

CITIZEN CREDIT CO-OP BANK LTD.

Authorised Signatory

(Rupees four lakhs fifty six thousand seven hundred and fifty only)

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

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

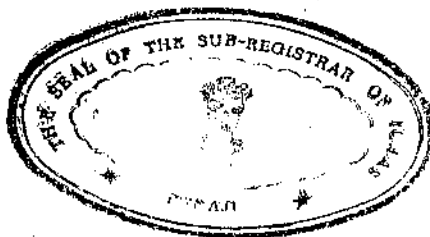
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R0456750/- PB6818
INDIA STAMP DUTY GOA

Name of Purchaser Carlos Rodrigues

454.1501/-

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2710/10



DEVELOPMENT AGREEMENT

The DEVELOPMENT AGREEMENT is made on this 19th day of OCTOBER, 2015 at PANAJI, ILHAS, GOA.

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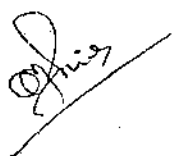
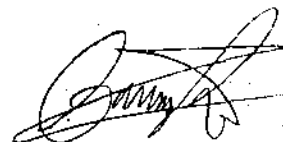
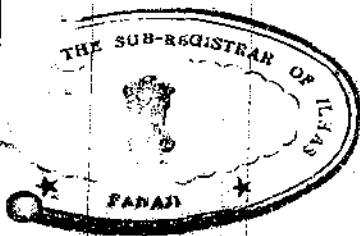
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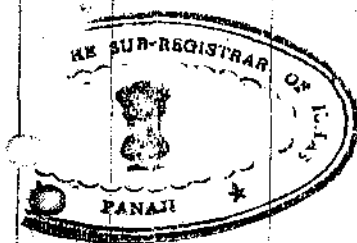
SMT. MARIA ALICE PIRES, daughter of late Shri Joaquim Pires and widow of Shri Jose C. S. D'Souza, aged 65 years, housewife, holding PAN Card bearing No. ADSPP8866C, residing at H.No. 8, Old Bambolim, Tiswadi, Goa, Indian National, hereinafter called "THE OWNER" (which expression shall unless repugnant to the context or meaning thereof include her heirs, executors, administrators, representatives and assigns) OF THE FIRST PART,

A N D

M/S. RODRIGUES BUILDERS & DEVELOPERS, a Sole Proprietorship concern of SHRI CARLOS RODRIGUES, son of late Santana Rodrigues, aged 46 years, married, holding PAN Card bearing No. ACGPR5194J, resident of H.No. 696, Marivel, Dona Paula, Ilhas, Goa, Indian National, hereinafter called "THE DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof include his heirs, executors, administrators, representatives and assigns) OF THE SECOND PART.

WHEREAS, there exist a property known as "JAPAO TEMBA BUTTOL", admeasuring 950 sq. mts. along with Old Dilapidate residential structure bearing H.No. 113, adm. 110 sq. mts. approx., surveyed under no. 141/6 of Village Taleigao, situated within the Village Panchayat Taleigao, Registration Sub District of Ilhas, District of North Goa, State of Goa, hereinafter called said property, more particularly described in SCHEDULE - I hereunder written.





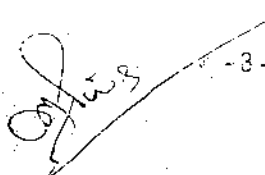
AND WHEREAS, the said property is inscribed in the name of Shri Jose Assis Monteiro under Inscription no. 10458 in the Land Registration Office of Ilhas since 06/01/1919.

AND WHEREAS, upon the death of said Jose Assis Monteiro and his wife Smt. Cecilia Luis Monteiro, by Deed of Succession and Qualification of Heirs dt. 25/09/2012, recorded before Notary Ex-Officio of Ilhas at page 91v of Book no. 712, Sr. Maria Bom P. Monterio was declared as their sole and universal heirs.

AND WHEREAS, by Deed of Gift dt. 30/03/2012, registered before Sub Registrar of Ilhas under Reg. No. PNJ-BK1-00876-2012 of CD No. PNJD14 dt. 03/04/2012, said Bomparte Monteiro alias Maria Bomparte Monteiro alias Sfn. Sr. Benadette Monteiro gifted the said property to her niece, the OWNER herein.

AND WHEREAS, in Form I & XIV of survey no. 141/6 of Village Taleigao the name of the OWNER is recorded in the Occupant's Column by Mutation no. 24142.

AND WHEREAS, the OWNER has agreed to allow the DEVELOPER to develop the said property more particularly described in the SCHEDULE - I hereunder written and to utilise the F.S.I. admeasuring 950 sq. mts. (Built/Saleable up area) together with all balconies and staircases area and the land there under and other common facilities which will be approved by the North Goa Planning Development Authority (NGPDA) and the DEVELOPER has agreed to develop the same for the consideration and upon the terms and conditions hereinafter contained.

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AND WHEREAS, the DEVELOPER is a Professional Builder and is well conversant with the building/s construction.

AND WHEREAS, the OWNER has represented to the DEVELOPER that the title of the said property is clear and marketable and without any encumbrance of whatsoever nature.

AND WHEREAS, relying upon the aforesaid representations the DEVELOPER has agreed to develop the said property on the terms and conditions hereafter mentioned.

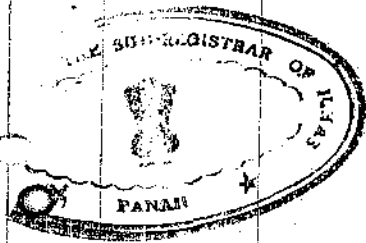
NOW, THEREFORE, THIS AGREEMENT IS WITNESSETH AS UNDER:-

- 1) The OWNER shall demarcate and fix the boundary stones to the said property admeasuring 950 sq. mts. and the same shall be verified by the DEVELOPER.
- 2) The OWNER shall allow the DEVELOPER to develop the said property and to utilise the F.S.I. admeasuring 950 sq. mts. (Built/Saleable up area) together with all balconies and staircases area and the land there under and other common facilities which will be approved by the NGPDA, Panaji and Village Panchayat, Taleigao for construction of building/s at the entire cost and expenses of the DEVELOPER.
- 3) It is agreed between parties that the DEVELOPER shall construct seven flats, admeasuring 75 sq. mts. of built up area each and seven still parking in Block "A" to the OWNER in said property and shall retain remaining nine flats, eight flats admeasuring 75 sq. mts. of built up area each and



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eight still parking in Block "B" and one flat bearing no. Flat 'B', adm. 75 sq. mts. on the third floor and one still parking in Block "A" constructed area in said property to the DEVELOPER.



- 4) In consideration of the aforesaid development rights the DEVELOPER shall construct and allot seven flats, admeasuring 75 sq. mts. of built up area each and seven still parking in Block "A" to the OWNER, more particularly described in SCHEDULE - II hereunder written and shown in the plan annexed hereto in red colour. The said annexed plan is tentative plan and subject to the approval from the concern authorities however the built up area shall remain the same.
- 5) In lieu of handing over the constructed and finished in all respect of said seven flats, admeasuring 75 sq. mts. of built up area each and seven still parking in Block "A" to the OWNER, more particularly described in SCHEDULE - II hereunder written, with specification, more particularly described in SCHEDULE - III, the OWNER has agreed to allot to the DEVELOPER on ownership basis remaining nine flats each admeasuring 75 sq. mts. of built up area, out of said nine flats, eight flats and eight still parking in Block "B" and one flat and one still parking in Block "A" constructed area in said property more particularly described in SCHEDULE - IV hereunder written and the DEVELOPER shall be free to execute the agreement in favour of buyers or person or persons in respect of the said flats allotted to him.
- 6) The DEVELOPER shall construct the building with the specification which are more particularly described in SCHEDULE - III and shall handover fully constructed the said seven flats, admeasuring 75 sq. mts. built up

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area each in Block "A" to the OWNER (total constructed area allotted to the OWNER is 525 sq. mts.). The OWNER shall pay the security deposits and connection towards electric charges in respect of said flats allotted to her. It is further agreed in case of alteration in the specification / any extra item, the cost of which shall be borne by the OWNER. In case of separate water connection for Block "A" the security deposits and connection charges towards water connection for Block "A" shall be borne by the OWNER.

- 7) The parties have decided that the building project "A" & "B" shall be named as "SHANTI ALICE".
- 8) The DEVELOPER herein shall complete the construction work of buildings and give the possession of the said flats to the OWNER within thirty months from the issue of final Construction Licence from the Village Panchayat Taleigao. If the DEVELOPER fails to complete the said construction work within the stipulated period, then in that event the period of completion will be extended by another six months and inspite of extending the period of six months, the DEVELOPER fails to complete the said construction in that event the OWNER is entitled to received Rs. 50,000/- (Rupees fifty thousand only) per month as damages till the DEVELOPER gives the possession of the flats to the OWNER, more particularly described in SCHEDULE - II hereunder written. It is agreed by and between the parties that unless and until the possession of said seven flats are handed over to the OWNER, the DEVELOPER shall not be allowed to handover the possession of the other flats to any other third

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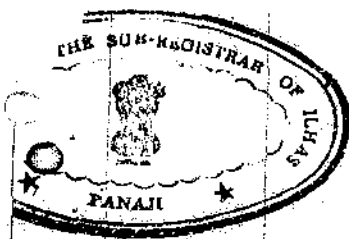
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parties, so also the Deed of Sale shall be executed in respect of nine flats allotted to the DEVELOPER only after the said flats are handed over to the OWNER.



- 9) The OWNER is entitled to receive the damages only in case of delay on account of any acts or omissions on the part of the DEVELOPER and if the DEVELOPER delays the completion and possession of the said FLATS for inordinately long period without any reasonable explanation, then this Agreement shall stand voidable at the option of the OWNER and the OWNER then shall have the discretion and liberty to terminate the present Agreement by sending the DEVELOPER on emonths notice to remedy the default and despite of the same if the DEVELOPER fails to handover the possession or to take reasonable measures to complete the construction, within such time, the OWNER shall be empowered to forthwith terminate / rescind / repeal the present Agreement without any further notice of the DEVELOPER, and shall hold a lien and charge on such built up structure completed till such point of time, and upon such termination the OWNER shall be at his liberty to enter into fresh contracts / agreements with any third party/ies whatsoever, in respect of the said PROPERTY to develop or to dispose off the same as deemed appropriate by the OWNER.
- 10) In case of delay for the construction of the building in said property due to any interruption or obstruction by the neighboring owners of the said property or by any third party, the DEVELOPER shall not be liable for the payment of damages as mentioned in clause no. 7 above.

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- 11) The DEVELOPER shall appoint his own R.C.C. Consultants for supervising the work of construction and shall bear and pay the entire professional charges of such R.C.C. Consultants.
- 12) The OWNER do and each of them doth hereby agree and undertake to execute all further and other deeds, documents, writings and assurances and also to give full co-operation to the DEVELOPER for the purpose of obtaining necessary permission, if required in respect of the said property and further agree to execute all applications, petition, affidavits etc.
- 13) The OWNER declare that no notice from the Government or any body or authority or under the Epidemic Diseases Act or the Land Acquisition Act or Goa Regional and Town Planning Act, Goa, Daman, Diu Land Revenue Code 1968 or the Government Ordinance, order or notification including any notice for acquisition or requisition of the said property or any part thereof have been issued or served upon the OWNER or any part thereof is including in any intended or published scheme for improvement of any public body or authority.
- 14) The OWNER hereby has allowed to do and complete all formalities of obtaining licences, development permissions and carrying out the construction in said property, on execution of this development agreement to the DEVELOPER and to enter upon the said property with the rights:-
 - a) To put up and/or erect sign boards upon the said property as also issue, advertisements including the advertisements in newspapers as may be deemed fit by the DEVELOPER announcing the

construction of the said buildings by him on the said property and the sale of the flats constructed therein on ownership basis.

- b) To continue, to carry on and complete the construction of buildings on the said property by themselves or through any building/s contractor/s sub-contractor/s or any other agent/s entirely at risk and cost of the DEVELOPER.
- c) To allot/sell in the name of the DEVELOPER on ownership basis the flats and premises and any other rights and privileges constructed on the said property to the persons of their choice except the seven flats, admeasuring 75 sq. mts. of built up area each and seven still parking in Block 'A' to the OWNER (total constructed area allotted to the OWNER is 525 sq. mts.), more particularly described in SCHEDULE - II hereunder written which are to be allotted to the OWNER.
- d) The DEVELOPER is entitled to enter Agreement for Sale into his own name, in respect of nine flats, more particularly described in SCHEDULE - IV and to receive from the purchasers the sale price of such flats and premises and to appropriate the same to himself, except the seven flats, admeasuring 75 sq. mts. of built up area each and seven still parking in Block 'A' to the OWNER (total constructed area allotted to the OWNER is 525 sq. mts.) more particularly described in SCHEDULE - II hereunder written.
- e) To apply for and obtain in the name of the OWNER, buildings completion certificate.



Two handwritten signatures in black ink, one on the left and one on the right, positioned below the page number.



- 15) The DEVELOPER hereby covenant with the OWNER that he the DEVELOPER shall carry out and complete the entire development as aforesaid of the said buildings in accordance with the terms and conditions contained herein and as per the buildings plans sanctioned and as per the prevailing rules and regulations and shall indemnify and keep the OWNER indemnified against all costs of the said work and also all the losses that may be caused on account of any actions of the DEVELOPER. The DEVELOPER further covenants with the OWNER that he shall construct the buildings as per the plan and elevation given by the Architect and within the stipulated period of construction license. Any cost for the extension of license required for construction of the project, the same would be borne by the DEVELOPER.
- 16) The DEVELOPER shall be solely liable and responsible to discharge the obligations under the Goa Ownership Flats Act and under the agreements that may be entered into for sale of flats and premises and including the obligation to construct the flats and premises and also sale thereof and will do all acts, deeds, matters and things as may be entered into for sale of flats and premises and including the obligation to construct the flats and premises and also sale thereof and will do all acts, deeds, matters and things as may be entered into by the DEVELOPER with the purchaser/s of the flats and premises.
- 17) In erection and completion of the said buildings, the DEVELOPER shall do all acts and things required and carry out the construction work complying in all respects with the provisions of the statutes applicable thereto and in accordance with the bye-laws, rules and regulations of the local



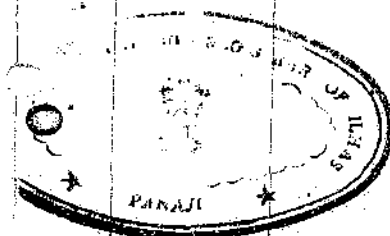
authorities or any other authority or body and shall keep the OWNER indemnified against all demands and claims in respect of the fees charges, fines, penalties that the OWNER may be required to incur in connection with the said property and other payments whatsoever which during the progress of work may become payable or may be demanded by the authorities in respect of the said buildings or works or anything done in pursuance of these presents and generally from time to time shall discharge and pay all claims and outgoings chargeable in respect of the said buildings to be constructed thereon from the date of execution of these presents onwards.

- 18) Simultaneously on the execution of these presents, the OWNER shall execute a Power of Attorney authorising the DEVELOPER or his nominees to represent the OWNER before the Village Panchayat, Electricity Department / Board, Town & Country Planning Department, Planning & Development Authorities, Health Department, PWD, Forest Department, Fire Service Dept. Collector, Deputy Collector, and all other public or private body and to execute Agreement for Sale, Deed of Rectification / Ratification etc. and do all other acts, deeds, matters and things which he is authorised to do under the foregoing agreement, but not such Power of Attorney to execute Sale Deed in respect of said property.
- 19) The DEVELOPER shall indemnify and keep indemnified the OWNER against all losses, damages, claims, actions, prejudices or proceedings under the Government of Goa, the Panchayat authorities or otherwise whosoever on account of any act or omission on the part of the



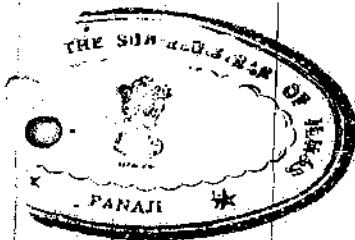
DEVELOPER agents and servants that the OWNER may sustain by reason of their giving various rights and authorities to the DEVELOPER as provided herein.

- 20) During the subsistence of this agreement the DEVELOPER shall not put any other structure on the said property and shall not create any tenancy, induct any person into the said property or any part thereof till the completed flats are handed over to the OWNER.
- 21) The OWNER declare that the said property, hereditaments and premises agreed to be developed are free from all encumbrances and is not subject to lis-pendens or attachments either before or after a judgments and if any encumbrances are found existing the same shall be cleared by the OWNER at her own costs and expenses before the expiry of the time for the completion of the sale herein before provided.
- 22) The OWNER hereby declare that she has not received any notice of requisition or acquisition upto this day from the Village Panchayat or any other public authority for any repairs, alterations or additions to the said property and the OWNER hereby undertake that, if any, such notice have been received by them upto this day, she will carry out the requisitions thereof at her own costs. If any, such notice be received after the date of these presents and before the completion of the sale the DEVELOPER shall carry out the requisitions.



- 23) The OWNER further declare that there are at present no outstanding dues or received any notice or other order or intimation issued by the Government or the Village Panchayat or any other public body including NGO's in respect of any acquisition or requisition of the said property or any part thereof.
- 24) The DEVELOPER shall be at liberty to sell the said flats more particularly described in SCHEDULE - IV and also to enter into Agreement for Sale with the prospective buyers, except seven flats, admeasuring 75 sq. mts. of built up area each and seven still parking in Block 'A' to the OWNER (total constructed area allotted to the OWNER is 525 sq. mts.), more particularly described in SCHEDULE - II hereunder written allotted to the OWNER to be constructed in said property on ownership basis with the view ultimately that the DEVELOPER along with OWNER could execute Deed of Sale/Conveyance of all such premises to the prospective purchasers.
- 25) It is agreed between the parties in case the OWNER desire to sell from said seven flats to any third party, she shall be free to do so and the DEVELOPER shall sign as Confirming Party to the Deed of Sales in favour of the third party. It is further agreed that, once the Deed of Sale of nine flats are executed in favour of the DEVELOPER or his nominees, the OWNER is free to sell her flats without confirmation of the DEVELOPER.
- 26) The OWNER shall be the Confirming Parties to the Deed of Sales that will be executed in the favour of the Prospective Purchasers of flats on possession of respective flats.

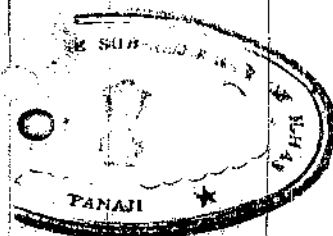
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- 27) It is agreed between the parties that the tax and/or any other charges attract on the sale value of flat/s to be sold by the DEVELOPER shall be solely paid by the DEVELOPER at his own cost and expenses and the OWNER shall not be liable and responsible for the same, however service tax applicable shall be borne by the OWNER in respect of seven flats, admeasuring 75 sq. mts. of built up area each and seven stilt parking in Block 'A' to the OWNER (total constructed area allotted to the OWNER is 525 sq. mts.).
- 28) The OWNER hereby indemnify the DEVELOPER for all costs, expenses and losses that they may suffer, if any claim is made by any person/s including claims made in the capacity of mundkars / tenants and / or any other Right Holders in said property. The DEVELOPER shall be entitled to settle all the claims to the said property as he is deem fit and shall be entitled to deduct / adjust the cost of such settlement from the OWNER. The DEVELOPER shall also be entitled to withhold the possession of the flats to be allotted to the OWNER until the claim of the third person/s to the said property, if any is settled to the satisfaction of the DEVELOPER. However the OWNER shall not be responsible towards any claims raised by third parties/person, not concerned at all with the rights in said property.
- 29) All disputes and differences between the parties hereto arising out of this agreement or in relation to the interpretation or effect of any of the terms and conditions contained in the agreement or in relation to the rights and obligations of the parties hereto shall be referred to arbitration or two arbitrators, one to appointed by each party to the dispute and such arbitration shall be held in accordance with the Provisions of Arbitration &

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Conciliation Act, 1996 or any other statutory modifications or re-enactment thereof for the time being in force except that such Arbitrator and the umpire appointed by them shall have summary powers and the award given by the arbitrators or the umpires shall be final and binding on the parties hereto.

- 30) Save as otherwise provided hereinabove all out of pocket costs, charges and expenses of and incidental to this agreement, expenses for registration stamp duty etc., of conveyance and other deeds, documents and writings to the execution of and in pursuance thereof shall be borne and paid by the DEVELOPER.
- 31) That the OWNER and the DEVELOPER hereby declares that they do not belong to the members of the SC or ST notified by the Government of Goa under Notification No. RD/LAND/LRC/318/77 dt. 21/08/1978 issued under Sub Section (2) of Sec. 24 of the Goa, Daman & Diu Land Revenue Code 1968 (9 of 1969).
- 32) In case the pending re-survey case before the Dy. Collector Panaji is decided in favour of the OWNER i.e. the area of the said property increase from 950 sq. mts. 1200 sq. mts. and FAR increases due to increase in area, the increased in FAR shall be apportioned equally between the OWNER and the DEVELOPER.
- 33) The possession ownership of the said property is not given and the same shall continue to vest with the OWNER till the time the completed physical and legal possession of the seven (7) flats is not transferred in favour of the OWNER by the DEVELOPER, as no rights whatsoever are transferred

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in favour of the DEVELOPER. By virtue of this Agreement the proportionate area of nine flats to be allotted to the DEVELOPER is admeasuring 535 sq. mts. of the said property and the registration fee on area 535 sq. mts. will be Rs. 42,800/-. In case of extra registration fee and stamp duty the DEVELOPER shall bear it. For the purpose of Stamp duty it is valued at Rs. 1,16,750/- and for the purpose of Registration it is valued at Rs. 2,14,000/- and the Conveyance shall be executed in respect of 7 flats allotted to the owner.

SCHEDULE - I

(DESCRIPTION OF THE PROPERTY)

ALL THAT property known as "JAPAO TEMBA BUTTOL", admeasuring 950 sq. mts. along with Old Dilapidate residential structure bearing H.No. 113, adm. 110 sq. mts. approx. surveyed under no. 141/6 of Village Taleigao, situated within the Village Panchayat Taleigao, Registration Sub District of Ilhas, District of North Goa, State of Goa, described in the Land Registration Office of Ilhas under no. 13824, not enrolled in the Taluka Revenue Office and bounded as under:-

ON THE EAST	: by survey no. 141/7 of said Village;
ON THE WEST	: by road;
ON THE NORTH	: by property surveyed under survey no. 141/6 of Village Taleigao;
ON THE SOUTH	: partly by survey no. 144/1 and partly by survey no. 144/16 of said Village.

SCHEDULE – II
(DETAILS OF FLATS TO BE CONSTRUCTED
AND ALLOTTED TO THE OWNER)

ALL THAT seven flats, admeasuring 75 sq. mts. of built up area each and seven stilt parking in Block 'A' (total constructed area allotted to the OWNER is 525 sq. mts.) of the building which is to be constructed in said property, more particularly described in SCHEDULE – I hereinabove written and said flats are shown in the plan annexed hereto in red colour. The said annexed plan is tentative plan and subject to the approval from the concern authorities, however the built up area shall remain the same.

SCHEDULE – III
(SPECIFICATIONS OF FLATS)

STRUCTURE: It is a R.C.C framed structure of column, beams and slab. The internal partition walls will be 4 1/2" brick masonry and the external walls will be 6" brick/block/laterite masonry.

PLASTER: External plaster will be double coat sand faced cement plaster. Internal plaster will be readymade lami.

FLOORING: All flooring will be vetrified Tiles. The average landing cost of the tiles will be Rs. 500/- per Square metre. Toilet and bathroom flooring will be in

ceramic tiles and walls will be vitrified tiles. The average landing cost of the tiles will be Rs. 500/- per Square metre.

ceramic tiles and walls too in ceramic tiles of 1.8 mt. height of basic Rate Rs.350/- per square meter.

DOORS: Main door frame teakwood and shutter will be of teak wood/laminated flush doors. Internal door frame will be of sal wood with flush shutters which will oil painted / varnished. The doors will have steel hinges and brass oxidised fittings. The main door will have a night latch. French door shutter will be of Teakwood

ROOF: Roof slab shall be covered with mangalore tiles.

WINDOWS: Windows will be of powder coated aluminium.

KITCHEN: The kitchen will have a cooking platform top furnished with Granite, having a Stainless steel sink single bowl only. The wall backing the kitchen platform shall be finished with 60 cms. height ceramic tiles of basic rate Rs. 300/- per sq. mt.

PAINTING: Internal walls will be painted with oil bound distemper, ceiling with white wash and windows will be oil painted. Doors will be varnished/oil painted. The external walls will be painted with cement paint.

WATER SUPPLY: Underground sump with electric pump and overhead water tank will be provided which is common for all flat holders.



PLUMBING & SANITARY: Soil, waste and water pipes will be partially concealed and of good quality. In the bathroom there will be one western commode and one shower. Whereas in the toilet area only one Indian/Western commode with a wash basin of standard size will be provided. The sanitary installation will be in accordance with Municipal specifications.

LIFT: Lift will be provided with battery inverter.

GENERAL: The OWNER shall obtain his/her electrical connection from the respective Government departments. The DEVELOPER shall only provide the OWNER with the required electrical test report to the effect that the works are executed as per Government regulations which is sufficient for obtaining the electrical connection.

ELECTRICAL: The installation will be concealed copper wiring. Bedroom will have 2 light point, one fan point and one plug point. Kitchen will have one light point, one 15 amp point, one 5 amp point. Bathroom/toilet will have one light point. In the living /dining room there will be 3 light point, one fan point, 3 plug points will be provided. Entrance door one light point will be provided with one bell point. Each bedroom AC point and inverter wiring for each flat.

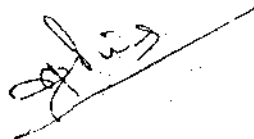
EXTRA WORK: Extra works /extra items will be executed by THE DEVELOPERS only after the amount corresponding to the cost of extra work is agreed by the OWNERS and the amount paid in advance.

SCHEDULE - IV

(DETAILS OF FLATS TO BE ALLOTTED
TO THE DEVELOPER)

ALL THAT nine flats out of which eight flats admeasuring 75 sq. mts. of built up area each and eight still parking in Block "B" and one flat bearing no. Flat B adm. 75 sq. mts. on the third Floor and one still parking in Block "A" of the building which is to be constructed in said property, more particularly described in SCHEDULE - I hereinabove written and shown in the plan annexed hereto in red colour

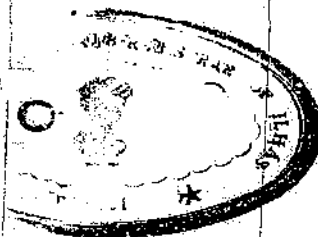
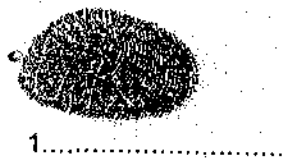
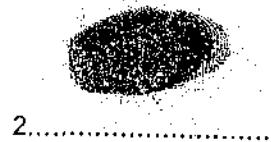
IN WITNESSES WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.



SIGNED AND DELIVERED
BY THE WITHIN NAMED
"THE OWNER"
SMT. MARIA ALICE PIRES,
(LEFT HAND FINGER PRINTS)



(RIGHT HAND FINGER PRINTS)



Signature



Signature

SIGNED AND DELIVERED
BY THE WITHIN NAMED

"THE DEVELOPER"

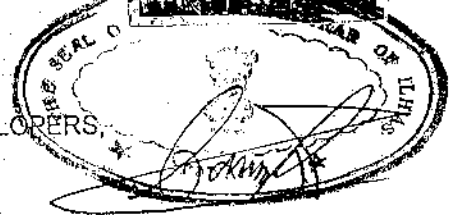
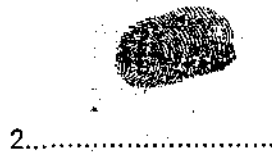
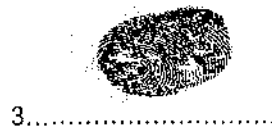
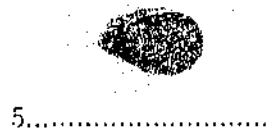
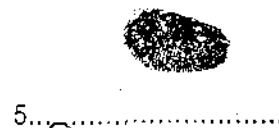
M/S. RODRIGUES BUILDERS & DEVELOPERS,

a Sole Proprietorship concern of

SHRI CARLOS RODRIGUES,

(LEFT HAND FINGER PRINTS)

(RIGHT HAND FINGER PRINTS)



IN THE PRESENCE OF:-

1.....
(S.V. Mawale)

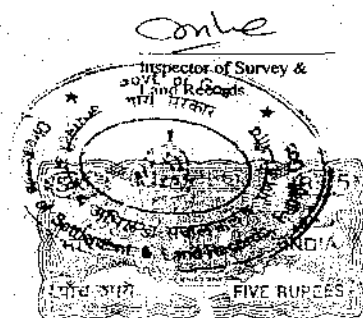
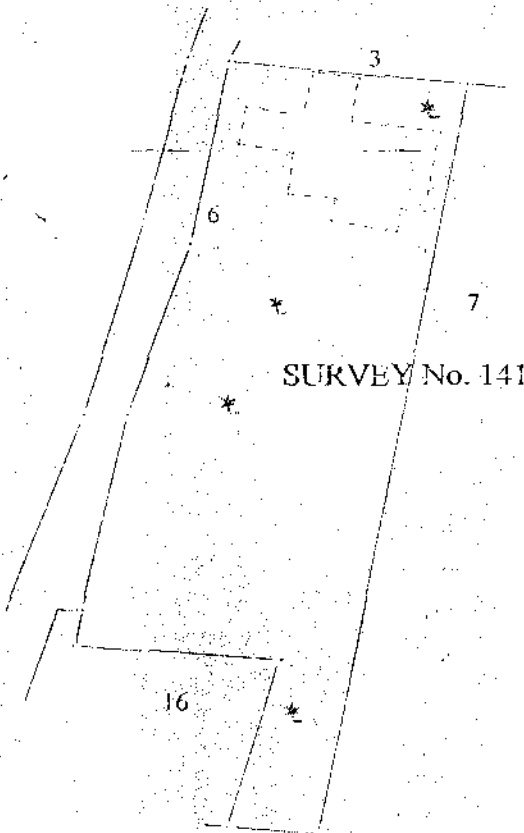
2.....
Shri Carlos Rodrigues



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

Inward No:7294

Plan Showing plots situated at
Village: TALEIGAO
Taluka: TISWADI
Survey No./Subdivision No.: 141/ 6
Scale: 1:500



SURVEY No. 141

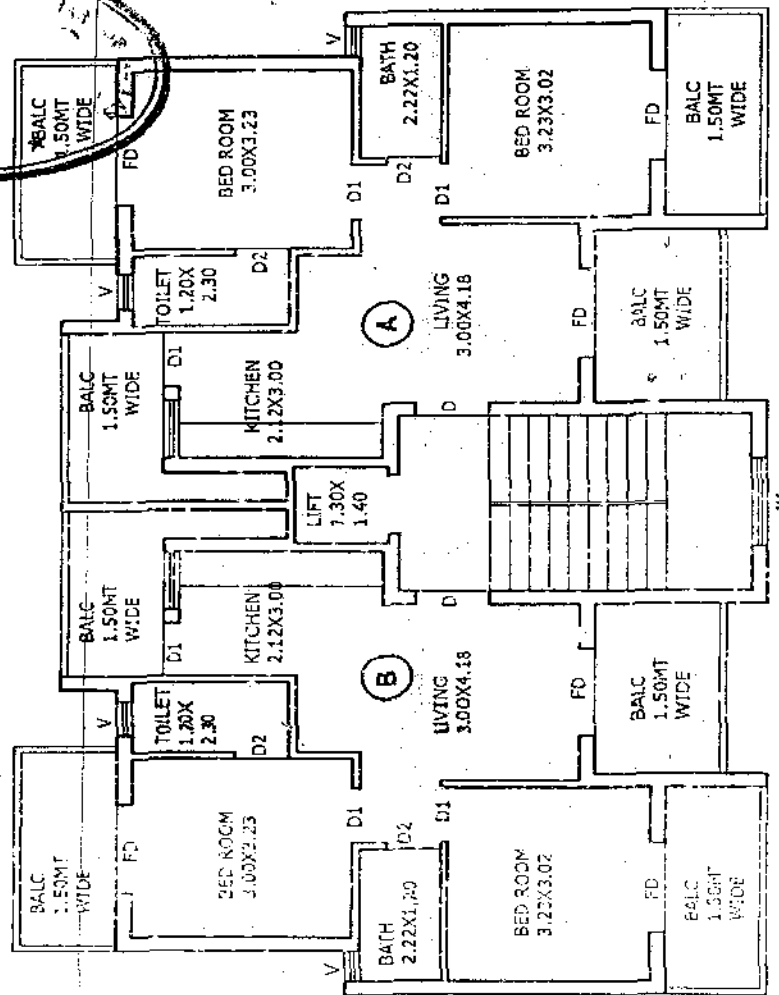
[Handwritten signatures]

Generated By: Vrushali Arolkar
On: 09-03-2015

S.No.144

Compared By: *[Signature]*
9/3/15
Dima
G.M.

FLAT NO.	BUILT-UP AREA
UG-A	75.00 M ²
UG-B	75.00 M ²
F-A	75.00 M ²
F-B	75.00 M ²
S-A	75.00 M ²
S-B	75.00 M ²
T-A	75.00 M ²
T-B	75.00 M ²



TYPICAL UPPER GROUND, FIRST, SECOND & THIRD FLOOR PLAN
SCALE 1:100

[Signature]

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (BLOCK 'A') IN SURVEY
NO./SUB DIVISION NO: 141/6 , AT TALEIGAO VILLAGE OF TISWADI TALUKA .



Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 23-10-2015 10:52:35 AM

Document Serial Number : 2713

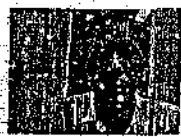
Presented at 10:01:00 AM on 23-10-2015 in the office of the Sub-Registrar (Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	42800.00
2	Processing Fees	330.00
Total :		43130.00

Stamp Duty Required: 456750.00

Stamp Duty Paid: 456750.00

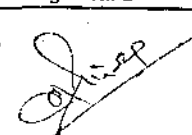
Carlos Rodrigues presenter

Name	Photo	Thumb Impression	Signature
Carlos Rodrigues, S/o late Santana Rodrigues, Married, Indian, age 46 Years, Service, r/oH. no. 696, Marivel, Dona Paula Ilhas Goa. Pan no. ACGPR5194J Proprietor of M/s Rodrigues Builders and Developers Office at H. no. 696, Marivel Dona Paula Ilhas Goa.			

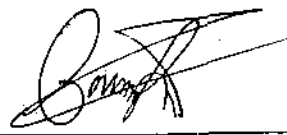
Endorsements

Executant

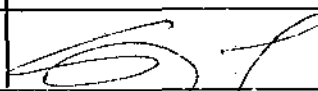
1. Maria Alice Pires, D/o late Joaquim Pires, Married, Indian, age 65 Years, House-Wife, r/oH. no. 8, Old Bambolim, Tiswadi Goa. Pan no.. ADSP8866G

Photo	Thumb Impression	Signature
		

2. Carlos Rodrigues, S/o late Santana Rodrigues, Married, Indian, age 46 Years, Service, r/o H. no. 696, Marivel, Dona Paula Ilhas Goa. Pan no. ACGPR5194J Proprietor of M/s Rodrigues Builders and Developers Office at H. no. 696, Marivel Dona Paula Ilhas Goa.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Shri Prasad Vasudev Manerkar, S/o Vasudev Manerkar, Married, Indian, age 62 Years, Advocate, r/o H. no. E215, Fontainhas Panaji Goa	

Sub-Registrar

SUB-REGISTRAR
ILHAS

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number PNJ-BK1-02666-2015
CD Number PNJD43 on
Date 23-10-2015

Ulhas
Sub-Registrar (Ulhas/Tiswadi)

SUB-REGISTRAR

ULHAS

1K SUB
Scanned By:

Signature:- *Ulhas*

Designed and Developed by C-DAC, ACTS, Pune