



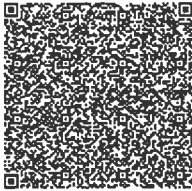
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INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No.	IN-GA00036040255033X
Certificate Issued Date	22-May-2025 08:52 PM
Account Reference	NONACC (SV)/ ga20000804/ SALCETE/ GA-SGA
Unique Doc. Reference	SUBIN-GAGA2000080400067139005386X
Purchased by	MR SANJEEV SHARMA
Description of Document	Article 5 Agreement or its records or memorandum of an agreement
Property Description	UNDIVIDED LAND BEARING 990.00 SQ MTR SITUATED AT PALE VILLAGE
Consideration Price (Rs.)	
First Party	MR RAJEEV SHARMA
Second Party	MR SANJEEV SHARMA
Stamp Duty Paid By	MR SANJEEV SHARMA
Stamp Duty Amount(Rs.)	



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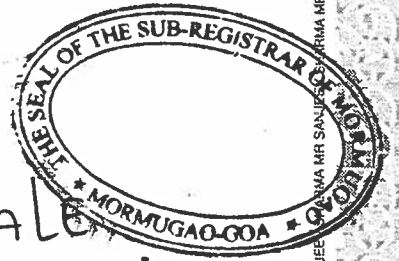
Rajeev Sharma

SANJEEV SHARMA
Sanjeev Sharma

AGREEMENT OF SALE

Rajeev Sharma

Sanjeev Sharma



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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
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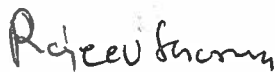
This Agreement is executed at Vasco, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, on this 29th day of month of May of the year Two Thousand and Twenty-Five (29/05/2025), by and between:

YOGMAYA HOSTELS PRIVATE LIMITED, a company duly registered under the Indian Companies Act, 1956 with its registered office at 10/4, Yogmaya Mandir, Mehrauli, New Delhi, 110 030 represented in this deed by its Director **MR. RAJEEV SHARMA**, son of Mr. B. S. Sharma, aged about 55 years, Occupation Businessman, holding Income Tax Card bearing PAN _____, holding Aadhaar Card No. _____, Contact No. _____, email Address: rajeevsharma2@_____ resident of Plot No. 84, Yogmaya Villa, Karle River Ville, Pulwado, Benaulim, Salcete, Goa, Indian National, (authorized vide Resolution dated 15/04/2025 passed in the Board Meeting the true copy of which is filed in the office of the Sub-Registrar, Mormugao along with this deed) hereinafter referred to as the **"FIRST PARTY"** (which expression unless repugnant to the context and meaning thereof shall mean and include its representatives, successors-in-interest, executors, administrators and assigns) of the **FIRST PART**.

AND

INTOWN SPACE CREATION LLP, a Limited Liability Partnership, registered with ROC-24.02.2025, with LLP Identification No. ACM-3059, with Regd. Address at N-15, 4th Floor, Terrace Room opp Viajy Sales, Sector-18 Noida Gautam Buddha Nagar Uttar Pradesh 201301 holding Income Tax card bearing PAN _____, I, represented herein by its Partners:

- (i) **Mr. SANJEEV SHARMA**, Son of Mr. Bramh Swaroop Sharma, aged 55 years, Occupation business, holding Income Tax Card bearing PAN : _____, holding Aadhaar Card No.: _____, Contact No. _____, resident of House No. 10/4, Second Floor, Yogmaya Mandir Complex, Mehrauli, South Delhi, Delhi 110030; and
- (ii) **Mr. KRISHAN KUMAR SETIA**, Son of Mr. Laxmi Narain Setia, aged 54 years, Occupation business, holding Income Tax Card bearing PAN: _____, holding Aadhaar Card No.: _____, Contact No. _____, resident of Tower C-2, G-003, Gardenia Glory, Sector 46, Near Mother Diary, Noida, Uttar Pradesh 201303, Indian National


Mr. Rajeev Sharma


Mrs. Sanjeev Sharma


Mr. Krishna Kumar Setia

and hereinafter referred to as "**SECOND PARTY**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its partners, successors-in-interest/title, executors, administrators and assigns) of the **SECOND PART**.

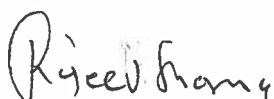
WHEREAS vide Deed of Sale dated 30/11/2011 duly registered in the office of the Sub-Registrar, Mormugao under Reg. No. 1659 at pages 120 to 141, Book No. I, Vol. No. 1352 dated 12/12/2011 read with Deed of Rectification dated 27/10/2022 duly registered in the office of the Sub-Registrar, Mormugao under Reg. No. MOR-1-1818-2022, the **FIRST PARTY** is the owner of the property described in **SCHEDULE B** herein later which in turn forms part of the property described in **SCHEDULE A** herein later.

The Property described in **SCHEDULE A** is hereinafter referred to as "**SAID LARGER PROPERTY**" while the property described in **SCHEDULE B** is hereinafter referred to as "**SAID PROPERTY**".

AND WHEREAS with intent to develop the part of the **SAID PROPERTY** by constructing multi-storied buildings therein, the **FIRST PARTY**, after obtaining all necessary permission and approvals, has constructed three Building Blocks identified as Block A, A1 and B, which Blocks are duly constructed and completed as approved with the name of the Complex as Mercy Souja Royale also known as Oceanview Apartment.

AND WHEREAS with intent to develop the remaining part of the **SAID PROPERTY** by constructing a Building identified as Building Block C to be consisting of Stilt Floor, First Floor, Second Floor and Roof Floor, the **FIRST PARTY** obtained following approvals, licences and permissions:

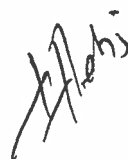
- (i) Technical Clearance Order dated 22/01/2025 under Ref. No. DH/6916/Pale/30/12/2025/93 from the Office of the Dy. Town Planner, Town and Country Planning Department, Vasco-Da-Gama;
- (ii) NOC dated 04/02/2025 from Primary Health Centre, Cansaulim, under Ref. No. DHS/2025/DHS0901/O0014/21;
- (iii) Construction Licence dated 28/02/2025 under Ref. No. VP/VP/2024-25/33 from the Office of the Village Panchayat of Velsao-Pale-Issorcim;



Mr. Rajeev Sharma



Mrs. Sanjeev Sharma



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- (iv) Conversion Sanad dated 28/03/2025 under Ref. No. CCMOR02-25-125/100 issued by the Office of the Collector, South-Goa, Margao.

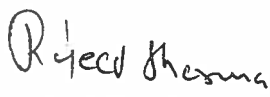
The Development Scheme consisting of Three Completed Blocks A, A1 and B and Proposed fourth Block identified as Block C with project name "RIDGE RESIDENCY" is hereinafter for the sake of convenience referred to as "SAID PROJECT".

AND WHEREAS the BLOCK C as proposed is proposed to be constructed by utilising FAR of 587.98 Sq. Meters corresponding to undivided 990.00 Sq. meters of land area of the SAID PROPERTY, however, as represented by the FIRST PARTY, the FIRST PARTY are in process of acquiring additional FAR/FSI of 798.02 Sq. meters for the said undivided 990.00 Sq. meters and thereupon to revise the approved plan of BLOCK C adding Third and Fourth Floor to the existing approved plan.

The existing FAR of 587.98 Sq. Meters and Proposed FAR of 798.02 Sq. Meters, aggregating to 1386.00 Sq. meters of total FAR, is hereinafter referred to as "Said Development Potentials". The undivided 990.00 Sq. Meters of land area of the Said Property is hereinafter referred to as "Said Undivided Share" and is better described in the SCHEDULE C herein later written.

AND WHEREAS the FIRST PARTY wish to sell, transfer and assign the Said Undivided Share along with Said Development Potentials corresponding thereto and in furtherance thereto the FIRST PARTY approached the SECOND PARTY expressing its willingness to sell, transfer and assign all its rights, interest, claim, possession, title, benefits and privileges to the Said Undivided Share and Said Development Potentials, against payment of monetary consideration and made following offer/representations to the SECOND PARTY:

- a) that the FIRST PARTY is ready and willing to transfer all its rights, interest, claim, title, possession, benefits and privileges to the Said Undivided Share and Said Development Potentials in the Said Project for a monetary consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only);
- b) that as early as possible and in any case within 3 months from today, the FIRST PARTY shall at its own cost and expense, acquire the additional FAR of 798.02 Sq. Meters corresponding to Said Undivided Share and


Mr. Rajeev Sharma

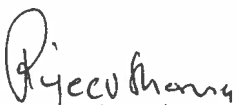

Mrs. Sanjeev Sharma

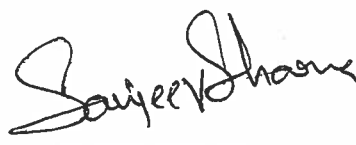

Mr. Krishna Kumar Setia

shall revise the approved plans of the BLOCK C and obtain and furnish unto the SECOND PARTY the revised licences, revised permission and approved plan, revised in furtherance thereto by all the concerned civic authorities;

- c) that the SECOND PARTY shall be entitled to construct the BLOCK C by utilising the Said Development Potentials as per the approved plans and or as per the plans that shall be revised by the FIRST PARTY post-acquisition of additional FAR and or as per the revised plans as may be revised by the SECOND PARTY at its absolute discretion, for which revision, the FIRST PARTY shall ever provide full co-operation;
 - d) the construction of Block C using the Said Development Potential shall be at the entire cost and expense of the SECOND PARTY and that being so the SECOND PARTY shall be absolute owner of the entire Block C as shall be constructed, with absolute authority to deal therewith in the manner it deems fit and proper;
- that the FIRST PARTY shall, upon the payment of the agreed sale consideration, transfer the title of the Said Undivided Share unto the SECOND PARTY and or pending such transfer of title, shall, as and when called upon by the SECOND PARTY and as many times as called upon, execute and make itself available for registration of any instrument agreeing to transfer/transferring title of the premises that shall be constructed in the BLOCK C and its corresponding undivided proportionate share in the land appurtenant to the premises in Block C by executing instruments under whatsoever nomenclature not limited to MOU, Agreement for Sale, Agreement for Construction, Agreement for Construction -cum-Sale, Sale Deed, Transfer Deed etc;
- f) Notwithstanding the aforesaid, the FIRST PARTY shall pass necessary resolution and or power of attorney in favour of the partners of the SECOND PARTY, irrevocably appointing and authorising the partners of the SECOND PARTY to do all acts, deeds, matters and things to give full and final effect to the understanding arrived at via present instrument;
 - g) that the STP of the Block A, A1 and B of the SAID PROJECT shall be for the common use and benefit of all the blocks in the SAID PROJECT including the Said BLOCK C.




Mr. Rajeev Sharma


Mrs. Sanjeev Sharma


Mr. Krishna Kumar Setia

AND WHEREAS considering the above proposal and the declarations made by the parties hereto, the SECOND PARTY has agreed to acquire the rights, interest, claim, title, possession, benefits and privileges of the FIRST PARTY to the Said Undivided Share and to the Said Development Potentials in the Said Project and to construct the Said Block C at its own costs and expense using the Said Development Potentials and or maximum permissible FAR/FSI of the Said Undivided Share, against the payment of monetary consideration of Rs. 1,50,00,000/- in the manner as agreed.

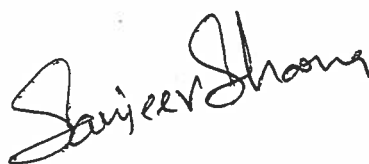
AND WHEREAS the parties hereto have mutually agreed to certain terms and conditions that shall govern their contractual relation to each other and have decided to reduce the above understanding, the terms and conditions into writing and thus executes the present instrument of the nature of Agreement of sale/construction and sale-cum-transfer and assignment of rights.

AND THEREFORE THIS AGREEMENT WITNESSES AS UNDER:

1. That in pursuance to the mutual understanding arrived at between the parties hereto and pending the payment of consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only) paid and or payable by the SECOND PARTY to the FIRST PARTY in the manner detailed out herein later, the FIRST PARTY hereby agrees to sell, convey and transfer unto the SECOND PARTY the title of the Said Undivided Share of the SAID PROPERTY and pending such transfer, hereby transfers, assigns and release all its rights, benefits and privileges in respect of all the licences, permissions, approvals in respect of the Block C in the Said Project i.e. all its rights, benefits and privileges in the Said Development Potentials with rights to construct the Block C with the plans as approved or as shall be revised, using the maximum permission FAR/FSI, to own the entire Block C and to deal with the constructed premises therein, as owner thereof, in the manner it deems fit and proper.

2. That of the agreed consideration of Rs. _____ re
 For _____, the SECOND PARTY has paid unto the FIRST PARTY, a sum
 of _____ 0/- (Rupees _____ only) before the execution
 of this agreement in the following manner:


 Mr. Rajeev Sharma


 Mrs. Sanjeev Sharma


 Mr. Krishna Kumar Setia

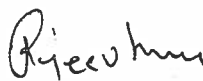
Sr. No	Date	Bank	RTGS UTI No	Amount	By
1	29.01.2025	Indian Bank	IDIBR5202501294 3442062		Krishan Kumar Setia
2	18.02.2025	Indian Bank	IDIBR5202502184 3800600		Krishan Kumar Setia
3	04.03.2025	Indian Bank	IDIBR5202500304 44060251		Krishan Kumar Setia
4	21.03.2025	Indian Bank	IDIBR5202503214 4288053		Intown Space Creation
5	05.05.2025	Indian Bank	IDIBR5202505054 5220520		Intown Space Creation
6	27.05.2025	Indian Bank	IDIBR5202505274 5610825		Intown Space Creation
7	27.05.2025	Indian Bank	TDS CIN 250527000 46420IDIB		Intown Space Creation

the payment and receipt of the said sum of Rs. - (Rupees

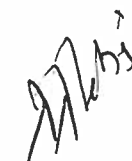
() y) is acknowledged by the FIRST PARTY and the FIRST PARTY discharges the SECOND PARTY of the same and every part thereof.

3. That as early as possible and in any case within 3 months from today, the FIRST PARTY shall at its own cost and expense, undertakes to acquire the additional FAR of 798.02 Sq. Meters corresponding to Said Undivided Share and undertakes to revise the approved plans of the BLOCK C and obtain and furnish unto the SECOND PARTY the revised licences, revised permission and approved plan revised in furtherance thereto by all the concerned civic authorities.

4.1. The Sale Consideration of been determined and arrived at considering the undertaking and guarantee of the FIRST PARTY of complying with the obligation arising from the clause 3 above. In case the


Mr. Rajeev Sharma


Mrs. Sanjeev Sharma


Mr. Krishna Kumar Setia

FIRST PARTY fails to comply with the obligation arising from clause 3 above, the sale consideration of this agreement shall stand revised and reduced, as shall be mutually arrived at in proportion to the FAR not available for development. Further, in such case, if the obligation of the FIRST PARTY arising from Clause 3 is complied with by the SECOND PARTY, the FIRST PARTY shall reimburse the SECOND PARTY with all cost, fees, expenses, out of pocket expenses incurred by the SECOND PARTY in acquiring additional FAR/FSI and in getting the revised approvals.

4.2. However, the SECOND PARTY, at its exclusive discretion, may prefer not to acquire the additional FAR/FSI and may decide to complete the Building Block C as per the currently approved plans, in which case the sale consideration shall stand revised and reduced, as shall be mutually arrived at in proportion to the FAR not available for development.

5.1. Subject to clause 3 and 4 above, the balance consideration of Rs. *7*) shall be paid in the following manner:

- a) a sum of Rs. *Only*) upon the FIRST PARTY complying with its obligation arising from Clause 3 above and upon the SECOND PARTY completing the construction of the 4th floor slab;
- b) a sum of Rs. *y*) upon the FIRST PARTY complying with its obligation arising from Clause 3 above and upon the SECOND PARTY completing the construction of the roof slab.
- c) a sum of Rs. *)* to be adjusted and set off against the part consideration payable by the FIRST PARTY to the SECOND PARTY in respect of the basement floor, as agreed via Memorandum of Understanding separately executed today.

5.2. Where the consideration stands revised and reduced in pursuance to clause 4 above, the balance revised consideration shall be paid as per the instalment slabs as agreed in Clause 5.1. above, but where the FIRST PARTY fails to comply with its obligation arising from clause 3 above and SECOND PARTY chooses Clause 4.2. above, the balance revised consideration shall be

Rajeev Sharma

Mr. Rajeev Sharma

Sanjeev Sharma

Mrs. Sanjeev Sharma

Krishna Kumar Setia

Mr. Krishna Kumar Setia

paid within 15 days of the completion of the Block C and receipt of Occupancy Certificate.

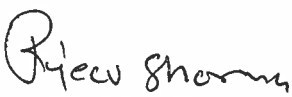
5.3. The FIRST PARTY at the time of each instalment shall issue a valid receipt. Any delay in payment of the agreed instalment/s shall make the SECOND PARTY liable to pay unto the FIRST PARTY the instalment amount with interest @ 8% p.a.

5.4. Notwithstanding what has been agreed above, where the SECOND PARTY is unable to develop the BLOCK C or for any reason whatsoever, the SECOND PARTY is unable to exercise rights acquired under this agreement, for any reason not attributable to the SECOND PARTY or this agreement cannot be performed due to frustration of this agreement, the SECOND PARTY shall be entitled to and the FIRST PARTY shall be liable to refund unto the SECOND PARTY, the entire monies paid by the SECOND PARTY to the FIRST PARTY under this agreement till then and cost and expense incurred by the SECOND PARTY without any deduction, within 30 days of demand. Any delay to refund shall attract interest @ 8% p.a. from the date of demand till the same is actually paid and realised.

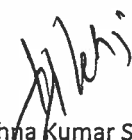
6. As the entire consideration is payable in terms of money, the SECOND PARTY shall be at liberty to complete the Block C in such manner and in such duration as it deems fit and proper, without any restrictions as to time.

7. The FIRST PARTY authorise the SECOND PARTY to develop the Said Undivided Share of the SAID PROPERTY for construction of the BLOCK C using the Said Development Potentials, as per the plans approved and or as shall be revised. The nature of development/ nature of the premises to be constructed in the BLOCK C are however, left to the absolute discretion of the SECOND PARTY. The FIRST PARTY shall have no say therein nor shall interfere in the plans prepared/approved/revised by the SECOND PARTY and or construction activities of the SECOND PARTY.

8. That the FIRST PARTY have further agreed to transfer unto the SECOND PARTY and or its nominee(s) and or any person of its choice, for the consideration already received and receivable from the SECOND PARTY, the


Mr. Rajeev Sharma


Mrs. Sanjeev Sharma

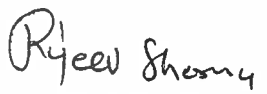

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premises that shall be constructed in the BLOCK C of the SAID PROJECT along with the proportionate share in the SAID PROPERTY appurtenant to such premises along with privies, benefits, privileges, advantages, appurtenances, easement etc. available to such Block C/premises with right to use the STP currently existing at the Said Project, as the said STP was constructed considering the proposed further development of the SAID PROPERTY. The FIRST PARTY shall not be entitled for anything over and above the consideration as determined in this agreement. The FIRST PARTY shall not be entitled to demand any sum of monies, under whatsoever nomenclature, for execution and or registration of any instrument in respect of the Said Premises and or corresponding undivided share in the land.

Notwithstanding the aforesaid, the FIRST PARTY, at the discretion of the SECOND PARTY, upon the receipt of the sale consideration, shall transfer the title of the Said Undivided Share of the Said Property unto the SECOND PARTY and or its nominee/s.

9. The FIRST PARTY agrees that as the BLOCK C shall be constructed by the SECOND PARTY at its own cost and expenses, the SECOND PARTY shall automatically become the absolute owner of the entire BLOCK C in the SAID PROJECT and no separate deed shall be required to be executed to transfer the ownership/title of the premises in BLOCK C, except to convey the undivided proportionate share in the SAID PROPERTY corresponding to the BLOCK C/Premises in Block C. However, notwithstanding the same, the FIRST PARTY, if called upon by the SECOND PARTY, execute and register all such instruments as may be called upon by the SECOND PARTY.

10. The FIRST PARTY shall immediately upon completion of the said BLOCK C or as and when called upon by the SECOND PARTY before such completion, execute MOU(s)/Agreement(s)/Deed(s) of transfer/conveyance/sale or such other instrument/s as may be called upon by the SECOND PARTY, in favour of the SECOND PARTY or the person of the choice of the SECOND PARTY conveying therein unto the SECOND PARTY or such other person the proportionate undivided share of land corresponding to the premises in BLOCK C in the SAID PROPERTY.


Mr. Rajeev Sharma


Mrs. Sanjeev Sharma


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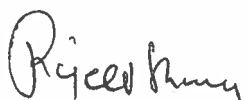
10.1. As the claim of the FIRST PARTY as against the SECOND PARTY and as arising under this agreement is limited to monetary claim for sum receivable under clause 5.1 r/w clause 4.1 of this Agreement, the FIRST PARTY shall have no claim to the Block C or any part thereof and all the rights of the FIRST PARTY in respect of the BLOCK C and or Said Development Potentials stands extinguished w.e.f. today.

Thus, the FIRST PARTY is and shall not be required to be joined in any instrument/s, that may be executed by the SECOND PARTY in respect of any of the premises in BLOCK C with any of its prospective purchasers however, if called upon by the SECOND PARTY; the FIRST PARTY shall execute such instruments and make themselves available for registration, as and when called and as many times as called, without any demand for money under whatsoever nomenclature.

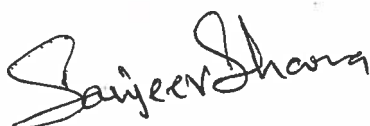
11. The FIRST PARTY, pending the execution of the transfer of title of Said Undivided Share and or land corresponding to the BLOCK C in favour of the SECOND PARTY or its nominee(s), hereby give irrevocable permission and authority to the SECOND PARTY to enter the SAID PROPERTY and to develop such portion of the SAID PROEPRTY as earmarked for BLOCK C and to do all types of construction of building therein, either according to the plans approved or to be approved by the authorities concerned, on principal to principal basis and not as agent of the FIRST PARTY.

12. The SECOND PARTY is authorized to make necessary application and obtain at its cost and expense, electricity connections, water connections from the competent authorities to facilitate the carrying on the work of development and construction in the portion reserved for construction of BLOCK C in the SAID PROPERTY.

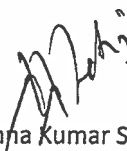
13. The FIRST PARTY shall sign all such applications, declarations, affidavits, NOCs or papers of any description including drawings, plans, letters and forms as may be necessary to be signed and filed before the proper authorities for the construction/revision of BLOCK C in the SAID PROPERTY.



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Mrs. Sanjeev Sharma



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14. The FIRST PARTY, shall at no point of time obstruct/block the SECOND PARTY, its representatives, agents, employees, servants and its vehicles from having free access from the main road to the portion of the SAID PROPERTY wherein the BLOCK C shall be constructed. The Block C shall be accessible by the SECOND PARTY or the occupiers of the BLOCK C, from the 10.00 meters wide road running all along the eastern boundary of the SAID PROPERTY adjacent to Block C as shown in the annexed plan.

15. The FIRST PARTY do hereby declare and confirm that the Said Undivided Share or Portion where BLOCK C is proposed to be constructed is free from any charge or liens and is freehold property and that the FIRST PARTY is the exclusive owner in possession of the same, that it has a valid, enforceable, clean, clear and marketable title of ownership and possession of the Said Undivided Share and or of the Portion where Block C is proposed, free from all encumbrances or charges or free from any attachment of whatsoever nature, they have not done any act of alienation of the Said Undivided Share in favour of any persons or party whosoever nor there is any existing claim of tenancy or mundkarship or caretaker, or any sort of agreements in favour of anybody in respect of the Said Undivided Share and that the FIRST PARTY hereby undertakes to indemnify and keep indemnified the SECOND PARTY from any claim by third parties in respect of the BLOCK C or portion where Block C is proposed to be constructed.

16. The FIRST PARTY covenant with SECOND PARTY that no other person/party besides the FIRST PARTY herein has any right or claim of whatsoever nature in the portion earmarked for Block C of the SAID PROPERTY or any part thereof.

17. The FIRST PARTY as and when called upon by the SECOND PARTY, shall pass an irrevocable Resolution and or execute an irrevocable Power of Attorney duly attested before the Notary Public or registered in the office of the Sub-Registrar, in favour of the SECOND PARTY, conferring upon SECOND PARTY or its nominee/s, the powers required for smooth execution and construction of the BLOCK C and for agreeing to transfer the title of the various premises in Block C and its corresponding undivided share in the land appurtenant thereto

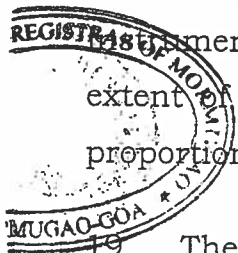

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Mrs. Sanjeev Sharma


Mr. Krishna Kumar Setia

and that upon the payment of the consideration payable in pursuance to this agreement, shall pass an irrevocable Resolution and or execute an irrevocable Power of Attorney duly attested before the Notary Public or registered in the office of the Sub Registrar, in favour of the SECOND PARTY, conferring upon SECOND PARTY or its nominee/s, the powers to transfer the title of the various premises in Block C and its corresponding undivided share in the land appurtenant thereto.

18. The SECOND PARTY at its absolute discretion may enter into any MOU, Agreement of whatsoever nature in respect of the various premises in the Block C, without the consent of the FIRST PARTY. In such agreements, the FIRST PARTY need not be joined but if requested by the SECOND PARTY, the FIRST PARTY shall execute and make themselves available for registration of the agreements in respect of the premises in BLOCK C, without demand for costs and expense or any other charges. It is agreed that irrespective of whether the FIRST PARTY is party to such instruments with third party or not, such instruments with third party shall be binding on the FIRST PARTY, to the extent of transferring the title of the premises in Block C and or undivided proportionate share in the land proportionate to such premises.



19. The SECOND PARTY may agree to give at its own risk and responsibility No Objection Certificate to prospective purchasers/ customers of the premises in Block C for agreeing to mortgage premises in Block C as security for loan/ finance, provided that FIRST PARTY shall not be liable in any manner whatsoever, for repayment of such loan/finance either by way of the principal sum or interest or in any manner whatsoever in respect of all such loan or loans.

20. The FIRST PARTY hereto agree that the SECOND PARTY shall be in occupation and possession of the portion of Said Property wherein the BLOCK C is proposed to be constructed, which possession is handed over by the FIRST PARTY to the SECOND PARTY simultaneously with the execution of this agreement along with right to egress and ingress the same form the main public road located on its Eastern side.


Mr. Rajeev Sharma


Mrs. Sanjeev Sharma


Mr. Krishna Kumar Setia

21. The SECOND PARTY shall be fully responsible, answerable and accountable for any accident, mishap taking place during the construction process of Block C.

22. The STP (Sewerage Treatment Plant) at the SAID PROJECT is for the common use and benefit of all the blocks in the SAID PROJECT and thus the SECOOND PARTY/owners/occupiers of the Block C shall be entitled to use the currently existing STP for the Block C and shall be entitled to connect the said STP to the Block C. The cost of repairs and maintenance of the STP shall be shared proportionately by all the blocks of the SAID PROJECT.

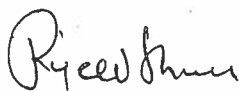
23. The FIRST PARTY shall co-operate the SECOND PARTY in getting necessary approval from RERA authority or making necessary modification to the RERA certificate already obtained by the FIRST PARTY. The resolution that shall be passed by the FIRST PARTY and or Power of Attorney that shall be executed by the FIRST PARTY as agreed in clause 16 above shall also authorise

SECOND PARTY or its nominee to open and operate bank account under RERA law and regulations.

24. It is specifically agreed that subject to the specific clauses herein touching the title of ownership and exclusive possession of the FIRST PARTY to the Said Undivided Share and or portion of land where Block C is proposed, from the date hereof, the portion of land of the SAID PROPERTY wherein Block C shall be constructed shall be at entire risk of the SECOND PARTY and that the SECOND PARTY shall be entitled to take recourse to all legal means of safeguarding its possession against third party and or even against the FIRST PARTY.

25. Under no circumstances and in no case, the FIRST PARTY shall have any claim over the BLOCK C that will be constructed in the SAID PROPERTY. Further the FIRST PARTY shall also have no claim over the unused FAR/FSI of the BLOCK C.

26. All the rights and privileges of the FIRST PART in so far as Block C is concerned shall now be available to the SECOND PARTY and shall now be exercised by SECOND PARTY.


Mr. Rajeev Sharma


Mrs. Sanjeev Sharma


Mr. Krishna Kumar Setia

27. The rights of the SECOND PARTY accruing under the present agreement is transferable/assignable at the absolute discretion of the SECOND PARTY to any party of the choice of the SECOND PARTY for such consideration as it deems fit and proper and the FIRST PARTY shall consent such transfer/assignment, execute necessary instrument and shall remain present for registration, without any entitlement to any monetary benefit or otherwise.

28. This Agreement, subject to stipulations contained herein, shall be governed by the provisions of the Specific Relief Act, 1963.

29. That the Mormugao Planning and Development Authority vide NOC dated 20/05/2025 under Ref. No. DH/465/49(6)PALE/30/12/2025/417 /has permitted registration of this agreement.

SCHEDULE A
(SAID LARGER PROPERTY)

ALL THAT Larger Property known as "DACLEMBATA", situated within the limits of Village Panchayat of Velsao, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, surveyed under Survey No. 30/12 of Pale Village, not described in the Land registration Office but enrolled in the Taluka revenue office under Matriz No. 382.

SCHEDULE B
(OF THE SAID PROPERTY)

ALL THAT dis-annexed, non-agricultural property admeasuring an area of 5790.00 Sq. Meters, forming part of the Said Larger Property described in the SCHEDULE A herein above written and bounded as under:

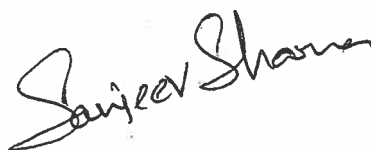
East : by existing 10.00 meters wide road;
West : by part of the Said Larger Property;
North : by 10.00 meters wider road;
South : by part of the Said Larger Property.

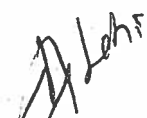
The SAID PROPERTY is better identified in the construction PLAN annexed hereto.

SCHEDULE C
(Of the SAID UNDIVIDED SHARE)

All That undivided 990.00 Sq. Meters of the Said Property described in the SCHEDULE B herein above written.


Mr. Rajeev Sharma


Mrs. Sanjeev Sharma


Mr. Krishna Kumar Setia

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and the year First hereinabove mentioned.

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED FIRST PARTY:

YOGMAYA HOSTELS PRIVATE LIMITED,

represented in this deed by its Director

MR. RAJEEV SHARMA

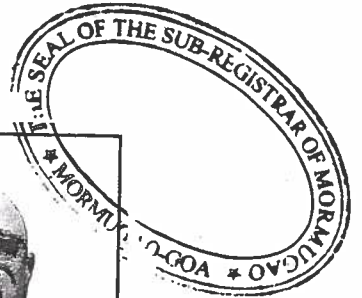
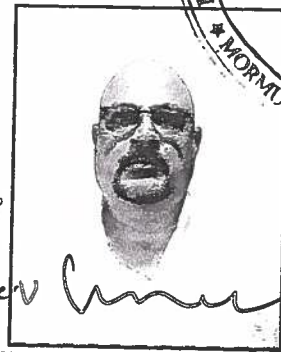
The party of First Part

In the presence of.....

Yogmaya Hostels Pvt. Ltd.

Rajeev Sharma
Director

Rajeev Sharma



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION MR. RAJEEV SHARMA

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF MR. RAJEEV SHARMA

Rajeev Sharma
Mr. Rajeev Sharma

Sanjeev Sharma

Mrs. Sanjeev Sharma

Krishna

Mr. Krishna Kumar Setia

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED SECOND PARTY:

INTOWN SPACE CREATION LLP

Through its Partners

Mr. SANJEEV SHARMA

The party of Second Part

In the presence of.....

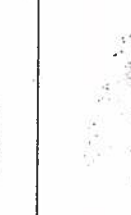
For INTOWN SPACE CREATION LLP
Sanjeev Sharma
Designated Partner



Sanjeev Sharma

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

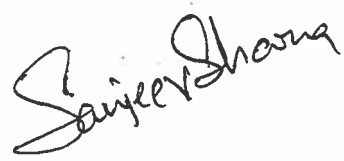
LEFT HAND FINGER PRINT IMPRESSION Mr. SANJEEV SHARMA

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. SANJEEV SHARMA




Mr. Rajeev Sharma


Mrs. Sanjeev Sharma


Mr. Krishna Kumar Setia

Mr. KRISHAN KUMAR SETIA

The party of Second Part

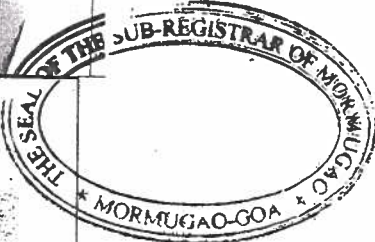
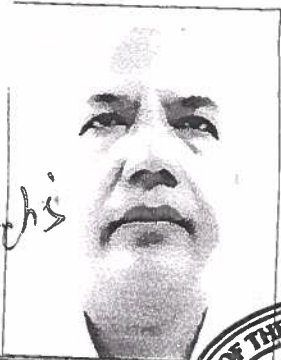
In the presence of.....

[Signature]

For INTOWN SPACE CREATION LLP

[Signature]

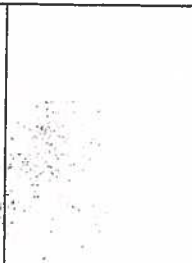
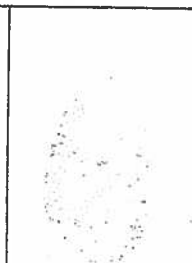
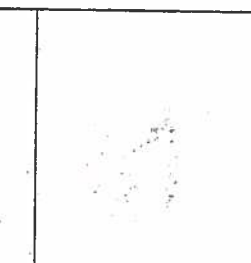
Designated Partner



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION **Mr. KRISHAN KUMAR SETIA**



				
Thumb	Index finger	Middle finger	Ring finger	Little finger

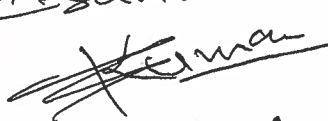
RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. KRISHAN KUMAR SETIA**

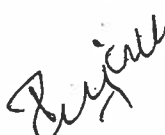
[Signature]
Mr. Rajeev Sharma

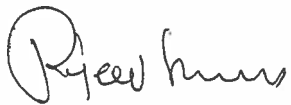
[Signature]
Mrs. Sanjeev Sharma

[Signature]
Mr. Krishna Kumar Setia

In the presence of:

1. Name : SUNDER KUMAR
 Father's Name : SH. BISHA MBER DAYAL
 Age : 62 years
 Address : T-4, Adwal Palek Shetkar
 Aadhaar No. : Csan 2etem, Pangim 409
 Signature :  (3500 3484 6567)

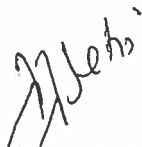
2. Name : RAJNEESH SHARMA
 Father's Name : BRAHM SWAROOP SHARMA
 Age : 53 yrs
 Address : F-1, First floor, KARLE RIVER VILLAGE
 Aadhaar No. : 6260061117 COA-
 Signature : 

Mr. Rajeev Sharma



Mrs. Sanjeev Sharma



Mr. Krishna Kumar Setia

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Emergency Vehicle Unit
City of, of Ohio
Massachusetts Dept. of
1000

[illegible]

Figure 2

1

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

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

Print Date & Time : - 02-Jun-2025 01:11:29 pm

Document Serial Number :- 2025-MOR-1104

Presented at 01:10:55 pm on 02-Jun-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
3	Processing Fee	
Total		

Stamp Duty Required :

Stamp Duty Paid :

Presenter

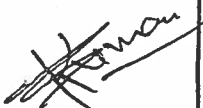
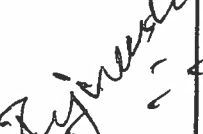
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr. SANJEEV SHARMA AS A PARTNER OF INTOWN SPACE CREATION LLP , Organization Name:INTOWN SPACE CREATION LLP, Age: 55, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - , Address2 - , PAN No.:			

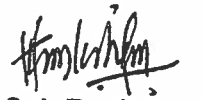
**Executer**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MR. RAJEEV SHARMA AS A DIRECTOR OF YOGMAYA HOSTELS PRIVATE LIMITED , , Age: , Marital Status: , Gender: , Occupation: , office at 10/4, Yogmaya Mandir, Mehrauli, New Delhi, 110 030, PAN No.:			
2	Mr. SANJEEV SHARMA AS A PARTNER OF INTOWN SPACE CREATION LLP , , Age: 55, Marital Status: Married , Gender: Male, Occupation: Business, , PAN No.:			
3	Mr. KRISHAN KUMAR SETIA AS A PARTNER OF INTOWN SPACE CREATION LLP , , Age: 54, Marital Status: Married , Gender: Male, Occupation: Business, , PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SUNDER KUMAR, Age: 61, DOB: , Mobile: , Email: , Occupation: Other , Marital status : Married , Address: 403002, Panaji, Tiswadi, North Goa, Goa			
2	Name: RAJNEESH SHARMA, Age: 53, DOB: 1972-05-08 Mobile: 9 , 19, Email: , Occupation: Other , Marital status : Married , Address: 403716, Benaulim, Salcete, South Goa, Goa			


Sub Registrar

REGISTRAR
MORMUGAO

Document Serial Number :- 2025-MOR-1104



Document Serial No:-2025-MOR-1104

Book :- 1 Document
Registration Number :- MOR-1-1046-2025
Date : 02-Jun-2025



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

