

Thousand only Name of the Purchaser Dash mi Sr. No. Son Of Sony GAMade Paper Rs 25000 (Rupees) Date of issue 24 Alinca 0 Place of Vend Sub Residing at Korg ap Pernam 02 2021 Value of stamp Sig of the Purchaser Twenty Treasury ofthe 062511 士论

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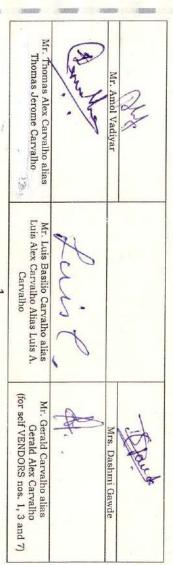
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Sig of the vender





AGREEMENT



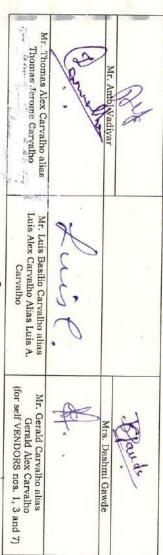


Son Of Thousand my Name of the Purchaser Dashmi Paper Re 25,000 (Rupees) Twenty Date of issue 24 sony Grawade Sr. No. Sig of the vender Amcay 5 Place of Vend Sub Residing at 02/2021 Value of stamp Sig of the Purchaser Korgao Perum Treasury office 062523



## AGREEMENT FOR

# EVELOPMENT





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Sig of the Purchaser



Thomas Jerome Carvalho	Mr officers All	(d) sarvay by	Mr. Amol Vadiyar	(X)	
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	A SS C	,			
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	4.		Mrs. Dashmi Gawde	- Champe	



Thousand only Name of the Purchaser Dashmi Paper Rs 25000 (Rupees) Date of isside 24 6 Place of Vend Sub Treasury office 062513 Media

Sig of the vender

Sig of the Purchaser

### AGREEMENT FOR

Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho (for all Vision Cone Carvalho
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		3200
Mrs. Dashmi Gawde		Mr. Amol Vadiyar
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Date of iss've Paper Re 25000 (Rupers) Tweole Thousand only Name of the Purchaser Dashor on Gawade Residing at Place of Vend Sub of Vend Sub Treasury office 062514 Korgao Pernom

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NOOS	18EW	3000	20100
Mr. Thomas Alex Curratho alias Thomas Jerome Carvalho	Aranty.	Mr. Amol Vadiyar	Ry.
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luis C.	//	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	#	Mrs. Dashmi Gawde	1 Stauch



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Thousand only Name of the Purchaser Dashmi Paper Rs 25,000 (Rupees) sony Grawade 6 Place of Vend Sub Treasury Micro 062515 Residing at Korgao Pernen God Twento

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Mr. Amol Vadiyar  Mrs. Dashmi Gawde  Mrs. Carvalho alias  Luis Alex Carvalho alias  Luis Alex Carvalho Alias Luis A.  Carvalho Carvalho Alias Cerald Alex Carvalho alias  Gerald Alex Carvalho  Carvalho Carvalho Alias Luis A.  Carvalho Rev. Gerald Alex Carvalho Alias Cerald Alex Carvalho  Carvalho Alias Luis A.  Carvalho Rev. Gerald Alex Carvalho Alias Luis A.  Carvalho Rev. Gerald Carvalho Alias Luis A.
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Son Of Sig of the vender Sony Gawade Residing at Korgao Sr. No. Paper Re 25,000 (Tupees) Twelo Date of issue 24 02 2024 Thousand only Name of the Purchaser 0 Place of Vend Sub Tracsum office Sig of the Purchaser Value of stan.,. Dashmi fernem 062525



## AGREEMENT FOR

## EVELOPMENT AND SALE

Thomas Jerome Catyalia	Mer homas Alex Carrelle die	A July	Mr. Amol Vadiyar	2
Mr. Lus Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	tust.	0		
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	4.	Mrs. Dashmi Gawde	The state of the s	mude

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Paper Rs 25000 (Rupees) Twenty Sr. No. Thousand my Name of the Purchaser Pashmi Sony Gawade Residing at Kongao Pernem Place of Vend Sub 02 2021 Value of stamp SHO 062524

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Sig of the Purchase





Mr. Amol Vadiyar  Mrs. Dashmi Gawde	Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho
	#	tait.	Lesura No.
Mr. Amol Vadivar	Mrs. Dashmi Gawde		2
	inte		Mr Amol Vadivar



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Date of iss .e 24 02 2021 Value of stamo Sr. No. 0 Place of Vend Sub Treasury office 074866 ottice

Paper Rs 5000 (Rupees) Five Gawade value of the Purchaser Dashmi Residing al Korgao Thousand

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	Thomas Jerome Carvalho Luis Alex		Mr. Amol Vadiyar	
9	Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	int.		
	Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	7	Mrs. Dashmi Gawde	Bank



ATTEMPTO

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Sr. No. Date of iss ie 24/02/2021 Value of stan., 16 Place of Vend Sub Treusury 074865

Paper Rs: 5000 (Rupees) Five Thousard
only Name of the Purchaser Dashmi
Sonu Grupede Residing at Korgao Reinem

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GREEMENT FOR



	Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	ATTEN AND AND AND AND AND AND AND AND AND AN	Mr. Amol Vadiyar	R-X
10	Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Lui C.		
	Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	7	Mrs. Dashmi Gawde	- 18 cm the

this 09th day of March 2021. This Agreement for development and sale is made at Pernem Goa, on

#### BETWEEN

- national, having PAN Card No. Room No.13, Amar Prem Chowk, Worli Koliwada, Mumbai-400030 Duming Rudrtck, aged about 85 years, widow, housewife, Indian CARVALHO, wife of late Alex J. Carvalho and daughter of late Felix ROSARIA RODRIGUES alias ROZARIA alias , and resident of H. No.132/CC, F. B. Kenny House, and Adhaar Card No. ROSARIA
- Adhaar card No years, MR. LUIS BASILIO CARVALHO alias LUIS ALEX CARVALHO alias A. CARVALHO, son of late Alex J. Carvalho, aged about 56 married, service, holder of Pan Card No. and his wife
- MRS. BENEDITA CARVALHO alias BENEDITA L. CARVALHO, wife (West), Mumbai, 400028 Floor, Calcuttawala Chawl, Near Agar Bazar, S.K. Bole Road, Dadar and Card No. 55 years, housewife, married, holder of Pan Card No. of Luis Carvalho and daughter of Anthony Q. Fernandes, aged about both residents of Patrashed, Ground
- 4. holding Pan CARVALHO, son of late Alex J. Carvalho, 50 years, married, business, THOMAS ALEX Card und his wife No. CARVALHO alias THOMAS and Aadhar **JEROME**

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	P	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho		Lui C.
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self AND PoA of VENDORS nos. 1, 3, 5 and 7)	Hards	Mrs. Dashmi Gawde

- 5 MRS. Mumbai-400030 F. B. Kenny House, Room No.13, Amar Prem Chowk, Worli Koliwada, and Adhaar Card no married, housewife, Indian National, having Pan Card No Carvalho and daughter of Mr. Kistu Fernandes, aged about 50 years, ELFREGINA THOMAS CARVALHO, wife of Mr. Thomas Alex and both resident of H. No.132/CC,
- 6 MR. GERALD CARVALHO alias GERALD ALEX CARVALHO, son of late Calcuttawala Chawl, S.K. Bole Road, Agar Bazar, Dadar (West), Mumbai, Alex J. Carvalho, 41 years, married, service, holding PAN No. ND Adhaar card no and resident of 16,
- Ng.94-F, MRS. AZBA G. CARVALHO alias AZBA ZAHOOR BHURE, wife of Gerald married, housewife, Indian National, having Pan Card No. Carvalho and daughter of Zahoor Khalil Bhure, aged about 48 years, 400709 Adhaar Card No Alliance Nestor, Sector-14, Kopar Khairane, Navi Mumbai , and residents of Flat No.301, Plot
- MRS. JOAQUINA A. FERNANDES alias JOAQUINA ASSIS FERNANDES having PAN no. Asis Fernandes, aged 55 years, widow, housewife, Indian National, alias JOAQUINA FERNANDES, daughter of Alex Carvalho and wife of and Aadhar Card no.
- 9. FERNANDES alias JOHN BOSCO FERNANDES, son of Assis Pascoal Fernandes, aged 27 years, unmarried, service, Indian National, having JOHN BOSCO P. FERNANDES alias JOHN BOSCO

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho (for self VENDORS nos. 5, 8 to 12)	Æ	Mr. Aqol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	duit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	4	Mrs. Dashmi Gawde

Conve	residir	PAN no.
nt Gir	ng at	no.
ls High	Room	
1 Sch	No.	
1001,	25,	ar
Dadar (Wes	Shivsmruti	and Aadhar Card no.
t), Mu	CHS	Card
Convent Girls High School, Dadar (West), Mumbai-400028;	residing at Room No. 25, Shivsmruti CHS Compound, K. Marg, Near	no.
,	K	
	Marg,	<b>4</b> 1
	Near	both

- 10.MRS. ESMERALDA B. alias E SMARALDA BAPTIST MASCARENHAS her husband; having PAN no wife of Baptist Mascarenhas, aged 62 years, housewife, Indian National, alias ESMARALDA MASCARENHAS, daughter of Alex J. Carvalho and and Aadhar Card no
- National, having PAN Geronimo MASCARENHS alias MATEUS BAPTIST B. Mascarenhas, aged 70 years, retired, married, Indian , both residing at Kamana CHS Society, Room No. 34, 1st MASCARENHAS no. BAPTIST MASCARENHAS, son of alias and Aadhar Card MATEUS GEROIMO
- 12 MRS housewife, Indian National, having PAN no. JEBELINE BRITTO, daughter of Late Alex Carvalho, aged 44 years, Calcuttawala Chawl, Dadar, Mumbai 400028, Card no. ZEBELINA A. CARVALHO @ ZEBELINA JEICIENTO BRITTO alias residing at Room No. 16, Agar Bazar, and Aadhar

Building No. 2,S. K. Bole Road, Dadar (W), Mumbai, 400028;

Hereinafter referred as the "VENDORS" (which terms and expression equitably of or otherwise claiming through them) of the FIRST PART. administrators, agents, executors, assigns or any other person/s legally, mean and include their heirs, legal representatives, successors, unless repugnant to the context or meaning there of shall be deemed to

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho (for self VENDORS nos. 5, 8 to 12)	AF.	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luis C.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	#.	Mrs. Dashmi Gawde

#### AND

- MR. AMOL VADIYAR, son of Mr. Marutirao Vadiyar, aged about 44 9, RSN 1505/2, Behind new Palace, Mala, Kolhapur, Maharashtra. years, married, business, Indian National, holder of PAN Card No. email amolvadiyar@rediffmail.com and resident of Plot no. and Adhaar Card No. ., phone
- 2 H.No.456, Gawdewada Corgao Pernem Goa. MRS. DASHMI GAWDE, wife of Mr. Sonu K. Gawde and daughter of Mr. bearing No Bhagwan Apa Gad, aged about 35 years, married, housewife, Pan Card Adhar Card No , and resident of

shall be deemed to mean and include their heirs, legal representatives, Hereinafter SECOND PART; term and expression unless repugnant to the context or meaning thereof agents, a/s legally equitably of or otherwise claiming through them) of the administrators, referred to as the "PURCHASERS/ DEVELOPERS"; (which executors, successor, assigns or any other

the same are not revoked, cancelled or recalled by any of the party authenticates that the Power of Attorneys are valid in all the respect and valid Power of attorney duly executed before the Notary authority and the "VENDOR" THE "VENDOR" Nos. 1, 3, 4, 5, 7 to 12 are represented in this deed by a nos. 4 and 6 as the accepter of the Power of attorney

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho (for self VENDORS nos. 5, 8 to 12)  Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A.  Carvalho (for self VENDORS nos. 5, 8 to 12)	& Lait.	Mr. Apol Vadiyar	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	#	Mrs. Dashmi Gawde	4

Mumbai Notary Reg. No.97. 26/02/2021 executed before Notary Public Mr. B. R. Dube off. At Worli Power of Attorney dated 26/02/2021 duly registered at Sr.No.63008 on holder the "VENDOR" No.6 hereinabove mentioned, by virtue of a Special THE Carvalho, is represented herein by the constituted Power of Attorney "VENDOR" NO.1, Mrs. Rosaria Rodrigues @ Rozaria @

Mumbai Notary Reg. No.97. 26/02/2021 executed before Notary Public Mr. B. R. Dube off. At Worli Power of Attorney dated 26/02/2021 duly registered at Sr.No.63010 on holder the "VENDOR" No.6 hereinabove mentioned, by virtue of a Special Carvalho, is represented herein by the constituted Power of Attorney "VENDOR" NO.3, Mrs. Benedita Carvalho Alias Benedita

"VENDOR" No.6 hereinabove mentioned, by virtue of a Special Power of Attorney Mumbai Notary Reg. No.97. 26/02/2021 executed before Notary Public Mr. B. R. Dube off. at Worli THE "VENDOR" NO. 7, Mrs. Azba G. Carvalho Alias Azba Zahoor Bhure dated 26/02/2021 duly registered at Sr.No.63012

Bosco Assis Fernandes Alias John Bosco Fernandes, "VENDOR" No. 10 Joaquina A. Fernandes Alias Joaquina Assis Fernandes Alias Joaquina Fernandes, "VENDOR" No. 9 Mr. John Bosco A. Fernandes Alias John Mrs. Azba G. Carvalho Alias Azba Zahoor Bhure, "VENDOR" No. 8 Mrs. THE "VENDOR" No. 5, Mrs. Elfregina Thomas Carvalho, "VENDOR" No. 7

Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho (for self VENDORS nos. 5, 8 to 12)
4.	Luit	#
Mrs. Dashmi Gawde		Mr. Amol Vadiyar
Towned		R.X

at Sr.No. 1533 on 08/06/2017 executed before Notary Public Mr. M. A. virtue of a Special Power of Attorney dated 26/02/2021 duly registered Power of Attorney holder the "VENDOR" No.4 hereinabove mentioned, by Britto Alias Jebeline Britto, is represented herein by the constituted And "VENDOR" No. 12, Mrs Zebelina A. Carvalho alias Zebelina Jeiciento Esmaralda Mascarenhas, "VENDOR" No. 11 Mr. Baptist Mascarenhas Gautam off. At Worli Mumbai Alias Mateus Geroimo Mascarenhs Alias Mateus Baptist Mascarenhas, Esmeralda Ħ Alias 円 Smaralda Baptist Mascarenhas

Trans referred to as the 'SAID PROPERTY'. described in Schedule-I and which for sake of convenience hereinafter be enrolled in the Matriz records of Pernem which is more particularly neither described and registered in the Land Registration office not found situated at Mainwada, Corgao, within the limits of the Village Panchayat No. 108, Sub-division no.1, admeasuring a total area of 9225 sq. mtrs, of Corgao, Pernem Taluka, District of Pernem, North Goa, State of Goa, WHEREAS the there exist an immovable property surveyed under Survey

"VENDORS" above name. Jeronimo Carvalho, who was the Husband/ Father/ Father in law of the Ales Jeron Carvalo alias Alex Jeron Carvalo alias Alesh Carval alias Alex AND WHEREAS the 'SAID PROPERTY' originally belonged and owned alias Alex Carvalho alias Aleixo Carvalho alias

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho (for self VENDORS nos. 5, 8 to 12)  Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A.  Gerald Carvalho (for self VENDORS nos. 5, 8 to 12)	& Luic A	Mr. Amol Vadiyar Mrs. D
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	1,1	Mrs. Dashmi Gawde

Form IX of the 'SAID PROPERTY' at serial no. 109, and the entry has Aleixo Carvalho alias Alex Jeronimo Carvalho name is duly recorded in been recorded and registered in year 06/01/1971. alias Alesh Carval alias Alex Joron Carvalho alias Alex Carvalho AND WHEREAS the name of Ales Jeron Carvalo alias Alex Jeron Carvalo

inscribed in Form III, which is the Index of Land, Form IV and Form I right of the Ales Jeron Carvalo alias Alex Jeron Carvalo alias PROPERTY, which further substantiate the ownership and possessory Carval alias Alex Joron Carvalho alias Alex Carvalho alias Carvalo alias Alesh Carval alias Alex Joron Carvalho alias Alex Carvalho AND WHEREAS the name of said Ales Jeron Carvalo alias Alex Jeron earvalho alias Alex Jeronimo Carvalho in and over the 'SAID PROPERTY' XIV for the Village Corgao, Pernem Aleixo Carvalho alias Alex Jeronimo Carvalho is also found Goa, pertaining to the

alias Alesh Carval alias Alex Joron Carvalho alias Alex Carvalho alias present "VENDOR" no. 1 to this deed. Rosaria Aleixo Carvalho alias Alex Jeronimo Carvalho, was married to Mrs. WHEREAS the said Ales Jeron Carvalo alias Alex Jeron Carvalo Rodrigues alias Rozaria alias Rosaria Corvalho who is the

28/04/1994 leaving behind his wife as the half sharer and moiety holder alias Aleixo Carvalho alias Alex Jeronimo Carvalho expired Carvalo alias Alesh Carval alias Alex Joron Carvalho alias Alex Carvalho AND WHEREAS further the said Ales Jeron Carvalo alias Alex Jeron

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho (for self VENDORS nos. 5, 8 to 12)	AF.	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alías Luis Alex Carvalho Alías Luis A. Carvalho	Luit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	#	Mrs. Dashmi Gawde

6, 8, 10 and 12 as his sole and universal heirs. being the VENDOR no. 1 and his children as the "VENDORS" nos. 2, 4,

prevailing in the state of Goa, the assets are succeeded by wife and children equaly. AND WHEREAS under the regime of total communion of assets

Alex Carvalho alias Aleixo Carvalho alias Alex Jeronimo Carvalho. and 12 as the sole and universal heirs of the late Ales Jeron Carvalo alias 20/08/2009, where in was declared that the VENDOR nos. 2, 4, 6, 8, 10, was also published in the Official Gazette, Series III no. Deed bearing no. 14, at pages 2 to 3 dated on 06/08/2009 and the same Registrar and Notary Ex Officio at Pernem Goa, in the Notary Book of Succession was executed before the Office of Civil Registrar cum Sub Carvalho alias Aleixo Carvalho alias Alex Jeronimo Carvalho, a Deed of AND WHEREAS upon the death of late Ales Jeron Carvalo alias Alex eron Carvalo alias Alesh Carval alias Alex Joron Carvalho alias Carvalo alias Alesh Carval alias Alex Joron Carvalho alias Alex 21 on

mutation no. 18305 on the basis of the Deed of Succession. duly registered in the form I and XIV of the SAID PROPERTY, AND WHEREAS the name of the VENDORS Nos. 1, 2, 4 and 6 are found under

PROPERTY' and the title to the SAID PROPERTY is clear, marketable and without any interface or encumbrance from any person/s or authority representation AND WHEREAS the VENDORS represents that on the basis of above the VENDORS are the sole owners of the

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho (for self VENDORS nos. 5, 8 to 12)	4	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	#	Mrs. Dashmi Gawde

the of the 'SAID PROPERTY' admeasuring an area of 4000 Sq mts. to a of convenience hereinafter referred as 'SAID PLOT'. which is more particularly described in Schedule-II and which for sake admeasuring 5225 Sq. mtrs which is subject matter of present Deed and agreement third party vide a Deed of sale, and today the VENDORS enters into the AND WHEREAS the "VENDORS" agrees that they have sold the part of for the remaining portion of the 'SAID PROPERTY'

anybody whomsoever, and before them their said predecessors in title objection, obstruction, interference, interruption, let or hindrance from possessory acts, as the rightful owner thereof, without any opposition, continued to be in its quiet and peaceful enjoyment, performing various been in quiet and peaceful possession and ownership thereof and have 'SAID PROPERTY' and the 'SAID PLOT' in the manner as aforesaid, and presently the absolute owner in possession of the similarly been in such ownership and possession of the 'SAID PLOT'. WHEREAS the "VENDORS" having thus derived their title to the

shall be allotted to the "VENDOR" and all the remaining built up area construct a building/ buildings/ complex/s, project in the 'SAID PLOT', with necessary infrastructure out of which a constructed build up area, DEVELOPERS" with an offer that the "PURCHASERS/ DEVELOPERS" to AND WHEREAS the "VENDORS" are willing and are desirous to develop premises will be available for residential cum commercial use PLOT' and have approached the PURCHASERS/

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho (for self VENDORS nos. 5, 8 to 12)	de	Mr. Apol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	*	Mrs. Dashmi Gawde

"PURCHASERS/ DEVELOPERS". constructed areas/units DEVELOPERS", who shall be together with the 'SAID PLOT' shall belong to the "PURCHASERS/ to any entitled to retain or person/s of the choice disposed of

further represented that there are no other person/s to claim the right in DEVELOPERS" that the "VENDORS" now has good right to the said AND the 'SAID PLOT'. property and are absolute owners in possession of the 'SAID PLOT', and WHEREAS the "VENDORS" represents to the "PURCHASERS/

interest in the 'SAID PLOT'. represented that there are no other person/s to claim the right and are the exclusive owners in possession of the 'SAID PLOT', and further DEVELOPERS" that the "VENDORS" has right to the 'SAID PLOT' and AND WHEREAS the "VENDORS" represented the "PURCHASERS/

such construction and development activities, hence accepted the offer of part in favour of an entity constituted by all such acquirers of built up prospective Acquirers of the built up premises of such a building and which are set out herein below and has proposed a Building Scheme for thereupon disposing the constructed build up premise either wholly or in residential and commercial constructing building/ buildings/ Complex/s in the 'SAID PLOT' for the "VENDORS" WHEREAS the "PURCHASERS/ DEVELOPERS" being engaged in under such purposes at the mutually settled terms and conditions, cost and expense

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho (for self VENDORS nos. 5, 8 to 12)	Æ	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Aurit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	*	Mrs. Dashmi Gawde

acquirers, on what is known as "ownership basis'. constructed in the 'SAID PLOT' in favour of the respective prospective corresponding to the respective built up premises of the building so proportionate undivided and impartibly rights, title, interest and share as premises in the buildings which may include individuals, a Co-operative Ø Private Limited Company and/or disposing

S Outraining a on what is known as ownership basis without the "VENDORS" being bound to pay any sum of money to the "PURCHASER/DEVELOPER", shown in the Schedule-III herein written. 'CONSTRUCTED BUILD UP AREA' more specifically described and provided in the above constructed premise in the 'SAID PLOT', all the towards any cost of construction the 'SAID PLOT' or cost of the amenities SAID PLOT'. That all the above Flats construction shall totally contribute 600 sq, mtrs. being the area corresponding to the market value of 30 sq. mtrs. each, (30 sq. mtrs, x 20 rooms) having total carpet area of building contraction with 20 (Twenty) flats of 1 BHK having a carpet area interest in the 'SAID PLOT' by way AND carpet area 600 sq. mtrs, that shall be allotted to the "VENDORS" WHEREAS the "PURCHASERS/ DEVELOPERS" has offered and constructed area shall herein after "VENDORS", Ħ. allotting the by developing "VENDORS" of constructing a multi storied the their share, right, title, be referred "SAID PLOT"

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho (for self VENDORS nos. 5, 8 to 12)  Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	* Kuit	Mr. Amol Vadiyar	RXX
alias Mr. Gerald Carvalho alias uis A. Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	4	Mrs. Dashmi Gawde	- Davide

acquirers/ purchasers of the built up premises as may be directed by the DEVELOPERS" "PURCHASERS/ DEVELOPERS", in favour of the "PURCHASERS/ PLOT' under such a Building Scheme, in favour of the prospective respective build up premises of the building so constructed in the 'SAID interest and share in the 'SAID PLOT' as may correspond to the include a Co-operative Society or a Limited Company or Association, as of the "PURCHASERS/ DEVELOPERS" or their nominee/s which may "PURCHASERS/ DEVELOPERS" the necessary development rights, AND the case may be; or conveying such proportionate undivided right, title, subsequently to convey their 'SAID PLOT' by sale or otherwise in favour order to develop the 'SAID PLOT' and the "VENDORS" equirers of built up premises as aforesaid, for the consideration WHEREAS to and/or in favour of its nominee/s or the prospective be in consideration of the transferred to the "VENDORS", CONSTRUCTION BUILD granted to have

constructed and completed in all respects and in a fit and habitable permission/commencement of construction work. the "VENDORS" within a period of 38 months from the date of building condition shall be delivered by the "PURCHASERS/ DEVELOPERS" to AND WHEREAS all the 'CONSTRUCTED BUILD UP AREA' shall be fully

'CONSTRUCTED BUILD UP AREA' to be delivered to the "VENDORS" AND WHEREAS the 'SPECIFICATIONS' in detail pertaining to the type of construction Ħ. and amenities to be provided, in respect of the

Mr. Gerald Carvalho alias	Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho (for self VENDORS nos. 5, 8 to 12)
#	Luit.	As a
Mrs. Dashmi Gawde		Mr. Amol Vadiyar
- Klave		RX

W herein written. set out above more specifically described and shown in the SCHEDULE-

necessary, to any other person/s. complexes in the manner the "PUCHASERS/ DEVELOPER" thinks fit and the adjustment consideration and the "PURCHASERS/ DEVELOPERS" any right or interest over the other building/buildings/complex in the 'SAID PLOT' other than the 'CONSTRUCTED BUILD UP AREA' in terms of AND WHEREAS the "VENDORS" herein agrees that they shall not have be free to dispose the remaining build up structure and building

AGREEMENT FOR DEVELOPMENT AND SALE into writing as under:-DEVELOPERS" hereto have decided to reduce the terms of the present WHEREAS the "VENDORS" and the "PURCHASERS/

NOW THIS AGREEMENT FOR DEVELOPMENT AND SALE WITNESSES IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

THAT in consideration of this agreement the "VENDORS", have permitted more described in the schedule-III, without being bound to pay any sum of delivering the 'CONSTRUCTED BUILD UP AREA', more shall construct satisfy or compensate the "VENDORS", by allotting and consideration herein fixed above, the "PURCHASERS/ DEVELOPERS" to develop the entire specifically described in the schedule-II, and the "PURCHASERS/DEVELOPERS" out of the 'SAID PLOT', specifically

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho (for self VENDORS nos. 5, 8 to 12)	* X	Mr. Amol Vadiyar	Red X
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.		
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	· ·	Mrs. Dashmi Gawde	The water

DEVELOPERS". towards any cost of construction to the "PURCHASERS

- 12 purchasers of built up premises. in favour of its nominee or nominees or the prospective Acquirers/ DEVELOPERS", in favour of the "PURCHASERS/DEVELOPERS" and/or AND THAT the "VENDORS" agreeing to as and when required by the constituted "PURCHASERS/DEVELOPERS" and under its instructions, convey the 'SAID PLOT' either wholly or in part in favour of such entity that may be and as may be directed by the "PURCHASERS/
- ω such received from such customers. DEVELOPERS" at their own discretion and for appropriate consideration dispose any of the premises contained in the said balance built-up area the additional and or increased FAR except the entitle to retain all the remaining balance of the super built-up area and AND THAT to any person/s of the choice of the "PURCHASERS/DEVELOPERS" for AREA' agreed to be given to the "VENDORS" and in respect of such with the same and in this regard the "VENDORS" shall be entitled to Ħ built-up area, the "PURCHASERS/DEVELOPERS" shall be free to consideration to firm the "PURCHASERS/DEVELOPERS" shall be irrevocably commitments or as may be agreements with fixed by CONSTRUCTED BUILD the its "PURCHASERS

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho (for self VENDORS nos. 5, 8 to 12)  Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. (for self VENDORS nos. 5, 8 to 12)	A Luit.	Mr. Amol Vadiyar
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	*	Mrs. Dashmi Gawde

- AND complex/s in the 'SAID PLOT'. purpose of development and construction of building/buildings/ "PURCHASER/DEVELOPER" the possession of the 'SAID PLOT', for the THAT "VENDORS" have handed over today
- Competent Planning and Development Authority. Development Authority, Town and Country Planning Department or the concerned sanctioned when necessary from the Village Panchayat and other their own cost and expense and as per the plans that shall be get development and construction that may be put up by them shall be at AND THAT "VENDORS", authorities including that the building/buildings/ complex/s and whatever the "PURCHASERS/DEVELOPERS" the North Goa Planning and has assured the
- obtain all other necessary No Objection Certificates, permissions and sanctions and extensions are AND of the said development of the 'SAID PLOT' Development works, including the construction licence, for the purpose THAT that the "VENDORS" hereby grant permission to the
- AND THAT the "VENDORS" shall today on the date of execution of the other person/s authorized by the "PURCHASERS/DEVELOPERS" "PURCHASER/ DEVELOPERS" and/or his nominee or nominees, or any present AGREEMENT FOR DEVELOPMENT AND Irrevocable General Power of Attorney in SALE, shall also as

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	4	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luis E	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	A.	Mrs. Dashmi Gawde

required in this behalf. containing true facts and correct particulars as may from time to time be applications, agreements, documents, affidavits and such other papers required permissions/sanctions/ licences and to sign all letters, and things pertaining to the development of the 'SAID PLOT' and for the "PURCHASERS/DEVELOPERS" to perform all lawful acts, deeds, matters obligations contained in this Agreement and for its development and sale this Agreement and/or proper and effective performance of rights and in respect of the 'SAID PLOT' their competent Attorney, authorizing them on behalf of the "VENDORS", to approach the authorities concerned for availing of the 'SAID PLOT' and granting various powers contemplated in at the cost and expense

Se Spanish construction in the 'SAID PLOT' any period of time taken for the purpose date of of perfecting the title of the 'SAID PLOT' be excluded from the 38 month stipulated herein above. handed over to the "VENDORS" within a period of 38 months from the complete the construction and 'CONSTRUCTED BUILD UP AREA' to be THAT approval of the the "PURCHASERS/DEVELOPERS" shall final No Objection Certificate for the entire construct and

9. Sub-Contractors of their choice but the responsibility thereto shall at all AND THAT the "PURCHASERS/DEVELOPERS" may carry out the said development in the 'SAID PLOT' either by itself or through contractors/ in all circumstances be that of the "DEVELOPER/

Mr. Homas Alex Carvalho alias Thomas Jerome Carvalho	dk	Mr. Amol Vadiyar	
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.		
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	本	Mrs. Dashmi Gawde	

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stipulated time. PURCHASERS" to complete the construction in the 'SAID PLOT' within

10. AND THAT the "VENDORS", admits that for the purpose of construction AREA' in the 'SAID PLOT' to the "DEVELOPER/PURCHASER'. and hence the schedule of handing over the "CONSTRUCTED BUILD UP and construction plan and license by using the available FAR, with need to apply for necessary approvals/ permission/ agreements/ NOC and development in the 'SAID PLOT' the "DEVELOPER/ PURCHASERS" construction is issued by the concern government authorities in respect different government authorities and departments and for this purpose shall be calculated after the final No Objection Certificate for

11.AND THAT the VENDORS shall indemnify the PURCHASER against all any other person or persons as the co-owners along with the VENDORS. interest in the "SAID PLOT" or any part thereof through the VENDORS or and every person or persons claiming and demanding any right, title or

12. AND THAT further in the event of encroachment or interference by the the "VENDORS" third party or any person/s of the adjacent properties or any other their own cost. encumbrance share in the 'SAID PLOT' during the subsistence of this agreement, pertaining to the undertake to clear any such 'SAID PLOT' or any person claiming to defect or interference at

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	A	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	*	Mrs. Dashmi Gawde

13. AND THAT in case at any time hereafter it is found that any other person required by the PURCHASER in order to perfect the title such deeds or documents executed by such party in the the same, the VENDORS shall at their own costs and expenses PURCHASER. or party was a necessary party to the present sale to perfect and validate manner as of the

14.AND THAT in case any of the representations made by the VENDORS liabilities whatsoever which the PURCHASER may suffer or incur at the PURCHASER suffer any inconveniences or losses as a result thereof the VENDORS is found to be defective or imperfect in any respect and if and herein set out are found to be incorrect in any manner, of the title of anytime hereafter VENDORS shall indemnify and agree and undertake to indemnify compensate the PURCHASER for all such losses, damages and

persons entitled to any right, shares or interest in the said flat thereof, or amounts utilized by the PURCHASER to the VENDOR hereunder together VENDORS to refund to the PURCHASER at any time hereafter the arise, the PURCHASER shall have the absolute option to call upon the VENDORS to the said property or the "SAID PLOT" or any part thereof incorrect in any manner, or any litigation challenging the title of the in case any representations on the part of the VENDORS are found to be itle of the VENDORS are defective or that there are any other person or AND THAT further that in case at any time hereafter it is found that the

A PARTY NAMED IN		
Mr. I nomas Alex Carvalho alias Thomas Jerome Carvalho	4	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho		Luit.
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	A	Mrs. Dashmi Gawde

undertakes to pay such amounts to the PURCHASER PURCHASER compensation for the losses, inconvenience or damages suffered by the interest as as a result thereof and per banking rate thereon the VENDORS agree and further and the

16. THAT in case of any defect in the title of the VENDORS, the PURCHASER undertake to clear the title in all respects. is deprived of the "SAID PLOT" or any parts thereof, the VENDORS

17.AND THAT as soon as the necessary permissions and licenses from the development in the 'SAID PLOT' is approved and obtained by "DEVELOPER/ PURCHASERS", they will commence the construction concerned work for the proposed development in the 'SAID PLOT'. authorities and departments for construction and

18.AND THAT in case the scheme of construction of the building in the Parties or arising out of any defect in the title over the ownership of the attributable to the "VENDORS" or to the relations created with Third actually occur on account of such litigation or obstruction. BUILD UP AREA' shall be extended by such time of delay which may SAID PLOT', developable area of the 'SAID PLOT' is delayed due to any fault then the dates fixed for delivery of the 'CONSTRUCTED

19. AND THAT completion of the construction work is delayed by reasons of non liability if unable to deliver of 'CONSTRUCTED BUILD UP AREA', or if the the "PURCHASERS/DEVELOPERS" shall not incurred

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	F	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	duit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	*	Agoude  Mrs. Dashmi Gawde

reasonable additional of time for delivery of the 'CONSTRUCTED BUILD and the "PURCHASERS/DEVELOPERS" shall be entitled for extension at act of god, order, notification of government competing authority or UP AREA', any reason beyond the control of the "PURCHASERS/ DEVELOPERS" availability of construction material, water, light, civil commotion, risk or

20.AND right, title whatsoever manner they deem fit and proper. subsisting against the agreements, mortgages, contractual agreements, contracts, collaterals, encumbered and that there are no charges, attachments, present AGREEMENT DEVELOPERS" that the 'SAID PLOT' which is the subject matter of the THAT and interest in the 'SAID PLOT' and therefore can deal in liens, the "VENDORS" injunctions, 'SAID PLOT' and hence they possesses absolute FOR DEVELOPMENT AND SALE executive demands, etc., presently represented to the "PURCHASERS/ previous is not

21.AND THAT the "VENDORS" further declare and confirm that they have not entered into any prior Agreements, subsisting prior agreement/s whatsoever, and in case this assurance is with the "PURCHASERS/DEVELOPERS" and further that there are no are in any manner precluded from entering into the present transactions have they done or committed any acts or deeds by virtue whereof they other person/s heretofore, in respect of the 'SAID PROPERTY' thereof nor License, or any other arrangements or agreements whatsoever with any Agreement of

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	4	Mr. Amol Vadiyar	Ry
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.		
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	# 1	Mrs. Dashmi Gawde	- Burk

compensate the "PURCHASERS/DEVELOPERS" for all or any losses the "PURCHASERS/ DEVELOPERS" there from time, the "VENDORS" shall bear the entire such liability and indemnify found to be incorrect or false in any manner and if any liability for any "PURCHASERS/DEVELOPERS". compensation damages or otherwise howsoever arises thereby that may be suffered or incurred and further by the

- 22.AND THAT the "PURCHASERS/DEVELOPERS" shall have first charge boundaries or for any reasons or defect on the 'SAID PLOT'. DEVELOPERS" AREA', toward all the expenditure or loss incurred by "PURCHASER/ over the 'SAID PLOT' as well as over the 'CONSTRUCTED BUILD UP due to clearing any defect in title or discrepancy in
- DEVELOPENCE. 23.AND THAT the "VENDORS" shall be liable to execute any document or DEVELOPERS" to perfect the title or clear the documentation request for file any litigation or proceeding as requested by the "PURCHASERS/
- 24. AND receipt of such original documents and title deeds as may be required requisitions to the "VENDORS" which shall be supplied promptly by the "VENDORS" "PURCHASERS/DEVELOPERS" as and when required from the date of shall administer
- 25.AND THAT the "VENDORS" the 'SAID PLOT' free from all reasonable doubts and encumbrances. shall make out free and marketable title to

		No. of the Paris Property
Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	No.	Mr.,Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luis C.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	*	Mrs. Dashmi Gawde

"PURCHASERS/DEVELOPERS" as proof of free and marketable title to the 'SAID PLOT' documentation of the 'SAID PROPERTY and the SAID PLOT' to the "VENDORS" DEVELOPERS" shall as per the requirement of the "PURCHASERS/ also furnish copies of all title deeds

26.AND THAT the "PURCHASERS/DEVELOPERS" are entitled "VENDORS" by themselves and/or through their nominees shall also be liable "VENDORS" by themselves and/or through their nominees shall also be premises from the share of the "PURCHASERS/DEVELOPERS", to form "PURCHASERS/ DEVELOPERS" and other persons acquiring various infrastructure in the 'SAID PLOT', such as landscape garden etc. in the management of the building/buildings/complex or 'CONSTRUCTED liable to shall also contribute the maintenance charges/ corpus/society charges Society or entity, including registration fees, professional fees, etc. and various resolutions, application forms, affidavits, undertakings, etc. BUILD UP AREA' for maintenance of the buildup premises and the constitute a Co-operative Society or ordinary Society or other entity, for etc as may be fixed by such Society or entity at the time of taking over possession of their built up areas/residential premises. registered bear proportionate share of all expenditure relating to such become members of the Society the "VENDORS" such Society or entity, including participation in shall fully co-operate with or entity by making to form or

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	#	Mr Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	*	Mrs. Dashmi Gawde

proportionate contribution in buying the shares of the said Society or

27.AND THAT the "PURCHASERS/DEVELOPERS" that is proposed to be constructed in the 'SAID PLOT'. favour of the prospective acquirers of built up premises in the building operative Housing Society, a Limited Company or Association or in "PURCHASERS/DEVELOPERS" respect of the proportionate undivided right, title, interest and share in the title agreed to be conveyed in respect of the 'SAID PLOT' and / or in conveyance and all other necessary documents and papers to complete all other necessary Parties shall make and execute a proper Deed of documents of title relating to the 'SAID PLOT' and the "VENDORS" nominee/s shall be entitled to a proper conveyance and all other 'SAID PLOT' and such conveyance shall be or its nominee/s and/or his in favour of the including

28.AND THAT the "PURCHASERS/DEVELOPERS" shall also be entitled and share in the 'SAID PLOT' as corresponding to the said built up PLOT' to the prospective Acquirers/purchasers and to call upon the premises and responsibility, Agreements or letters writings or documents in its own name subject to the Clauses of the "VENDORS" to convey the proportionate undivided right, title, interest own account to agree to allot on ownership basis, in the building or structure to be constructed on the 'SAID and for that purpose to enter into on its own behalf, risk of allotment or such other the built up

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Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	QC.	Mr. Apaol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	*	Mrs. Dashmi Gawde

documents with the respective person/persons. incurred by the "VENDORS" quo the prospective Acquirers of built up the obligation of the "PURCHASERS/DEVELOPERS" alone to comply premises arranged by the "DEVELOPER/ PURCHASERS" and it shall be present Agreement. It is specifically agreed that No Obligation of any and carry out Agreements or letters of allotment, writings and whatsoever of the "PURCHASERS/DEVELOPERS"

29.AND by them on their own account. The "VENDORS" shall also not be liable be received by the "PURCHASERS/DEVELOPERS" from such persons DEVELOPERS" may deem fit. All the money/consideration which shall application or non-application thereof or part thereof; considerations are concerned either for refund thereof or for any or responsible to any shall belong to the "PURCHASERS/DEVELOPERS" and will be received in the said building/buildings/complex/s proposed to be constructed by appropriate the are constructed and to whom the same are allotted, as the case may be, money/considerations from the persons for whom the said build up area THAT it is also agreed that the "PURCHASERS/ DEVELOPERS" be "PURCHASERS/DEVELOPERS" on the 'SAID PLOT' and to entitled to receive and retain with them all the same such persons so in such manner as the said "PURCHASERS/ far as the said money/

30.AND THAT it is specifically stipulated herein that the "VENDORS" on their part shall not at any time during the pendency of this AGREEMENT

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	de de	Mr. Agnol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	*	Mrs. Dashmi Gawde

any Third Parties. FOR DEVELOPMENT AND SALE, correspond or have any dealings with

- 31.AND THAT the "VENDORS" have represented to the "PURCHASERS/ other claims, demands, charges, penalties by any statutory authority. Requisition, Administration of Evacue or enemy Properties Act, or any scheme or notification or proceedings under Land Acquisition Act or part or portion thereof, not the 'SAID PLOT' is subject to any notice or received any notice for acquisition or requisition of the 'SAID PLOT' or DEVELOPERS" that the "VENDORS" or anyone on their behalf have not
- 32.AND THAT if during the course of the development, any notice entitled to the compensation awarded towards the value of the land, improvements made by the "PURCHASERS/DEVELOPERS" in the 'SAID PLOT' in the course of the development and the "VENDORS" and expenses incurred by them. Company, as the case may be, shall be entitled to all the costs, charges "DEVELOPER/PURCHASERS" or the new Society or association or any notice having been issued under any of the Acts as aforesaid, the PROVIDED ALWAYS that if the "VENDORS" have concealed the fact of are reserved for any public purpose, the "DEVELOPER/ PURCHASERS" shall have "VENDORS" or if it is found that the 'SAID PLOT' or any part thereof respect of any acquisition or requisition is issued or served upon the the option of canceling this Agreement and shall be value of the compensation awarded towards the shall H.

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	æ	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	* ·	Mrs. Dashmi Gawde

- 33.AND THAT the "PURCHASERS/DEVELOPERS" shall obtain in his own name or in the name of the "VENDORS" the conversion sanad in respect of the 'SAID PROPERT' at his own cost.
- 34.AND THAT the "PURCHASER/DEVELOPERS" upon receipt of requisite intimate the "VENDORS" within 15 days. 'CONSTRUCTED BUILD UP AREA' shall take possession of the same occupancy certificate for the 'CONSTRUCTED BUILD and the "VENDORS" after UP inspecting
- 35.AND THAT after notice of intimation to the "VENDORS" as stated above manner if "VENDORS" delay in taking the possession. the "PURCHASERS/DEVELOPERS" the said "VENDORS" fail to take possession of the 'CONSTRUCTED 'CONSTRUCTED BUILD UP AREA' in accordance with the agreement and UP AREA', it will be deed fit to have shall be not responsible in any completed the
- 36.AND THAT after the possession of the 'CONSTRUCTED BUILD UP AREA' is handed over to the "VENDORS" if any additions and/or alterations on or relating to CONSTRUCTED BUILD UP AREA' are thereafter required to carried out by the 'Government, Panchayat or any statutory authority, same shall be carried out by cost of the "VENDORS"

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	OF.	Mr. Appol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	gr.	Mrs. Dashmi Gawde

- 37.AND purpose of giving effect to this Agreement. opinion of the "PURCHASERS/DEVELOPERS" be necessary for the petitions, drawings, letters, plans, prescribed forms which may in the execute, verify, all such applications, as may be necessary, including "PURCHASERS/DEVELOPERS" or any of its representatives, THAT the "VENDORS" shall at the request sign,
- 38. AND THAT the save and except in respect of the 'CONSTRUCTED BUILD the case may be over the 'SAID PLOT'. the proposed Limited Company or Co-operative Society or Association as no claim whatsoever on any part or which will remain the properties of UP AREA' to be allotted to the "VENDORS", the "VENDORS" shall have
- the said huilding m 39.AND THAT documents formation of the Co-operative Society or Limited Company or Association be paid by them immediately. such costs, charges and expenses payable by the said "VENDORS" contribute anything towards such expenses. The proportionate share of as well as the costs of preparing, engrossing, stamping and registering all said building. The "DEVELOPER/ PURCHASERS" shall be borne by all costs, charges and expenses in connection with the conveyances, the Society transfers and or Limited Company approving shall or
- 40.AND consent/NOC THAT the to "VENDORS" any bank specifically or financial institution, agrees and give their for

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	di di	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	*	Mrs. Dashmi Gawde

or over the built up area by mortgaging the 'SAID PLOT' and without any bank or financial institution on the 'SAID PLOT' or any part thereof making the "VENDORS" liable for the same. "PURCHASERS/ DEVELOPERS" or their nominees to secure loan from

- 41.AND THAT the both the Parties hereto agree that the compliance of the control of the "DEVELOPER/PURCHASERS" including Force Majeur. terms of this Agreement shall be subject to unforeseen events beyond the
- 42.AND thereof, is not subject to any attachment or recovery proceedings under the Income Tax Act, or any other act or statute, law or regulation served upon the "VENDORS" and that the 'SAID PLOT' or any part Proceedings for Acquisition/Requisition had/has been received by/or Government Ordinance, Order or Notification including Notice/ authority under any Act, or Scheme or Legislative Enactment, notice/s from the Central or State Government or any other local body or THAT "VENDORS" have further represented no attachment or
- 43.AND THAT the "PURCHASERS/DEVELOPERS" may construct and allot the built up premises or amenities in the constructed building proposed its own name and for its own account. prospective Acquirers and for that purpose to enter into Agreements in (other than the 'CONSTRUCTED BUILD UP AREA' that is agreed to be constructed in the 'SAID PLOT' in accordance with this Agreement, to the "VENDORS" described The "VENDORS" Ħ. the schedule shall incur no H

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Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	4	Mr. Apol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	shirt.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	4	Mrs. Dashmi Gawde

nature whatever. obligation on account, vis-à-vis the Acquirers of the premises of any

44.AND THAT the "DEVELOPER/ PURCHASERS" shall be entitle to raise the proposed building Scheme for the development of the 'SAID PLOT'. the development undertaken in the 'SAID PLOT' and further to advertise boards/sign board on the site and give publicity in any other manner to

45.AND conditions herein or of the Agreement or of the approvals/permissions Development granted by the Village Panchayat, NGPDA, and/or the Planning deed, matter or thing which shall constitute a breach of the terms and DEVELOPMENT AND SALE, the "VENDOR"S" undertakes not do any act, said development. Governmental or statutory Authority or of the Society in respect of the THAT during Authority the subsistence or other Planning Authorities of this AGREEMENT FOR or

made or to be made by the "PURCHASERS/DEVELOPERS" with any AND THAT the "VENDORS" shall not be responsible the "VENDORS" shall be limited to transfer the proportionate undivided "PURCHASERS/DEVELOPERS" may have with any prospective Acquirers responsibility of the "PURCHASERS/DEVELOPERS" and the obligation of of built up premises, as all such contracts shall be at the third party for the supply of materials, labour or for any other purpose, "VENDORS" be responsible for any for any contract entire risk and

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	+	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	A.C.	Mrs. Dashmi Gawde

Acquirers/purchsers of built up premises. interest and share over the land to such prospective

47.AND THAT the said "VENDORS" by themselves and/or through their DEVELOPERS", the charges of first house-tax to be paid at the time of nominees shall also be liable to pay to the "PURCHASER/ concerned authorities to the 'CONSTRUCTED BUILD UP AREA' to be service tax as applicable and any other taxes and levies imposed by the connections and common water connections and also infrastructure tax, security deposit and connection charges regarding the electrical obtaining the Occupancy Certificate to the local authority as well as the constructed and allotted for the "VENDORS".

48.AND THAT the "VENDORS" shall at the request and demand of the Conveyance shall be in favour of the "PURCHASER/DEVELOPERS" or "PURCHASER/DEVELOPERS" shall make and execute a proper Deed of "VENDORS" at the time of execution of the deed of conveyance shall be entitled to all documents of title relating to the 'SAID PLOT' which will be handed over to the "PURCHASER/DEVELOPER" by the his nominee or nominees including a Co-operative Housing Society, Conveyance and all other necessary documents and papers to complete Limited Company or condominium. The "PURCHASER/DEVELOPER" agreed to be given in respect of the 'SAID PLOT'

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	4	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	A.	Mrs. Dashmi Gawde

- 49.AND THAT the "PURCHASERS/DEVELOPERS" will be entitled to alter or the Architects, and R.C.C. Authority. The "PURCHASERS/DEVELOPERS" shall pay all the fees of as per the provisions of approved scheme laid down by the Competent modify the approved 'CONSTRUCTED BUILD UP', building/buildings/ development of this project. complexes plans as they deem fit provided the modifications are within or Consultants appointed by them for the
- 50.AND THAT the "PURCHASER/DEVELOPERS" shall in with the provisions of the statutes applicable thereto. things required by and perform the works in conformity in all respects erection and completion of the said buildings do all lawful acts and the course of
- 51.AND TDS is liable to be deducted in respect of the same present AGREEMENT FOR DEVELOPMENT AND SALE, and hence no and no cash consideration or trisection is paid/transfer in respect of the AGREEMENT FOR DEVELOPMENT AND SALE, in respect of the 'SAID THAT the entire consideration toward the development of the is paid/transfer by the "PURCHASERS/DEVELOPERS" to the

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52. AND THAT this AGREEMENT FOR DEVELOPMENT AND SALE, shall be informing the "VENDORS" be entitled transfer its development rights to any third person after right to terminate this contract. The "PURCHASER/DEVELOPERS" shall specifically performed by all the parties, neither party shall have to which the "VENDORS" shall have no

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	de	Mr. Apol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	#	AMrs. Dashmi Gawde

objection of whatsoever and the consideration payable to the "VENDORS" transferee. shall be liable to be paid by the PURCHASER /DEVELOPER

- 53.AND THAT performance of contract. each party to the contract shall be entitled for specific
- 54.AND THAT the stamp duty and registration charges, if any, in respect respect of the present AGREEMENT FOR DEVELOPMENT AND SALE, hereof shall be borne and paid by the "PURCHASER/DEVELOPERS" in "PURCHASER/DEVELOPERS" unless and the Deed of Sale to be executed in his favour of

55.AND THAT in the event any dispute or difference arises between the parties discussions/dialogues for resolving the same. In the event such disputes differences (30) days from the date that one of the parties hereto has first notified (in DEVELOPMENT AND SALE, and/or the carrying out of terms, provisions "DEVELOPERS/PURCHASERS" hereto shall appoint a sole arbitrator. or differences are not resolved within the period of thirty (30) days, the writing) to the other party hereto of the existence of such disputes or and conditions hereof, and/or the interpretation of terms and provisions live such disputes or differences in an amicable manner within thirty iese presents, the parties hereto shall firstly endeavour to personally hereto and called upon the other party in respect of these presents AGREEMENT hereto to hold FOR

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho		Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Lui C	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)		Mrs. Dashmi Gawde

The arbitration shall be governed by the provisions of the Arbitration and thereof, or Arbitrator/s shall be reasoned and given in writing and shall be final and give interim directions and awards from time to time. The award/s of the English. The Arbitrator/s shall have summary powers and be entitled to shall be held at GOA and the language of the proceedings shall be Conciliation Act, 1996, from time to time). The arbitration proceedings Conciliation Act, 1996 (or any statutory modification, or re-enactment binding upon the parties hereto. any new statute in force replacing the Arbitration and

that case 56.AND addresses. the "VENDORS" to the "DEVELOPERS/PURCHASERS" shall be sent by mentioned in this AGREEMENT FOR DEVELOPMENT AND SALE, unless Registered Post "DEVELOPERS/PURCHASERS" change in address is communicated to each other in writing and in THAT the letters and/or notices shall be sent to such changed the with acknowledgement all letters and/or notices sent to the "OWNERS/ VENDORS" and by due, to their addresses or issued by the

57. AND THAT the ""VENDOR"S" declared that the 'SAID PLOT' does not the notification under no. RD/LAND/LRC/318/77 dated 21/08/1978. belong to the community of schedule caste and schedule tribes as per

58. AND THAT the market value of the 'SAID PLOT' to be develop and handed over to the "DEVELOPER/PURCHASER" is valued for Rs. 31,35,000/-

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	d-	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luist.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	*	Mrs. Dashmi Gawde

Agreement For Development And Sale the is together/jointly valued at two Lakhs Only) and hence for the purpose of stamp duty the present allotted to the ""VENDOR"S" is valued at 42,00,000/- (Rupees Forty (Rupees Thirty one Lakhs Thirty five Thousands only) and the cost of duties in respect of this transfer. only) and typed on the stamp paper of Rs. 2,12,800/- as the stamp construction 73,35,000/- (Rupees Seventy-three Lakhs Thirty-five Thousands of the said "CONSTRUCTED BUILD UP AREA' to be

59.AND THAT the "PURCHASERS/ DEVELOPERS" shall development the SAID PLOT' in nature of buildup area or under plot allotment scheme.

60. The 'SAID PLOT' is shown in colour RED hatched lines shall form an integral part of this AGREEMENT FOR DEVELOPMENT annexed to AND SALE. this deed which plan is signed by the parties herein and 13.

61.AND WHEREAS in view of amendment to the Goa Town and Country this Agreement for development and sale and copy of the same is for sale of any plot the parties of present deed has obtained said NOC said amendment NOC from the Town Planning Department is required Planning Act 2007 which came on force from 22/03/2018 and as per annexed herewith. Ref No.49(6)/TCP/PER/29/2021/211 dated 24/02/2021 for

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	R	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Laire.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self AND PoA of VENDORS nos. 1, 3, 5 and 7)	Hand.	Mrs. Dashmi Gawde

#### SCHEDULE-I

presently is bounded as follows. Office of Pernem, which is herein above referred as said property and Registration office of Bardez, at Mapusa nor enrolled in the Land Revenue State of Goa, which is neither inscribed nor described in the Land Panchayat of Corgao, Taluka Pernem, Sub-District Pernem, District Goa, Corgao, of and situated at Village Corgao, within jurisdiction of Village from the property presently surveyed under Survey No. 108/1 of village ALL THAT SAID PROPERTY totally admeasuring area of 9225 Sq. mtrs

On the South:- By property bearing under S.No.108/4, 5 and 6, On the West:- By property bearing under S.No.116/2, and 3 On the East:-By property bearing under S.No.108/2, On the North:- By property bearing under S.No.108/2 and 110,



### SCHEDULE-II

part of the SAID PROPERTY herein above mentioned in the SCHEDULE I, ALL THAT SAID PLOT totally admeasuring area of 5225 Sq. mtrs being and presently is bounded as follows.

On the South:- By property bearing under S.No. 108/4, and 5, On the North:- By property bearing under S.No. 108/2 and 110,

On the East:-By remaining portion of the property bearing S.No.108/1 having area of 4000 sq mts,

On the West:- By property bearing under S.No.116/2, and 3,

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	R	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luic	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self AND PoA of VENDORS nos. 1, 3, 5 and 7)	H-D	Mrs. Dashmi Gawde

### SCHEDULE - III

area of 600 sq, mtrs. area of 30 sq. mtrs, in numbers, (30 sq. mtrs, x 20 rooms) having carpet comprising of all together 20 (Twenty) flats of 1 BHK flat with an carpet ALL THAT 'CONSTRUCTED BUILD UP AREA' a multi storied building

### SCHEDULE - IV

### SPECIFICATIONS

		*			
4			War to S		Sr. No
ELECTRICA: L		FLOORING	PLASTER		Particulars STRUCTURE
The installation will be concealed wire with ISI mark of Polycab or equivalent with light switches.	300 mm for the bathroom flooring and the wall tiles will be of dado with dimension of 900X900 mm, up to feet.	The flooring will be of vitrified tiles with dimension of 900 X 900 mm for the rooms	The external plaster will be of sand faced cement plastering and the internal plaster will be of Gypsum plastering	structure of column, beams and slab, with masonry work with bricks of 6" thick shall be used.	Description  The construction shall be of RCC framed

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	4	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	A.	Mrs. Dashmi Gawde

aluminum glazed window  The external wall be painted with waterproof decorative paints/texture paints as per Architectural destine and the Inertial wall shall be of Plastic or equivalent paint.	PAINTING	- ∞
The flush doors will be provided with decorative lamination along with the frames and the bathroom doors shall be of waterproof.	DOORS	7 6
The Soil, waste and water pipes will be partially concealed with APVC or CPVC ISI marks pipes, the sanitary installation will be in of Jaguar or equivalent fitting.	PLUMBING	ΔI

mentioned herein at the end. SALE IN WITNESS WHEREOF, this AGREEMENT FOR DEVELOPMENT AND "PURCHASERS/ has been executed and signed by the "VENDORS" DEVELOPERS" in the presence of the witnesses and the

D

Mr. Thomas Alex Carvalho alias
Thomas Jerome Carvalho Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7) Thewde

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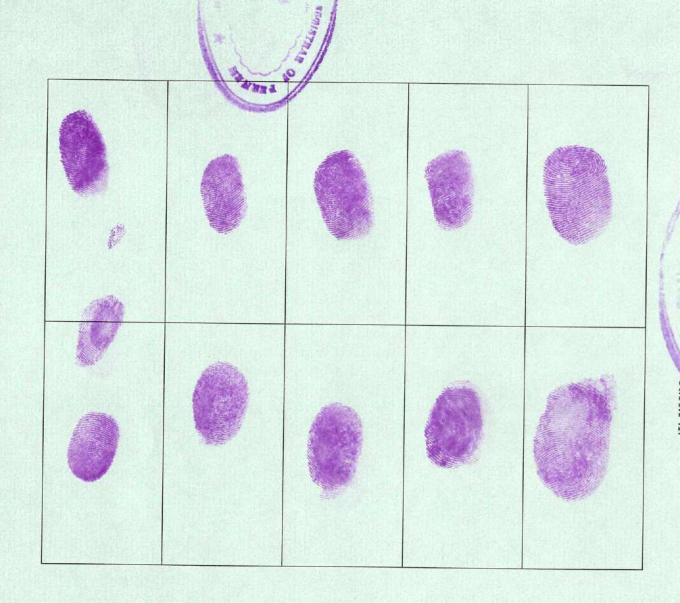


I wis &

SIGNED AND DELIVERED BY THE WITHINNAMED THE "VENDORS" NO. 2 Mr. Luis Basilio Carvalho Alias Luis Alex Carvalho Alias Luis A. Carvalho

L.H.F.K

R.H.F.I.



	Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	X	Mr. Amol Vadiyar	Ry
Carvalho	Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A.	Kunc.		
(for self VENDORS nos. 1, 3 and 7)	Mr. Gerald Carvalho alias Gerald Alex Carvalho	4:	Mrs Dashmi Gawde	18 rinde



SIGNED AND DELIVERED BY THE WITHINNAMED THE "VENDORS" NO. 4 Mr. Thomas Alex Carvalho @ Thomas Jerome Carvalho for self and as Attorney for VENDOR Nos. 5, 8 to 12

L.H.F.I.



O

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	*	Mr Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Raine.	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	At	Thomas de Mrs. Dashmi Gawde



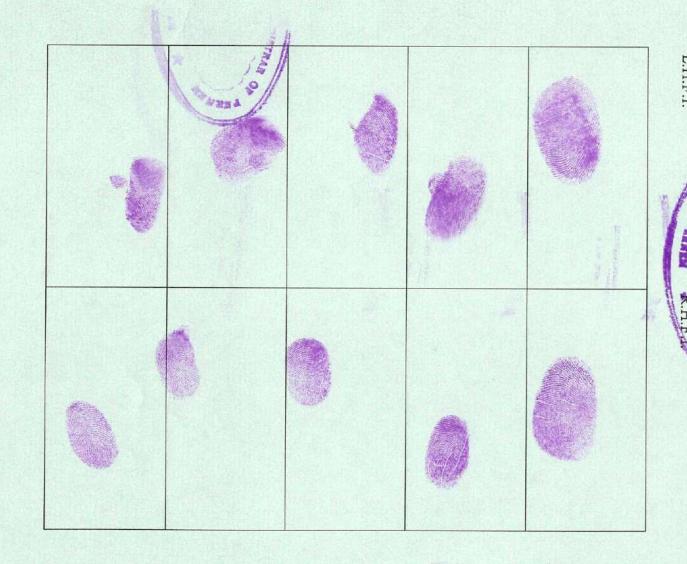
for VENDOR Nos. 1, 3 and 7 6 Mr. Gerald Carvalho Alias Gerald Alex Carvalho for self and as Attorney SIGNED AND DELIVERED BY THE WITHINNAMED THE "VENDORS" No.



Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	4	Mr Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Ruise	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	#.	Mrs. Dashmi Gawde



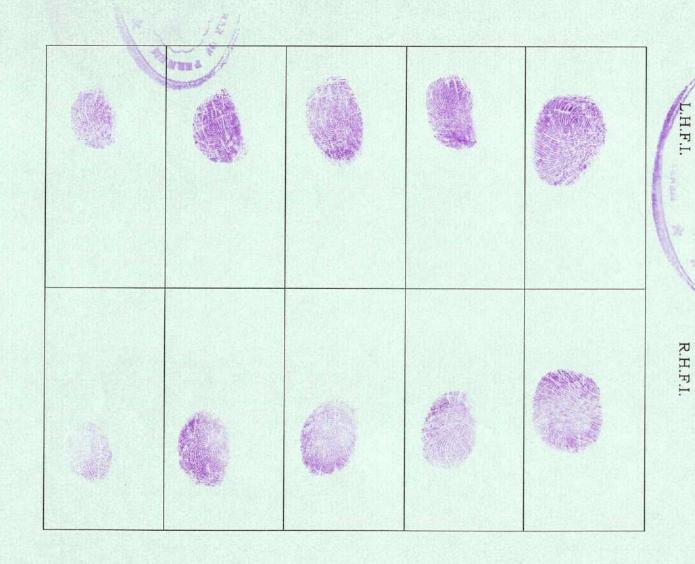
"PURCHASERS/ DEVELOPERS NO. 1 MR. AMOL VADIYAR
L.H.F.I.
R.H.F.I. AND THE



Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	AF.	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luic	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	*	Mrs. Dashmi Gawde



SIGNED "PURCHASERS/ DEVELOPERS NO. 2 MRS. DASHMI GAWDE AND DELIVERED THE WITHINNAMED THE



Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	ate	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Ruic	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	#	Mrs. Dashmi Gawde

Witness

1. Simrah Grawade

S. whome

2. Bhag wan Gad

Brief

Mr. Thomas Alex Carvalho alias Thomas Jerome Carvalho	(A)	Mr. Amol Vadiyar
Mr. Luis Basilio Carvalho alias Luis Alex Carvalho Alias Luis A. Carvalho	Luit	
Mr. Gerald Carvalho alias Gerald Alex Carvalho (for self VENDORS nos. 1, 3 and 7)	4	Mrs. Dashmi Gawde





### Government of Goa Document Registration Summary 2

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

Print Date & Time : - 11-Mar-2021 12:28:40 pm

Document Serial Number :- 2021-PNM-84

Registrar, Pernem along with fees paid as follows Presented at 11:56:45 am on 11-Mar-2021 in the office of the Office of the Civil Registrar-cum-Sub

	ω	2		Sr.No
Total	Processing Fee	Registration Fee	Stamp Duty	Description
398260	2080	183380	212800	Rs.Ps

Stamp Duty Required :212800/-

Stamp Duty Paid: 212800/-

#### Presenter

Sr.NO	Party Name and Address	Photo	Photo Thumb	Signatur
	AMOL VADIYAR ,Father Name:Marutirao Vadiyar,Age: 44,			
	Marital Status: Married ,Gender:Male,Occupation: Service,			
_	Address1 - Plot no. 9, RSN 1505-2, Behind new Palace, Mala,	THE REAL PROPERTY.		)
-	Kolhapur, Maharashtra Presently residing at Vagtor Bardez			-
	Goa, Address2 - ,			1
	PAN No.:			

#### Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	LUIS BASILIO CARVALHO Alias LUIS ALEX CARVALHO			
	Alias LUIS A CARVALHO, Father Name:Late Alex J			2
	Carvalho, Age: 56,	>		4
_	Marital Status: Married , Gender: Male, Occupation: Service,			、つ
	Patrashed, Ground Floor, Calcuttawala Chawl, Near Agar			, ~
	Bazar, S.K. Bole Road, Dadar (West), Mumbai,			0
	PAN No.:			1

œ	7	6	OT .	4	ω	2	Sr.NO
Gerald Carvalho Alias Gerald Alex Carvalho, Father Name:Late Alex J CArvalha, Age: 41, Marital Status: ,Gender:Male,Occupation: Service, residents of 16, Calcuttawala Chawl, S.K. Bole Road, Agar Bazar, Dadar (West), Mumbai, , PAN No.: , as Power Of Attorney Holder for ROSARIA RODRIGUES Alias ROZARIA Alias ROSARIA CARVALHO	Gerald Carvalho Alias Gerald Alex Carvalho, Father Name: Late Alex J CArvalha, Age: 41, Marital Status: ,Gender: Male, Occupation: Service, residents of 16, Calcuttawala Chawl, S.K. Bole Road, Agar Bazar, Dadar (West), Mumbai, ,  PAN No. , as Power Of Attorney Holder for BENEDITA CARVALHO Alias BENEDITA L CARVALHO	Gerald Carvalho Alias Gerald Alex Carvalho, Father Name:Late Alex J CArvalha, Age: 41, Marital Status: ,Gender:Male,Occupation: Service, residents of 16, Calcuttawala Chawl, S.K. Bole Road, Agar Bazar, Dadar (West), Mumbai, ,  PAN No. , as Power Of Attorney Holder for AZBA G CARVALHO Alias AZBA ZAHOOR BHURE	Dashmi Gawde, Father Name:Bhagwan Apa Gad, Age: 35, Marital Status: Married, Gender:Female,Occupation: Housewife, H.No.456, Gawdewada Corgao Pernem Goa, PAN No.:	AMOL VADIYAR, Father Name:Marutirao Vadiyar, Age: 44, Marital Status: Married, Gender:Male,Occupation: Service, Plot no. 9, RSN 1505-2, Behind new Palace, Mala, Kolhapur, Maharashtra Presently residing at Vagtor Bardez Goa, PAN No.:	GERALD CARVALHO Alias GERALD ALEX CARVALHO, Father Name:Late Alex J Carvalho, Age: 41, Marital Status: Married ,Gender:Male,Occupation: Self Employed, 16, Calcuttawala Chawl, S.K. Bole Road, Agar Bazar, Dadar (West), Mumbai, PAN No.:	THOMAS ALEX CARVALHO Alias THOMAS JEROME CARVALHO, Father Name:Son Of Late Alex J Carvalho, Age: 50, Marital Status: Married, Gender:Male, Occupation: Service, H. No.132-CC, F. B. Kenny House, Room No.13, Amar Prem Chowk, Worli Koliwada, Mumbai-400030, PAN No.:	Party Name and Address
	63	63	5	103	60		Photo
No.							Thumb
Hay.	A. G	Hods	Hause	By.	A. A.	P. A.	Signature

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	GERALD CARVALHO Alias GERALD ALEX CARVALHO Father Name:Late Alex J Carvalho, Age: 41,			
9	Marital Status: ,Gender:Female,Occupation: Housewife, 16, Calcuttawala Chawl, S.K. Bole Road, Agar Bazar, Dadar (West), Mumbai, 400028,			of.
	PAN No.: as Power Of Attorney Holder for ELFREGINA THOMAS CARVALHO		111111111111111111111111111111111111111	A
	Thomas Alex Carvalho Alias Thomas Jerome Carvalho	*		6
1	Father Name: Alex Carvalho, Age: 50,			ell.
2	Marital Status: ,Gender: Male, Occupation: Service, Mumbai,	-		( ) yes
	PAN No.:		- W. C.	(

#### Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Photo Thumb
_	Name: Simran Gawde, Age: 34, DOB: , Mobile: 9923852344 , Email: ,Occupation: Housewife , Marital status : Married , Address: 403512, 82 Gawde wada Corgao Pernem Goa, 82 Gawde wada Corgao Pernem Goa, Corgao, Pernem, North Goa, Goa	5	Simuland
N	Name: Bhagwan Gad, Age: 66, DOB:, Mobile: 9923852344, Email:, Occupation: Agriculturist, Marital status: Married, Address: 403512, 691 Petchawada Corgao Pernem, 691 Petchawada Corgao Pernem, Corgao, Pernem, North Goa, Goa		

OUB - REGISTRANDE PERNEMINATION OF STREET PROPERTY OF STREET PROPERTY

Sub Registrar



### Document Serial No:-2021-PNM-84

Book :- 1 Document
Registration Number :- PNM-1-82-2021

Date: 11-Mar-2021

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Pernem)

OUB - REGISTRAD PERNEM

Janned by: - M&hre N.2alba

#### Receipt

Original Copy

### FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Pernem REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 14-Oct-2021 13:00:38 Date of Receipt: 14-Oct-2021

Receipt No : 2021-22/3/243

Serial No. of the Document : 2021-PNM-367

Nature of, Document: Agreement or its records or Memorandum of Agreement -

Received the following amounts from **AMOL VADIYAR** for Registration of above Document in Book-1 for the year 2021

0	Total Paid 179200 ( Rupees One Lakh Seventy Nine Thousands Two Hundred only )	Rupees One	179200 (	Total Paid
1.360	Challan Number : 202100992518     CIN Number : IKOBIEXND8	E-Challan	1280	Processing Fee 1280
177840	• Challan Number : 202100992518 • CIN Number : IKOBIEXND8		177840	Registration Fee 177840 E-Challan

Probable date of Issue of Registered Document:

Signature of

Name of the Person Authorized: Please handover the Registered Docur TO BE FILLED IN BY THE PARTY AT THE the person OP SUBMISSION OF

PADLOSIO

Specimen Signature of the Person Authorized El

Signature of the person receiving the Document

The Registered Document has been handed over to on Dated 14-Oct-2021 TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

Signature of the Six



Paper Rs 25000 (Rupees) TweoTy SO DY GAMAGE housand on Name of the Purchaser Dashmi Place of Vend Sub |02| 2021 Value of stand Residing at Kongao Pernem Treasury office " 062528

Sig of the vender

he vender Sig

of the Purchaser



### EVELOPMENT AND SALE AGREEMENT FOR





062532

Sr. No. Thousand my Name of the Purchaser Da nack Date of issue 24/04/2021 Value of stamp Paper Rs 25000 (Rupees) 6 GawadeResiding at Kongan Place of Vend Sub Twoop five office French

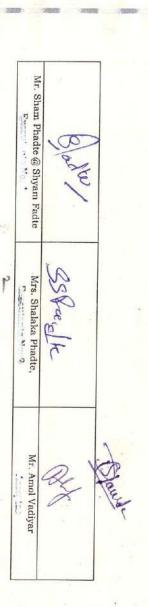
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ig of the Purchaser



### VELOPMENT AGREEMENT AND SALE FOR





Place of Vend Sub Treasury office Perren

Paper Rs 25000 (Rupees) Tweet, Five Thousand only Name of the Purchaser Dash mi

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### EVELOPMENT AND SALE AGREEMENT FOR



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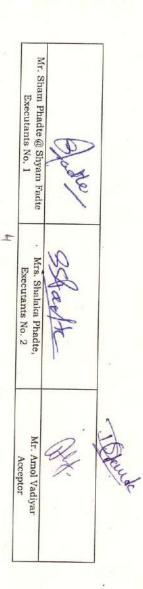
Son Of Paper Re 25000 (Rupees) Twento five Date of issue 24 02 2021 Value of stan. Thousand only Name of the Purchaser Grande Residing at Place of Vend Sub Korgao Hernem. Treasury office 062527 Spagi

Sig of the vender

Sig of the Purchaser



# EVELOPMENT AND SALE





As there is no one sing sodditional Stamp paper afortgwith	resident of	son / daylighter / wife o	Name of the Purchaser	Rs. 25,000/ iRupees	84. No. 55 Place
As there is no one single stamp paper for the value of Rs. 70,000/— additional Stamp papers for the completion of the value are attached aforgwith	Korgao	son I day when I wife of S. Gauade	D'S. Gawade	Re. 25,000 Rupoes twenty fire thousand	St. Ma. 55 Pisce of Vend Mapues. Date of house 4110121
,,000/-		Lic. No.: AC/STP/VEN/96/2003		nel	105640

### AGREEMENT FOR

# EVELOPMENT AND SALE





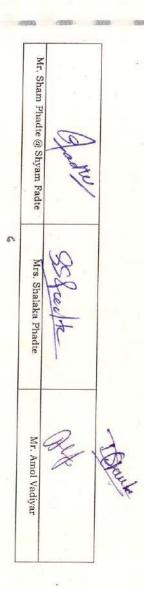
गोबा GOA

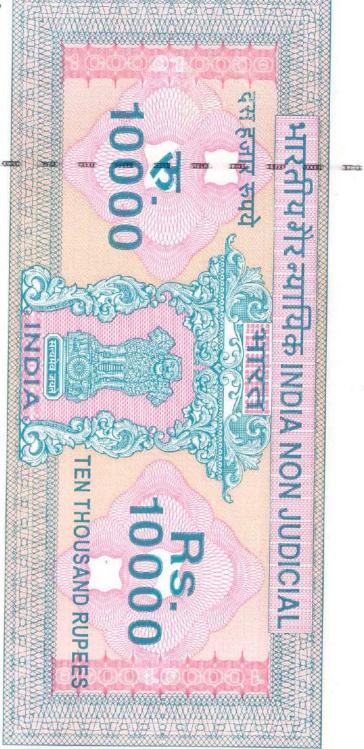
Signature of Ex-Officie Stanub Vender	As there is no one single additional Starnp papers	adm / daughter / wife of_	Name of the Purchaser	na. 20,000   Rupees	55
Store But	there is no one single stamp paper for the value of Rs. "Fo, oco/- ditional Stamp papers for the completion of the value of Rs."	S. gawade	D.S. Gawade	20,000 twenty thousand	Place of Vend Manual Page 1
ā	0/~		Lic. No.: AC/STP/VEN/96/2003		034359



## AGREEMENT FOR

# VELOPMENT AND SALE





गेवा GOA

Place of Vend Mapusa. Date of house 4/1/0/2/ 200/ TRuppes ten Housand  the Purchaser D. S. Gawade  wife of S- Gawade  New yao  no one single stamp paper for the value of Rs. 70,000/  Stamp papers for the completion of the value are attached		Signature of Purchaser	Signature of Ex-Official Stamp Vendor
Purchaser D. S. Gawade Vendor Name: H. S. Kozgao		p paper for the value of Rs. 20,000/-	As there is no one single stamp additional Stamp papers for the slougwith
ten Housand  D. S. Gawade Vendor Name: H. S.  S- Gawade	107 106 INIT A 1		resident of Kozgo
ten Housand  D. S. Ganade	Lic. No.: AC/STP/VEN/06/20	1	aght I dalighter I wife of
4110121	Vondo	D. S. Gauade	Name of the Purchaser
		n Housand	No. 10,000/ (Rupaes to
	044727	nd Mapusa. Data of bassa 4   1012	8. No. 55 Place of Va

## AGREEMENT FOR

TITE

## ELOPMENT





WGF	TIM	FREEZE	COLOR	omm.	
Signature of Ex-Officio Stamp Vender	As there is no one single standarditional Stamp papers to alongwith	resident of Kozgao	Name of the Purchaser	No. 10,000/- (Rupees 7	5
Signature of Parchaser	As there is no one single stamp paper for the value of Rs. Yo, oco/- additional Stamp papers for the completion of the value are attached atongwith	s. Hawade	Name of the Purchaser D. S. Gawade	10,000/ (Rupees ten tousand	
		LIC. No.: AC/STP/VEN/96/2003	Vendor Name : H. S. Nayak		04459

593

### AGREEMENT FOR

TECE

# ELOPMENT





At there is no ser an additional Stamp papers to slongwith	realdent of Kos	son I da/ighter ' wife of	Name of the Purchaser	Ma. 5000/ (Rupees	Br. No. 55 Place of
At there is no one or the value of Rs. 70,000/- additional Stamp papers our amazompretion of the value are attached elongwith	KoEgao	son I day lighter with of S. Gawade	Name of the Purchaser D. S. Gawade	no. 5000/- (Rupoes five thousand	Br. No. 55 Place of Vend Mapusa. Date of leave 4/10/2/

077939

Vendor Name : H. S. Nayak Lic. No.: AC/STP/VEN/96/2003

## AGREEMENT FOR

# VELOPMENT



Goa, on this 14th day of October 2021. AGREEMENT FOR DEVELOPMENT AND SALE is made at Pernem

### BETWEEN

OT PART	claiming through them) of the FIRST PART
egally, equitably of or otherwise	assigns or any other person/s legally, equitably of or otherwise
administrators, agents, executors,	representatives, successors, ad
nd include their heirs, legal	shall be deemed to mean and include
the context or meaning there of	expression unless repugnant to the context or meaning there of
"VENDORS" (which terms and	Hereinafter referred as the "
siding at Corgao Permen Goa.	Bardez Goa presently both residing at Corgao Permen
and resident of H. No. 95A, Mazilwado, Revora	, and resident of
and Adhaar Card No.	national, having PAN Card No.
and resident of Indian	phone no.
and Adhaar Card No.	national, having PAN Card No
44 years, housewife, Indian	Suryakant Gawde, aged about 44
of Sham Phadte and daughter of	2. MRS. SHALAKA PHADTE, wife of Sham Phadte and daughter of
Revora Bardez Goa and his wife	resident of H. No. 96, Mazilwado, Revora Bardez Goa and his wife
phone no.	Adhaar Card No.
PAN Card No.	about 58 years, business, having PAN Card No.
FADTE, Son of Surya Fadte, aged	1. M.K. SHAM FHADIE @ SHYAM FADIE, Son of Surya Fadte, aged

#### AND



- Maharashtra 44 years, married, business, Indian National, holder of PAN Card AMOL VADIYAR, son of Mr. Marutirao Vadiyar, aged about 9, RSN 1505/2, behind new Palace, Mala, Kolhapur, email amolvadiyar@rediffmail.com and Adhaar Card No. and resident of ., phone No.
- 2 PART; equitably of or otherwise claiming through them) of the SECOND include their heirs, legal representatives, agents, administrators, executors, the context or meaning thereof shall be deemed to mean and No DEVELOPERS", (which term and expression unless repugnant to MRS. DASHMI GAWDE, wife of Mr. Sonu K. Gawde and daughter housewife, of Mr. Bhagwan Apa Gad, Goa. successor, assigns or any other Pan Hereinafter referred to as the "PURCHASERS/ Card bearing and resident of H.No.456, Gawdewada Corgao aged No. about 35 person/s legally years, married, Adhar Card

WHEREAS the there exist an immovable property surveyed under Schedule-I and which for sake of convenience hereinafter referred to as the 'SAID PROPERTY' Pernem, North Goa, State of Goa, neither described and registered 9225 sq. mtrs, situated at Mainwada, Corgao, within the limits of the Village Survey No. 108, Sub-division no.1, admeasuring a total area of the Land Registration office not found enrolled in the Matriz of Pernem which is more particularly described in Panchayat of Corgao, Pernem Taluka, District of be

Mr. Sham Phadte @ Shyam Fadte

Carvalho alias Alex Jeronimo Carvalho. Carval alias Alex Joron Carvalho alias Alex Carvalho alias Aleixo owned Ales Jeron Carvalo alias Alex Jeron Carvalo alias Alesh AND WHEREAS the 'SAID PROPERTY' originally belonged and

06/01/1971 is duly recorded in Form IX of the 'SAID PROPERTY' at serial no. 109, and the entry has been recorded and registered in year Carvalho alias Aleixo Carvalho alias Alex Jeronimo Carvalho name Carvalo alias Alesh Carval alias Alex Joron Carvalho alias Alex AND WHEREAS the name of Ales Jeron Carvalo alias Alex Jeron

Allex Jeron Carvalo alias Alesh Carval alias Alex Joron Carvalho alias Alex Carvalho alias Aleixo Carvalho alias Alex Jeronimo ownership and possessory right of the Ales Jeron Carvalo alias Carvalho in and over the 'SAID PROPERTY' pertaining to the SAID PROPERTY, which further substantiate the Form IV and Form I and XIV for the Village Corgao, Pernem Goa, is also found inscribed in Form III, which is the Index of Land, Alex Carvalho alias Aleixo Carvalho alias Alex Jeronimo Carvalho Jeron Carvalo alias Alesh Carval alias Alex Joron Carvalho alias AND WHEREAS the name of said Ales Jeron Carvalo alias Alex

married to Mrs. Rosaria Rodrigues alias Rozaria alias Rosaria Carvalho alias Aleixo Carvalho alias Alex Jeronimo Carvalho, Carvalo alias Alesh Carval alias Alex Joron Carvalho alias Alex AND WHEREAS the said Ales Jeron Carvalo alias Alex Jeron

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and moiety holder and his children as his sole and universal heirs. expired on 28/04/1994 leaving behind his wife as the half sharer Alex Carvalho alias Aleixo Carvalho alias Alex Jeronimo Carvalho AND WHEREAS further the said Ales Jeron Carvalo alias Carvalo alias Alesh Carval alias Alex Joron Carvalho alias Alex

prevailing in the state of Goa, the assets are succeeded by wife and AND children equally. WHEREAS under the regime of total communion of assets

declared that his wife and children are the sole and universal heirs of the late Ales Jeron Carvalo alias Alex Jeron Carvalo alias Alesh Carvalho alias Alex Jeronimo Carvalho. Carval alias Alex Joron Carvalho alias Alex Carvalho alias Aleixo Official Gazette, Series III no. 21 on 20/08/2009, where in was dated on 06/08/2009 and the same was also published in the Goa, in the Notary Book of Deed bearing no. 14, at pages 2 Civil Registrar cum Sub Registrar and Notary Ex Officio at Pernem Carvalho, a Deed of Succession was executed before the Office of alias Alex Carvalho alias Aleixo Carvalho alias Alex Jeronimo Alex Jeron Carvalo alias Alesh Carval alias Alex Joron Carvalho AND WHEREAS upon the death of late Ales Jeron Carvalo alias

Jeronimo Carvalho sold the said property to present VENDOR no. Carvalho alias Alex alias Alex Jeron Carvalo alias Alesh Carval alias Alex Joron AND WHEREAS the wife and children of late Ales Jeron Carvalo Carvalho alias Aleixo Carvalho alias Alex

hadte @ Shyam Fadte Mrs. Shalaka Phadte

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AND PNM-BK1-00437-2017, CD no. PNMD13 on 29/06/2017, wherein of Pernem at Pernem under Book 1, Document, registration no. registered before the Office of the Civil Registrar cum Sub Register Schedule-II and which for sake of convenience hereinafter referred matter of present Deed and which is more particularly described in PROPERTY' admeasuring an area of 4000 Sq mts., which is subject the "VENDOR" no. 1 have purchased the part of the of the 'SAID SAID PLOT WHEREAS the deed of sale dated 29/06/2017 is duly

AND authority. and without any interface or encumbrance from any person/s or 'SAID PLOT' WHEREAS the VENDORS represents that on the basis of representation the VENDORS are the sole owners of the and the title to the SAID PLOT is clear, marketable

and absolute owner in possession of the same and have been in quiet the 'SAID PLOT' in the manner as aforesaid, and are presently the AND WHEREAS, the "VENDORS" having thus derived their title to possession of the 'SAID PLOT' predecessors in hindrance opposition, objection, obstruction, interference, interruption, let or various possessory acts, as the rightful owner thereof, without any continued to be in its quiet and peaceful enjoyment, performing peaceful possession and ownership thereof from anybody whomsoever, and before them their said title had similarly been in such ownership and have and

But Some

areas/units to any person/s of the choice of the "PURCHASERS/ of which a constructed build up area, shall be allotted DEVELOPERS". residential cum commercial use with necessary infrastructure out project in the 'SAID PLOT', wherein premises will be available for develop the 'SAID PLOT' and have approached the "PURCHASERS/ 'SAID PLOT' "VENDOR" DEVELOPERS" DEVELOPERS" shall WHEREAS be and all the remaining built up area together shall belong to the "PURCHASERS/ entitled to construct a building/ buildings/ complex/s, the with "VENDORS" are willing and are desirous to an to retain or offer that disposed such constructed the "PURCHASERS, DEVELOPERS", to

PLOT', and further represented that there are no other person/s to claim the right in the 'SAID PLOT' said property and are absolute owners in possession of the 'SAID DEVELOPERS" WHEREAS the "VENDORS" represents that the "VENDORS" now has good right to the to the "PURCHASERS/

WHEREAS DEVELOPERS" that the "VENDORS" has right to the 'SAID PLOT' right and interest in the 'SAID PLOT'. and are the exclusive owners in possession of the 'SAID PLOT', and further represented that there are no other person/s to claim the the "VENDORS" represented the "PURCHASERS/

accepted the offer of the "VENDORS" under such mutually settled engaged in such construction and development activities, terms and WHEREAS conditions, the which "PURCHASERS/ are set out herein below DEVELOPERS" and has hence being

	Mr. Snam Phadte @ Shyam Fadte	Make
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	Mr. Amol Vadiyar	Ry)

respective prospective acquirers, on what is known as "ownership building proportionate undivided and impartibly rights, title, interest and Society the buildings which may include individuals, an entity constituted by all such acquirers of built up premises in constructed build up premise either wholly or in part in favour of built up premises of such a building and thereupon disposing the purposes at the cost and expense of prospective Acquirers of the Complex/s in the 'SAID PLOT' for residential and commercial proposed a Building Scheme for constructing building/ buildings/ as or a Private Limited Company and/or disposing such corresponding to the respective built up premises of the constructed in the 'SAID PLOT' in favour of the a Co-operative

building contraction with 28 (Twenty Eight) service apartment interest in the 'SAID PLOT' by way of constructing a multi storied having a carpet area of 18 sq. mtrs. each, (18 sq. mtrs, x having total carpet area of 504 sq, mtrs. being corresponding to the market value of the SAID PLOT' compensating in allotting the "VENDORS" their share, right, title, and satisfy the "VENDORS", by developing the 'SAID PLOT' and AND WHEREAS the "PURCHASERS/DEVELOPERS" has offered the 28)

"PURCHASER/DEVELOPER", towards any cost of construction the the "VENDORS" on what is known as ownership basis without the "VENDORS" contribute to an carpet area 504 sq. mts, that shall be allotted to AND WHEREAS all the above constructed structure shall totally being bound to pay any sum of money to the

constructed premise in the 'SAID PLOT', all the above constructed III herein written. UP AREA' more specifically described and shown in the Schedule area shall herein after be referred as the 'CONSTRUCTED BUILD PLOT' or cost of the amenities provided Ħ. the above

prospective acquirers/ purchasers of the built up premises as may be directed by the "PURCHASERS/DEVELOPERS", in favour of the the consideration or the prospective Acquirers of built up premises as aforesaid, for "PURCHASERS/ DEVELOPERS" and/or in favour of its nominee/s SAID PLOT' under such a Building Scheme, in favour of the respective build up premises of the building so constructed in the interest and share in the 'SAID PLOT' as may correspond to the operative Society or a Limited Company or Association, as the case "VENDORS" have agreed subsequently to convey their 'SAID PLOT' development rights, in order to develop the 'SAID PLOT' and the AND WHEREAS in consideration of the 'CONSTRUCTION BUILD DEVELOPERS" UP AREA' agree be; or conveying such proportionate undivided right, title, or the "PURCHASERS/DEVELOPERS" the necessary otherwise or their to be transferred to the "OWNERS/VENDORS" nominee/s which in favour of the "PURCHASERS/ may include Co-

AND DEVELOPERS" constructed and completed in all respects and in a WHEREAS all the 'CONSTRUCTED BUILD UP AREA' shall be condition to the "VENDORS" within a period of 38 months shall be delivered by the "PURCHASERS/

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Mrs. Shalaka Phadte	SShult
Mr. Amol Vadiyar	R

construction work. date of building permission/commencement of

shown in the **SCHEDULE-IV** herein written. "VENDORS" AND WHEREAS, the 'SPECIFICATIONS' in detail pertaining to the 'CONSTRUCTED BUILD UP AREA' to be of construction in and amenities to be provided, in respect of as set out above more specifically described and delivered to the

remaining build up structure and building manner the "PUCHASERS/DEVELOPER" thinks fit and necessary, "PURCHASERS/ DEVELOPERS" UP AREA' in terms of the adjustment consideration complex in the 'SAID PLOT' other than the 'CONSTRUCTED BUILD have any right or interest over the other building/buildings/ AND any other person/s. WHEREAS the "VENDORS" herein agrees that they shall not shall be free to dispose complexes and ij. the the

AND present AGREEMENT FOR DEVELOPMENT AND SALE into writing DEVELOPERS" hereto have as under: WHEREAS the "VENDORS" decided to reduce and the the terms "PURCHASERS/ of the

## WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN NOW THIS AGREEMENT FOR DEVELOPMENT AND SALE THE PARTIES AS FOLLOWS:

THAT in consideration entire 'SAID PLOT', more specifically described in the schedule-II, the "PURCHASERS/ of this agreement the "VENDORS", have DEVELOPERS" to develop

Mr. Sham Phadte @ Shyam Fadte Mrs. Shalaka Phadte Mr
Mr. Amol Vadiyar

DEVELOPERS" the schedule-III, without being bound to pay any sum of money compensate "PURCHASERS/DEVELOPERS" 'CONSTRUCTED BUILD UP AREA', more specifically described in any cost of the the "VENDORS", by allotting and delivering price of construction consideration shall to the "PURCHASERS/ herein construct fixed satisfy above, the the 10

- 10 prospective Acquirers/ purchasers of built up premises the THAT the "VENDORS" agreeing to as and when DEVELOPERS" and/or in favour of its nominee or nominees or the "PURCHASERS/DEVELOPERS", in favour of the "PURCHASERS/ "PURCHASERS/DEVELOPERS" and under its instructions, convey 'SAID PLOT' either wholly or in part in favour of such entity be constituted and as may be directed required by the
- such entitle consideration received from such customers person/s of the choice of the "PURCHASERS/DEVELOPERS" for of the premises contained in the said balance built-up area to any firm commitments or agreements with its customers to dispose any DEVELOPERS" and in this regard the "VENDORS" shall be entitled to enter in to "XENDORS" AND THAT the "PURCHASERS'/DEVELOPERS" shall be irrevocably "PURCHASERS/DEVELOPERS" shall be free to deal with the same CONSTRUCTED BUILD UP AREA' agreed to be given to consideration as may be fixed by the and the additional and or to retain all the remaining balance of the super built-up and in respect of such at their own discretion increased FAR except super built-up area, and "PURCHASERS/ for appropriate the

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- AND building/buildings/complex/s in the 'SAID PLOT' "PURCHASER/DEVELOPER" the possession of the 'SAID PLOT', for THAT "VENDORS" development have handed and over construction today the of
- AND THAT the "PURCHASERS/DEVELOPERS" has assured the other concerned authorities including the North Goa Planning and development and construction that may be put up by them shall or the Competent Planning and Development Authority. Development Authority, Town and Country Planning Department get sanctioned when necessary from the Village Panchayat and be at their own cost and expense and as per the plans that shall be "VENDORS", that the building/buildings/complex/s and whatever
- The purpose of the said development of the 'SAID PLOT' 9 AND THAT that the "VENDORS" hereby grant permission to the out the Development works, including the construction licence, for and sanctions and extensions, etc. and permissions for carrying obtain all other necessary No Objection Certificates, permissions "PURCHASERS/DEVELOPERS" to develop the 'SAID PLOT' and to

AND THAT the "VENDORS" shall today on the date of execution of effective performance of rights and obligations contained in this various powers contemplated in this Agreement and/or proper and behalf of the "VENDORS", in respect of the 'SAID PLOT' granting DEVELOPERS" as their competent Attorney, authorizing them on "PURCHASER/ DEVELOPERS" and/or his nominee or nominees, also execute a Irrevocable General Power of Attorney in favour the the present AGREEMENT FOR DEVELOPMENT AND SALE, other person/s authorized by the "PURCHASERS/ shall

papers containing true facts and correct particulars as may from applications, agreements, documents, affidavits and such other permissions/sanctions/licences development of the 'SAID PLOT' and for the purpose to approach perform all lawful acts, deeds, matters and things pertaining to the at the cost and expense of the "PURCHASERS/ DEVELOPERS" to Agreement and for its development and sale of the 'SAID PLOT' and time to time be required in this behalf. authorities concerned for availing and to sign of the all required

- 00 excluded from the 38 month stipulated herein above. AND THAT the "PURCHASERS/DEVELOPERS" shall construct and the entire construction in the 'SAID PLOT' any period of time taken from the date of approval of the final No Objection Certificate for the handed over to the "VENDORS" within a period of 38 months purpose of perfecting the title of the 'SAID PLOT' be the construction and 'CONSTRUCTED BUILD UP AREA'
- 9. AND THAT the "PURCHASERS/DEVELOPERS" may carry out the "DEVELOPER/PURCHASERS" to complete the construction in the thereto shall at all time and in all circumstances be said development in the 'SAID PLOT' either by itself or through contractors/ Sub-Contractors of their choice but the responsibility 'SAID PLOT' within stipulated time. that of the

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10. AND and license by using the available FAR, with different government approvals/ "DEVELOPER/PURCHASERS" need to apply for construction THAT the "VENDORS", admits that for the purpose of permission/agreements/ NOC and development in the and construction plan 'SAID PLOT' necessary the

Mr. Amol Vadiyar	Mrs. Shalaka Phadte	Mr. Sham Phadte @ Shyam Fadte
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construction is issued by the concern government authorities authorities and departments and for this purpose and hence the respect in the 'SAID PLOT' to the "DEVELOPER/PURCHASER' calculated after the final No Objection Certificate for of handing over the "CONSTRUCTED BUILD UP AREA"

- persons claiming and demanding any right, title or interest in the "VENDORS" "SAID "DEVELOPER/PURCHASERS" PLOT" person THAT or any part thereof through the "VENDORS" or or the persons "VENDORS" as against all and every the co-owners shall along indemnify person or with the
- 12. claiming to have share in the 'SAID PLOT' during the subsistence other encumbrance pertaining to the 'SAID PLOT' or any person defect or interference at their own cost of this agreement, the "VENDORS" undertake to clear any such AND THAT further in the event of encroachment or interference third party or any person/s of the adjacent properties or any
- A BERRY person or party was a necessary party to the present sale to perfect "DEVELOPER/PURCHASERS" PURCHASERS" and expenses get all such deeds or documents executed by such and validate the same, the "VENDORS" shall at their AND THAT in case at any time hereafter it is found that any other the manner in order as required to perfect by the the title "DEVELOPER/ the
- manner, of the title of the "VENDORS" is found to be defective or "VENDORS" THAT in case any of the and herein set out are found to be incorrect in any representations made by

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and compensate the "DEVELOPER/PURCHASERS" for all such imperfect in any respect and if the "DEVELOPER/PURCHASERS" "VENDORS" shall indemnify and agree and undertake to indemnify suffer losses, damages and liabilities whatsoever which the "DEVELOPER /PURCHASERS" may suffer or incur at anytime hereafter any inconveniences or losses as a result thereof the

15. AND THAT further that in case at any time hereafter it is found utilized by the "PURCHASERS/DEVELOPERS" to the VENDOR "PURCHASERS/DEVELOPERS" at any time hereafter the amounts hereunder together with interest as per banking rate thereon representations on the part of the "VENDORS" are found to be that the title of the "VENDORS" are defective or that there are damages suffered the absolute option to call upon the "VENDORS" to refund to the part thereof arise, the "PURCHASERS/DEVELOPERS" shall have the "VENDORS" to the said property or the "SAID PLOT" or any incorrect in any manner, or any litigation challenging the title of such amounts to the "PURCHASERS/DEVELOPERS" result thereof and the "VENDORS" agree and undertakes to pay and further the compensation for the losses, inconvenience or person or persons entitled to any right, shares or interest in constructed by the "PURCHASERS/DEVELOPERS" structure thereof, or Ħ. case

16. AND THAT in case of any defect in the title of the "VENDORS", the respects any parts thereof, the "VENDORS" undertake to clear the title in all "PURCHASERS/DEVELOPERS" is deprived of the "SAID PLOT" or

Mr. Sham Phadte @ Shyam Fadte Mr. Amol Vadi

- construction work for the proposed development in the 'SAID and development in the 'SAID PLOT' is approved and obtained by from the concerned authorities and departments for construction "DEVELOPER/PURCHASERS", THAT as soon as the necessary permissions and licenses they will commence the
- 8. AND THAT in case the scheme of construction of the litigation or obstruction ownership of the attributable to the 'OWNERS/VENDORS' or to the relations created the developable area of the 'SAID PLOT' is delayed due to any fault 'CONSTRUCTED BUILD UP AREA' shall be extended by such Third Parties or arising out of any defect in the title over the delay which may actually occur on account of such 'SAID PLOT', then the dates fixed for delivery of building
- 19. AND THAT the "PURCHASERS/DEVELOPERS" shall not incurred reasons of non availability of construction material, water, light, Civil additional of time for delivery of the 'CONSTRUCTED BUILD UP government competing authority or any reason beyond the control AREA' **DEVELOPERS**" any liability AREA', or if the completion of the construction work is delayed by commotion, "PURCHASERS/DEVELOPERS" if unable to deliver of 'CONSTRUCTED BUILD UP shall risk or be at act entitled of for god, and the "PURCHASERS/ extension order, notification of
- 20. AND THAT the "VENDORS" the present AGREEMENT FOR DEVELOPMENT AND SALE DEVELOPERS" that the 'SAID PLOT' which is the subject matter of represented to the "PURCHASERS/

	Mr. Sham Phadte @ Shyam Fadte	Jarkay (8)
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21. AND THAT the "VENDORS" further declare and confirm that they such liability and indemnify the "PURCHASERS/ DEVELOPERS" suffered or incurred by the "PURCHASERS/DEVELOPERS" arises thereby at any time, the "VENDORS" shall bear the entire DEVELOPERS" for all or any losses whatsoever that may be there from and further also compensate the "PURCHASERS/ any liability for any compensation damages or otherwise howsoever assurance is found to be incorrect or false in any manner and if "PURCHASERS/DEVELOPERS" and further that there are no subsisting acts or deeds by virtue whereof they are in any manner precluded 'SAID PROPERTY' thereof nor have they done or committed any whatsoever with any other person/s heretofore, in respect of the have not entered into any prior Agreements, Agreement of Sale, possesses absolute right, title and interest in the 'SAID PLOT' and presently subsisting against the 'SAID PLOT' and hence they collaterals, demands, liens, injunctions, executive demands, etc., therefore can deal in whatsoever manner they deem fit and proper. agreements, encumbered and that there are no charges, attachments, previous entering License, prior agreement/s whatsoever, and in case this mortgages, or any other into the contractual agreements, present transactions with the arrangements or agreements contracts

22. AND THAT the "PURCHASERS/DEVELOPERS" shall have first "PURCHASER/ DEVELOPERS" due to clearing any defect in title or BUILD UP AREA', toward all the expenditure or loss incurred by charge over the 'SAID PLOT' as well as over the 'CONSTRUCTED

Mr. Sham Phadte @ Shyam Fadte 55 feet to Mrs. Shalaka Phadte

discrepancy PLOT'. in boundaries or for any reasons or defect on the

- documentation request for perfecting the title at the "VENDORS" "PURCHASERS/DEVELOPERS" document or file any litigation or proceeding as requested by the THAT the "VENDORS" to perfect the title or clear the shall be liable to execute
- 24. AND required which shall be supplied promptly by the "VENDORS" requisitions to the "VENDORS" as and when required from the date receipt of THAT the "PURCHASERS/DEVELOPERS" such original documents and title deeds as may be shall administer
- 25. requirement of the "PURCHASERS/ DEVELOPERS" of free and the SAID PLOT' to the "PURCHASERS/DEVELOPERS" as proof copies of all title deeds and documentation of the 'SAID PROPERTY encumbrances. The "OWNERS/ VENDORS" shall also furnish AND THAT the "VENDORS" shall make out free and marketable the and marketable title to the 'SAID PLOT' 'SAID PLOT' free from all reasonable doubts and as per
- 26. AND THAT the "PURCHASERS/DEVELOPERS" are entitled form or constitute a Co-operative Society or ordinary Societ "PURCHASERS/DEVELOPERS", to form and get registered other persons acquiring various premises from the share of the such as landscape garden etc. in which case the "VENDORS" shall complex or 'CONSTRUCTED BUILD UP AREA' for maintenance of buildup premises and the infrastructure in the 'SAID PLOT', co-operate with the "PURCHASERS/ DEVELOPERS" entity, for the management of Society or ordinary Society the building/buildings/ to

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of the said Society or entity. entity by making proportionate contribution in buying the shares nominees shall also be liable to become members of the Society or premises. The "VENDORS" taking over the possession of their built up areas/residential charges etc as may be fixed by such Society or entity at the time of shall also contribute the maintenance charges/ corpus/society or entity, including registration fees, professional fees, etc. and bear proportionate share of all expenditure relating to such Society themselves and/or through their nominees shall also be liable to application forms, affidavits, undertakings, etc. The "VENDORS" by or entity, including participation in various resolutions, by themselves and/or through their

and and of the 'SAID PLOT' and / or in respect of the proportionate undivided right, title, interest and share in the 'SAID PLOT' and prospective acquirers of built up premises in the building that is Society, a Limited Company or Association or in favour of the proposed to be constructed in the 'SAID PLOT' DEVELOPERS" or its nominee/s including a Co-operative Housing such conveyance and all other necessary Parties shall make and execute documents of title relating to the 'SAID PLOT' and the "VENDORS" nominee/s shall be entitled to a proper conveyance and all other proper AND THAT the "PURCHASERS/DEVELOPERS" and/or his said papers to complete the title agreed to be conveyed in respect Deed of conveyance and all other necessary documents shall be in favour of the "PURCHASERS/

28. AND THAT the "PURCHASERS/DEVELOPERS" shall also entitled on its own account to agree to allot on ownership basis, be

the respective person/persons. Agreements or letters of allotment, writings and documents "PURCHASERS/DEVELOPERS" alone to comply with and carry out shall be incurred by the "VENDORS" quo the prospective Acquirers PURCHASERS" responsibility, the proportionate undivided right, title, interest and share Acquirers/purchasers and to call upon the "VENDORS" constructed any nature whatsoever of the "PURCHASERS/ DEVELOPERS" present Agreement. It is specifically agreed that No Obligation built that PLOT' purpose dn documents in its own name subject to the Clauses of dh as corresponding to the said built up premises on Agreements or letters of allotment or such other premises premises and it to enter the Ħ. arranged shall be GIAS, into the PLOT' building on its by the own to or the obligation behalf, structure the "DEVELOPER/ prospective to convey in the be

build up area are constructed and to whom the same are allotted, belong to DEVELOPERS" on the 'SAID PLOT' and to appropriate the same in proposed DEVELOPERS" AND the case may be, in the said building/buildings/complex/s money/considerations from the "PURCHASERS fit. All the money/consideration which shall be received manner as THAT the "PURCHASERS it be shall be entitled to receive and retain with them all the said "PURCHASERS/DEVELOPERS" IS. constructed by /DEVELOPERS" also agreed /DEVELOPERS" the persons for whom the said that from said the such and will be received "PURCHASERS/ "PURCHASERS/ persons

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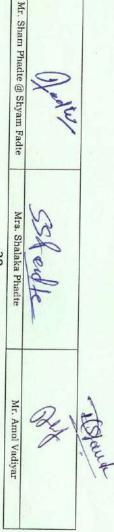
part thereof; thereof or for the said money/ considerations are concerned either for refund also not be liable or responsible to any such persons so far as by them on their own account. any mis-application or non-application thereof or The "OWNERS/VENDORS" shall

- 30. AND THAT it is specifically stipulated herein that the "VENDORS" any dealings with any Third Parties. AGREEMENT FOR DEVELOPMENT AND SALE, correspond or have on their part shall not at any time during the pendency of this
- Administration of Evacue or enemy Properties Act, or any other claims demands, charges, penalties by any statutory authority. anyone on their behalf have not received any notice for acquisition proceedings or requisition of the 'SAID PLOT' or part or portion thereof, not the SAID PLOT' is subject to any notice or scheme or notification or "PURCHASERS/ DEVELOPERS" that the "OWNERS/VENDORS" or under Land Acquisition the "VENDORS" have Act represented or Requisition, the
- 32. AND THAT if during the course of the development, any notice compensation awarded towards the value of the land, PROVIDED development and the "VENDORS" shall awarded towards the improvements made by the "PURCHASERS/ DEVELOPERS" Agreement and shall be entitled to the value of the compensation PURCHASERS" thereof are reserved for any public purpose, the "DEVELOPER/ the "VENDORS" or if it is found that the 'SAID PLOT' or any part in respect of any acquisition or requisition is issued or served upon in the shall have the option 'SAID PLOT' in of canceling the course of the be entitled to



charges and expenses incurred by them. "DEVELOPER/ PURCHASERS" or the new Society or association or notice having been issued under any of the Acts as aforesaid, the Company, as the case may be, shall be entitled to all the costs, ALWAYS that if the "VENDORS" have concealed the fact of any

- 33. AND THAT the "PURCHASERS/DEVELOPERS" shall obtain in his in respect of the 'SAID PROPERT' at his own cost own name or in the name of the "VENDORS" the conversion sanad
- 34. AND possession of the same within 15 days. inspecting the 'CONSTRUCTED BUILD UP AREA' shall take AREA' shall intimate the "VENDORS" and the "VENDORS" after requisite occupancy certificate for the 'CONSTRUCTED BUILD UP THAT the "PURCHASER/DEVELOPERS" upon receipt of
- 35. AND THAT after notice of intimation to the "OWNERS/ VENDORS" with the agreement and the "PURCHASERS/DEVELOPERS" shall completed the 'CONSTRUCTED BUILD UP AREA' in accordance 'CONSTRUCTED BUILD UP AREA', it will be deed fit to have as stated above the said "VENDORS" fail to take possession of the not responsible in any manner if "VENDORS" delay in taking
- 36. AND THAT after the possession of the 'CONSTRUCTED BUILD UP out by cost of the "VENDORS" Panchayat or any statutory authority, the same shall be carried thereafter alterations on or relating to CONSTRUCTED BUILD UP AREA' are AREA' is handed over to the "VENDORS" if any additions and/or required to be carried out by the 'Government,



- 37. AND which may including execute, verify, all such applications, "PURCHASERS/DEVELOPERS" or any of its representatives, sign, necessary for the purpose of giving effect to this Agreement. THAT the petitions, in the opinion of the "PURCHASERS/DEVELOPERS" "VENDORS" drawings, letters, shall at plans, prescribed as may the request be necessary, of the
- 38. AND Society or Association as the case may be over the 'SAID PLOT' the properties of the proposed Limited Company or Co-operative shall have no claim whatsoever on any part or which will remain BUILD UP AREA' to be allotted to the "VENDORS", the "VENDORS" THAT the save and except in respect of the 'CONSTRUCTED
- 60 39. AND THAT all costs, charges and expenses in connection with the expenses payable by the said "VENDORS" shall be paid by them immediately. expenses. The PURCHASERS" approving Limited Company or proportionately by all the Acquirers / Holders Association as well as the costs of preparing, engrossing, stamping formation of the Co-operative Society the built up premises in the said building. The "DEVELOPER/ registering all such documents shall be borne by the Society or proportionate share of such costs, charges and all the agreements, shall not contribute anything towards such conveyances, or Limited Company transfers and
- 40. AND THAT the from any bank or financial institution on the 'SAID PLOT' or any "PURCHASERS/ DEVELOPERS" or their nominees to secure loan consent/NOC to "VENDORS" any bank or financial specifically agrees institution, for and give their



PLOT' and without making the "VENDORS" liable for the same part thereof or over the built up area by mortgaging the 'SAID

- 41. AND THAT the both the Parties hereto agree that the compliance including Force Majeur. events beyond the control of the "DEVELOPER/ PURCHASERS" of the terms of this Agreement shall be subject to unforeseen
- 42. AND THAT "VENDORS" have further represented no attachment or statute, law or regulation or recovery proceedings under the Income Tax Act, or any other act been received by/or served upon the "VENDORS" and that the including Notice/ Proceedings for Acquisition/Requisition had/has local body or authority under any Act, or Scheme or Legislative or notice/s from the Central or State Government or any other SAID PLOT' or any part thereof, is not subject to any attachment Government Ordinance, Order or Notification
- A THEAT 43. AND THAT the "PURCHASERS/DEVELOPERS" may construct and development undertaken board on the site and give publicity in any other manner to the "DEVELOPER/ PURCHASERS" shall be entitle to raise boards/sign The "VENDORS" shall incur no obligation on account, vis-à-vis the schedule II) to any prospective Acquirers and for that purpose to Acquirers of the premises of any nature whatever.AND THAT the enter into Agreements in its own name and for its own account. that is agreed to be allotted to the "VENDORS" described in the this Agreement, (other than the 'CONSTRUCTED BUILD UP AREA' proposed to be constructed in the 'SAID PLOT' in accordance with allot the built up premises or amenities in the constructed building in the 'SAID PLOT' and further

advertise the proposed building Scheme for the development of the 'SAID PLOT'

- 44. AND THAT during the subsistence Authorities or any Governmental or statutory Authority and/or the Planning and Development Authority or other Planning approvals/permissions granted by the Village Panchayat, NGPDA, the terms and conditions herein or of the Agreement or of the any act, deed, matter or thing which shall constitute a breach of DEVELOPMENT AND SALE, the "VENDORS" undertakes not do Society in respect of the said development of this AGREEMENT FOR or of the
- A MARIA 45. AND THAT the "VENDORS" shall not be responsible "VENDORS" the prospective Acquirers/purchasers of built up premises undivided right, title, interest and share over the land to such all such contracts shall be at the entire risk and responsibility of responsible for any contract, the "PURCHASERS/ DEVELOPERS" labour or for any other purpose, nor shall the "VENDORS" be DEVELOPERS" with any third party for the supply of materials, contract have with any prospective Acquirers of built up premises, as "PURCHASERS/DEVELOPERS" made shall be limited to or to be made by transfer and the the "PURCHASERS/ the obligation proportionate for any of
- 46. AND THAT the said "VENDORS" by themselves and/or through as well as the security deposit and connection charges regarding time of obtaining the Occupancy Certificate to the local authority DEVELOPERS", the charges of first house-tax to be paid at the the electrical connections and common water connections and also their nominees shall also be liable to pay to the "PURCHASER/

infrastructure tax, service tax as applicable and any other taxes for the "VENDORS" CONSTRUCTED BUILD UP AREA' to be constructed and allotted levies imposed by the concerned authorities to

- 47. AND THAT the "VENDORS" the including a Co-operative Housing Society, Limited Company or "PURCHASER/DEVELOPERS" proper Deed of Conveyance and all other necessary documents and condominium. The "PURCHASER/DEVELOPER" shall be entitled "VENDORS" at the time of execution of the deed of conveyance handed over to all documents of title relating to the 'SAID PLOT' which will be "PURCHASER/DEVELOPERS" shall make and execute PLOT' to complete the title agreed to be given in respect of the and to the "PURCHASER/DEVELOPER" such Conveyance shall be in favour of the shall at the request and demand of or his nominee or nominees by the B
- scheme 48. AND THAT the "PURCHASERS/DEVELOPERS" will be entitled to modifications are within or as per the provisions of approved Architects, and R.C.C. Consultants appointed by them for the "PURCHASERS/ DEVELOPERS" building/buildings/ complexes plans as they deem fit provided the development of this project. laid modify down the approved 'CONSTRUCTED BUILD UP', by the shall pay all the fees of the Competent Authority. The
- 49. AND THAT the "PURCHASER/DEVELOPERS" shall in the course respects with the provisions of the statutes applicable thereto and things required by and perform the works in conformity in all of erection and completion of the said buildings do all lawful acts

- 50. AND THAT the entire consideration toward the development of the consideration or trisection is paid/transfer in respect of the DEVELOPERS" to the "OWNERS/VENDOS" in nature of kind by AGREEMENT FOR DEVELOPMENT AND SALE, in respect of the no TDS is liable to be deducted in respect of the same present AGREEMENT FOR DEVELOPMENT AND SALE, and hence PLOT' 'CONSTRUCTED BUILD UP AREA' is paid/transfer by the "PURCHASERS/ and no
- 51. AND THAT this AGREEMENT FOR DEVELOPMENT AND SALE consideration payable to the "VENDORS" then shall be liable to be any third person after informing the "VENDORS" to which the DEVELOPERS" shall be entitled transfer its development rights to shall be specifically performed by all the parties, neither party shall paid by the PURCHASER/DEVELOPER transferee "VENDORS" have any right to terminate this contract. The "PURCHASER/ shall have no objection of whatsoever and the
- 52. AND THAT each party to the contract shall be entitled for specific performance of contract
- A MARCO "PURCHASER/DEVELOPERS" Deed of Sale to be executed in his favour of "PURCHASER/ AGREEMENT FOR DEVELOPMENT AND SALE, unless and the DEVELOPERS" AND THAT the stamp duty and registration charges, if any, in hereof shall be ij borne respect of and paid the present
- 54. AND THAT in the event any dispute or difference arises between DEVELOPMENT AND SALE, and/or the carrying out of terms, the parties hereto in respect of these presents AGREEMENT FOR

directions and awards from time to time. final and binding upon the parties hereto. shall Arbitrator/s language time). The replacing the Arbitration and Conciliation Act, 1996, from time to in an amicable manner within thirty (30) days from the date that modification, or re-enactment thereof, or any new statute in force called upon the other party hereto to hold discussions/dialogues party hereto of the existence of such disputes or differences and one of the parties hereto has first notified (in writing) to the other firstly endeavour to personally resolve such disputes or differences provisions "DEVELOPERS/ for resolving the same. In the event such disputes or differences Arbitration not have and provisions of these presents, the parties hereto shall of resolved within the The arbitration shall be governed by the provisions of arbitration proceedings shall be held at GOA and the and conditions summary shall be reasoned and given in writing and shall be the proceedings shall be English. The Arbitrator/s and PURCHASERS" Conciliation Act, 1996 (or any statutory powers and be entitled hereof, and/or the interpretation of period hereto of thirty shall The to appoint award/s of the (30) days, give interim sole

AND SALE, unless a change in address is communicated to each addresses as mentioned in this AGREEMENT FOR DEVELOPMENT sent by Registered Post with acknowledgement due, to their by the "VENDORS" to the "DEVELOPERS/PURCHASERS" shall be "DEVELOPERS/PURCHASERS" to the "OWNERS/VENDORS" and AND THAT the all letters and/or notices sent or issued by the

other in writing and be sent to such changed addresses in that case the letters and/or notices shall

- 56. AND THAT the "VENDORS" declared that the 'SAID PLOT' 21/08/1978 as per the notification under no. RD/LAND/LRC/318/77 dated not belong to the community of schedule caste and schedule tribes
- 57. AND THAT the market value of the 'SAID PLOT' to be develop and stamp paper of Rs. 1,78,000/- as the stamp duties in respect of Fifty Nine Lakhs Twenty Eight Thousands only) and typed on the And Sale the is together/jointly valued at Rs. 59,28,000/- (Rupees purpose of stamp duty the present Agreement For Development Thirty Five Lacks Twenty Eight Thousand Only) and hence for the construction 24,00,000/- (Rupees Twenty Four Lacks only) and the cost of the handed over to the "DEVELOPER/PURCHASER" is valued for Rs. this transfer. to the of the said "CONSTRUCTED BUILD UP AREA' to be ""VENDORS" is valued at 35,28,000/- (Rupees
- and DEVELOPMENT AND SALE annexed to this deed which plan is signed by the parties herein The 'SAID PLOT' is shown in colour RED hatched lines in the plan shall form an integral part of this AGREEMENT
- Department is required for sale of any plot the parties of present Country Planning Act 2007 which came on force from 22/03/2018 WHEREAS in view of amendment to the per said amendment NOC from the Town Planning has obtained said NOC Goa Town and Ref



and copy of the same is annexed herewith. No.49(6)/TCP/PER/26/2021/222 dt.24/02/2021 for this Deed

### SCHEDULE-I

Village property and presently is bounded as follows District Goa, State of Goa, which is neither inscribed nor described in village Corgao, of and situated at Village Corgao, within jurisdiction of from the ALL THAT SAID PROPERTY totally admeasuring area of 9225 Sq. mtrs Land Revenue Office of Pernem, which is herein above referred as said Land Panchayat of Corgao, Taluka Pernem, Registration office of Bardez, at Mapusa nor enrolled in the property presently surveyed under Survey No. 108/1 of Sub-District Pernem,

On the South:- By property bearing under S.No.108/4, 5 and 6, On the North:- By property bearing under S.No. 108/2 and 110 On the West:- By property bearing under S.No.116/2, and 3 On the East:-By property bearing under S.No.108/2

### SCHEDULE-II

SCHEDULE I, and presently is bounded as follows being part THAT of the SAID SAID PLOT totally admeasuring PROPERTY herein above mentioned in area of 4000 Sq. the

On the North:- By property bearing under S.No. 108/2,

bearing under S.No.116/6 On the South:- By party 6.00 mts wide road and partly by property

On the East:- By the property bearing under S.No.108/2

On the West:- By property bearing under S.No.108/1,

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adding the state of the state o	600	Sylast	Q.
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## SCHEDULE - III

corresponding to the market value of the SAID PLOT'. apartments having a carpet area of 18 sq. mtrs. each, (18 sq. mtrs, building comprising of all together 28 (Twenty Eight) service 28 ) having total carpet area of 504 sq, mtrs. being the area THAT 'CONSTRUCTED BUILD UP AREA' a multi storied

## SCHEDULE - IV

900X900 mm, up to feet.		
will be of dado with dimension of		
bathroom flooring and the wall tiles		
dimension of 300 X 300 mm for the		
the rooms and antiskid tile		
with dimension of 900 X 900 mm for		
The flooring will be of vitrified	FLOORING	ω
plastering		
internal plaster will be of Gypsum		Sport
faced cement plastering and		
The external plaster will be of	PLASTER	2
bricks of 6" thick shall be used.		
and slab, with masonry work with		
framed structure of column,		
The construction shall be of	STRUCTURE	ы
Description	Particulars	Sr. No

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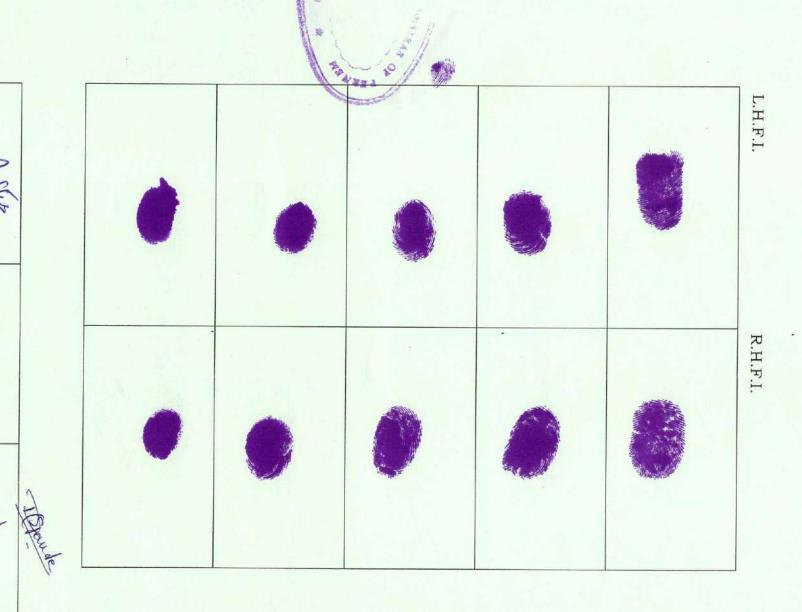
Mr. Amel Va

or equivalent paint.		4483
and the Inertial wall shall be of Plastic		80/
paints as per Architectural destine		
waterproof decorative paints/texture	k	
The external wall be painted with	PAINTING	00
aluminum glazed window		
The windows shall be of power coating	WINDOWS	7
be of waterproof.		
frames and the bathroom doors shall		
decorative lamination along with the		
The flush doors will be provided with	DOORS	0
equivalent fitting.		
installation will be in of Jaguar or		
CPVC ISI marks pipes, the sanitary		
be partially concealed with APVC or		
The Soil, waste and water pipes will	PLUMBING	SI
with light switches.		
with ISI mark of Polycab or equivalent		
The installation will be concealed wire	ELECTRICAL	4

witnesses mentioned herein at the end. AND SALE has been executed and signed by the "VENDORS" and IN WITNESS WHEREOF, this AGREEMENT FOR DEVELOPMENT the "PURCHASERS/ DEVELOPERS" in the presence of the



SHYAM SURYA THE "VENDOR" NO. 1 MR. SHAM SURYA PHADTE ALIAS SIGNED AND DELIVERED BY THE WITHINNAMED



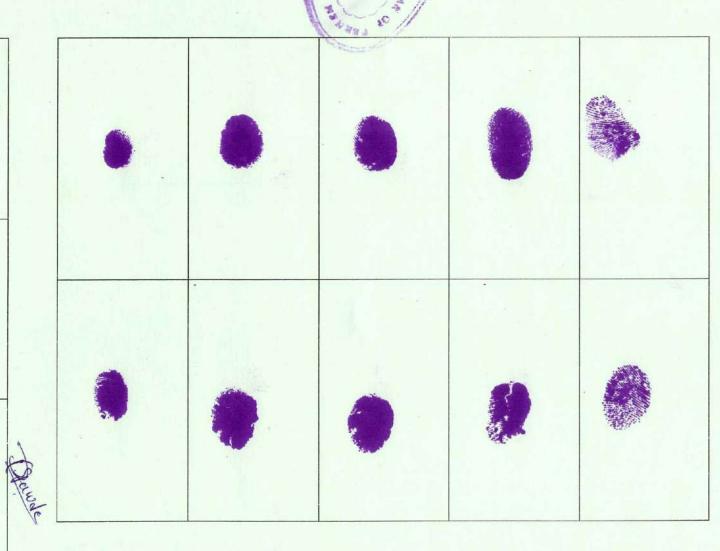
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THE "VENDORS" NO. 2 MRS. SHALAKHA FADTE SIGNED AND DELIVERED BY THE WITHINNAMED

L.H.F.I.

R.H.F.I.



-2 " a \*

Mrs. Shalaka Phadte

Mr. Amol Vadiyar

L

Mr. Sham Phadte @ Shyam Fadte

da



SIGNED AND DELIVERED BY THE WITHINNAMED THE "PURCHASERS / DEVELOPERS NO. 1 MR. AMOL VADIYAR

L.H.F.I. R.H.F.I.



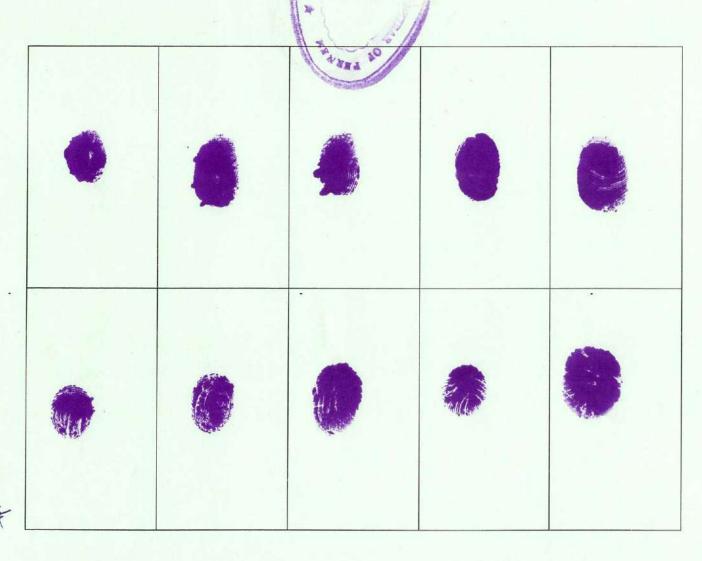


SIGNED AND DELIVERE

THE "PURCHASERS, DEVELOPERS NO. 2 MRS. DASHMI GAWDE

L.H.F.I.

R.H.F.I.



Mr. Amol Vadiyar

Mr. Sham Phadte @ Shyam Fadte

Stady

Witness

Amar K. Arodekar

Kishor

1 2 \* \* \* K)



## Government of Goa

# Document Registration Summary 2

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

Print Date & Time : - 14-Oct-2021 12:59:35 pm

Document Serial Number :- 2021-PNM-367

Presented at 12:41:10 pm on 14-Oct-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar Pernem along with fees paid as follows

	ω	2	_	Sr.No
T	Processing Fee	Registration Fee	Stamp Duty	Description
Total				
351120	1280	177840	172000	Rs.Ps

Stamp Duty Required :172000/-

Stamp Duty Paid: 177000/-

### Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	AMOL VADIYAR , Father Name: Marutirao Vadiyar, Age: 44,			
	Marital Status: Married ,Gender:Male,Occupation: Business,	CT M		
۸.	Address1 - plot no 9 RSN 1505-2 behind new Palace, Mala			2
-	Kolhapur Maharashtra Presently residing at Vagator Bradez Goa,			1
	Address2 -			9.4
	PAN No.			

#### Executer

Sr.NO	Party Name and Address	Photo	
	SHAM PHADTE Alias SHYAM FADTE, Father Name:Surya Fadte, Age: 58.  Marital Status: Married, Gender: Male, Occupation: Business, H. No. 96, Mazilwado, Revora Bardez Goa, PAN No.:		
2	SHALAKA FADTE, Father Name:Suryakant Gawde, Age: 44, Marital Status: Married, Gender:Female, Occupation: Housewife, H. No. 95A, Mazilwado, Revora Bardez Goa, PAN No.:		
ω	AMOL VADIYAR, Father Name:Marutirao Vadiyar, Age: 44, Marital Status: Married, Gender:Male,Occupation: Business, plot no 9 RSN 1505-2 behind new Palace, Mala Kolhapur Maharashtra Presently residing at Vagator Bradez Goa, PAN No.		93
4	DASHMI GAWDE, Father Name:Bhagwan Apa Gad, Age: 35, Marital Status: Married, Gender:Female, Occupation: Business, H.No.456, Gawdewada Corgao Pernem Goa., PAN No.:		

#### Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

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			Name: KISHOR RAUT, Age: 51, DOB:, Mobile: 9923813740, Email:, Occupation: Self Employed, Marital status: Married, Address: 403503, 1167 POIRA MAYEM ASSNORA BICHOLIM GOA, 1167 POIRA MAYEM ASSNORA BICHOLIM GOA, Maem, Richolim, North Goa, Goa	2
		9.3	Name: AMAR ARONDEKAR, Age: 31, DOB: , Mobile: 9765374173 , Email: , Occupation: Self Employed , Marital status: Married , Address: 403512, 181/9 VALPEM VIRNODA PERNEM GOA, 181/9 VALPEM VIRNODA PERNEM GOA, Virnora, Pernem, NorthGoa, Goa	7
Signature	Thumb	Photo	Party Name and Address	Sr.NO

Document Serial Number :- 2021-PNM-367

2007.1

## Document Serial No:-2021-PNM-367

Book :- 1 Document Registration Number :- **PNM-1-357-2021** Date : 18-Oct-2021

The way

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Pernem)

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