cms height ceramic tiles.

6. KITCHEN :-

Will be provided with cooking platform of marble stone with stainless steel sink and with dado upto 40 cms of ceramic tiles rate as above.

7. PLUMBING & SEWAGE :-

All plumbing will be done with 1/2" blue P.V.C pipes. P.V.C. pipes will be 10cms with appropriate number of inspection chambers, septic tank and soak pit or connected to the Government sewage line.

Monica Misso Misso,  



8. WATER TANK “-

P.V.C Water tank of size of 500 liters will be provided above staircase for all the co-owners.

9. ELECTRICALS :-

Electrical wiring will be concealed with the following points.

BEDROOM:

Each bedroom will have 2 light point, one fan point along with fan, one 5 A plug point ,one on the switch board other on the separate board.

LIVING ROOM :

Will have 2 points, one fan point along plug point on the switch board and one 5 A plug on the separate board with TV point.

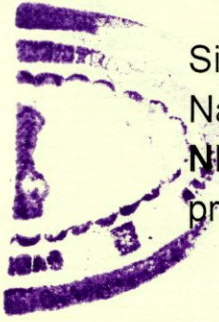
KITCHEN:

Will have one light point, one fan point along with fan, one 5A plug point on the switch board and one 15 A plug power point on the separate board. There will be one light point in the Veranda , lobby ,bathroom, and W.C .The bathroom will also have one 15 A power plug point .There will be a bell point near entrance door.

IN WITNESS WHERE OF the Parties hereto have signed this Agreement for Development and Sale, on the Twenty Fifth day, month of July and year two thousand nineteen first hereinabove written in the presence of the attesting witnesses.

Monica Niaso

Monica Niaso



Signed and Delivered by the within
 Named Mrs. **MONICA MIRANDA e**
NIASSO The Vendor No.1 in the
 presence of The witnesses

Monica Niasso



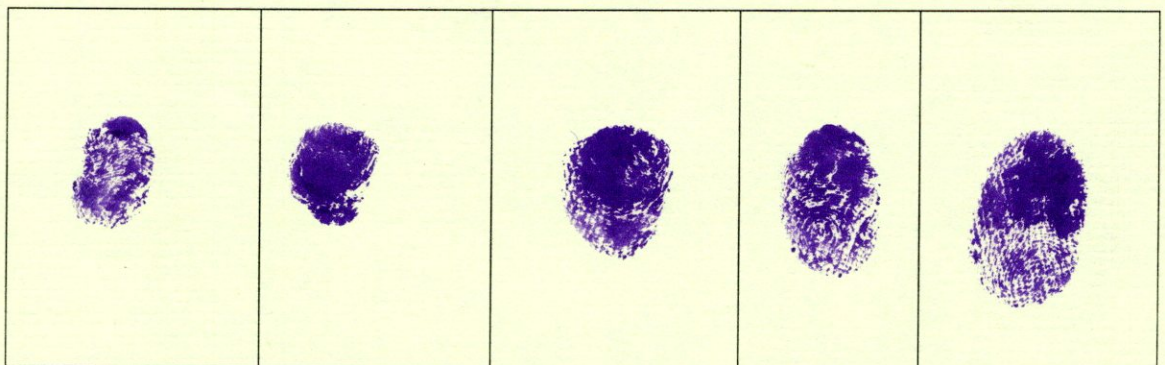
Monica Niasso

Vendor No.1

Right hand finger prints:-



Left hand finger prints:-



Monica Niasso

Niasso,

[Signature]

Day



Signed and Delivered by the with named
Mr. **SILVESTRE NIASO**
The Vendor No.2 in the presence of
The witnesses.

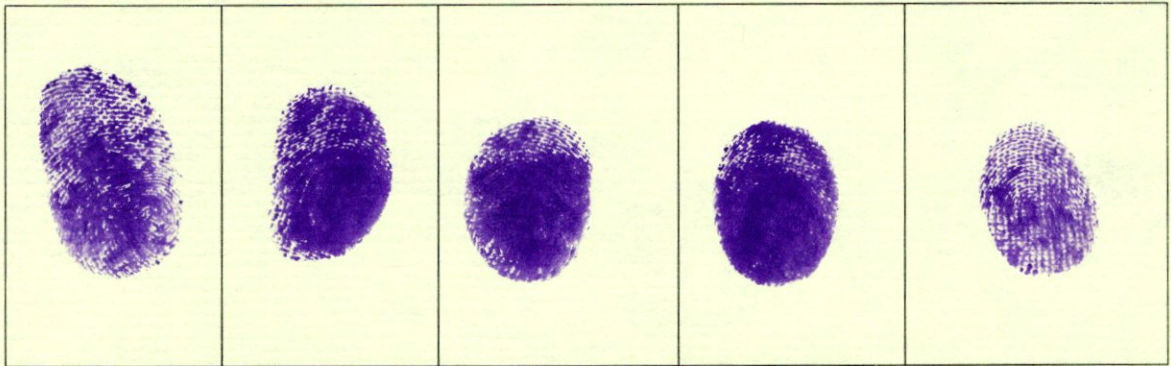


Silvestre Niaso

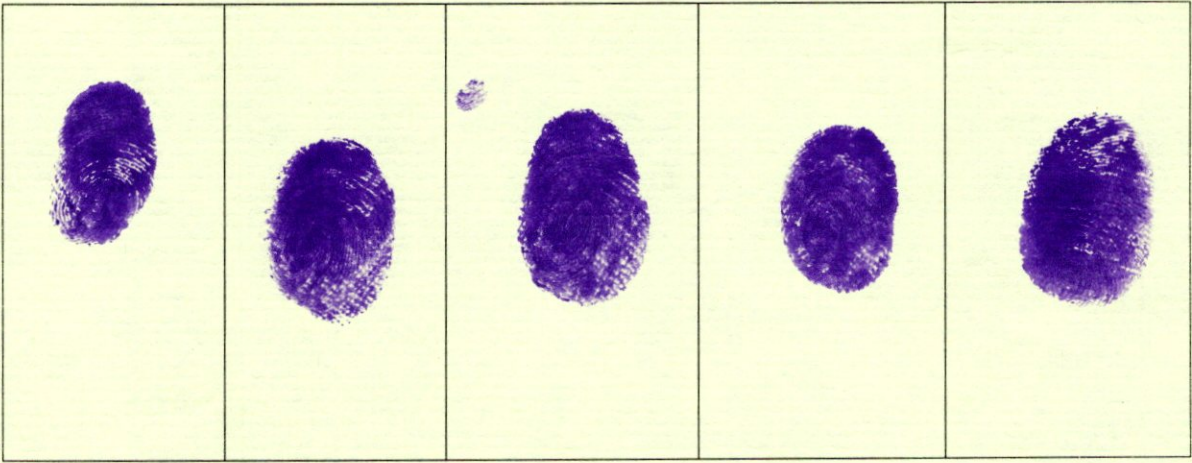
Silvestre Niaso

Vendor No.2

Right hand finger prints:-



Left hand finger prints:-



Monica Niaso *Niaso* *[Signature]* *[Signature]*



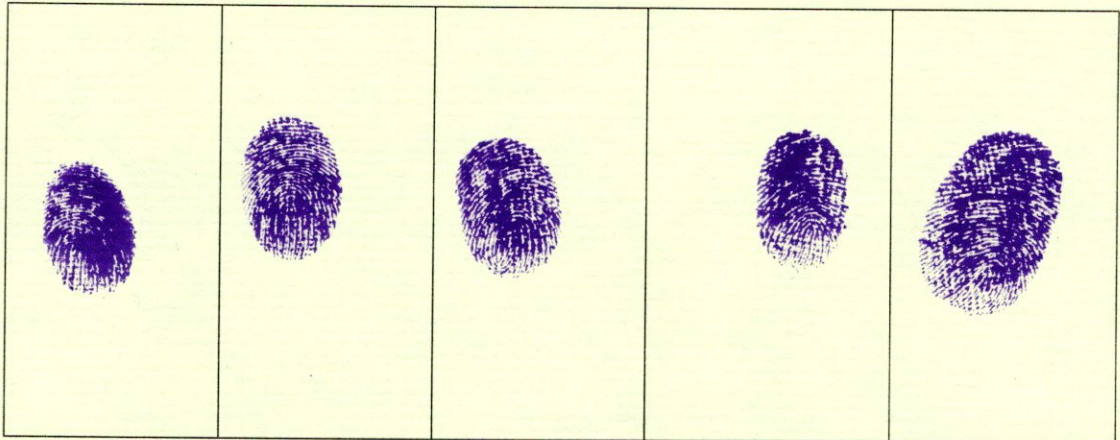
Signed and Delivered by the
Withinamed Shri. Anthony .A.Vaz,
Partner of Regency Realty in the
Presence of the witnesses.



Anthony.A.Vaz

(Partner of Royal Realtors)

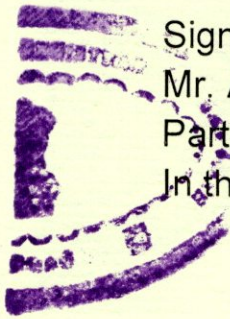
Right hand finger prints:-



Left hand finger prints:-



Monica Mass *Mass* *Mass* *Mass* *Mass*



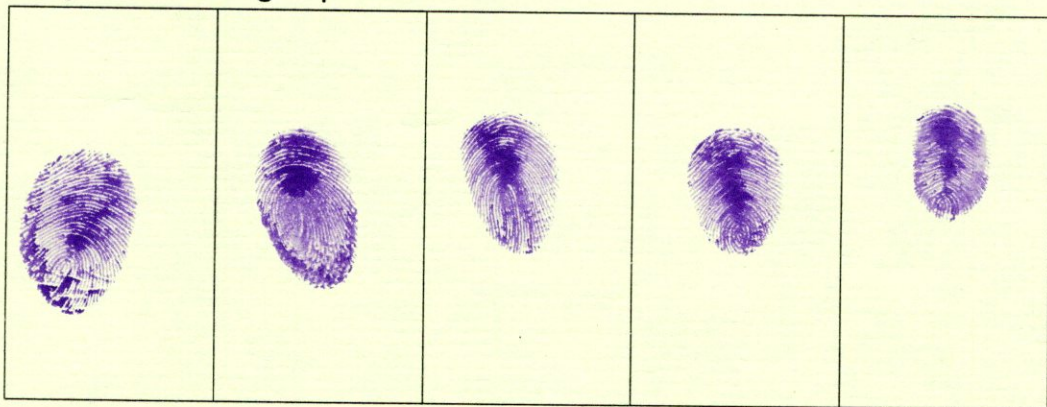
Signed and delivered by the
Mr. **Averlee Chrysler Vaz**
Partner of Royal Realtors
In the presence of the witnesses.



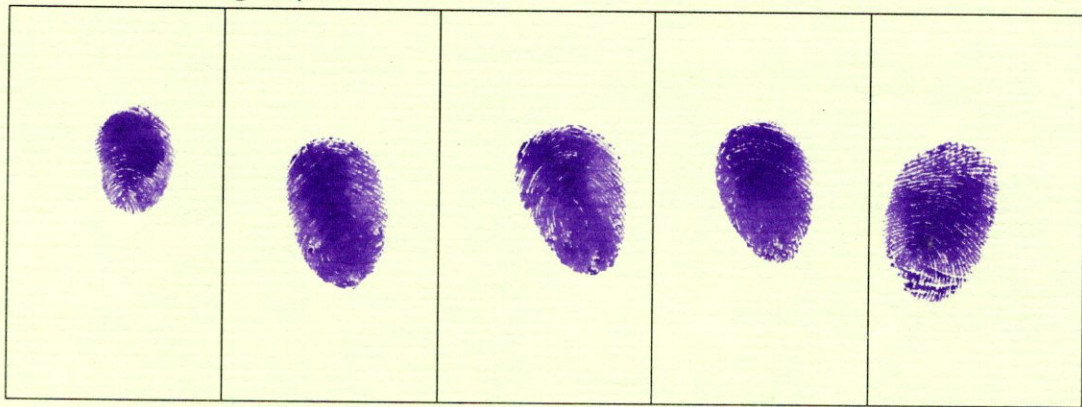
Averlee.C.Vaz

(Partner of Royal Realtors)

Right hand finger prints:-



Left hand finger prints :-



Attesting Witnesses:-

1. Ronaldo Peixoto

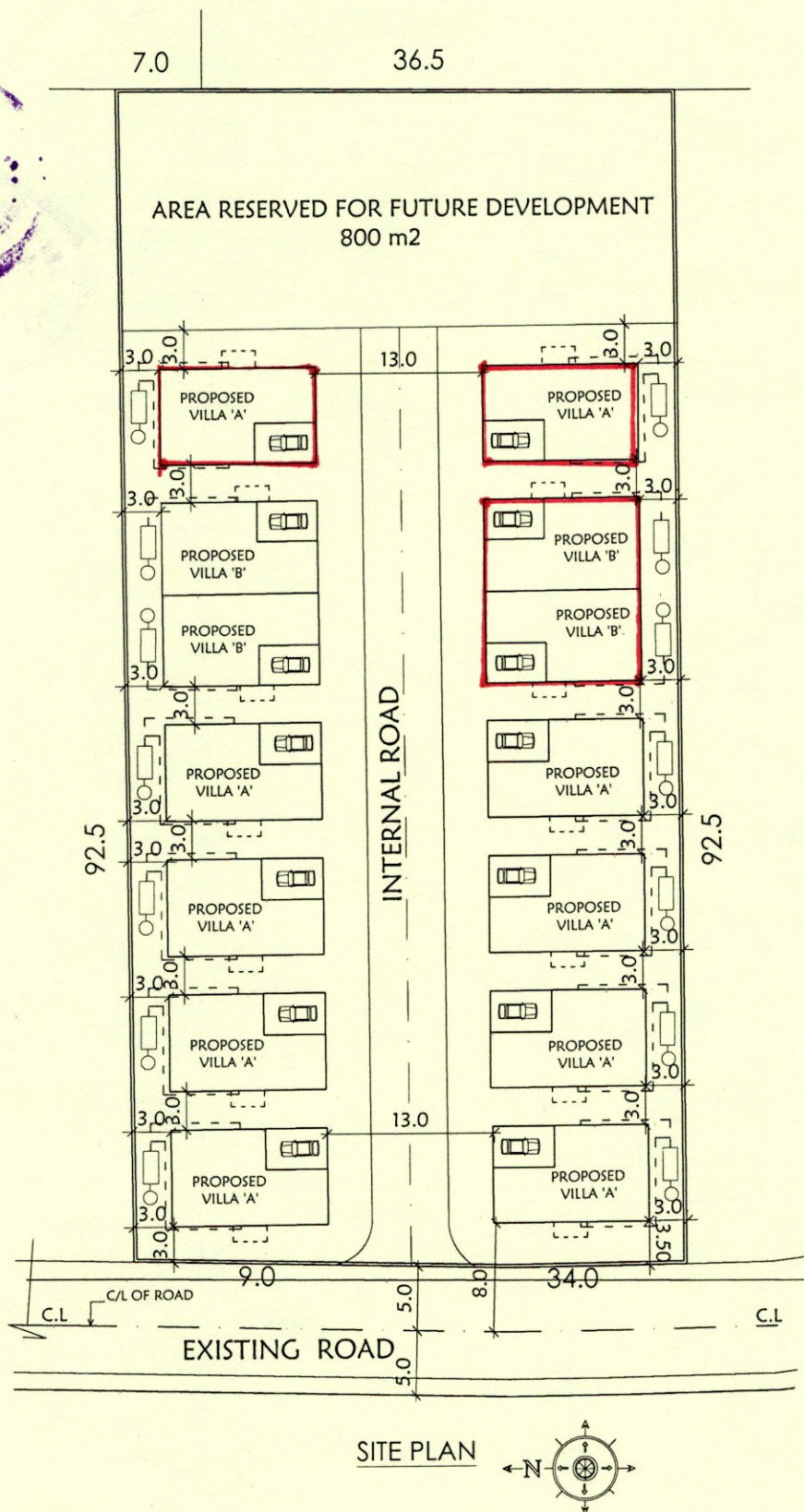
OPP. 3MTR, AQUUM BAYO, NAVELIM
SALCETE GOA.

2. Olsen Egipsy

H.No 575 Alameda xirro Carmoaa
Salcete Goa.

Monica Niasso



Niasso,



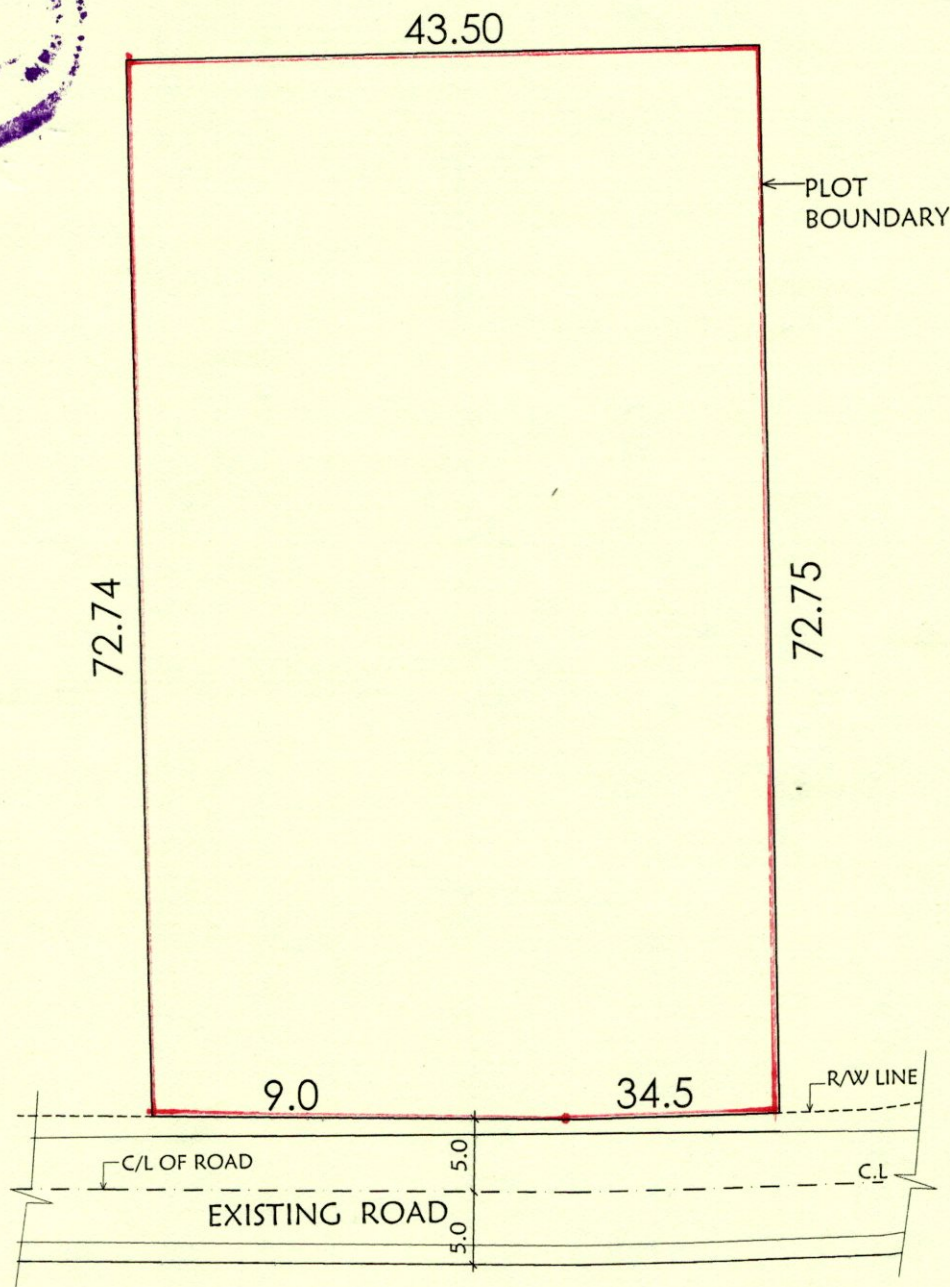
SITE PLAN

JOB:

SITE PLAN SHOWING VILLA'S AND TWIN VILLA'S IN PLOT BEARING SY.NO 4 , SUB DIV .NO . 1-C , SITUATED AT DAVORLIM VILLAGE IN SALCETE TALUKA.

Monica Niaso Aliastro  

PLAN SHOWING PART OF THE PROPERTY BEARING SY.NO 4 ,
SUB. DIV. NO. 1-C , SITUATED AT DAVORLIM VILLAGE IN
SALCETE TALUKA - GOA



SITE PLAN
scale - 1 : 500

AREA OF THE PLOT = 3146.00M²

Monica Niaso

Niaso

[Handwritten signature]

**Government of Goa****Document Registration Summary 2**

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

Print Date & Time : - 31-Jul-2019 10:07:33 am

Document Serial Number :- 2019-MGO-2079

Presented at 10:07:15 am on 31-Jul-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	511000
2	Registration Fee	616630
3	Processing Fee	400
Total		1128030

Stamp Duty Required :511000







Stamp Duty Paid : 511000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Anthony Alfred Vaz ,S/o - D/o Domingo Vaz Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Shop No.AF9 First Floor Blessing Pioneer Complex Old Market Margao Goa, Address2 - Margao Salcete Goa, PAN No.: AAZFR6512R			



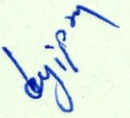



Executer



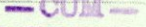


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Monica Miranda E Niasso Alias Monica Miranda ,S/o - D/o Late Joaquim Miranda Age: 59, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - Hno.31A Boteawaddo Davorlim Salcete Goa, Address2 - , PAN No.: AHSPN7167L			
2	Silvestre Niasso ,S/o - D/o Manuel Niasso Age: 65, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - Hno.31A Boteawaddo Davorlim Salcete Goa, Address2 - , PAN No.: ADEPN6871Q			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Anthony Alfred Vaz ,S/o - D/o Domingo Vaz Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Shop No.AF9 First Floor Blessing Pioneer Complex Old Market Margao Goa, Address2 - Margao Salcete Goa, PAN No.: AAZFR6512R			
4	Averlee Chryster Vaz ,S/o - D/o Anthony Alfred Vaz Age: 19, Marital Status: Unmarried ,Gender:Male,Occupation: Business, Address1 - Flat No.2 Un de Janeiro Bldg Gogol Margao Goa, Address2 - Margao Salcete Goa, PAN No.: AAZFR6512R			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Olsen Egipsy, 33 , ,9850108388 , ,Business , Marital status : Unmarried 403717, Hno.575 Alemaoxirro Carmona Salcete Goa, Hno.575 Alemaoxirro Carmona Salcete Goa Carmona, Salcete, SouthGoa, Goa			
2	Romaldo Peixoto, 45 , ,9850513774 , ,Service , Marital status : Married 403601, Aquem Baixo Navelim Salcete Goa, Aquem Baixo Navelim Salcete Goa Davorlim, Salcete, SouthGoa, Goa			


Sub Registrar




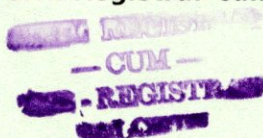
Document Serial No:-2019-MGO-2079

Book :- 1 Document

Registration Number :- **MGO-1-2022-2019**

Date : 31-Jul-2019


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


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— REGISTRAR —
SALCETE