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Government of Goa

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-GA00320217595093Y

: 22-May-2026 11:14 AM

: NONACC (TS)/ gaga-t30/ STO-Panaji/ GA-NGA

: SUBIN-GAGAGA-T3000556852830134Y

: LAPMAC REALTY

: Article 5 Agreement or its records or memorandum of an agreement

: LAND MEASURING 504 SQ MTRS, CHALTA NO. 26 P.T. SHEET
NO. 115, LA CAMPALA COLONY, MIRAMAR PANAJI, GOA

: 3,39,11,000

: (Three Crore Thirty Nine Lakh Eleven Thousand only)

: LAPMAC REALTY

: GRATIAN ALBERT NAZARETH AND SANDRA VENA NAZARETH

: LAPMAC REALTY

: 9,83,500

: (Nine Lakh Eighty Three Thousand Five Hundred only)



Please write or type below this line

Sl No 2026-PNJ-1372
dt 26/05/2026
P No 28456

GG 0007524216

Statutory Alert

1. The authenticity of this stamp certificate should be verified at www.e-stamp.com or using e-Stamp Mobile App or Stock Holding. Any discrepancy in the details in this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

THIS AGREEMENT FOR REDEVELOPMENT ("this AGREEMENT") is executed on this 22nd day, of the month of May, of the year Two Thousand and Twenty-Six, (22/05/2026) at Panaji, Goa.

BETWEEN

LAPMAC REALTY, a firm registered under The Partnership Act under Registration No. PNJ-F4-2025 dated 16/12/2024, having its office at F-1 La Terrace Apartment, La Campla Colony, Miramar, Panaji, Goa, Pin: 403001 holding PAN Card No. [REDACTED], and represented herein by its partners, namely:

1. **MR. MANDAR SHAMSUNDAR PARULEKAR**, son of Late ^{Krishnaji} Shamsundar Parulekar, aged 55 years, Businessman, Married, Indian National, PAN Card [REDACTED] and AADHAR Card No. [REDACTED] Mobile No. [REDACTED], e-mail ID. parulekarconstruction@rediffmail.com, resident of 2148, Dhanwantari Krupa, BKG Road, Near Laxminarayan Petrol Pump, Kudal, Tal. – Kudal, Dist.- Sindhudurg, Maharashtra, Pin-416520, AND,

2. **MR MEHNEEL MANDAR PARULEKAR**, son of Mr. Mandar Shamsundar Parulekar, aged 26 years, married, businessman, Indian National, PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED], e-mail ID. parulekarconstruction@rediffmail.com, residing of 2148, Dhanwantari Krupa, BKG Road, Near Laxminarayan Petrol Pump, Kudal, Tal. – Kudal, Dist.- Sindhudurg, Maharashtra, Pin-416520. hereinafter referred to as the **"DEVELOPER"** (which expression, unless it is contrary and/or repugnant to, and/or inconsistent with the context and/or meaning thereof, shall be deemed to mean and include its/their heirs, successors, administrators, executors, assigns and/or other legal representatives) **OF THE FIRST PART;**

LAPMAC REALTY

Partner

LAPMAC REALTY

Partner

AND

1. **MR. GRATIAN ALBERT NAZARETH**, son of late Raymond Nazareth, age 72 years, married, businessman, Indian National, holder of PAN CARD NO. [REDACTED] and AADHAR Card No. [REDACTED], resident of M-104, Housing Board Colony, Near Police Quarters, Alto-Porvorim, North Goa, Goa-403521, E-mail ID: nazarethgratian@gmail.com, Mob No. 9325869847, and his wife,

2. **MRS. SANDRA VENA NAZARETH**, daughter of late Rosario Santana Alvares, age 68 years, Businesswoman, Married, Indian National, having PAN CARD NO. [REDACTED] and AADHAR Card No. [REDACTED], E-mail ID: nazarethsandra@gmail.com, Mob No. [REDACTED] resident of M-104, Housing Board Colony, Near Police Quarters, Alto-Porvorim, North Goa, Goa-403521, hereinafter collectively referred to as the **"LANDOWNERS"** (which expression, unless it is contrary and/or repugnant, and/or otherwise inconsistent with the context and/or meaning thereof, shall be deemed to mean and include their heirs, successors, administrators, executors, assigns and/or other legal representatives) **OF THE SECOND PART;**

(The **DEVELOPER** and **LANDOWNERS**, may, where the context so requires, unless it is contrary and/or repugnant, thereto, and/or otherwise inconsistent therewith, be referred to as **"PARTY"** and/or collectively as **"PARTIES"**)

WHEREAS:

A. There exists a property bearing Chalta no.26, P.T. Sheet no.115, Plot no. F-5 of La Campala Residential Colony admeasuring 504 square metres hereinafter referred to as the **SAID PROPERTY** and more particularly

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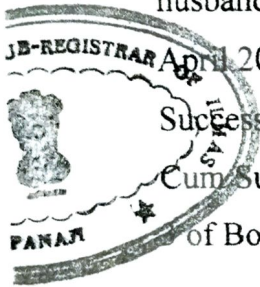
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described in the **schedule -I**. And identified hereto marked in red in the map attached along with as annexure A The original Owners being late Mrs. Julia Maria Piedade Alvares purchased the said property vide sale deed dated 18th August 1975. The said sale deed is registered under no. 622 at pages 59 to 63 of Book B-1 Additional Vol. XVIII on 22.09.1975 in the office of Sub Registrar of Ilhas, Panaji Goa.

B. Mrs Julia Maria Piedade Alvares and her husband Honorato Rosario Alvares alias Roasario Santana Alvares vide Gift Deed Dated 26th November 1982, transferred $\frac{3}{4}$ portion of the said property to their only daughter and son in law namely Sandra Vena Nazareth and Gratian Albert Nazareth (**The LANDOWNERS herein**) respectively by way of Gift.

C. That pursuant to the death of Mrs Julia Maria Piedade Alvares and her husband Honorato Rosario Alvares alias Roasario Santana Alvares on 25th April 2014 and 2nd September 1985 respectively, the LANDOWNERS vide Succession Deed which is registered with the Office of the Civil Registrar Cum Sub Registrar & Notary Ex-Officio, Bardez-Mapusa-Goa at Folio 2 to of Book 854 were declared as the Universal heirs.



D. Currently, the said property consists of a building named as JULROS containing 4 flats, hereinafter referred to as the **said existing building**.

E. That the **LANDOWNERS** are the exclusive **LANDOWNERS** in possession of the said property, including the land, the building and the 4 (Four) flats.

F. The **LANDOWNERS** hereby represent and declare that they are the exclusive **LANDOWNERS** in possession of the property, and that no other individuals or entities hold ownership rights or claims to the property or its units. Additionally, the **LANDOWNERS** affirm that no third-party rights

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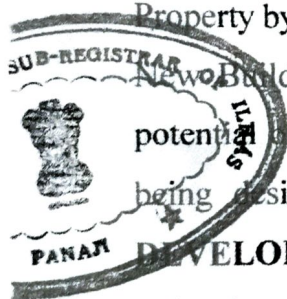
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have been created in relation to the property or its units. They further represent and warrant that the property is not subject to any litigation or encumbrances.

G. Save and except for the Sale Deeds, Gift Deeds and Succession Deed set out hereinabove, no conveyance/lease has been executed in favour of any other individual by the land **LANDOWNERS**.

H. The said Existing Building was constructed obtaining licence no.4/97/TS/82-PMC/84-85/45 and Occupancy Certificate no. 4/97/TS/82-PMC/00/89-90/15, admeasuring 420.72 sq. mtrs. And **Existing** 4 flats on ground and first floor more specifically described in **Schedule-I-A** the said building is approximately 35 years old and therefore require substantial structural/material repairs. Consequently, the **LANDOWNERS** have decided to undertake the redevelopment of the existing Building and the said Property by demolishing and undertaking the redevelopment by constructing **New Building** thereon by utilizing and exploiting the full development potential of the said Property. In view of the same, the **LANDOWNERS** being desirous of appointing an established, reputed and experienced **DEVELOPER** have approached the **DEVELOPER** to undertake the redevelopment of the property, which the **DEVELOPER** has accepted. The Project of redevelopment is hereinafter referred to as the "**SAID PROJECT**").

I. The **DEVELOPER** confirms that he has obtained permission and Licences from all the Legal Authorities to construct 9 (Nine) **FLOORS** in the new building. In consideration of the Development the **LANDOWNERS** undertake under this **AGREEMENT**, they shall be entitled to 5 (Five) **FLATS** as described in Schedule II-A, Owners Allocation, along with the proportionate undivided share of right, title and/or interest in the **SAID**



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PROPERTY, corresponding thereto, which the **DEVELOPER** shall construct in the **SAID PROJECT**, entirely at its own cost and expense.

J. In consideration of the **DEVELOPER** undertaking its obligations under this **AGREEMENT**, they shall be entitled to 4 (Four) FLATS that will be constructed other than the 5 (Five) FLATS mentioned herein above, along with the proportionate undivided share of right, title and/or interest in the **SAID PROPERTY**, corresponding thereto, which the **DEVELOPER** shall construct in the **SAID PROJECT**, entirely at its own cost and expense. The said allocation is hereinafter referred to as the **DEVELOPER's Allocation** and is more specifically described in **Schedule-II-B**.

K. The Parties hereto are now desirous of recording the terms and conditions agreed to by and between them in the manner as provided herein.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
MUTUALLY AGREED, DECLARED, CONFIRMED AND RECORDED
BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them.

A] BUILDING :

Shall mean the building to be constructed on the premises/project plot.

B] COMMON FACILITIES AND AMENITIES:

Shall include corridor, stairs way, two elevators, underground water reservoir, water pump, and motor, and other amenities like Jacuzzi, gym unit etc. which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment maintenance, provisions and management of the building.

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C] BUILDING PLAN:

Shall mean a plan prepared by the Architect appointed by the Developer for the construction of the Building on the said property and sanctioned by North Goa Planning & Development Authority (NGPDA) and Corporation of The City of Panaji, (CCP) and or other competent authorities.

D] LANDOWNER'S ALLOCATION:

Shall mean 5 (Five) flats in the building which is to be allocated to the LANDOWNERS as part of Owner's portion in accordance with the terms and conditions of these presents including proportionate in the common facilities and amenities and as described in the Schedule-II-A hereunder.

E] DEVELOPER'S ALLOCATION:

Shall mean 4 (four) flats in building which is to be allocated to the DEVELOPER as per of Developer's portion in accordance with the terms and conditions of these presents including proportionate in the common facilities and amenities and as described in the Schedule-II-B hereunder.



- 2) The **LANDOWNERS** had, appointed **SUDAMA ASSOCIATES** for the purpose of obtaining, on their behalf, all requisite licenses, sanctions, consents, approvals, and permissions from all competent government, municipal, and statutory authorities as may be required in respect of the said property and the proposed redevelopment thereof. Pursuant to the said appointment, SUDAMA ASSOCIATES has duly procured and obtained all such necessary licenses, sanctions, consents, approvals, and permissions from the concerned authorities in accordance with applicable laws, rules, and regulations.

I. NGPDA ORDER NO. NGPDA/187/PNJ/1390/2025 dated 22/07/2025.

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- II. NOC FIRE DEPARTMENT NO. DFES/FP/HB/315/24-25/153 dated 24/09/2024.
- III. NOC ELECTRICITY DEPARTMENT SDI-II(U)/PNJ/25-26/TECH-46/1225 dated 19/08/2025.
- IV. NOC PWD (SEWAGE DEPT) NO. F 65/25-26/ PWD/WDXXVII/SDI /310 dated 20/08/2025.
- V. NOC URBAN HEALTH CENTRE - DHS/2025/DHS0901/O0027/14 dated 21/08/2025.
- VI. NOC PWD (WATER DEPT) NO. DDW/SD I/WD-I/F-33/2025-26/462 dated 16/09/2025.
- VII. CONSTRUCTION LICENCE from CCP bearing NO.F1/CCP/ENG/CONST-LIC-18/2025-2026 dated 17/10/2025.

SUDAMA ASSOCIATES is appointed only for Licenses and Permission purpose and they do not have or create any right in the said redevelopment of the plan mentioned in Schedule I. Further if any licence or permission work/Occupancy Certificate/ Completion Certificate has to be taken the same shall be done by **SUDAMA ASSOCIATES**. **LAPMAC REALTY** and **SUDAMA ASSOCIATES** are fully responsible for successfully completing the Building within the specified period and obtaining the Occupancy Certificate. All cost, expenses, fees and all other charges incurred by **LAPMAC REALTY** and **SUDAMA ASSOCIATES** will be only borne by the **DEVELOPER**.

The **LANDOWNERS** have appointed the **DEVELOPER LAPMAC REALTY** for Undertaking the redevelopment of the said Property and hereby grants unto the **DEVELOPER** the development rights with respect to the said Land more particularly described in Schedule-I hereunder written and delineated in red colour boundary line on the plan annexed hereto and marked as Annexure [●] in the manner and on the terms and conditions set out in this Agreement together with the developers right to use and utilize the total

LAPMAC REALTY

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available floor space index of the said Property the DEVELOPER deems fit and proper, as per applicable government norms and rules.

3) The **LANDOWNERS** further agree that, from the date of execution of this Agreement, the **DEVELOPER** shall have the **right to enter** upon the Project Plot, either directly or through its nominees, agents, architects, consultants, representatives, contractors, and/or other necessary persons, to perform all acts and deeds required for exercising the Development Rights and for the implementation and development of the Said Project on the Project Plot.

4) The **LANDOWNERS** hereby agree that the **DEVELOPER** shall be entitled to demolish the existing building and fully utilize the development potential of the said property.

5) The construction, design, implementation etc. of the SAID PROJECT shall be done by the DEVELOPER. The DEVELOPER shall be entitled to appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development work and to pay in full their wages, remuneration and salary of such persons.

6) The DEVELOPER shall utilize all permissible floor space index granted by the relevant authorities. The DEVELOPER is expressly prohibited from engaging in any illegal or unauthorized construction activities.

7) The **LANDOWNERS** shall extend full cooperation and undertake all necessary acts and deeds to enforce the provisions of this Agreement, including providing all assistance required by the DEVELOPER, as may be necessary from time to time, to facilitate the execution of the transactions envisaged herein.

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- 8) The LANDOWNERS hereby agree that the DEVELOPER shall possess absolute control over the pricing of the entire saleable area and/or built-up area of flats and/or apartments falling in the developers' allocation (hereinafter referred to as "Units") within the Said Project on the said Property. Furthermore, the DEVELOPER shall retain the right to negotiate and execute agreements for the sale, conveyance, and/or lease of the Flats within the Said Project, including the corresponding proportionate undivided share of right, title, and/or interest in the Said Property (excluding the FLATS designated for the LANDOWNERS Allocation), and the corresponding proportionate undivided share of right, title, and/or interest in the Said Property shall be retained by the LANDOWNERS. The DEVELOPER shall solely assume any and all obligations towards such prospective purchasers, and no liability shall be imposed upon the LANDOWNERS in this regard.



The LANDOWNERS shall execute Powers of Attorney in favour of the DEVELOPER in respect of the PROJECT PLOT, to develop the SAID PROJECT, and/or to enter into agreements for sale and/or conveyance in respect of the UNITS in the SAID PROJECT, falling in the DEVELOPER'S ALLOCATION thereof, along with the corresponding proportionate undivided share of right, title and/or interest in the SAID PROPERTY, subject to the terms hereunder, so as to enable the DEVELOPER to perform all its obligations and entitlements under THIS AGREEMENT. The LANDOWNERS expressly agree and undertake not to cancel, revoke or modify any such Power of Attorney and to keep the same in full force and effect till the construction and development of the SAID PROJECT is completed in accordance with the relevant approvals and ever after that, as may be required by the DEVELOPER, to perform its obligations under this AGREEMENT and receive benefits for its entitlements under this

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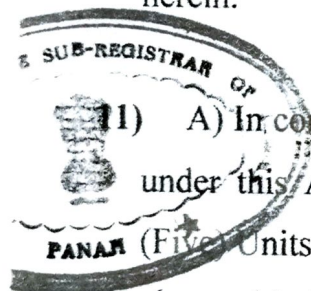
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AGREEMENT. The LANDOWNERS, shall render all cooperation to the DEVELOPER for the registration of such Power of Attorney, with the office of the jurisdictional Sub Registrar if so required. The said Power of Attorney shall grant the DEVELOPER the right to enter into deeds of conveyance of FLATS in the SAID PROJECT, falling in the DEVELOPER'S ALLOCATION thereof, along with the corresponding proportionate undivided share of right, title and/or interest in the SAID PROPERTY, Stamp Duty payable in law on such Power of Attorney shall be borne by the DEVELOPER.

- 10) Additionally, the LANDOWNERS, agree and undertake to sign and/ or execute all the necessary documents, agreements, deeds, declaration, no objection certificates, etc., in favour of the DEVELOPER, forthwith on being requested by the DEVELOPER on the basis of the terms mentioned herein.



- 11) A) In consideration of the LANDOWNERS undertaking its obligations under this AGREEMENT, the LANDOWNERS shall be entitled to 5 (Five) Units of Flat as described in Schedule II-A in the SAID PROJECT, along with the proportionate undivided share of right, title and/or interest in the SAID PROPERTY, corresponding thereto, which the DEVELOPER shall construct in the SAID PROJECT, entirely at its own cost and expenses.

B) The DEVELOPER shall be entitled to 4 (Four) Units as described in Schedule-II-B in the SAID PROJECT, along with the proportionate undivided share of right, title and/or interest in the SAID PROPERTY, corresponding thereto, which the DEVELOPER shall construct in the SAID PROJECT, entirely at its own cost and expenses.

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- 12) In furtherance of the above it has been agreed between LANDOWNERS and DEVELOPER, to allocate the **LANDOWNERS consideration** as below, The agreed carpet area and balcony area shall not be reduced under any condition any lower than the below more specifically mentioned Schedule II-A

S. No.	Flat No.	Built Up Area in Sq. mtrs.	Floor	Allotment
1	101	137.72 sq. mtrs	FIRST	LANDOWNERS
2	201	178.68 sq. mtrs.	SECOND	LANDOWNERS
3	401	178.68 sq. mtrs.	FOURTH	LANDOWNERS
4	601	178.68 sq. mtrs.	SIXTH	LANDOWNERS
5	701	178.68 sq. mtrs.	SEVENTH	LANDOWNERS

And 12 car parking area parking no.3,4,5,6,15,16,17,18,23,24,25 and 26.
Parking as per the building plan.

B) In furtherance of the above it has been agreed between LANDOWNERS and DEVELOPER, to allocate the **DEVELOPER consideration** as below, more specifically mentioned in schedule-II-B

S. No.	Flat No.	Built Up Area in Sq. mtrs.	Floor	Allotment
1	301	178.68 sq. mtrs.	THIRD	DEVELOPER
2	501	178.68 sq. mtrs.	FIFTH	DEVELOPER
3	801	178.68 sq. mtrs.	EIGHTH	DEVELOPER
4	901	178.68 sq. mtrs.	NINETH	DEVELOPER

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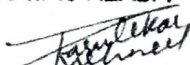
And 12 car parking area, parking no.7,8,9,10,11,12,13,14,19,20,21 and 22.
Parking as per the building plan.

13) The DEVELOPER shall construct in the SAID PROJECT, in the PROJECT PLOT, entirely at its own cost and expense and specification mentioned in schedule III.

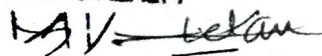
14) As the FLATS are constructed by the DEVELOPER for the LANDOWNERS, at their request, they are the ab initio LANDOWNERS thereof, along with the undivided share of right, title and/or interest, corresponding thereto, and as such no deed of sale or conveyance, is required to be executed in their favour, for transfer of title in respect of LAND UNITS in the SAID PROJECT, and/or the undivided share of right, title and/or interest, corresponding thereto, which shall be of **LANDOWNERS ALLOCATION**, which already vests in the LANDOWNERS. However, upon delivery of possession of the FLATS of the LANDOWNERS, and the DEVELOPER will execute an appropriate document to confirm and declare that the LANDOWNERS are the ab initio absolute and lawful LANDOWNERS of the FLATS in the LANDOWNERS Allocation and all the required Stamp Duty, Registration Charges, GST and any other taxes or charges applicable as per the Government norms of the extra flat premises area shall be borne by the LANDOWNERS .

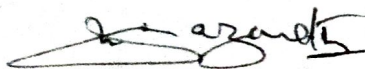
B) All FLATS allotted to the DEVELOPER, the DEVELOPER shall sell to the flat Purchaser the Developers allocated flats and will execute an appropriate document to confirm and declare that the Purchaser are the absolute and lawful OWNERS of the FLATS in the DEVELOPERS ALLOCATION and all the required Stamp Duty, Registration Charges, GST and any other taxes or charges applicable as per the Government norms of the extra flat premises area shall be borne by the DEVELOPER.

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15) The DEVELOPER covenants and agrees to complete the Development, including the construction of new building with all amenities therein and thereon in twenty four months (OCTOBER 2027) from the commencement date NOVEMBER 2025 of construction at site in the event of the failure of the DEVELOPER to complete the said project in the stipulated time, the DEVELOPER SHALL, hereinabove shall be liable to pay Rs. 40,000/- (Rs. FORTY Thousand Only) each month per Flat TO THE LANDOWNERS.

16) In consideration of the DEVELOPER undertaking its obligations under this AGREEMENT, the Developer shall be entitled to 4 (Four) UNITS mentioned in Schedule II-B), along with the proportionate undivided share of right, title and/or interest in the SAID PROPERTY, corresponding thereto, which the DEVELOPER shall construct in the SAID PROJECT, entirely at its own cost and expense. The said allocation is hereinafter referred to as the DEVELOPER's Allocation.

17) The PARTIES hereto agree THE DEVELOPER alone shall be entitled to collect and receive in its own name, and to appropriate to itself, all the proceeds of sale of FLATS falling in its DEVELOPER Allocation, and proportionate undivided share of right, title and/or interest, in the Common Area, corresponding, thereto.

18) The DEVELOPER shall be entitled to launch the SAID PROJECT in the manner it deems fit and appropriate, and in such phases, as it may require. The DEVELOPER is entitled to enter into agreements to allot, convey, sell, transfer and/or lease the FLATS falling in DEVELOPER Allocation and undertakes all steps and procedures related to the same and the DEVELOPER is vested with all rights and entitlements in this regard.

19) The DEVELOPER under the Power of Attorney, executed under and in terms of this AGREEMENT, Shall be entitled to sign, execute and deliver

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all agreements for sale/Sale Deed transfer and/or allotment, of all FLATS falling in DEVELOPER Allocation, and/or proportionate undivided share of right, title and/or interest, in the SAID PROPERTY, corresponding, thereto, including allotment letters, unit buyer agreements, agreements to sell, lease Deeds, Conveyance Deeds, etc., in the format containing such terms and conditions as is deemed appropriate by the DEVELOPER and subject to the terms herein.

- 20) The DEVELOPER shall have rights, entitlement to decide the pricing of the entire FLATS of the DEVELOPER Allocation and to decide on all aspects connected with it including the payment plans, schedules and timelines. However, nothing in this clause, shall affect the right of the LANDOWNERS, and/or their discretion to sell LANDOWNERS Allocation at any such price, offered to them by any willing purchaser.



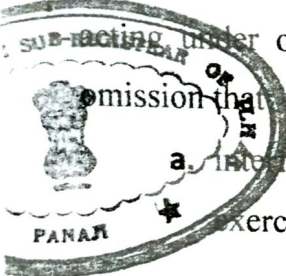
21) The PARTIES agreed and understood that The DEVELOPER, shall not initiate any sale of the FLATS, falling in the DEVELOPER'S share, till the Second slab is completed and/or proportionate undivided share of right, title and/or interest, in the SAID PROPERTY, corresponding, thereto. The DEVELOPER will only sell FLATS allotted to him, for which slab is completed. The LANDLORD carries NO LIABILITIES or RESPONSIBILITIES for the FLATS SOLD by the DEVELOPER.

- 22) The logo/brand name of the DEVELOPER shall be used for promoting the SAID PROJECT.
- 23) All advertisement rights shall vest absolutely with the DEVELOPER.
- 24) The DEVELOPER and the LANDOWNERS have collectively decided that the project name shall be "JULROS SOLITARE".
- 25) The PARTIES hereto agree that only the DEVELOPER'S contact details

(address, phone numbers, etc.), would appear on all marketing and selling materials. The layout of the components will be as per the requirements of the relevant department of the DEVELOPER and will be finalized by the DEVELOPER.

26) The LANDOWNERS, agree and declare by covenants, that from the date of execution of this AGREEMENT, they shall not enter into any agreement, commitment, arrangement or understanding with any person which shall have the effect of creating, directly or indirectly and whether immediately or contingently, in favour of such person any right, interest, title, claim or encumbrance in or over or in relation to the Development Rights, the PROJECT PLOT or the SAID PROJECT.

27) Furthermore, the LANDOWNERS, shall ensure that no other person, under or through it or them shall do any act of commission or omission that



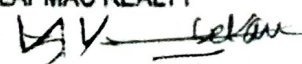
a. interferes with or causes any obstruction or hindrance in the exercise of any of the Development Rights; or,

b. whereby the grant, transfer or assignment of the Development Rights or the rights of the DEVELOPER in respect of the PROJECT PLOT are prejudicially affected.

28) Without limiting the generality of LANDOWNERS nor any of its representatives or agents shall interact with, apply to or appear before any concerned Governmental Authority or any third parties, in respect of the PROJECT PLOT or the SAID PROJECT, except in the manner as may be required by the DEVELOPER or its nominees. In performance under this AGREEMENT, the LANDOWNERS, shall act in the best interest of the DEVELOPER and shall not, in any manner whatsoever do any act, deed or

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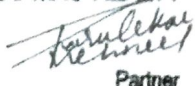
thing that is detrimental to or against the interests of the DEVELOPER.

29) The LANDOWNERS, shall, at their own cost and expense, settle all disputes, claims, demands, suits, complaints, litigation, etc., which may be arise during the subsistence of this AGREEMENT, at the instance of any person, including the purchasers of FLATS in the ENTIRE PROJECT, prior to the date of this AGREEMENT, and/or any Public Authority, which specifically and directly relates to the title in respect the PROJECT PLOT, in such a manner that the development and construction of the SAID PROJECT or any part thereof, by the DEVELOPER shall not be interrupted, obstructed, hampered or delayed in any manner.

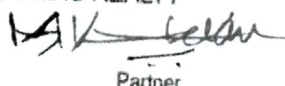
30) The DEVELOPER shall be the sole promoter, and it shall be the DEVELOPER's responsibility to register the SAID PROJECT with the Goa Real Estate Regulatory Authority (RERA), under the Real Estate (Regulation and Development) Act, 2016, and any and/or rules and/or regulations framed thereunder, from time to time, and to comply, generally, with all requirements, thereunder. It shall be the responsibility of the DEVELOPER to face and defend any and/or all legal proceedings instituted in respect of the SAID PROJECT, thereunder, and/or to bear any and/or all liabilities that may arise under the Real Estate (Regulation and Development) Act, 2016, and any and/or rules and/or regulations framed thereunder, from time to time, and/or from such legal proceedings, and no liability shall be passed on to the LANDOWNERS, hereto, unless the same is directly attributable to any act and/or omission on their part.

31) The LANDOWNERS, agree and undertake to forthwith provide all documents, information and/or undertakings and support as may be required for the registration of the Project under the Real Estate (Regulation and Development) Act, 2016. Each PARTY agrees to forthwith rectify any and

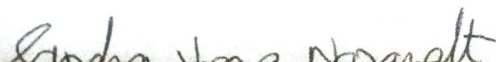
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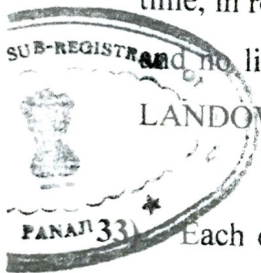

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all defects from their end specifically relating to the SAID PROJECT and/or PROJECT PLOT that may in any way impede the process of registration of the SAID PROJECT, with the Goa Real Estate Regulatory Authority.

- 32) The DEVELOPER agrees to undertake all of its obligations under this AGREEMENT, at all times and/or in all respects, in a manner that is compliant with provisions of the Real Estate (Regulation and Development) Act, 2016, and any and/or rules and/or regulations framed thereunder, as they are in force in Goa at present, and/or as they may be amended, in the future, and/or executive orders and/or instructions, circulars and/or any other documents issued thereunder, whether they have the force of law, or not, from time to time. Any penalty or implication or consequence due to non-compliance of the provisions of Real Estate (Regulation and Development) Act, 2016, and/or rules and/or regulations framed thereunder, from time to time, in respect of the Project shall be borne and met by the DEVELOPER, and no liability thereunder, and/or part thereof, shall be passed on to the LANDOWNERS.



Each of the PARTIES hereby represent, warrant and undertake to the others of them:

- a. Each of them has the full power and authority to enter into, execute and deliver this AGREEMENT and any other deeds, documents or agreements, including Power of Attorney, and consents, contemplated hereunder or pursuant hereto or representation made herein.
- b. The execution and delivery of this AGREEMENT, and the Power of Attorney, and the performance of the transaction contemplated herein has been duly authorised by the corporate or other action of the LANDOWNERS. The execution, delivery and performance of

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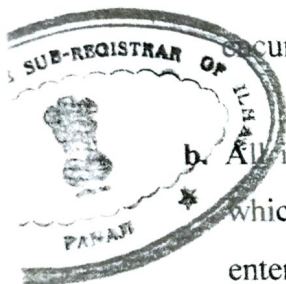
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this AGREEMENT by such party and the consummation of the transaction contemplated hereunder shall not: (i) conflict with or result in any material breach or violation of any of the terms and conditions of, or (ii) constitute (or with notice or lapse of time or both will constitute) a default under, any instrument, contract or other agreement to which it is a party or by which it is bound.

34) The LANDOWNERS, represent and warrant to the DEVELOPER that:

a. They are the exclusive LANDOWNERS in possession of the property, and that no other individuals or entities hold ownership rights or claims to the property or its units. Additionally, the LANDOWNERS affirm that no third-party rights have been created in relation to the property or its units. They further represent and warrant that the property is not subject to any litigation or encumbrances.



b. All information in relation to the transactions contemplated herein which would be material to the DEVELOPER for the purposes of entering into this AGREEMENT, and consummating the transaction contemplated herein, has been made available and disclosed to the DEVELOPER and will continue to be true, complete and accurate in all respects and not misleading in any manner.

c. That as on the date of signing of this DEVELOPMENT AGREEMENT, there are no encumbrances, pending or threatened litigations (including any appellate proceedings), arbitrations, suits, proceedings, lis-pendens, attachment, claims, demands, notices of acquisition or requisition, reservations, prohibitory orders, notices of any nature whatsoever or court orders from any Governmental Authority or any other person, which may have any material adverse

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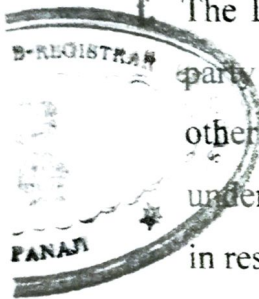
Sandra Vera Noranell

effect on the transaction contemplated under this AGREEMENT or on the SAID PROJECT or the Development Rights.

d. There is no restriction, reservation, impediment or any other implication which may prevent construction development of the Project by the DEVELOPER as envisaged in this Development Agreement.

e. The LANDOWNERS, confirm that they have not executed any power of attorney(s) or any other document/ contract/agreement (other than those that are specifically mentioned in this AGREEMENT) or any other authority, oral or otherwise empowering any third person(s) to deal with PROJECT PLOT, or any part thereof, for any purpose.

f. The LANDOWNERS, declare that they have not created any third party rights and have not entered/executed agreement of sale or any other agreement, sale deed, conveyance deed, memorandum of understanding, or any other document of transfer with any third party in respect of the SAID PROJECT.

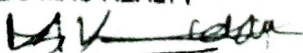


g. The LANDOWNERS shall at the cost of and request of the DEVELOPER execute a **power of attorney** in favour of the DEVELOPER giving "Lapmac Realty" through the partners all necessary powers required to carry out the work of developing and completion of the project therein.

h. The LANDOWNERS, confirms that all the outgoings and taxes including property tax in respect of the PROJECT PLOT has been paid up till the date of the execution of this AGREEMENT, and if found unpaid subsequently, the same shall be paid by OWNER, in accordance with their liability to pay the same under the

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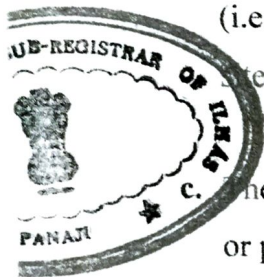
DEVELOPMENT AGREEMENTS.

- i. The transfer/vesting of rights including the undivided rights in the SAID PROPERTY in favour of the DEVELOPER or to its nominees in accordance with this AGREEMENT shall not contravene to any applicable law and shall not be in contravention of the law or right.

35) The DEVELOPER represents and warrants to LANDOWNER , that:

- a. There are no prohibitions against the DEVELOPER from entering into this AGREEMENT as recorded herein under any act or law for the time being in force;

- b. The DEVELOPER subject to Force Majeure conditions, will be responsible to complete the construction of within twenty four months (i.e. October 2027) of the date of Commencement of Construction at [redacted] that is November 2025.



- c. The DEVELOPER shall not take any loan or advances by mortgaging or placing any lien on the said land from any bank or non-banking or financial institution. However the flat Purchaser from the Developer allocation flats may secured loans or advances from the Banking or non banking financial Institution to buy the flats by mortgaging their Purchased Flats.

- d. Provided the development, construction and completion of the SAID PROJECT, is not in any way adversely affected by breach of any representation, warranties and/or covenants of the LANDOWNERS , by any encumbrances, if any, on the title qua the PROJECT PLOT. The DEVELOPER shall be entitled to a further grace period as required, beyond the aforesaid periods of twenty-four months.

LAPMAC REALTY
[Signature]
Partner

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Partner

[Signature] agent

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e. "Force Majeure" shall mean any of the following events/ circumstances or combination thereof:

i. acts of God. e.g., fire, drought, flood, typhoon, tornado, landslide, storm, earthquake, epidemics or exceptionally adverse weather conditions and other natural disasters;

ii. strikes or lock-outs in any public authority causing delay in obtaining approvals or general strikes and labour unrest/disputes, which directly affect grant of approvals and/or the availability of labour for execution of construction of the SAID PROJECT;

iii. civil war, civil commotion, uprising against constituted authority, riots, insurgency, embargo, revolution, acts of terrorism, military action, vandalism, rebellion, insurrection, acts of hostile army;

iv. acts or orders passed by any Government and/or any other public authority, and/or any Court and/or Tribunal, which suspends/stops the development of the SAID PROJECT, and/or stops, interrupts, thwarts and/or prevents the supply and/or provision of any essential materials and/or power supply, which are instrumental to the continuance of this AGREEMENT, and/or execution of construction, provided none of these circumstances can be attributed to any fault of the DEVELOPER or LANDOWNERS ;

v. any change in law adversely affecting the development of the SAID PROJECT, including court injunction orders, if the same is not attributed to the fault of the DEVELOPER; and/or,

vi. the occurrence of any event or unforeseen circumstance arising as a result of the non-fulfilment of LANDOWNERS, obligations stated herein or otherwise effecting the development of the SAID PROJECT but does not include any action taken due to failure of the DEVELOPER to perform its obligations which is beyond the control



LAPMAC REALTY
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Partner

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MV
Partner

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of the DEVELOPER as enumerated in the points (i) to (v) above;

f. Each of the representations and warranties set forth in this Clause above shall be construed as a separate warranty and (save as expressly provided to the contrary herein) shall not be limited or restricted by reference to or inference from the terms of any other representation or warranty;

g. The DEVELOPER shall, at its own cost and expense, settle all disputes, claims, demands, suits, complaints, litigation, etc., which may be raised, filed or created during the subsistence of this AGREEMENT, by any persons, whosoever, and/or any Government and/or other public authority, in relation to the development and construction of the SAID PROJECT; and,



h. The DEVELOPER shall comply all with the requirements and/or mandates of applicable laws of the Republic of India (as applicable to the State of Goa) and/or of the State of Goa, and/or rules, regulations, executive orders and/or instructions, circulars, and/or any other document and/or writing having the force of law, enacted, framed and/or issued thereunder, by the Government of India, Government of Goa and/or any other competent public authority, as the case may be, they are in force today, and/or as they may be amended, modified and/or superseded, from time to time.

36) The PARTIES undertake to notify the others of them, in writing promptly, if any of them becomes aware of any fact, matter or circumstance (whether existing on or before the date hereof or arising afterwards) which would cause any of the representations or warranties given by OWNER, herein, to become untrue or inaccurate or misleading, at any point of time.

LAPMAC REALTY
Kishore
Partner

LAPMAC REALTY
MAV
Partner

37) To avoid any doubt, the representations and warranties in the above-mentioned clauses, supra, shall continue to be in force and effect, till the construction and development of the SAID PROJECT in the PROJECT PLOT, is completed.

38) Construction work invariably creates disturbance in the vicinity, which includes the loud noise of construction equipment and falling materials and debris. To alleviate such disturbance, the DEVELOPER shall erect and/or install sufficient protective measures to ensure that the escape of dust and/or falling construction materials and/or debris is controlled and confined, and does not occasion undue, inconvenience, danger and/or difficulty to residents in the neighborhood.

39) Without prejudice to the rights of the PARTIES under any other provision of this AGREEMENT or any other remedy available to the PARTIES under law or in equity, the PARTIES shall indemnify, keep indemnified, defend and hold harmless the others of them, and/or any of the others of them who are aggrieved, and the officers, employees and/or any other person claiming through such party, from any and/or all losses, expenses, claims, costs and damages (excluding any indirect or consequential losses) suffered, arising out of, or which may arise in connection with any misrepresentation or any breach of any representation or warranty or obligations of the PARTY committing the breach, in this AGREEMENT.

40) Save and except as expressly otherwise provided for, all notices, approvals, instructions and/or other communications for the purposes of this AGREEMENT shall be given in writing and shall be sent by hand delivery and/or speed post to the PARTY and/or PARTIES to whom it is addressed, and the address of such PARTY set out hereinafter, and the same shall

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Richard
Partner

Razvan

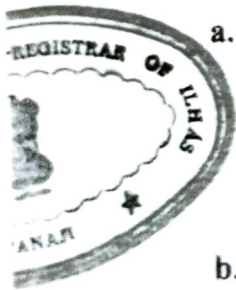
LAPMAC REALTY

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Partner

Sondha Vera Naranett

constitute good and effective service thereof, on the PARTY to whom it is addressed. In addition to dispatch by speed post, a scanned copy of such notices, approvals, instructions and/or other communications may also be sent by e-Mail to the speed post to the PARTY and/or PARTIES to whom it is addressed. In the event, any PARTY refuses to accept delivery of any notices, approvals, instructions and/or other communications, and/or upon being intimated by the postman/postal authorities, fails to collect the notices, approvals, instructions and/or other communications, sent at the address(es) set out hereinafter, the same shall be deemed to be good and effective service thereof, on the PARTY to whom it is addressed, and such PARTY shall be deemed to be fully aware of the contents thereof.

- 41) The postal and e-Mail addresses of the parties for the purpose of service of notices, approvals, instructions and/or other communications under Clause 50, supra, are as under:



- a. DEVELOPER: Resident of 2148, Dhanwantari Krupa, BKG Road, Near Laxminarayan Petrol Pump, Kudal, Tal. – Kudal, Dist.- Sindhudurg, Maharashtra, Pin-416520.email-parulekarconstruction@rediffmail.com.
- b. LANDOWNERS : M-104, Housing Board Colony, Near Police Quarters, Alto-Porvorim, North Goa, Goa-403521. Email-nazarethgratian@gmail.com and nazarethsandra@gmail.com.

In the event, any of the PARTIES is desirous of changing the postal and/or e-mail address, supra, for service of notices, approvals, instructions and/or other communications, upon them, they shall communicate the same in writing to the others of them, and such change of address shall become effective after the expiry of 24 hours, from the service of such notice upon the last of the others of them.

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Partner

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Partner

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42) This AGREEMENT shall be on a principal-to-principal basis. Nothing contained in this AGREEMENT shall constitute or be deemed to constitute an agency, partnership or association of persons between the PARTIES hereto. The responsibilities, rights, liabilities and obligations of the DEVELOPER, under this AGREEMENT are not joint, but separate and specific and the PARTIES shall be independently entitled to their respective benefits and entitlements as provided under this AGREEMENT.

43) The DEVELOPER shall be entitled to form a society and the LANDOWNERS agree to be a member of the society /or other entity for maintenance of the buildings/built up areas in the SAID PROJECT and/or provisions/maintenance of common services therein, and/or to contract a third-party company for maintenance of the buildings/built up areas in the SAID PROJECT and agree to be bound by all the rules and regulations as would be followed by all the purchasers/ members of the society. The

DEVELOPER also, with respect to its unsold units, shall be a PARTY of society and/or other entity, till the sale, transfer and/or conveyance thereof, and perform all such obligations, that it is require to as a member thereof.

44) The terms and condition of this AGREEMENT shall be amended and/or varied, expressly and in writing, by a document executed, by the PARTIES hereto, in accordance with law, and duly registered, if so required. No oral amendment and/or variation shall be valid and/or enforceable.

45) The DEVELOPER, will without consideration sign, execute and deliver any document and shall perform any other act which may be necessary or desirable to give full effect to this AGREEMENT and each of the transactions contemplated under this Development Agreement. Without limiting the generality of the foregoing, the PARTIES hereto shall all use all reasonable endeavours to obtain any and/or all approvals required to be obtained from any Government and/or other public authority, for the

LAPMAC REALTY

Forul Chakraborty
Partner

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[Signature]
Partner

execution of the construction of the SAID PROJECT. The authorised representatives, signatories and/or attorneys, as the case may be, represent and covenant that they have the authority to sign and execute this document.

46) Parties agree that, to the extent permitted under Applicable Law, the rights and obligations of the PARTIES under this AGREEMENT and other documents shall be subject to the right of specific performance and may be specifically enforced against a defaulting party. The PARTIES acknowledge that any breach of the provisions of this AGREEMENT will cause immediate irreparable harm to the adversely affected Party for which any compensation payable in damages shall not be an adequate remedy. Accordingly, the PARTIES agree that the affected PARTY shall be entitled to immediate and permanent injunctive relief, specific performance or any other equitable relief from a competent court in the event of any such breach or threatened breach by any other PARTY. The PARTIES agree and covenant unequivocally and unconditionally that the affected PARTY shall be entitled to such injunctive relief, specific performance or other equitable relief without the necessity of proving actual damages. The affected PARTY shall notwithstanding the above rights shall also be entitled to the right to any remedies at law or in equity, including without limitation the recovery of damages from the defaulting PARTY. Similarly, in the event of any dispute and/or litigation, between two or more of the PARTIES hereto, any losses are caused to any of the others of them, though they may not be party to the dispute that may have arisen, such losses may also be claimed by them from the defaulting PARTY.

47) If any provision of this AGREEMENT shall be determined to be void or unenforceable under any Law, such provisions shall be interpreted and/or deemed to be amended in a manner reasonably consistent the purpose of this AGREEMENT, the intents of the PARTIES hereto, and consistent with such

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Law, and if it is found to be incapable of any such interpretation, and if it incapable to such construction, then so much of such clause, that is inconsistent with any law, would be deemed to have been deleted, so as to render the remainder, reasonably consistent the purpose of this AGREEMENT, the intents of the PARTIES hereto, and consistent with such Law, and shall not affect the remaining clauses of this AGREEMENT, which shall remain valid, and enforceable as applicable at the time of execution of this AGREEMENT.

48) The original of this AGREEMENT, shall remain at all times in the custody of the DEVELOPER and colour scan copy thereof, shall be provided to the LAND OWNERS. The colour scan copy will also be considered as a legal documents.

49) This AGREEMENT shall be subject to the law of the Republic of India, as they operate in the State of Goa, and by the laws of the State of Goa.

50) The RECITALS, supra, SCHEDULES, infra, and ANNEXURES hereto shall form an integral part of the term and conditions herein, which shall at all times be read, construed, interpreted and understood, as such.

51) All disputes and differences arising between the PARTIES hereto, including any dispute or difference in regard and/or in relation to this AGREEMENT, and/or the interpretation of any provision or terms or the meaning thereof, and/or in regard to any claims of any Parties against the other or in regard to the rights, obligations and/or liabilities of any PARTIES hereto, subject to the jurisdiction of the Courts, Tribunals and/or other judicial, quasi-judicial, executive and/or administrative fora having territorial jurisdiction over the location of the SAID PROPERTY.

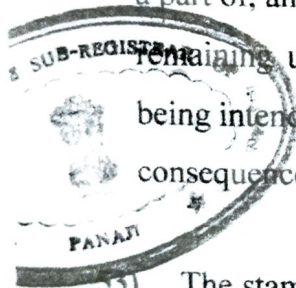
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Partner

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Partner

52) This DEVELOPMENT AGREEMENT read with their other contents and obligations thereunder, shall constitute the entire agreement between, the parties, and any and/or all prior memoranda of understanding, agreements, covenants, communications, arrangements, indentures, documents, communications, notices, writings, between the PARTIES, relating to the subject matter hereof, whether oral or written, operation of which has not been expressly continued and/or saved by this clause, shall stand superseded and this Development Agreement shall be deemed, understood and/or construed to have been intended and/or understood between the PARTIES, and none of the PARTIES shall, in the event of any dispute or legal proceedings (including alternate dispute resolution), shall be entitled to lead evidence that anything not expressly set out herein, was either intended, agreed and/or understood between the PARTIES, as being a part of, and/or implicit, in their other contents and obligations thereunder, remaining unaffected by the execution of this AGREEMENT, and/or as being intended and/or understood by the PARTIES as being an effect and/or consequence of this AGREEMENT.



53) The stamp duty and registration charges in respect of this Development AGREEMENT shall be paid by the DEVELOPER when the documents will be registered before the sub-register later as the document can't be registered due to delay in process of registration.

54) That the parties to this AGREEMENT hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to Notification No: RD/LND/LRC/318/77 dated 21.08.1978.

LAPMAC REALTY

Tejinderpal Singh
Partner

LAPMAC REALTY

MV
Partner

[Signature]

Sandra Vera Nazarett

55) For the purpose of Stamp duty and Registration the **SAID PROPERTY** is valued **Rs. 1,26,00,000/- (Rupees One Crore Twenty-Six Lakh Only)** and **REDEVELOPMENT** cost is valued **Rs. 2,13,11,000/- (Rupees Two Crore Thirteen Lakh Elven Thousand Only)** on which a stamp duty @ 2.9% of **Rs.9,83,500/- (Rupees Nine Lakh Eighty Three Thousand Five Hundred Only)** Registration fee @ 3% of **Rs.10,17,330/- (Rupees Ten Lakh Seventeen Thousand Three Hundred And Thirty Only)** and TDS @ 1% of **Rs.3,39,110/- (Rupees Three Lakh Thirty Nine Thousand One Hundred and Ten Only)** is paid herewith.

SCHEDULE NO.I

THE SCHEDULE REFERRED TO

All that piece and parcel of Land measuring 504 sq. mtrs. Described as of Chalta no. 26, PT Sheet No.115 situated at La Campala Residential Colony, Miramar, Panjim, Goa.

B-REGISTRAR			
P.T. Sheet no.	Chalta No.	Plot No.	Area Sq. mtrs.
115	26	F-5	504

PANAJI The above total land 504 sq mts. Is the subject matter of the said Redevelopment

Agreement. And the above plot bounded by

NORTH : By PTS 115/28, Plot No.F-4

SOUTH : By PTS 115/24, Plot No. F-6

EAST : 12 M. Road of La Campala Residential Colony.

WEST : By PTS 115/27, Plot No.F-8

Or howsoever otherwise the same may be etc. scribed and butted and bounded known numbered called identified or distinguished.

LAPMAC REALTY
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Partner

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SCHEDULE NO.I-A

THE SCHEDULE REFERRED TO EXISTING FLATS

All the existing flats built on the parcel of Land bearing Chalta no.26, PT Sheet no.115 situated at La Campala Residential Colony, Miramar, Panjim, Goa.

Sr. No.	Flat No.	Built Up Area in Sq. mtrs.	Floor
1	101	105.18 sq. mtrs	FIRST
2	102	105.18 sq. mtrs.	FIRST
3	201	105.18 sq. mtrs.	SECOND
4	202	105.18 sq. mtrs.	SECOND

SCHEDULE NO.II-A LANDOWNERS ALLOCATION

A) FLAT NO. 101 FIRST FLOOR - LANDOWNERS.

Built Up Area : 137.72 sq. mtrs.

B) FLAT NO. 201 SECOND FLOOR - LANDOWNERS.

Built Up Area : 178.68 sq. mtrs.

C) FLAT NO. 401 FOURTH FLOOR - LANDOWNERS.

Built Up Area : 178.68 sq. mtrs

D) FLAT NO. 601 SIXTH FLOOR - LANDOWNERS.

Built Up Area : 178.68 sq. mtrs.

E) FLAT NO. 701 SEVENTH FLOOR - LANDOWNERS.

Built Up Area : 178.68 sq. mtrs.

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Partner

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Partner

SCHEDULE NO.II-B DEVELOPERS ALLOCATION

A) FLAT NO. 301 THIRD FLOOR - DEVELOPER.

Built Up Area : 178.68 sq. mtrs.

B) FLAT NO. 501 FIFTH FLOOR - DEVELOPER.

Built Up Area : 178.68 sq. mtrs

C) FLAT NO. 801 EIGHTH FLOOR - DEVELOPER.

Built Up Area : 178.68 sq. mtrs

D) FLAT NO. 901 NINETH FLOOR - DEVELOPER.

Built Up Area : 178.68 sq. mtrs

SCHEDULE NO.III

SPECIFICATIONS



	Matt finish 800x1600/600x1200 size Vitrified tile of appropriate company to living room, Kitchen dining and internal common areas.
	200x1200 of wooden strip tile to bedrooms and balconies.
	Antiskid 600x600/600x1200 tiles to toilet flooring and utility areas.
	All common areas flooring including staircase area in granite and 600x600 matt G.V.T. tile
Dado	300x600/ 600x600 tile up to height 7'.00'' to all toilets, 3'00'' height to utility and 2'.6'' height to kitchen platform.
Plumbing Fitting	Diverter with 4'' shower of jaquar make to all bath areas. All other faucets and accessories are in jaquar make.
Sanitary ware	Over counter basins with granite counter and wall hung commodes with flush valve of jaquar or equivalent make.

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Kitchen Platform	Granite platform of 8'.00'' length with side piece if required with stainless-steel sink.
Window Sills & Toilet Door Frame	Granite/ Natural Marble or Artificial Marble as per Project Architect's selection.
Internal Door Frame & Doors	Plywood Frame with 30 mm thick flush doors with both side laminate and knob lock as per project Architect's selection. Same above mentioned doors to toilet also.
Main Door Frame & Door	Main door frame in T.W. and door in flush door cladded with veneer and necessary accessories as per project Architect's design.
Windows	Bigger size clear glass sliding doors & windows are in aluminum section/UPVC.
Electrification	Concealed wiring and switches of I.S.I marked make.
LIFT	Lift with Battery Backup.
Painting External	Apex paint to all external walls.
Painting Internal	Two coat putty finish with tractor emulsion paint to all internal walls.
D.G.	DG backup common areas & all the flats.
C.C.T.V.	C.C.T.V. Cameras shall be installed in all common areas.
Internet	Required wiring for internet connection (Wi-Fi) shall be done in every flat.

Note:- Above mentioned materials are as per project Architect's Mr. Prashant Kapadi's selection.

THE DEVELOPER AGREES TO USE SAME MATERIAL, BRAND AND QUALITY FOR ALL THE FLATS IN THE BUILDING..

IN WITNESS WHEREOF the Parties hereto have hereunto set their respective hands on the date, month and year aforementioned in the presence of the undersigned witnesses.

LAPMAC REALTY

Kapadi
Partner

Kapadi

LAPMAC REALTY

Kapadi
Partner

SIGNED SEALED AND DELIVERED |
BY THE WITHIN-NAMED DEVELOPERS |

MAK Lalau



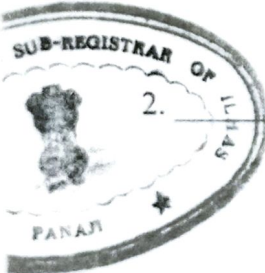
MR. MANDAR SHAMSUNDAR PARULEKAR PARTNER OF
LAPMAC REALTY

L.H.F. Prints

R.H.F. Prints

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SIGNED SEALED AND DELIVERED |
BY THE WITHIN-NAMED DEVELOPERS |

Parulekar Mehneel

MR. MEHNEEL MANDAR PARULEKAR PARTNER OF LAPMAC
REALTY



L.H.F. Prints

R.H.F. Prints

1. _____



1. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____



LAPMAC REALTY

LAPMAC REALTY

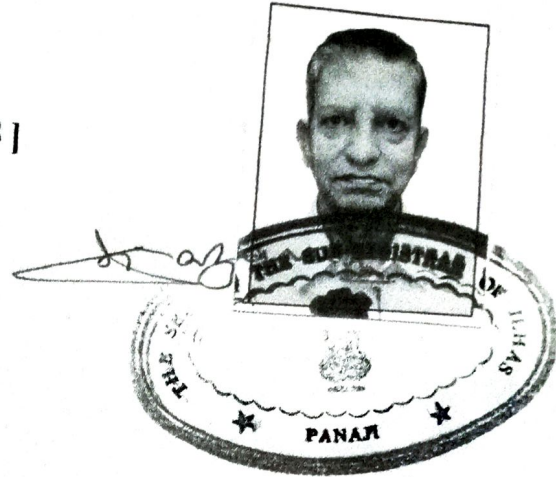
Parulekar Mehneel

Parulekar Mehneel

SIGNED SEALED AND DELIVERED |
BY THE WITHIN-NAMED LANDOWNERS |

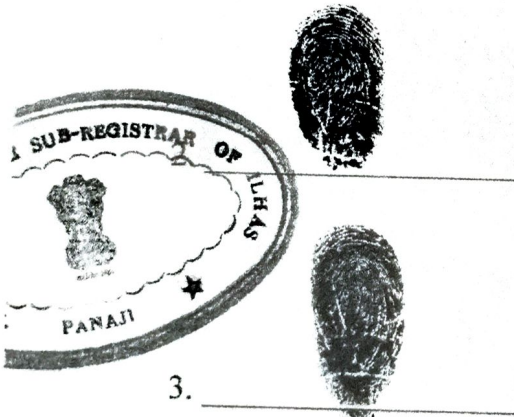
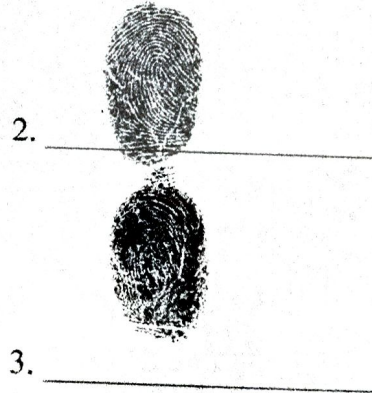
[Signature]

MR. GRATIAN ALBERT NAZARETH



L.H.F. Prints

R.H.F. Prints



LAPMAC REALTY

[Signature]
Partner

LAPMAC REALTY

[Signature]
Partner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED LANDOWNERS]

Sandra Vena Nazareth

MRS. SANDRA VENA NAZARETH

Sandra Vena Nazareth



L.H.F. Prints

R.H.F. Prints

1.



1.



2.



2.



3.



3.



4.



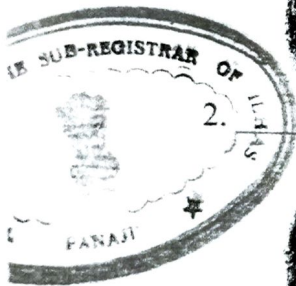
4.



5.



5.



LAPMAC REALTY

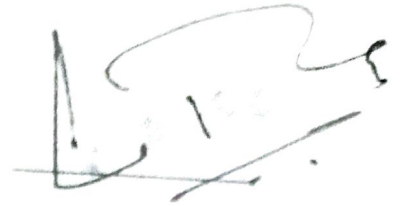
Karyll Khor
Partner

LAPMAC REALTY

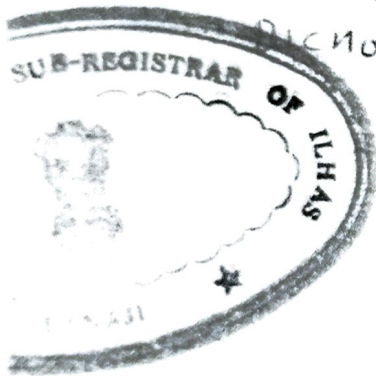
Mark Khor
Partner

IN THE PRESENCE OF WITNESSES:

1. LEKHRAS PRABHAKAR MASHELKAR
 ADD - 637, WALKESHWAR WADA
 PENHA DE FRANCE
 BETIM - GOA



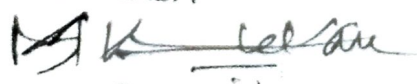
2. VASUDEY DNYANESHWAR GAWAS
 H.NO. 108/1, TAMBULWADA,
 LADFEM, LATAMBARCEM,
 DICHOLIM - GOA

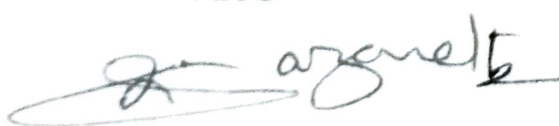



LAPMAC REALTY


 Partner

LAPMAC REALTY


 Partner

 Sonda Vora Nazareth



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 26-May-2026 01:01:56 pm

Document Serial Number :- 2026-PNJ-1372

Presented at 12:58:23 pm on 26-May-2026 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
	Stamp Duty	983500
	Registration Fee	1017330
	Processing Fee	5900
	Total	2006730

Stamp Duty Required : 983500/-

Stamp Duty Paid : 983500/-



Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MANDAR SHAMSUNDAR PARULEKAR PARTNER OF LAPMAC REALTY , Father Name: Shamsundar Krishnaji Parulekar, Age: 55, Marital Status: , Gender: Male, Occupation: Business, Address1 - 2148, Dhanwantari Krupa, BKG Road, Near Laxminarayan Petrol Pump, Kudal, Tal- Kudal, Dist.- Sindhudurg, Maharashtra, Pin- 416520, Address2 - , PAN No. [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MANDAR SHAMSUNDAR PARULEKAR PARTNER OF LAPMAC REALTY , Father Name: Shamsundar Krishnaji Parulekar, Age: 55, Marital Status: , Gender: Male, Occupation: Business, 2148, Dhanwantari Krupa, BKG Road, Near Laxminarayan Petrol Pump, Kudal, Tal- Kudal, Dist.- Sindhudurg, Maharashtra, Pin- 416520, PAN No. [REDACTED]			
2	MEHNEEL MANDAR PARULEKAR PARTNER OF LAPMAC REALTY , Father Name: Mandar Shamsundar Parulekar, Age: 26, Marital Status: , Gender: Male, Occupation: Business, A2148, Dhanwantari Krupa, BKG Road, Near Laxminarayan Petrol Pump, Kudal, Tal -Kudal, Dist-			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Sindhudurg, Maharashtra Pin-416520, PAN No. [REDACTED]			LAPMAC RE [Signature] Partner
3	GRATIAN ALBERT NAZARETH, Father Name: Raymond Nazareth, Age: 72, Marital Status: Married, Gender: Male, Occupation: Business, M-104, Housing Board Colony, Near Police Quarters, Alto-Porvorim, North Goa, PAN No. [REDACTED]			[Signature] Raymond Nazareth
4	SANDRA VENA NAZARETH, Father Name: Rosario Santana Alvares, Age: 68, Marital Status: Married, Gender: Female, Occupation: Business, M-104, Housing Board Colony, Near Police Quarters, Alto-Porvorim, North Goa, PAN No. [REDACTED]			[Signature] Sandra Vena Nazareth

Witness:

I/We individually/Collectively recognize the Developer, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Vasudev Dnyaneshwar Gawas, Age: 33, DOB: [REDACTED] Mobile: 9404315357, Email: [REDACTED], Occupation: Self Employed, Marital status : Unmarried , Address: 403503, H.No.108/1 Tambulwada Iadferm Latambarcem Goa, H.No.108/1 Tambulwada Iadferm Latambarcem Goa, Latambarcem, Bicholim, North Goa, Goa			[Signature] Vasudev Dnyaneshwar Gawas
2	Name: Lekhraj Prabhakar Mashelkar, Age: 47, DOB: [REDACTED] Mobile: [REDACTED], Email: [REDACTED], Occupation: Advocate , Marital status : Married, Address: 403101, 637 Walkeshwar Wada Penha De France Betim-Goa, 637 Walkeshwar Wada Penha De France Betim-Goa, Penha- de-franca, Bardez, North Goa, Goa			[Signature] Lekhraj Prabhakar Mashelkar

[Signature]
26/5/2026
Sub Registrar

SUB-REGISTRAR
[Signature]

Document Serial Number :- 2026-PNJ-1372

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Book :- 1 Document

Registration Number :- PNJ-1-1275-2026

Date : 26-May-2026

Appreciate
26/5/2026
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)

REGISTRAR
TISWADI

