

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:- 23-Aug-2023 11:57:29
Date of Receipt: 23-Aug-2023

Receipt No : 2023-24/4/2336
Serial No. of the Document : 2023-PNJ-2505
Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**
Received the following amounts from **Parind Ulhas Prabhu Nachinolcar Partner Of M/s.PRIORITY CONSTRUCTIONS** for Registration of above Document in Book-1 for the year 2023

Registration Fee	2096160	E-Challan(Online fee)	• Challan Number : 202300599661 • CIN Number : CPACZLVRH0	2096160
Processing Fee	2100	E-Challan(Online fee)	• Challan Number : 202300599661 • CIN Number : CPACZLVRH0	2200
Total Paid	2098360 (Rupees Twenty Lakhs Ninety Eight Thousands Three Hundred And Sixty only)			

Probable date of issue of Registered Document: / /

Parind Ulhas Prabhu Nachinolcar
23/8/2023

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. Abhijit K. S. Keshavnath



Signature of the Presenter

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 **23-Aug-2023**

Signature of the person receiving the Document

Signature of the Sub-Registrar

Phone No:9823226540
Sold To/Issued To:
Priority Constructio
For Whom/ID Proof:
Pancard-AAGFN5636B



JUL-21-2023 17:21:46

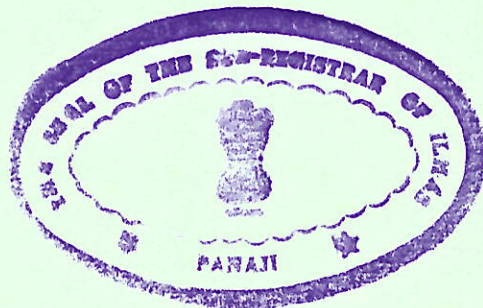
₹ 2000000/-

TWO ZERO ZERO ZERO ZERO ZERO ZERO

Other
38152371689960106978-00015045
3815237 36/02/01/2021-RDI

For CITIZEN CREDIT™
CO-OP. BANK LTD.

R. Mendes
Authorised Signatory



Sr No. 2023-PNJ-2505
dt 23/08/2023
P.Rs no. 47299.
Reg no. 2386

AGREEMENT FOR SALE AND DEVELOPMENT

This AGREEMENT FOR SALE AND DEVELOPMENT is
made at Panaji, Goa, on this 21st day of July of the year 2023.

Shrikant Poremba
M. J.
S.P.

Phone No:9823226540
Sold To/Issued To:
Priority Constructio
For Whom/ID Proof:
Pancard-AAGFN5636B



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₹ 0026300/-

ZERO ZERO TWO SIX THREE ZERO ZERO

Other
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For CITIZEN CREDIT™
CO-OP. BANK LTD.

Penand
Authorised Signatory



BETWEEN

(1) (i) Mrs. SHALINI SHRIKANT PARSEKAR alias SOBHAN
SHRIKANT PARSEKAR alias XALI GANPAT PALEKAR,
daughter of late Ganpat Ramchandra Palekar, 69 years of age, housewife,
holder of PAN Card No. [REDACTED] Aadhar Card No. [REDACTED]

[REDACTED], Email ID. nil, Mobile No. [REDACTED] and her husband

Shrikant - Parsekar

Allegue

Sh. P.



(ii) **Mr. SHRIKANT RAMA PARSEKAR** alias **SRICANDA PARXENCAR**, son of Mr. Rama Parsekar alias Rama Parxencar, 76 years of age, retired, holding Pan Card No. [REDACTED], Aadhar Card no. [REDACTED] Email ID. nil, Mobile No. [REDACTED] both Indian Nationals, both residents of H. No.1565, Grand Chiwar, Anjuna, Bardez, Goa;

(2) (i) **Mrs. SHASHIKALA XIURAMA NAIQUE**, daughter of late Ganpat Ramchandra Palekar, aged 65 years, retired, holding Pan Card No. [REDACTED] Aadhar Card no. [REDACTED], Email ID. priyankanaique@rediffmail.com, Mobile No. [REDACTED], and her

husband, (ii) **Mr. XIURAMA JIPRO NAIQUE**, son of late Jipro Rama Naique, aged 68 years, retired, holding Pan Card No. [REDACTED] Aadhar Card no. [REDACTED], Email ID. priyankanaique@rediffmail.com, Mobile No. [REDACTED] both Indian Nationals, both residents of H. No. 574-B, Shri Laxmi Narayan Niwas, Bhorbhat, Taleigao, Tiswadi, Goa,

(3) **Miss. SUMITA GANPAT PALEKAR** alias **SAMITA GANPAT PALIECAR**, daughter of late Ganpat Ramchandra Palekar, aged 62 years, spinster, PAN Card No. [REDACTED] Aadhar Card No. [REDACTED] Email ID. nil, Mobile No. [REDACTED], Indian National, resident of H. No. 574, Borbhat, Taleigao, Caranzalem, Tiswadi, Goa – 403002,









hereinafter referred to as “**VENDORS**”, (which expression unless be repugnant to the context or meaning thereof shall mean and include their heirs, successors, representatives, executors, administrators and assigns) of the **FIRST PART**.

A N D

M/S. PRIORITY CONSTRUCTIONS, a Partnership Firm, duly constituted under the Indian Partnership Act, 1932, having its Office at Priority Signature’, 2nd Floor, Above Honda Showroom, New Taleigao Bypass Road, Taleigao, Tiswadi – Goa, holding PAN Card No. [REDACTED] duly represented herein by its Partners,

(i) **Mr. PARIND ULHAS PRABHU NACHINOLCAR**, son of Dr. Ulhas Gopal Nachinolcar, aged 43 years, in Business, married, holding PAN Card no. [REDACTED] Aadhar Card no. [REDACTED] Mobile no. [REDACTED], Email Id. parind@me.com, Indian National and residing at Anantdeep, Odlem Bhat, Taleigao Goa,

(ii) **Mr. SWAPNEEL ULHAS PRABHU NACHINOLCAR**, son of Dr. Ulhas Gopal Nachinolcar, aged 40 years, in Business, holding PAN Card no. [REDACTED], Aadhar Card no. [REDACTED] Mobile no. [REDACTED] Email Id swapneeln@rediffmail.com, Indian National and residing at Anantdeep, Odlem Bhat, Taleigao Goa, hereinafter









referred to as **"THE PURCHASER"** (which expression shall include its heirs, successors, administrators and assigns) of the SECOND PART.

WHEREAS the **Owner No. 1 (i)** herein represented by its Power of Attorney Holder **Mr. Shrikant Rama Parsekar** residing at H. No.1565, Grand Chiwar, Anjuna, Bardez, Goa by virtue of Power of Attorney executed before the Notary Advocate Arun Wadkar, Registered under No.5150-2023 dated 18/03/2023.

AND WHEREAS there exists a property known as "MHABOSSA MORODO" also known As "MARBATTA" having a total area of 4607 square meters situated at Taleigao, Taluka Tiswadi, Goa registered in the Livro Tombo of the Comunidade of Taleigao, Tiswadi, Goa under No. 1 of Livro Tombo Segundo B in the name of Joaquim Santana Gonsalves and bearing cadastral survey No. 40 of Taleigao not described in the land Registry office of Ilhas Comarca at Panaji and also in Matriz Predial at Ilhas Revenue office at Panaji Goa and situated within the Taleigao Village Panchayat and surveyed in recent survey under survey No. 103/2 admeasuring 4607 square meters of village Taleigao, Taluka Tiswadi, Goa (hereinafter referred to as "the said property") and which is more particularly described in Schedule I annexed hereto.







AND WHEREAS the said property originally belonged to the Comunidade of Taleigao.

AND WHEREAS the Comunidade of Taleigao gave the said property to Mr. Joaquim Santana Gonsalves on permanent lease (afframento).

AND WHEREAS the said Joaquim Santana Gonsalves left for employment in Africa and was soon after followed by his wife Mrs. Aurelina Margarida Noronha.

AND WHEREAS on 30-03-1957 Ganpat Palekar redeemed the said property (afframento) from the Comunidade of Taleigao on behalf of the Afframento holder Mr. Joaquim Santana Gonsalves and has been in peaceful possession of the same.

AND WHEREAS by a judgement and decree dated 12-01-1971 the Civil Suit no.134/70 filed by Ganpat R. Palekar against Bruno Filomena Gonsalves and the Comunidade of Taleigao, Ganpat R.Palekar was declared as the Owner in possession of the said property.

Ganpat R. Palekar



Signature



S.P.

AND WHEREAS the said Decree dated 12-01-1971 was later registered under No.534 of Book I Vol.69 in the office of Sub-Registrar Ilhas.

AND WHEREAS thus Ganpat R. Palekar came to be the Owner in possession of the said property.

AND WHEREAS the said Ganpat R. Palekar died on 15.04.1996 and his widow Laxmi G. Palekar died on 18.08.2011 being survived by his legal heirs the Vendors herein.

AND WHEREAS the Vendors herein have represented to the Purchaser that they are well and sufficiently entitled to the said property which was surveyed under Old Cadastral Survey No. 40 of Taleigao and surveyed in recent survey under survey No. 103/2 totally admeasuring 4607 square meters of village Taleigao, Taluka Tiswadi, Goa.

AND WHEREAS the said property is now exclusively owned by the Vendors along with their spouses.





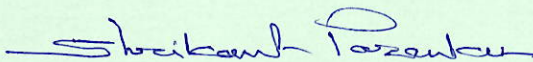




AND WHEREAS by an Agreement for Sale and Development dated 21/01/2019 executed before Notary Shri. Arun Wadkar under registration No. 25819, the Vendors have agreed to sell to the Purchaser an area of 2468 m2 (approx) out of the said property on terms and conditions more particularly set out therein.

AND WHEREAS at the time of execution of the said Agreement for Sale and Development dated 21/01/2019, the Vendors have received an amount of Rs. 2,00,00,000/- (Rupees Two Crores only).

AND WHEREAS the Vendors have now agreed to sell to the Purchaser admeasuring an area of 3448 m2 out of the said property and more particularly described in Schedule II written hereunder (hereinafter referred to as the said PLOT), for a total sale price of **Rs. 6,89,60,080/- (Rupees Six Crores Eighty Nine Lakhs Sixty Thousand and Eighty only)** as consideration and on such terms and conditions more particularly set out hereinafter.











S.P.


**NOW THEREFORE THIS AGREEMENT FOR SALE AND
DEVELOPMENT WITNESSES AS UNDER:**

1. In pursuance to the agreement arrived between the parties and in consideration of a total amount of **Rs. 6,89,60,080/- (Rupees Six Crores Eighty Nine Lakhs Sixty Thousand and Eighty only)**, the consideration more particularly mentioned in Para 2 here below, the VENDORS do hereby in part performance of this agreement grant and deliver the possession of the said PLOT unto the PURCHASER and agree and promise to grant, convey, sell, transfer, assign and assure by way of sale to the PURCHASERS all that PLOT admeasuring an area of 3448 m2 forming part of the larger property known as "MHABOSSA MORODO" also known as "MARBATTA" having an area of 4175 square meters situated at Taleigao, Taluka Tiswadi, Goa and bearing Old cadastral survey No. 40 of Taleigao not described in the land Registry office of Ilhas Comarca at Panaji and also in Matriz Predial at Ilhas Revenue office at Panaji Goa and situated within the Taleigao Village Panchayat and surveyed in recent survey under survey No. 103/2, the said property is more particularly described in the Schedule I and the said Plot more particularly described in the Schedule II here under and delineated in Red in the Plan annexed to this Agreement;








 S.P.

together with all the rights title and interest with its appurtenances as well as all the estate, interest, property, structures, possession, benefits, claims, demands, use whatsoever at law and in equity of the OWNERS/VENDORS upon the SAID PLOT.

2. The total consideration of **Rs. 6,89,60,080/- (Rupees Six Crores Eighty Nine Lakhs Sixty Thousand and Eighty only)**, is paid/ to be paid in the following manner:

- i. The purchaser has paid an amount of Rs. 2,00,00,000/- (Rupees Two Crores Only) at the time of execution of the said Agreement for Sale and Development dated 21/01/2019, the receipt of which the Vendors do hereby admit and acknowledge;
- ii. An amount of Rs. 1,96,00,000/- (Rupees One Crore Ninety Six lakhs Only) at the time of execution of this Agreement, the receipt of which the Vendors do hereby admit and acknowledge
- iii. The balance amount will be payable by way of Built up Area/Saleable area by the Purchaser to the Vendor by allotment of 720m² of built up area (Nine (09) two BHK Flats of 80 sq.mtrs each) in the proposed project as detailed out in Para 3 below and as per the specification annexed in Schedule III hereto by allotment of flats.



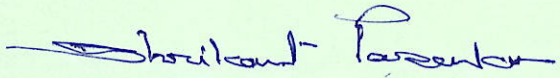




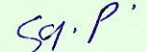
Signature S.P.

3. The Consideration payable by way of Built up /Saleable area shall be provided by the Purchaser to the Vendors in Buildings to be constructed and allotted in the said property or the adjoining property of the Purchaser known as "MARBATTA" or "BORBATTA", admeasuring an area of 2988 sq.mts, bearing survey no. 103/5, of Village Taleigao, Taluka and Sub District of Ilhas, District North Goa, State of Goa, which shall form part of a Composite development Scheme along with the said Plot that the Purchaser may develop consisting of several other properties.

4. The Vendors agree to enter into such further agreements, if so required under the Real Estate (Regulation and development) Act, 2016 (RERA), in respect of the Built-up/Saleable area to be provided by the Purchaser to the Vendors as mention in Para 3 above.

5. The owners shall execute necessary sale deed/conveyance deed of the said PLOT in favour of the purchaser or its nominee upon receipt of entire consideration in cash and in kind as agreed herein.

6. The Purchaser shall draw plans of development and construction of building and upon receipt of the construction License from the Village Panchayat of Taleigao to the premises to be allotted to the Vendors, along

with the Vendors identify and earmark the said premises within a period of 30 days, reducing the same in writing.

7. The Vendors hereby agree that the Purchaser shall develop the said PLOT by obtaining required Conversion Sanad, approval of plans, construction permissions at its own cost for construction of the buildings as may be permissible in law.

8. The Purchaser shall be entitled to draw plan of construction of building as per its own criteria and obtain all the permissions and the owners agree to sign all the NOC or applications as may be required.

9. The Vendors in part performance of the Agreement for Sale and Development dated 21/01/2019 and the present Agreement hereby hand over possession of the said PLOT to the purchaser upon the execution of this agreement and the purchaser shall be entitled to apply for permissions, carry out the development/construction activities therein.

10. It is hereby specifically agreed by and between the Vendors and the Purchaser/ Developer as under:-

(a) On execution hereof, the Purchaser/Developer shall be liberty to prepare plans for the development of the said Plot with any other property and submit the same to the appropriate authorities under






  S.P.

Town and Country Planning Act and for the said purpose to appoint Architects, Surveyors and other Agents. On obtaining the necessary permission for development under the provisions of the said Act as aforesaid the Purchaser/Developers shall be at liberty to submit the building plans to the Village Panchayat Taleigao for approval and for the purpose the Purchaser/Developers shall be at liberty to appoint Architects and Engineers at its own cost and option.

(b) The Purchaser shall be entitled to amalgamate the said PLOT with any other property so as to enable the Purchaser to plan and develop a Composite Development Scheme.

(c) It is specifically agreed that the Vendors shall, whenever, requested by the Purchaser/Developer, sign the necessary plans for the development to be submitted to the concerned authorities and also sign the building plans to enable the Purchaser to submit the same to the Village Panchayat Taleigao for approval and to obtain the necessary Order/licensed for the aforesaid purposes.

11. The Vendors shall and have at the time of execution of Agreement for Sale and Development executed a Power of Attorney in favour of Mr. Swapneel Ulhas Prabhu Nachinolcar, the Partner of the Purchaser, to represent them in respect of the powers that are granted in the said Power





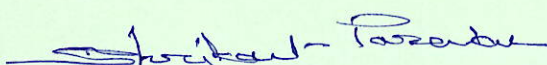
  S.P.

of Attorney. The Vendors confirm that the said Power of Attorney being issued in terms of consideration received under this agreement, the powers granted therein shall remain valid at all times for the purpose of the performance of the present agreement.

12. The Purchaser upon receiving the required licenses/permissions for construction from the authorities is entitled to sell, agree to sell, gift, lease, partition, mortgage any of units/ apartments/ flats/ premises constructed by the Purchaser on the said PLOT.

13. The Purchaser shall deliver the possession of the premises agreed to be given as consideration to the Vendors within a period of three years from the date the Purchaser receives the Construction License in respect of the Built up /Saleable area payable in terms of clause 3 hereinabove with a further grace period of six months thereafter.

14. In case the Vendors do not take the possession of the same within a period of 30 days from the date of intimation of completion of their premises by the Purchaser, then upon expiry of the said 30 days period the Vendors shall be liable to pay the house tax, electricity bill, water bill with respect of the said premises although the possession may not have been taken.





15. Upon construction of the building and on delivery of possession of the constructed premises (Built Up/ saleable areas) to the vendors and/or on payment of entire consideration, the ownership rights/ title to said PLOT shall vest in the Purchaser or his nominee as the case may be and the Vendors shall execute required deed of conveyance or transfer in the name of the Purchaser or any person/entity nominated by the Purchaser.

16. Upon completion of the development and construction of the constructed premises (Built Up/ saleable areas) to the Vendors, or prior thereto, if required under the Real Estate (Regulation and development Act, 2016 (RERA), the Vendors, shall join and co-operate with the Purchaser to form and register the Entity/Organization of allottees/purchasers of the units in the Composite Scheme of development. The Vendors, the Purchaser, and allottees/occupiers/purchasers in the Composite Scheme of Development shall sign and execute all papers pertaining to the formation, registration and membership of the Entity/Organisation, and all other documents and writings, including the bye-laws, and the rules and regulations thereof and execute and register, deed(s) of transfer, in respect of the transfer of the said PLOT in favour of the Entity/Organisation.

Shrikant P. S. S. S.



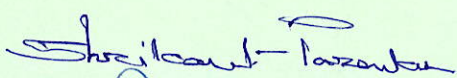




Shrikant P. S. S. S.

17. Upon the formation of the Entity/Organisation and after being admitted as members of the Entity/Organisation, the Vendors shall be liable to bear and pay the all liabilities/contributions/payments in respect and in proportion of the constructed premises (Built Up/ saleable areas) to the Vendors along with the other members of the Entity/Organisation.

18. The owners declare and undertake that they have not entered into any type of agreement or understanding with any other person/company/entity for sale or development of the said PLOT and the owners shall hereinafter not enter into any type of agreement/transactions in respect of said PLOT in view of the present agreement.

19. Upon construction of the building and on delivery of possession of the constructed premises to the owners and/or on payment of entire consideration, the ownership rights/ title to said PLOT shall vest in the Purchaser or his nominee as the case may be and the owners shall execute required deed of conveyance or transfer in the name of the Purchaser or any person/entity nominated by the Purchaser.

20. That all charges towards drafting the Deed of Sale/transfer and execution of sale deed in favour of the purchaser or his nominee by the

owners shall be borne by the purchaser, the charges to includes the Stamp duty, registration charge and Advocates fees.

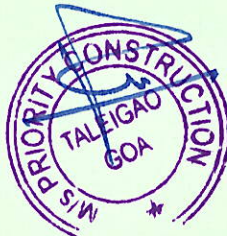
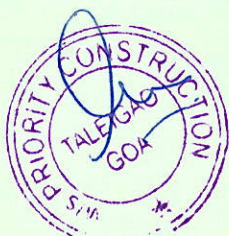
21. If there is change in zone as per planning/building laws or rules and there is increase in FAR in respect of the said property/building and additional floor area/extension to building can be constructed/done in the said property or building, then the same shall be utilized and owned by the purchaser and the owners shall not have any right to such additional FAR or additional constructed premises and the owners shall not make any claim of whatsoever nature against the purchaser or his nominee.

22. In case of any further modifications are required by the parties then the same shall be reduced in writing and the same shall be read along with this agreement and form part of this agreement and the present agreement shall stand modified accordingly.

23. The Vendors/owners covenant that:

- i) They have full power and absolute authority to convey, transfer, sell and assign the said property described in Schedule I hereunder and assured or intended so as to be unto and to the use of the Purchaser/Purchaser in the manner aforesaid;





  S.P.P.

ii) AND FURTHER that if any person claiming any right, title or interest in the said area hereby granted, the Owners/Vendors shall and will from time to time hereinafter at the request and cost of the Purchaser/Purchaser do and execute or cause to be done and executed all such further and reasonable acts, deeds, matter, things, whatsoever at the cost of the Vendors.

24. The Vendors/owners does hereby assure the Purchaser/Purchaser that they have not created any charge or encumbrance on the SAID property hereby agreed to be developed and sold nor there is any lien, charge or claim on the SAID property under the Land Acquisition Acts, Land Revenue Code or any other Statutory Provisions.

25. The Vendors/Owners assures the Purchaser/Purchaser that there are no arrears of any Tax and or dues payable on the property to any other Local or Government Department/Body.

26. The owners agree that this agreement shall be binding on the owners as well as their legal representatives, heirs, administrators, assigns or any person claiming through them hereafter and in case of any dispute among the owners or any person claiming through them shall not affect the purchaser or this agreement. Similarly, in case of any dispute between the








partners/Directors of the purchaser or any person claiming through him then the same shall not affect the vendors and the purchaser and its Partners, Directors shall be bound personally to honour the agreement.

27. That all notices to be served on the Parties shall be sufficient if served at their address at given in this agreement by registered post at the address mentioned hereinbefore.

28. The No Objection Certificate for Sale of the said PROPERTY if required shall be obtained by the Builder/Purchaser from the Planning and Development Authority. The Vendors undertake to cooperate with the Builder/Purchaser with respect to the same.

29. The Vendors/Owners and Purchaser/Purchaser declare that they do not belong to schedule Caste and Schedule Tribe Community as per notification bearing No. RD/LAND/LRC/318/77 dt. 21/08/1978 issued by the Government.

30. No objection certificate issued by the North Goa Planning And Development Authority vide Ref. No. NGPDA/ 49(6)/ 33/ TLG/ 1054/2023 dated 27/07/2023 for registration of Agreement for Sale and Development.

    S.C.P.





 

31. The Market value of the Plot admeasuring area 3448 sq. mtrs at rate of Rs.14,000/- per sq.mtrs and built up area of 720 sq. mtrs is at the rate of Rs.30,000/- per sq.mtrs total amounting to Rs.6,98,72,000/- (Rupees Six Crores Ninety Eight Lakhs Seventy Two Thousand only) and the stamp duty and Registration fees shall be paid accordingly by the purchaser.

32. Both the parties shall be entitled to specific performance of this agreement and any further terms and conditions agreed by them in pursuance of this agreement. Whatever not specifically stated herein shall be governed under the Indian Contract Act.

SCHEDULE – I
(DESCRIPTION OF THE SAID PROPERTY)

All that property known as “MHABOSSA MORODO” also known as “MARBATTA” having an area of 4175 square meters situated at Taleigao, Taluka Tiswadi, Goa registered in the Livro Tombo of the Comunidade of Taleigao, Tiswadi, Goa under No. 1 of Livro Tomboy Segundo B in the name of Joaquim Santana Gonsalves and bearing cadastral survey No. 40 of Taleigao not yet described in the land Registry office of Ilhas Comarca at Panaji and also in Matriz Predial at Ilhas Revenue office at Panaji Goa and situated within the Taleigao Village Panchayat and surveyed in recent survey under survey No. 103/2


admeasuring 4607 sq. mts. of village Taleigao, Taluka Tiswadi, Goa and bounded as under:-

North : By property of Caetano D'souza, bearing Survey No. 103/1,
103/1-A

South : By property of Venctexa R. Sinay Quencro and others and property
of Felicidade Helena Afonso, bearing Survey No. 102/1, 103/5

East : By property of Caetano D'souza, bearing Survey No. 103/1

West : By property of Ursula Dos Anjos Viegas and another, bearing Survey
No. 104/4, 104/2 & 104/1

SCHEDULE – II
(DESCRIPTION OF THE SAID PLOT)

All that Plot admeasuring 3448 sq. mts. forming part of the larger property known as “MHABOSSA MORODO” also known as “MARBATTA” more particularly described in Schedule I above and which Plot is delineated in Red in the Plan annexed to this Agreement and bounded as under:-

On the North : Property bearing Survey No. 103/1

On the South : Property bearing Survey No. 102/1

On the East : Portion of same property of 103/2 (p)

On the West : Property bearing Survey No. 104/4, 104/2 & 104/1







 S.P.

SCHEDULE - III

SCHEDULE FOR SPECIFICATIONS:

Plaster

- Ceiling 6mm thick of ratio 1:3
- Internal plaster:- single coat, 12mm thick of ratio 1:4 or gypsum punning or equivalent.
- External plaster: double coat 18 mm thick in 2 coats under layer 12mm thick, cement plaster 1:5 and Top layer 6mm thick with cement plaster 1:3.

Flooring:

- The flooring will be vitrified/Ceramic or equivalent tiles (Johanson, Somany or equivalent)
- For Staircase treads, lobby-Green marble polished
- For Staircase risers-Jaisalmer Marble polished
- For Kitchen platform and sit out- Zet black granite
- Under flooring section: Kitchen dado at 60cm height.
- Toilet flooring will have tiles and dado upto full height (Johanson, Somany or equivalent)

Frames:

- All the doors will be of teakwood frames.
- All the kitchen and bedroom doors will be of sal wood frames.
- All the toilet doors will be of black granite frames
- All the windows will be of UPVC with frames

Doors :

- All the main doors will be of teak/flush doors with both side



veneer.

- All the bedroom and kitchen doors will be of flush doors with both side veneer
- All the toilet doors will be of UPVC/flush door with one side veneer (out) and one side laminated (in)

Doors fittings:

- Doors fittings will be Godrej or equivalent

Internal Décor:

- The walls and ceilings will be painted with plastic emulsion (Nerolac, or Asian or equivalent)
- Wall putty will be of cement base.

External Décor:

External walls will be painted with weather shield paint (Nerolac or Asian or equivalent).

Plumbing & Sanitary:

- Plumbing: Jindal/Tata or equivalent
- Cera/Jaquar or equivalent

Electric Installation:

Roma/Finox or equivalent.

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THIS AGREEMENT ON THE DATE HEREINABOVE WRITTEN AND IN THE PRESENCE OF WITNESSES.





  S.P.P.

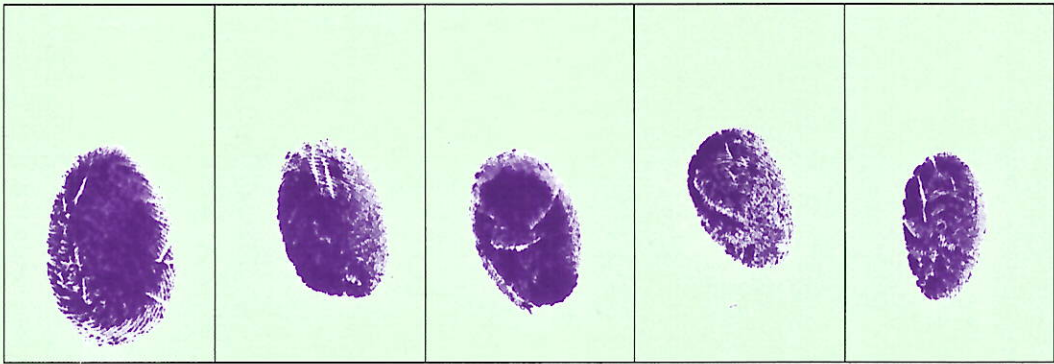
SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR NO. 1 (i)

Shrikant Parsekar

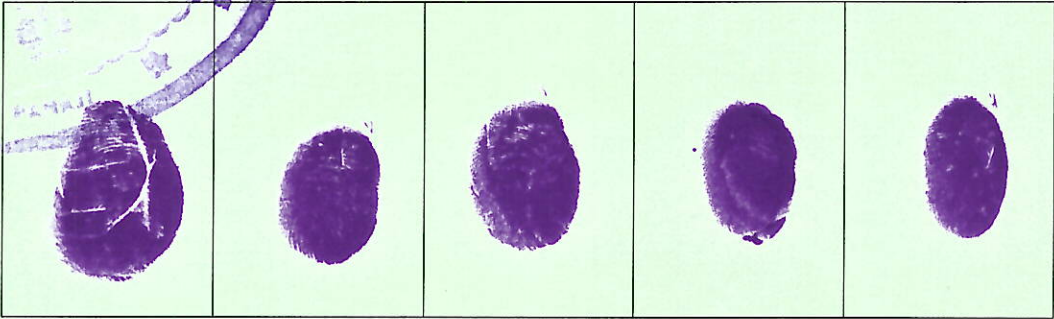


i) Mrs. SHALINI SHRIKANT PARSEKAR
Represented by its Power of Attorney Holder
Mr. SHRIKANT RAMA PARSEKAR

Left hand finger prints



Right hand finger prints



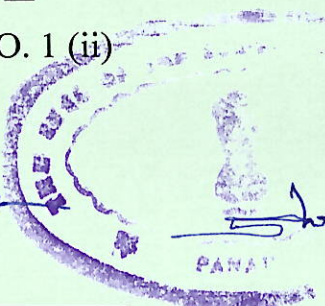
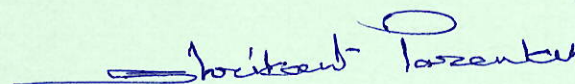


Shrikant Parsekar



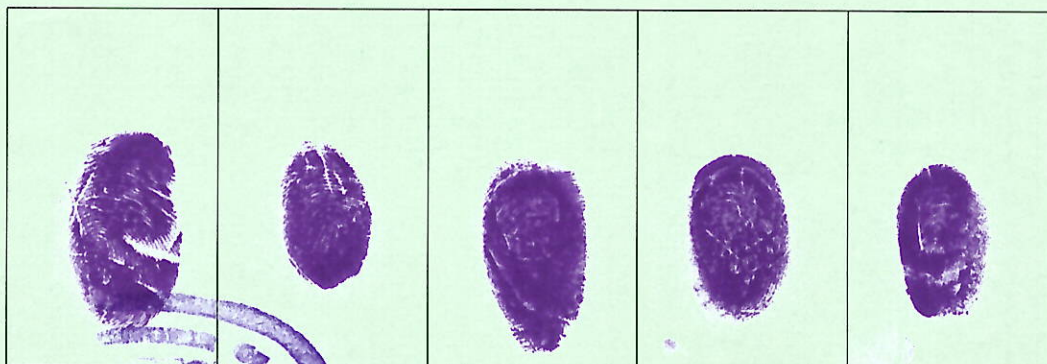
Shrikant *Shrikant* *S.P.*

SIGNED AND DELIVERED THE
WITHIN NAMED VENDOR NO. 1 (ii)

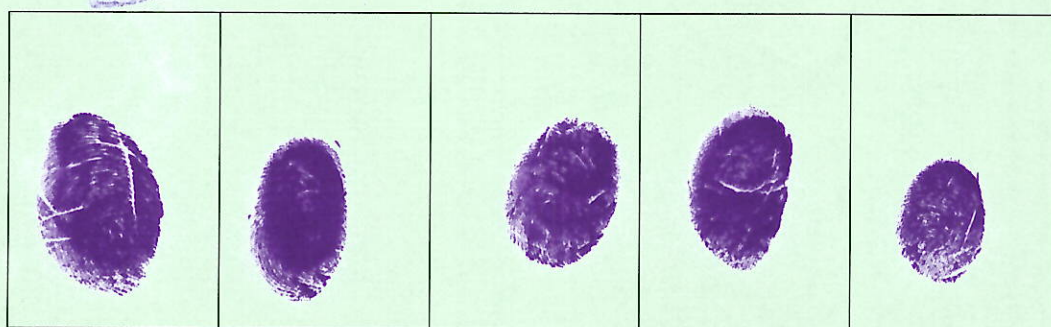


ii) Mr. SHRIKANT RAMA PARSEKAR

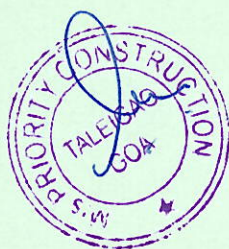
Left hand finger prints



Right hand finger prints









SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR NO. 2 (i)



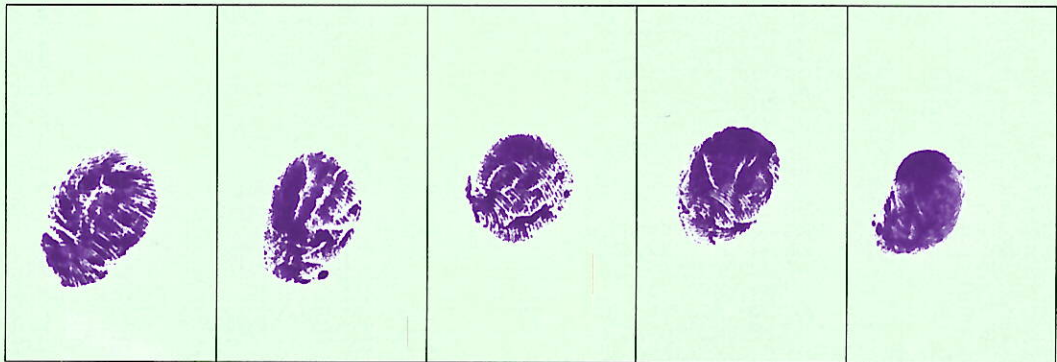
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Signature

(i) Mrs. SHASHIKALA XIURAMA NAIQUE

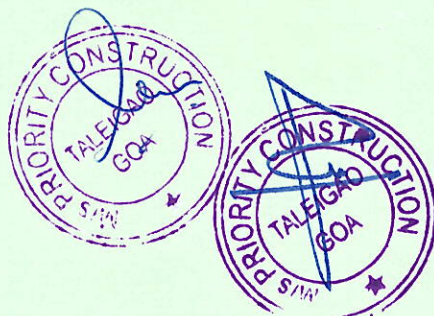
Left hand finger prints



Right hand finger prints



Shashikala Xiurama Naik



Signature *Right* *SIP*

SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR NO. 2 (ii)



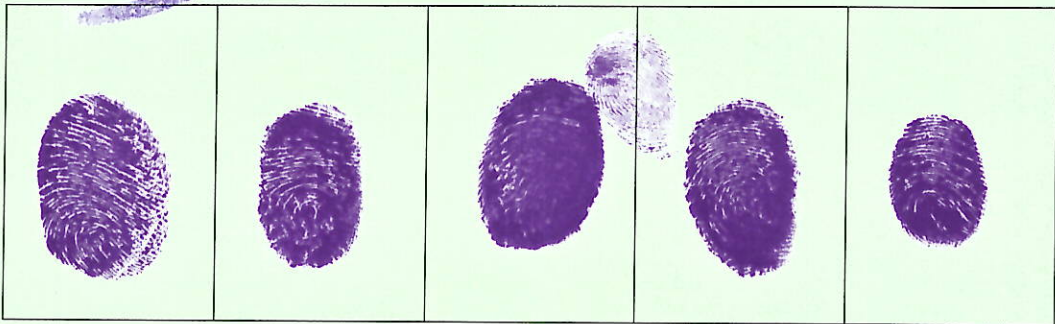
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(ii) **Mr. XIURAMA NAIQUE**

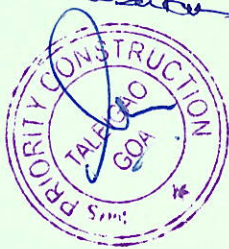
Left hand finger prints



Right hand finger prints



Shrikant P. ...



Naque

Naque

S.P.

SIGNED AND DELIVERED THE
WITHIN NAMED VENDOR NO. 3



---Photo---



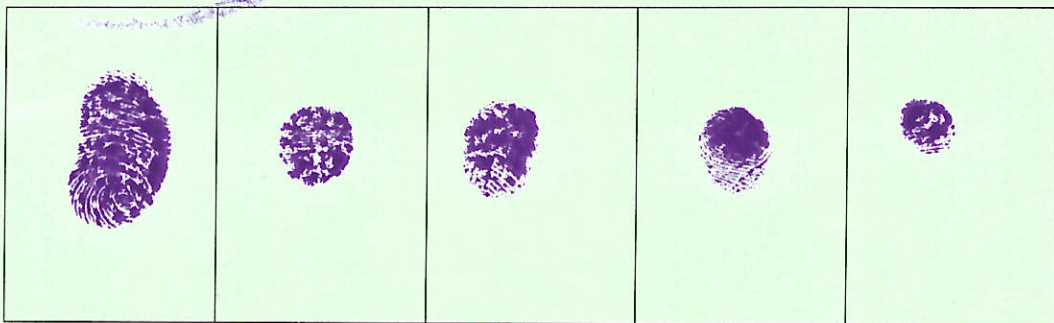
S.G.P.

(3) Miss. SUNITA GANPAT PALEKAR

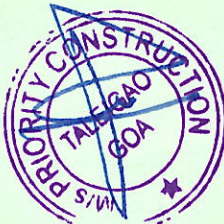
Left hand finger prints



Right hand finger prints



Shrikant - Pant



Saque
h.f.

S.G.P.

SIGNED AND DELIVERED THE
WITHIN NAMED PURCHASER
M/S. PRIORITY CONSTRUCTIONS
Represented by its Partner
(i) Mr. PARIND ULHAS PRABHU NACHINOLCAR



[Handwritten signature in blue ink]
[Circular purple stamp with text 'PRIORITY CONSTRUCTION TALEGAO GOA' and a star]

Left hand finger prints



Right hand finger prints



[Handwritten signature in blue ink]

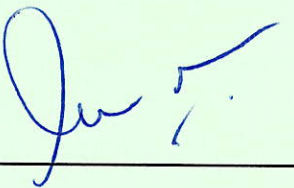
[Handwritten signature in blue ink] *[Handwritten signature in blue ink]* *[Handwritten initials 'S.P.']*



SIGNED AND DELIVERED THE
WITHIN NAMED PURCHASER
M/S. PRIORITY CONSTRUCTIONS

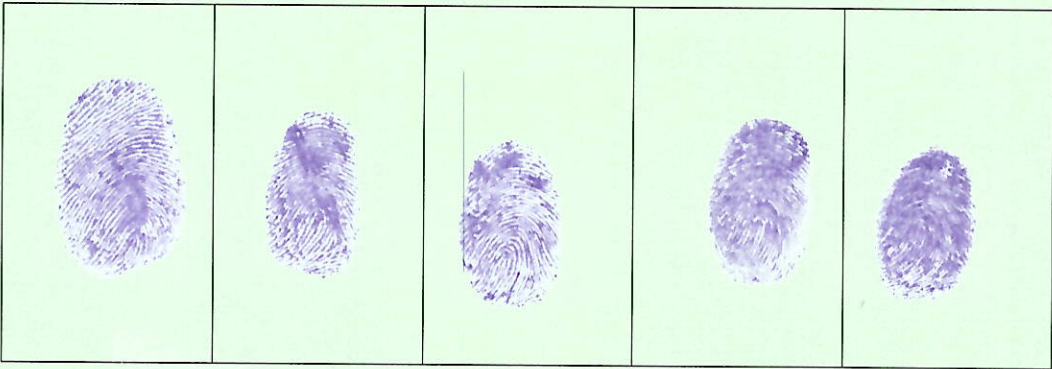
Represented by its Partner

(ii)Mr. SWAPNEEL ULHAS PRABHU NACHINOLCAR

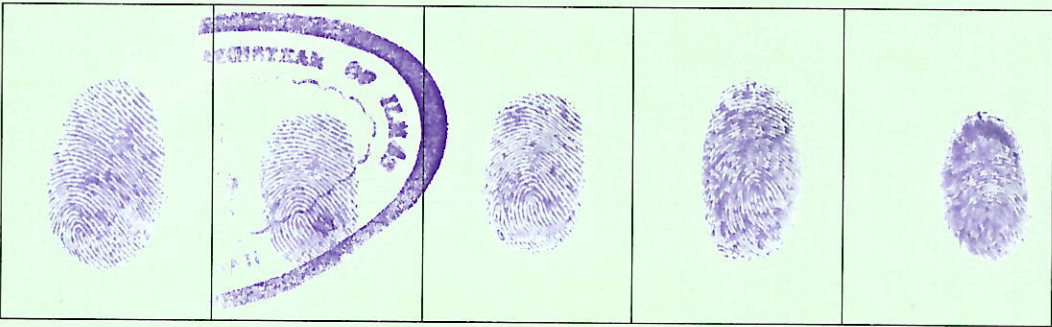





Left hand finger prints




Right hand finger prints



IN THE PRESENCE OF WITNESSES

1. Karhinath vasu Kuttikan 

2. Brijesh Umesh Rao 













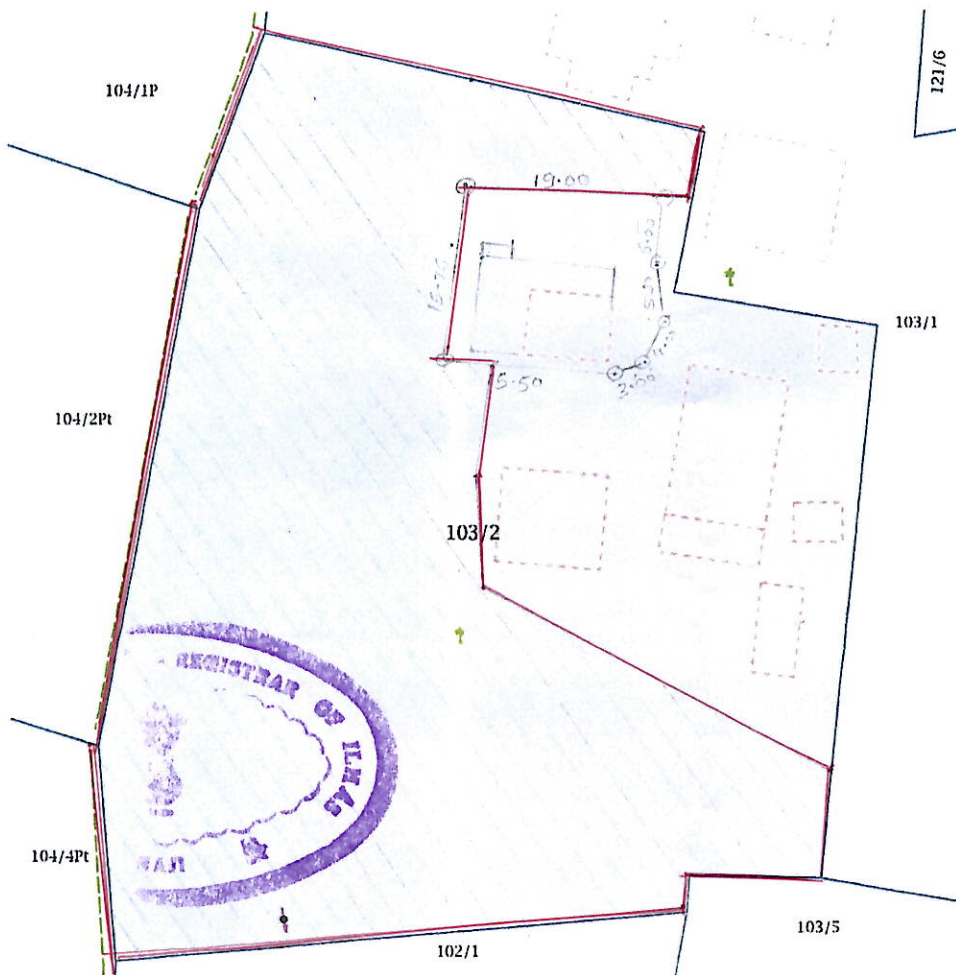
Government Of Goa
Directorate of Settlement and Land records
Plan

Appln Date :21-04-2022

Ref. No.: 2270



Scale 1:500



Taluka Name : TISWADI
Village Name : Taleigao
Survey No. : 103
Subdiv No : 2



Report Generated By: PRATAP MAULEKAR

Page Size : A3

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Shrikant Bhandari

Signature

Signature

S.P.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 23-Aug-2023 11:22:14 am

Document Serial Number :- 2023-PNJ-2505

Presented at 11:01:02 am on 23-Aug-2023 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	2026300
2	Registration Fee	2096160
3	Processing Fee	2100
Total		4124560

Stamp Duty Required :2026300/-



















Stamp Duty Paid : 2026300/-

Presenter




Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Parind Ulhas Prabhu Nachinolcar Partner Of M/s.PRIORITY CONSTRUCTIONS ,Father Name:Dr. Ulhas Gopal Nachinolcar,Age: 43, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Anantdeep, Odlem Bhat, Taleigao Goa, Address2 - , PAN No.:			




Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SHRIKANT RAMA PARSEKAR Alias SRICANDA PARXENCAR , Father Name:Rama Parsekar Alias Rama Parxencar, Age: 76, Marital Status: Married ,Gender:Male,Occupation: Other, H. No.1565, Grand Chiwar, Anjuna, Bardez, Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	SHRIKANT RAMA PARSEKAR Alias SRICANDA PARXENCAR Power Of Attorney Holder Of SHALINI SHRIKANT PARSEKAR Alias SOBHAN SHRIKANT PARSEKAR Alias XALI GANPAT PALEKAR , Father Name: Rama Parsekar Alias Rama Parxencar, Age: 76, Marital Status: , Gender: Male, Occupation: Other, H. No.1565, Grand Chiwar, Anjuna, Bardez, Goa, PAN No.: , as Power Of Attorney Holder for SHALINI SHRIKANT PARSEKAR Alias SOBHAN SHRIKANT PARSEKAR Alias XALI GANPAT PALEKAR			
3	SHASHIKALA XIURAMA NAIQUE , Father Name: Ganpat Ramchandra Palekar, Age: 65, Marital Status: Married , Gender: Female, Occupation: Other, H. No. 574-B, Shri Laxmi Narayan Niwas, Bhorbhat, Taleigao, Tiswadi, Goa, PAN No.:			
4	XIURAMA JIPRO NAIQUE , Father Name: Jipro Rama Naique, Age: 68, Marital Status: Married , Gender: Male, Occupation: Other, H. No. 574-B, Shri Laxmi Narayan Niwas, Bhorbhat, Taleigao, Tiswadi, Goa, PAN No.:			
5	SUMITA GANPAT PALEKAR Alias SAMITA GANPAT PALIECAR , Father Name: Ganpat Ramchandra Palekar, Age: 62, Marital Status: Spinster , Gender: Female, Occupation: Other, H. No. 574, Borbhat, Taleigao, Caranzalem, Tiswadi, Goa, PAN No.:			
6	Parind Ulhas Prabhu Nachinolcar Partner Of M/s.PRIORITY CONSTRUCTIONS , Father Name: Dr. Ulhas Gopal Nachinolcar, Age: 43, Marital Status: , Gender: Male, Occupation: Business, Anantdeep, Odlem Bhat, Taleigao Goa, PAN No.:			
7	Swapneel Ulhas Prabhu Nachinolcar Partner Of M/s.PRIORITY CONSTRUCTIONS , Father Name: Dr. Ulhas Gopal Nachinolcar, Age: 40, Marital Status: , Gender: Male, Occupation: Business, Anantdeep, Odlem Bhat, Taleigao Goa, PAN No.:			

Witness:
I/We individually/Collectively recognize the Purchaser, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Kashinath Vasu Kuttikar, Age: 56, DOB: , Mobile: 7709384835 , Email: , Occupation: Service , Marital status : Married , Address: 403108, H no.30 Canturlim Curca Tiswadi Goa, H no.30 Canturlim Curca Tiswadi Goa, Curca, Tiswadi, NorthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: BRIJESH UMESH RAO, Age: 42, DOB: , Mobile: 9284240083 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403004, UG1 Mandovi Elite Conego Souto Maior Road Rosary Chapel Dona Paula Goa, Panaji, Tiswadi, North Goa, Goa			

Apparatus
23/8/2023
Sub Registrar
UP - REGISTRATION
LEAS

Document Serial Number :- 2023-PNJ-2505



Book :- 1 Document
Registration Number :- PNJ-1-2386-2023
Date : 23-Aug-2023

Appawati
23/8/2023
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)

UP - REGISTRAR
KLHAS

