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This AGREEMENT is executed at Quepem, Goa, on this 26<sup>th</sup> day of April, 2024

BETWEEN

A. Mr. JAIME ANTONIO PIEDADE COSTA (PAN [REDACTED] son of Mr. Sebastiao Da Costa, Indian National, aged about 58 years, having AADHAAR Card No. [REDACTED] represented herein by his wife Mrs. Joaquina Caetano Pascaline Fernandes duly authorized under General Power of Attorney dated 11-12-2021 executed before the Notary Public Utkarsh Verekar under Reg. No.3166/21 on 11-12-2021, and his wife



B. MRS. JOAQUINA CAETANO PASCALINE FERNANDES (PAN [REDACTED] Indian National, aged about 62 years, having AADHAAR Card No [REDACTED] both being currently residing at Flat A/11, Pulvaddo, Madhuban Complex, Benaulim, Salcete, Goa – 403 717, hereinafter called

...3/-

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as the "LAND-OWNERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, administrators, executors, legal representatives and assigns) OF THE FIRST PART.

AND

MUNIR & SUHEL CONSTRUCTION LLP (PAN

[REDACTED] a limited liability partnership registered under the Limited Liability Partnership Act, 2008, holding LLP ID ACC-0219, and having its registered office at Office No.201, 2<sup>nd</sup> Floor, Anand Chambers, F. L. Gomes Road, Vasco da Gama, Goa – 403 802 represented herein by its partner MR.

MUNIR KHAN, son of Late Mr. Akbar Khan, 48 years of age, Businessman, Married, Having PAN Card

No. [REDACTED]

**Aaadhar Card No.** [REDACTED]

[REDACTED], Mobile No. [REDACTED] resident of Flat

No 401/402, Hill Top Residency, Behind Dias Bldg.,

...4/-

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J. Fdes



Mangor Hill, Vasco-Da-Gama, Goa duly authorized vide Resolution dated 15-04-2024, hereinafter referred to as "DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, administrators, executors, legal representatives and assigns) OF THE SECOND PART.

**WHEREAS:**

A. There existed a property known "BORICHEM MOLA" admeasuring 14,900 sq.mts. at Sirvoy, in the Parish of Tilamola at Quepem, described under No.5703 at page 51 of Book B-28 (hereinafter referred to as "SAID PROPERTY" to avoid prolixity, and is more particularly described in SCHEDULE I written hereunder).

B. From this larger property, a 5/12<sup>th</sup> portion was disannexed and independently described under Description No.16105 at page 92 of Book B-44, and

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the name of Mr. Sebastiao Mascarenhas appears against an Inscription No.8402 at Page 34 of Book G-12;

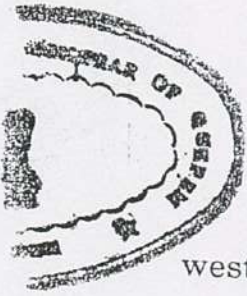
C. On 13-05-1922, by a Deed of Sales, Purchases and Acquittances of prices, one Mr. Sebastiao Mascarenhas and his wife Natalia Silva sold portions of the properties Described under Nos.5703 and 16105 to Mr. Antonio Vicente, Angelina Fernandes, Martinho Rodrigues, Joaquim Piedade da Costa and Camilo Francisco Mariano Vas, and Antonio Vicente and his wife sold from their ownership to Mr. Joaquim Piedade and to Caetano Camilo Coutinho 1/24<sup>th</sup> of the property known as 'NOCODBAB MAD POIQUIM" alias "BORICHEM MOLA" described under No.5703;

D. By a Deed of Partition dated 02-07-1973, the aforesaid Mr. Camilo Caetano Coutinho and Joaquim D'Costa's son Mr. Sebastiao D'Costa partitioned their holdings into two equal halves, and Plot A *i.e.* the

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western half containing a dwelling house came to be allotted to Mr. Camilo Caetano Coutinho, and the Plot B i.e. the eastern half of the SAID PROPERTY which is now surveyed under Survey No. 55/4 of Village Quepem admeasuring 2282 m<sup>2</sup> along with existing house (hereinafter referred to as "SAID PLOT" to avoid prolixity, and is more particularly described in SCHEDULE-II written hereunder) came to be allotted to Mr. Sebastiao D'Costa and his wife Mariana Cardozo.

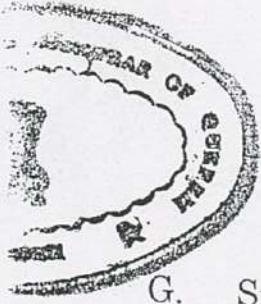
E. Mr. Sebastiao D'Costa and Mrs. Mariana Cardozo had two sons, i.e. Mr. Avelino Cipriano D'Costa, a bachelor, and Mr. Jaime Antonio Piedade Costa married to Mrs. Joaquina Caetana Pasealina Fernandes (the LAND-OWNERS No.1 & 2 herein).

F. The said Mr. Sebastiao D'Costa died on 09-04-1970, whereafter Mrs. Mariana Cardozo gifted the SAID PLOT in favour of the LAND-OWNER No.1 one herein by a Deed of Gift dated 01-02-2009.

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J. F. Des



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G. Subsequently, Mr. Avelino Cipriano D'Costa died on 24-01-2010 as a bachelor without any descendants, and Mrs. Mariana Cardozo died on 17-02-2011, leaving behind the LAND-OWNERS herein as the sole and universal heirs to her estate, and consequently the LAND-OWNERS became exclusive owners of the SAID PLOT.

H. The LAND-OWNERS have now demolished the existing structure situated in the SAID PLOT, and wish to develop the SAID PLOT and to carry out construction thereon;

I. The DEVELOPER who is engaged in the business of construction and land development has agreed to join hands with LAND-OWNERS towards fulfillment of said object, subject to terms and conditions set forth/enumerated in this agreement.

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J. F. Des



NOW THEREFORE THIS JOINT VENTURE  
AND DEVELOPMENT AGREEMENT

WITNESSTH AS UNDER:

1. THE PROJECT:

1.1. That the LAND-OWNERS shall make available the SAID PLOT to the DEVELOPER for development and construction.

1.2. The DEVELOPER shall construct, at his own cost, a Ground + 4 storied building comprised of 2 wings and with stilt parking in accordance with the DEVELOPMENT PLAN annexed hereto, having construction specifications more fully described in SCHEDULE III (hereinafter referred to as the "PROPOSED BUILDING").

1.3. The DEVELOPMENT PLAN is subject to any modifications/redesigns as may be required by the concerned authorities or as may be advised by the architect/engineer of the DEVELOPER.

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J. F. Des



1.4. The name of the PROPOSED BUILDING shall be "J.COSTA'S GREEN WOODS RESIDENCY". The DEVELOPER shall be entitled to display its name below the name of the project in all signages and advertisements.

CONSIDERATION:

2.1. The DEVELOPER has paid to the LAND-OWNERS an amount of Rs. [REDACTED]

[REDACTED] Only), by Cheque No.000004 dated 27-10-2023 drawn on HDFC Bank, Vasco Branch, the receipt whereof is hereby confirmed and acknowledged by the LAND-OWNERS.

2.2. The DEVELOPER shall also construct and deliver to the LAND-OWNERS possession of seven 2 BHK flats more particularly specified in SCHEDULE IV written hereunder ("LAND-OWNERS' UNITS"), complete in all respects, and with occupancy certificate duly issued by the local authority.

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J. F. de





2.3. In consideration of the aforesaid amount of Rs. [REDACTED] and in consideration of the LAND-OWNERS' UNITS' promised by the DEVELOPER to the LAND-OWNERS, the LAND-OWNERS hereby authorize the DEVELOPER to construct and sell the balance units (i.e. excluding LAND-OWNERS' UNITS) along with proportionate undivided share in land to third parties/nominees of his choice, and to appropriate the sale consideration of such units ("DEVELOPERS' UNITS").

## 2. PERMISSIONS & APPROVALS:

3.1. That the DEVELOPER has at his own cost, obtained Conversion Sanad in respect of the SAID PLOT bearing Ref. No.CCQUE12-23-233/114 dated 20-03-2024.

3.2. The DEVELOPER shall get the approval from concerned authorities for constructions of the said

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J. F. Des





PROPOSED building at their own cost as per the DEVELOPMENT PLANS annexed hereto, subject to any modifications/redesigns as may be required by the concerned authorities or as may be advised by the architect/engineer of the DEVELOPER.

3.3. However, any such change in the DEVELOPMENT PLAN shall not reduce the areas of the LAND-OWNERS' UNITS as described SCHEDULE IV written hereunder.

3.4. The DEVELOPER shall get the project duly registered with the Real Estate Regulatory Authority, and shall comply with all the provisions of the Real Estate (Regulation & Development) Act, 2016.

4. TIMELINE:

4.1. The DEVELOPER shall construct and deliver to the LAND-OWNERS possession of the LAND-OWNERS' UNITS, complete in all respects, within a

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period of 42 months from the date of registration of the project under the Real Estate (Regulation & Development) Act, 2016.

4.2. In the event of delay in the completion of the LAND-OWNERS' UNITS for any reason whatsoever, The DEVELOPER shall be entitled to a further extension of 12 months.

4.3. However, in the event of any delay caused for the following reasons, the time shall be excluded:

A. Where the construction remains suspended due to force majeure, public disturbance, communal riots, surge in prices of raw materials, labour strikes, or any reason beyond the control of the DEVELOPER

B. In the event of stoppage of construction on account of any injunctive order passed by any authority or Court of law on account of any title dispute, or due to any lapse or default attributable to the LAND-OWNERS.

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J. F. de



C. In the event of any delay in construction caused by the failure of the LAND-OWNERS to sign documents and indentures as and when called upon by the DEVELOPER.

5. CONSEQUENCES OF BREACH BY DEVELOPER:

5.1. In the event that the DEVELOPER fails to hand over possession of the LAND-OWNERS' UNITS as per the timeline described in clause (4) hereinabove, the DEVELOPER shall pay to the LAND-OWNERS compensation @ ₹10,000.00 (Rupees Ten Thousand Only) per unit per month until such possession is handed over to the LAND-OWNERS.



6. RIGHTS OF THE DEVELOPER:

6.1. The DEVELOPER shall be exclusively entitled to deal with the DEVELOPERS' UNITS, and is hereby vested with the right to sell, lease, gift or

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J. F. Des



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mortgage the whole or part thereof, to make allotment/bookings, receive payment including advance from prospective buyers/allottees, enter into Agreement(s) to Sell, Lease, or transfer or alienate in any manner the DEVELOPERS' UNITS to any person or persons, to get such Agreements registered, to receive, acknowledge and appropriate the consideration received towards such transfer, and to execute all necessary papers or documents for such purpose. The LAND-OWNERS shall not have any right, title or interest in respect of the DEVELOPERS' units.

6.2. The DEVELOPER and its nominees shall be entitled to undivided share in land proportionate to the DEVELOPERS' UNITS.


6.3. In case of any increase in FAR/FSI, such excess shall inure to the benefit of the DEVELOPER, and the DEVELOPER shall be entitled to construct such

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J. F. Des






additional floors at its own cost, without any objection from the LAND-OWNERS or the transferees of either party. Such additional floors shall be deemed to be part of the DEVELOPERS' UNITS.

6.4. The DEVELOPER shall be entitled to stock/store materials, tools and machineries required for construction on any part of the said property during the construction and the Owner shall not be entitled to create any obstruction or interruptions, hindrance or hindrances in the development and construction work/ activity and completion of the DEVELOPER, its agents, workmen, chowkidars, etc,

6.5. The DEVELOPER shall have the right to advertise and market the PROPOSED BUILDING as its own cost and shall be entitled to put up advertisements, board& signages at the SAID PLOT

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J. F. des





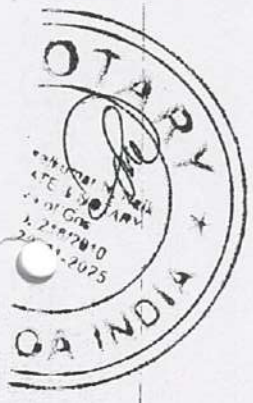


building including the cost of generator, water lifting pumps and charges and fees of the architect, lawyers, engineers, contractors and all other professional fees and all other statutory fees, levies, charges, deposits or demands required to be paid for the sanctions and construction shall be borne by DEVELOPER/SECOND PARTY only.

8.2. All renewals of the construction license, development permission and other approvals/sanctions shall be done by the DEVELOPER and the cost/expenses of these renewals shall be borne by the DEVELOPER.


8.3. All charges towards GST, house tax, maintenance contribution, and electricity bills in respect of the DEVELOPERS' UNITS shall be borne by the DEVELOPER or its nominees, as the case may be.

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J. F. Des




8. That the DEVELOPER shall engage architects, engineers, laborers, workmen, etc. and procure for construction in its own name and at its own cost.

9. OBLIGATIONS OF THE LAND-OWNERS:

9.1. The LAND-OWNERS shall sign Sale Deeds along with such other documents as may be required by the DEVELOPER for effectively conveying the DEVELOPERS' UNITS to the DEVELOPER or its nominees as and when called upon by the DEVELOPER, and shall further participate and cooperate in the process of registration of such Sale Deeds.

9.2. In the event that any additional changes or alterations are required by the LAND-OWNERS in respect of the internal work of LAND-OWNERS' UNITS, the cost of the same shall be borne by the LAND-OWNERS.

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J. F. Des

9.3. On the request of the DEVELOPER the LAND-OWNERS shall sign all necessary papers, document plans, affidavits, petitions, etc. addressed to or to be submitted before the Planning and Development Authorities, Municipal Councils, Panchayats or any other statutory, regulatory or local authorities or for the exclusive purposes of the carrying out work pursuant to this agreement.

9.4. In the event that the construction is affected/stopped due to any reason regarding the title or any hindrance is created or dispute raised by any third party in respect of the title to the SAID PLOT, the LAND-OWNERS shall resolve the dispute and contest such litigation at their own cost.

9.5. Any liability or penalty suffered by the DEVELOPER under Real Estate (Regulation & Development) Act, 2016, or otherwise, on account of delay in construction due to title dispute or lapse on the part of the LAND-OWNERS shall be compensated by the LAND-OWNERS.

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9.6. The land tax in respect of the SAID PROPERTY shall be borne by the LAND-OWNER until completion of the PROPOSED BUILDING.

9.7. The house tax registration charges, infrastructure tax and charges towards obtaining Electricity & Water Connection in respect of the LAND-OWNERS' UNITS shall be proportionately borne by the LAND-OWNERS.

9.8. The LAND-OWNERS shall take possession of the LAND-OWNERS' units within 7 days from the date of receipt of Letter of Possession from the DEVELOPER.

9.9. Upon taking possession of the LAND-OWNERS' units or upon expiry of 7 days from the date of receipt of letter of possession, the LAND-OWNERS shall be responsible to pay house tax/municipal tax, electricity bills as well as maintenance contribution & charges of the maintenance entity in respect of the LAND-OWNERS' units.

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J. F. Des



9.10. The GST in respect of the LAND-OWNERS' units, if any, shall be borne by the LAND-OWNERS.

10. DECLARATIONS OF THE DEVELOPER:

10.1. The DEVELOPER indemnifies and shall keep harmless and indemnified the LAND-OWNERS against all claims of third parties arising from the acts of the DEVELOPER during the courses of construction of the PROPOSED BUILDING. Any litigation arising therefrom shall be dealt with entirely at the expense of the LAND-OWNERS.

DECLARATIONS OF THE LANDOWNERS:

1. The LAND-OWNERS declare that they have absolute and free hold title over the SAID PLOT over which the PROPOSED BUILDING is to be constructed and further assure the DEVELOPER that the LAND-OWNERS alone possess exclusive

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J Fds





rights, title and interest therein and that no person other than the LAND-OWNERS have got any right, title, interest or possession over the SAID PLOT.

11.2. The LAND-OWNERS declare that they are legally competent to enter into this agreement with the DEVELOPER in respect of the SAID PLOT as per terms and conditions mentioned herein.

11.3. The LAND-OWNERS declare that the SAID PLOT is free from any encumbrance, attachment or defect in title whatsoever and that the LAND-OWNERS shall continue to keep indemnified the DEVELOPER in this regard.

11.4. The LAND-OWNERS declare that the SAID PLOT is not subject matter of any Acquisition proceedings under any law for the time being in force passed by the State Government or Central Government or any development or statutory or other authorities. If at any time hereinafter it is

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J Fdes





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discovered or found that the said property is subject to any charge, encumbrance or liability prior to the execution of this Agreement, the LAND-OWNERS alone shall be liable to bear the same. In case the LAND-OWNERS fail to perform such obligations, the DEVELOPER shall be entitled to clear the same and to recover the same along with the costs or other expenses from the LAND-OWNERS with a right to recover it by selling or transferring proportionate usable area falling in the share of the LAND-OWNERS to the extent and in the manner so as to recover such amounts.



11.5. The LAND-OWNERS declare that they shall do all acts, deeds, matters and things, as are or may from time to time, be necessary to give effect to these presents or to implement the same and shall not transfer, charge, encumber, alienate or part with the possession of the SAID PLOT or any part thereof or do anything which may contravene the terms of this agreement.

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J. Fdes



12. TITLE DOCUMENTS:

12.1. The originals of title documents as well as the present Agreement shall be kept in the custody of the DEVELOPER.

13. INDIVISIBILITY OF RIGHTS:

13.1. Neither the LAND-OWNERS nor the DEVELOPER or its nominees shall be entitled to demand partition of the SAID PROPERTY or the PROPOSED BUILDING by metes and bounds.

13.2. Both parties and their nominees shall be entitled to unimpeded shared use of common accesses, areas, staircases, and facilities.

14. DISPUTE RESOLUTION:

14.1. In the event that there is any difference or dispute between the parties hereto arising out of or in connection with this Agreement, the same shall be referred to arbitration by a sole arbitrator in

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J F Des

accordance with Arbitration and Conciliation Act, 1996. The seat and venue of arbitration shall be in Goa, and the proceedings shall be conducted in English. The cost of Arbitration proceedings shall be shared by both parties equally.

15. MISCELLANEOUS:

15.1. In view of the investments already made by the DEVELOPER, it is agreed between the parties that the LAND-OWNERS shall not be entitled to terminate this Agreement.

15.2. The LAND-OWNERS shall not create any third-party rights in respect of the DEVELOPER'S UNITS. Similarly, the DEVELOPER shall not create any third-party rights in respect of the LAND-OWNERS' UNITS.

15.3. The LAND-OWNERS shall not execute any such agreements or deeds of sale or any kind of

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*[Signature]*

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transfer in respect of any of the LAND-OWNERS' UNITS prior to receiving possession of such units.

15.4. Execution of any Agreements/Deeds in violation of covenants 15.2 & 15.3 above shall be deemed to be null and void ab initio.

15.5. Nothing stated herein shall be deemed to or construed as a partnership between DEVELOPER & Owner nor shall the DEVELOPER and the Owner in any manner constitute an association of person(s).

15.6. That the parties undertake not to do any act which may in any manner, contravene the terms of this agreement respecting the above properties.


15.7. That ultimate responsibility for quality of construction shall rest upon the DEVELOPER exclusively, and the owner/ shall have say in the structural quality of building and quality of material as planned during designing stage and the DEVELOPER assures to use quality materials.

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J. Fodes





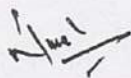
15.8. The DEVELOPER shall be responsible for any damage or injury or loss caused to any person in the course of putting of the construction or undertaking or completing the Building and Owner/ FIRST PARTY will be indemnified from all such liabilities rising from the development of the said property.

15.9. That it is agreed that the terms of this Agreement may be altered or modified by way of registered Addendum / Agreement of novation / rectification, by mutual consent of both parties.

15.10. The possession of said property is not handed over to the DEVELOPER by the LAND-OWNERS.

15.11. For the purpose of Stamp Duty the consideration under this Agreement is valued at Rs.98,00,000/- (Rupees Ninety Eight Lakhs Only) which is the market value of the SAID PLOT.

...29/-



J. Fds



Accordingly, stamp duty of Rs.2,84,200/- (Rupees Two Lakhs Eighty Four Thousand Two Hundred Only) and Registration Fee of Rs.2,94,000/- (Rupees TwoLakhs Ninety Four Thousand Only) is paid herewith.

SCHEDULE - I

("SAID PROPERTY")

All that SAID PROPERTY known as "BORICHEM MOLA" or "UMA VIGESSIMA QUARTA PARTE" registered in the Land Registration Office under Description No.16105 at page 92 of Book B-44, which originally formed part of a larger property known BORICHEM BOLA described under Description No. 5703 at Page 51 of Book B-18, and registered in the Revenue Office under Matriz No.58, situated at Quepem, Goa.

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SCHEDULE - II

## ("SAID PLOT")

All that SAID PLOT bearing Survey No.55/4 of Village Quepem admeasuring 2282 m<sup>2</sup>, forming part of the SAID PROPERTY, and bounded as under:-

On the East: By property of Pedro Mascarenhas

On the West: By Plot A

On the North: By property of Crisostomo Dourado

On the South: By another property of Sebastiao

D'Costa.

SCHEDULE - III

## (CONSTRUCTION DETAILS)


- a) R.C.C. structure with earth-quake resistant and good quality brick work;
- b) Plastering, flooring and painting of the building;
- c) All wooden works (doors, windows, frames, including its polishing and painting);

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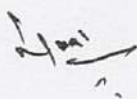
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- 
- d) All internal and external electrical wiring including installation of transformer and generator for common services, sub-station as required by electricity department;
  - e) All sanitary and kitchen work, garbage disposal system & drainage;
  - f) Water arrangement;
  - g) Stair-case;
  - h) Parking Facility;
  - i) As per required fire-fighting equipment;
  - j) - Internal cabling for cable & internet;
  - k) - All amenities and facilities that are planned to be provided.

...32/-



J. Fds



SCHEDULE -IV  
(LAND-OWNERS' UNITS)

Unit No.	Type	Floor	Wing	CARPET AREA
A-105	2BHK	1 <sup>st</sup>	A	49.66
A-205	2BHK	2 <sup>nd</sup>	A	49.66
B-201	2BHK	2 <sup>nd</sup>	B	48.27
B-202	2BHK	2 <sup>nd</sup>	B	49.51
B-204	2BHK	2 <sup>nd</sup>	B	48.27
B-205	2BHK	2 <sup>nd</sup>	B	48.27
B-302	2BHK	3 <sup>rd</sup>	B	49.51

IN WITNESS THEREOF THE PARTIES  
HERETO HAVE SET & SUBSCRIBED THEIR  
RESPECTIVE HAND ON THE DATE, MONTH  
AND YEAR FIRST WRITTEN HEREINABOVE.

*[Signature]* - *J Fdy*

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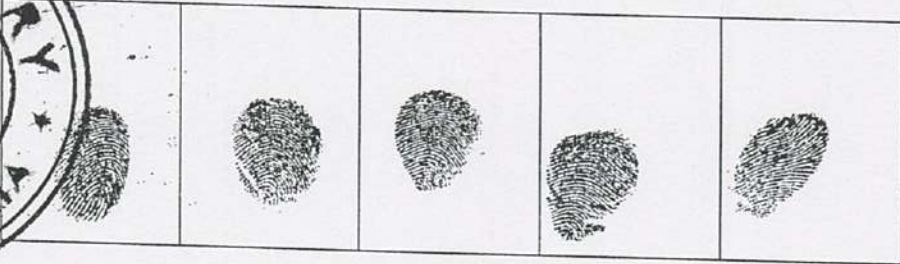


SIGNED AND  
DELIVERED ON  
BEHALF OF THE  
WITHIN-NAMED  
LANDOWNERS

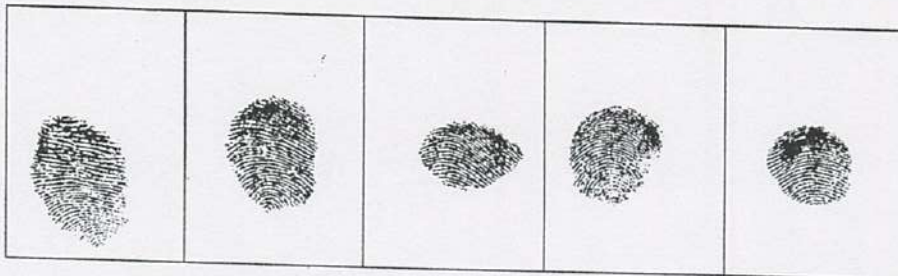


*J.Fds*

*J.Fds*  
Mrs. JOAQUINA CAETANO  
PASCALINE FERNANDES  
LANDOWNER NO.2  
FOR SELF & AS CONSTITUTED ATTORNEY  
OF LANDOWNER NO.1



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

...34/-

*[Signature]*

*J.Fds*

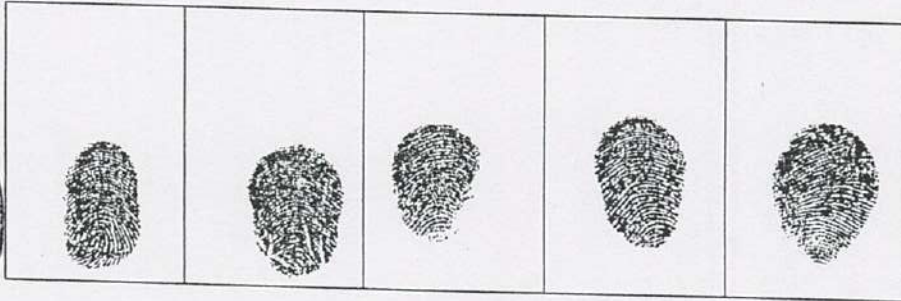


SIGNED AND  
DELIVERED ON  
BEHALF OF THE  
DEVELOPER

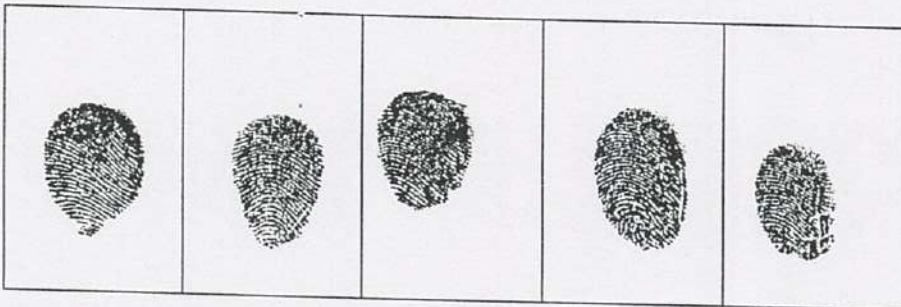


*Munir* →

Mr. MUNIR KHAN  
(PARTNER)



LEFT HAND FINGER PRINTS



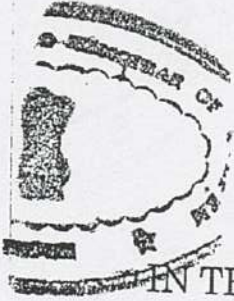
RIGHT HAND FINGER PRINTS

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IN THE PRESENCE OF:

1. Pacheco Kanti Pacheco

H. No. 60, St. Govt. High School,  
Head Land Sada, Mormugao  
Goa - 403804

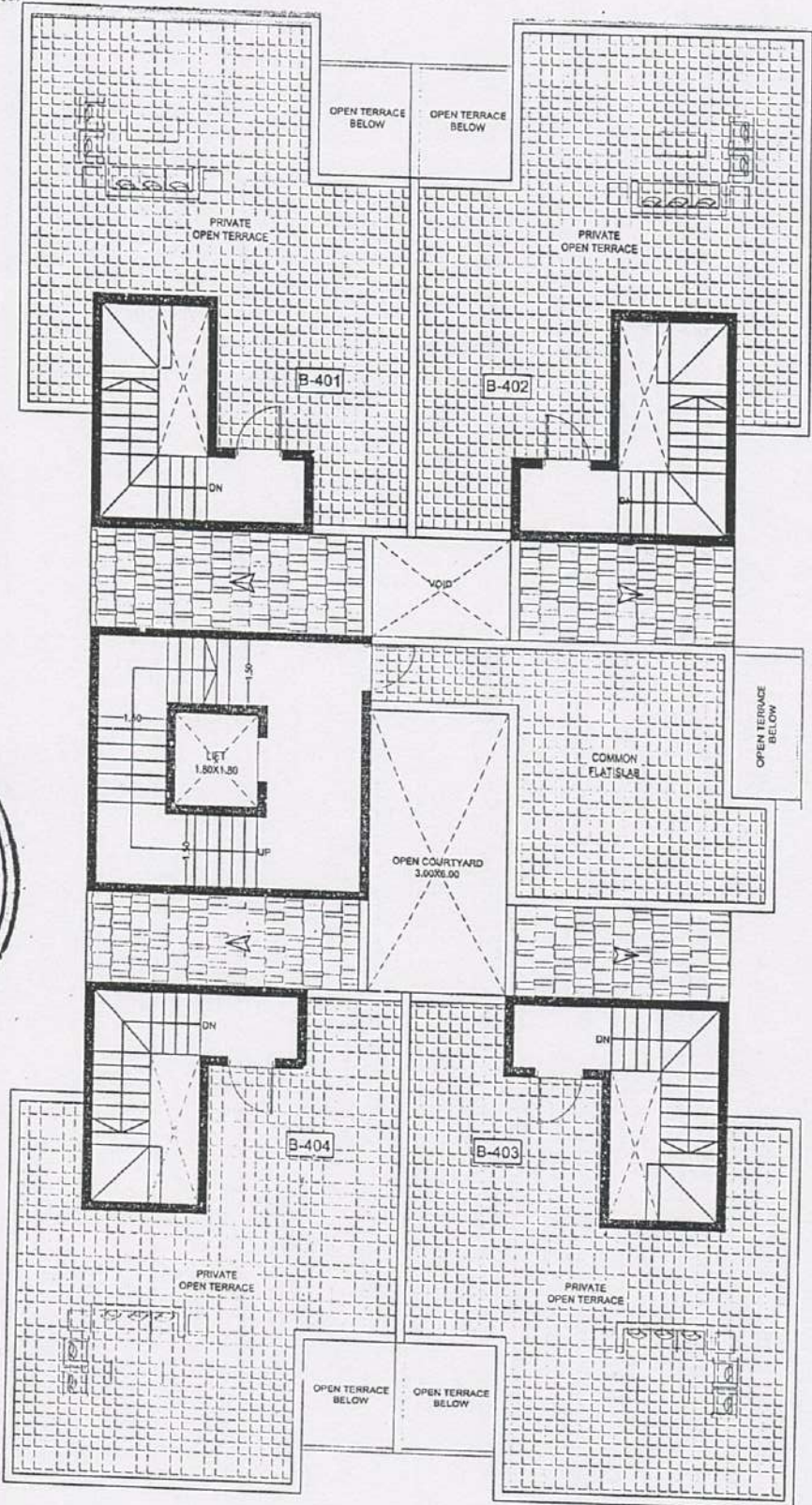
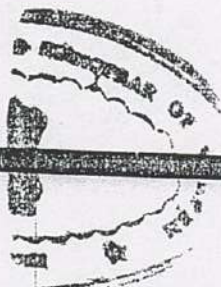
2. Pereira

Mesmo Sawo Demetrio  
Flat No. 353 3<sup>rd</sup> floor,  
Block A, Phase IV  
Sushela Sea winds Alto Vaddem, Vasco,  
Goa. 403802

K. M. M.

J. F. J.





ROOF PLAN  
(SCALE 1:100)

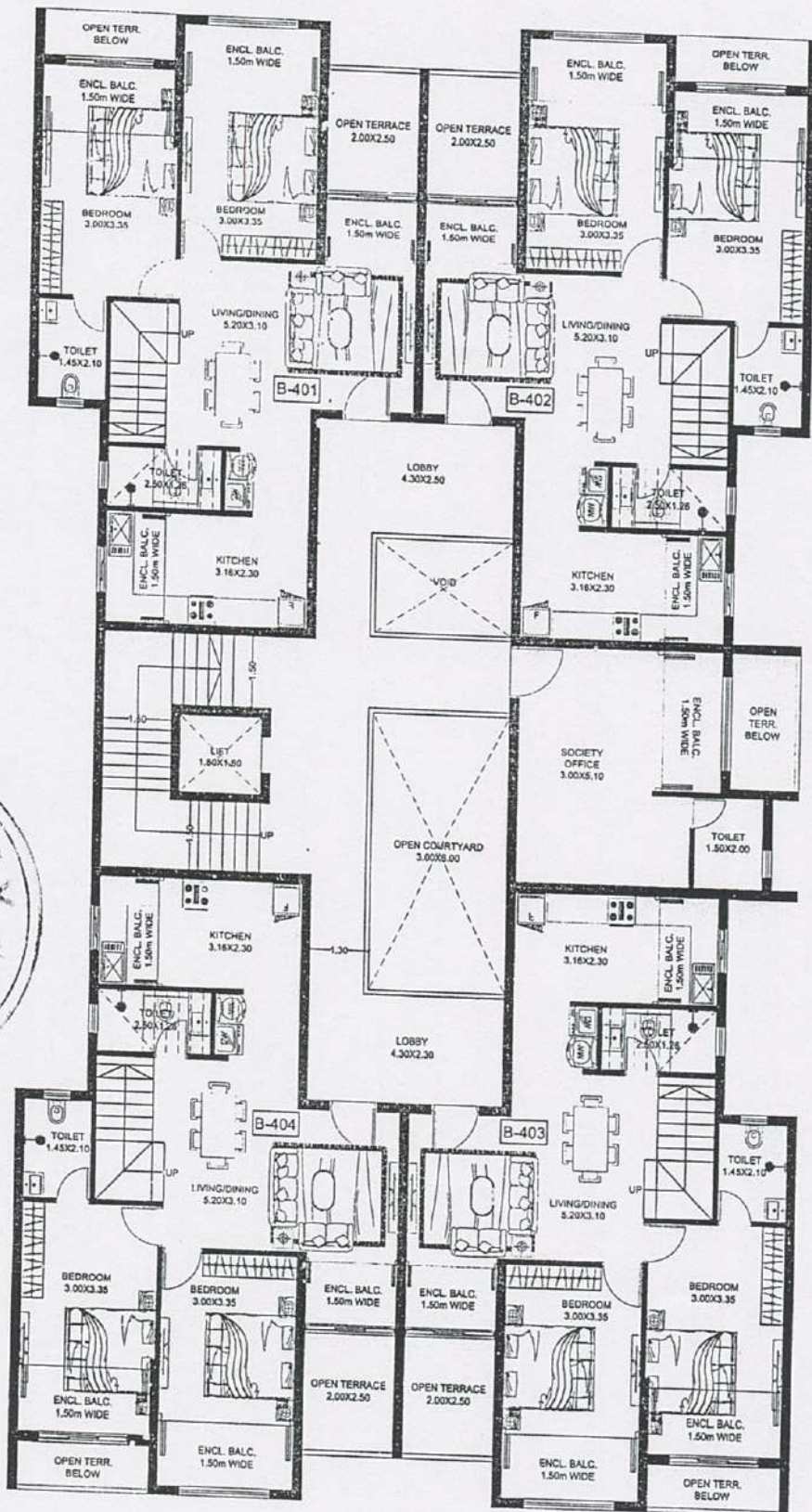
B BUILDING

OWNER'S SIGNATURE:	ARCHITECT'S SIGNATURE:	OWNER: MUNIR & SUHEL CONSTRUCTION LLP
		PROJECT: PROPOSED RESIDENTIAL/COMMERCIAL BUILDINGS, CLUB HOUSE, SECURITY CABIN, COMPOUND WALL AND GATE IN PLOT BEARING SURVEY NO. 554 AT CHEPEM VILLAGE OF CHEPEM TALUKA, GCM
		SURVEY NO. 56, SUB DIV. NO. 4
		DATE: 13-04-2024 DRG. NO. 13
		SCALE 1:100, 1:500
		<b>WISHWESH ERENKAR</b> ARCHITECTURAL CONSULTANCY FIRM 40/2, Old, HPC 4th, Newel Road, Coimbatore-64 9822989399, wishwesh@rediffmail.com



*Handwritten signature/initials*

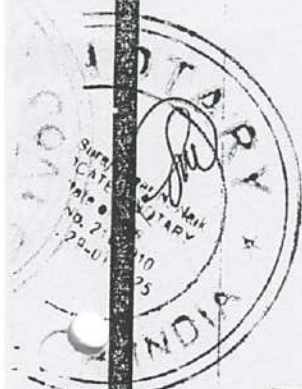
J F des



**FOURTH FLOOR PLAN**  
(SCALE 1:100)

**B BUILDING**

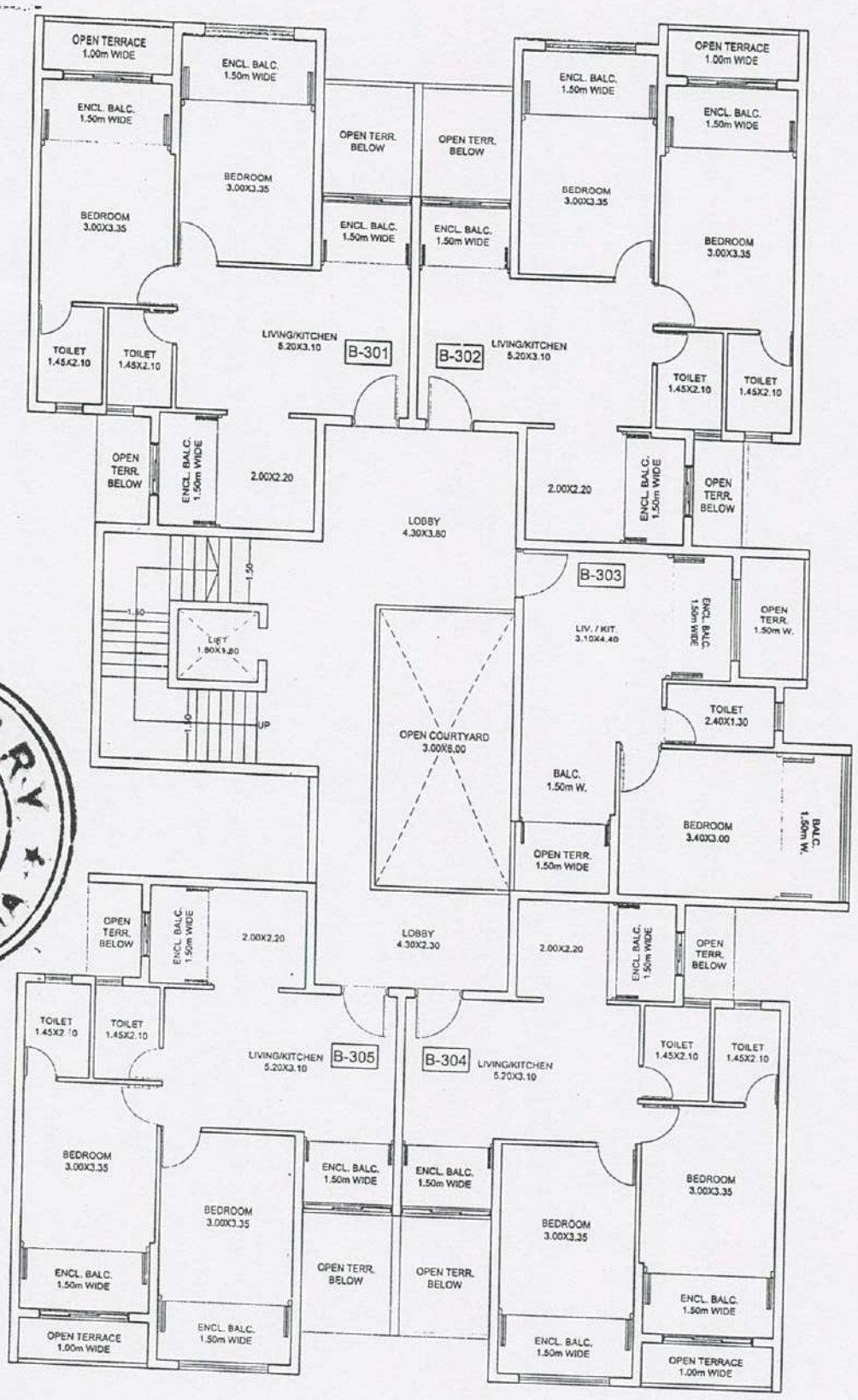
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		PROJECT: PROPOSED RESIDENTIAL/COMMERCIAL BUILDINGS, CLUB HOUSE, SECURITY CABIN, COMPOUND WALL AND GATE IN PLOT BEARING SURVEY NO. 554 AT QUEPEM VILLAGE OF QUEPEM TALUKA, GOA
		SURVEY NO. 55, SUB DIV. NO. 4
		DATE: 12-04-2024
		SCALE 1:100, 1:500
		DRG. NO. 12
		<b>WISHWESH ERENKAR</b> ARCHITECTURAL CONSULTANTS PVT. LTD. 68/2, Old, WPC, 4th, Phase 1, Old, Dabolim Goa 403001, India. wishwesherenkar@gmail.com



Munir

J F de

NOTARY  
 STATE OF GOA  
 No. 21/2010  
 29-01-2025

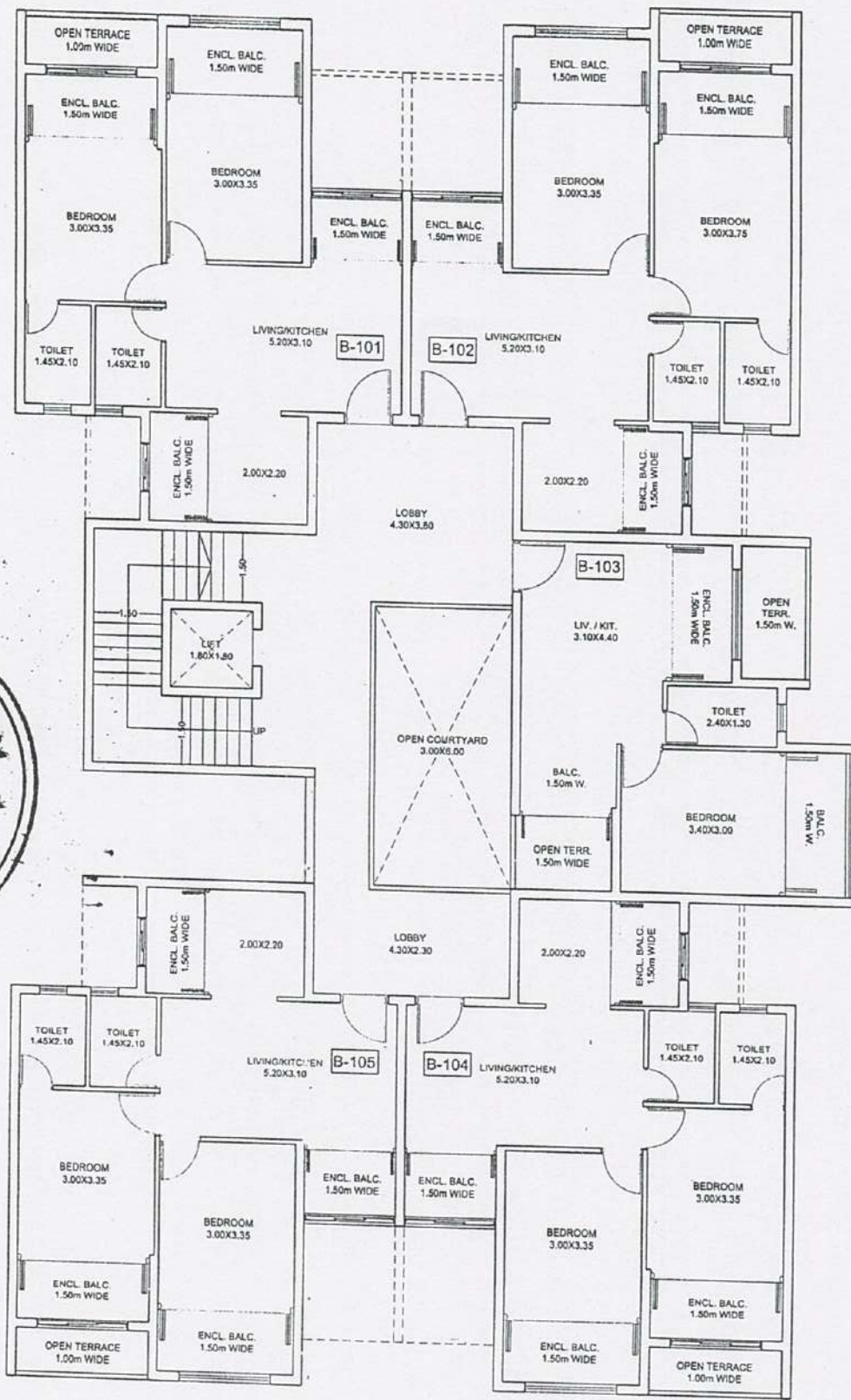


THIRD FLOOR PLAN  
 (SCALE 1:100)

OWNER'S SIGNATURE:	ARCHITECT'S SIGNATURE:	OWNER: MUNIR & SUHEL CONSTRUCTION LLP
		PROJECT: PROPOSED RESIDENTIAL/COMMERCIAL BUILDINGS, CLUB HOUSE, SECURITY CABIN, COMPOUND WALL AND GATE IN PLOT BEARING SURVEY NO. 55/4 AT QUEPEM VILLAGE OF QUEPEM TALUKA, GOA
		SURVEY NO. 55, SUB DIV. NO. 4
		DATE: 13-04-2024
		DRG. NO. 11
		SCALE 1:100, 1:500
		<b>VISHWESH VERENKAR</b> ARCHITECTURAL CONSULTANCY PVT. LTD. 42/0, Old, HDPIC A/C, Ponda Road, Ponda, Goa 984598333, vishweshverenkar@gmail.com

*Handwritten signatures and initials at the bottom of the page.*





FIRST FLOOR PLAN  
(SCALE 1:100)

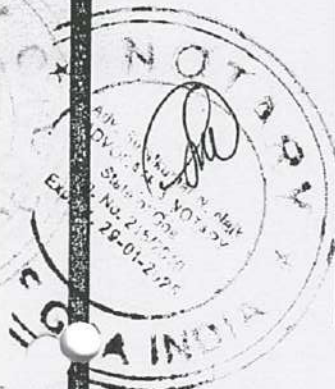
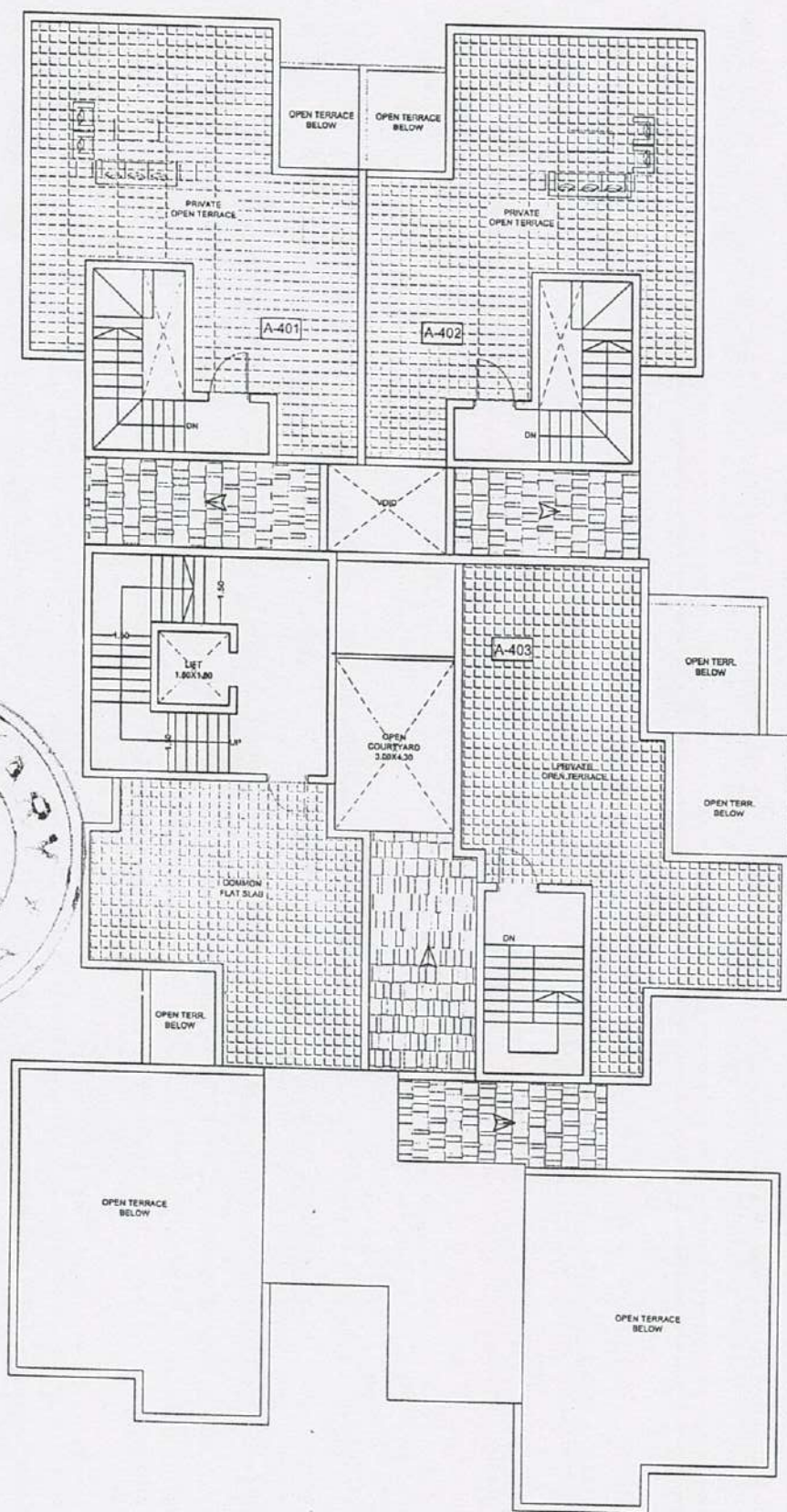
OWNER'S SIGNATURE :	ARCHITECT'S SIGNATURE :	OWNER: MUNIR & SUHEL CONSTRUCTION LLP
		PROJECT: PROPOSED RESIDENTIAL/COMMERCIAL BUILDINGS, CLUB HOUSE, SECURITY CABIN, COMPOUND WALL AND GATE IN PLOT BEARING SURVEY NO. 55/4 AT QUEPEM VILLAGE OF QUEPEM TALUKA, GDA
		SURVEY NO. 55, SUB DIV. NO. 4
		DATE: 13-04-2024 DRG. NO. 09
		SCALE 1:100, 1:500
		<b>WISHWESH ERENKAR</b> ARCHITECTURAL CONSULTANCY FIRM 45/2, 2 <sup>nd</sup> Flr, HPCB Bldg, Hosur Road, Davanagere 9866949379, wishwesherenkar@gmail.com

Munir  
S. E. Reddy





PROPOSED BUILDING 'A'



ROOF PLAN  
(SCALE 1:100)

OWNER'S SIGNATURE :

ARCHITECT'S SIGNATURE :

OWNER:  
MUNIR & SURESH CONSTRUCTION LLP

PROJECT:  
PROPOSED RESIDENTIAL/COMMERCIAL  
BUILDINGS, CLUB HOUSE, SECURITY CABIN,  
COMPOUND WALL AND GATE IN PLOT BEARING  
SURVEY NO. 354 AT QUEPEM VILLAGE OF  
QUEPEM TALUKA, GOA

SURVEY NO. 35, SUB DIV. NO. 4

DATE: 13-04-2024      DRG. NO. 07

SCALE: 1:100, 1:500

**VISHWESH  
ERENKAR**  
ARCHITECTURAL CORPORATION PVT. LTD.  
400, Old, SPC, Old, Road, PNH, Sion, Panaji  
9882198252, vishwesherenkar@gmail.com

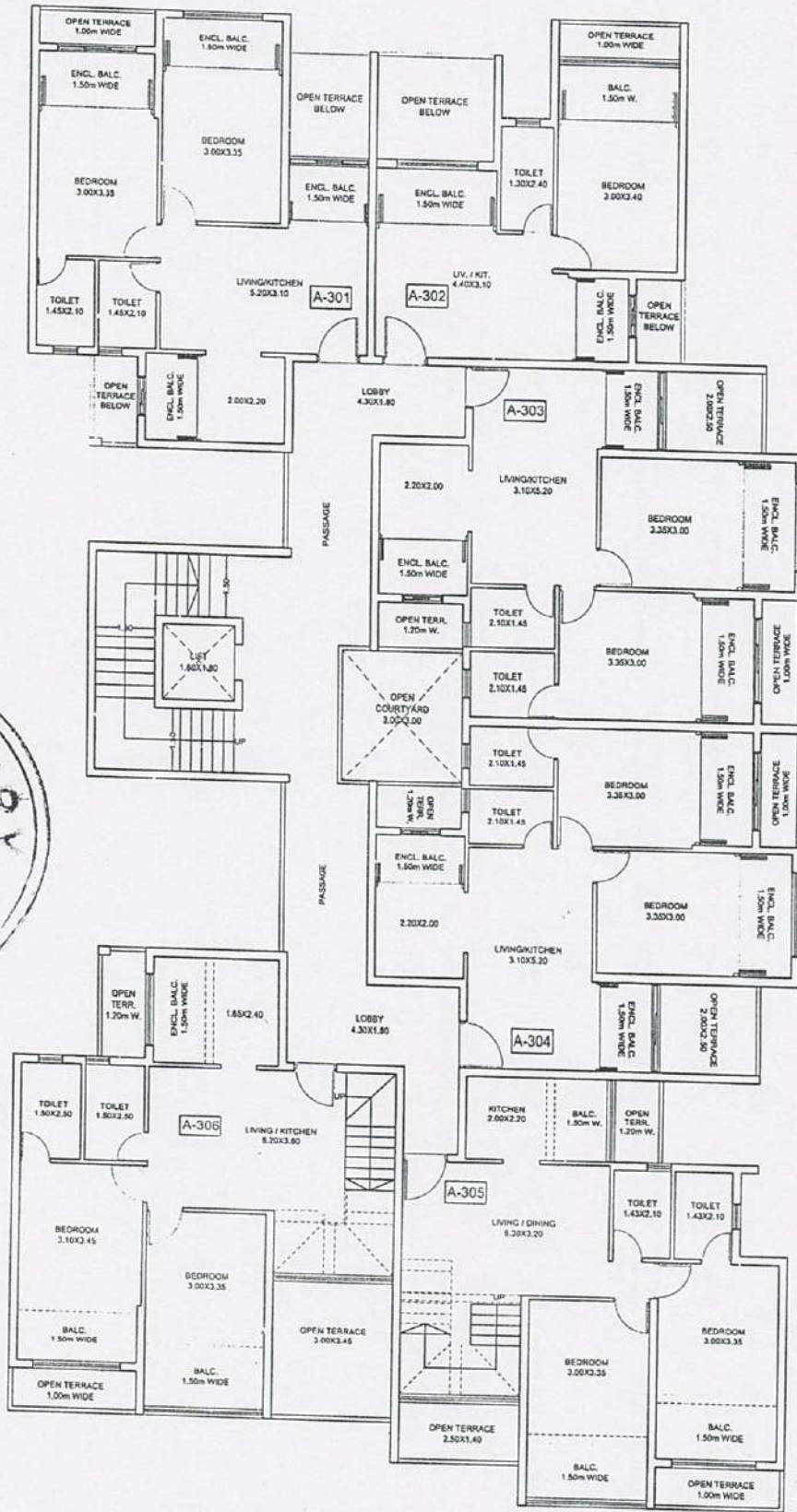
*Munir*

*T 11*





PROPOSED BUILDING 'A'



THIRD FLOOR PLAN  
(SCALE 1:100)

OWNER'S SIGNATURE :

ARCHITECT'S SIGNATURE :

OWNER:  
MUNIR & SUNIL CONSTRUCTION LLP  
PROJECT:  
PROPOSED RESIDENTIAL/COMMERCIAL  
BUILDINGS, CLUB HOUSE, SECURITY CABIN,  
COMPOUND WALL AND GATE IN PLOT BEARING  
SURVEY NO. 85A AT QUEPEM VILLAGE OF  
QUEPEM TALUKA, GOA  
SURVEY NO. 55, SUB DIV. NO. 4  
DATE: 13-04-2024 DRG. NO. 05  
SCALE 1:100, 1:500

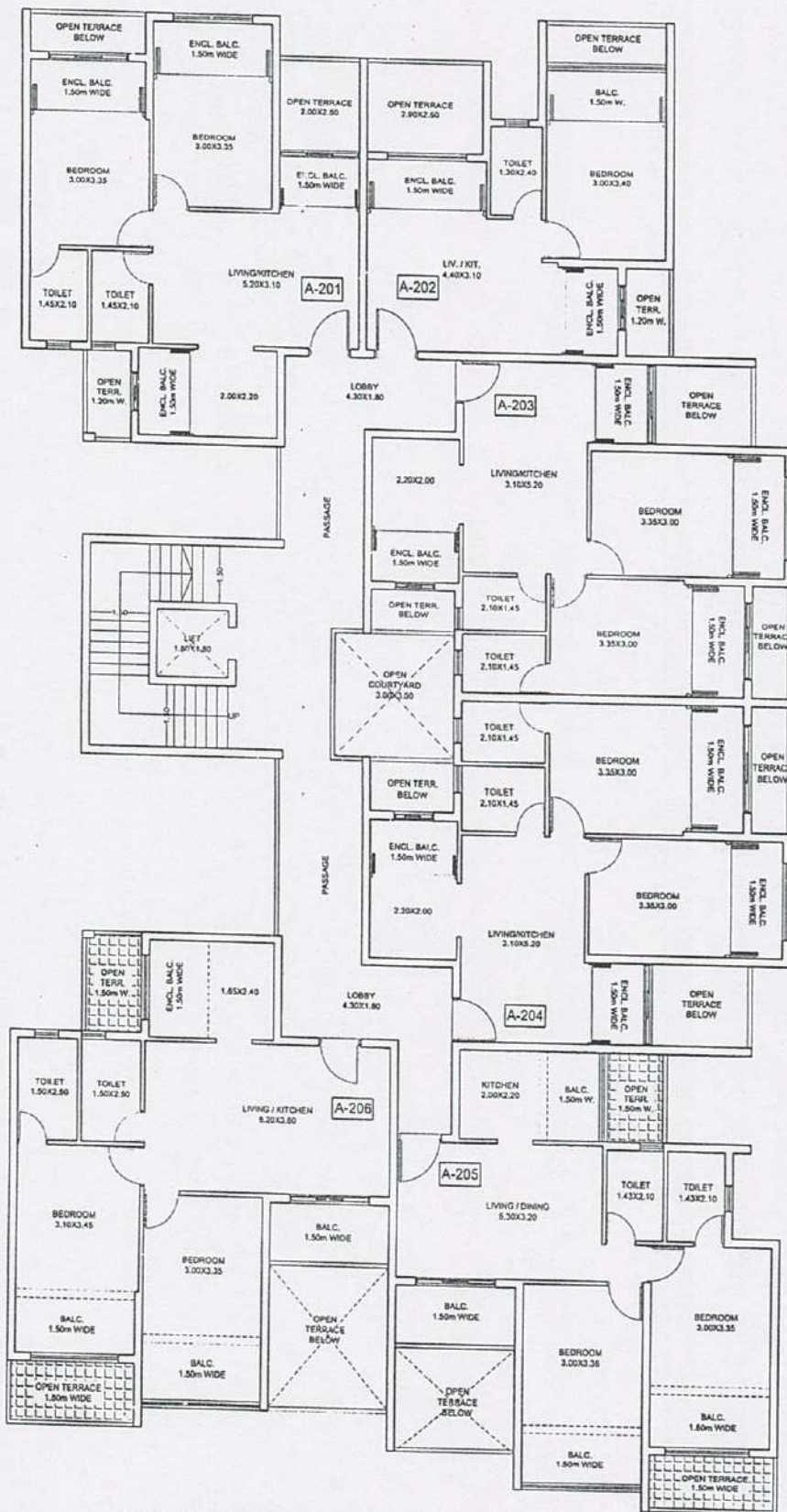


*Handwritten mark or signature at the bottom left.*

*J F das*



PROPOSED BUILDING 'A'



SECOND FLOOR PLAN  
(SCALE 1:100)

OWNER'S SIGNATURE :

ARCHITECT'S SIGNATURE :

OWNER:  
MUNIR & SUNEEL CONSTRUCTION LLP  
PROJECT:  
PROPOSED RESIDENTIAL/COMMERCIAL  
BUILDINGS, CLUB HOUSE, SECURITY CABIN,  
COMPOUND WALL AND GATE IN PLOT BEARING  
SURVEY NO. 554 AT GUEPEN VILLAGE OF  
GUEPEN TALUKA, DDA

SURVEY NO. 55, SUB DIV. NO. 4

DATE: 13-04-2024

DRG. NO.

04

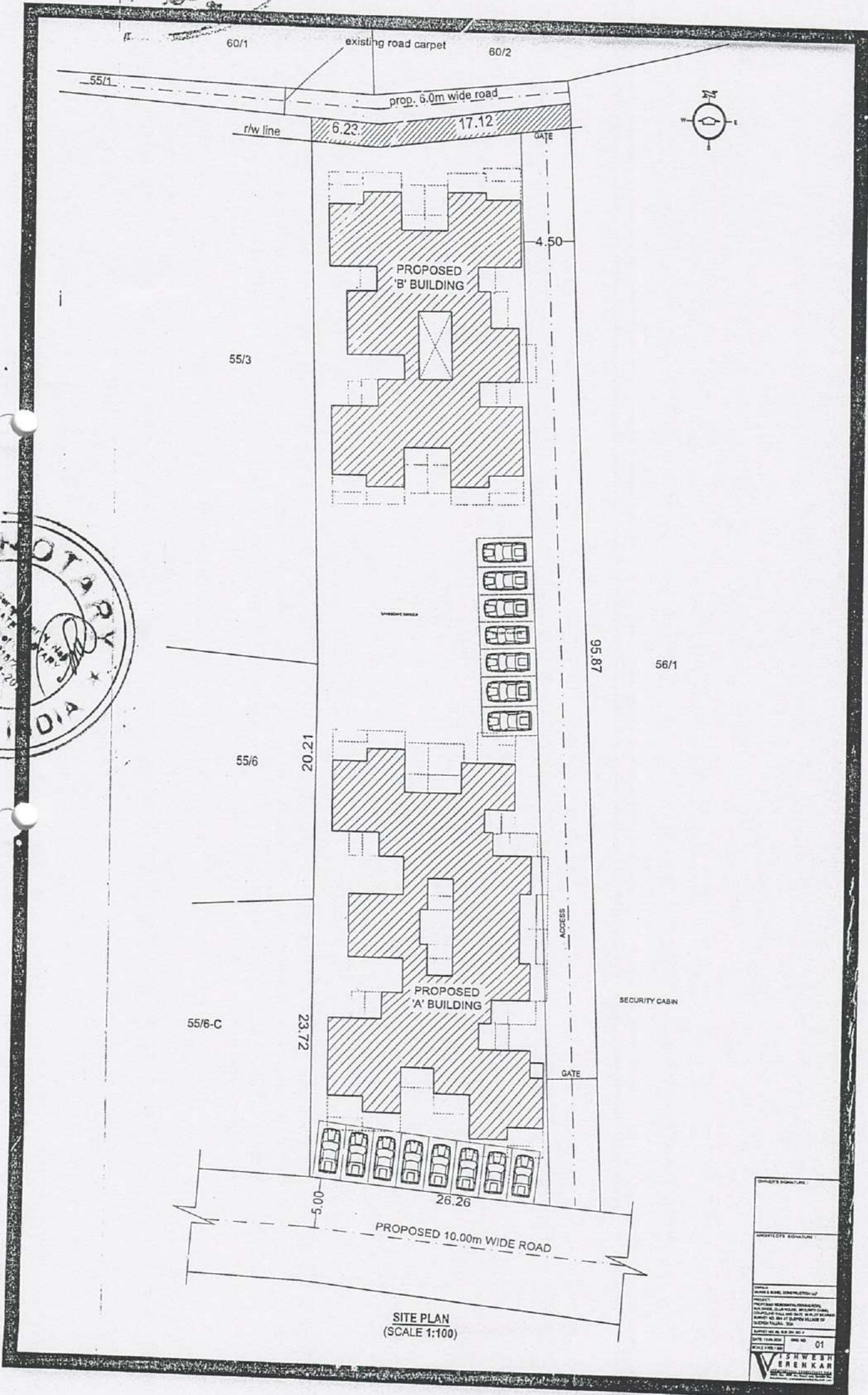
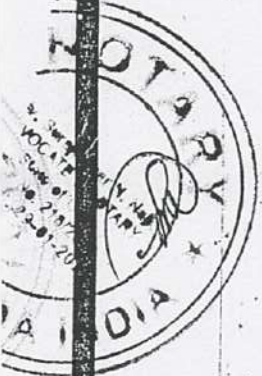
SCALE 1:100, 1:500



*Munir*

*T. F. Dhan*





OWNER'S SIGNATURE  
 ARCHITECT'S SIGNATURE  
 DATE: 10/10/2011  
 01  
**VISHWESH VERENKAR**  
 ARCHITECT

*Handwritten signature*

T. E. D. J.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 30-Apr-2024 12:06:44 pm

Document Serial Number :- 2024-QPM-388

Presented at 11:57:34 am on 30-Apr-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Quepem along with fees paid as follows

Sr.No	Description	Rs.Ps
1.	Stamp Duty	
2	Registration Fee	
3	Processing Fee	
<b>Total</b>		

Stamp Duty Required : [Redacted] Stamp Duty Paid [Redacted]

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	MUNIR KHAN As Authorised Representative Of Munir And Suhel Construction LLP ,Father Name:Late Akbar Khan, Age: 48, Marital Status: , Gender:Male, Occupation: Business, Address1 Flat no 401/402, Hill Top Residency, Behind Dias Bldg., Mangor Hill, Vasco-Da-Gama, Goa,, Address2 - , PAN No.:			



Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JOAQUINA CAETANO PASCALINE FERNANDES , Father Name:Lawrence Fernandes, Age: 62, Marital Status: Married , Gender:Female, Occupation: Housewife, Flat A/11, Pulvaddo, Madhuban Complex, Benaulim, Salcete, Goa, PAN No.:			
2	MR. MUNIR KHAN , , Age: , Marital Status: , Gender:, Occupation: , Office No.201, 2nd Floor, Anand Chambers, F. L. Gomes Road, Vasco da Gama, Goa- 403802, PAN No.:			
3	MUNIR KHAN As Authorised Representative Of Munir And Suhel Construction LLP , Father Name:Late Akbar Khan, Age: 48, Marital Status: , Gender:Male, Occupation: Business, Flat no 401/402, Hill Top Residency, Behind Dias Bldg., Mangor Hill, Vasco-Da-Gama, Goa,, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	<p>Joaquina Caetano Pascaline Fernandes , Father  Name: Lawrence Fernandes, Age: 62,  Marital Status: Gender: Female, Occupation: Housewife, Flat  A/1 Pulvaddo, Madhuban Complex, Benaulim, Salcete, Goa,  PAN No.: [REDACTED] s Power Of Attorney Holder for  <b>JAI ME ANTONIO PIEDADE COSTA</b></p>			J.F. dos

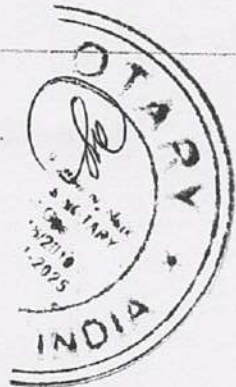
Witness:

I/We individually/Collectively recognize the POA Holder, Vendor, Developer,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Name: Menino Savio Demetrio Pereira, Age: 69, DOB: 1954-10-08, Mobile: [REDACTED], Email: [REDACTED], Occupation: Service, Marital status: Married, Address: 403802, Flat No. 353, Flat No. 353, Susheela Sea Winds Phase IV Block A, Opp. Clunny Convent Alto Vaddem, Vasco Da Gama, Mormugao, SouthGoa, Goa</p>			
2	<p>Name: Kanti Ramkhilavan Pacheco, Age: 47, DOB: 1977-02-27, Mobile: [REDACTED], Email: [REDACTED], Occupation: Business, Marital status: Unmarried, Address: 403804, H. No. 60, H. No. 60, Near Govt. High School Head Land Sada, Vasco Da Gama, Mormugao, SouthGoa, Goa</p>			

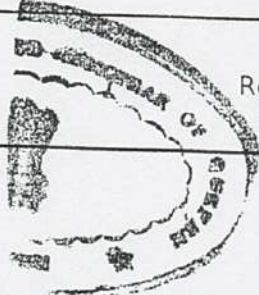
Sub Registrar  
**CIVIL REGISTRAR**  
- CUM -  
**SUB-REGISTRAR**  
2024-QP-108

Document Serial Number : 2024-QP-108



Document Serial No:-2024-QPM-388

Book :- 1 Document  
Registration Number :- QPM-1-390-2024  
Date : 02-May-2024



*[Handwritten Signature]*

Sub Registrar (Office of the ~~CMV Registrar~~ cum-Sub Registrar, Quepem)

~~CUM - REGISTRAR~~  
- CUM -  
SUB-REGISTRAR  
QUEPEM



Certified True Copy



*[Handwritten Signature]*

Adv. Surajkumar M. Nalk  
NOTARY  
STATE OF GOA

35, Ground Floor, Anna Center, Bldg-  
VASCO-DA-GAMA, GOA - 403 882

Date : 10-05-2024  
Reg. No.: 8397/2024

