

For CITIZEN CREDIT CO-OP BANK LTD  
CO-OP BANK LTD  
Authorised Signatory

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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INDIA STAMP DUTY GOA

Name of Purchaser MODELS LEISURE VENTURES



**AGREEMENT FOR SALE AND DEVELOPMENT**

THIS AGREEMENT FOR SALE AND DEVELOPMENT is made  
at Panaji, Goa, on this 19<sup>th</sup> day of November, 2018:

*Albertina Ferraz*  
Albertina Ferraz

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BETWEEN

- (1) **MR.ANTHONY XAVIER FERNANDES alias ANTONIO XAVIER FERNANDES**, son of late Mr.Peregrino Fernandes, aged 78 years, married, businessman, Indian National, having PAN Card No.AACPF3971H, Aadhaar Card No.8978 6011 9764, Email ID auto\_paradise@hotmail.com, Telephone Number 0832-2436403 and his wife,
- (2) **MRS.ALBERTINA FERNANDES**, wife of Mr.Anthony Xavier Fernandes alias Antonio Xavier Fernandes, aged about 70 years, married, housewife, Indian National, having PAN Card No.AACPF3972E, Aadhaar Card No.6489 4049 9801, Email ID auto\_paradise@hotmail.com, Telephone Number 0832-2436403 both residing at Posrem Bhat, Taleigao, Taluka Tiswadi, Goa, hereinafter called the "VENDORS" (which expression shall mean and include unless repugnant to the context their heirs, successors and other legal representatives) **PARTIES OF THE FIRST PART;**



AND

**M/S. MODELS LEISURE VENTURES**, a Partnership Firm registered under the Indian Partnership Act 1932, having its Office at 7<sup>th</sup> Floor, Karim Mansion, St.Inez, Panaji, Goa, PAN Card No.AATFM2886K, Phone No.0832 2227688, email address: models@modelsgoa.com, represented herein by its Partners **MR.PETER VAZ**, 50 years of age, son of late Mr.Diogo Vaz, married, business, Indian National, residing at Bungalow D, Models Meridien, Marine Road, Caranzalem, Ilhas, Goa, having PAN No.AAYPV2387H, Aadhaar Card No.7927 9133 6521, Phone No.0832 2227688, email address: [models@modelsgoa.com](mailto:models@modelsgoa.com) and **MRS.NATALINA VAZ**, aged

  
Albertina Fernandes



47 years, wife of Mr.Peter Vaz, married, business, Indian National, residing at Bungalow D, Models Meridien, Marine Road, Caranzalem, Ilhas, Goa, PAN No.AAYPV2385F, Aadhaar Card No.4391 8999 5152, Phone No.0832 2227688, email address: models@modelsgoa.com, represented herein by her duly constituted Power of Attorney Holder, Mr.Peter Vaz, vide Power of Attorney, executed before Notary Public Wilfred A. F. Boadita, registered under No.4034/2014 dated 18/03/2014 at Panaji, hereinafter referred to as the PURCHASER (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, administrators, executors, legal representatives and assigns) PARTY OF THE SECOND PART

AND

M/S.MODELS CONSTRUCTION PVT. LTD., a Company incorporated under the Companies Act 1956, having its Office at 7<sup>th</sup> Floor, Karim Mansion, St.Inez, Panaji, Goa - 403001, bearing PAN Card No.AAECM5100A, Phone Number 0832 2227688, email id: [models@modelsgoa.com](mailto:models@modelsgoa.com), represented herein by its Director, MR.PETER VAZ, 50 years of age, son of late Mr.Diogo Vaz, married, business, Indian National, having PAN Card No.AAYPV2387H, Aadhaar Card No.7927 9133 6521, Phone Number 0832 2227688, email id: [models@modelsgoa.com](mailto:models@modelsgoa.com), residing at Bungalow D, Models Meridien, Marine Road, Caranzalem, Goa - 403002, hereinafter called as the "CONFRIMING PARTY" (which expressions shall mean and include unless repugnant to the context all its successors, administrators, executors and assigns) PARTY OF THE THIRD PART ;


Albertina Fernandes



WHEREAS there exists an immovable property known as "XETILEM GAVOT or SANCOACHEM" situated in the Village of Taleigao, Taluka Tiswadi, Sub District of Ilhas, District of North, in the State of Goa, constituting the seventh parcel of the property Posrem Bhat, which whole property is described under No.253 of Book B (old) in the Conservatoria of Ilhas and is enrolled in the Taluka Revenue Office under Matriz No.30. The said property comprises of two adjoining plots surveyed under Survey No.151 Sub Division No.1 and Survey No.151 Sub Division No.2 and admeasuring an area of 400 sq. mts. and 5407sq. mts respectively totally admeasuring an area of 5807sq. mts., of Village Taleigao, Taluka Tiswadi, and more particularly described in SCHEDULE NO.I written hereunder along with its boundaries and hereafter collectively referred to as the "SAID PROPERTY" for the sake of brevity.



AND WHEREAS the SAID PROPERTY originally belonged to Dr.Antonio Correia De Graca Miranda and after death of Dr.Antonio Correia De Graca Miranda inventory proceedings were initiated bearing No.10/1975 and vide chart of allotment dated 27.01.1960 Mrs.Maria Candida Carolimna Correia Da Graca Del Valle Miranda Bordadagua and her husband Mr.Antonio Da Graca Boradagua acquired 1/4<sup>th</sup> share and Mrs.Maria Alberta Do Rosario Del Vales Correia Miranda Cabral married to Mr.Fernando Dos Santos Cabral and Dr.Antonio Francisco Correia da Graca Miranda acquired remaining 3/4<sup>th</sup> share of the said property.

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AND WHEREAS vide Deed of Sale dated 22<sup>nd</sup> July 1963 executed before the Notary Public Dr.Fernando George Colaco at Panaji in Book No.558 at Pages 77 the said Mrs.Maria Alberta Do Rosario Del Vales Correia Miranda Cabral and her husband's Mr.Fernando Dos Santos Cabral and Dr.Antonio Francisco Correia da Graca Miranda sold the said property to Mrs.Maria Candida Carolimna Correia Da Graca Del Valle Miranda Bordadagua.

AND WHEREAS by a Deed of Sale dated 30/3/1990, the owner of the said property namely Mrs.Maria Candida Carolimna Correia Da Graca Del Valle Miranda Bordadagua, sold the said property to Mr.Anthony Xavier Fernandes alias Antonio Xavier Fernandes i.e VENDOR NO.1. The said Deed of Sale is duly registered before the Sub Registrar of Ilhas under Registration No.1567/90, Book No.1, and Vol. No.115 on 5/12/1990.

AND WHEREAS by virtue of the said Deed of Sale dated 30/03/1990, the VENDOR No.1 became the absolute owner in possession of the SAID PROPERTY.

AND WHEREAS the VENDOR No.1, is married to VENDOR No.2 under the regime of general communion of assets and therefore, VENDOR No.2 as the half share and moiety holder, has acquired right in the SAID PROPERTY.

  
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AND WHEREAS the VENDORS herein had entered into an Agreement for Development and Sale dated 13-06-2013 with Edcon Real Estate Developers with respect to the said property



AND WHEREAS vide Deed of Cancellation dated 19-2-2016 the VENDORS herein and Edcon Real Estate Developers have cancelled the Agreement for Development and Sale dated 13-06-2013.

AND WHEREAS part of the SAID PROPERTY was previously zoned as settlement zone but presently the entire property is zoned as A2 zone in the Taleigao Outline Development Plan, in force.

AND WHEREAS the VENDORS have agreed to sell to the PURCHASER the said property which property admeasures 5807.00square meters and is better described in the Schedule No.I for the price of Rs.6,35,00,000/- (Rupees Six Crores Thirty Five Lakhs Only) for the purpose of development of the said property by constructing buildings thereon after obtaining all the permissions and approvals from the appropriate authorities in terms of law subject to the following terms and conditions.

**NOW THIS AGREEMENT WITNESSETH AS UNDER:**

1. The VENDORS shall sell and the PURCHASER shall purchase the SAID PROPERTY, better described in the Schedule No. I for a total consideration Rs.6,35,00,000/- (Rupees Six Crores Thirty Five Lakhs Only) to be paid to the VENDORS in the


  
  
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following manner:

- i) A sum of Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) paid before the execution of this Agreement, the receipt whereof the VENDORS hereby admit and acknowledge.
- ii) And the amount of Rs.5,60,00,000/- (Rupees Five Crores Sixty Lakhs Only) by way of handing over of total built up area of 2800sq.mts. (including the incidence of staircase, elevators and lobbies) out of which an area of 2600sq.mts. shall comprise of residential built up area and the balance area of 200sq.mts. shall comprise of commercial built up area to the VENDORS, to be constructed in the SAID PROPERTY sold to PURCHASER by the VENDORS herein and known as "XETILEM GAVOT or SANCOACHEM", bearing survey No.151/1 &151/2, situated at Taleigao, Goa and the said built up area is better described in Schedule No.II hereunder and the specifications of the same are described in Schedule No.III. The possession of this built up area shall be delivered within 42 months from the date of obtaining the conversion sanad or final approval of plans whichever is later, with a grace period of 6 months.


2. The VENDORS declare that the said property surveyed under Survey No.151/1 & 151/2 is free from encumbrances having clean, clear and marketable title and that they are the absolute and exclusive owners of the property agreed to be

  
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sold hereunder and they are authorized to sell the same to the PURCHASER.

3. The VENDORS declare that they are in exclusive possession and enjoyment of the said property and no other person has any right, title, and interest of whatsoever nature to the said property.
4. The VENDORS shall indemnify and keep indemnified the PURCHASER, in the event of defect in title by doing all such acts as may be necessary to clear the defects, the cost of which shall be borne by the VENDORS.
5. The VENDORS declare that they have not entered into any agreement for sale or any other agreement with any third party for sale of the said property hereby agreed to be sold to the PURCHASER and that they have not mortgaged the said property to any Bank or Financial Institution. The VENDORS do hereby indemnify and keep indemnified the PURCHASER against any defect in title or any third party claims that may arise in future.
6. The VENDORS undertake and agree to co-operate with the PURCHASER and sign all papers and documents as and when required for effectively transferring the said property in favour of the PURCHASER or its nominee.
7. The VENDORS do hereby permit and authorize the

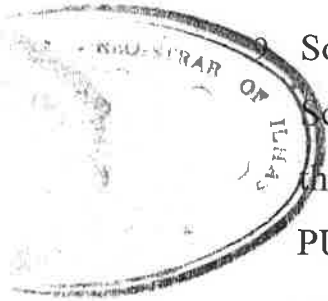
  
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PURCHASER to enter into and carry out the development in the said property as and when required after obtaining the requisite NOC's and permissions from the competent authorities by the PURCHASER.

8. It is expressly agreed that the PURCHASER is constructing in the SAID PROPERTY a building scheme consisting of Flats/shops and the PURCHASER shall under normal conditions, construct the buildings scheme as per the plans which may come to be designed with such variations and alterations as the PURCHASER may consider necessary or as may be required by the Architect of the PURCHASER or by any Competent Authority.



So long as the location of the Built up area described in Schedule No.II is not altered and the specifications set out in the Schedule No.III hereunder written are not altered, the PURCHASER shall be at liberty and are hereby permitted to make variations in the layout/elevation of the building including relocating the open spaces /all structures/buildings/garden spaces, as the exigencies of the situation and the circumstances of the case may require. The VENDORS expressly hereby consent/s to all such variations, within the parameters of RERA Act and Rules in Goa. The access to the building to be allotted to the VENDORS may be varied only with the express consent and/or approval of the VENDORS.


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10. The VENDORS expressly agree that the PURCHASER shall be solely entitled to choose any name for the building scheme which he may prefer and the VENDORS shall have no say in the matter.


11. In case the PURCHASER is unable to complete the building/deliver possession of built up area better described in Schedule No.II, due to any act of God, Civil commotion, war, non-availability of building material/s like cement and/or steel etc., or water supply or electric power or sewage connection or as result of any notice, rule, order or notification of the Government and/or any other public or competent authority or for any other reasons beyond the control of the PURCHASER, the PURCHASER shall not incur any liability and shall be entitled to a reasonable extension of time to complete and deliver possession of the built up area described in Schedule No.II, as governed by provision of RERA Act and Rules in force in the State of Goa.

12. The VENDORS shall use Said built up area better described in Schedule No.II i.e Flats for residential purpose and shop for commercial purpose or any other purpose which may be permitted by the laws in force but subject to not causing any inconvenience to the owner/s of the adjoining buildings or flat/s or shop/s.

  
*Albertina Fernandes*

13. It is specifically agreed between the parties that the PURCHASER shall be entitled to enter into firm commitments and Agreements for Sale of flats/shops/offices/bungalows, etc. proposed to be constructed in the said property described in Schedule No.I with the prospective purchasers for such consideration and on such terms and conditions as the PURCHASER may deem fit, except with respect to the abovementioned built up area, totally admeasuring 2,800 square meters, agreed to be constructed for the VENDORS by the PURCHASER and better described in Schedule No.II.

14. The PURCHASER shall assist the VENDORS and the other premises holder Flats/Shops in forming a Co-operative Society or Limited Company or Association of persons or such other entity for owning and/or maintaining the Said Property and the buildings to be constructed in the said property described in the Schedule No. I hereunder and it shall be entirely at the discretion of the PURCHASER to decide whether the premises owners should form a Co-operative Society, a Limited Company, an Association of Persons or any other entity and then the VENDORS shall participate in the formation and join as a member of such society along with other persons who own or agree to own flats/shops/bungalows proposed to be constructed in the SAID PROPERTY described in the Schedule No. I hereunder and as such sign the bye-laws, resolutions, affidavits, no objection certificates, declarations and all such forms and

  
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applications which may be necessary for the purpose of constituting and registering the said society.

15. The VENDORS agree and bind themselves to contribute such amount as may be decided by the PURCHASER or the ENTITY, as the case may be, for maintenance or recurring expenses pertaining to the said properties and the said building schemes i.e. for common lights, water charges, watchman's remuneration, sweeper's remuneration, maintenance of garden, lift etc. In the event where the VENDORS decides to be a member of such Entity. The PURCHASER or the ENTITY as the case may be, depending upon the circumstances shall be empowered to delete from or add to any maintenance services or recurring expenses as they deem fit. The liability for such payment would commence only upon handing over by the PURCHASER to the VENDORS the possession of the Built up area constructed for the VENDORS along with the occupancy certificate thereto. The VENDORS may choose to look after repairs and maintenance of the building that would be allotted to them in compliance with the agreement at their cost without being part of entity.

16. If the PURCHASER and/or the ENTITY so decides the VENDORS, in the event the VENDORS decides to be a member of the ENTITY, they shall have to pay to the PURCHASER or the ENTITY as the case may be: -

(a) Rs.28,00,000/- (Rupees Twenty Eight Lakhs Only) as

  
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deposit to be passed on to the ENTITY to enable the ENTITY to meet the expenditure towards upkeep of common amenities, in the manner stated hereinafter.

(b) Rs.510/- or such other sum prescribed by the registering authority, to be passed on to the ENTITY towards shares/membership of the ENTITY.

The above amounts shall be paid by the VENDORS to the PURCHASER, on or before taking possession of the said built up areas agreed to be delivered by the PURCHASER to the VENDORS.

17. If the PURCHASER and/or the ENTITY are of the opinion that the amount fixed hereinabove will not be sufficient for proper maintenance of the buildings built in the properties mentioned in the Schedule Nos.I, the PURCHASER and/or the ENTITY are authorized to increase this maintenance deposit with prior intimation to the VENDORS and the VENDORS shall pay the same within 45 days from the date of such intimation.

The PURCHASER shall be liable to maintain accounts in respect of the receipts and payments with regards to the maintenance and upkeep of common amenities till the formation of an entity. Such accounts shall be made available to the VENDORS for inspection at the end of every financial year within a period of 3 months from the end of the respective financial year.

18. The VENDORS and the persons to whom the said flats/shops



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and premises are let, sub-let, transferred, assigned or given possession of, shall be governed by and shall observe and comply with all the bye-laws, rules and regulations that may be laid down by the ENTITY from time to time and shall also be governed by the laws which may be applicable to the ENTITY.

19. The VENDORS hereby agree/s and undertake/s to be a member of the ENTITY to be formed in the manner herein appearing and also from time to time to sign and execute all applications for registration and for membership and other papers and documents necessary for the formation and the registration of the ENTITY and return to the PURCHASER the same within 15 days of the same being intimated by the PURCHASER to the VENDORS. No objection shall be taken by the VENDORS and other premises holders if any changes or modifications are made in the bye-laws or rules and regulations framed by the ENTITY as may be required by the PURCHASER or by any competent authority. The VENDORS shall be bound, from time to time to sign all papers and documents and to do all acts, deeds, and things as may be necessary from time to time, for safeguarding the interest of the PURCHASER and of the other Premises Holders in the various building schemes constructed in the properties, better described in Schedule No.I, wherein built up areas are being allotted to the VENDORS.

20. In the event the ENTITY is formed and/or registered before the completion of the respective building schemes, the ENTITY and the VENDORS together with other Premises Holders shall be

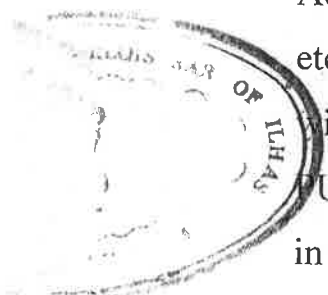
  
  
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subject to the overall authority and control of the PURCHASER in respect of any matter concerning the said properties better described in Schedule No.I, hereunder or portion thereof or this Agreement. The PURCHASER shall be in absolute control of those premises in the building schemes, constructed in the properties described in the Schedule No.I, the construction of which is not financed by any person. Should the PURCHASER decide to retain any portion in the building schemes constructed in the properties described, in the Schedule No. I, then they shall also join the ENTITY along with the other Premises Holders.

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

22. After handing over the said built up area alongwith occupancy certificate, any taxes, charges or outgoings levied by the Corporation or any other competent authority or electricity and water charges, exclusively pertaining to the built up area better described in schedule No.II shall be borne by the VENDORS.

  
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23. The PURCHASER shall follow the respective guidelines under RERA Act and the VENDORS shall have no liability over the act of PURCHASER if in contravention of the RERA Act, except towards the title of the land.
24. For the purpose of Income Tax Act, the said land shall remain in proportionate possession of the VENDORS till the time of handing over of constructed built up area. And the VENDORS shall pay the capital gain tax on receiving the possession of the same.
25. In view of the fact that the price of Rs.5,60,00,000/- (Rupees Five Crores Sixty Lakhs Only) is to be adjusted by way of payment for the said built up areas, the price for the said built up areas has been fixed at the rate of Rs.20,000/- per sq. mt.
26. The VENDORS shall hand over to the PURCHASER an Irrevocable Power of Attorney with the necessary powers to apply, obtain and secure the conversion of the property, to receive the sanad and documents, to apply for the change in zone, to appear and defend in the Courts or before any authority, etc. All fees and expenses in this regard shall be paid by the PURCHASER.
27. The final Deed of Sale of the said property known as "XETILEM GAVOT or SANCOACHEM", bearing Survey No.151/1 & 151/2 shall be executed within three months of the completion and handing over of the possession of the various



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built up areas described in Schedule II and the same shall be done at the cost and expenses of the PURCHASER and the stamp papers, registration charges, typing charges and fees of the advocate shall be borne by the PURCHASER. The sale deed shall be executed in favour of the PURCHASER or its nominees.

28. The VENDORS shall sign all such documents/applications, affidavits and thereby assist the PURCHASER in obtaining the necessary NOC's from the Planning and Development Authority, or any other NOC if required for the registration of the Deeds of Sale and the PURCHASER shall take all the necessary steps to obtain the same.

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

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

  
*Albertina Fernandes* 17


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VENDOR shall have no claim against the PURCHASER in respect of any item of work which may be alleged not to have been carried out. It is however expressly agreed that cracks to the plaster/dampness in external walls shall not be considered as defective work unless the Architect of the PURCHASER decides otherwise.

31. If at any time prior or after the execution of the Deed of Conveyance and/or handing over the respective premises to the flats/shops/garages/Offices Holders as stipulated in this Agreement, the Floor Area Ratio which may come to be presently applicable to the SAID PROPERTY is increased, such increase shall be for the exclusive benefit of the PURCHASER only and the VENDORS shall have no rights to it.



32. Notwithstanding anything that is stated above, in all circumstances, the PURCHASER shall be liable to hand over the constructed premises as described in Schedule No.II along with the respective occupancy certificate on or before expiry of 42 months from the date of obtaining the conversion sanad or final approval of plans whichever is later, with a grace period of 6 months. It is further agreed if the extension of time for handing over the premises, exceeds beyond the grace period as mentioned herein above, the VENDOR may at his option by notice claim a compensation from the PURCHASER of Rs.2,80,000/- (Rupees Two Lakhs Eighty Thousand Only) for every month of delay as compensation for the delay caused. It is clarified that time is the essence of this agreement and claim of

  
Albertina Fernandes 18



compensation thereof will not entitle the PURCHASER to enlarge the periods provided in the agreement.

33. This agreement is entered into on representation that the VENDORS are the owners of the SAID PROPERTY described in Schedule No. I and the VENDORS shall be responsible for any loss or damage in case of any defect is found in their title. In case of any defect in title in the said property described in Schedule No. I then the VENDORS shall promptly rectify the same to the satisfaction of the PURCHASER.
34. The sale of the said property shall be free from any onus and encumbrances and shall contain the usual covenants of title and so on as are normally included in sale deeds.
35. The VENDORS hereby declare that the concerned property or any part of it is not the subject to any acquisition or requisition by any authority under the Land Acquisition Act nor is it subject to any tenancy or mundcarship claims or any other claims.
36. All the correspondence with the VENDORS shall be addressed to their addresses given above in this agreement and to the PURCHASER the same shall be addressed also to its address mentioned above and the parties hereto expressly agree that the correspondence so addressed shall be treated as good and proper service and binding against each and every one of them.
37. The VENDORS shall not enter into any other agreement for sale



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with respect to the SAID PROPERTY during the subsistence of this agreement and the PURCHASER shall be entitled to enforce this covenant in case of any breach or apprehended breach of the same.

38. All disputes which may arise between the parties to this Agreement, whether in relation to the interpretation of the clauses and conditions of this Agreement, and, about the performance of these presents or concerning any act or commission of the other party to the disputes, or to any act which ought to be done by the parties in disputes, or, in relation to any matter whatsoever concerning this Agreement shall be referred to Arbitration in accordance with the provisions of Indian Arbitration Act, 1940.

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

40. The possession of the property described in Schedule No.I has not been given in this act to the DEVELOPERS but, the DEVELOPERS has been granted the licence to enter the said property to take measurements and to carry out works for development and of development, as contemplated in the approved plans or their future revisions.

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

  
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42. For the purpose of Stamp Valuation and Registration the said property is valued at Rs.6,35,00,000/- (Rupees Six Crores Thirty Five Lakhs Only) and as such a stamp duty of Rs.18,42,000/- (Rupees Eighteen Lakhs Forty Two Thousand Only) is affixed to this agreement.


43. The CONFIRMING PARTY hereby confirms this Agreement.

### SCHEDULE NO.I

#### (DESCRIPTION OF THE PROPERTY)

All that Property known as "XETILEM GAVOT or SANCOACHEM" situated in the Village of Taleigao, Taluka Tiswadi, Sub District of Ilhas, District of North Goa, constituting the seventh parcel of the property Posrem Bhat, which whole property is described under No.253 of Book B (old) in the Conservatoria of Ilhas and is enrolled in the Taluka Revenue Office under Matriz No.30. The said property is comprised of two plots surveyed under Survey No.151 Sub Division No.1 admeasuring 400.00 sq. mts. and Survey No.151 Sub Division No.2 admeasuring 5407.00 sq. mts. of Village Taleigao, Taluka Tiswadi, totally admeasuring an area of 5807sq.mts. and is bounded as under:

On the North – By the Road  
On the South – By the paddy field of Comunidade of Taleigao  
On the East – By the property of Mukund Joshi and presently of Vencatesh Babu Sinai Kenkre

  
*Albertina Fernandes*  
Albertina Fernandes <sup>21</sup>



On the West – By the sixth parcel of Maria Del  
Carmen Correia Da Graca E Miranda

The plan of the SAID PROPERTY is marked in red boundary line and  
annexed hereto.

### SCHEDULE NO.II

#### Description of 2800m2 Built up area

1. 2600sq.mts. residential built up area including the incidence of  
staircase, elevators, lobbies, etc. comprising of 2/3 bedroom  
FLATS
2. 200sq. mts. commercial built up area having 5mts. height  
including the incidence of staircase, elevators, lobbies, etc.



The above built up area will be located in a separate block and this  
block shall be located near the main village access road towards the  
north-eastern side of the Said Property and the plans of this blocks  
shall be designed by the PURCHASER who will get the same  
approved from the VENDORS before submitting for approval to the  
N.G.P.D.A.

### SCHEDULE NO. III

#### (Specifications of Flats/shops)

#### **The Structure:**

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

*Albertina Fernandes*  
Albertina Fernandes<sup>22</sup>

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**Plaster:**

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

**Flooring :**

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

**Doors & Windows:**

All doors will have teakwood frames or equivalent and flush/teak shutters or equivalent. Window frames and shutters will be of Powder coated Aluminum. The doors and windows will have steel/aluminum hinges and oxidized brass fittings. The main door will have a night latch, aldrop, eye piece, etc.

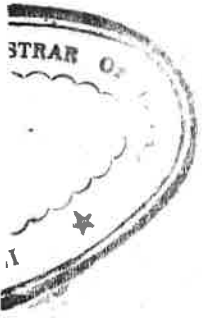
The shops will have motorized remote control shutters instead of doors.

**Kitchen:**

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

**Internal Décor:**

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



*Anna*  
Alberta Fernandes<sup>23</sup>

*AB*

**External Décor:**

External walls will be painted with cement paint.

**Water Tanks:**

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

**Plumbing & Sanitary:**

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

**Electrical Installations:**

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

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

The shops will have necessary electrical, telephone, CCTV points and wiring for inverter will also be provided as agreed upon mutually.

**Lift:**

Schindler make Lift will be provided.

**Generator:**

Silent Generator to be provided, of capacity of 30 KVA.



*Albertina Fernandes*<sup>24</sup>

*fb*



**CCTV:-**

CCTV camera will be provided at the entrance leading to the staircase and to the lift.

**Cable connection / Phone line:-**

Provision for Cable connection / Phone line to be provided for each premise/flat.

**Invertor Provision:-**

Invertor Provision to be provided to each premise/flat.

**General:**

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



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

*Albertina Fernandes*

Albertina Fernandes

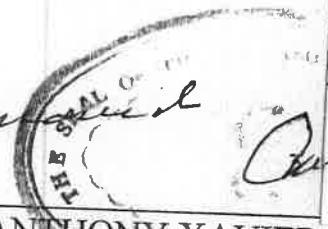
*fb*

SIGNED AND DELIVERED by the)

Within named VENDORS at )

Panjim, in the presence of )

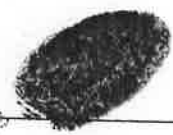
Witnesses )



MR. ANTHONY XAVIER  
FERNANDES alias ANTONIO  
XAVIER FERNANDES

L.H.F.P. of Mr. Anthony Xavier  
Fernandes alias Antonio Xavier  
Fernandes

R.H.F.P. of Mr. Anthony Xavier  
Fernandes alias Antonio Xavier  
Fernandes



*Quard*

Albertina Fernandes <sup>26</sup>

*fb*



Albertina Fernandes Alber


MRS. ALBERTINA FERNANDES

L.H.F.P. of Mrs. Albertina Fernandes R.H.F.P of Mrs. Albertina Fernandes



1.  Anant Honkhundi

2.  SACHIN NAIK

  
Albertina Fernandes<sup>27</sup>



SIGNED AND DELIVERED by) For MODELS LEISURE VENTURES

The Withinnamed PURCHASER )

At Panjim, in the presence of )

Witnesses )




For self and as Power of Attorney Holder for Mrs. Natalina Vaz


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

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



1.  Anant Homkhadi

2.  SACHIN NARK

  
Albertina Fernandes



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

The Withinnamed CONFIRMING )  
PARTY At Panjim, in the presence )  
of Witnesses

(MR. PETER VAZ)  
DIRECTOR





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

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



1.  Anant Homkhandi

2.  SACHIN NAIK

  
~~Ferrandes~~  
Albertina Ferrandes





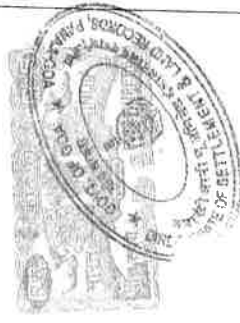


**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**PANAJI-GOIA**

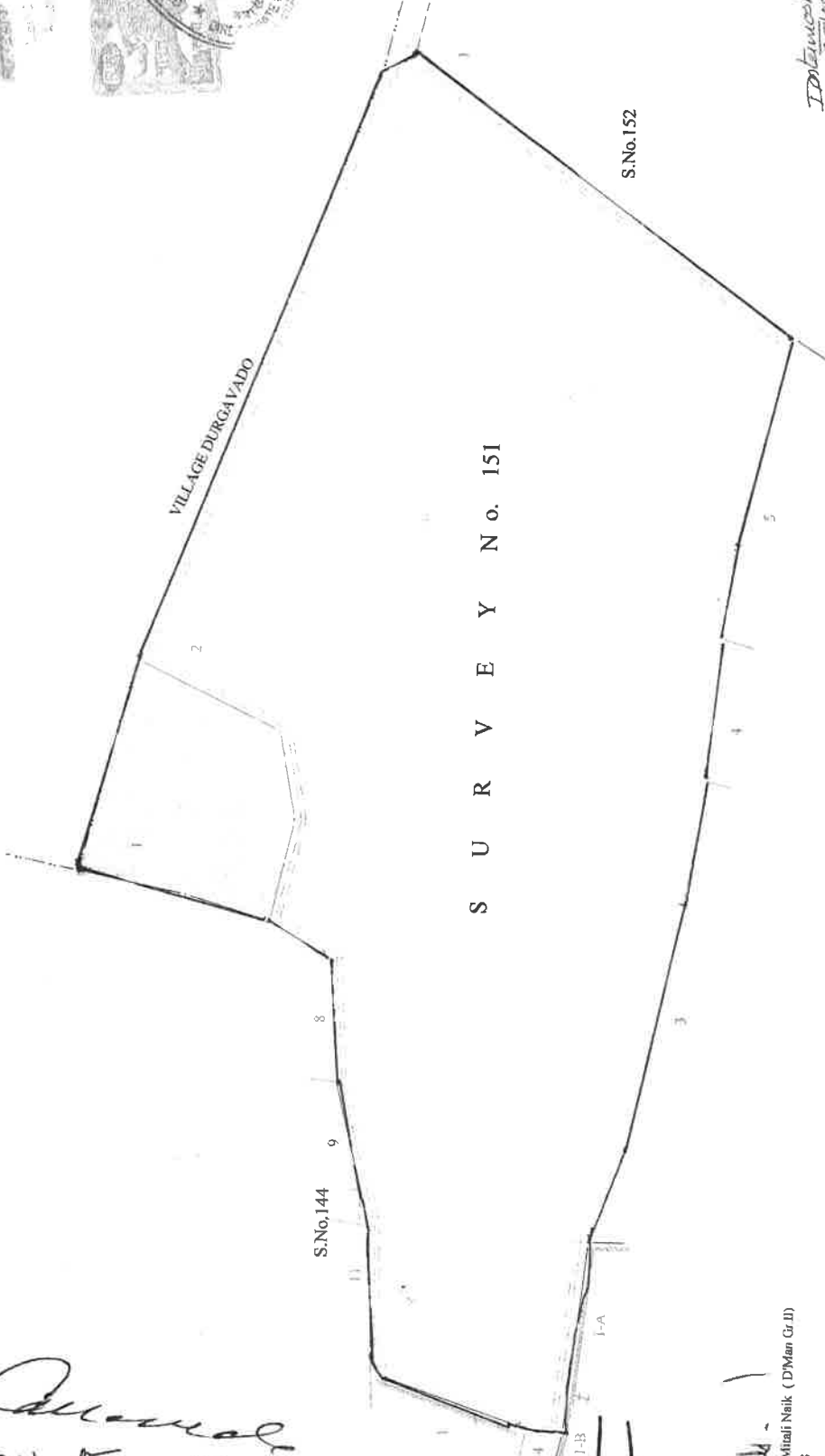
Plan Showing plots situated at  
 Village : TALEMGAO  
 Taluka : TISWADI  
 Survey No./Subdivision No. : 151/1 & 2  
 Scale : 1:500

Inward No. 10879

*Ambrage*



*Albertina Fernandes*



S U R V E Y N o. 151

*[Signature]*

Generated By: Mitul Naik (D'Man Gr.II)  
 On : 05-09-2018

*[Signature]*  
 05/09/2018

Compared By: Dilip M. Tamoskar (D'Man Gr.I)

**\*REG\_1\_28330\_1\***

**Office of Sub-Registrar Ilhas/Tiswadi**

**Government of Goa**

Print Date & Time : 20-11-2018 12:11:00 PM




Document Serial Number : 3297

Presented at 11:27:00 AM on 20-11-2018 in the office of the Sub-Registrar( Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	500.00
2	Processing Fees	670.00
	<b>Total :</b>	<b>1170.00</b>

Stamp Duty Required: 1841500.00      Stamp Duty Paid: 1842000.00

**Durgadas P. Shirodkar** presenter

Name	Photo	Thumb Impression	Signature
Durgadas P. Shirodkar, S/o Late Pandurang Martins , Married, Indian, age 40 Years, Service, r/o H.No. 376, Aivao, Dona Paula, Tiswadi-Goa. Admits execution on behalf of the Purchaser- M/s. Models Leisure Ventures- rep by its Partners- Mr. Peter Vaz and Mrs. Natalina Vaz and also admit execution on behalf of the Confirming party -M/S. Models Construction Pvt. Ltd., St. Inez, Panaji, rep. by its Director- Peter Vaz, vide POA dated 06/03/2008, executed before the Sub Registrar of Ilhas, Tiswadi, Panaji, under Sr. No. 16/2008.			

**Endorsements**




**Executant**

1 . Durgadas P. Shirodkar, S/o Late Pandurang Martins, Married, Indian, age 40 Years, Service, r/o H.No. 376, Aivao, Dona Paula, Tiswadi-Goa. Admits execution on behalf of the Purchaser- M/s. Models Leisure Ventures- rep by its Partners- Mr. Peter Vaz and Mrs. Natalina Vaz and also admit execution on behalf of the Confirming party -M/S. Models Construction Pvt. Ltd., St. Inez, Panaji, rep. by its Director- Peter Vaz, vide POA dated 06/03/2008, executed before the Sub Registrar of Ilhas, Tiswadi, Panaji, under Sr. No. 16/2008.

Photo	Thumb Impression	Signature
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2 . Anthony Xavier Fernandes alias Antonio Xavier Fernandes, s/o late Peregrino Fernandes, Married,Indian,age 78 Years,Business,r/o Posrem Bhat, Taleigao, Tiswadi, Goa. PAN No. AACPF3971H.


Photo	Thumb Impression	Signature
		

3 . Albertina Fernandes, w/o Mr. Anthony Xavier Fernandes alias Antonio Xavier Fernandes, Married,Indian,age 70 Years,House-Wife,r/o Posrem Bhat, Taleigao, Tiswadi, Goa. PAN No. AACPF3972E.


Photo	Thumb Impression	Signature
		

#### Identification

Sr No.	Witness Details	Signature
1	Adv. Samir Uttam Kerkar , s/o Uttam Kerkar,UnMarried,Indian,age 36 Years,advocate,r/o H.No. 119, Naik Wada, Mandrem, Pernem, Goa.	

  
Sub-Registrar

TDS of Rs. 70,000/- paid on 29/12/2015, vide Challan No. 14768 and Rs. 5000/- paid on 31/12/2015 vide Challan No. 00190, both paid through Bank of India.

Scanned By:- 

Signature:- 

Designed and Developed by C-DAC, ACTS, Pune



Book-1 Document  
Registration Number PNJ-BK1-03175-2018  
CD Number PNJD69 on  
Date 20-11-2018



Sub-Registrar (Ilhas/Tiswadi)

Scanned By:- *Kaspe* **SUB - REGISTRAR**  
**ILHAS**

Signature:- *Ilhas*

Designed and Developed by C-DAC, ACTS, Pune

