



गोवा GOA

Sr. No. 4433 Place of Vendor Panaji Goa Date 12/11/2018
Value of Stamp Paper 20000
Name of Purchaser Bhavan Developers
Residence Mercos Site of Father
Purpose Agreement W. n. n. s. Parties
Sign of Stamp Vendor [Signature] Sign of Purchaser
Dhanawant R. Nank
Licence No. AC/STP/ VEN/LIC/07/2010

052036

[Signature]

Pre Reg: 26928

Sr. no: 2111

Dated: 20/3/2021

2014



AGREEMENT FOR DEVELOPMENT

Contd..Page..2/-

[Signature] x [Signature]

For BHAVAN-DEVELOPERS

[Signature]
PARTNER

For BHAVAN DEVELOPERS

[Signature]
PARTNER



गोवा GOA

Sr. No. 4433 Place of Vendor Panaji Goa Date 12/11/2018
Value of Stamp Paper 20000
Name of Purchaser Bhavan Developers
Residence Mexico Name of Father
Purpose Assessment Sign of Purchaser
Sign of Vendor Parties
Dharmawant: H. N. N. N.
Licence No. AC/STP/VEN/LIC/07/2010

052037



:2:

THIS AGREEMENT FOR DEVELOPMENT is executed at
Panaji, Tiswadi-Goa, on this 13th day of the month of September,
2021.

BETWEEN

1.- SMT. CLEOPATRA LUISA JULIETA DE MELLO
GONSALVES, 62 years of age, daughter of Oscar Francisco

Contd..Page..3/-

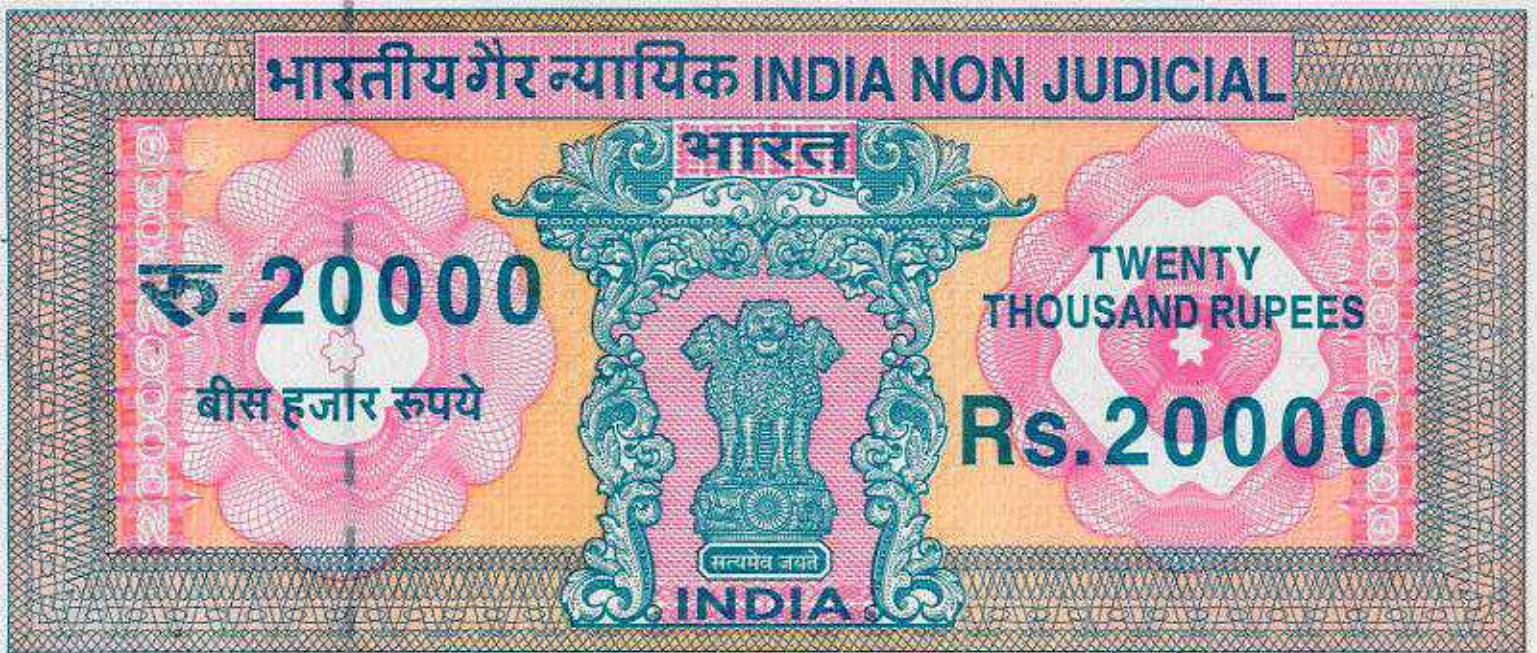
Gonsalves

FOR BHAVAN DEVELOPERS

PARTNER

FOR BHAVAN DEVELOPERS

PARTNER



गोवा GOA

Sr. No. 4433 Place of Vendor Panaji Goa Date 12/11/2018
Value of Stamp Paper 20000
Name of Purchaser Bhavan Developers
Residence Mercos Name of Father
Purpose Agreement Parties Dnaik Sign of Purchaser
Sign of Vendor
Dhanavanti Public
Licence No. AC/STPI/VEN/LIC/07/2010

052038



:3:

Ruberto Ortins Gonsalves, housewife, Indian National, holding Aadhaar Card No. 3 and PAN Card bearing No. 1, Mobile No. 9623661410, Email: damian 1956 @hotmail.com and her husband 2.- SHRI. MENINO DAMIAO ESPERDIAO MONTEIRO, 64 years of age, son of late Josinho Monteiro, in service, married, holding Aadhaar Card No. 1 and PAN Card bearing No. 1.

Contd..Page.4/-

Gonsalves

Monteiro

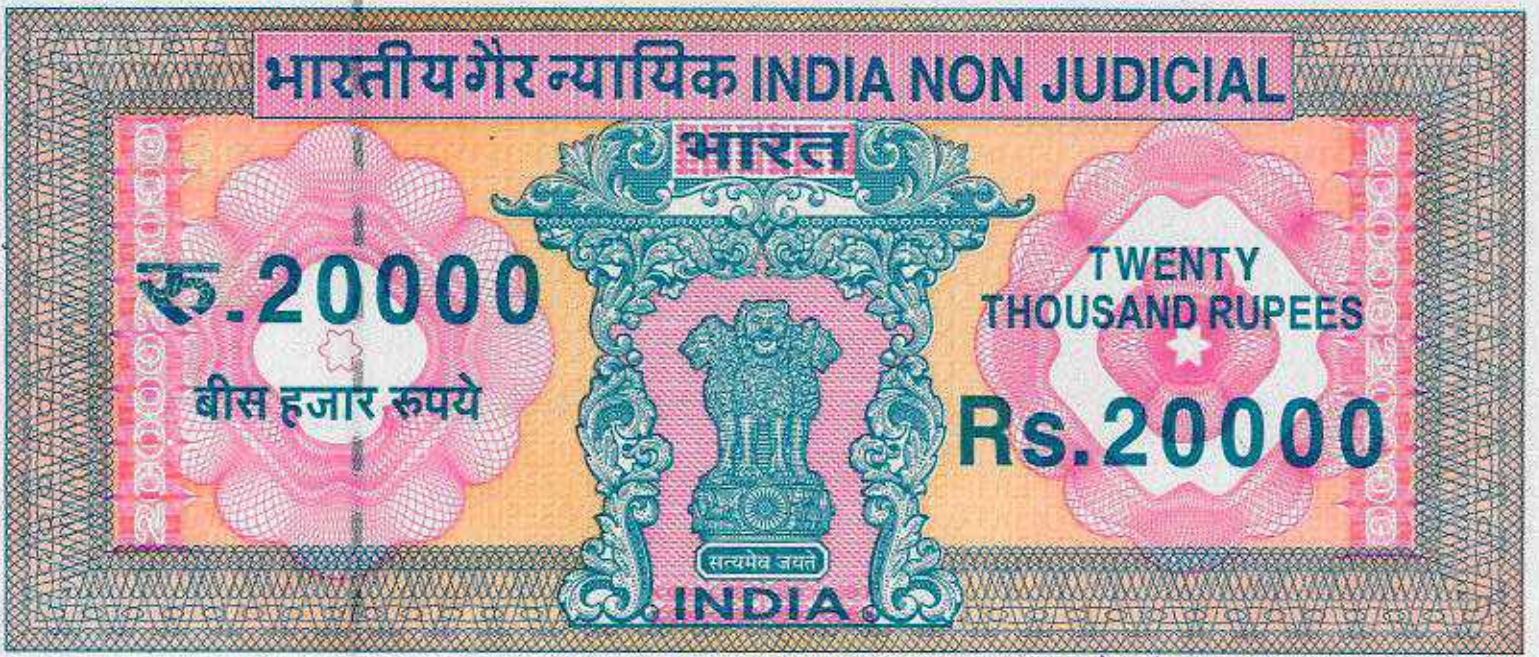
For BHAVAN DEVELOPERS

PARTNER

For BHAVAN DEVELOPERS

PARTNER

For BHAVAN DEVELOPERS
PARTNER



गोवा GOA

Sr. No. 4433 Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 20000
Name of Purchaser Bhavan Developers
Residence Merces Name of Father
Purpose Agreement Consenting
Parties Dnail Sign of Purchaser
Sign of Stamp Vendor
Dhandwani
Licence No. AC/STP/ VEN/LIC/07/2010

052040



:5:

AND

3.- M/S BHAVAN DEVELOPERS a Partnership Firm duly registered under the Indian Partnership Act 1932 before the Registrar of Firms Tiswadi-Goa, under No.PNJ-F62-2019 on 21/08/2019 holding PAN Card No. 24BHC6666G having its registered office at Shop No.4, Marie Nagar, Bhutem Bhat, Mercers, Tiswadi-Goa, Email:bhavandevlopers@yahoo.com, represented

Contd..Page..6/-

Kronsalves

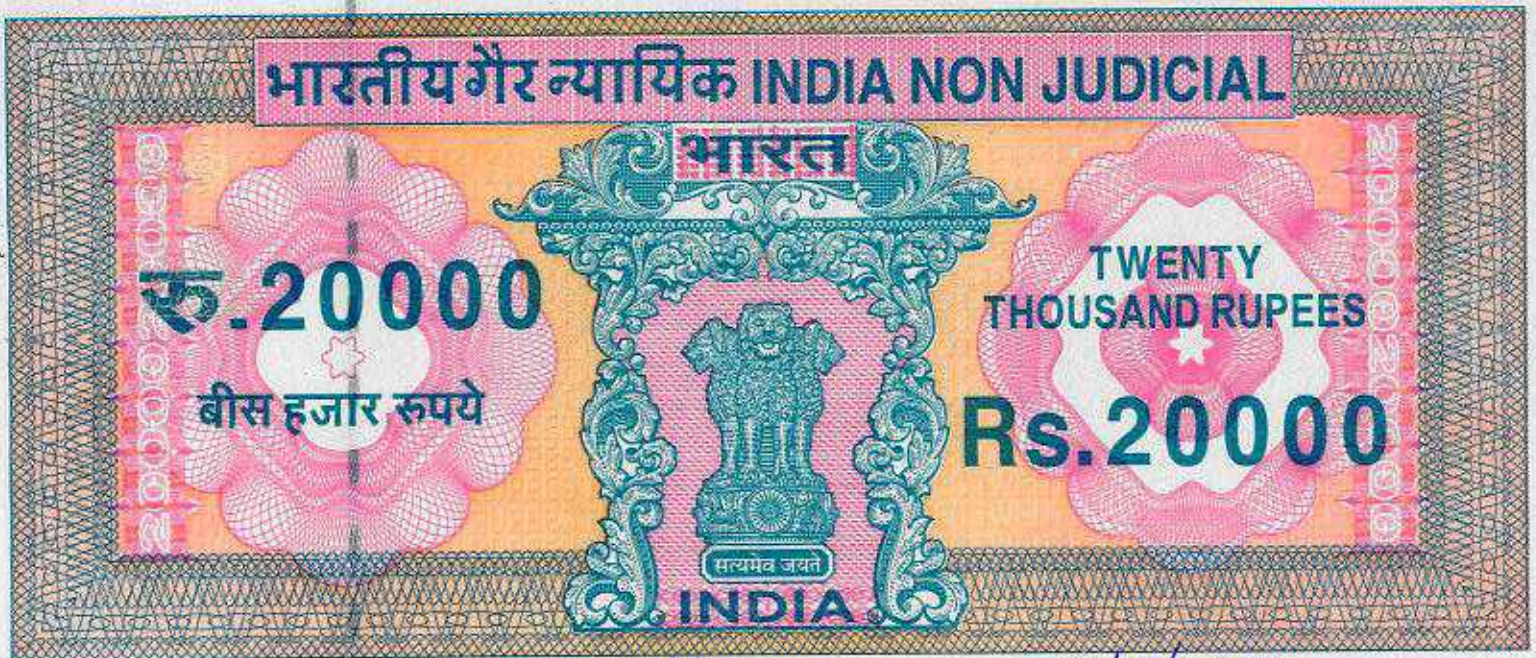
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For BHAVAN DEVELOPERS

PARTNER

For BHAVAN DEVELOPERS

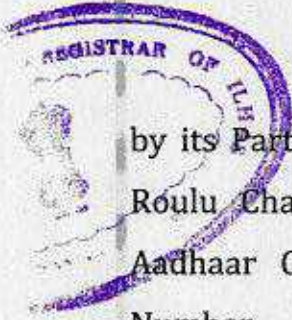
PARTNER



गोवा GOA

4433
Sr. No. _____ Place of Vendor Panaji Goa Date 12/11/2018
Value of Stamp Paper 20000
Name of Purchaser Bhavan Developers
Residence Merud name of Father
Purpose Agreement Contracting
Parties
Sign of Stamp Vendor Sign of Purchaser
Dhanwant R. Naik
Licence No. AC/STP/ VEN/LIC/07/2010

052041



:6:

by its Partners (i) SHRI. GURUDAS ROULU CHARI, son of late Roulou Chari, 42 years of age, married, in business, holding Aadhaar Card No. [redacted] and Permanent Account Number [redacted], Mobile No. 9765843917, Email: gurudasrchari@gmail.com, Indian National and resident of H.No.M/93, Laxmi Niwas Chinchwada, Near Krishna Mandap, Chimbhel, Tiswadi-Goa; and (ii) SHRI. DEEPAK NARCINHA CHARI, son of Narcinha Chari, 58 years of age, married, in

Contd..Page..7/-

Gonsalves

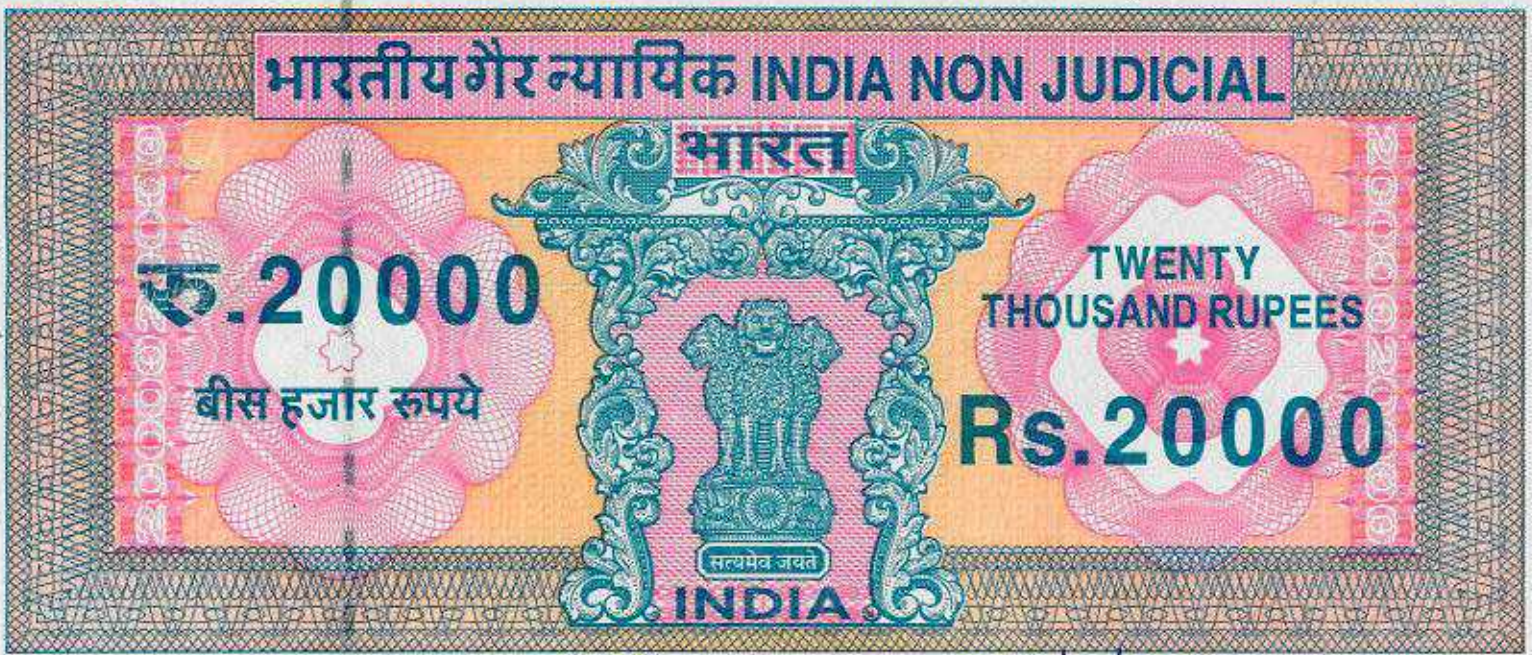
[Signature]

For BHAVAN DEVELOPERS

PARTNER

For BHAVAN DEVELOPERS

PARTNER



गोवा GOA

Sr. No. 4433 Place of Vendor Panaji Goa Date 12/11/2018
Value of Stamp Paper 20000
Name of Purchaser Bhavan Developers
Residence Olderias Name of Pathar
Purpose Agreement Parties
Sign of State Vendor Dhaik Sign of Purchaser
Dhanawant R. Naik
Licence No. AC/STP/ VEN/LIC/07/2010

052042



:7:

business, holding Aadhaar Card No. [redacted] and Permanent Account Number [redacted], Indian National, Mobile No. 7798102608, Email: chari.dpk@gmail.com and resident of H.No. 314/3, Devlay, Orgao, Marcel, Ponda-Goa; hereinafter called and referred to as "THE BUILDER/DEVELOPER" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its executors, administrators and assigns) OF THE OTHER PART.

Contd..Page..8/-

Gonsakes

[Signature]

For BHAVAN DEVELOPERS

[Signature]
PARTNER

For BHAVAN DEVELOPERS

[Signature]
PARTNER



गोवा GOA

4433
Sr. No. Place of Vendor Panaji Goa Date 12/11/2018
Value of Stamp Paper 5000
Name of Purchaser Bhawan Developers
Residence 10, Daxla, Panaji
Purpose Agreement
Sign of Stamp Vendor Dharmawant R. Naik
Licence No. AC/STPI/ VEN/LIC/0772010
Sign of Purchaser

160712



:8:

WHEREAS OWNERS/VENDORS are absolutely seized and possessed off and or otherwise well sufficiently entitled to all that piece or parcel of land admeasuring 750 square metres known as "AFRAGMENT GAUTHAN" along with one old mud house structure bearing house No.46, situated at Corlim, within the limits and jurisdiction of Village Panchayat of Corlim, Taluka Tiswadi,

Contd..Page..9/-

Honsches

[Signature]

FOR BHAVAN DEVELO
[Signature]
PARTNER

FOR BHAVAN DEVELO
[Signature]
PARTNER



गोवा GOA

4433
Sr. No. _____ Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 1000
Name of Purchaser Bhavani Developers
Residence Mexico Name of Father _____
Purpose Agreement Parties _____
Sign of Stamp Vendor Whails Sign of Purchaser [Signature]
Dhanawant R. Naik
Licence No. ACISTPI/ VEN/LIC/07/2010

483781



:9:

registration Sub-District of Ilhas, District of North Goa, State of Goa, enrolled in the Taluka Land Revenue Office of Ilhas, Goa under Matriz No.390 and surveyed under Survey No.2, Sub-Division No.17 of Village Corlim, not described in the Land

Contd..Page..10/-

[Signature] Gonsalves

[Signature]

FOR BHAVAN DEVELOPERS

PARTNER

BHAVAN DEVELOPERS

PARTNER



गोवा GOA

4433
Sr. No. _____ Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 1000
Name of Purchaser Bhavan Developers
Residence Marico
Purpose Agreement
Sign of Vendor D. N. N. Sign of Purchaser
Dhanwant R. N. N.
Licence No. AC/STPI/VEN/LIC/07/2010

483782



:10:

Registration Office of Ilhas, Goa, more particularly described in Schedule I mentioned below, hereinafter shall be referred to as "SAID PROPERTY".

AND WHEREAS 'SAID PROPERTY' was originally granted in Aforamento to Mrs. Martinha Afonso by the Comunidade of

Contd..Page..11/-

Gonsalves
of BHAVAN DEVELOPERS
PARTNER
of BHAVAN DEVELOPERS
PARTNER



गोवा GOA

Sr. No. 4433 Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 1000
Name of Purchaser Bhavan Developers
Residence Mercas Name of Father
Purpose Agreement Transacting
Parties Dhais
Sign of Stamp Vendor Sign of Purchaser
Dhanawant R. Naik
Licence No. AC/STP/ VEN/LIC/07/2010

483783



:11:

Corlim, Ilhas Goa, by Government Order dated 06/03/1928 on an annual 'Foro' of Rs.4.00(Rupees Four Only).

AND WHEREAS on death of Augusto Salvador Fernandes the husband of Mrs. Martinha Afonso, 'Inventario' proceedings were instituted under No.50/73 in the Court of Civil Judge, Senior

Contd..Page..12/-

Afonso

of BHAVAN DEVELOPERS

PARTNER

PARTNER



गोवा GOA

Sr. No. 4433 Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 1000
Name of Purchaser Bhavan Developers
Residence Mexico Name of Father
Purpose Agreement Partes Dr. N. S.
Sign of Stamp Vendor Sign of Purchaser
Dhanawant. R. N. S. K.
Licence No. AC/STP/VEN/LIC/07/2010

483784



:12:

Division, Panaji-Goa and in the said proceedings vide Order of Confirmation dated 05/12/1973 passed thereon SAID PROPERTY was allotted to Mrs. Maria Salvacao Fernandes e Costa who is married to Mr. Antonio Manuel Elizabeth da Costa under the regime of communion of assets.

Contd..Page..13/-

Gonzales

For BHAVAN DEVELOPERS

PARTNER

For BHAVAN DEVELOPERS

PARTNER



गोवा GOA

Sr. No. 4433 Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 500
Name of Purchaser Bhawan Developers
Residence Mexico Name of Father
Purpose Agreement Transacting Parties Dr. Naik
Sign of Stamp Vendor Dr. Naik Sign of Purchaser
Licence No. AC/STPI/VEN/LIC/07/2010

456019



:13:

AND WHEREAS said Mrs. Maria Salvacao Fernandes e Costa who is married to Mr. Antonio Manuel Elizabeth da Costa have effected payment of 'Remissao do Foro' of the SAID PROPERTY to the Comunidade of Corlim, Ilhas Goa vide Certificate dated 13/07/1998 issued by Comunidade of Corlim, Ilhas-Goa.

Contd...Page..14/-

Gonsalves

Dr. Naik

for BHAVAN DEVELOPERS

PARTNER

for BHAVAN DEVELOPERS

Bhawan

PARTNER

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

गोवा GOA

4433
Sr. No. Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 507
Name of Purchaser Bhawan Developers
Residence Mexico Name of Father
Purpose Agreement
Sign of Stamp Vendor R. Naik
Licence No. AC/STP/VEN/LIC/07/2010
Sign of Purchaser

B 209152

:14:

AND WHEREAS by Deed of Sale dated 21/07/1998 duly executed and registered before the Sub-Registrar of Ilhas at Panaji-Goa under No.1337 at pages 469 to 485, Book I, Volume No.599, registered on 27/07/1998 said Mrs. Maria Salvacao Fernandes e Costa along with her husband Mr. Antonio Manuel Elizabeth da Costa sold SAID PROPERTY to Mr. Thottian Devassy John.

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Gonçalves

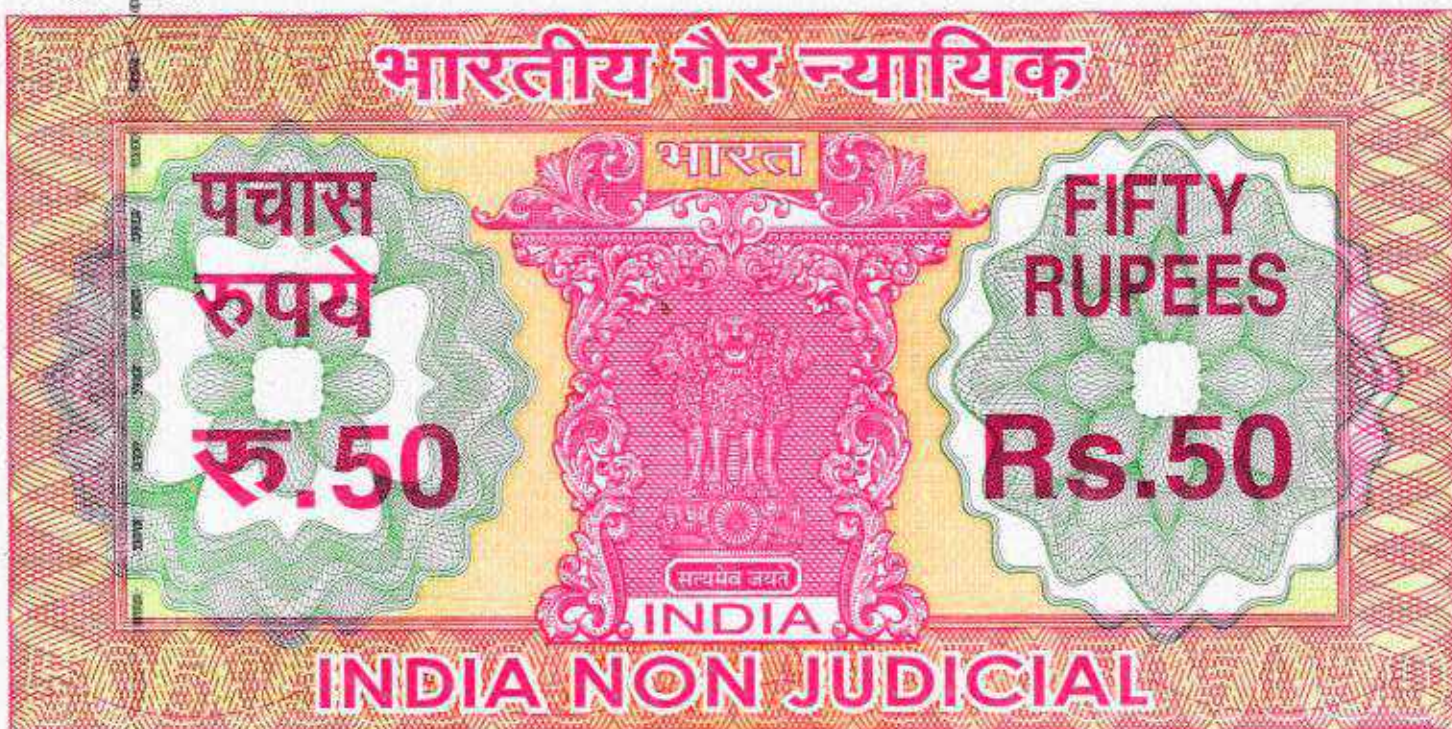
Thottian

FOR BHAVAN DEVELOPERS

PARTNER

FOR BHAVAN DEVELOPERS

PARTNER



गोवा GOA

Sr. No. 4433 Place of Vendor Panaji-Goa Date 12/11/2018
 Value of Stamp Paper 50
 Name of Purchaser Bhavan Developers
 Residence Mexico Name of Father
 Purpose Agreement Dhais Prakash
 Sign of Stamp Vendor Dhais Sign of Purchaser
 Licence No. AQ/STP/VEN/LIC/07/2010

B 209149



:15:

AND WHEREAS by Deed of Sale dated 31/12/2003 duly executed and registered before the Sub-Registrar of Ilhas at Panaji-Goa under No.1393 at pages 487 to 504, Book I, Volume No.1319, registered on 25/05/2004 said Mr. Thottian Devassy John along with his wife Mrs. Lissy John sold SAID PROPERTY to Mr. Menino Damiao Esperdiao Monteiro.

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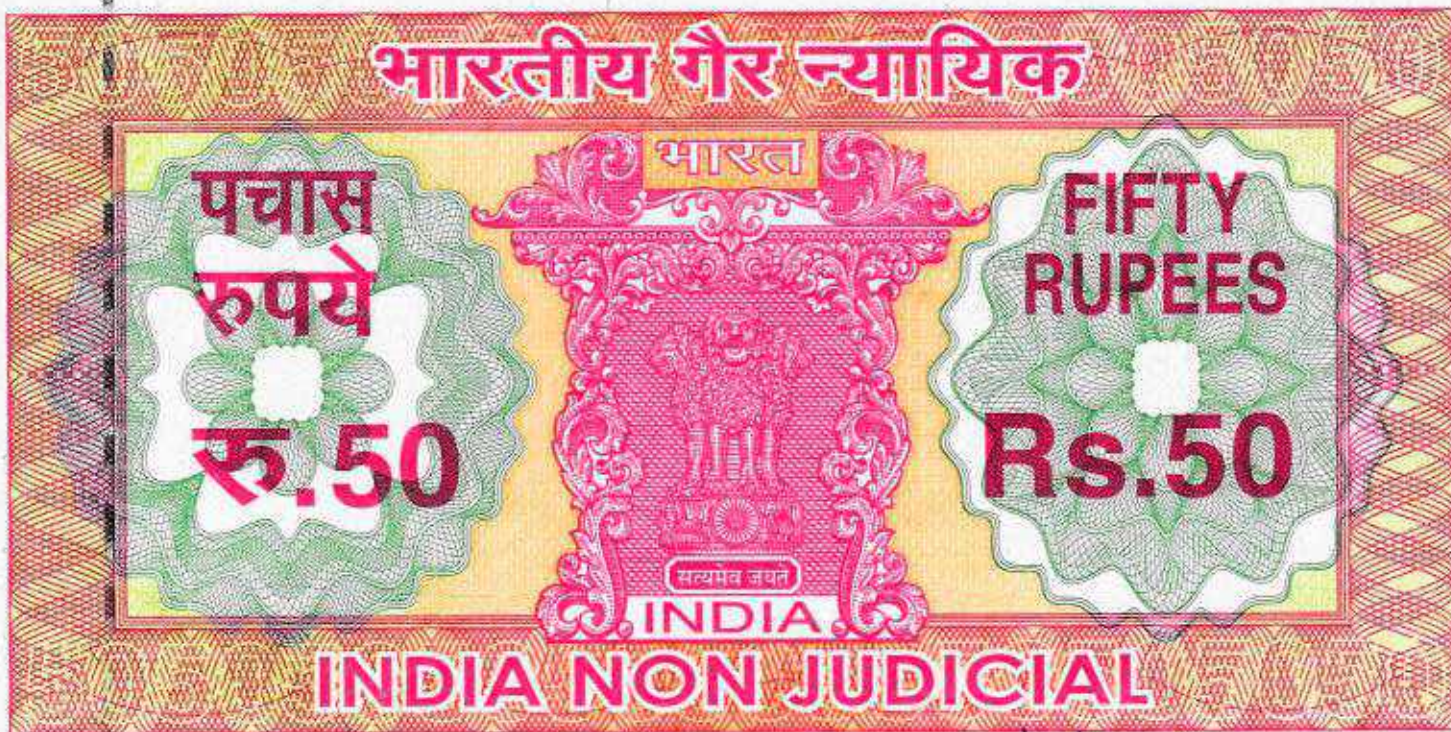
Gonsalves

FOR BHAVAN DEVELOPERS

 PARTNER

FOR BHAVAN DEVELOPERS

 PARTNER



गोवा GOA

Sr. No. 4433 Place of Vendor Panaji-Goa Date 12/11/2018
 Value of Stamp Paper 50
 Name of Purchaser Bhavan Developers
 Residence Merus Name of Father
 Purpose Agreement Transacting Parties R. Naik
 Sign of Stamp Vendor R. Naik Sign of Purchaser
 Licence No. AC/STP/ VEN/LIC/07/2010

B 209151



:16:

AND WHEREAS said Mr. Menino Damiao Esperdiao Monteiro included his name in the occupant's column of Form I and XIV of Survey No.2 Sub-Division No.17 of SAID PROPERTY for purpose of record of rights maintained by the Village Panchayat of Corlim.

Contd..Page..17/-

Bhavan Developers

[Signature]

For BHAVAN DEV.

PARTNER

For BHAVAN DEVELOPERS

[Signature]
PARTNER

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

गोवा GOA

Sr. No. 4433 Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 50
Name of Purchaser Bharlam Developers
Residence Mexico Name of Father
Purpose Agreement Transacting Parties R. Naik
Sign of Stamp Vendor Dhanwant R. Naik Sign of Purchaser
Licence No. AC/STP/VEN/LIC/07/2010

B 209150



:17:

AND WHEREAS SAID PROPERTY is duly converted into Agricultural to Non-Agricultural and residential use as per Conversion Sanad dated 21/12/2016 under No.RB/CNV/TIS/AC-1/08/6 issued by the Government of Goa, Office of the Collector, North Goa District, Panaji, and Tiswadi-Goa.

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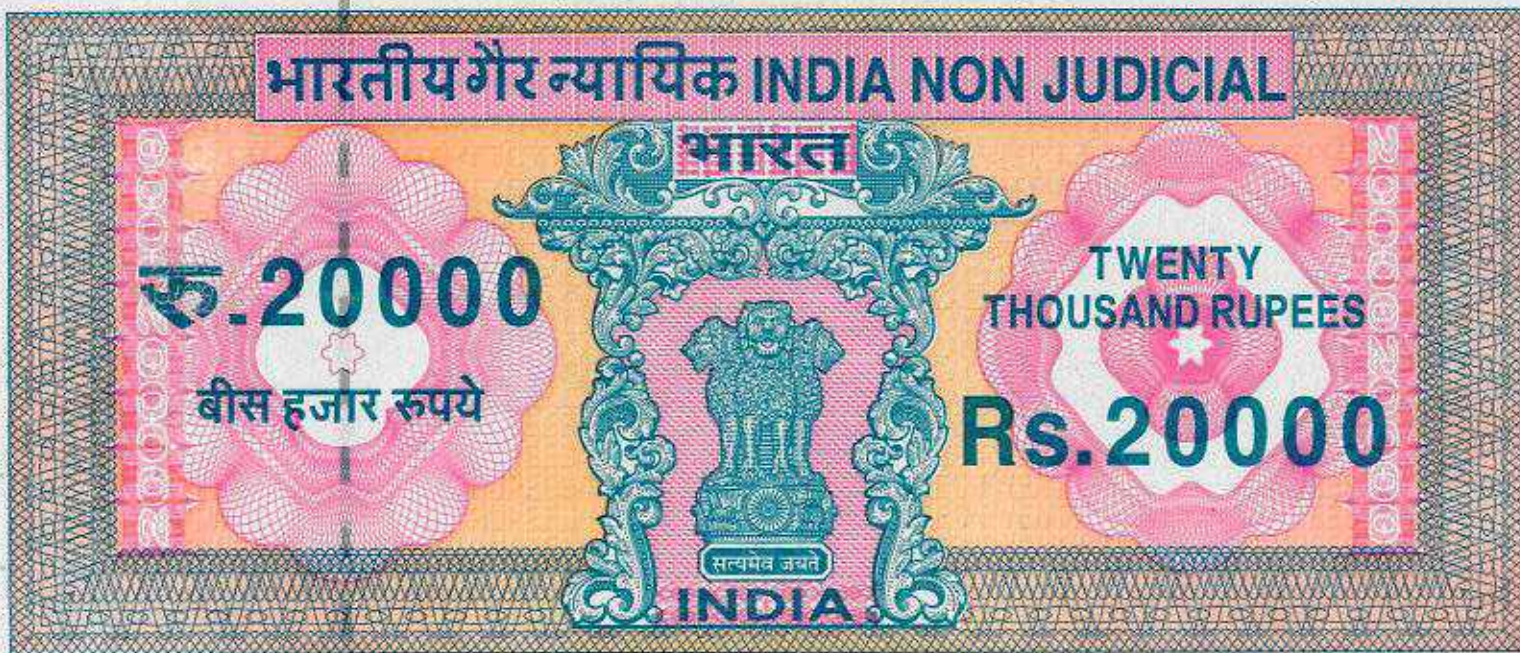
R. Gonsales

FOR BHAVAN DEVELOPERS

PARTNER

FOR BHAVAN DEVELOPERS

PARTNER



गोवा GOA

Sr. No. 4434 Place of Vendor Panaji-Goa Date 12/11/2018
 Value of Stamp Paper 20000
 Name of Purchaser Bhavan Developers
 Residence Merces Name of Father
 Purpose Agreement Contracting Parties
 Sign of Stamp Vendor Draik Sign of Purchaser
 Dhanawant R. No.
 Licence No. AC/STP/ FEN/LIC/07/2010

052043



:18:

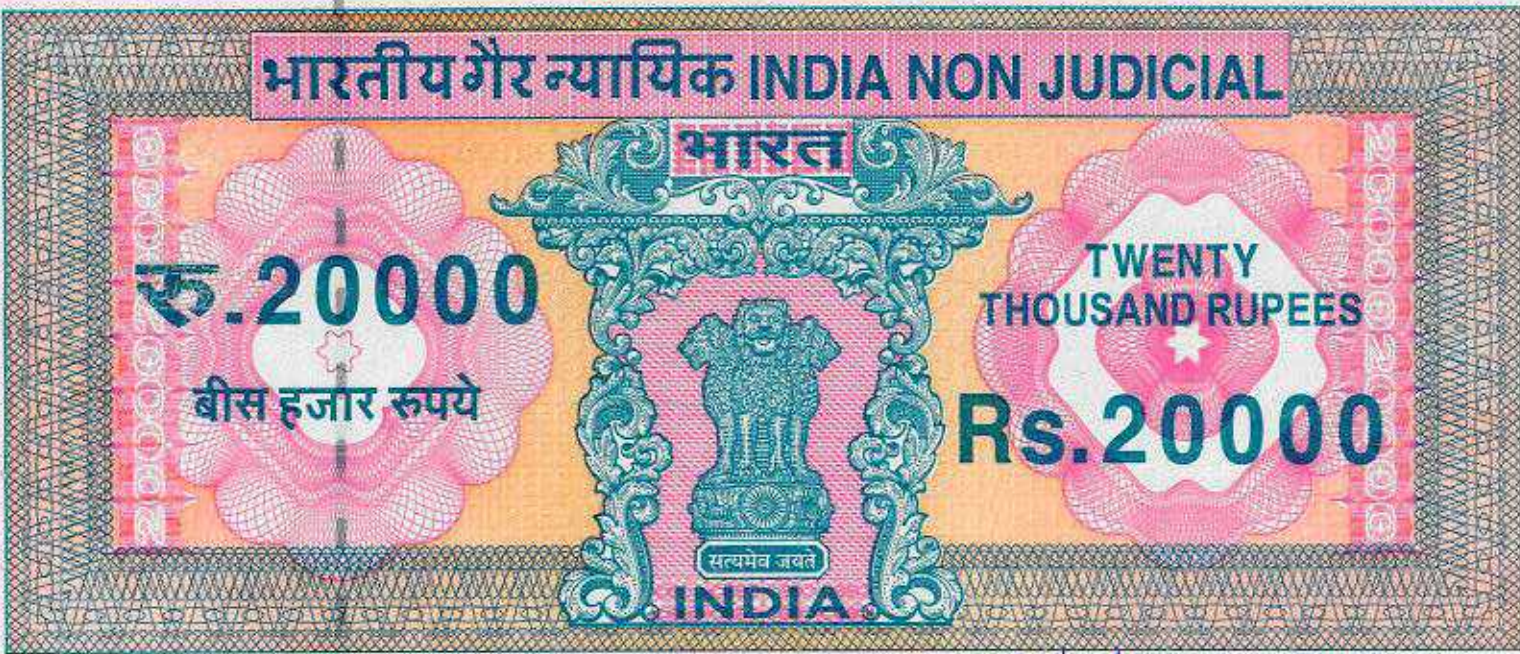
AND WHEREAS on being represented as above by the 'OWNERS/VENDORS', THE BUILDER/DEVELOPER has approached 'OWNERS/VENDORS' to develop SAID PROPERTY described in Schedule I, by constructing thereon residential building consisting of various residential flats.

Contd..Page..19/-

Gonsalves

for BHAVAN DEVELOPERS
 PARTNER

PARTNER



गोवा GOA

Sr. No. 4434 Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 20000
Name of Purchaser Bhavan Developers
Residence Dereos Name of Father
Purpose Agreement Contracting
Dnails Parties Sign of Purchaser
Sign of Stamp Vendor
Dhanawant R. Naik
Licence No. AC/STPI/VEN/LIC/07/2010

052044

:19:

NOW THIS AGREEMENT FOR SALE CUM DEVELOPMENT
WITNESSES AS UNDER:

1. That OWNERS/VENDORS do hereby entrust, allot and hand over possession of the SAID PROPERTY described in Schedule I hereunder mentioned and shown in red coloured outlines in the plan annexed to this Agreement to the BUILDER/DEVELOPER, for purpose of carrying out development thereon by constructing

Contd..Page..20/-

For BHAVAN DEVELOPERS

Gonsalves

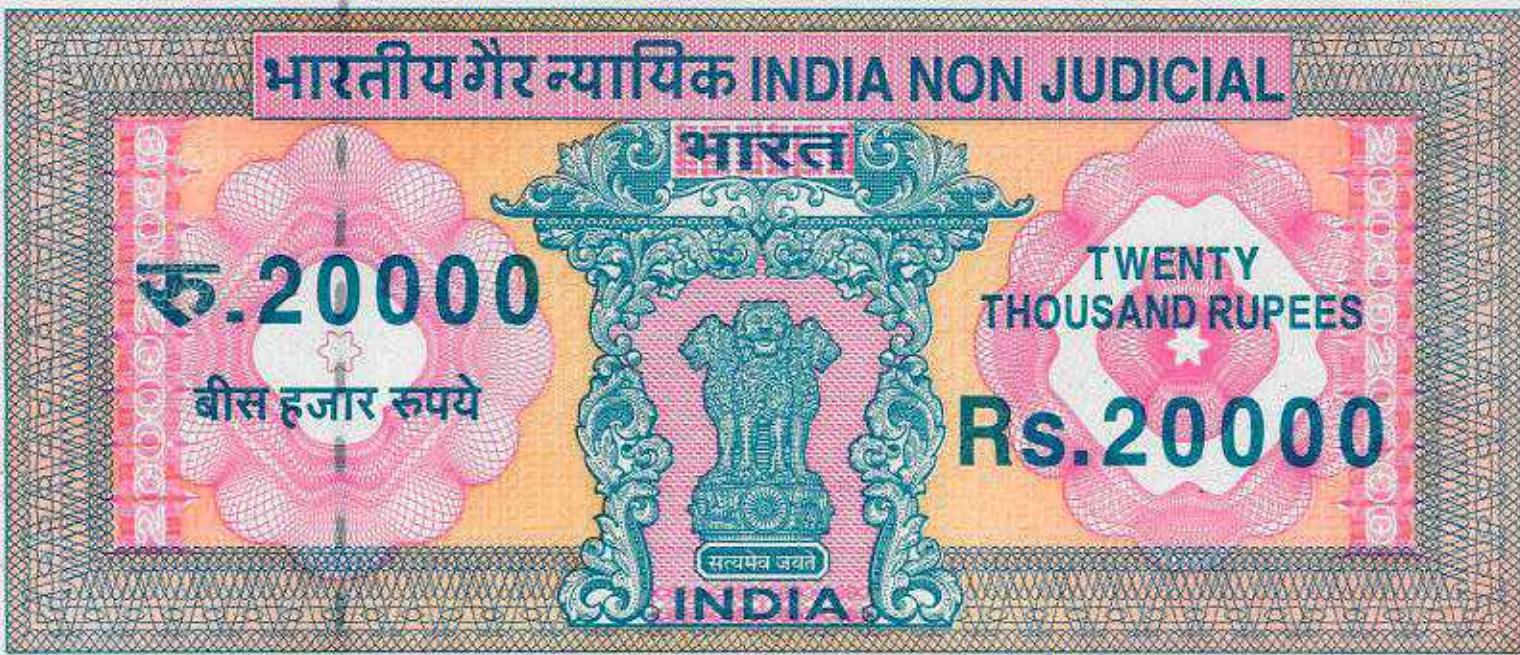
[Signature]

PARTNER

For BHAVAN DEVELOPERS

[Signature]

PARTNER



गोवा GOA

4434
Sr. No. Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 20000
Name of Purchaser Bhawan Developers
Residence Merus Name of Father
Purpose Agreement Transacting Parties
Sign of Stamp Vendor Dhawan R. Naik
Licence No. AC/STP/ VEN/LIC/07/2010
Sign of Purchaser

052045



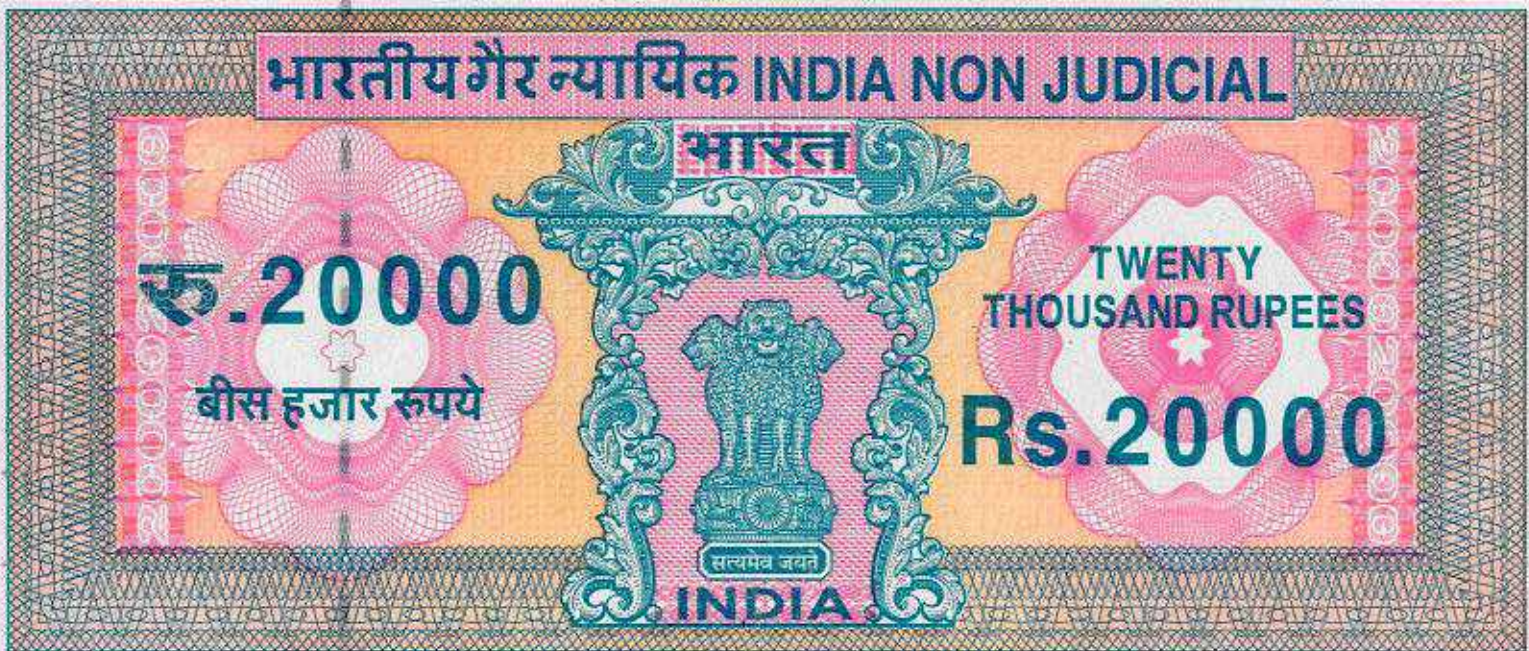
:20:

residential building consisting of various residential Flats for a total consideration of Rs.49,88,000/- (Rupees Forty Nine Lakhs Eighty Eight Thousand Only) to be payable as follows:-

(i) Sum of Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) to be paid to the OWNERS/VENDORS in following manner:-

Contd..Page..21/-

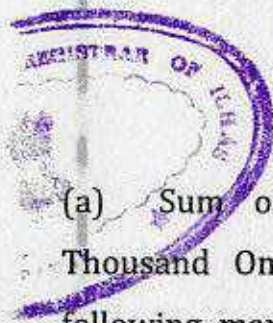
For BHAVAN DEVELOPERS
BHAWAN DEVELOPERS
PARTNER
PARTNER



गोवा GOA

Sr. No. 4434 Place of Vendor Panaji-Goa Date 12/11/2018
 Value of Stamp Paper 20000
 Name of Purchaser Bhavani Developers
 Residence Mexico Name of Father Agarwal
 Purpose Transacting Parties Chait
 Sign of Stamp Vendor Dhanwant R. Nalk Sign of Purchaser Chait
 Licence No. AC/STP/ VEN/LIC/07/2010

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:21:

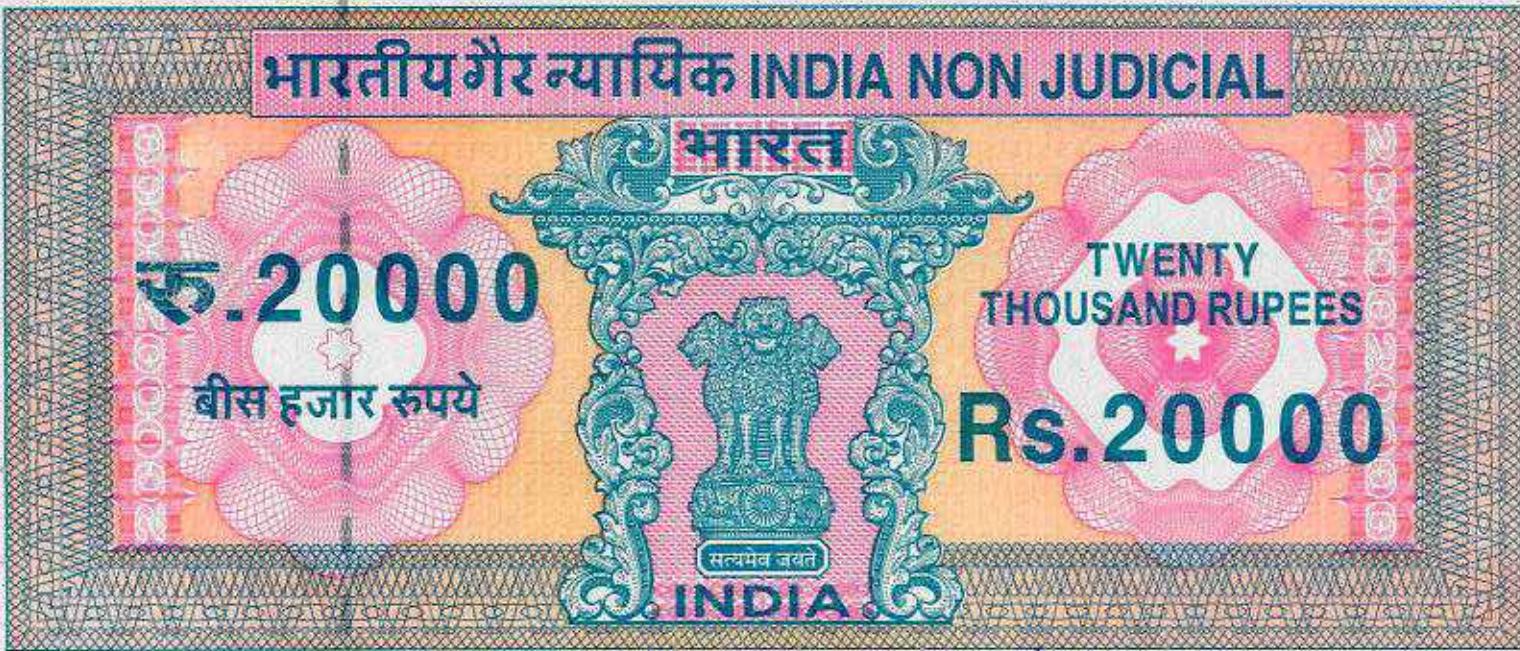
(a) Sum of Rs.6,95,000/- (Rupees Six Lakhs Ninety Five Thousand Only) already paid to the OWNERS/VENDORS in following manner:- (i) Sum of Rs.1,00,000/- (Rupees One Lakh Only) vide NEFT dated 05/12/2017 under No.P17120550748920 effected through Syndicate Bank, Ribandar-Goa (ii) sum of Rs.1,00,000/- (Rupees One Lakh Only) vide Cheque dated 03/01/2018 bearing No.55425796 drawn on Syndicate Bank,

Contd..Page..22/-

Gousaves

Chait PARTNER

For BHAVAN DEVELOPERS
Chait BHAVAN DEVELOPERS
 PARTNER



गोवा GOA

4434
Sr. No. _____ Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 20000
Name of Purchaser Bhawan Developers
Residence Merces Name of Father
Purpose Accumulation Transacting
Sign of State Vendor Dhais Parties
Sign of Purchaser
Chandawant R. J. J.
Licence No. AC/STP/VEN/LIC/07/2010

052047

:22:

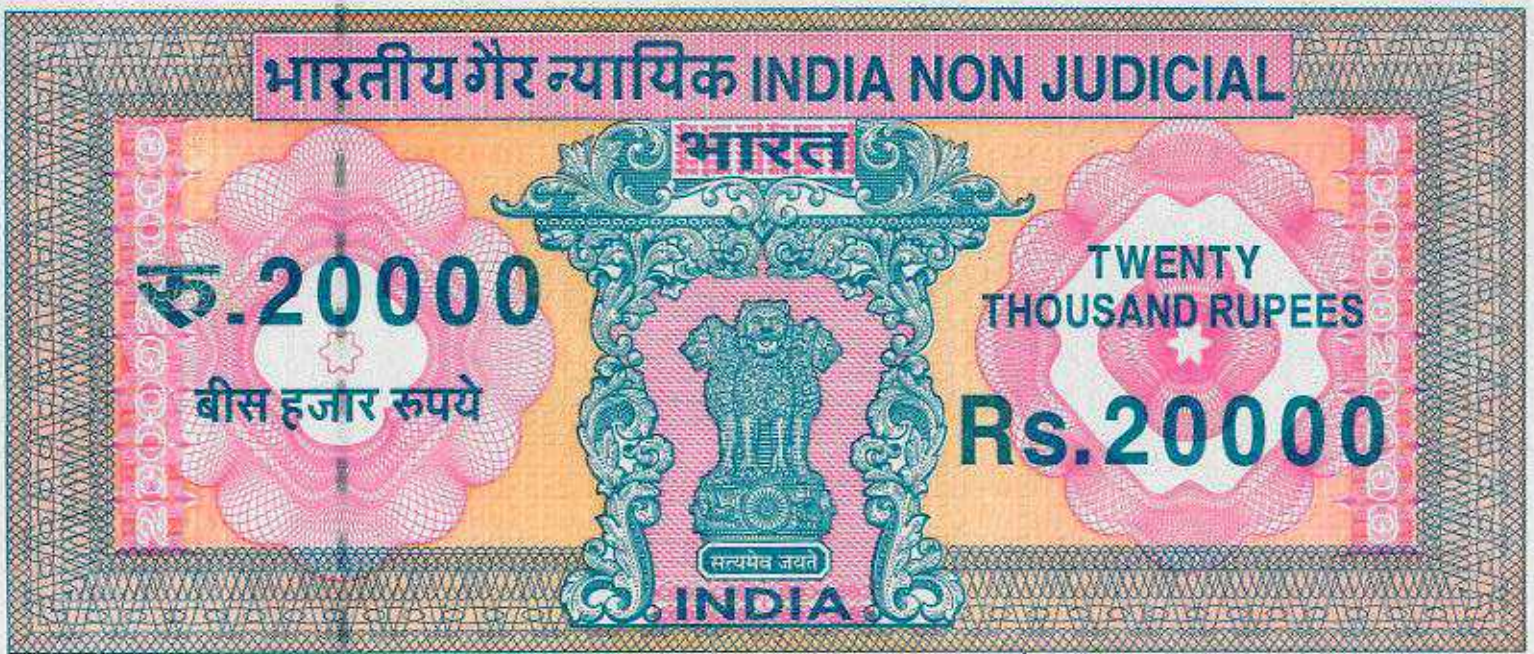
Ribandar-Goa. (iii) sum of Rs.1,00,000/- (Rupees One Lakh Only) vide NEFT dated 05/02/2018 under No.P18020582021335 effected through Syndicate Bank, Ribandar-Goa (iv) sum of Rs.50,000/- (Rupees Fifty Thousand Only) vide NEFT dated 26/02/2018 under No.P18022692888025 effected through Syndicate Bank, Ribandar-Goa (v) sum of Rs.50,000/- (Rupees Fifty Thousand Only) vide NEFT dated 31/03/2018 under

Contd..Page..23/-

L. Gonsalves

FOR BHAVAN DEVELOPERS
PARTNER

PARTNER



गोवा GOA

Sr. No. 4434 Place of Vendor Panaji-Goa Date 12/11/2018
 Value of Stamp Paper 20000
 Name of Purchaser Bhavan Developers
 Residence Mexico Name of Father
 Purchaser Ayramet Transacting Parties
 Sign of Vendor D. Naik Sign of Purchaser
 Dhandvant. P. Naik
 Licence No. AC/STP/ VEN/LIC/07/2010

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:23:

No.P18033113557318 effected through Syndicate Bank, Ribandar-Goa (vi) sum of Rs.95,000/- (Rupees Ninety Five Thousand Only) vide NEFT dated 14/05/2018 under No.P18051437531157 effected through Syndicate Bank, Ribandar-Goa and (vii) Sum of Rs.2,00,000/- (Rupees Two Lakhs Only) vide Cheque bearing No.378137 dated 24/12/2018 drawn on Dena Bank, Panaji Branch.

Contd..Page..24/-

Honsakes

FOR BHAVAN DEVELOPERS,

PARTNER

FOR BHAVAN DEVELOPERS

 PARTNER



गोवा GOA

Sr. No. 4434 Place of Vendor Panaji: Goa Date 12/11/2018
Value of Stamp Paper
Name of Purchaser Bhavan Developers
Residence Mexico Name of Father
Purpose Acquiring Parties
Sign of Stamp vendor D. N. S. Sign of Purchaser
Dhanawant. R. 1000
Licence No. AC/STH-VEN/LIC/07/2010

097554



:24:

(b) Sum of Rs.12,00,000/- (Rupees Twelve Lakhs Only) transferred vide UTR No. BARB202109131256768481 dated 13/09/2021 of Bank of Baroda, Marcel Branch, Ponda-Goa on signing of this Agreement and (c) sum of Rs.5,000/- (Rupees Five Thousand Only) by cash.

(d) Sum of Rs.6,00,000/- (Rupees Six Lakhs Only) in following manner:-

Contd..Page..25/-

For BHAVAN DEVELOPERS

Bhavan Developers

[Signature]

PARTNER

For BHAVAN DEVELOPERS

[Signature]
PARTNER



गोवा GOA

Sr. No. 4434 Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 10000/-
Name of Purchaser Bhavan Developers
Residence Nexien Name of Father
Purpose Agreement Addressing
Sign of Stamp Vendor naik Sign of Purchaser
Licence No. AG/STP/VEN/LIC/07/2010

097553

:25:

(i) Rs.2,00,000/-(Rupees Two Lakhs Only) vide Cheque dated 01/10/2021 bearing No.003902 drawn on Bank of Baroda, Marcel-Branch (ii) Rs.2,00,000/-(Rupees Two Lakhs Only) vide Cheque bearing No.003903 dated 01/12/2021 drawn on Bank of Baroda, Marcel-Branch and (iii) Rs.2,00,000/-(Rupees Two Lakhs Only) vide Cheque dated 01/02/2022 bearing No.003904 drawn on Bank of Baroda, Marcel-Branch.

Contd..Page..26/-

For BHAVAN DEVELOPERS

Gonsakes

[Signature]

[Signature]
PARTNER

For BHAVAN DEVELOPERS
[Signature]
PARTNER



गोवा GOA

Sr. No. 4434 Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 1000
Name of Purchaser Bhawan Developers
Residence Mercu Name of Father
Purpose Assessment Transacting Parties
Sign of Stamp Vendor R. Naik Sign of Purchaser
Registration No. AC/STP/ VEN/LIC/07/2010

475761

:26:

(d) On completion of Building to be constructed in the SAID PROPERTY, below mentioned built up premises, shall be retained by the OWNERS/VENDORS for themselves to be adjusted towards the kind consideration in lieu of the balance consideration of Rs.24,88,000/- (Rupees Twenty Four Lakhs Eighty Eight Thousand Only) payable by the BUILDER/DEVELOPER to the OWNERS/VENDORS:

Contd..Page..27/

Bonxades

FOR BHAVAN DEVELOPERS
Sham
PARTNER

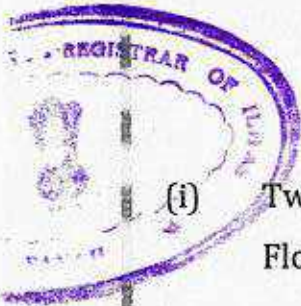
BHAVAN DEVELOPERS
Sham
PARTNER



गोवा GOA

Sr. No. 4434 Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 1000
Name of Purchaser Dhanawant Developers
Residence Mari Name of Father
Purpose Agreement Transacting Parties
Sign of Stamp Vendor D. Naik Sign of Purchaser
Dhanawant R. Naik
Licence No. AC/STP/ VEN/LIC/07/2010

475762



:27:

- (i) Two Bedrooms residential flats on the Upper Ground Floor admeasuring 92.58 square metres.
- (ii) Two Bedrooms residential flats on the First Floor admeasuring and 102.54 square meters of built up area both flats with open terrace admeasuring 27.62square metres and stilt parking admeasuring 75.80square

Contd..Page..28

L. Gasalves

[Signature]

for BHAVAN DEVELOPERS
PARTNER

for BHAVAN DEVELOPERS
PARTNER



गोवा GOA

4434
Sr. No. _____ Place of Vendor Panaji Goa Date 12/11/2018
Value of Stamp Paper 1000
Name of Purchaser Bhawan Developers
Residence Mexico
Signature of Purchaser [Signature]
Signature of Vendor [Signature]
Dhanawade R. Nani
Licence No. AC/STP/VEN/LIC/07/2010

483780



:28:

metres to be constructed as 'Wing A' of the said residential building together with one Stair Case leading from Stilt Parking to Open Terrace, described in detail under Schedule II hereunder mentioned along with detailed specifications of the Flats mentioned in Schedule III hereunder mentioned, hereinafter shall be referred to as 'OWNERS PREMISES' shown and

Contd..Page..29/-

Gowsabes

[Signature]

FOR BHAWAN DEVELOPERS
[Signature]
PARTNER
OF BHAWAN DEVELOPERS

[Signature]
PARTNER



गोवा GOA

Sr. No. 4434 Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 1000
Name of Purchaser Bhavan Developers
Residence Mexico Name of Father
Purpose Agreement Transacting Parties
Sign of Stamp Vendor Dhawal Sign of Purchaser
Dhawal R. Nalik
Licence No. AC/STP/VEN/LIC/07/2010

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delineated in red outlines in the plan annexed to this Agreement. Incase if after approval from the Government issuing Authority, the Flat area of the Owner is shown less than as mentioned above then the BUILDER/DEVELOPER will pay an amount of Rs. 40,000/- per square metres towards the variation and alternation of OWNERS/VENDORS Flats.

Contd..Page..30/-

Bhavan Developers

[Signature]

for BHAVAN DEVELOPERS

PARTNER

for BHAVAN DEVELOPERS
PARTNER



गोवा GOA

Sr. No. 4434 Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 500
Name of Purchaser Bhavani Developers
Residence Mexico Name of Father
Purpose Agreement Contracting
Parties W. Naik Sign of Purchaser
Sign of Vendor
Bhavani R. Naik
Licence No. AG/STP/ VEN/LIC/07/2010

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2. The Wing 'A' shall be exclusively enjoyed by the OWNERS/VENDORS only and the prospective Flat Purchasers or nominees of the DEVELOPER/BUILDER shall not interfere in any manner with Wing 'A'.

Contd..Page..31/-

Gousabres

For BHAVAN DEVELOPERS
PARTNER

For BHAVAN DEVELOPERS
PARTNER

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50

भारत

FIFTY
RUPEES

Rs. 50

INDIA

INDIA NON JUDICIAL

गोवा GOA

Sr. No. 4434 Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 500
Name of Purchaser Bhawan Developers
Residence Mexico of Father
Purpose Agreement of Father
Whisk Parties
Sign of Vendor Dhanwant R. Naik
Licence No. AG/STP/ VEN/LIC/07/2010
Sign of Purchaser

B 209153

:31:

3. It is agreed by the OWNERS/VENDORS that DEVELOPER/BUILDER shall be entitled to built up premises as mentioned below, which are more particularly described and enlisted in Schedule IV hereunder mentioned with specifications as detailed in Schedule V hereunder mentioned, which shall hereinafter be referred to as 'Builder's Premises' (Wing B).

Contd..Page 32/-

Bhawan Developers

for BHAWAN DEVELOPERS

PARTNER. BHAWAN DEVELOPERS

PARTNER

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

गोवा GOA

Sr. No. 41434 Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 50/-
Name of Purchaser Bhavan Developers
Residence Mexico Name of Father
Purpose Agreement relating to Parties to
Sign of Stamp Vendor Dhanwant R. Naik Sign of Purchaser
Licence No. AC/STP/ VEN/LIC/07/2010

B 209154

:32:

4. The BUILDER/DEVELOPER shall construct and handover the possession of the 'OWNER'S PREMISES' to the OWNERS/VENDORS within a period of 30 months, computed from the date of obtaining construction license from the concerned authorities. The BUILDER/DEVELOPER shall secure the approvals of the plans and obtain construction license from

Contd..Page..33/-

Bhavan Developers

[Signature]

For BHAVAN DEVELOPERS

PARTNER

[Signature]
BHAVAN DEVELOPERS
PARTNER

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

गोवा GOA

Sr. No. 4434 Place of Vendor Panaji-Goa Date 12/11/2018
Value of Stamp Paper 50
Name of Purchaser Bhavan Developers
Residence Marcos Name of Father
Purpose Agreement Contracting
Sign of Stamp Vendor R. Naik Sign of Purchaser
Licence No. AC/STPI/ VEN/LIC/07/2010

B 209155



:33:

the concerned authorities within reasonable period of time computed from the date of execution of this Agreement For Sale and Development and the OWNERS/VENDORS do hereby authorizes the BUILDER/DEVELOPER to obtain such construction licenses and other approvals as will be required for development and construction work from the concerned authorities/ departments on behalf of the OWNERS/VENDORS.

Contd..Page..34/-

Gonsalves

[Signature]

For BHAVAN DEVELOPERS

PARTNER

For BHAVAN DEVELOPERS
[Signature]
PARTNER

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

गोवा GOA

Sr. No. 4434 Place of Vendor Panaji Goa Date 12/11/2018
Value of Stamp Paper 50
Name of Purchaser Bhavan Developers
Residence Beraga Name of Father
Purpose Agreement Contracting
Sign of Vendor Dhais Sign of Purchaser
Dhandant R. Naik
Licence No. AC/STP/ VEN/LIC/07/2010

B 209156

:34:

5 It is expressly agreed by the OWNERS/VENDORS that the DEVELOPER/BUILDER shall construct in the SAID PROPERTY said building scheme consisting of residential flats under normal conditions as per the plans which may come to be designed with such variations and alterations as the DEVELOPER/BUILDER may consider necessary or as may be required by the Architect of the DEVELOPER/BUILDER or by the Competent Authority.

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Antar

FOR BHAVAN DEVELOPERS

PARTNER

FOR BHAVAN DEVELOPERS
Bhavan
PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

गोवा GOA

Sr. No. 642 Place of vendor Panaji-Goa Date 09/09/2021
Value of Stamp Paper 10000
Name of Purchaser Bhavan Developers
Residence Marine Drive Name of Father
Propose Agreement Contracting
Parties
Sign of Stamp Vendor Sign of Purchaser
Dhanawant R. Naik
Licence No. ACIS*P/ VEN/LIC/07/2010

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6. The DEVELOPER/BUILDER shall obtain all approvals and licenses required for the construction of the said building in the SAID PROPERTY within a period of three(3) months from the date of signing of this Agreement, however such period of 3 months shall exclude such period which shall include circumstances and acts beyond the control of the DEVELOPER/ BUILDER or force majeure, act of God, change of government schemes etc. for which

Contd..Page..36/-

For BHAVAN DEVELOPERS

Gonsabres

PARTNER

For BHAVAN DEVELOPERS

PARTNER



गोवा GOA

Sr. No. 642 Place of vendor Panaji-Goa Date 09/09/2021
Value of Stamp Paper 10000
Name of Purchaser Bhawan Developers
Residence Nexos Name of Father
Purpose Assumt Contracting Parties 4
Sign of Stamp Vendor D. Nalk Sign of Purchaser
Dhanawan! R. Nalk
Licence No. 4CISTP/VEN/LIC/07/2010

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:36:

the DEVELOPER/BUILDER shall be entitled for reasonable extension of time from the OWNERS/VENDORS.

7. The DEVELOPER/BUILDER shall complete the construction of the 'OWNER'S PREMISES' to be delivered to the OWNERS/VENDORS within a period of 30 months from the date of final approval of plans and no further time will be granted to the BUILDERS/DEVELOPER.

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FOR BHAVAN DEVELOPERS

Lionsabres

[Signature]

PARTNER

[Signature]
PARTNER



गोवा GOA

Sr. No. 642 Place of vendor Panaji-Goa Date 09/09/2024
 Value of Stamp Paper 5000
 Name of Purchaser Bhavan Developers
 Residence Perus Name of Father
 Purpose Agreement Partes.
 Sign of Stamp vendor Dhank Sign of Purchaser
 Licence No. ACIS*PI/VEN/LIC/07/2010

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:37:

8. If the DEVELOPER/BUILDER is in need of any documentation from the OWNERS/VENDORS towards the Said Property then the documents should be demanded from the OWNERS/VENDORS before the construction is carried out and the OWNERS/VENDORS will not be entitled to provide the documents once the construction commence, however OWNERS/VENDORS, at the request of the DEVELOPER/PURCHASER, shall bring the original title documents of Said Property for the

Contd..Page..38/-

For BHAVAN DEVELOPERS

Bhavan

PARTNER

For BHAVAN DEVELOPERS
Bhavan
 PARTNER



गोवा GOA

Sr. No. 642 Place of vendor Panaji-Goa Date 09/09/2021 618736
Value of Stamp Paper 1000
Name of Purchaser Bhavan Developers
Residence Pereira of Father
Purpose Agreement Wholesale Wholesale
Sign of Stamp Vendor Dhanswami R. Nalik Sign of Purchaser Ah
Issued in ACISTPI/VEN/LIC/07/2010



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inspection/verification of such third parties/prospective purchasers of 'Builders Premises' or such financial institutions/banks from whom such third parties/prospective purchasers shall avail loan for purchasing the flats in the 'Builders Premises'.

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Gousabes Partner Partner
FOR BHAVAN DEVELOPERS
FOR BHAVAN DEVELOPERS
PARTNER



गोवा GOA

Sr. No. 642 Place of vendor Panaji-Goa Date 09/09/2021 618737
Value of Stamp Paper 1000
Name of Purchaser Bhavan Developers
Residence Nerlos Partner
Purpose Agreement
Sign of Stamp W. Naik Sign of Purchaser [Signature]
Dhanawant W. Naik
Licence No. 40/S/PI/VEN/LIC/07/2010

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9. The Completion of the 'OWNERS PREMISES' shall be certified by a qualified Engineer/Architect appointed by the DEVELOPER/BUILDER in consultation with the OWNERS/VENDORS and to be accompanied by an Occupancy Certificate issued by appropriate authorities. Grant of Occupancy Certificate along with the certificate from Architect shall be the proof of completion of the 'OWNERS PREMISES'.

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FOR BHAVAN DEVELOPERS
PARTNER

[Signature]
FOR BHAVAN DEVELOPERS
PARTNER



गोवा GOA

Sr. No. 642 Place of Vendor Panaji-Goa Date 09/09/2021
Value of Stamp Paper 500
Name of Party Bhavan Developers
Residence Mexico Name of Father
Purpose Leasing Parties 2
Sign of Stamp Vendor Dhawan R. Naik Sign of Purchaser
Licence No. ACISTPI/VEN/LIC/07/2010

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10.- It is further agreed that if the extension exceeds beyond the grace period as mentioned herein above, the VENDORS/OWNERS may at his option by notice claim a compensation from the DEVELOPER/BUILDER at the rate of Rs.20,000/- (Rupees Twenty Thousand Only) per month with respect to 'OWNERS PREMISES' as compensation for the delay caused. It is clarified that time is

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Bhawan Developers

[Signature]

for BHAVAN DEVELOPERS
PARTNER

BHAVAN DEVELOPERS
PARTNER
[Signature]



गोवा GOA

Sr. No. 642 Place of vendor Panaji-Goa Date 09/09/2021
Value of Stamp Paper 100/-
Name of Purchaser Bhavani Developers
Residence Peras Name of Father
Purpose Agreement Acting
Parties Dhank
Sign of Stamp vendor Dhank Sign of Purchaser
Dhanawant R. Naik
Licence No. 401STP/VENA/IC/07/2010

A 289132

:41:

the essence of this Agreement and claim of compensation thereof will not entitle the DEVELOPER/BUILDER to enlarge the periods provided in the Agreement.

11.- The OWNERS/VENDORS do hereby permits and authorizes the DEVELOPER/BUILDER, even prior to completion of the 'OWNERS PREMISES', to enter into an Agreement For Sale Cum Construction with any third party/flat purchaser/flat financier

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for BHAVAN DEVELOPERS

Bhavan Developers

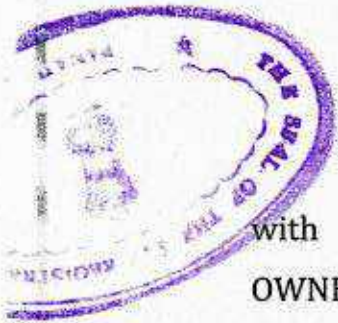
PARTNER

for BHAVAN DEVELOPERS
PARTNER



गोवा GOA

Sr. No. 642 Place of vendor Panaji-Goa Date 09/09/2021 A 289133
Value of Stamp Paper 100/-
Name of Purchaser Bhavan Developers
Residence Mexico Name of Father
Purpose Agreement Relating Parties
Sign of Stamp Vendor R. Naik Sign of Purchaser
Licence No. 40/STPI/VEN/LIC/07/2010



:42:

with respect to 'BUILDER'S PREMISES' and the OWNERS/VENDORS undertakes to join as parties to said agreements as and when called upon by the DEVELOPER/BUILDER to do so. The OWNERS/VENDORS do hereby also give their explicit consent and permission to such flat purchasers and or their nominees to raise loan from any bank/financial institution on mortgaging said flats in 'Wing B' of

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FOR BHAVAN DEVELOPERS

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PARTNER

FOR BHAVAN DEVELOPERS

PARTNER



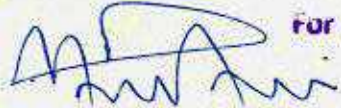


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said 'BUILDERS PREMISES', to such bank/financial institution and undertakes to issue No Objection Certificate for Mortgage to such bank/financial institution as and when called upon by the DEVELOPER/BUILDER to do so.

12. On completion of the 'OWNERS PREMISES', the DEVELOPER/BUILDER shall intimate the VENDORS/OWNERS about the said completion in writing which shall be treated as intimation for taking possession of the 'OWNERS PREMISES', who then shall take possession thereof within 3 months. The DEVELOPER/BUILDER shall be deemed to have fully performed their obligations towards the VENDORS/OWNERS under this Agreement by sending them the said notice of completion of the 'OWNERS PREMISES' along with Occupancy Certificate and certification by the Architect/Engineer appointed by the DEVELOPER/BUILDER in the consultation with the VENDORS/OWNERS. Grant of Occupancy Certificate shall be necessary in order to disclose completion of the said 'OWNERS PREMISES' by the PURCHASER/DEVELOPER/BUILDER. However grant of Occupancy Certificate by itself shall not be proof of completion. It is agreed by the parties hereto that they engage Architect/Engineer Mr. Siddesh Sawant, for the purpose of issuing the completion certificate.

13. The OWNERS/VENDORS do hereby agree and covenant with the DEVELOPER/BUILDER that once the 'OWNERS PREMISES' is completed by the DEVELOPER/BUILDER and intimation is given to the OWNERS/VENDORS by the

Contd..Page..44/-

  x  For BHAVAN DEVELOPERS
 PARTNER OF BHAVAN DEVELOPERS
 PARTNER

:44:

DEVELOPER/BUILDER as per the clause 8 referred above, and the kind consideration in lieu of the balance consideration of Rs.24,88,000/- (Rupees Twenty Four Lakhs Eighty Eight Thousand Only) agreed to be paid by the DEVELOPER/BUILDER to the VENDORS/OWNERS as stipulated in clause 1 sub clause (ii) above is acknowledged by the OWNERS/VENDORS, OWNERS/VENDORS shall execute Deed of Sale of 'BUILDER'S PREMISES' as described in Schedule IV herein below mentioned, along with proportionate undivided share in the Said Property corresponding to its built up area, in favour of the DEVELOPER/BUILDER or their nominees/third party as the case may be, and if the DEVELOPER/BUILDER chose to sell any or all flats of the 'BUILDER'S PREMISES' to any of their nominee or third party the DEVELOPER/BUILDER shall be free to accept and receive the consideration thereof for themselves without any interference, objection/claim from the OWNERS/VENDORS of whatsoever nature. The OWNERS/VENDORS also undertakes to join as parties to said Deed of Sale, as and when called upon by the DEVELOPER/BUILDER to do so.

14. The Schedules, Plans, Specifications and Power of Attorney, annexed hereto shall form an integral part of this Agreement.

15. The OWNERS/VENDORS do hereby assure the PURCHASER/DEVELOPER/BUILDER that "SAID PROPERTY" is free hold and the same is marked in master plan as settlement Zone.

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Gonzales  For BHAVAN DEVELOPERS
PARTNER For BHAVAN DEVELOPERS 
PARTNER 

:45:

16. The DEVELOPER/BUILDER has inspected the documents and are satisfied that the OWNERS/VENDORS are owners of the SAID PROPERTY. The OWNERS/VENDORS on execution of this agreement shall be bound to produce for the inspection of the BUILDER/DEVELOPER, as and when called upon to do so, all the title deeds in their Possession or control, relating to the "SAID PROPERTY" of land hereby agreed to be sold.

17. The OWNERS/VENDORS do hereby assure the DEVELOPER/BUILDER that they have not created any third party claim in the "SAID PROPERTY" and do hereby indemnify the DEVELOPER/BUILDER against any defect in title or third party claim that may arise which shall be settled by the OWNERS/VENDORS entirely at their own cost without any claim or liability against the DEVELOPER/BUILDER.



18. The OWNERS/VENDORS do hereby authorize the DEVELOPER/BUILDER to enter upon and conduct development and construction activity in 'SAID PROPERTY' of land better described in Schedule I hereunder written shown and delineated in red coloured outlines in the plan annexed to this Agreement and enter into any Agreement for Sale or Agreement For Sale Cum Construction of the 'BUILDERS PREMISES' Wing B, along with proportionate undivided share in the SAID PROPERTY or any part thereof or built up units with the Prospective Purchasers of flats in the 'BUILDERS PREMISES' on execution of these presents and the OWNERS/VENDORS shall be joined as parties to such agreements.

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for BHAVAN DEVELOPERS

PARTNER

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PARTNER

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19. Upon the execution of these presents, the DEVELOPER/BUILDER shall be entitled to put a hoarding on the portion of land displaying the elevation of the proposed building and other particulars for the purpose of sale of Said Flats located in the Said Building constructed in the SAID PROPERTY.

20. It is hereby specifically agreed by and between the OWNERS/VENDORS and the BUILDER/DEVELOPER as under:-

a) It is agreed between the parties hereto that on execution of this agreement BUILDER/DEVELOPER shall submit the plans of the building to the concerned department, on behalf of the OWNERS/VENDORS and shall obtain license in the name of the OWNERS/VENDORS from the concerned departments on behalf of the OWNERS/VENDORS.



b) The BUILDER/DEVELOPER shall bear and pay the costs charges and expenses for the development of the 'SAID PROPERTY' including taxes, fees and all the expenses for licenses/approvals from the concerned departments.

c) The BUILDER/DEVELOPER shall be entitled to construct building thereon in accordance with the plans to be sanctioned by the concerned Village Panchayat and sell the residential flats in the 'BUILDERS PREMISES' constructed on the said saleable property on what is known ownership basis on such terms and conditions as the DEVELOPER/BUILDER may deem fit for which purpose the BUILDER/DEVELOPER shall be entitled to enter into

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For BHAVAN DEVELOPERS


PARTNER

For BHAVAN DEVELOPERS
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PARTNER

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an agreement for sale/agreement for sale cum construction of the Said Flats except 'OWNERS PREMISES' including undivided rights in and to the 'SAID PROPERTY' of land with the prospective PURCHASERS of the same and to receive money/consideration thereof at the discretion of the BUILDER/DEVELOPER without any reference to the OWNERS/VENDORS, however the OWNERS/VENDORS shall be joined as parties to such agreement for sale cum construction.

d) The OWNERS/VENDORS shall have no claim, rights or interest of whatsoever nature in the said 'BUILDERS PREMISES' namely the residential flats already constructed and to be constructed in the 'Said Property' except 'Owners Premises' the flats allotted to the OWNERS/VENDORS as mentioned above in clause (1) of this Agreement.



e) All disputes which may arise between the OWNERS/VENDORS and BUILDER/DEVELOPER whether in relation to or interpretation of the clause and condition of these presents and about the performance of these presents or concerning any act or omission or commission of the other party to the dispute or by any of them or in relation to any matter whatsoever concerning these presents shall be referred to Arbitration in accordance with the provision of the Arbitration and Conciliation Act 1996.

f) In the event of any deposits paid by the BUILDER/DEVELOPER in the name of the OWNERS/VENDORS to

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Gensabes



FOR BHAVAN DEVELOPERS
PARTNER


FOR BHAVAN DEVELOPERS
PARTNER

:48:

any Govt, semi-Govt., village Panchayat, Electricity Authorities the same shall be refundable to the BUILDER/DEVELOPER alone if the department is refunding and the BUILDER/DEVELOPER shall not claim from the OWNERS/VENDORS of the said expenditure/paid amount.

g) In the event that the BUILDER/DEVELOPER are restrained by any court order and/or the Town Planning Authority/Village Panchayat. Any NGO's or Associations of local residents for conducting the construction activity in the 'Said Property' in any manner whatsoever the BUILDER/DEVELOPER shall be entitled for all such reasonable extension of time till the BUILDER/DEVELOPER are able to resume development /construction activity in the 'SAID PROPERTY' and the OWNERS/VENDORS agree and confirm to the same. That all the expenditure with respect to the issues of construction of building and the said cost for clearing the litigation with regards to construction of the building shall be handled by the BUILDER/DEVELOPER and incase if any issue with regards to the Said Property on account of any third party claim over the Said Property, except the construction thereon, shall be handled by the OWNERS/VENDORS.

h) If the BUILDER/DEVELOPER is found to be carrying out illegal construction and due to which said construction is restrained by concerned authorities then the BUILDER/DEVELOPER will clear the said illegal construction if any within a period of one month.

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For BHAVAN DEVELOPERS

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[Signature]

[Signature]
PARTNER

For BHAVAN DEVELOPERS
[Signature]
PARTNER

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i) The OWNERS/VENDORS shall co-operate with the BUILDER/DEVELOPER for obtaining power and water supply to 'SAID PROPERTY' and transfer the same in favour of the BUILDER/DEVELOPER and/ or its nominees as need be.

21. The OWNERS/VENDORS hereby state and confirm that no notice under the Land Acquisition Act or the Town and Country Planning Act has been issued against, received or served upon them in respect of the 'SAID PROPERTY' hereby agreed to be sold.

22.- It is agreed between the parties hereto that incase if BUILDER/DEVELOPER decides to form Maintenance Society in the Said Building then the OWNERS/VENDORS shall be made parties to such Society and the 'Owners Premises' i.e 'Wing A' will be a part of such a Society.

23. The BUILDER/DEVELOPER and the OWNERS/VENDORS shall be entitled to specific performance of these presents and also shall be entitled to recover damages and costs if the sale is not completed due to willful default on the part of the OWNERS/VENDORS.

24. THE OWNERS/VENDORS hereby declare and affirm that 'Said Property' subject matter of this Agreement is a Non-Agricultural Property and the present transaction is in compliance of FEMA/R.B.I. guidelines.

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Gonsalves



FOR BHAVAN DEVELOPERS
PARTNER

FOR BHAVAN DEVELOPERS
PARTNER

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25. All out of pocket expenses of and incidental to these presents and the Deed of Conveyance and other writing to be executed in pursuance hereof inclusive of such costs of obtaining certified copies as plans advertisements charges, stamp duty (if any) and registration charges etc. will be borne and paid by the BUILDER/DEVELOPER.

26. All letters notices communication to the said land owner shall be addressed as under.

"Flat No.290/G/F-1, Madkaikar Apartments,
Old-Goa, Tiswadi-Goa".

27. THE OWNER/VENDOR NO.2 being Portuguese National and OCI Card holder, THE OWNERS/VENDORS hereby declare as



(i) That there is no violation of FEMA Regulations.

(ii) The property subject matter of this Agreement is not an agricultural property.

(iii) All transactions pertaining to this transaction has been done through proper banking channels.

28. Total consideration as agreed between the parties hereto is sum of Rs.49,88,000/- (Rupees Forty Nine Lakhs Eighty Eight Thousand Only), however for the purpose of valuation cost of construction of owners premises i.e two flats described in

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Heeralal *[Signature]*

[Signature]
PARTNER

[Signature]
PARTNER

:51:

Schedule II hereunder mentioned is valued for sum of Rs.58,53,600/- (Rupees Fifty Eight Lakhs Fifty Three Thousand Six Hundred Only) and the land is valued for sum of Rs.52,50,000/- (Rupees Fifty Two Lakhs Fifty Thousand Only) which is its current market value and accordingly stamp duty at the rate of 2.9% amounting to sum of Rs.3,22,100/- (Rupees Three Lakhs Twenty Two Thousand and One Hundred Only) is paid herewith and in addition 3% registration fees is also paid cost of which is borne by the DEVELOPER/BUILDER.

29. DEVELOPER/BUILDER declares that stamp papers on which this agreement is engrossed are purchased by them in following manner:- (i) Stamp Papers under Serial Nos.4433 and 4434 for sum of Rs.2,94,400/- (Rupees Two Lakhs Ninety Four Thousand Four Hundred Only) purchased on 12/11/2018 and (ii) Stamp Papers under Serial Nos.642 for sum of Rs.27,700/- (Rupees Twenty Seven Thousand Seven Hundred Only) purchased on 09/09/2021. DEVELOPER/BUILDER further declares that since the OWNERS/VENDORS after purchasing the stamp papers had moved abroad they could not come down to Goa later on due to pandemic Covid-19 which struck the entire world and presently since the OWNERS/VENDORS are come down to Goa the DEVELOPER/BUILDER had to take fresh approval of the Sub-Registrar and accordingly has to purchase extra stamp papers with different serial numbers to make out for differences in stamp duty.



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[Signature]

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For BHAVAN DEVELOPERS
[Signature]
PARTNER

For BHAVAN DEVELOPERS
[Signature]
PARTNER

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SCHEDULE - I

(Description of the "Said Property")

ALL THAT piece or parcel of land admeasuring 750 sq.mts known as "Aframant Gauthan" along with one old mud house structure bearing house No.46, situated at Corlim, within the limits and jurisdiction of Village Panchayat of Corlim, Taluka Tiswadi, registration Sub-District of Ilhas, District of North Goa, State of Goa, enrolled in the Taluka Land Revenue Office of Ilhas, Goa under Matriz No.390 and surveyed under Survey No.2, Sub-Division No.17 and bounded as under:-



On the East:-

By the internal road which leads to the National Highway No. NH-4A;

On the West:-

By Aforamento of Francisco Sequeira surveyed under Survey No.2 Sub-Division 13 of Village Corlim;

On the North:-

By Aforamento of Miguel Maria Nunes surveyed under Survey No.2 Sub-Division No.14 of Village Corlim;

On the South:-

By Aforamento of Ana Rebello surveyed under Survey No.2 Sub-Division 15 of Village Corlim.

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For BHAVAN DEVELOPERS
PARTNER

BHAVAN DEVELOPERS
PARTNER

:53:

SCHEDULE - II

(Description of the Flats allotted to OWNERS/VENDORS, Wing A)

- (i) Double Bedroom Flat No.AUG-1, admeasuring 92.58 square meters, on the Upper Ground Floor, of Wing A of the said building.
- (ii) Double Bedroom Flat No.AF-1 admeasuring 102.54 square meters, on the First Floor, of Wing A of the said building. Both flats are shown and delineated in plan of the 'Wing A' annexed to this Agreement.

- (iii) Stilt Parking admeasuring 75.80sq.mts.



- (iv) Open Terrace admeasuring 27.62sq.mts.

- (v) Separate Staircase for 'Wing-A' from stilt parking up to the open terrace.

SCHEDULE-III

(SPECIFICATIONS OF OWNERS PREMISES/FLATS, Wing A)

THE STRUCTURE:

It is R.C.C. framed structure of columns, beams and slab. The internal partition walls will be of 4.5" bricks masonry and the external walls will be 9" brick/stone masonry. The terrace slab/roof will have waterproofing treatment coba. All plinth work will be in laterite rubble stone masonry.

PLASTER:

External plaster will be double coat with water proofing chemical sand faced cement plaster. Internal plaster will be single coat with second coat of white cement putty

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For **BIG DATA DEVELOPERS**
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PARTNER

BIG DATA DEVELOPERS
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PARTNER

:54:

FLOORING:

The flooring of living and dining room will be vitrified tiles, and rest of area will be of ceramic tiles, bathrooms/toilets will be ceramic non skied tiles. The average flooring cost of the vitrified tiles being Rs. 50/- per sq.foot and bathrooms/kitchen tiles of Rs. 40/- sq.foot. The height of tiling in the toilet will be upto 1.80 mtrs.

DOORS & WINDOWS:

Main door will be of Teakwood with frame and other doors will be of marine flush type doors with salwood frame. The windows will be powder coated Aluminums sliding type. The internal doors will have stainless steel fittings and main door will have oxidized brass fittings.

KITCHEN:

The kitchen will have a cooking platform of khadappa (stone) with black granite stone top. Single bowl stainless steel sinks with glazed tiles lining up to 60cms (dado) height above the kitchen platform.

EXTERNAL DÉCOR:

External walls will be painted with water primer and Apex weather proof paint.

INTERNAL DÉCOR:

The walls and ceiling will be painted with oil bound distemper/plastic and internal doors will be oil painted & main door will be varnished with smooth surface.

WATER TANK:

Separate underground sump of 2000 liters capacity with separate electrical pump and overhead tank of 1000 litres capacity will be provided.

PLUMBING & SANITARY:

PVC pipeline for toilet & bathroom waste and UPVC water pipes will be partially concealed of I.S.I. standard. In the bathrooms there will be one European W.C., wash basin of approved size, one shower, basic necessary tap and there will be separate septic and soak pit tank.

Goasabes

[Signature]

Contd. Page..55/-
For BHAVAN DEVELOPERS

PARTNER

For BHAVAN DEVELOPERS
[Signature]
PARTNER

:55:

ELECTRICAL INSTALLATION:

The installation will be concealed copper wiring of I.S.I. standard. The bedroom will have two light points, one fan point, one 5amps plug point, one A/C point in master bedroom and also in other Bedrooms and living rooms. Bathrooms/toilets will have one light point, one plug point geyser point each. One bell point will be provided. In the living cum dining room two light points, two fan point, one Telephone point, TV point and one 5 amp each plug point. In the kitchen two light points, and one 15 and 5 amp each, plug point. At the entrance one light point will be provided.

Note:- Whatever extra works, fittings etc. will cost extra and shall be borne by the owner. 75% advance to be paid before starting the extra work.

SCHEDULE - IV

(BUILDER/DEVELOPER PREMISES, Wing B)

Area Details of the Flats as mentioned below:

1. Upper Ground Floor

- (i) Double Bedroom Flat No. BUG-1, 92.00 square metres
- (ii) Double Bedroom Flat No. BUG-2 77.50 square metres
- (iii) Double Bedroom Flat No. BUG-3 77.50 square metres

2. First Floor

- (i) Double Bedroom Flat No. BF-1, 104.00 square metres
- (ii) Double Bedroom Flat No. BF-2 89.50 square metres
- (iii) Double Bedroom Flat No. BF-3 89.50 square metres

Contd..Page..56/-

Bansal *Sharma* *Sharma*
PARTNER FOR SHYAM DEVELOPERS

:56:

3. Second Floor

- | | |
|-----------------------------------|--------------|
| (i) Single Bedroom Flat No. BS-1 | 90.50 square |
| metres | |
| (ii) Single Bedroom Flat No. BS-2 | 90.50 square |
| metres | |

SCHEDULE - V

(BUILDER/DEVELOPER PREMISES, Wing B)

THE STRUCTURE:

It is R.C.C. framed structure of columns, beams and slab. The internal partition walls will be of 4.5" bricks masonry and the external walls will be 9" brick/stone masonry. The terrace slab/roof will have waterproofing treatment coba. All plinth work will be in laterite rubble stone masonry.

PLASTER:

External plaster will be double coat with water proofing chemical sand faced cement plaster. Internal plaster will be single coat with second coat of white cement putty

FLOORING:

The flooring of living and dining room will be vitrified tiles, and rest of area will be of ceramic tiles, bathrooms/toilets will be ceramic non skied tiles. The average flooring cost of the vitrified tiles being Rs. 50/- per sq.foot and bathrooms/kitchen tiles of Rs. 40/- sq.foot. The height of tiling in the toilet will be upto 1.80 mtrs.

DOORS & WINDOWS:

Main door will be of Teakwood with frame and other doors will be of marine flush type doors with salwood frame. The windows will be powder coated Aluminums sliding type. The internal doors will have stainless steel fittings and main door will have oxidized brass fittings.

Abhishek

For Bhavan Developers

Contd. Page 57/-

PARTNER

For BHAVAN DEVELOPERS
PARTNER

:57:

KITCHEN:

The kitchen will have a cooking platform of khadappa (stone) with black granite stone top. Single bowl stainless steel sinks with glazed tiles lining up to 60cms (dado) height above the kitchen platform.

EXTERNAL DÉCOR:

External walls will be painted with water primer and Apex weather proof paint.

INTERNAL DÉCOR:

The walls and ceiling will be painted with oil bound distemper/plastic and internal doors will be oil painted & main door will be varnished with smooth surface.

WATER TANK:

Common underground sump with electrical pump and common overhead tank will be provided.

REGISTRAR

PLUMBING & SANITARY:

PVC pipeline for toilet & bathroom waste and UPVC water pipes will be partially concealed of I.S.I. standard. In the bathrooms there will be one European W.C., wash basin of approved size, one shower, basic necessary tap and there will be a common septic and soak pit tank.

ELECTRICAL INSTALLATION:

The installation will be concealed copper wiring of I.S.I. standard. The bedroom will have two light points, one fan point, one 5amps plug point, one A/C point in master bedroom and also in other Bedrooms and living rooms. Bathrooms/toilets will have one light point, exhaust fan point, one plug point each. A geyser point in common Bathroom/toilet will be provided. In the living cum dining room two light points, two fan points, one bell point, one Telephone point, TV point and one 5 amp each plug point. In the kitchen one light point, and one 15 amp and two 5 amp each, plug points, and at the entrance one light point will be provided.

IN WITNESS WHEREOF the parties here to have signed this agreement on the day month and year herein above mentioned.

Alousabres

[Signature]

FOR BHAGANDE PLOT 58/

[Signature]
PARTNER

[Signature]
PARTNER

FOR BHAVAN DEVELOPERS

:58:

SIGNED AND DELIVERED)
BY THE PARTIES OF THE)
FIRST PART OWNERS/VENDORS IN THE)
PRESENCE OF WITNESSES)

THE OWNER/VENDOR NO.2

Gonsalves

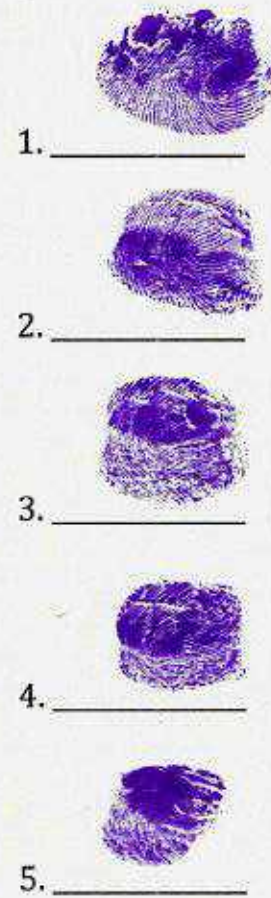


SMT. CLEOPATRA LUISA JULIETA
DE MELLO GONSALVES E MONTEIRO

L.H.F.P.



R.H.F.P.



Contd..Page.59/-

Gonsalves

Antonia

FOR BHAVAN DEVELOPERS

PARTNER

BHAVAN DEVELOPERS
Bhavan
PARTNER






:59:






SIGNED AND DELIVERED)
BY THE PARTIES OF THE)
FIRST PART OWNERS/VENDORS IN THE)
PRESENCE OF WITNESSES)

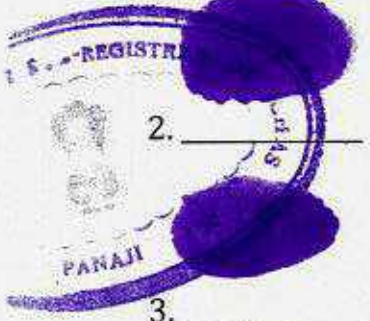
THE OWNER/VENDOR NO.1


SHRI. MENINO DAMIAO ESPERDIAO MONTEIRO
L.H.F.P. R.H.F.P.



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4. 
5. 

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Contd..Page..60/-



FOR BHAVAN DEVELOPERS
PARTNER FOR BHAVAN DEVELOPERS

PARTNER

:60:

SIGNED AND DELIVERED)
BY THE PARTIES OF THE)
SECOND PART THE PURCHASER/)
BUILDER/DEVELOPER M/S BHAVAN DEVELOPERS
THROUGH ITS)
PARTNERS IN THE)
PRESENCE OF WITNESSES)

THE PARTNER NO.1




SHRI. GURUDAS ROULU CHARI

L.H.F.P.



R.H.F.P.

1. 

1. 

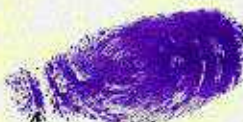



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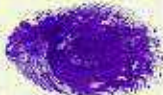
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Gousabres



FOR BHAVAN DEVELOPERS

PARTNER

FOR BHAVAN DEVELOPERS
PARTNER

:61:

SIGNED AND DELIVERED)
BY THE PARTIES OF THE)
SECOND PARTTHE PURCHASER/)
BUILDER/DEVELOPER M/S BHAVAN DEVELOPERS
THROUGH ITS)
PARTNERS IN THE)
PRESENCE OF WITNESSES)

THE PARTNER NO.2

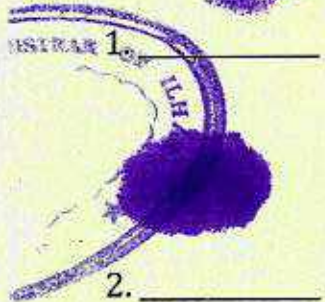
Devi



SHRI. DEEPAK NARCHINHA CHARL

L.H.F.P.

R.H.F.P.



2. _____



3. _____



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5. _____



1. _____



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Gousabes

Antun

For BHAVAN DEVELOPERS
Partner
Devi

For BHAVAN DEVELOPERS
Partner
Devi

:62:

IN THE PRESENCE OF WITNESSES:

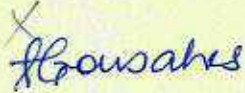
1. 

Shri. Vishant Saju Naik
H.No.125, Khornawada,
Ribandar, Patto, Tiswadi,
Goa.403006.

2. 

Shri. Munil Santosh Zo
H.No.97, Chinchawada,
Chimbel, Tiswadi,
Goa.403006.



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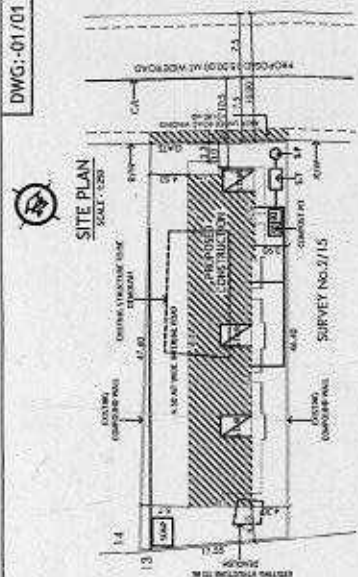


for BHAVAN DEVELOPERS

PARTNER

for BHAVAN DEVELOPERS

PARTNER

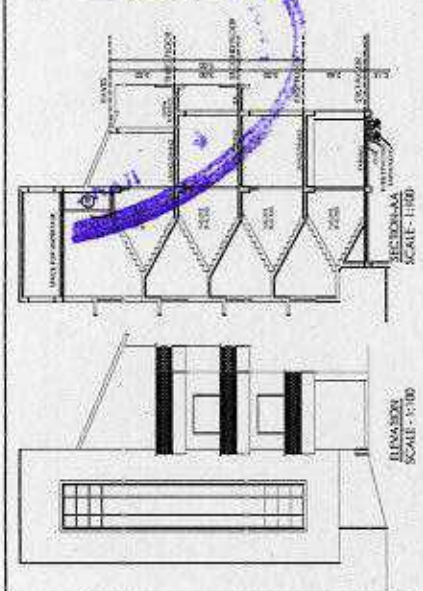
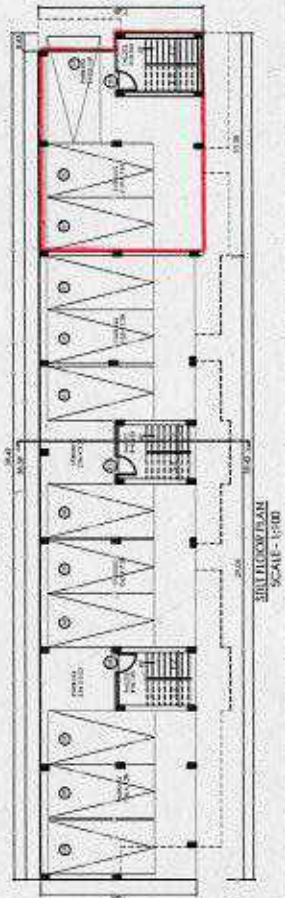
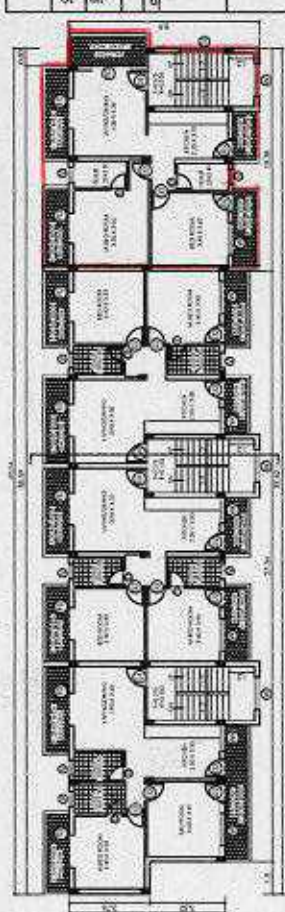
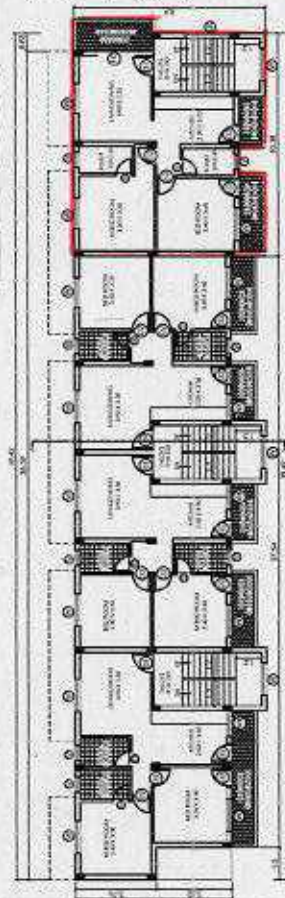
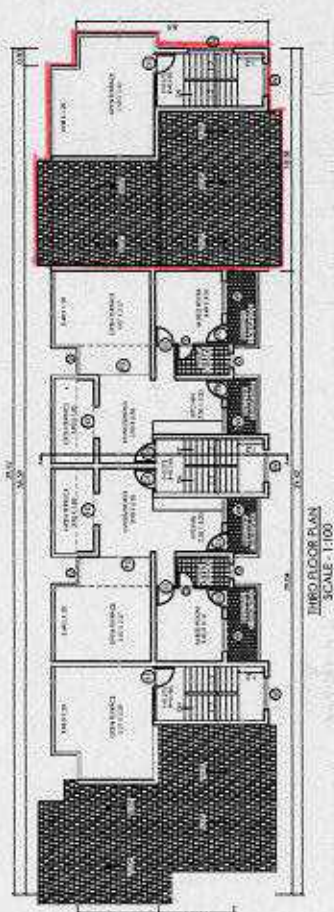


AREA STATEMENT	
A	TOTAL AREA OF PLOT 750.00 m ²
B	AREA UNDER ROAD 21.30 m ²
C	NET PLOT AREA (A-B) 728.70 m ²
D	PERMISSIBLE COVERAGE (40%) 291.48 m ²
E	PERMISSIBLE F.A.R. (0.29) 600.20 m ²
F	PROPOSED COVERED 289.00 m ²
G	PROPOSED COVERAGE (F/C 100) 39.14%
H	PROPOSED F.A.R. 399.45 (2/1792)

FACIES	TOTAL BULK per cent	AREA, 100% = 11.00 m ²			AREA, 100% = 11.00 m ²			AREA, 100% = 11.00 m ²			AREA, 100% = 11.00 m ²		
		310000 310000 310000 310000	310000 310000 310000 310000	310000 310000 310000 310000	310000 310000 310000 310000	310000 310000 310000 310000	310000 310000 310000 310000	310000 310000 310000 310000	310000 310000 310000 310000	310000 310000 310000 310000	310000 310000 310000 310000	310000 310000 310000 310000	310000 310000 310000 310000
CLAY	288.40	35.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CLAY	300.30	27.85	36.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CLAY	371.00	27.45	73.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CLAY	175.00	17.45	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CLAY	1100.00	110.00	110.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

COVERED AREA = 288.20 m²
CLAY = 359.95 m²
CLAY = 1167.40 m²

CAR PARKING STATEMENT	
PARKING REQUIRED :-	
01 2HR FLATS	= 08 cars
02 1HR FLATS	= 02 cars
TOTAL REQUIRED	= 10 cars
PARKING PROVIDED :-	
01 Site floor parking	= 12 cars
TOTAL Parking	= 12 cars

[illegible]

PROPOSED CONSTRUCTION ON
8007 BURNING BURNET RD 2017
AT CORONA VILLAGE, TERESA TALLA
CONTRACT: WINDING DAMING ESTERSON MONTERO
FLOOD PLAIN ELEVATION SECTION
AREA: STATEMENT COMPOUND WALL B SITE PLAN
DATE: 10/10/2017 SCALE: 1"=100' (250)

FOR BHAVAN DEVELOPERS
PARTNER

[Signature]

Algenwälder



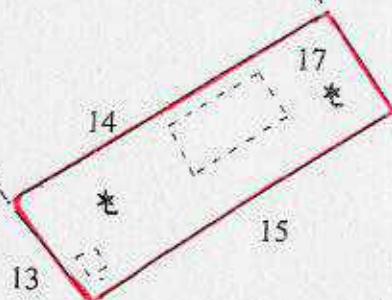
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA



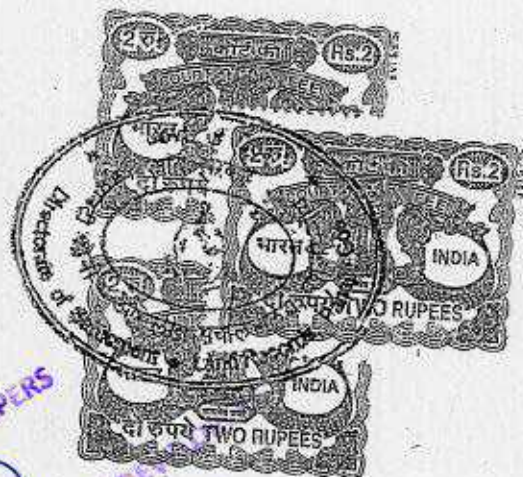
Plan Showing plots situated at
Village : CORLIM
Taluka : TISWADI
Survey No./Subdivision No. : 2/ 17
Scale : 1 : 1000

Inward No. 8527

PP Bandekar
Shri Pankaj P. Bandekar
Inspector Of Survey
And Land Records, Panaji - Goa



SURVEY No. 2



Manoj D. Naik

Manoj D. Naik

Generated By : Manoj D. Naik (D'Man Gr. II)
On : 22-09-2016

Sham
FOR BHAVAN DEVELOPERS
PARTNER
FOR BHAVAN DEVELOPERS
PARTNER

Damodar C. Dabholkar
22/09/16
Compared By: Damodar C. Dabholkar (D' Man Gr. I)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 20-Sep-2021 12:44:09 pm

Document Serial Number :- 2021-PNJ-2111

Presented at 10:46:14 am on 20-Sep-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	322100
2	Registration Fee	333110
3	Processing Fee	2000
Total		657210

Stamp Duty Required :322100/-





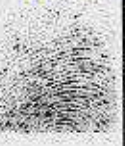

Stamp Duty Paid : 322100/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Gurudas Roulu Chari As Partner Of Bhavan Developers Father Name:Late Roulu Chari, Age: 42, Marital Status: , Gender:Male, Occupation: Business, Address1 - H.No.M-93, Laxmi Niwas Chinchwada, Near Krishna Mandap, Chimbhel, Tiswadi-Goa., Address2 - , PAN No.: AHGPC3711M			 FOR BHAVAN DEVELOPERS PARTNER







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Cleopatra Luisa Julieta De Mello Gonsalves , Father Name:Oscar Francisco Ruberto Ortins Gonsalves, Age: 62, Marital Status: Married , Gender:Female, Occupation: Housewife, Flat No.290-G-F-1, Madkaikar Apts. Old-Goa, Tiswadi-Goa., PAN No.: BGGPM6262H			
2	Menino Damiao Esperdiao Monteiro , Father Name:Late Josinho Monteiro, Age: 64, Marital Status: Married , Gender:Male, Occupation: Service, Flat No.290-G-F-1, Madkaikar Apts. Old Goa Tiswadi-Goa., PAN No.: ATJPM3119J			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Gurudas Roulu Chari As Partner Of Bhavan Developers , Father Name:Late Roulu Chari, Age: 42, Marital Status: ,Gender:Male,Occupation: Business, H.No.M-93, Laxmi Niwas Chinchwada, Near Krishna Mandap, Chimbel, Tiswadi-Goa., PAN No.: AHGPC3711M			For BHAVAN DEVELOPERS  PARTNER
4	Deepak Narcinha Chari As Partner Of Bhavan Developers , Father Name:Narcinha Chari, Age: 58, Marital Status: ,Gender:Male,Occupation: Business, H.No.314-3, Devlay, Orgao, Marcel, Ponda-Goa., PAN No.: AFWPC9124L			For BHAVAN DEVELOPERS  PARTNER

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Vishant Saju Naik, Age: 45, DOB: , Mobile: 9168392181 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403006, H.No. 125 Khornawada Ribandar Patto Tiswadi-Goa., H.No. 125 Khornawada Ribandar Patto Tiswadi-Goa., Chimbel, Tiswadi, NorthGoa, Goa			
2	Name: Munil Santosh Zo, Age: 27, DOB: , Mobile: 7507332748 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403006, H.No. 97 Chinchawada Chimbel Tiswadi-Goa., H.No. 97 Chinchawada Chimbel Tiswadi-Goa., Chimbel, Tiswadi, NorthGoa, Goa			

Sub Registrar

SUB - REGISTRAR
ILHAS

Document Serial Number :- 2021-PNJ-2111

Document Serial No:-2021-PNJ-2111

Book :- 1 Document

Registration Number :- **PNJ-1-2014-2021**

Date : 20-Sep-2021

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

SUB-REGISTRAR
ULHAS



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 20-Sep-2021 12:46:10

Date of Receipt: 20-Sep-2021

Receipt No : 2021-22/4/1196

Serial No. of the Document : 2021-PNJ-2111

Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**

Received the following amounts from **Gurudas Roulou Chari As Partner Of Bhavan Developers** for
Registration of above Document in Book-1 for the year 2021

Registration Fee	333110	E-Challan	• Challan Number : 202100898022 • CIN Number : CPABBOVBD3	333110
Processing Fee	2000	E-Challan	• Challan Number : 202100898022 • CIN Number : CPABBOVBD3	2000
Total Paid	335110 (Rupees Three Lakh Thirty Five Thousands One Hundred And Ten only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Adv. Sandesh Araberau

(Signature)

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **20-Sep-2021**

Signature of the person receiving the Document

Signature of the Presenter

(Signature)
5/10/2021

Signature of the Sub-Registrar