Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR,TALUKA ILHAS/TISWADI

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 31/Dec/2014 04:02 PM

Receipt No: 2216 Date of Receipt: 31/Dec/2014

Serial No. of the Document: 3108

Nature of Document: Agreement to sale without possession

Received the following amounts from Sri Samir Uttam Kerkar for Registration of above Document in Book-1 for the year 2014

	Rs.Ps
Registration Fee	1000.00
Processing Fees	320.00
Total :	**1320.00**

Amount in words: **Rupees One Thousand Three Hundred Twenty 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:

Specimen Signature of the Person Authorized Signature of the Presenter

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

The Registered Document has been handed over to ----------

---------- on / / 1.3/1/15

Signature of the person receiving the Document Signature of the Sub-Registrar

Designed and Developed by C- DAC ,ACTS Pune.

CO-OP. BANK LTD.

Authorised Signatory

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

183295 DEC 31 2014

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Rs.0696000/- PB6819

INDIA STAMP DUTY GOA

Name of Purchaser Models Construction Pvt Ltd.

THE SEAL OF THE SUB-REGISTRAR OF PANAJI

AGREEMENT FOR SALE

THIS AGREEMENT OF SALE is made at Panaji, Goa, on this 31st day of December,2014;

BETWEEN

(1) **MR.JOSE MARIA ANTONIO AGNELO LOURDES MARTINS alias JOSE MARIA MARTINS**, son of late Shri. Antonio Elisio Lourdes Martins, 66 years old, married, retired, having PAN Card No.ADTPM1336M and his wife (2) **MRS.VIVECA DAS ANGUSTIAS FERNANDES e MARTINS**, 57 years old, housewife, having PAN card No.ADTPM1337L, both Indian Nationals, residing at House No.C-16/696, Cardozo Ward, St.Paul, Taleigao, Tiswadi, Goa, hereinafter called as the 'VENDORS' (which expression shall mean and include their heirs, executors, administrators and assigns) of the ONE PART;

AND

M/S.MODELS CONSTRUCTION PVT. LTD., a company registered under the Indian Companies Act 1956, having its office at 7th Floor, Karim Mansion, Behind Goa College of Pharmacy, St. Inez, Panaji, Goa - 403001, holder of PAN Card No.AAECM5100A, represented herein by its Director **MR.PETER VAZ,** son of late Diogo Vaz, 47 years of age, married, Indian National, residing at Bungalow No.D, Models Meridien, Marine Road, Caranzalem, Ilhas, Goa - 403002, hereinafter called as the 'PURCHASER' (which expression shall mean and include its successors, executors, administrators and assigns) of the SECOND PART;

REGISTRAR OF ILHAS

WHEREAS, there exists a property known as Palm Grove "SAM PAULO" also known as "CARDOZO" situated at Taleigao, within the limits of the Village Panchayat of Taleigao, Taluka Tiswadi, North Goa District, State of Goa, admeasuring a total area of 2,570square metres, including area in road widening and the area of 430 sq. mts. reserved for mundkar, surveyed under Survey No.147 sub-division 1 of Village Taleigao, more particularly described in Schedule No.I hereunder written.

AND WHEREAS, originally the said property described in Schedule No.I hereunder belonged to Mr.Antonio Elisio Lourdes Martins and his wife Mrs.Maria

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Ermelinda Gracias e Martins, both of whom expired leaving behind one son named Jose Maria Martins married to Mrs.Viveca Fernandes e Martins and one daughter named Maria Herminia Suda Martins married to Fernando Gustavo Tovar Furtado.

AND WHEREAS, the said Maria Herminia Suda Martins who recently expired on 9/08/2014 and Mr.Fernando Gustavo Tovar Furtado vide Deed of Relinquishment of Rights and Succession dated 21/4/1987 at pages 66 onwards of the registered Book of Deeds No.624, relinquished their rights to the inheritance of the said Antonio Elisio Lourdes Martins and his wife and consequently the said property came to be solely inherited by the VENDOR No.1.

AND WHEREAS, VENDOR No.1 is married to VENDOR No.2 under the regime of communion of assets, and therefore the VENDOR No.2 as the half sharer and moiety holder has acquired right in the said property more particularly described in the Schedule No.I hereunder written and accordingly the VENDORS are the owners in possession of the property described in Schedule No.I.

AND WHEREAS the said property today constitutes of two plots, namely one admeasuring 430sq.mts. containing the mundkarial house which has been purchased by the mundkar and other comprising of the remaining land admeasuring an area of 2140 sq. mts and is better described in Schedule No.IA.

AND WHEREAS the property described in Schedule No.IA, falls under two zones in the present Taleigao Outline Development Plan with 673m2 on the Northern side zoned as settlement S2 Zone and the balance area of 1467m2 on the Southern side zoned as Commercial C2 Zone.

AND WHEREAS the PURCHASER approached the VENDORS to allow him to consume the FAR by raising built up areas of 2200.50m2 in the area of 1,100sq. mts. by developing said southern area of 1,100sq. mts. and to sell to the

V Martins

PURCHASER 1467/2140ths undivided share of the property described in Schedule No.IA with right to develop the southern portion to build 2200.50m2 of built up area corresponding to the FAR available for the said area of 1467sq.mts for Rs.2,40,00,000/- (Rupees Two Crores Forty Lakhs Only). The FAR relating to the area of 1467sq.mts. is 150% and is to be built in the area of 1,100sq. mts. outlined in blue coloured lines on the plan annexed and hereto described in Schedule No.IB.

AND WHEREAS the VENDORS agreed to the above proposal provided the PURCHASER consumes all the FAR of the said area marked and outlined in red in the Plan annexed hereto but leaves the area coloured in green as access leading to the plot bearing Survey No. 147/1-B on the East.

AND WHEREAS by way of mode of common enjoyment the VENDORS will not interfere in the Southern area of 1100m2 coloured in blue in the annexed plan and better described in Schedule No.IB which shall be exclusively enjoyed by the PURCHASER, its nominees or its transferees and likewise the PURCHASER or the subsequent transferees or nominees will not interfere in the remaining Northern area of 673.00sq.mts. which shall be exclusively enjoyed by the VENDORS and both the parties agree that the portion coloured in green shall be always open and serve as undisturbed access not only to the area coloured in green but also to the area of 673m2 on the North and also to Survey No.147/1-B on the East both these belonging to the VENDORS, but the FAR corresponding to the area in green is to be utilized by the PURCHASER as stated above.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. The VENDORS hereby agree to sell and the PURCHASER hereby agrees to purchase all that 1467/2140ths share of land and the right to consume FAR area of 2200.50m2 applicable to the area of 1467sq.mts. of the said property described in the Schedule No.IA for a total consideration of Rs.2,40,00,000/- (Rupees Two Crores Forty Lakhs Only) by putting up

built up areas in the area of 1100sq. mts. described in Schedule No.IB and shown in the plan annexed hereto coloured in blue.

2. The above sale of 1467/2140ths share of land and the right to consume FAR area of 2200.50m2 applicable in the Southern area of 1467sq.mts. described in Schedule No.IA subject to the following:

   a) The PURCHASER not building or constructing any building in the area coloured in green in the annexed plan.

   b) The PURCHASER and his nominees shall leave the said area coloured in green, open as a road access to the area of the property described in Schedule No.I to the North and to the South of the said area coloured in green and the said area coloured in green shall also be access to the property of the Vendors bearing Survey No.147/1-B or of the plots into which the Survey No.147/1-B may come to be sub-divided in any time in future by the VENDORS. The VENDORS and PURCHASER shall be free to build proper road with proper drain facilities on the said area coloured in green and no one shall be entitled to plant anything therein.

   c) As mode of common enjoyment of joint property it is expressly agreed that the VENDORS shall not interfere with the Southern area of 1100m2 which will be developed by the PURCHASER by putting up built up area consuming the entire FAR area of 2200.50m2 for the area of 1467sq.mts by building in the area of 1100 sq. mts. and this area shall be exclusively enjoyed and possessed by his nominees and transferees and likewise the PURCHASER or the second transferees or nominees shall not interfere with exclusive enjoyment of the Northern area of 673m2 of the VENDORS or its transferee and the portion coloured in the green shall be enjoyed by either parties or transferees as access as road as mentioned above.

   d) The above mentioned price shall be paid as follows:-

   i) of the above price, Rs.1,00,000/- has been paid in this act.

   ii) Rs.2,39,00,000/- (Rupees Two Crores Thirty Nine Lakhs Only) are to be paid by constructing and handing over to the VENDORS

total built up area of 1600 m2 consisting of residential apartments and shops and this built up area to be located on any floor except the first floor and to be chosen by the VENDORS with respect to the buildings in the area better described in the Schedule No.II, hereunder whereby the said Rs.2,39,00,000/- (Rupees Two Crores Thirty Nine Lakhs Only) shall be fully adjusted. The specifications of the materials for the said built up area are given in the Schedule No.III hereinbelow.

e) The above consideration shall be paid in the manner mentioned above within 24 months from the date of this agreement or within 24 months from the date of the final approval of plans that may be obtained last or from the date of vacation of the last occupiers of the existing old building, whichever is later.

f) The VENDORS making out a title free from encumbrances except for the persons in occupation in the existing old building standing in the area described in the Schedule No.IA and the VENDORS shall deal with the said occupiers of the said building at the sole cost of the VENDORS, as the VENDORS best deem fit without any liability to the PURCHASER to make the occupier/tenant agree to vacate the said building in order to enable the PURCHASER to demolish the said existing building to enable the PURCHASER to commence the construction of the new buildings in the said property described in the Schedule No.IB. However if required the PURCHASER at the request of the VENDORS shall assist the VENDORS in dealing with the said Occupiers.

REGISTRAR OF ILHAS

3. The VENDORS declare that they are in exclusive possession and enjoyment of the said property described in Schedules No.IA and all its parts and no other person has any right, title, and interest of whatsoever nature to the said property.

4. The VENDORS hereby agree that the PURCHASER is acquiring the said undivided rights to develop the said Southern area for the purpose of

development into a housing complex with flats, shops, etc., and that the PURCHASER shall have the choice to raise the first construction in the area coloured in blue in the plan annexed hereto in any location approved and found by the PURCHASER convenient and the VENDORS agree that the PURCHASER shall be free to carry out development and construction in the said area coloured in blue and shall be free to enter into agreements for sale or finance with the prospective purchasers with respect to the units and flats to be built in the said area alongwith the inherent proportionate undivided rights from the Schedule No.IA, in order to raise finances required to construct and to pay the consideration to the VENDORS.

5. The VENDORS shall indemnify and keep indemnified the PURCHASER against any losses, claims, damages that may be suffered by the PURCHASER in the event of defect in title and further undertakes to clear all such defects, if any.

6. The VENDORS declare that they have not entered into any agreement for sale or any other agreement with any third party for sale of the said property hereby agreed to be sold to the PURCHASER.

7. The VENDORS undertake and agree to co-operate with the PURCHASER and sign all papers and documents as and when required for effectively transferring the said area in favour of the PURCHASER or its nominee.

8. The VENDORS do hereby permit and authorize the PURCHASER to enter into and carry out the development in the said property as and when required after obtaining the requisite NOC's and permissions from the competent authorities by the PURCHASER.

9. It is specifically agreed between the parties that the PURCHASER shall be entitled to enter into firm commitments and agreements for sale of flats/shops proposed to be constructed in the said area along with corresponding undivided rights described in Schedule No.IA with the prospective purchasers for such consideration and on such terms and conditions as the PURCHASER

may deem fit except with respect to the said built up area totally admeasuring 1600 square meters agreed to be constructed for the VENDORS by the PURCHASER as mentioned above.

10. The PURCHASER shall assist the VENDORS and the other Flat/Shop Holders in forming a Co-operative Society, Limited Company, Association of persons or such other entity for owning and/or maintaining the said Property and the buildings to be constructed in the said area described in the Schedule No.IB hereunder and it shall be entirely at the discretion of the PURCHASER to decide whether the premises owners should form a Co-operative Society, a Limited Company, an Association of Persons or any other entity and then the VENDORS shall participate in the formation and join as a member of such society along with other persons who own or agree to own flats/shops proposed to be constructed in the said area described in the Schedule No.IB, hereunder and as such sign the bye-laws, resolutions, affidavits, no objection certificates, declarations and all such forms and applications which may be necessary for the purpose of constituting and registering the said society.

11. The VENDORS agree and bind themselves to contribute such amount as may be decided by the PURCHASER or the ENTITY as the case may be for maintenance or recurring expenses in respect to the said built up area totally admeasuring 1600 sq. mts. agreed to be constructed for the VENDORS by the PURCHASER in the said property and the said building schemes i.e. for common lights, water charges, watchman's remuneration, sweeper's remuneration, maintenance of garden, lift, etc. The PURCHASER or the ENTITY as the case may be, depending upon the circumstances shall be empowered to delete from or add to any maintenance services or recurring expenses as they deem fit with prior intimation to VENDORS in writing.

12. If the PURCHASER and/or the ENTITY so decides the VENDORS shall have to pay to the PURCHASER or the ENTITY as the case may be: -

(a) Rs.16,00,000/- (Rupees Sixteen Lakhs only) as deposit to be passed on to the ENTITY to enable the ENTITY to meet the expenditure towards upkeep of common amenities, in the manner stated hereinafter.

(b) Rs.510/- or such other sum prescribed by the registering authority, to be passed on to the ENTITY towards shares/membership of the ENTITY. The above amounts shall be paid by the VENDORS to the PURCHASER, on or before taking possession of the said built up areas agreed to be delivered by the PURCHASER to the VENDORS.

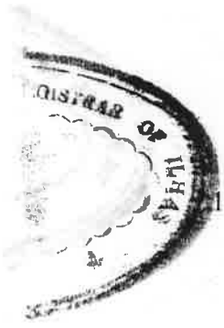
13. If the PURCHASER and/or the ENTITY are of the opinion that the amount fixed hereinabove will not be sufficient for proper maintenance of the buildings built in the area mentioned in the Schedule No.IB, the PURCHASER and/or the ENTITY are authorized to increase this maintenance deposit with prior intimation to the VENDORS and the VENDORS shall pay the same within 30 days from the date of such intimation.

14. The VENDORS and the persons to whom the said flats/shops and premises constituting the said super built up area of 1600 sq. mts. are let, sub-let, transferred, assigned or given possession of, shall be governed by and shall observe and comply with all the bye-laws, rules and regulations that may be laid down by the ENTITY from time to time and shall also be governed by the laws which may be applicable to the ENTITY.

15. The VENDORS hereby agree/s and undertake/s to be a member of the ENTITY to be formed in the manner herein appearing and also from time to time to sign and execute all applications for registration and for membership and other papers and documents necessary for the formation and the registration of the ENTITY and return to the PURCHASER the same within 15 (Fifteen) days of the same being intimated by the PURCHASER to the VENDORS. No objection shall be taken by the VENDORS if any changes or modifications are made in the bye-laws or

rules and regulations framed by the ENTITY as may be required by the VENDORS or by any competent authority. The VENDORS shall be bound, from time to time to sign all papers and documents and to do all acts, deeds, and things as may be necessary from time to time, for safeguarding the interest of the PURCHASER and of the other Premises Holders in the building scheme constructed in the area better described in Schedule No.IB coloured in blue in the plan annexed hereto, wherein built up areas are being allotted to the VENDORS.

16. In the event the ENTITY is formed and/or registered before the completion of the respective building schemes, the ENTITY and the VENDORS together with other Premises Holders shall be subject to the overall authority and control of the PURCHASER in respect of any matter concerning the said area better described in Schedule No.IB and coloured in blue in the plan annexed hereto and hereunder or portion thereof or this Agreement. The PURCHASER shall be in absolute control of those premises in the building scheme to be constructed in the area described in the Schedule No.IB, the construction of which are not financed by any person. Should the PURCHASER decide to retain any portion in the building scheme to be constructed in the Schedule No.IB then PURCHASER shall also join the ENTITY along with the other Premises Holders and shall observe and comply with all the bye laws, rules and regulations that may be laid down by the ENTITY from time to time and shall also be governed by the laws which may be applicable to the ENTITY.



17. All papers pertaining to the formation of the ENTITY and the rules and regulations thereof as also all the necessary deed/deeds of Conveyance shall be prepared by the PURCHASER or by the Advocate of the PURCHASER. All costs, charges, expenses, etc. including registration and any other expenses in connection with the formation of the ENTITY in as far as built up area of 1600sq.mts. shall be borne by the VENDORS and the other flat/shop/ owners in such proportion as may be decided by the PURCHASER and/or the ENTITY.

18. The VENDORS shall hand over to the PURCHASER an Irrevocable Power of

Attorney with the necessary powers to apply, obtain and secure the conversion of the property, to receive the sanad and documents, to apply for the change in zone, to appear and defend in the courts or before any authority, etc.

19. The VENDORS shall obtain the necessary NOC from the Planning and Development Authority, if required for the registration of the Deed of Sale and shall also obtain all other NOC's as may be required for the said registration of the deed of sale and shall take all the necessary steps to obtain the same. However all costs charges, expenses and other necessary fees for obtaining the NOC from Planning and Development Authority and others NOC's as may be required shall be borne by the PURCHASER.

20. The final Deed of Sale of the said 1467/2570ths undivided rights of the property known as Palm Grove "SAM PAULO" also known as "CARDOZO" bearing Survey No.147/1 shall be executed within 24 months and the same shall be done at the cost and expenses of the PURCHASER and the stamp papers, registration charges, typing charges and fees of the advocate shall be borne by the PURCHASER and the same shall be executed in favour of the PURCHASER or his nominee or transferee or in the name of the person who acquires flats or units in the said area.

21. In case of changes in specifications in the areas of the said built up areas or any of them is suggested by the VENDORS and the same is accepted by the PURCHASER, then the VENDORS shall be liable to pay the extra cost of such changes before taking delivery of the said built up areas to be delivered to the VENDORS.

SUB-REGISTRAR OF ILHAS

22. The VENDORS shall at no time after receiving the built up areas agreed to be delivered to them, seek partition of their interest in the land or any part thereof, it being agreed and declared by the VENDORS herein that their interest in the said property shall be indivisible nor shall the VENDORS exercise any right of preference or pre-emption with respect to the undivided rights to the land.

23. This agreement is entered into on representation that the VENDORS are the owners of the said area described in Schedule No.IB and the VENDORS

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shall be responsible for any loss or damage in case of any defect is found in their title.

24. The sale of the said property shall be free from any onus and encumbrances and shall contain the usual covenants of title and so on as are normally included in sale deeds.

25. The VENDORS hereby declare that the concerned property or any part of it is not the subject to any acquisition or requisition by any authority under the Land Acquisition Act nor is it subject to any tenancy or mundcarship claims or any other claims.

26. All the correspondence with the VENDORS shall be addressed to their addresses given above in this agreement and to the PURCHASER the same shall be addressed also to its address mentioned above and the parties hereto expressly agree that the correspondence so addressed shall be treated as good and proper service and binding against each and every one of them.

27. The possession of the property is not handed over to the PURCHASER and the same will be handed over at the time of execution of the final Sale Deed.

28. The parties hereto shall have the right to specific performance of this agreement.

29. The Executants declare that the subject matter of this Agreement for Sale does not pertain to occupancies of persons belonging to Schedule Caste and Schedule Tribe.

SCHEDULE NO.I

(Description of the said entire property)

ALL THAT PROPERTY known as Palm Grove " SAM PAULO" also known as "CARDOZO surveyed under survey No.147/1 of Taleigao Village and situated within the limits of Village Panchayat of Taleigao, Taluka and Sub District Tiswadi, District North Goa, State of Goa, described in Land Registration Office

of Ilhas under description No.6999 of Book B 18 new, and inscribed under Inscription No.768 and enrolled in the Taluka Revenue Office of Tiswadi Taluka at Panaji under Matriz No.66, admeasuring an area of 2570square meters. The Survey Plan of the said property is annexed hereto. The said Property is bounded as under:-

On the East : By the property bearing Survey No. 147/1B;
On the West : By the 15 meter wide public road;
On the South : By the 15 meter wide public road; and
On the North : By the property bearing Survey No. 146/1;

SCHEDULE NO.I A

All that 1467/2140ths undivided share to the property described in Schedule No.I with a right to develop and consume FAR 150% by putting constructions in the Southern area of 1467sq.mts. shown in the plan outlined in red in the annexed plan, including area in road widening, forming part of the property described in the Schedule No.I above, the said area is bounded as under:

On the North: By the plot purchased by the legal heirs of mundkar, late Mr.Vincente Casimiro Sebastiao Faria and by the remaining area of 673sq.mts.
On the South: By 15 meters Public Road and partly by the area purchased by the said mundkar.
On the East: By property bearing survey No.I47/1B
On the West: By 15 meters Public Road, and partly by the area purchased by the said mundkar.

SCHEDULE NO.I B

All that space or area of 1100sq.mts. coloured in blue, forming part of the property described in the Schedule No.IA above, the said area is bounded as under :

On the North: By the plot purchased by the legal heirs of mundkar, late Mr.Vincente Casimiro Sebastiao Faria;

On the South: By 15 meters Public Road;

On the East: By property bearing survey No. 147/1B;

On the West: By 15 meters Public Road.

SCHEDULE NO.II

(Built up area of 1600.00m2)

Built up area of 1600 m2 consisting of residential apartments and shops and this built up area to be located on any floor except the first floor and to be chosen by the VENDORS from the Building to be constructed in the said property.

SCHEDULE NO.III

(SPECIFICATIONS OF THE BUILT UP AREA)

The Structure:

It is a R.C.C. framed structure of columns, beams and slabs. The internal partition walls will be brick masonry and the external walls will be brick/laterite masonary.

Plaster:

External plaster will be double coat sand faced cement plaster. Internal plaster will be single coat with second coat of neeru.

Flooring:

The flooring will be of ceramic/vitrified tiles or equivalent. The average landing cost of the tiles at Rs.400.00 per square meter. Toilet dado and floor will have glazed/ceramic tiles or equivalent. The average landing cost of the tiles will be Rs.400/- sq. mtr.

Doors & Windows:

All doors will have teakwood frames or equivalent and flush/teak shutters or equivalent. Window frames and shutters will be of teak wood or aluminum or equivalent. The doors and windows will have steel/aluminium hinges and oxidised

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brass fittings. The main door will have a night latch, aldrop, eye piece, etc.

Kitchen:

The Kitchen will have a cooking platform with black granite top. Stainless steel sink with single bowl with 60cms. Ceramic tiles or equivalent lining above the platform will be provided.

Internal Decor:

The walls will be painted with oil bound distemper, ceiling with white wash.

External Decor:

External walls will be painted with cement paint.

Water Tanks:

A common underground sump with a common electric pump and a common overhead tank will be provided.

Plumbing & Sanitary:

Soil, waste and water pipes will be partially concealed. White/coloured glazed European W.C.units will be provided with flushing system. The sanitary installations will be in accordance with Municipal specifications. One shower, one commode and one wash basin will be provided in each toilet.

Electrical Installations:

The electrical wiring will be concealed. In the living cum dining room four light points, two fan points and three plug points will be provided.

The bedroom will have two light points, one fan point and one plug point. Kitchen will have one light point, one 15 amps point and one 5 amps point. Toilets will have one light point each. One bell point will be provided.

General:

The PURCHASER shall obtain his electric connection from the electricity department for which the requisite meter deposit/service charges and such other expenses shall be paid by the PURCHASER.

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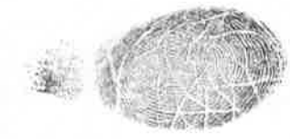
The VENDORS shall only provide the PURCHASER with the required electrical test report which is sufficient for obtaining electrical connection.

IN WITNESS WHEREOF the parties hereto have set their hands on the day and Year first herein above mentioned.

SIGNED AND DELIVERED by the)
Withinnamed VENDORS at)
Panjim, in the presence of)
Witnesses)

(1) MR.JOSE MARIA ANTONIO AGNELO LOURDES MARTINS alias JOSE MARIA MARTINS

L.H.F.P. of Mr.Jose Maria Antonio Agnelo Lourdes Martins alias Mr.Jose Maria Martins



R.H.F.P of Mr.Jose Maria Antonio Agnelo Lourdes Martins alias Mr.Jose Maria Martins

(2) MRS.VIVECA DAS ANGUSTIAS FERNANDES e MARTINS

L.H.F.P. of Viveca Das Angustias Fernandes E Martins	R.H.F.P of Mrs.Viveca Das Angustias Fernandes E Martins

1. _____ FLAVILLA GOMES

2. _____ REENA BOTELHO

SIGNED AND DELIVERED by the) For MODELS CONSTRUCTION
PVT. LTD.

Withinnamed PURCHASER at)
Panjim, in the presence of)
Witnesses)

(MR.PETER VAZ)
DIRECTOR

L.H.F.P. of Mr.Peter Vaz

R.H.F.P of Mr.Peter Vaz

1. Flavilla Gurjao

2. Regina Botelho

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

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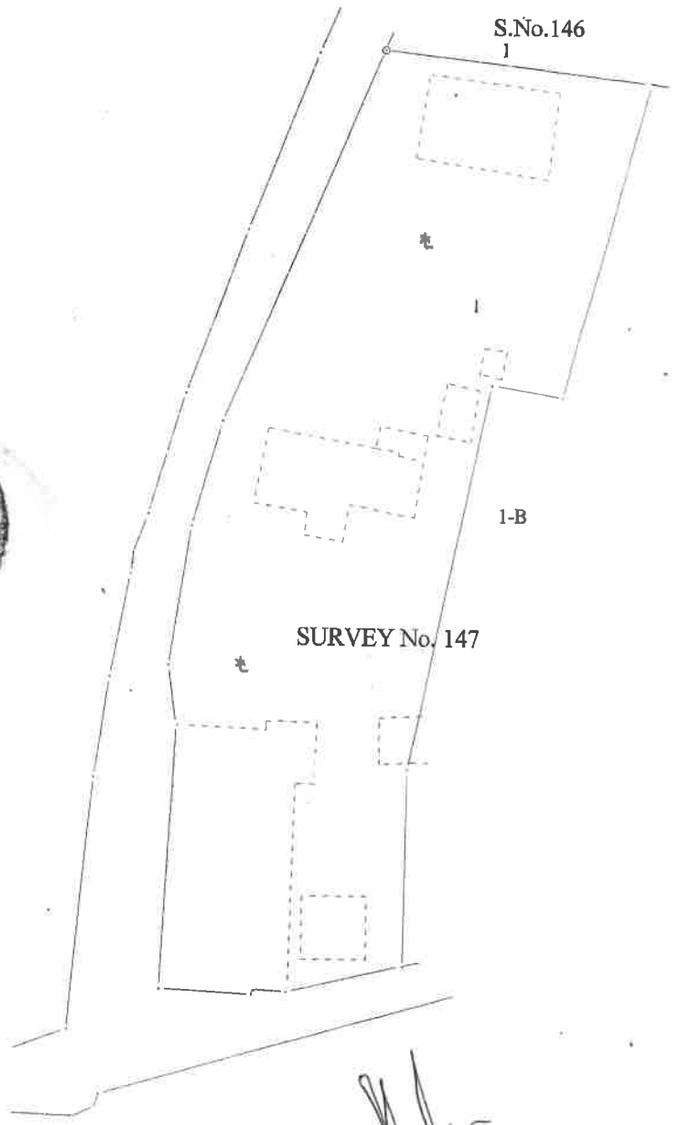
Inward No:21769

Plan Showing plots situated at
Village : TALEIGAO
Taluka : TISWADI
Survey No./Subdivision No. : 147/ 1
Scale : 1 :500

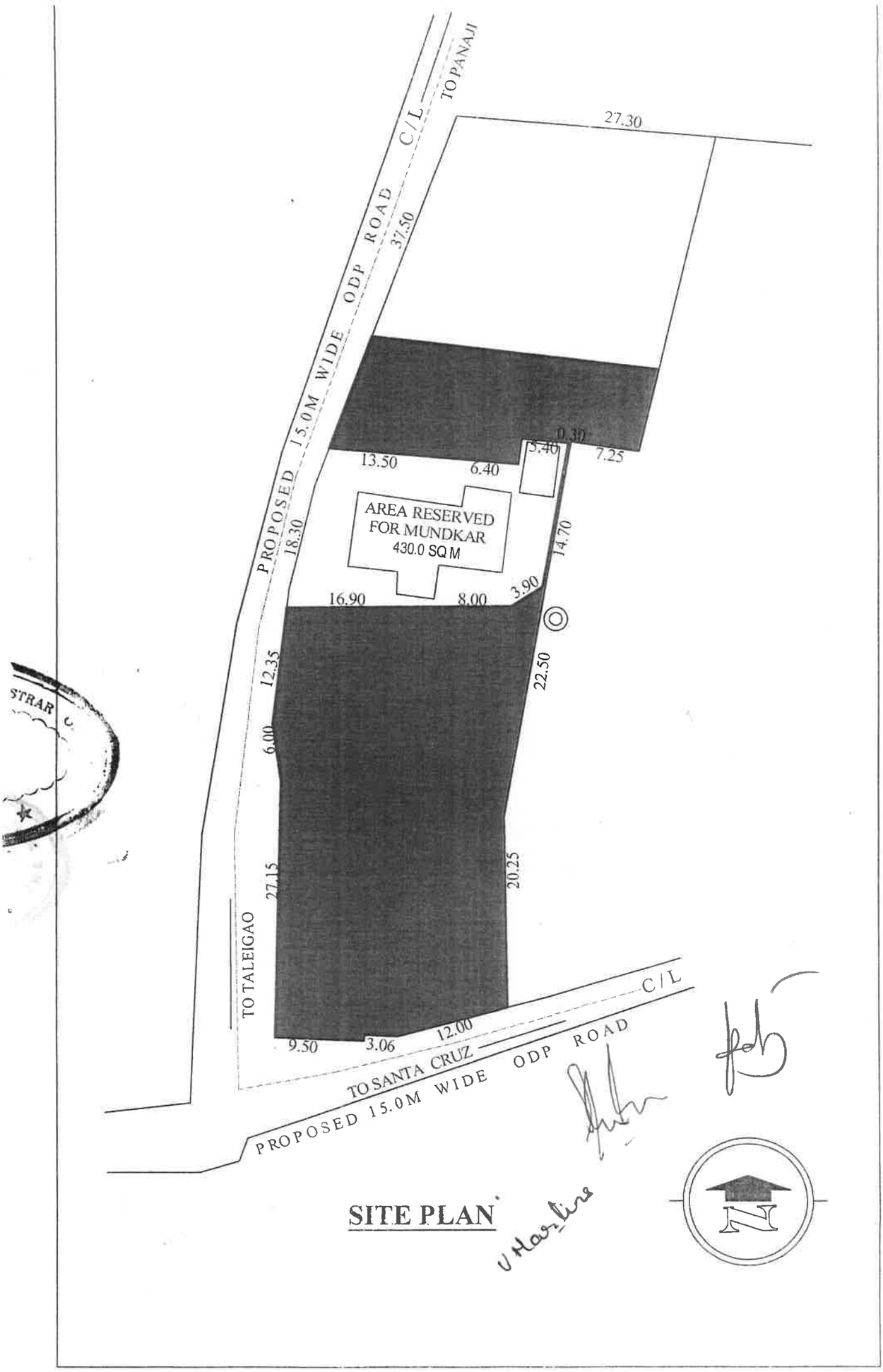
Inspector of Survey & Land Records.

FIVE RUPEES



Generated By : Vrushali Kalangutkar
On : 07-03-2012

Compared By:


TO PANAJI
C/L
PROPOSED 15.0M WIDE ODP ROAD
37.50
27.30
0.30
5.40
7.25
13.50
6.40
AREA RESERVED
FOR MUNDKAR
430.0 SQ M
18.30
14.70
16.90
8.00
3.90
12.35
22.50
6.00
27.15
20.25
TO TALEIGAO
9.50
3.06
12.00
C/L
TO SANTA CRUZ
PROPOSED 15.0M WIDE ODP ROAD
N

SITE PLAN

Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 31-12-2014 04:02:44 PM

Document Serial Number : 3108

Presented at 03:28:00 PM on 31-12-2014 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1000.00
2	Processing Fees	320.00
	Total :	1320.00

Stamp Duty Required: 696000.00 Stamp Duty Paid: 696000.00

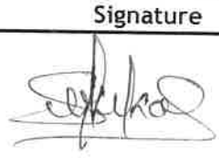
Samir Uttam Kerkar presenter

Name	Photo	Thumb Impression	Signature
Samir Uttam Kerkar,s/o Uttam Kerkar, UnMarried,Indian,age 31 Years,advocate,r/oMandrem, Pernem, Goa. Admits the execution on behalf of Mr. Peter Vaz (Director of M/S Models Construction Pvt Ltd) vide POA dated 05/11/2011 executed before the Sub Registrar Tiswadi under Reg No 72/2011. Company PAN No. AAECM5100A.			

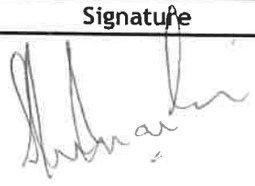
Endorsements

Executant

1 . Samir Uttam Kerkar, s/o Uttam Kerkar, UnMarried,Indian,age 31 Years,advocate,r/oMandrem, Pernem, Goa. Admits the execution on behalf of Mr. Peter Vaz (Director of M/S Models Construction Pvt Ltd) vide POA dated 05/11/2011 executed before the Sub Registrar Tiswadi under Reg No 72/2011. Company PAN No. AAECM5100A.

Photo	Thumb Impression	Signature
		

2 . Jose Maria Antonio Agnelo Lourdes Martins alias Jose Maria Martins, s/o late Shri. Antonio Elisio Lourdes Martins, Married,Indian,age 66 Years,retired,r/o H.No. C-16/696, Cardozo Ward, St. Paul, Taleigao, Tiswadi, Goa. PAN No. ADTPM1336M.

Photo	Thumb Impression	Signature
		

3 . Viveca Das Angustias Fernandes e Martins , w/o Jose Maria Antonio Agnelo Lourdes Martins alias Jose Maria Martins, Married,Indian,age 57 Years,House-Wife,r/o H.No. C-16/696, Cardozo Ward, St. Paul, Taleigao, Tiswadi, Goa. Pan card No ADTPM1337L.

Photo	Thumb Impression	Signature
		V Martins

REGISTRAR OF Identification ANAJI

Sr. No.	Witness Details	Signature
1	Mr. Durgadas P. Shirodkar , s/o Pandurang Martins,Married,Indian,age 38 Years,Service,r/o AIVAO, Dona Paula, Tiswadi, Goa.	
2	Mr. Suryakant Shirodkar , s/o Gopal Shirodkar,Married,Indian,age 47 Years,Service,r/o Tivim Bardez Goa.	

SUB - REGISTRAR
ILHAS
Sub-Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number PNJ-BK1-00098-2015
CD Number PNJD38 on
Date 12-01-2015

Sub-Registrar (Ilhas/Tiswadi)
SUB-REGISTRAR
ILHAS

Scanned By:- R. Joshi

Signature:-

Designed and Developed by C-DAC, ACTS, Pune