

Phone No  
Sold To Issued To  
Lakshmi Prasanna Co  
For Whom/ID Proof  
Pan-AAHFL9219P



₹ 0592209/-

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381623/1690809917112-00016241  
3816237 35/02/01/2021 PDI



For Lakshmi Prasanna Co-Owner

*Prasanna*  
Authorised Signatory



SI No 2023-PND 2278  
dt 02/03/2023  
P Reg No 21834  
Reg No. 2169

## AGREEMENT FOR DEVELOPMENT AND SALE

*Prasanna*  
AUTHORISED SIGNATORY  
LAKSHMI CONSULTANTS PVT. LTD.

For LAKSHMI PRASANNA CONSTRUCTIONS  
*Lakshmi Prasanna*  
Authorised Signatory

This Agreement for Development and Sale is made at Panaji this 31<sup>st</sup> day of July in the year Two Thousand Twenty Three (31/07/2023)

**BETWEEN**

**PRITHVI CONSULTANTS PRIVATE LIMITED**, a Private Limited Company registered and Incorporated under the Companies Act, 1956, having its registered office at 407, Shiv Towers, Patto Plaza, Panjim, Goa, and PAN no. \_\_\_\_\_, represented by its Authorized signatory **SHRI. GUNDAIAH SUBBAIAH GALLA**, aged about 75 years, son of Late. Shri. Galla Venkata Subbaiah alias Subbaiah Galla, Married, Business, holding PAN card under No. \_\_\_\_\_, Aadhaar Card under No. \_\_\_\_\_, phone no. \_\_\_\_\_

and resident of Plot No. 1 and 2, Vahini Nagar, Near Diamond Point, Sikh Village Road, Secunderabad, Hyderabad, Andhra Pradesh - 500009 herein authorized by Board Resolution dated 12<sup>th</sup> July

hereinafter referred to as the "OWNER/VENDOR" (which expression shall unless repugnant include her heirs, successors, legal representatives and assigns) of the ONE PART;

**AND**

**LAKSHMI PRASANNA CONSTRUCTIONS**, a partnership firm and registered under the FIRMS having its Branch office at 1<sup>st</sup> Floor, Gera River of Joy Zone, Panelim, Curti, North Goa, Goa, 403 406, and PAN No. \_\_\_\_\_, having its Partners

1. **SMT. GALLA SHREE HARI**, aged 45 years, son of Gundaiah Subbaiah Galla, Married, Business, holding PAN card under No. \_\_\_\_\_, Aadhaar Card under No. \_\_\_\_\_, phone no. \_\_\_\_\_ and resident of Plot No. 1 and 2, Vahini Nagar, Road No 4, Vahini Nagar, Sikh Road, near Diamond Point, Secunderabad, Hyderabad, Andhra Pradesh, 500009
2. **SMT. LAKSHMI PRASANNA GALLA ALIAS GALLA LAKSHMI PRASANNA**, aged 39 years, daughter of Prasada

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Rao Jetty, wife of Galla Shree Hari, Married, Business, holding PAN card under No. \_\_\_\_\_, Aadhaar Card under No. \_\_\_\_\_, phone no. \_\_\_\_\_ and resident of Plot No. 1 and 2, Vahini Nagar, Road No 4, Vahini Nagar, Sikh Road, near Diamond Point, Secunderabad, Hyderabad, Andhra Pradesh, 500009 represented by Power Of Attorney Holder **SMT. LAKSHMI PRASANNA GALLA ALIAS GALLA LAKSHMI PRASANNA**, aged 39 years, daughter of Prasada Rao Jetty, wife of Galla Shree Hari, Married, Business, holding PAN card under No. \_\_\_\_\_, Aadhaar Card under No. \_\_\_\_\_, phone no. \_\_\_\_\_ and resident of Plot No. 1 and 2, Vahini Nagar, Road No 4, Vahini Nagar, Sikh Road, near Diamond Point, Secunderabad, Hyderabad, Andhra Pradesh, 500009 herein authorized by Power of Attorney dated 12<sup>th</sup> July 2023, hereinafter referred to as the "PURCHASER/ DEVELOPER" (which expression shall unless repugnant include their heirs, successors, legal representatives and assigns)

**OF THE OTHER PART.**

**ALL INDIAN NATIONALS**

#### **WHEREAS**

there exists all that part and parcel of land A. Bernardo Jose da Costa, from Neura Village was the original owner of the property named "Predio Oiteral Bonobo" admeasuring 7,30,107 square meters situated at Moula Village Bainguinim, described in the Land Registration Office Lihas, Goa under no. 17021 at folio 53 of Book B.45 (new) and registered in Revenue office, Taluka Ilhas under Nos. 159 and 165, bounded on the East by a road which from the gate of Moula Fort goes to the Arch of Santo Agostinho, on the West and North by sloping which goes to the church of Nossa Senhora de Santana and on the South by Fort Wall and represented in Cadastral plan of Land Survey Department under No. 41, situated at Village Bainguinim, Taluka Ilhas,

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Goa and in the area of Gram Panchayat of Se, in the District of Goa, Sub District Ilhas (hereinafter referred to as he said property".

On the demise of the said Bernardo Jose Da Costa, an orphan logical inventory was instituted and his two daughters Maria Ilda Amanda Botelho De Costa and Jovina DalCosta being the legal heirs of their late father were allotted became the co- Shers of the said property named "Predio Oiteral Bonobo".

By and under Deed of Sale dated 2nd January 1936, the said Jovina Da Costa sold her half share in the said property named "Predlo Oiteral Bonobo" to (1) Vencetexa Visvonata Camotim, (2) Ananda Visvonata Camotim and (3) Vasudeva Visvonata Camotim, in equal shares. The said Deed of Sale dated 2nd January 1936 is recorded in Book No. 306 at Folio 94 by the Notary Dr. Socrates da Costa of Panaji and thereafter the purchase was also registered with the Land Registration Office, Ilhas, Goa, under Serial No.10037 in the Book G.19 at page 69, on 17th November 1936.

By and under Deed of Sale dated 24 January 1936, the said Jovina Da Costa sold her half share in the said property named "Predio Oiteral Bonobo" to (1) Vencetexa Visvonata Carotim, (2) Ananda Visvonata Camotim and (3) Vasudeva Visvonata Camotim. in equal shares. The said Deed of Sale dated 2 January 1936 is recorded in Book No. 306 at Folio 94 by the Notary Dr. Socrates da Costa of Panaji and thereafter the purchase was also registered with the Land Registration Office, Ilhas, Goa, under Serial No. 10037 in the Book G.19 at page 69, on 17 November 1936.

Vide Inventory Proceedings instituted in the Court of Comarca Meats Goa on demise of the said Bernardo Jose Da Costa, the said Maria Ilda Amanda Botelho De Costa was allotted half portion of the said property named "Predio Oiteral Bonobo" (i.e. an area approx. admeasuring

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3,65.055 square meters) and the same was registered in favor of the said Maria Ilda Amanda Botelho De Costa in Land Registration Office under Serial No. 24420 on Book G.38 at Folio 31.

Thereafter, the PARTY OF THE FIRST PART herein has represented to the PARTY OF THE SECOND PART as under:-

(i) By and under Deed of Partition dated 2nd July 1974 executed and registered in the office of the Sub Registrar at Ilhas, Panaji under Serial No.499/74 presented on 8th July 1974 and Registered No.482 at pages 50 to 65 of Book No. I. Vol. 86, registered on dated 23rd August 1974, the said property named "Predio Oiteral Bonobo" was divided and demarcated into three plots and an area admeasuring 3,65,055 square meters was allotted to the said Maria Ilda Amanda Botelho De Costa and her husband Carmo Gregory De Souza.

(ii) By and under Agreement of Sale dated 22 March 1974, the said Maria Ilda Amanda Botelho De Costa and her husband Carmo Gregorio De Souza agreed to sell their portion of the said property admeasuring approx. 3,65,000 square meters (hereinafter referred to as "Larger Property" described in detail at FIRST SCHEDULE hereunder) to (1) Francisco Xavier De Souza E Britto and (2) Jose Filipe Pegado Braganza or to any other person or persons or firms nominated by them.

(iii) The said Carmo Gregorio De Sousa and Maria Ilda De Sousa executed a Power of Attorney dated 14th September 1974 in favor of Francisco Xavier De Souza in respect of the said Larger Property admeasuring approx. 3,65,000 square meters.

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(iv) In pursuance of the aforesaid Agreement of Sale dated 22nd March 1974, the said Francisco Xavier De Souza E Britto and Jose Filipe Pegado Braganza held the aforesaid portion of the said Larger Property admeasuring approx. 3,65,000 square meters as stock in trade in a partnership firm and affected sale of further smaller portions of land therein.

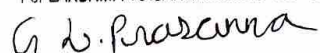
(v) The said Maria Ilda Amanda Botelho De Costa and her husband Carmo Gregorio De Souza in terms of the aforesaid Agreement of Sale dated 22nd March 1974 transferred smaller portions of land parcels totally admeasuring 1,49,175 sq.mtrs out of their portion of the said Larger Property admeasuring 3,65,000 square meters, in favor of different persons nominated by Francisco Xavier De Sousa E Brito and Jose Filipe Pegado Braganza from time to time and received part payments in respect thereof.

(vi) The said partnership firm holding the portion of the said Larger Property admeasuring approx. 3,65,000 square meters as stock in trade pursuant to terms of the aforesaid Agreement of Sale dated 22nd March 1974 was dissolved and the remaining balance portion of the unsold land admeasuring 2,15,825 square meters was purchased by its partners (1) Francisco Xavier De Sousa E Brito and (2) Jose Filipe Pegado Braganza in equal shares in lieu of settlement of their accounts in the dissolved firm. The said purchase of the unsold land admeasuring 2,15,825 square meters was completed vide Deed of Sale dated 20th November 1980 executed by the said Maria Ulda Amanda Botelho De Costa and her husband Carmo Gregorio De Souza in favor of the said (1) Francisco Xavier De Sousa E Brito and (2) Jose Filipe Pegado

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Braganza. The said Deed of Sale dated 20th November 1980 is registered in the office of the Sub Registrar under Serial No. 682/80 and Registered No. 329 at pages 55 to 62 of Book No.1 Vol. No. 163 dated 17th August 1981.

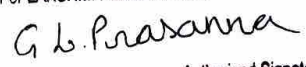
(vii) By and under the Agreement of Sale dated 1 October 1986, the said Francisco Xavier De Sousa E Brito, Melba Lima Brito, Jose Filipe Pegado Braganza and Wilma Jaques Braganza agreed to sell a portion admeasuring 37,500 square meters out of the said Larger Property and delineated in red color hatched lines on the plan hereto annexed and marked as Annexure "A" and more particularly described in SECOND SCHEDULE hereinafter written (hereinafter referred to as "Plot"), in favour of the said Prithvi.

(viii) On demise of the said Francisce Navier De Soues Brite, Inventory Proceedings No.63 of 1900 were initiated in the Court of the Civil Sention Division held at Mapusa and the same were concluded on 148 September 1989 wherein the entitlement and share of the said Francisco Xavier De Sousa & Brito in the portion of the said Larger Property was allotted absolutely to his wife Mrs. Melba Especiosa Josefa de Santa F. M. Pegado Lima Britto alias Melba Lima Britto, in the said Inventory Proceedings No. 63 of 1989, the sand Larger Property has been mentioned at Item No.8 and discloses the fact that the half right with respect to the said Larger Property is allotted to the said Melba Lima Britto widow of the valid Francisco Xavier De Sousa R Brito. Consequently the balance half rights in the said Larger Property is that of Jose Filipe Pegado Braganza.

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(ix) Under the Goan Law relating to the Communion of Assets which is prevalent in Goa, Mrs. Wilma Jaques Braganza, wife of Mr. Jose Filipe Pegado Braganes Acquired the half rights to the Jose Filipe Pegado Braganza's undivided 1/2 share in the said Larger Property

(x) In pursuance of the aforesaid Agreement of Sale dated 1<sup>st</sup> October 1986, Deed of Sale dated 20th October 1994 was entered into and executed by the said (1) Melba Lima Britto AND (2) Jose Filipe Pegado Braganza and his wife Wilma Jaques Braganza, therein referred to as the Seller for the sale of the said plot, admeasuring 37,500 square meters bearing Sy no.20/1/L of village Bainguinim Tiswadi Goa in favour of the said Prithvi Consultants Private Limited ("Prithvi"),

The said plot was transferred to Prithvi without any further consideration. The said Deed of Sale dated 20th October 1994 is registered with the Office of the Sub Registrar Assurances a Ilhas, Panji under serial no. 666 at pages 143 to 173 of Book 1, Volume 384 dated 19 April 1996.

(xi) Thus, the said Prithvi, herein being the Vendor, by virtue of the said Deed of Sale dated 20th October 1994

That by Deed of sale dated 8-2-2017 Prithvi Consultants Pvt Limited sold an area Admeasuring 28423 m<sup>2</sup> bearing Sy no. 20/1/L of village Bainguinim Tiswadi Goa to EXPAT PROJECTS & DEVELOPMENT PRIVATE LIMITED (hereinafter referred to as the said plot and

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described in detail in Schedule II mentioned hereunder, which deed is registered under no. PNJ-BK1-00318-2017 of Book I document, Cd no. PNJD55 dated 15-2-2017 in the office of the Sub Registrar of Panaji Goa.


That by Deed of exchange dated 10th June 2023 the Vendors transferred an area of 1290 m<sup>2</sup> of the said property to EXPAT PROJECTS & DEVELOPMENT PRIVATE LIMITED in exchange of plot no. B1 adm. 600 m<sup>2</sup> bearing Sy no. 20/1-L of village Bainguinim Tiswadi Goa and plot no. B2 adm. 690 m<sup>2</sup> bearing Sy no. 20/1-L of village Bainguinim Tiswadi Goa and described in detail in Schedule III received from EXPAT PROJECTS & DEVELOPMENT PRIVATE LIMITED in terms of Deed of Exchange dated 10th June 2023 registered under no. PNJ-1-1638-2023 of Book I document dated 12-Jun 2023 in the office of the Sub Registrar of Panaji Goa.

That the Vendors are thus owners in clear and absolute possession of land adm. 9077 m<sup>2</sup> bearing Sy no. 20/1-L of village Bainguinim Tiswadi Goa hereinafter referred to as the SAID PROJECTED LAND and described in detail in Schedule IV.

WHEREAS the Owner/Vendor has now approached the Purchaser/ Developer for Sale of the SAID PROJECTED LAND for the purpose of development and construction of Residential/ Commercial Complex in the SAID PROJECTED LAND AND the PURCHASER/DEVELOPER shall be fully entitled to use the FSI and the FAR concerning the SAID PROJECTED LAND.

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WHEREAS the Owner/Vendor does hereby agree to sell the SAID PROJECTED LAND to the Purchaser for the purpose of development from owner for a total Consideration of **Rs.1,58,83,000/- (Rupees One Crore Fifty Eight Lakhs Eighty Three Thousand Only)** and in lieu the Purchaser /Developer Shall give the Owner a Corresponding 25% of the Built up area of the total land admeasuring 9077 sq.mtrs i.e., 2269 sq.mtrs and total Consideration is Valued at @ 7000/- Per Square meter that is  $2269 \text{ m}^2 \times \text{Rs.}700 = \text{Rs.}1,58,83,000/-$  (Rupees One Crore Fifty Eight Lakhs Eighty Three Thousand Only) on the terms and Condition Stipulated hereunder.

**NOW THIS AGREEMENT WITNESSETH AS UNDER:-**

1. That in consideration of the amount of **Rs.1,58,83,000/- (Rupees One Crore Fifty Eight Lakhs Eighty Three Thousand Only)** and subject to the terms and conditions hereafter appearing the Owner/Vendor as the lawful and exclusive Owner of the SAID PROJECTED LAND do hereby agree to sell the SAID PROPERTY to the Purchaser/ Developer without encumbrances whatsoever.

2. That stipulated consideration of **Rs.1,58,83,000/- (Rupees One Crore Fifty Eight Lakhs Eighty Three Thousand Only)** is agreed to be paid by the Purchaser/Developer to the Vendor in kind as under:-

(a) That in consideration of the amount of **Rs.1,58,83,000/- (Rupees One Crore Fifty Eight Lakhs Eighty Three Thousand Only)** the Purchaser/Developer shall construct at his own cost for the Owner/Vendor 5 villas (i.e. 25 percent of total salable area constructed by the Purchaser/Developer on the SAID PROJECTED LAND particularly described in the Schedule V subject to approval from the Village Panchayat Bainguinim.

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3. The Purchaser/Developer agrees to construct the said built up area for the Owner/Vendor as per the designs drawn by the Architect of the Purchaser/Developer and as per the plans duly approved by the Competent Authority as per the specifications detailed in the Schedule VI hereunder. Any other item of work in addition to that specified in the Schedule VI hereunder shall be carried out by the Purchaser/Developer for the Owner/Vendor at the prior written request of and at the cost of the Owners/Vendors as per the prevailing market value of such work item.

4. The Owner/Vendor does hereby assure the Purchaser/Developer about their/her marketability of title to the SAID PROJECTED LAND.


5. The PURCHASER/Developer shall get the plans approved at their own cost and deliver the same to the Owner/Vendor along with Construction Licence and present the same to the Owner/Vendor; the Owner/Vendor shall within 7 days from the date of receiving the said approved plans from the PURCHASER/DEVELOPER, identify the units to be allotted to them and the Owner/Vendor shall confirm the units to be allotted to them as per the approved plans.

It is agreed that the Owner/Vendor shall have the first option of selection before giving the project in the market and accordingly, the Parties hereto shall enter into an Addendum / Supplementary Agreement for the said purpose.

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6. The Purchaser/Developer hereby agrees to Commence Construction within 30 days from obtaining License from the Village Panchayat whichever is earlier; and deliver possession of the said built up units to the Vendor within 30 (Thirty) months from the date of obtaining the construction Licence from the Village Panchayat. In the event that the Purchaser fails to deliver possession of the said units within the time stipulated hereinabove due to any action of God or Nature and force majeure beyond the control of the Purchaser/ Developer, the Owner/Vendor shall grant to the Purchaser additional time of 6 months for the delivery of possession of the said units.

It is agreed between the parties that in the event Purchaser/Developer fails to deliver the ready possession of the said units to the Owner/vendor as mentioned above (except in cases where the Purchaser/Developer has informed the Owner/vendor of any force majeure conditions and/or market conditions affecting the saleability), the Owner/ vendor along with the Purchaser/Developer shall take mutually decided steps to complete the project.

7. Upon the execution of this agreement, the Purchaser/Developer shall be entitled to put up a hoarding in the SAID PROPERTY displaying the elevation of the proposed building and other particulars at the discretion of the Purchaser/ Developer.

8. The Owners/Vendors have agreed to make out a marketable title to the SAID PROJECTED LAND hereby agreed to be sold free from all reasonable doubts and shall at their own costs and expenses get in all the outstanding estate and clear all defects in title and all encumbrances

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and claims on or to the said plot including all claims by way of taxes, sale, Mortgage, Exchange, gift, trust, inheritance, possession, easement, lease, lien or otherwise howsoever.

9. It is hereby specifically agreed by and between the Owner/Vendor and the Purchaser/ Developer as under:-

(a) On execution hereof, the Purchaser/ Developer shall be at liberty to prepare plans for the development of the said Property and submit the same to the appropriate authorities under Town and Country Planning Act and for the said purpose to appoint Architects, Surveyors and other Agents. On obtaining the necessary permission for development under the Provisions of the said Act as aforesaid the Purchaser/Developer shall be at liberty to submit the building plans to the Village Panchayat for approval and for the purpose the Purchaser/ Developer shall be at liberty to appoint Architects and Engineers at its own cost and option.

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

(c) The Owners/Vendors shall, on execution of this Agreement, execute an irrevocable General Power of Attorney in favour of the Purchaser/ Developer to sign all the applications, plans, papers, etc. to appoint Architects and to do other acts and things so as to obtain necessary permission from the Competent Authority under the Provisions of the prevailing relevant laws for

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A. S. Prasad  
Authorised Signatory

the development of the said Plot and also to approach the Village Panchayat for obtaining approval of the building plans and commencement, occupation and completion Certificate for the proposed buildings. Such Irrevocable General Power of Attorney shall also allow the Purchaser/Developer to enter into Agreements of Sale, Execution of Sale Deed, Mortgage of the Purchaser/Developer share of property. etc...

(d) The Purchaser/Developer shall bear and pay the costs, charges and expenses of preparation of plans and submitting the same to the Town and Country Planning Department and the Village Panchayat of Bainguinim and shall indemnify and keep indemnified the Vendor of, from and against all the said expenses.

(e) It is hereby specifically agreed by the Parties that the PURCHASER/ Developer shall avail of all the FSI and the FAR available to the SAID PROJECTED LAND .In the event of any additional A.R. and/or F.S.I. being made available to the said Property at any future date prior to the conveyance of the said property or thereafter then the Owners/Vendors and the Purchaser/Developer shall be entitled to enjoy benefit thereof in the agreed Proportion as per Clause 2 (a).

10. The Purchaser/Developer shall be entitled to construct the project in the SAID PROJECTED LAND in accordance with the plans to be sanctioned by the Village Panchayat of Bainguinim and sell the Units in the said project on what is known as "Ownership basis" and on such terms and conditions as the Purchaser/Developer, with the Owner/Vendor as the Confirming Party, but with the exclusion of the Units reserved for the Owner/Vendor. The Purchaser/Developer shall

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also not create any charge or encumbrance on the units to be allotted to the Owner/Vendor.

11. The PURCHASER/Developer shall be Solely liable for any violation of any Law, Rules or Regulations or under any law in force in the course of development and construction in the SAID PROJECTED LAND and there shall be no express or implied liability as against the Owner/Vendor.

12. On its Completion the projects shall be named and communicated to the Owner/Vendors by the Purchaser/Developer.

13. It is hereby agreed that in respect of the units agreed to be constructed by the Purchaser/Developer for the Owner/Vendor as aforesaid, the Purchaser/Developer shall be liable to pay all such costs and charges towards (a) installation of electricity meter for each unit and (b) and water connection and fittings.

14. It is agreed by the Owner/ Vendor that on having received possession of the Units allotted to them in lieu of the cost of land, the Owner/ Vendor shall at the cost of the Purchaser/ Developer execute a Deed of Sale concerning the said Property in favour of the Purchaser/Developer or their nominee with the exclusion of undivided right, title and interest to the proportionate share of land in SAID PROJECTED LAND corresponding to the said super built up area of the units to be held and retained by the Owner/Vendor.

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A. L. Prasanna  
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15. Immediately on the said Units allotted to the Owner/Vendor as mentioned hereinabove, being ready for occupation in all respects, along with Occupancy Certificate the Purchaser/ Developer shall, give 10 day's notice to the Owner/Vendor requiring the Owners/Vendors to take possession of the said units and the Owner/ Vendor shall on or before the expiry of the said notice period, pay the Purchaser the amounts as mentioned in clause 26 and take possession of the said units.

16. In the event of any deposits paid by the Purchaser/PURCHASER in the name of the Owner/ Vendor to any Government, Semi-Government, Village Panchayat or electricity authorities, the same shall be refundable to the Purchaser/ Developer alone.

17. The Owner/Vendor shall pay the taxes/ fees/ cess in respect of the SAID PROJECTED LAND upto the period of the execution of this Agreement and thereafter the Purchaser shall be solely responsible to pay the same.

18. The Owner/Vendor hereby state and assure the Purchaser that no notice under the Land Acquisition Act or the Town and Country Planning Act has been issued against, received by or served upon them in respect of the SAID PROJECTED LAND hereby agreed to be sold.

19. The Owner/Vendor shall at the time of Signing this Agreement, deliver to the Purchaser/ Developer or their nominees copies of all original documents of title of the Vendors which exclusively relate to the SAID PROJECTED LAND agreed to be sold hereunder.

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20. The Owner/Vendor does hereby declare that they are the lawful and exclusive Owner of the SAID PROJECTED LAND free from all encumbrances and charges whatsoever and their title to the SAID PROJECTED LAND is clear and marketable.

21. It is agreed by and between the parties hereto that the possession of the SAID PROJECTED LAND is and shall be of the Owner/Vendor until the Conveyance is executed.

22. It is agreed by and between the Parties hereto that the Sale Deed in respect of the SAID PROJECTED LAND shall be completed at the instance and cost of the Purchaser/Developer in favour of the Purchaser/Developer and/or his nominee/nominees for which the Owner/Vendor shall obtain NOC for Sale from the Planning and Development Authority as may be required under the Town and Country Planning Act for the purpose of registration of the Deed at the cost of the Purchaser/Developer.

23. The parties agree that any change or modification in terms of this Agreement shall necessarily be recorded in writing evidencing mutual consent.

24. The PURCHASER/Developer shall pay the stamp duty, registration fees, and all other incidental charges, costs, for this Agreement and the final conveyance to the Purchaser/Developer or the buyers of the units falling in the share of the Purchaser/Developer.

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25. That all notices to be served on the parties hereto shall be sufficient if served at the address hereinabove mentioned.

26. The Owners/Vendors shall also pay an amount, that will be intimated by the Purchaser/Developer after obtaining the occupancy certificate, an annual maintenance amount for the first year towards the 5 units allotted to the Owner/ Vendor, which amount shall be paid by the Owner/ Vendor to the Purchaser/ PURCHASERs simultaneously on taking possession of the said units.

27. In the event of any dispute concerning the terms of this Agreement the Parties hereto agree to refer the matter to an Arbitrator under the Provisions of Arbitration and conciliation Act.

28. Possession of the said Property is not delivered to the Purchaser/ PURCHASER on this date.

29. The consideration of the said Property is **Rs.1,58,83,000/- (Rupees One Crore Fifty Eight Lakhs Eighty Three Thousand Only)** but for registration fee and stamp duty the said Property is valued at **Rs.2,04,21,000/- (Rupees Two Crore Four Lakhs Twenty One Thousand Only)** as such stamp duty of **Rs.5,92,209/- (Rupees Five Lakhs Ninety Two Thousand Two Hundred And Nine Rupees Only)** is affixed hereto, which is borne by the Purchaser.

**For PRITHVI CONSULTANTS PVT. LTD.**

  
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## THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Larger Plot)

All that property admeasuring 3.65.055 square meters, being portion of the said Bonobo described at Schedule-II hereinabove, identified as "Predio Giteral Bonobo situated at Moula of Village Baingulnim within the limits of Village Panchayat of Old Goa, Taluka Tiswadi, Registration Sub District of Chisas, District North Goa, In the State of Goa, which property is described under no.17021 at page 53 of Book 8-45 (New) and enrolled in the Taluka Revenue Office at Panaji under Matriz no.159 and 165 surveyed under No. 20/1 of Village Bainguinito and bounded as follows:

On or towards the East :- by the property of Verediana Matildes Dalgado e Sa and Others and village Ela,

On or towards the West :- by the Plot No. 2 which is separated by a straight

line running in the North South direction.

On or towards the North :- by Village Ela and part of plot no. 2,

On or towards the South :- by wall of the Old Port of Goa, was allotted to Carmo Gregorio De Souza and Mrs. Maria Iida de Souza

## THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Plot)

All that piece and parcel of land bearing Survey no. 20/1/1 admeasuring 37500 square meters, forming part of a larger property Identified as PREDIO OITERAL BONOTO also known as BONBO situated at Moula of Village Bainguinim within the limits of the Village Panchayat of old Goa, Taluka Tiswadi of thas, North Goa District. State of Goa, which property is described undes no. 17021 at page 53 of 11-45 (New) and enrolled in the Taluka Revenue Office at Panaji under Matriz

For PRITHVI CONSULTANTS PVT. LTD.

AUTHORISED SIGNATORY

For LAKSHMI PRASANNA CONSTRUCTIONS

G. L. Prasanna

Authorised Signatory

no. 159 and 165 and surveyed under survey no. 20/1/1 of Village Bainguinim. The said plot is bounded as under.

On or towards the North by: by the property belonging to Shri Vecesto Gonsalves from St. Cruz, Ilhas, Goa,

On or towards the South by: by the property bearing Survey No.20/1.

On towards the West by: by the property of Verediana Metildas Dalgado E Sa comprising of plot nos. 7 to 10.

On towards the East by: by property belonging to Yerediana Metildas Dalgado E Sa.

### THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of the First Plot)

All the piece and parcel of land admeasuring 28.423 Sq.mt., forming a part of land bearing Survey no. 20/1/1. admeasuring 37500 square meters, forming part of a larger property identified as PREDIO LTERAL BONOTO also known as BONBO situated at Moula of Village Bainguinim within the limits of the Village Panchayat of old Gou Taluka Trswadi of Ilhas, North Goa District, State of Gou, which property is described under no. 17021 at page 53 of B-45 (New) and enrolled in the Taluka Revenue Office at Panaji under Matriz no. 159 and 165 and surveyed under survey no. 20/1/1. of Village Bainguinim. The said Plot is bounded as under:-

On or towards the North by:- by the property being retained by Prithvi Consultants Pvt. Ltd.

On or towards the South by:- by the property bearing Survey No.20/1

On or towards the West by:- by the property of Verediana Metildas Dalgado Sa comprising of plot nos. 7 to 10,

On or towards the East by:- by property belonging to Verediana Matildas Dalgado E Sa.

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For LAKSHMI PRASANNA CONSTRUCTIONS

G. L. Prasanna  
Authorised Signatory



**THE FORTH SCHEDULE ABOVE REFERRRD TO**

(Description of the Said Plot no.B1 adm.600 m2 bearing Sy no. 20/1-L of village Bainguinim Tiswadi Goa and plot no. B2 adm.690 m2 bearing Sy no. 20/1-L of village Bainguinim Tiswadi Goa sold by the Party Of The First Part To The Party Of The Second Part )

All that plot no. B1 adm.600 m2 bearing Sy no.20/1-L of village Bainguinim Tiswadi Goa and plot no.B2 adm.690 m2 bearing Sy no.20/1-L of village Bainguinim Tiswadi Goa formed out of larger property described in Schedule III mentioned hereinabove.

**plot no.B1 adm.600 m2 and Plot no B2 adm 690 m2 both combined and bounded as under**

East: by property belonging to Verediana Matilsdas Dalgado Esa

West: by property belonging to Verediana Matildas Dalgado Esa

North: by Property Retained by Prithvi Consultant Pvt Ltd

South: by property bearing Survey No.20/1

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

(Description of the SAID PROJECTED LAND)

All the piece and parcel of land admeasuring 9077 Sq.mtrs bearing Survey no. 20/1-L of village Bainguinim Tiswadi Goa, forming part of a larger property identified as PREDIO OITERAI BONOTO also known as BONBO situated at Moula of Village Bainguinim within the limits of the Village Panchayat of old Goa Taluka Tiswadi of Ilhas, North Goa District, State of Goa, which property is described under no. 17021 at page 53 of B-45 (New) and enrolled in the Taluka Revenue Office at Panaji under Matriz no.159 and 165. which is also detailed below.

For PRITHVI CONSULTANTS PVT. LTD.

**AUTHORISED SIGNATORY**

For LAKSHMI PRASANNA CONSTRUCTIONS

G. L. Prasanna  
Authorised Signatory

The SAID PROJECTED LAND is bounded as under:-

East:- by property of Vere Diana Matildas Dalgado Esa

West:- by 10 Mtr wide access Road and Land of Verediana Matildas  
Dalgado Esa

North:- by the property of Shri Veces lao Gonsalves

South:- by the property of Expat Projects and Development Pvt. Ltd.

IN WITNESS WHEREOF the Parties hereto have executed this  
agreement the day month and year hereinabove.

For PRITHVI CONSULTANTS PVT. LTD.

AUTHORISED SIGNATORY

For LAKSHMI PRASANNA CONSTRUCTIONS

G. L. Prasanna  
Authorised Signatory






(SIGNED AND DELIVERED  
BY THE OWNER/VENDOR)







PRITHVI  
CONSULTANTS  
PRIVATE LIMITED  
Herein represented by its  
Authorized  
Signatory  
Shri. Gundaiah  
Subbaiah Galla

1.  1. 

2.  2. 

3.  3. 

4.  4. 

5.  5. 

For PRITHVI CONSULTANTS PVT. LTD.

  
AUTHORISED SIGNATORY

For LAKSHMI PRASANNA CONSTRUCTIONS

  
A. L. Prasanna  
Authorised Signatory



(SIGNED AND DELIVERED  
BY THE PURCHASER/DEVELOPER)



*G. Lakshmi Prasanna*  
**Lakshmi Prasanna**  
**Constructions**  
represented by Power Of  
Attorney Holder Smt.  
**Lakshmi Prasanna**  
**Galla Alias Galla**  
**Lakshmi Prasanna**

- |    |  |    |  |
|----|--|----|--|
| 1. |  | 1. |  |
| 2. |  | 2. |  |
| 3. |  | 3. |  |
| 4. |  | 4. |  |
| 5. |  | 5. |  |

For PRITHVI CONSULTANTS PVT. LTD.

*G. Lakshmi Prasanna*

**AUTHORISED SIGNATORY**

For LAKSHMI PRASANNA CONSTRUCTIONS

*G. Lakshmi Prasanna*

**Authorised Signatory**

WITNESSES:-

1. Siddesh Navelkar

Behind manohar Residency

Perigol Goa Ponda 403401

*Siddesh Navelkar*

2. AKSHAY VOLVOIKAR

H.no 47/5 Golra waddo Pomburpa

Bardez Goa 403523

*Akshay*

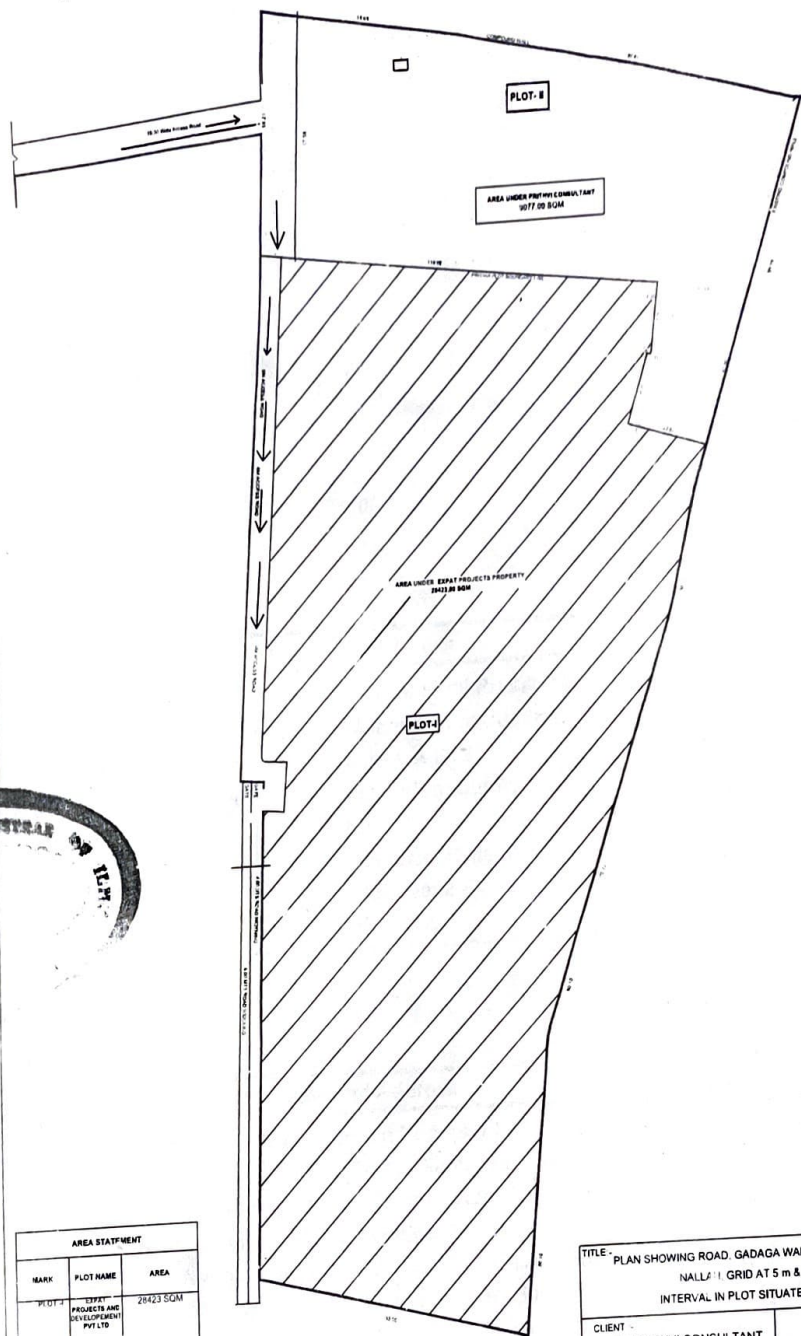
For PRITHVI CONSULTANTS PVT. LTD.

AUTHORISED SIGNATORY

For LAKSHMI PRASANNA CONSTRUCTIONS

*G. S. Prasanna*

Authorised Signatory



AREA STATEMENT		
MARK	PLOT NAME	AREA
PLOT-4	EXPAT PROJECTS AND DEVELOPMENT PVT LTD	28423 SQM
PLOT-5	PRITHVI CONSULTANT PVT LTD	1077 SQM

For PRITHVI CONSULTANTS PVT. LTD, For

TITLE - PLAN SHOWING ROAD, GADAGA WALL, CUTTING LINE, RETAINING WALL, NALLA 1:1, GRID AT 5 m & CONTOUR AT 1 m INTERVAL IN PLOT SITUATED AT OLD GOA - GOA				
CLIENT - Mr PRITHVI CONSULTANT		S K ASSOCIATES CONSULTANTS   SURVEYORS   VALUERS PANAJI - GOA   <a href="mailto:surveys@sk-associatesgoa.com">surveys@sk-associatesgoa.com</a>   9645221114		
SCALE -	DRAWN BY -	DATED -	DEALT BY -	DRAWING No -
				21 / 22

LAKSHMI PRASANNA CONSTRUCTIONS

AUTHORISED SIGNATORY

G. K. Prabha  
Authorized Signatory





## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 02-Aug-2023 03:08:00 pm

Document Serial Number :- 2023-PNJ-2298

Presented at 02:44:56 pm on 02-Aug-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	592300
2	Registration Fee	612630
3	Tatkal appointment fee	10000
4	Processing Fee	2020
Total		1216950

Stamp Duty Required : 592300/-





Stamp Duty Paid : 592309/-

#### Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Lakshmi Prasanna Galla Alias Galla Lakshmi Prasanna Power Of Attorney Holder Of Lakshmi Prasanna Constructions ,Father Name:Prasada Rao Jetty, Age: 39, Marital Status: , Gender:Female, Occupation: Business, Address1 - Plot No. 1 and 2, Vahini Nagar, Road No 4, Vahini Nagar, Sikh Road, near Diamond Point, Secunderabad, Hyderabad, Andhra Pradesh, 500009, Address2 - , PAN No.:			 LAKSHMI PRASANNA CONSTRUCTIONS Authorised c







#### Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Gundaiah Subbaiah Galla Authorised Representative Of Prithvi Consultants Private Limited , Father Name:Galla Venkata Subbaiah Alias Subbaiah Galla, Age: 75, Marital Status: , Gender:Male, Occupation: Business, Plot No. 1 and 2, Vahini Nagar, Near Diamond Point, Sikh Village Road, Secunderabad, Hyderabad, Andhra Pradesh - 500009, PAN No.:			 For PRITHVI CONSULTANTS PVT LTD. AUTHORISED SIGNATOR

2	<b>Lakshmi Prasanna Galla Alias Galla Lakshmi Prasanna Power Of Attorney Holder Of Lakshmi Prasanna Constructions ,</b> <b>Father Name: Prasada Rao Jetty, Age: 39,</b> <b>Marital Status: , Gender: Female, Occupation: Business, Plot No. 1 and 2, Vahini Nagar, Road No 4, Vahini Nagar, Sikh Road, near Diamond Point, Secunderabad, Hyderabad, Andhra Pradesh, 500009,</b> <b>PAN No.: , as Power Of Attorney Holder for Galla Shree Hari As Partner Of Lakshmi Prasanna Constructions</b>			<b>LAKSHMI PRASANNA CONSTRUCTIONS</b> <b>G. L. Prasanna</b> <b>Authorise</b>
3	<b>Lakshmi Prasanna Galla Alias Galla Lakshmi Prasanna As Partner Of Lakshmi Prasanna Constructions , Father Name: Prasada Rao Jetty, Age: 39,</b> <b>Marital Status: , Gender: Female, Occupation: Business, Plot No. 1 and 2, Vahini Nagar, Road No 4, Vahini Nagar, Sikh Road, near Diamond Point, Secunderabad, Hyderabad, Andhra Pradesh, 500009,</b> <b>PAN No.:</b>			<b>LAKSHMI PRASANNA CONSTRUCTIONS</b> <b>G. L. Prasanna</b> <b>Authorise</b>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Name: Akshay Dillip Volvolkar, Age: 31, DOB: , Mobile: 9049226054 , Email: , Occupation: Service , Marital status : Married , Address: 403523, 47-5 Golna Wado Pomburpa North Goa Goa, 47-5 Golna Wado Pomburpa North Goa Goa, Aldona, Bardez, North Goa, Goa</b>			
2	<b>Name: Siddesh Laxmikant Sinai Navelkar, Age: 40, DOB: , Mobile: 9422386591 , Email: , Occupation: Advocate , Marital status : Married , Address: 403101, Behind Manmohan residency Perigol Queula North Goa Ponda Goa, Behind Manmohan residency Perigol Queula North Goa Ponda Goa, Queula, Ponda, South Goa, Goa</b>			

  
Sub Registrar

Document Serial Number :- 2023-PNJ-2298

Book :- 1 Document

Registration Number :- **PNJ-1-2169-2023**

Date : 03-Aug-2023

*[Signature]*  
03/08/23

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

**01 - REGISTERED**  
**1/1**

