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INDIA NON JUDICIAL

Government of Goa

₹6,06,500

e-Stamp

Certificate No.	:	IN-GA00015179851831X
Certificate Issued Date	:	21-Apr-2025 03:50 PM
Account Reference	:	NONACC (SV)/ ga20000104/ BARDEZ/ GA-NGA
Unique Doc. Reference	:	SUBIN-GAGA2000010400026393153711X
Purchased by	:	CLARAMOUNT REALTY
Description of Document	:	Article 5 Agreement or its records or memorandum of an agreement
Property Description	:	SURVEY NO.39/1-B, ARPORA, BARDEZ, NORTH GOA
Consideration Price (Rs.)	:	2,09,00,000 (Two Crore Nine Lakh only)
First Party	:	NAVEL LEA PEREIRA
Second Party	:	CLARAMOUNT REALTY
Stamp Duty Paid By	:	CLARAMOUNT REALTY
Stamp Duty Amount(Rs.)	:	6,06,500 (Six Lakh Six Thousand Five Hundred only)

₹6,06,500

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2025-BR2-2214

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AGREEMENT FOR DEVELOPMENT AND SALE

THIS AGREEMENT FOR DEVELOPMENT AND SALE is made and entered at Mapusa, within the Jurisdiction of Bardez Taluka and Registration Sub-District of Mapusa, District of North Goa in the State of Goa, on this 21st day of April Two Thousand and Twenty Five; (21/04/2025).

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BETWEEN

1A. MR NAVEL LEA PEREIRA ALIAS NEVILLE PEREIRA ALIAS NEVILLE LEO PEREIRA son of late Natividade Pereira, aged 50 years, married, businessman, holding PAN CARD bearing No [redacted] Aadhar Card bearing No. [redacted] Mobile No [redacted] and his wife;

1B. MRS FIONA PEREIRA daughter of Alex Dsouza, aged 39 years, married, housewife, holding PAN CARD bearing no. [redacted], Aadhar Card bearing No [redacted], Mobile No [redacted], both Indian Nationals residing at House No 90, Mainath Batti, below Club Cubana Bardez Arpora Goa 403516 hereinafter referred to as the **VENDORS/OWNERS** (which expression shall unless repugnant to the context and meaning shall mean and include their heirs, successors, legal representatives, administrators, executors and assigns) OF THE **FIRST PART.**

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AND

2. M/S.CLARAMOUNT REALTY a partnership Firm registered under the Indian Partnership Act, under registration No.296/2017, Dated:27/12/2017 and having PAN CARD bearing No [redacted] with its registered address at Flat No.A-2, Second floor, Rio House, Morod, Mapusa, Bardez, Goa and represented herein by its Partners;

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(a) **MR. ASHOK RAMESH NAIK**, son of late Mr. Ramesh Naik aged 46 years, married, businessman holding PAN CARD bearing No [redacted], Aadhar Card bearing No [redacted] Indian National, resident of House No. 493/4A, Tarchibhat, Siolim, Bardez, Goa; (b) **MR. ALLAN ALEX FERNANDES**, son of late Mr. Victor Fernandes, aged 44 years, married, businessman, holding PAN CARD bearing No [redacted] Aadhar Card bearing No [redacted] Indian National, resident of House no. 677, Pintos Vaddo, Candolim, Bardez, Goa and (c) **MR. SAMIR KASHIRAM TORASKAR**, son of late Mr. Kashiram Toraskar, aged 51 years, married, businessman, holding PAN CARD bearing No [redacted] Aadhar Card bearing No [redacted] Indian National, resident of Flat No.3 Satyabhama Apartment, Opposite State Bank of India, Kadamba Depot road, Alto Porvorim, Bardez, Goa and hereinafter referred to as the **"PURCHASERS/DEVELOPERS"** (which expression shall unless repugnant to be context or meaning thereof shall mean and include its partners, successors, executors, administrators legal representatives and assigns) **OF THE SECOND PART.**

SUB-REGISTRAR MAPUSA

WHEREAS there exist a property known as "'DONGAR' which is neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue office for the purpose of Matriz Predial however surveyed in the old cadastral survey under no. 29 and presently surveyed in the new survey under no. 39/0 of Arpora village admeasuring an area of 5325 sq mtrs situated within the limits of the Village Panchayat of Arpora Taluka and District of Bardez, North-Goa, Goa and hereinafter referred to as the ENTIRE PROPERTY.

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AND WHEREAS the said ENTIRE PROPERTY originally belonged to Natividade Cristo Rei Pereira. As per Form No. IX issued by the Talathi of Arpora/Nagoa the ENTIRE PROPERTY was surveyed under Survey No. 39/1 of Arpora Village and the name of Natividade Cristo Rei Pereira is recorded as occupant since 15/01/1973.

AND WHEREAS after promulgation of Survey records of Arpora Village, the ENTIRE PROPERTY was surveyed under Survey No. 39/0 of Arpora Village and in Form I & XIV of Survey No. 39/0 the name of Natividade Cristo Rei Pereira is recorded in the occupants Column.

AND WHEREAS the ENTIRE PROPERTY was earlier surveyed in cadastral survey under No. 29 as per certificate of Registo de Agrimensor and Cadastral Survey Plan of the property bearing No. 29 issued by Directorate of Settlement & Land records, Government of Goa.

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AND WHEREAS upon the death of Natividade de Cristo Rei Pereira, his wife Mary Pereira alias Maria Pereira instituted Inventory Proceedings bearing No. 144/2017/E in the Court of Civil Judge Senior Division at Mapusa to partition the properties left by her deceased husband and in the said Inventory Proceedings plot A admeasuring 1268 square meters forming part of the property known as 'DONGAR' situated at Arpora, Bardez, Goa and lying within the limits of Village Panchayat of Arpora, surveyed under Survey No. 39/0 of Arpora Village was listed under Item No. 5 and was a allotted to Mr. Neville Leo Pereira alias Neville Pereira as per chart of allotment

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prepared in the said Inventory Proceedings, which was confirmed and made absolute by Judgement, Order and Decree dated 01.07.2017 passed in the said Inventory Proceedings.

AND WHEREAS from the Order dated 15.12.2017 passed in Inventory Proceedings No. 144/2017/E, it is seen that name of interested Party No. 1 was corrected as Neville Pereira alias Navel Lea Pereira alias Neville Leo Pereira i.e the VENDOR NO. 1A herein.

AND WHEREAS the **VENDORS/OWNERS** sought for partition for the aforesaid Plot and the Deputy Collector vide Order dated 7.2.2020 issued a separate and independent survey bearing No. 39/1-B of Arpora Village admeasuring an area of 1268 sq mtrs which is hereinafter referred to as the **SAID PROPERTY** more particularly described in Schedule I hereinafter written and is the subject matter of sale.

AND WHEREAS the **VENDORS/OWNERS**, have represented to the **PURCHASERS/DEVELOPERS** that they are the sole, absolute and exclusive owners of the **SAID PROPERTY** and are also in exclusive possession of the same and there is no other person/s, who can prove a better title to the same.

AND WHEREAS on the strength of being one of the reputed Real Estate Developers, the **VENDORS/OWNERS** have approached the **PURCHASERS/DEVELOPERS** with a proposal to develop the **SAID PROPERTY**.

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AND WHEREAS the **PURCHASERS/DEVELOPERS** on the basis of the representations of the **VENDORS/OWNERS** as aforesaid and believing the same to be true and correct and having satisfied themselves as regards the title of the **VENDORS/OWNERS** to the marketability of the **SAID PROPERTY** and based on the copies of the documents made available for scrutiny and inspection, have agreed to purchase the **SAID PROPERTY** and develop the same as per their **SCHEME OF DEVELOPMENT** by constructing thereon a residential building duly approved by the **VENDORS/OWNERS.**

AND WHEREAS in the backdrop of the prevailing uncertainty of the Regional Plan 2021, as could be applicable to the **SAID PROPERTY**, the **VENDORS/OWNERS** and the **PURCHASERS/ DEVELOPERS** after due deliberation and discussion have mutually agreed to work out the consideration payable in respect of the **SAID PROPERTY** on the basis of the permissible Floor area (FAR) applicable for the **SAID PROPERTY.**

AND WHEREAS it has been agreed between the parties that the **PURCHASERS/DEVELOPERS** shall apply for increase in FAR from currently being 60% to 100% and accordingly the **VENDORS/OWNERS** would be entitled to be allotted 40% of the super built up area amounting to apprx. **713.65 sq mtrs** and the **PURCHASERS/ DEVELOPERS** would be entitled to utilize the balance 60% of the super built up area apart from money consideration as the total consideration payable on to the **VENDORS/OWNERS** account of the sale the **SAID PROPERTY.**

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AND WHEREAS further the **VENDORS/OWNERS** and the **PURCHASERS / DEVELOPERS** have mutually agreed that the consideration payable by the **PURCHASERS / DEVELOPERS** to the **VENDORS/OWNERS** for the development, sale and transfer of the **SAID PROPERTY** described in Schedule I, is agreed for a total sum of **Rs 2,09,00,000/- (Rupees Two Crore nine lakhs Only)** which comprises of money consideration of Rs 30,00,000/- (Rupees thirty lakhs only) and consideration in kind comprising of constructing for the VENDORS/OWNERS entirely at the cost of the PURCHASERS/DEVELOPERS the following:-

i) 1 No 4 BHK Villa comprising of Ground plus First Floor admeasuring an super built up area of **247 sq mtrs** corresponding to Carpet area of approximately **207.70 sq mtrs** with the plot area being 329.47 sq mtrs with a swimming pool and 1 car parking slot alongwith the proportionate undivided right share and interest in the **SAID PROPERTY** corresponding to the super built up area.

ii) 4 Nos 2 bedroom Apartment i.e namely; Apartment No 001, 002, 003 and 004 each admeasuring an super built up area of **93.33 square meters** corresponding to Carpet area of approximately **57.91 square mtrs**, all 4 Apartments to be situated on the Upper Ground Floor with one each car parking slot alongwith the proportionate undivided right share and interest in the **SAID PROPERTY** corresponding to the super built up area.

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iii) 1 No 2 bedroom Apartment i.e namely; Apartment No 101 admeasuring an super built up area of **93.33 square meters** corresponding to Carpet area of approximately **57.91 square mtrs** situated on the First Floor with one car parking slot alongwith the proportionate undivided right share and interest in the **SAID PROPERTY** corresponding to the super built up area.

The Villa and the Apartments put together, shall jointly be referred as the **SAID PREMISES.** The total super built up area to be allotted to the **VENDORS/OWNERS** thus works out to **713.65 sq mtrs.** The aforesaid 5 Apartments are to be situated in the residential Building to be constructed by the **PURCHASERS/DEVELOPERS** on the **SAID PROPERTY** surveyed under No 39/1-B of Arpora Village which is more particularly described in Schedule I so also the aforesaid Villa is to be constructed in the **SAID PROPERTY.** The **SAID PREMISES** are more particularly described in Schedule II and are to be constructed as per Specifications described in Schedule III and the Villa is to be constructed as per Specifications described in Schedule IV. The Villa along with the 5 Apartments are valued at **Rs 1,79,00,000/- (Rupees one crore seventy nine lakhs only.)** and are shown more particularly on the Plan annexed hereto. The **PURCHASERS/DEVELOPERS** as per their Scheme of Development shall construct on the **SAID PROPERTY** one residential building consisting of stilt plus 4 floors. The **PURCHASERS/DEVELOPERS** shall be solely, exclusively and absolutely entitled to the balance super built up area

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comprising of Apartments along with undivided rights, interests and title in the **SAID PROPERTY**, more clearly described in Schedule I which shall herein after be referred to as the **DEVELOPERS PREMISES.**

The **VENDORS/OWNERS** however shall have to bear for the expenses incurred in getting the FAR increased (from existing 60% to 100%) from the concerned Government authorities in the same proportion as that of allotment i.e in the ratio of 60:40.

In the event if the **PURCHASERS/DEVELOPERS** is unable to get the FAR increased from 60% to 100% then in such circumstances **408.33 sq mtrs** super built up area would be allotted to the **VENDORS/OWNERS** which would be in the form of 1 No 4 BHK Villa comprising of Ground plus First Floor admeasuring an super built up area of **247 sq mtrs** with the plot area being 329.47 sq mtrs and 1 No 2 bedroom Apartment admeasuring an super built up area of **93.33 square meters** and 1 No 1 bedroom apartment admeasuring an super built up area of **68 square meters.**

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AND WHEREAS the parties hereto have amicably decided to put in writing the terms and conditions for the development and sale of the SAID PROPERTY which are as mentioned herein below.

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NOW THEREFORE THIS AGREEMENT OF DEVELOPMENT AND SALE WITNESSES AS FOLLOWS:-

1. THAT the **VENDORS/OWNERS** do hereby agree to sell unto the **PURCHASERS/DEVELOPERS** for the purpose of development, a land area of 1268 square metres i.e. the **SAID PROPERTY** more particularly particularly described in Schedule I the same being a portion of property known as "'DONGAR' located within the limits of the Village Panchayat of Arpora in the Taluka of Bardez, in the State of Goa, which is neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office for the purpose of Matriz Predial but recorded in the Record of Rights under Survey No.39-1B of Village Arpora, Bardez Taluka.



2. That the **VENDORS/OWNERS** have specifically declared to the **PURCHASERS/DEVELOPERS,** with respect to the **SAID PROPERTY** as under :

a) That the **VENDORS/OWNERS** are the absolute and lawful owners in possession, occupation and enjoyment of the **SAID PROPERTY** and no person other than the **VENDORS/OWNERS** has any right, share or interest in the **SAID PROPERTY.**

b) That there are no encumbrances or charges of any kind whatsoever on the **SAID PROPERTY.**

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c) That there are no claims against the **SAID PROPERTY** by any Mundcar under the Goa, Daman & Diu Mundcars (Protection from Eviction) Control Act, or by any tenant under the Goa , Daman & Diu Agricultural Tenancy Act ;

d) That the **VENDORS/OWNERS** have not entered into any Agreement for Sale, Agreement for Development, or MOU with any other person/s in respect to the **SAID PROPERTY** ;

e) That the **SAID PROPERTY** is neither subject to any lien mortgage or attachment by the Government or by any Bank or Financial Institution nor forming the subject matter of any Land Acquisition of any kind whatsoever.

f) That there are no legal impediments whatsoever for the **PURCHASERS/DEVELOPERS** to enter into the present transaction with the **VENDORS/OWNERS**.

g) That the **VENDORS/OWNERS** do hereby agree to indemnify and keep indemnified the **PURCHASERS/DEVELOPERS** against any defect in title in the **"SAID PROPERTY"** resulting in the development work of the **PURCHASERS/DEVELOPERS** getting suspended or coming to a standstill. In eventuality of defect in title, the **VENDORS/OWNERS** undertake to remove and settle any defect in the title, within a period of two months and in case of failure, to compensate the **PURCHASERS/DEVELOPERS,** to the extent of the loss suffered by the **PURCHASERS/DEVELOPERS** on account of the investment of the amount, interest of the material at site, idling of

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labour/personnel etc. and in case the **PURCHASERS/DEVELOPERS** opt to rescind the Agreement, then as per the terms that may be agreed upon between the parties.

h) That the **VENDORS/OWNERS** shall not to interfere with or interrupt the process of the construction of the project/development on the **SAID PROPERTY.**

i) That on signing of this agreement the **VENDORS/OWNERS** shall have no claim, demand or interest in the **SAID PROPERTY** or the construction that will be constructed thereon, except for the rights to the **SAID PREMISES.**

I. PREMISES AND CONSIDERATION:-

1) That in pursuance of this Agreement the **VENDORS/OWNERS** have agreed to sell unto the **PURCHASERS/DEVELOPERS,** the **SAID PROPERTY,** for the purpose of development by constructing thereon one residential building for sale on ownership basis to the prospective purchasers and in lieu thereof have agreed to pay to the **VENDORS/OWNERS** the consideration as under :

Payment to the **VENDORS/OWNERS** money consideration of **Rs.30,00,000/** (Rupees thirty lakhs Only) in the following manner:-

a) A sum of **Rs.15,00,000/-** (Rupees fifteen lakhs only) at the time of Signing of this Agreement (net after deduction of TDS @10% Rs 13,50,000/) in the name of **VENDOR NO 1A** paid vide Cheque No 385378 drawn on Canara Bank, Candolim branch dated 10.4.2025

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b) A sum of **Rs.15,00,000/-** (Rupees fifteen lakhs only) at the time of Signing of this Agreement (net after deduction of TDS @10% Rs 13,50,000/) in the name of **VENDOR NO 1B** paid vide Cheque No 385385 drawn on Canara Bank, Candolim branch dated 01.11.2025 as desired by the **VENDORS/OWNERS**, the receipt and payment of which sum the **VENDORS/OWNERS** do hereby admit and acknowledge;

c) Delivery unto the **VENDORS/OWNERS** free of cost the **SAID PREMISES** namely;

i) 1 No 4 BHK Villa comprising of Ground plus First Floor admeasuring an super built up area of **247 sq mtrs** corresponding to Carpet area of approximately **207.70 sq mtrs** with the plot area being 329.47 sq mtrs with a swimming pool and 1 car parking slot alongwith the proportionate undivided right share and interest in the **SAID PROPERTY** corresponding to the super built up area.

ii) 4 Nos 2 bedroom Apartment i.e namely; Apartment No 001, 002, 003 and 004 each admeasuring an super built up area of **93.33 square meters** corresponding to Carpet area of approximately **57.91 square mtrs** situated on the Upper Ground Floor with one each car parking slot alongwith the proportionate undivided right share and interest in the **SAID PROPERTY** corresponding to the super built up area.

iii) 1 No 2 bedroom Apartment i.e namely; Apartment No 101 admeasuring an super built up area of **93.33 square meters** corresponding to Carpet area of approximately **57.91 square mtrs** situated on the First Floor with one car parking slot alongwith the proportionate undivided right share and interest in the **SAID PROPERTY** corresponding to the super built up area. The total super built up area to be allotted to

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the **VENDORS/OWNERS** works out to **713.65 sq mtrs.** The aforesaid 5 Apartments to be situated in the residential Building to be constructed by the **PURCHASERS/DEVELOPERS** on the **SAID PROPERTY** surveyed under No 39/1-B of Arpora Village which is more particularly described in Schedule I so also the aforesaid Villa is to be constructed in the **SAID PROPERTY.** The Villa along with the 5 Apartments are valued at **Rs 1,79,00,000/- (Rupees one crore seventy nine lakhs only.)**

d) The **VENDORS/OWNERS** specifically agree that the **PURCHASERS/DEVELOPERS** shall be entitled to enter into any Agreement for sale, lease, Assignment, for allotment of all the Super Built up areas constructed by the **PURCHASERS/DEVELOPERS i.e the DEVELOPERS PREMISES**, if necessary, along with the undivided right, share and interest in the land, other than the Super Built up areas reserved as aforesaid for the **VENDORS/OWNERS i.e the SAID PREMISES** and as permissible in the **SAID PROPERTY** as per the **"SCHEME OF DEVELOPMENT"** and the **VENDORS/OWNERS** do hereby specifically confirm that they have given their express consent for the same.

e) The **VENDORS/ OWNERS** hereby permit the **PURCHASERS/DEVELOPERS** at their own costs , efforts and expenses, to do all planning, construction, development of the **SAID PROPERTY** and to appoint/ remove Architect, Structural Engineer, Elevation Architect, Model Maker, Licensed Site Engineer, Licensed Plumbing Contractor, Electrical Contractor, Clerk, Geologist, Civil Contractor, Labour Contractor etc and/or appoint agencies for effective

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planning the project, layout and to prepare, amend and put up the plans and obtain necessary approval/ sanction of the Plan/s, layouts from the Town and Country Planning Department, Village Panchayat, local State or Central and/or any other concerned authorities and to get the same revised from time to time and to execute , carry out and complete the work of construction and development of the said building/s and also to appoint agencies for maintenance and betterment of the **SAID PROPERTY** in all respects.

f) It is clearly agreed and understood that the entire construction including the **SAID PREMISES** shall be carried out by the **PURCHASERS/DEVELOPERS** at their own costs and that the **PURCHASERS/DEVELOPERS** shall be fully responsible for all aspects in respect to the construction of the Apartments with no liability whatsoever to the **VENDORS/OWNERS** other than that set out in this Agreement. The **PURCHASERS/DEVELOPERS** shall also be fully responsible for any liability arising out of sale of Apartments to any Third Parties other than the **SAID PREMISES.**

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2) The **PURCHASERS/DEVELOPERS** warrant that:

a) The **"SAID PREMISES"** allotted unto the **VENDORS/OWNERS** shall conform to the Standard Specifications detailed hereinafter.

b) The **PURCHASERS/DEVELOPERS** shall allot to the **VENDORS/OWNERS** on ownership basis the **"SAID PREMISES"** admeasuring approximately **713.65 sq. mtrs** (including the incidence of staircase and other common facilities), corresponding to the built up & carpet areas of the **"SAID PREMISES"** as stated in detail in Schedule II

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constructed on the **SAID PROPERTY** as per the Site Plan annexed , along with one each car park for each Apartment/Villa with such variations and alterations as may be required by any Competent Authority, to be made in them or in any of them but so as not to reduce the super built-up area of the **"SAID PREMISES".**

c) The **PURCHASERS/DEVELOPERS** shall not be required to take any further permission or consent of the **VENDORS/OWNERS** to carry out the completion of the **"SCHEME OF DEVELOPMENT"** on the **SAID PROPERTY.**

II DELIVERY, USE AND MAINTENANCE OF THE SAID PREMISES:

1.a) The **PURCHASERS/DEVELOPERS** shall deliver the possession of the **SAID PREMISES,** to the **VENDORS/OWNERS** comprising of i) 1 No 4 BHK Villa comprising of Ground plus First Floor admeasuring an super built up area of **247 sq mtrs** corresponding to Carpet area of approximately **207.70 sq mtrs** with the plot area being 329.47 sq mtrs, with a swimming pool and 1 car parking slot ii) 4 Nos 2 bedroom Apartments i.e namely; Apartment No 001,002,003 and 004 each admeasuring an super built up area of **93.33 square meters** corresponding to Carpet area of approximately **57.91 square mtrs** situated on the Upper Ground Floor along with one car park iii) 1 No 2 bedroom Apartment i.e namely; Apartment No 101 admeasuring an super built up area of **93.33 square meters** corresponding to Carpet area of approximately **57.91 square mtrs** situated on the First Floor along with one car park totaling to super built

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up area of **713.65** sq mtrs within 36 (thirty six months) from the date of obtaining of Construction License, for the **SCHEME OF DEVELOPMENT.**

i) It has however been clearly agreed and understood that the **VENDORS/OWNERS** shall co-operate with the **PURCHASERS/DEVELOPERS** in all matters pertaining to the construction and shall sign applications, plans, documents etc., as may be required to be submitted to the Statutory Authorities, Village Panchayat, Government of Goa, including any Affidavit or Declaration as may be necessary, within a reasonable time not exceeding three days from the receipt of such application/ document from the **PURCHASERS/ DEVELOPERS.**

ii) The **VENDORS/OWNERS** shall also co-operate and sign and execute all applications and documents required for the formation of the SOCIETY/ ENTITY/ GENERAL SOCIETY as may be decided by the **PURCHASERS/DEVELOPRS** in their capacity as a CHIEF PROMOTER as envisaged hereinafter under this Agreement.

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b) The **PURCHASERS/DEVELOPERS** shall by a notice in writing intimate the **VENDORS/OWNERS,** to take delivery of the **SAID PREMISES** as indicated in the Notice within seven days from the date of receipt of such notice, after which date the **VENDORS/OWNERS** shall be deemed to have taken possession and delivery of the **SAID PREMISES** as indicated in the Notice. The **VENDORS/OWNERS** agree to pay the House tax and Electricity charges of the **SAID PREMISES** to the concerned authorities from the date of Occupancy Certificate.

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After the receipt of the Notice to take possession, the **VENDORS/OWNERS** shall be entitled to take inspection of the Villa/Apartments whose possession is offered, and in case the **VENDORS/OWNERS** find any item of work as set out in the Specifications as not to have been completed in any Apartment/Villa, the **VENDORS/OWNERS** shall be entitled to draw the attention of the **PURCHASERS/DEVELOPERS** to the item/s not completed and shall take possession only after the said item of work is completed which shall than be the date of deemed possession for the purpose of this Agreement.

It is agreed and understood that failure to take delivery of the **SAID PREMISES** on the stipulated date will not exonerate the **VENDORS/OWNERS** from their liability to pay the outgoings such as House tax, Electricity charges to the Village Panchayat, Maintenance charges, swimming pool charges, and any other taxes etc from the deemed date of Possession of the **SAID PREMISES.**

Upon the delivery of the **SAID PREMISES** to the **VENDORS/OWNERS**, the **VENDORS/OWNERS** upon the request and sole discretion of the **PURCHASERS/DEVELOPERS** shall execute suitable document/s for the Conveyance of the **SAID PROPERTY** in favour of the **PURCHASERS/DEVELOPERS** and/or the SOCIETY/ENTITY/GENERAL SOCIETY or alternatively if Society cannot be formed by executing Individual Sale Deeds to which the **VENDORS/OWNERS** expressly give their consent.

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c) The **PURCHASERS/DEVELOPERS** shall not incur any liability if they are unable to deliver the possession of the **SAID PREMISES** by the date stipulated in **Clause No. II (1.a)** hereinabove, if the completion is delayed by reason of war, or any act of God or if non- delivery of possession arises out of or as a result of any Notice Order, pandemic, Rule or Notification or communication from any other Public or Competent Authority, or Court resulting in suspension of work, and in any of the aforesaid events occurring, the **PURCHASERS/DEVELOPERS** shall be entitled to an extension of time corresponding to the extent of the length of such event, for the delivery of possession of the **SAID PREMISES.**

The **VENDORS/OWNERS** agree to indemnify & keep indemnified the **PURCHASERS/DEVELOPERS** against any defect in title in the **SAID PROPERTY.**

If for reasons other than the above, the **PURCHASERS/DEVELOPERS** are unable to or fail to give possession of the **SAID PREMISES** to the **VENDORS/ OWNERS** within the time period specified in Clause No.II (1.a), the **PURCHASERS/DEVELOPERS** shall compensate the **VENDORS/OWNERS** by an amount agreed upon as Rs.2,000/- (Rupees two thousand only) per Apartment/Villa per month of delay.

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2. The **VENDORS/OWNERS** shall use the **SAID PREMISES** only for the purpose of residence or for any purpose which is permissible as per the prevailing laws . The **VENDORS/OWNERS** shall not carry out any acts or activities which are obnoxious, anti-social, illegal or prejudicial to the norms of decency or which cause a nuisance or inconvenience to the other Premises Purchaser/s in the said building project

3. The **VENDORS/OWNERS** shall from the date of possession maintain the **SAID PREMISES,** the walls, partitions walls, sewers, drains, pipes and appurtenances thereto, at their cost, in good and tenantable repair and condition and shall not do or suffer to be done anything in or to the **SAID PREMISES** and/or common passages, or the compound which may be against the conditions or technical advice of the **PURCHASERS/DEVELOPERS**, Rules or Bye-laws of the Village Panchayat or any other Authority and shall attend to and answer and will be responsible for all actions and violation of any such conditions or Rules or Bye-laws. The septic tank and soak pit shall be constructed separately for the Villa allotted to the **VENDORS/OWNERS** in the land area allotted to them.

4. The **VENDORS/OWNERS** shall permit the **PURCHASERS/ DEVELOPERS** and their surveyors and agents, with or without workmen and other persons at all reasonable times to enter into and upon the **SAID PREMISES** or any part thereof at all reasonable times to view and examine the state

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and conditions thereof and the **VENDORS/OWNERS** shall within three days of the **PURCHASERS/DEVELOPERS** giving a notice in writing to the **VENDORS/OWNERS** , consent to that effect and permit the **PURCHASERS/DEVELOPERS** to attend to all defects, decay and requirements of repair, and also for the purpose of repairing any part of the building/s and for the purpose of making repairs, maintaining, re-building, cleaning, lighting and keeping in order and conditions all the services, drains, pipes, cables, water courses, gutters, wires, partition walls or structure or other conveniences belonging to or serving or used for the Said Building/s, and also for the purpose of laying, maintaining, repairing and testing drainage and water pipes and electric and communication wires and cable and for similar other purposes and for all other purposes contemplated by and under this Agreement.

5. It is clearly agreed and understood that the Specifications for all Apartments constructed by the **PURCHASERS/DEVELOPERS** including the **Apartments** constructed for the **VENDORS/OWNERS** in the **SCHEME OF DEVELOPMENT** shall be with a similar specification and having the same materials, fixtures and fittings unless any Individual Purchaser/Buyer opts for additional or better specifications at extra cost .

The **VENDORS/OWNERS** covenants that the all the Apartments other than the Apartments reserved for the **VENDORS/OWNERS** shall exclusively belong to the **PURCHASERS/DEVELOPERS** i.e the **DEVELOPERS PREMISES**. The **PURCHASERS/DEVELOERS** shall be entitled to freely own, hold, possess and deal with the **DEVELOPERS**

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PREMISES as its own without any claims, demands from the **VENDORS/OWNERS** or any person/s claiming though them. The **PURCHASERS/DEVELOPERS** shall be entitled to sell the **DEVELOPERS PREMISES** and appropriate the receipts therefrom, to itself, and for this the **PURCHASERS/DEVELOPERS** are empowered to enter into any Agreement for Sale, Agreement for finance of construction and sale , Memorandum of understanding, Sale deeds and all other necessary deeds and or documents on its own without the intervention of the **VENDORS/OWNERS** and the **VENDORS/OWNERS** covenants that such deeds and or documents shall be binding on the **VENDORS/OWNERS.**

The parties hereto agree and covenant that all property/land/built-up area not mentioned or covered by this agreement, pertaining to the **SAID PROPERTY** or constructed on the **SAID PROPERTY** shall be owned and possessed exclusively by the **PURCHASERS/DEVELOPERS** except the **SAID PREMISES** mentioned in Schedule II

6. The **VENDORS/OWNERS** shall be entitled to enter into Agreement for sale/sale deed of the **SAID PREMISES** with any third parties of their choice to sell the **SAID PREMISES**. The **PURCHASERS/DEVELOPERS** however will have to made a Confirming Party to the Deed.

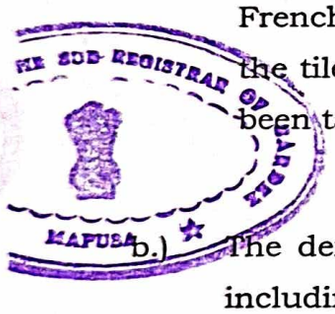
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III **DEFECTS / DEFICIENCY - EXTENT OF COVERAGE:**

a.) Upon the **VENDORS/OWNERS** taking delivery of the **SAID PREMISES**, the **VENDORS/OWNERS** shall have no claim against the **PURCHASERS/DEVELOPERS** regarding any defect in respect of any item of work in the **SAID PREMISES** which may be alleged not to have been carried out or completed. Shade/ colour/ size variations in painting, flooring tiles, glazed tiles shall not be considered as defective work. The **PURCHASERS/DEVELOPERS** shall not be responsible for absorption of certain colour pigments resulting in stains for vitrified tiles and consequently the **VENDORS/ OWNERS** are advised to avoid spillage of French polish, colour pigment, turmeric, kumkum etc on the tiles , after the possession of the **SAID PREMISES** have been taken over by the **VENDORS/OWNERS**.



b.) The defect liability period for the structure of the Building including the **SAID PREMISES** under this Agreement, shall be **60 Calendar months** from the date of issuance of Occupancy Certificate / handing over possession / written intimation to the **VENDORS/OWNERS** to take possession of **SAID PREMISES** whichever is earlier in point of time.

IV **TAXES AND OUTGOINGS:**

a.) The **VENDORS/OWNERS** prior to taking possession of the **SAID PREMISES** from the **PURCHASERS/DEVELOPERS** shall pay to the **PURCHASERS/DEVELOPERS**, the amounts

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if applicable and payable against G.S.T, or any new levies that may be imposed by the Government. From the date of taking over possession of the **SAID PREMISES** the **VENDORS/OWNERS** shall be liable to pay regularly the Property /House tax and all other taxes, charges, assessments, levies etc by whatever name called,. The **PURCHASERS /DEVELOPERS** shall not be responsible for any default in payment of such taxes .

b) Any taxes, charges and/or outgoings levied by the Panchayat or any other competent authority for consumption of electricity, and water/sewerage charges, exclusively pertaining to the **SAID PREMISES**, shall be borne by the **VENDORS/OWNERS** from the date of receiving possession, of the **SAID PREMISES**, from the **PURCHASERS/DEVELOPERS.**

V. VARIATION IN PLANS, AMALGAMATION/SUB-DIVISION

a) It is hereby specifically agreed and consented to by the **VENDORS/OWNERS** that the **PURCHASERS/ DEVELOPERS** shall be entitled, and also hereby deemed to have been permitted by the **VENDORS/OWNERS** to make such variations and alterations in the building plans and/or in the layout, Elevation of the building including relocating the open spaces/ all structures/ buildings/ garden spaces and/or varying the location of the access to the building, as the exigencies of the situation and the circumstances of the case may require during the execution and completion of the development of the building Project as a whole before getting the Occupancy Certificate.

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b.) The **VENDORS/OWNERS** hereby permit the **PURCHASERS DEVELOPERS** at their own costs, efforts and expenses, to do all planning, construction, development of the **SAID PROPERTY** and to appoint/ remove Architect, Structural Engineer, Elevation Architect, Model Maker, Licensed Site Engineer, Licensed Plumbing Contractor, Electrical Contractor, Clerk, Geologist, Civil Contractor, Labour Contractor etc and/or appoint agencies for effective planning the project, layout and to prepare, amend and put up the plans and obtain necessary approval/ sanction of the Plan/s, layouts from the Town and Country Planning Department, Village Panchayat, local state or central and/or any other concerned authorities and to get the same revised from time to time and to execute, carry out and complete the work of construction and development of the said buildings and also to appoint agencies for maintenance and betterment of the **SAID PROPERTY** in all respects.



c) All plans for the **SCHEME OF DEVELOPMENT** are to be prepared for approval(s)/ construction license(s) on the basis of the survey plans of the **SAID PROPERTY** and areas mentioned therein, and the **PURCHASERS/DEVELOPERS** are expressly entitled to revise the plans/ approval(s)/ construction license(s) based on actual site conditions, which shall be construed as final for all purposes.

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d) In the event the **VENDORS/OWNERS** desires to make any substantial changes or additions within the **SAID PREMISES** to the Standard Specifications, if permitted by the **PURCHASERS/DEVELOPERS,** subject to the overall approval of the authorities concerned, the **VENDORS/OWNERS** shall have to pay the additional cost of such changes/additions/alterations and for the purpose of payment it will be considered as an 'extra item of work' and such payments will have to be made in advance and the GST, as applicable, shall be paid by the **VENDORS/OWNERS** themselves. In such event the **PURCHASERS/DEVELOPERS** irrespective of the payment received for carrying out the extra item of work shall be entitled for further, additional sufficient extension of time over and above the time specified above to deliver the possession of the **SAID PREMISES**, as changes/additions/alterations requires time and constant personal supervision to monitor the progress of the work.

SUB-REGISTRAR OF ASSURANCES
SAFUSA

e) In addition to above it has been made clear to the **VENDORS/OWNERS** herein and the **VENDORS/OWNERS** have consented as an end user, that the extra item of work asked for by them other than that mentioned in the agreement and to be executed by the **PURCHASERS/DEVELOPERS** as above, shall only be at the **VENDORS/OWNERS** sole risk, responsibility and functional efficiency of such changes asked for and the **PURCHASERS / DEVELOPERS** shall not be held responsible or accountable or answerable or called upon either to re-do or replace the same as a 'defective item of work' either in regards to quality or its functional efficiency under

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any circumstances since such changes carried out at the behest of the **VENDORS/OWNERS** are a deviation from the standard and time tested design adopted by the **PURCHASERS /DEVELOPERS**, under the scheme of development and all approvals for such changes shall be obtained by the **VENDORS/OWNERS** at their own costs.

f) In the event the **VENDORS/OWNERS** either during the subsistence of this Agreement or after taking over the possession of the **SAID PREMISES** makes any changes or additions in the electrical layout leading to the increase in the total electrical load over and above the electrical load originally provided by the **PURCHASERS /DEVELOPERS** for the **SAID PREMISES** then in such an event the **PURCHASERS /DEVELOPERS** shall not be held responsible, accountable or liable or answerable either to compensate or replace any wiring material, fixtures & fittings developing any alleged defects/ deficiencies, either in its quality or performance, and the VENDORS/OWNERS shall be solely responsible for the same at their own risk and cost.

SUB-REGISTRAR OF ASSURANCES MAPUSA

g) The **VENDORS/OWNERS** also shall under no circumstances be entitled to make any structural changes such as to any beams, columns etc. of the **SAID PREMISES**/ Building/s for all times to come.

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V1 **FORMATION OF ENTITY AND UPKEEP OF COMMON AMENITIES AND EXPENDITURE :-**

a) The **PURCHASERS/DEVELOPERS** shall either upon handing over of the **Apartments/Villa** to the **VENDORS/OWNERS** as per their **SCHEME OF DEVELOPMENT** shall assist the **VENDORS/OWNERS** along with the Purchaser/s of Apartments in the **SCHEME OF DEVELOPMENT** in facilitating them to form a SOCIETY/ENTITY/ GENERAL SOCIETY for owning and/or maintaining the **SCHEME OF DEVELOPMENT** and/or the **SAID PROPERTY.** The **VENDORS/OWNERS** shall also co-operate in getting conveyed the land / building/s appurtenant to the **SCHEME OF DEVELOPMENT** i.e the SAID PROPERTY in the name of the SOCIETY/ ENTITY/ GENERAL SOCIETY. In the event the SOCIETY/ENTITY/ GENERAL SOCIETY is not formed, the **VENDORS/OWNERS** agree to get conveyed the undivided impartible and proportionate share in the SAID PROPERTY corresponding to the extent of the holdings of the respective Apartments other than the **SAID PREMISES** in the name of the prospective buyers/purchasers in the **SCHEME OF DEVELOPMENT** and further assist in the formation of MAINTENANCE SOCIETY for the purpose of maintenance/ upkeep of the Building in terms of the **SCHEME OF DEVELOPMENT** of the **SAID PROPERTY.** In case the Conveyance/Sale is not made in favour of the SOCIETY/ ENTITY/ GENERAL SOCIETY, **the VENDORS/OWNERS** shall be entitled to retain the undivided share in the land corresponding to the FAR utilized for the **SAID PREMISES.**

SUB REGISTRAR MAPUSA

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b) The decision of the **PURCHASERS/DEVELOPERS** in regard, to the preceding para shall be final and binding on all the purchasers of Apartments in the **SCHEME OF DEVELOPMENT** including the **VENDORS/OWNERS** herein in respect of the **Apartments** being allotted to them.

c) The **VENDORS/OWNERS** shall co-operate with the **PURCHASERS/DEVELOPERS** in signing all forms, applications, Deeds and other documents as may be required either for the admittance to the SOCIETY/ ENTITY/ GENERAL SOCIETY and for the Conveyance of the land/SAID PROPERTY as per their **SCHEME OF DEVELOPMENT.**

d) The **VENDORS/OWNERS** to whom the **Apartments** are being allotted shall be governed by and shall observe and comply with all the Bye-laws, Rules and Regulations that may be laid down by the SOCIETY/ENTITY/GENERAL SOCIETY as may be applicable from time to time (as and when formed).

(e) The **VENDORS/OWNERS** hereby agree/s and undertakes to be a member of the SOCIETY/ENTITY/GENERAL SOCIETY in respect of the **Apartments** being allotted to them and also from time to time to sign and execute all applications for registration and for membership and other papers and documents necessary in this regard.

(f) The **VENDORS/OWNERS** shall be bound, from time to time to sign all papers and documents and to do all acts, deeds and things as may be necessary from time to time, for

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safeguarding the interest of the **PURCHASERS/DEVELOPERS** and of the other Apartment purchasers in the **SCHEME OF DEVELOPMENT.**

(g) The **PURCHASERS/DEVELOPERS** shall be in absolute control of Apartments in the **SCHEME OF DEVELOPMENT.** other than the **SAID PREMISES** allotted to the **VENDORS/OWNERS.**

(h) All papers pertaining to the admission to the SOCIETY/ ENTITY/GENERAL SOCIETY and the rules and regulations thereof as also all the necessary Deed / Deeds of Conveyance including the subsequent sale if any till such time the admission is taken to the SOCIETY/ENTITY/GENERAL SOCIETY shall be prepared by the Advocate of the **PURCHASERS/DEVELOPERS**.

(i) That the **VENDORS/OWNERS** confirms that they are aware that there has to be a contribution towards the common maintenance to be provided for the entire Building project constructed on the **SAID PROPERTY** which has a facility of a elevator, common electricity , common water, Sweeper's Salary, water pump to lift the water to the overhead tanks , the cleaning of the **SAID PROPERTY** , cleaning of the Septic Tank and Soak Pit , common areas and surroundings , expenses towards the care taker as also of the security if appointed . The **VENDORS/OWNERS** therefore agrees and undertake to pay regularly the maintenance charges every month or quarter as may be decided by the **PURCHASERS/DEVELOPERS** and also needs to pay the **PURCHASERS/DEVELOPERS** a sum of **Rs 1,00,000** (Rupees one lakh only) for each of the 2 Bedroom Apartments allotted as a one time corpus fund at the time of

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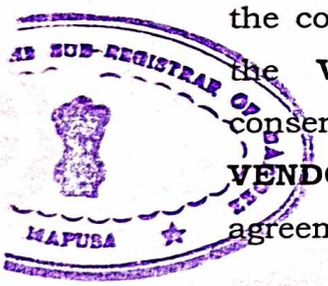
taking possession of the **SAID PREMISES.** The **VENDORS/OWNERS** agree to be bound by the decision as may be taken by the majority of the shareholders/Apartment Holders including the **VENDORS/OWNERS** with respect to the maintenance of the building project constructed on the **SAID PROPERTY.** In case the monthly contribution is not sufficient to meet the expenditure, then the **VENDORS/OWNERS.** expressly agree to contribute such additional sum as may be required . Failure on the part of any of the **VENDORS/OWNERS.** to pay the monthly maintenance charges will attract 12% interest p.a. for the delayed period. The **VENDORS/OWNERS** agree that there will be no exemption of payment of monthly contribution for reasons of non occupation. The **VENDORS/OWNERS** shall not join the Society with respect to the Villa and shall also not contribute towards the Common maintenance of the Society.

j) All costs, charges, expenses including stamp duty, registration charges, advocate fees /professional charges and any other expenses in connection with the preparation, execution and registration of Deed of Sale and/or other connected matters related to the **SAID PREMISES**, in case the **VENDORS/OWNERS** intends to sell the **SAID PREMISES** to any third party shall be borne by the **VENDORS/OWNERS..** On completion of the **SAID PREMISES**, the **PURCHASERS/DEVELOPERS** is only required to provide the **VENDORS/OWNERS** with a letter of possession alongwith the possession of the **SAID PREMISES.**

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k) The **VENDORS/OWNERS** and the **PURCHASERS/DEVELOPERS** do hereby expressly agree and covenant, that the **PURCHASERS/DEVELOPERS** shall be entitled to sell all the remaining Apartments constructed on the **SAID PROPERTY (DEVELOPERS PREMISES)** excluding the **SAID PREMISES**, on ownership basis, alongwith the proportionate undivided rights, interest and title in the **SAID PROPERTY** and for this the **PURCHASERS/DEVELOPERS** is empowered, entitled and permitted to enter into Agreements for Sale, Agreements for Construction Finance and Sale, Sale deed/s, rectification deeds, confirmation deeds, memorandum of understanding, etc, with any third parties for the sale of the Apartments constructed on the SAID PROPERTY and to receive the consideration there under, without the intervention of the **VENDORS/OWNERS** which is hereby expressly consented to by the **VENDORS/OWNERS** and the **VENDORS/OWNERS** shall execute and/or confirm all such agreements/sale deeds and or any other deeds.



l) The **VENDORS/OWNERS** covenant, agree and undertake to execute necessary deeds, sale deeds, rectification deeds, confirmation deeds, etc. and other agreements, memorandums, and documents for the transfer of the **SAID PROPERTY** or the undivided rights, interests and title in the **SAID PROPERTY** to the **PURCHASERS/DEVELOPERS** or its agents or Nominee as may be called upon by the **PURCHASERS/DEVELOPERS**, by retaining for themselves the proportionate undivided rights, interests and title in the **SAID PROPERTY**

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corresponding to the **SAID PREMSIES** in case the Conveyance of the **SAID PROPERTY** is not made in favour of the Housing Society so formed.

m) The **VENDORS/OWNERS** agree that on receipt of possession of the **SAID PREMISES** the **VENDORS/OWNERS** shall confirm the said receipt of possession, by executing a Declaration/Affidavit, which will be required to be handed over by the **VENDORS/OWNERS** to the **PURCHASERS/DEVELOPERS**, on the date of taking possession of the **SAID PREMISES.**

VII **SWIMMING POOL**

The **PURCHASERS/DEVELOPERS** shall construct a Swimming Pool as per their **SCHEME OF DEVELOPMENT in the said building Project. An independent Swimming Pool shall also be constructed for the VENDORS/OWNERS for the Villa which will be maintained by the VENDORS/OWNERS without any reference to the Society.** The use of Common Swimming Pool for the Project will be restricted only to the **VENDORS/ OWNERS** and the owners of Apartments and his/her family. The maintenance charge would be payable from the date of deemed occupancy as may be determined by the **PURCHASERS/DEVELOPERS.**

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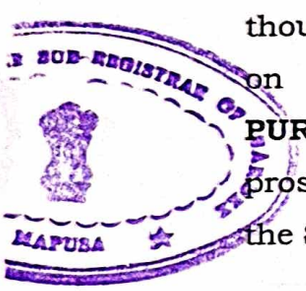
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VIII **GENERAL**

a) The **VENDORS/OWNERS** hereby confirm having taken inspection, to their full satisfaction, of the requisite plans/ approvals/ license relating to the **SAID PROPERTY** and the **SCHEME OF DEVELOPMENT.**

b) The **PURCHASERS/DEVELOPERS** shall be entitled on execution of this agreement, to enter onto the **SAID PROPERTY** and start the works of development of the **SAID PROPERTY.**

c) The **VENDORS/ OWNERS** and or any person claiming though them shall not interfere with the development works on the **SAID PROPERTY** or with the **PURCHASERS/DEVELOPERS,** their employees and/or prospective purchasers of Apartments in the development on the **SAID PROPERTY.**



d) The **PURCHASER/DEVELOPERS** shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the **SAID PROPERTY** and/or in the" said project i.e. the **DEVELOPERS PREMISES** provided it does not in any way affect or prejudice the right of the **VENDORS/ OWNERS** in respect of the **SAID PREMISES** which is described in **Schedule II** hereunder and its corresponding rights in the **SAID PROPERTY.**

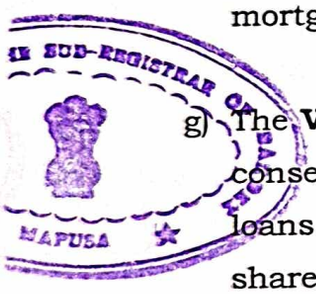
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e) The **VENDORS/ OWNERS** address for communication shall be as mentioned hereinabove. The **VENDORS/ OWNERS** shall also, from time to time notify any change in their address to the **PURCHASERS/DEVELOPERS.** Any letters, reminders, notices, documents, papers etc sent at the aforesaid notified address or at the notified changed address by hand delivery or Registered AD or Under Certificate of Posting or through a courier service agency, shall be deemed to have been lawfully served to the **VENDORS/ OWNERS.**

f) The **VENDORS/ OWNERS** do hereby give the **PURCHASERS/DEVELOPERS** their express and irrevocable consent to mortgage the **SAID PROPERTY** and / or to raise finance against the **SAID PROPERTY**, for the purpose of financing the development on the **SAID PROPERTY** which mortgage shall exclude the **SAID PREMISES.**



g) The **VENDORS/ OWNERS** also hereby give/s their express consent to prospective purchaser of Apartments to raise any loans against the Apartments alongwith the proportionate share in the **SAID PROPERTY** in respect of the Apartments which he/she/it intends to purchase and to charge/mortgage the same with any Bank or Banks or any other Party.

h) The **VENDORS/ OWNERS** are entitled to sell/transfer assign the **SAID PREMISES** described in **schedule II** in favour of the prospective purchasers, with the written consent of the **PURCHASERS/DEVELOPERS**, the details of the party to whom the units would be sold/assigned should be informed to the **PURCHASERS/DEVELOPERS** inorder to facilitate

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the **PURCHASERS/DEVELOPERS** to properly administer, manage the premises in the **SCHEME OF DEVELOPMENT** however the possession of the **SAID PREMISES described in schedule II** will be handed over only to the **VENDORS/ OWNERS** and to no other person or entity. It is further agreed that the said third party, if any, who acquire any right in any of the **SAID PREMIESES** shall not be entitled to further transact/transfer the **SAID PREMISES** prior to the transfer of possession of the **SAID PREMISES** to the **VENDORS/ OWNERS.**

i) It is hereby expressly agreed by the **VENDORS/ OWNERS** that the **VENDORS/ OWNERS** shall not be entitled to execute Conveyance/Sale Deeds with the prospective purchasers of the **SAID PREMISES** described in **Schedule II,** prior to the receipt of possession of the **SAID PREMISES.** It is further agreed that the **PURCHASERS/DEVELOPERS** shall not be liable for any claims or demands of whatsoever nature, from any third party, with respect to the **SAID PREMISES** with whom the **VENDORS/ OWNERS** may enter into any Agreements or Deeds.

SUB-REGISTRAR OF ASSURANCES MAPUSA

j) The **VENDORS/ OWNERS** do hereby categorically agree that all the constructed/built-up area of the premises constructed on the SAID PROPERTY i.e the **DEVELOPERS PREMISES** shall be that of the exclusive and absolute ownership of the **PURCHASERS/ DEVELOPERS**, the same being constructed by the **PURCHASERS/DEVELOPERS** at its own costs and the **VENDORS/ OWNERS** shall have no right or interest to the same and the **PURCHASERS/DEVELOPERS** shall be entitled to sell the

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said constructed/built-up/developed premises constructed on the **SAID PROPERTY** as their own to any third party and the **PURCHASERS/DEVELOPERS** shall be entitled to retain all the receipts from the said sales to itself (except the **SAID PREMISES** describe in **Schedule II**)

k) The **VENDORS/ OWNERS** shall be entitled to the **SAID PREMISES** subject to and on the **VENDORS/ OWNERS** transferring to the **PURCHASERS/DEVELOPERS** and/or its Nominee all the undivided proportionate rights in the **SAID PROPERTY** by retaining for themselves the undivided proportionate rights in the **SAID PROPERTY** corresponding to the **SAID PREMSIES** incase if the conveyance of the **SAID PROPERTY** is not done in favour of the Housing Society.

l) The **VENDORS/ OWNERS** shall make available to the **PURCHASERS/DEVELOPERS** all the original documents pertaining to the title of the **SAID PROPERTY** alongwith all the original plans, NOC'S, Permissions, Licenses, etc. when required and requested.

m) The **VENDORS/ OWNERS** shall execute a Power of Attorney in favour of the **PURCHASERS/DEVELOPERS**, in order to entitle the **PURCHASERS/DEVELOPERS** to sign and execute all applications, documents for undertaking construction on the **SAID PROPERTY** to execute agreements for sale, sale deeds, etc., for and on behalf of the **VENDORS/OWNERS** for the purpose of conveying and selling the Apartments to be constructed on the **SAID PROPERTY.**

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n) The **VENDORS/OWNERS** agree and undertake not to enclose or put any barricades in any manner in respect of the allotted stilted car parking area/ slot pertaining to the Apartments allotted. Any damage to the structure or supporting columns of the stilted car parking area/slot while parking the car, if caused, shall be rectified at his own cost by the **VENDORS/OWNERS** to the satisfaction of the **PURCHASERS/DEVELOPERS.**

o) The **PURCHASERS/ DEVELOPERS** shall not be held responsible or accountable for any accidents or mishaps of any nature either in swimming pool , internal roads and thefts that may occur within the **SCHEME OF DEVELOPMENT.**

p) The **PURCHASERS/DEVELOPERS** shall be entitled to name the Project as desired by them and the **VENDORS/OWNERS** have No Objection for the same.

q) It is clearly agreed and understood that in view of the **PURCHASERS/DEVELOPERS** having effected substantial payment and further having made expenses towards the planning and construction of the Project, the **PURCHASERS/DEVELOPERS** shall be entitled to the specific performance of this Agreement, and the **VENDORS/OWNERS** shall not be entitled to terminate this Agreement on any grounds whatsoever.

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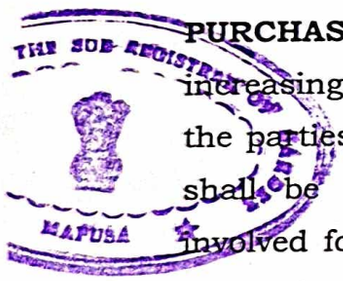
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r) The **VENDORS/OWNERS** hereby permits the **PURCHASERS / DEVELOPERS** to put up advertisement boards or hoardings announcing the proposed scheme of development on the **SAID PROPERTY** for the purpose of development and sale of the Apartments proposed to be constructed on the **SAID PROPERTY.**

s) The **VENDORS/OWNERS** hereby specifically agree that the **PURCHASERS/DEVELOPERS** shall be entitled to make optimum utilization of the FAR admissible as per their SCHEME OF DEVELOPMENT. Incase if the **PURCHASERS/DEVELOPERS** intends to convert the single bedroom Apartments located on the third floor to double bedroom Apartments than the **PURCHASERS/DEVELOPERS** shall be entitled to do so by increasing the FAR i.e over and above of the FAR agreed by the parties (100%) and **PURCHASERS/DEVELOPERS** alone shall be solely responsible to pay the necessary costs involved for the same and the **VENDORS/OWNERS** hereby expressly give their consent for the same.



IX **DISPUTES/SETTLEMENT/ LITIGATION JURISDICTION:**

a) In the event any dispute or differences arising between the parties hereto in respect to this Agreement or in respect of any provisions (clauses) in this agreement, or anything arising out of it, and / or about the performance of these presents or concerning any act or omission of the other party to the disputes or to any act which ought to be done by the parties in dispute or in relation to any matter whatsoever

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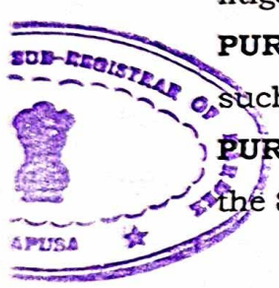
N. Pereira

F. Pereira

concerning this Agreement, the same shall be submitted for arbitration under the Indian Arbitration Act, 1996, to a sole Arbitrator, to be appointed by the **PURCHASERS/DEVELOPERS** and the order/judgment of the said sole Arbitrator shall be final on the said dispute.

b) The parties hereto shall be entitled to specific performance of this agreement.

c) The **VENDORS/OWNERS** hereto agree that in the event any litigation is commenced against the **SAID PROPERTY** in relation to the title of the **VENDORS/OWNERS** to the **SAID PROPERTY** the **VENDORS/OWNERS** shall settle the said litigation, without any liability to the **PURCHASERS/DEVELOPERS**. Any delay resulting from such disputes shall make available additional time to the **PURCHASERS/DEVELOPERS** for the completion/delivery of the **SAID PREMISES**.



X) The Parties do not belong to schedule caste or tribe in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978.

XI) **The Money Consideration to be paid to the VENDORS is Rs.30,00,000/- (Rupees Thirty Lakhs only.) and consideration to be paid in kind is to the extent of providing 713.65 sq mtrs built up area which is valued at Rs.25,000/-per sq mtrs which works out to Rs.1,79,00,000/- Hence the total Consideration works out to Rs.2,09,00,000/- for the SAID PLOT admeasuring 1268 sq mtrs and stamp duty is paid accordingly.**

CLARAMOUNT REALTY

PARTNERS

SCHEDULE

[SAID PROPERTY]

ALL independent piece and parcel of land admeasuring an area of 1268 sq mtrs surveyed under No 39/1B of Arpora Village which earlier was a part of the property known as "DONGAR' which is neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue office for the purpose of Matriz Predial and surveyed in the old cadastral survey under no. 29 situated within the limits of the Village Panchayat of Arpora Taluka and District of Bardez, North-Goa and bounded as under:

NORTH:- By Plot B of the same property surveyed under No 39/0

SOUTH:- By Nalla

EAST:- By 6 meter wide internal road

WEST:- By Property surveyed under No 40

CLARAMOUNT REALTY

PARTNERS

SCHEDULE II

(DESCRIPTION OF SAID PREMISES ALLOTTED)

i) All that 1 No 4 BHK Villa comprising of Ground plus First Floor admeasuring an super built up area of **247 sq mtrs** corresponding to Carpet area of approximately **207.70 sq mtrs** with the plot area being 329.47 sq mtrs, with a swimming pool and 1 car parking slot alongwith the proportionate undivided right share and interest in the **SAID PROPERTY** corresponding to the super built up area.

ii) 4 Nos 2 bedroom Apartments i.e namely; Apartment No 001,002,003 and 004 each admeasuring an super built up area of **93.33 sq mtrs** corresponding to Carpet area of approximately **57.91 sq mtrs** situated on the Upper Ground Floor with one each car parking slot alongwith the proportionate undivided right share and interest in the **SAID PROPERTY** corresponding to the super built up area.

iii) 1 No 2 bedroom Apartment i.e namely; Apartment No 101 admeasuring an super built up area of **93.33 square meters** corresponding to Carpet area of approximately **57.91 square mtrs** situated on the First Floor with one car parking slot alongwith the proportionate undivided right share and interest in the **SAID PROPERTY** corresponding to the super built up area.

TOTAL SUPER BUILT UP AREA ALLOTTED:- 713.65 SQ.MTS.

CLARAMOUNT REALTY

PARTNERS

SCHEDULE III
(SPECIFICATION OF VILLA)

(a) STRUCTURE:

It is R.C.C framed structure of Columns, Beams and Slabs. The internal partitions Walls will be of 4" LATERITE masonry and the external walls will be of 23 cms LATERITE masonry. All Plinth work will be in laterite masonry.

(b) PLASTER:

External plaster will be double coat sand faced cement plaster with cement paint. Walls and Ceiling and Internal plaster will be single coat Gypsum plaster.

(c) FLOORING:

The floors will be "24 x 24" vitrified tiles for Hall/Kitchen/Bedrooms. Bathroom floor will have Ceramic tiles. The average basic cost of flooring and dado tiles at Rs.550/- per square meter. Flooring for the flat will be of Vitrified tiles. Bathrooms shall be provided with full height dado tiles.

(d) INTERNAL PAINT:

Acrylic washable paint for interior surfaces.

(e) EXTERNAL PAINT:

All External surfaces will have waterproof emulsion paint.

(f) Windows

All windows on shall be of UPVC make sliding with 5mm clear glass.

CLARAMOUNT REALTY

PARTNERS

(g) Doors.

Main Door shall be of teak wood and bedroom and bathroom doors shall be veneer finished doors .

French Door shall be of UPVC make with full glazing leading from the living room and bedrooms.

(h) Plumbing

High end quality Fixtures from kohler make and Sanitary ware fixtures of kohler.make. mirrors shall be provided over wash basins in all bathrooms. Wash basins shall be of counter sunk type with granite counter. geyser provision shall be made in all bathrooms.

(i) Kitchen

Kitchens shall be provided with drain board sink and granite counter. The counter shall be 30" wide and of 36" height. Dado shall be of ceramic tiles upto a height of 24". Teak wood kitchen cabinetry shall be provided.

(j) Bedrooms

All bedrooms shall be provided with wardrobes and AC.

(k) Roofing

All R.C.C roof slabs shall be covered by roofing tiles.

(l) ELECTRICAL INSTALLATION:

The electrical points shall be provided as per the attached plan

Wire: Polycab/Kundan cab/Rallison

Switches: Modular (signature SSK series) The installation will be in concealed P.V.C pipes as per the specifications of Electricity Dept. All wiring to be in best quality cable concealed in walls and slabs. All lights, fans and fridge to be provisioned to run on the inverter.

CLARAMOUNT REALTY

PARTNERS

F. Pereira

SCHEDULE IV

(SPECIFICATION OF APARTMENTS)

SPECIFICATIONS

(a) **STRUCTURE:**

It is R.C.C framed structure of Columns, Beams and Slabs. The internal partitions Walls will be of 4" block masonry and the external walls will be of 23 cms block masonry. All Plinth work will be in laterite rubble masonry/cement block masonry.

(b) PLASTERS:

External plaster will be double coat sand faced cement plaster with cement paint. Walls and Ceiling and Internal plaster will be single coat Gypsum plaster.

(c) **FLOORING:**

The floors will be "24 x 24" vitrified tiles for Hall/Kitchen/Bedrooms. Staircase and landing will be Tandoor stone including risers . Bathroom floor will have Ceramic tiles. The average basic cost of flooring and dado tiles at Rs.550/- per square meter. Flooring for the flat will be of Vitrified tiles.

(d) INTERNAL PAINT:

Acrylic washable paint for interior surfaces.

(e) EXTERNAL PAINT:

All External surfaces will have waterproof emulsion paint.

CLARAMOUNT REALTY

PARTNERS

F. Pereira

(f) Windows

All windows on shall be UPVC make sliding with 5mm clear glass.

(g) Doors.

Main Door shall be of Designer Teakwood and veneer finished internal doors.

French Door shall be of UPVC make with full glazing leading from the living room and bedrooms.

(h) Plumbing

High end quality Fixtures from Jaguar / Hindware/Kholer

and Sanitary ware fixtures of Hindware/Kholer.

(i) Kitchen

Kitchens shall be provided with drain board sink and granite counter.

(j) Roofing

All R.C.C roof slabs shall be covered by Maintenance free galvanium sheet roofing .

(k) ELECTRICAL INSTALLATION:

Wire: havells/ anchor/ polycab make

Switches: Modular (Havells/Crabtree or Equivalent.) The installation will be in concealed P.V.C pipes as per the specifications of Electricity Dept. All wiring to be in best quality cable concealed in walls and slabs. :

IN WITNESS WHEREOF the parties hereto have on this day set their hands in the presence of the undersigned witnesses .

CLARAMOUNT REALTY

PARTNERS

SIGNED AND DELIVERED by the

VENDOR NO 1A

MR. NAVEL LEA PEREIRA ALIAS

MR. NEVILLE PEREIRA ALIAS

NEVILLE LEO PEREIRA

OF THE FIRST PART .



L.H.F. Prints

R.H.F. Prints

1. 



SUB-REGISTRAR OF BARPETA

2. 

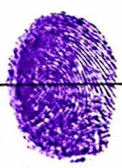


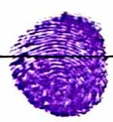
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CLARAMOUNT REALTY

PARTNERS

SIGNED AND DELIVERED by the)

VENDOR NO 1B)

MRS. FIONA PEREIRA)

OF THE FIRST PART .)



F. Pereira

F. Pereira

L.H.F. Prints

R.H.F. Prints



1. _____



1. _____



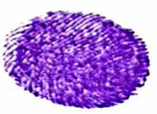
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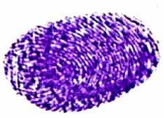
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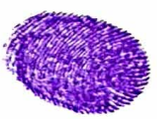
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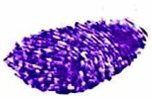
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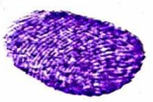
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5. _____



5. _____

CLARAMOUNT REALTY

PARTNERS

F. Pereira

SIGNED SEALED & DELIVERED

BY THE WITHIN NAMED PURCHASERS/DEVELOPERS

FOR M/s. CLARAMOUNT REALTY

MR. ASHOK RAMESH NAIK

PARTNER

CLARAMOUNT REALTY



PARTNERS

L.H.F. Prints

R.H.F. Prints

1. _____

1. _____

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CLARAMOUNT REALTY

PARTNERS

SIGNED SEALED & DELIVERED

BY THE WITHIN NAMED PURCHASERS/DEVELOPERS

FOR M/s. CLARAMOUNT REALTY

MR. ALLAN ALEX FERNANDES

PARTNER



CLARAMOUNT REALTY

PARTNERS

L.H.F. Prints

R.H.F. Prints



1. _____



1. _____

SUB-REGISTRAR OF BARDEZ

MAPUSA



2. _____



2. _____



3. _____



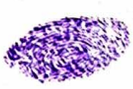
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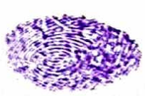
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CLARAMOUNT REALTY

PARTNERS

SIGNED SEALED & DELIVERED

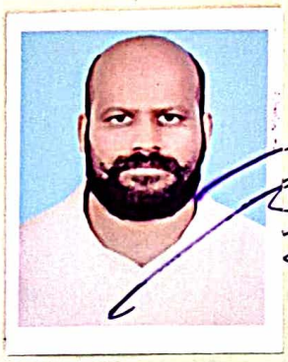
BY THE WITHIN NAMED PURCHASERS/DEVELOPERS

FOR M/s. CLARAMOUNT REALTY

MR. SAMIR KASHIRAM TORASKAR

PARTNER CLARAMOUNT REALTY

PARTNERS



L.H.F. Prints

R.H.F. Prints

1. _____

1. _____

SUB-REGISTRAR OF BARDEZ
MAPUSA

2. _____

2. _____

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5. _____

CLARAMOUNT REALTY

PARTNERS

IN THE PRESENCE OF:

1. _____ Mr. Nandan Kamat Helekar
Villa No. 2, Raj complex,
Odlem Bhati, Taleigao - Goa
8888831925

2. _____ Mr. Rahul Amlekar
H.No. 428 Dalem Mapusa
Goa
9765841645

SUB-REGISTRAR OF BARDEZ
MAPUSA

CLARAMOUNT REALTY

PARTNERS

100019686606

FORM I & XIV
नमुना नं १ व १४

Date : 19/03/2025

Taluka तालुका	BARDEZ	Survey No. सर्वे नंबर	39
Village गांव	Arpora	Sub Div. No. हिस्सा नंबर	1-B
Name of the Field शेताचें नांव	Dongar	Tenure सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.12.68	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.12.68

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन
0000.00.00	0000.00.00	0000.00.00

Grand Total एकूण
0000.12.68

Remarks शेरा

Dy. Coll. Order No. 15/290/2018/Part/Land dated 07/02/2020 and Letter No. 9/ISLR/Map/Part/Land/785/2018/902 dated 17/06/2020 issued by the office of the Inspector of Survey and Land Records, City Survey, Mapusa Goa

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रूट	Rs. 0.00

S.No	Name of the Occupant कब्जदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Neville Leo Pereira alias Neville Pereira alias Navel Lea Pereira		73186	
2	Fiona Pereira		73186	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	----------Nil----------			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
----------Nil----------		

CLARAMOUNT REALTY
PARTNERS

F.Pereira

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100019686606

FORM I & XIV
नमुना नं १ व १४

Date : 19/03/2025

Taluka / तालुका: BARDEZ
Village / गांव: Arpora
Name of the Field / शेताचें नांव: Dongar
Survey No. / सर्वे नंबर: 39
Sub Div. No. / हिस्सा नंबर: 1-B
Tenure / सत्ता प्रकार:

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Land not Available for cultivation नापिक जमीन Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनांचा प्रारि	Remarks शेरा
	----------Nil----------									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

SUB REGISTRAR OF BARDEZ

The record is computer generated on 19/03/2025 at 12:38:08PM as per Online Reference Number - 100019686606. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website https://dslr.goa.gov.in

ELARAMOUNT REALTY
PARTNERS

N.Ferreira
F.Pereira

59

Government of Goa

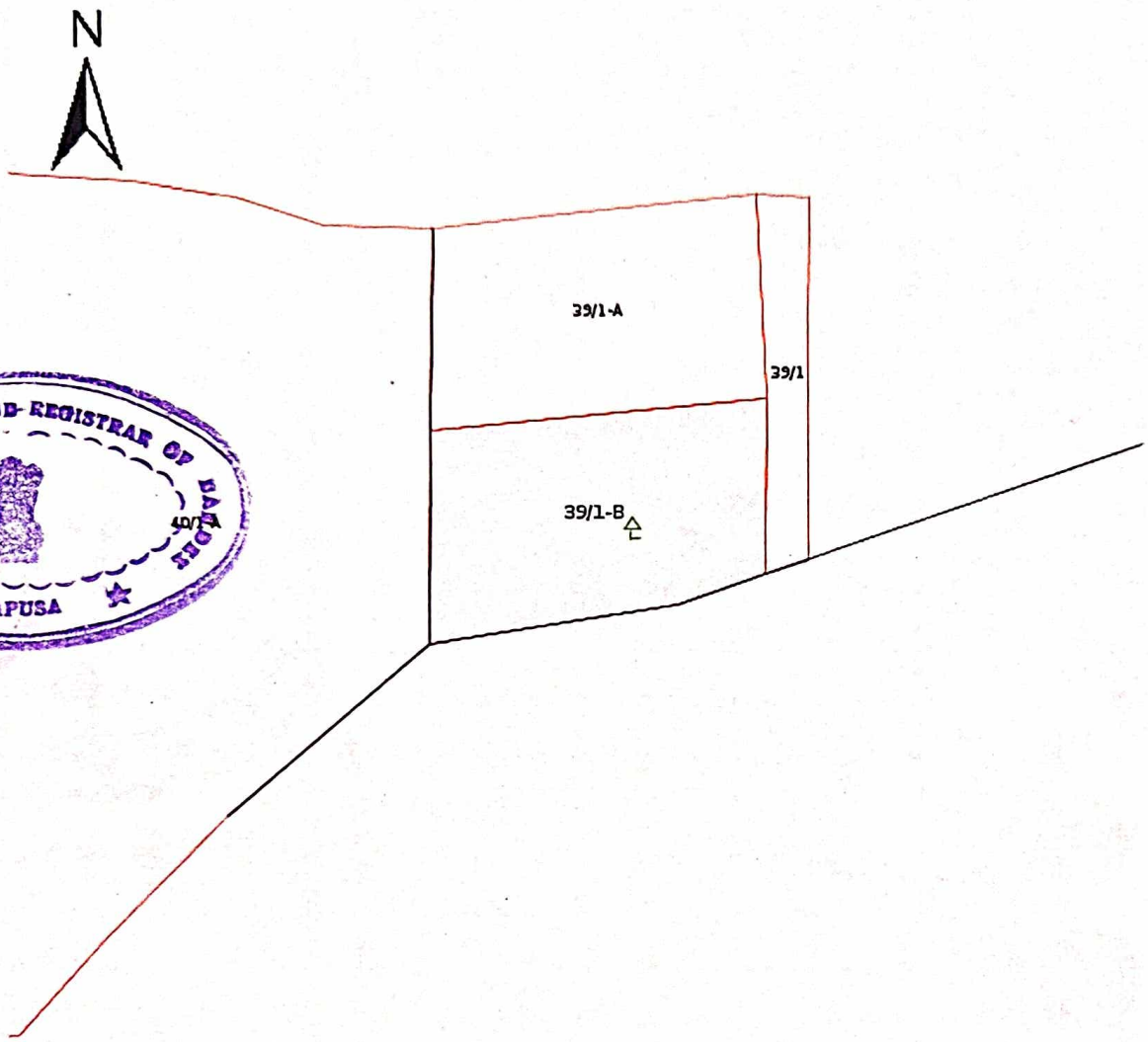
Directorate of Settlement and Land Records

Survey Plan

Bardez Taluka, Arpora Village

Survey No.: 39 , Subdivision No.: 1-B

Scale 1:1000 Reference No.: CBAR125-5422-1557746



CLARAMOUNT REALTY

PARTNERS

F. Pereira

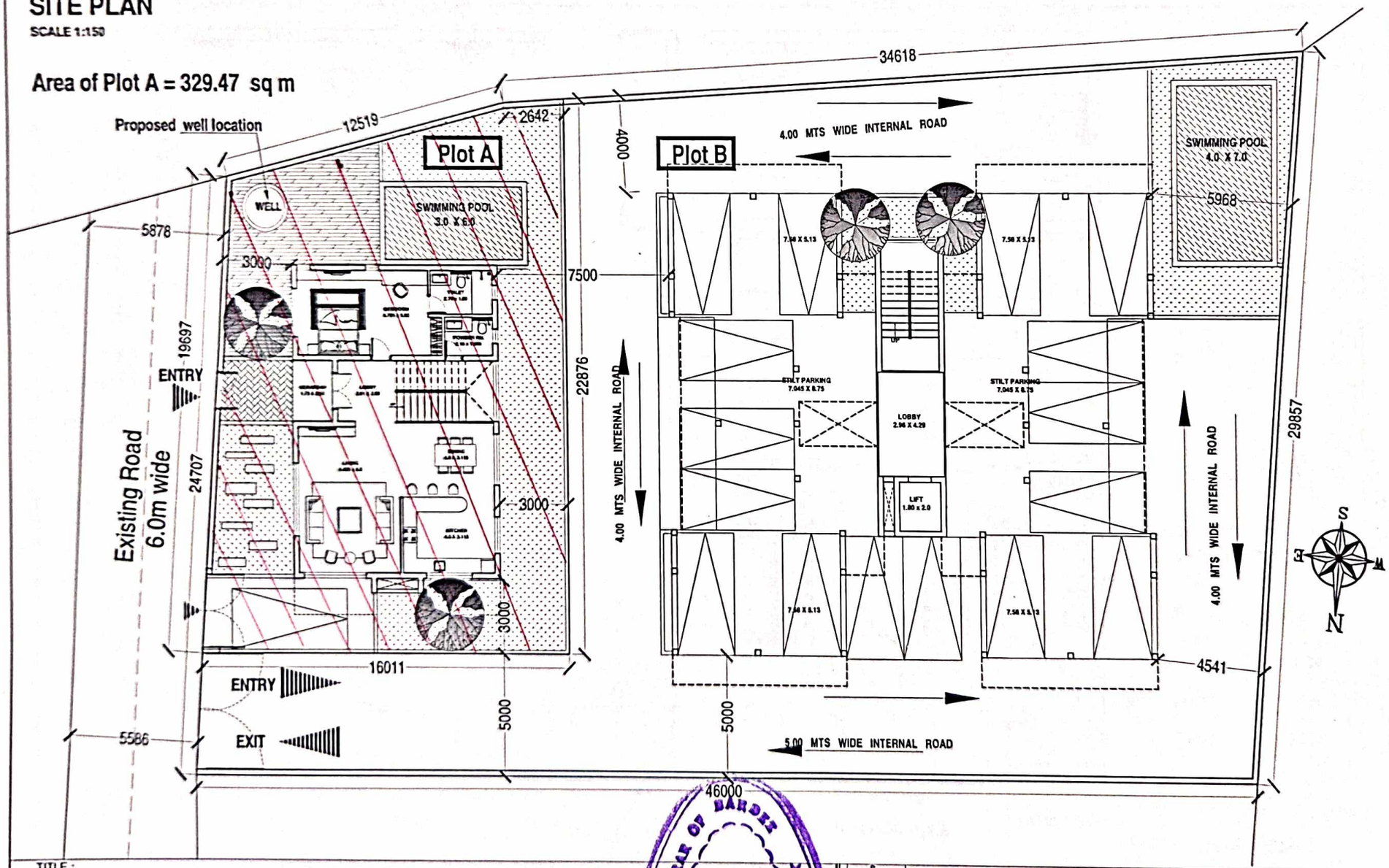
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NOTE: PLAN TO BE PRINTED ON A4 SIZE

SITE PLAN

SCALE 1:150

Area of Plot A = 329.47 sq m



TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING AND VILLA FOR Mr. CLARAMOUNT AT ARPORA- GOA

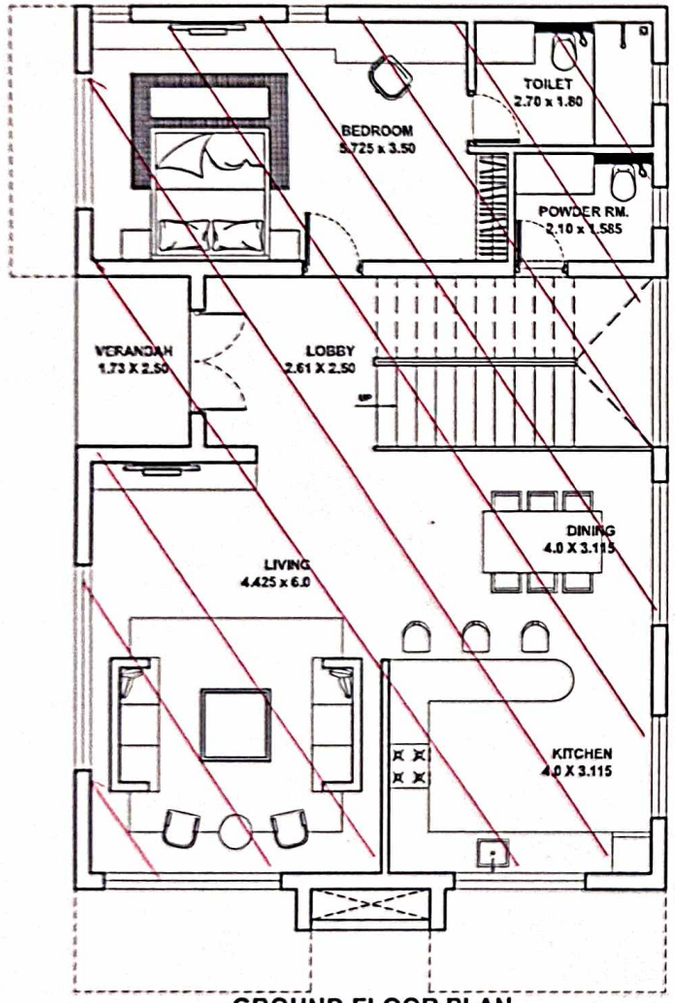
SITE PLAN			
PROJ. NO.	DRG. NO.	REV. NO.	
NORTH	SA-AR-		
SCALE:	DATE	DRAWN BY	CKD. BY
1:150	21 April 2025	Kalyan C	Ashwin

PROJECT ARCHITECT
ASHWINIKUMAR PRABHU

studio Arche'type
architecture + interiors

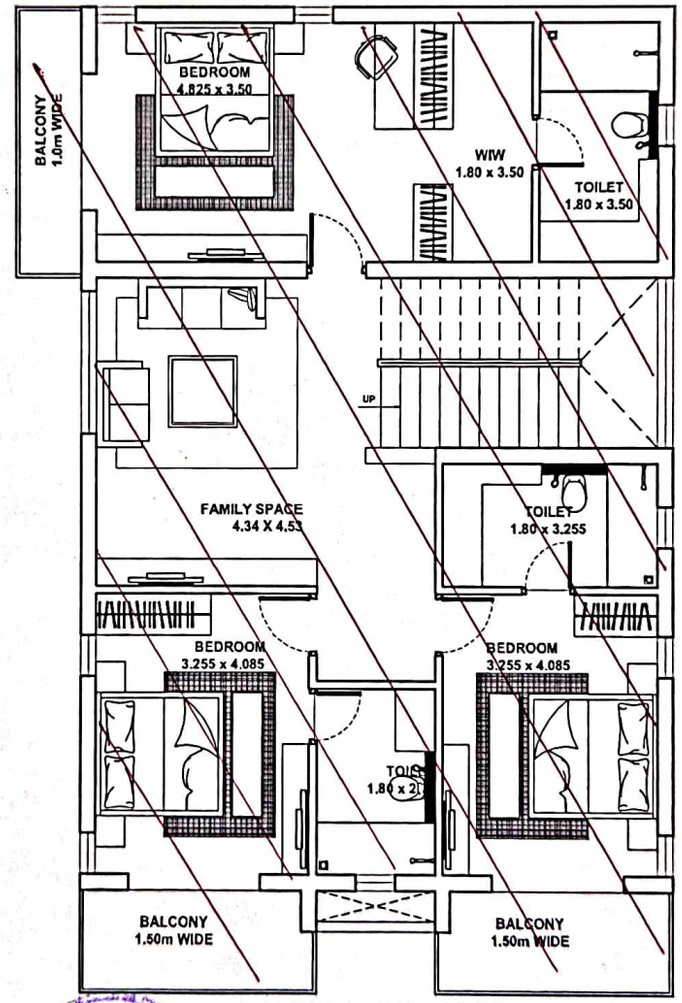
Office no. 2, First Floor, Akruti Chambers, D.B. Road, Pimpal, Goa-INDIA
Ph. 0091-832-2421800 e-mail:studioarchetype@gmail.com
www.studioarchetype.co.in

CLARAMOUNT REALTY
PARTNERS



GROUND FLOOR PLAN

SCALE 1:100



FIRST FLOOR PLAN

SCALE 1:100

AREA STATEMENT	
Floor	B. U. A
Ground floor	116.28
First floor	131.04
Total	247.32

CLARAMOUNT REALTY

PARTNERS

TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING AND VILLA FOR Mr. CLARAMOUNT AT ARPORA- GOA

SUB REGISTRAR OF BARDEZ

NORTH

SCALE 1:150

THIRD FLOOR PLAN

PROJ. NO.	DRG. NO.	REV. NO.
SAVAR:		
DATE: 18 February 2025	DRAWN BY: Kalyan C	CKD. BY: Ashwin

PROJECT ARCHITECT

ASHWINIKUMAR PRABHU

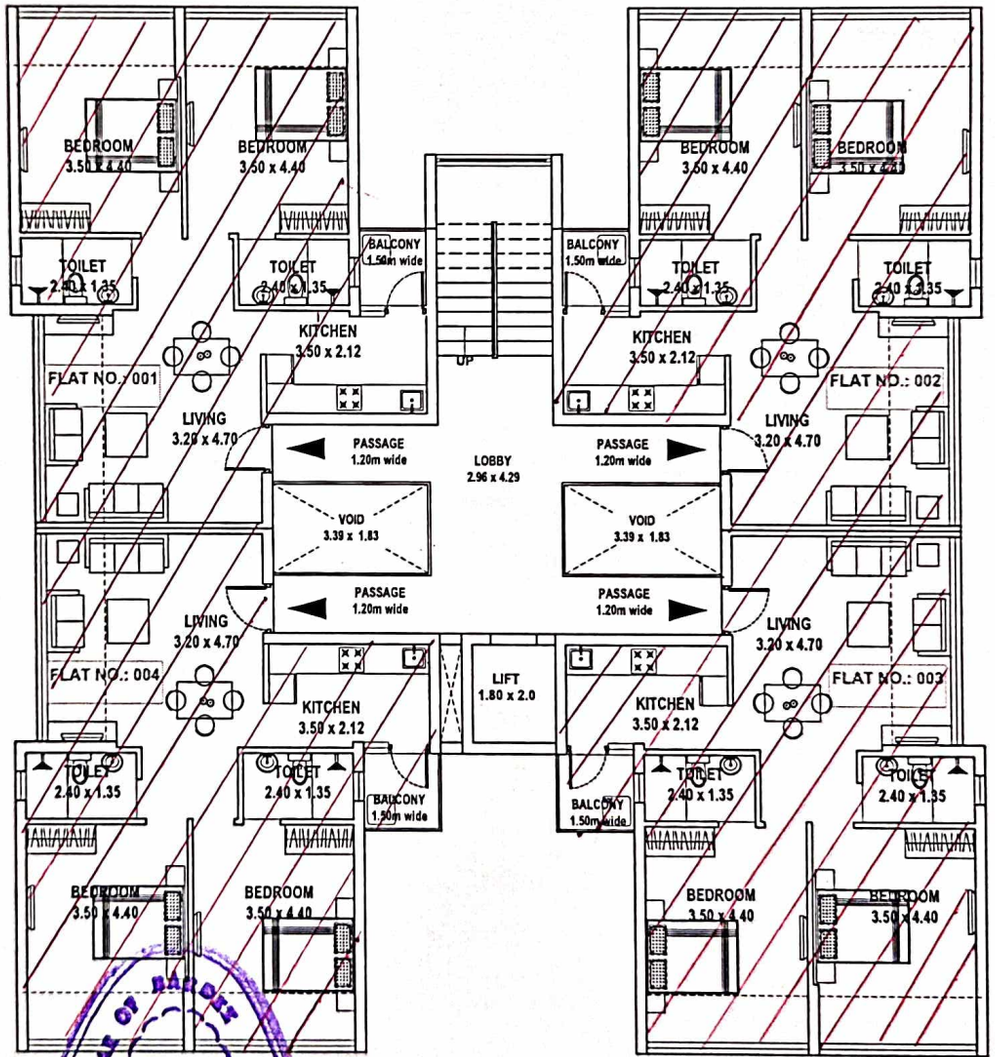
studio Arche'type

architecture + interiors

Office no. 2, First Floor, Alcon Chambers, D.B. Road, Panaji, Goa-INDIA.
Ph. 0091-832-2421800 e-mail:studioarchetype@gmail.com
www.studioarchetype.co.in

UPPER GROUND FLOOR PLAN

SCALE 1:100



AREA STATEMENT		
Upper ground floor		
Flat No	BUA	SBUA
001	81.58	93.33
002	81.58	93.33
003	81.58	93.33
004	81.58	93.33
Total	326.32	373.31

SDO REGISTRAR OF BIRTHS & DEATHS MAPUSA

TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING AND VILLA FOR Mr. CLARAMOUNT AT ARPORA- GOA

UPPER GROUND FLOOR PLAN			
	PROJ. NO.	DRG. NO.	REV. NO.
NORTH	SA-AR-		
SCALE:	DATE	DRAWN BY	CKD. BY
1:100	22 April 2025	Kalyan C	Ashwin

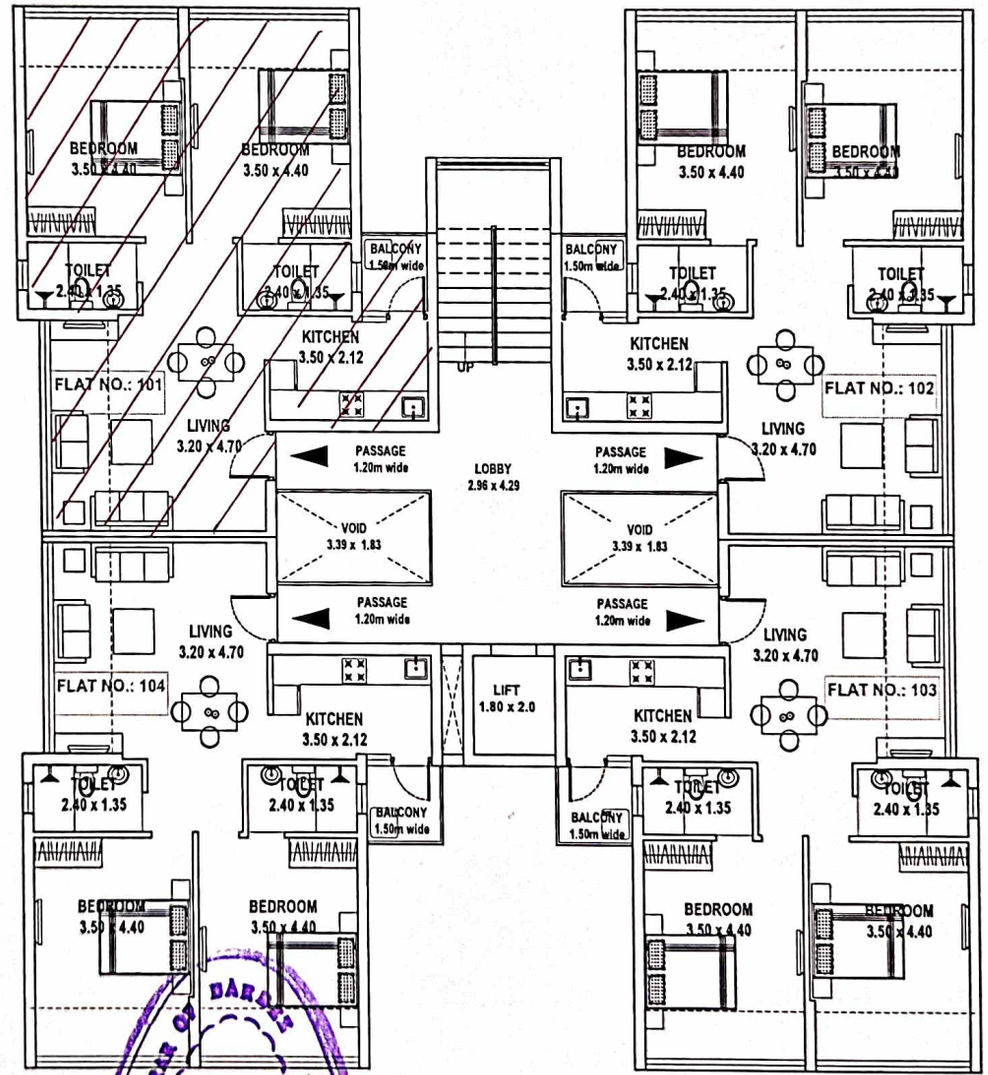
PROJECT ARCHITECT
ASHWINIKUMAR PRABHU

studio Arche'type
architecture + interiors
Office no. 2, First Floor, Alcon Chambers, D.B. Road, Panaji, Goa-INDIA.
Ph. 0091-832-2421800 e-mail: studioarchetype@gmail.com
www.studioarchetype.co.in

CLARAMOUNT REALTY
PARTNERS

1ST FLOOR PLAN

SCALE 1:100



AREA STATEMENT		
1st floor		
Flat No	BUA	SBUA
101	81.58	93.33
102	81.58	93.33
103	81.58	93.33
104	81.58	93.33
Total	326.32	373.31

SUB-REGISTRAR OF BARDEZ MAPUSA

TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING AND VILLA FOR Mr. CLARAMOUNT AT ARPORA- GOA

1ST FLOOR PLAN			
PROJ. NO.	DRG. NO.	REV. NO.
NORTH	SA-AR-		
SCALE:	DATE	DRAWN BY	CKD. BY
1:100	22 April 2025	Kalyan C	Ashwin

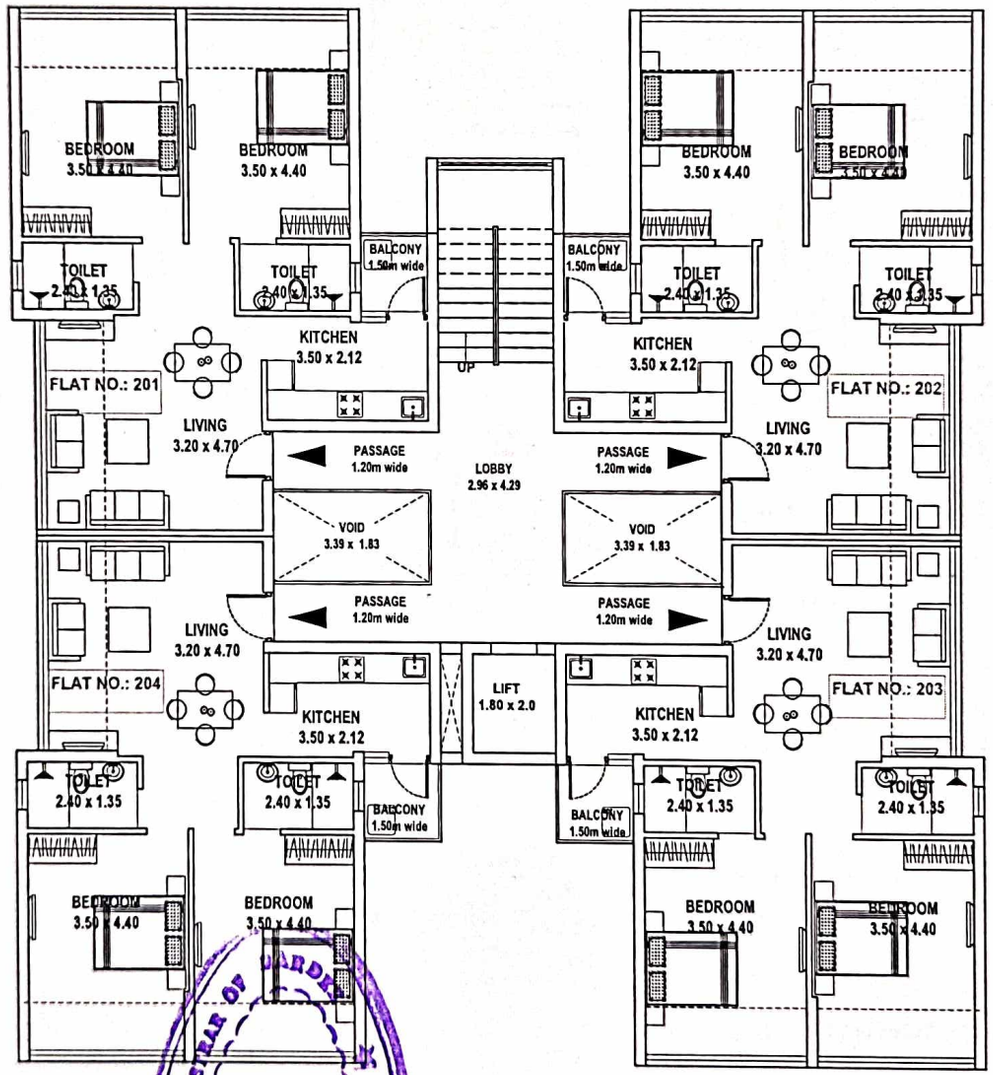
PROJECT ARCHITECT
ASHWINIKUMAR PRABHU

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Office no. 2, First Floor, Akiss Chambers, D.B. Road, Panaji, Goa-INDIA.
Ph. 0091-832-2421800 e-mail studioarchetype@gmail.com
www.studioarchetype.co.in

CLARAMOUNT REALTY
PARTNERS

2ND FLOOR PLAN

SCALE 1:100



AREA STATEMENT		
2nd floor		
Flat No	BUA	SBUA
201	81.58	93.33
202	81.58	93.33
203	81.58	93.33
204	81.58	93.33
Total	326.32	373.31

SUB-REGISTRAR OF BARDEZ ARPORA

TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING AND VILLA FOR Mr. CLARAMOUNT AT ARPORA- GOA

2ND FLOOR PLAN			
	PROJ. NO.	DRG. NO.	REV. NO.
NORTH	SA-AR-		
SCALE:	DATE	DRAWN BY	CKD. BY
1:100	22 April 2025	Kalyan C	Ashwin

PROJECT ARCHITECT
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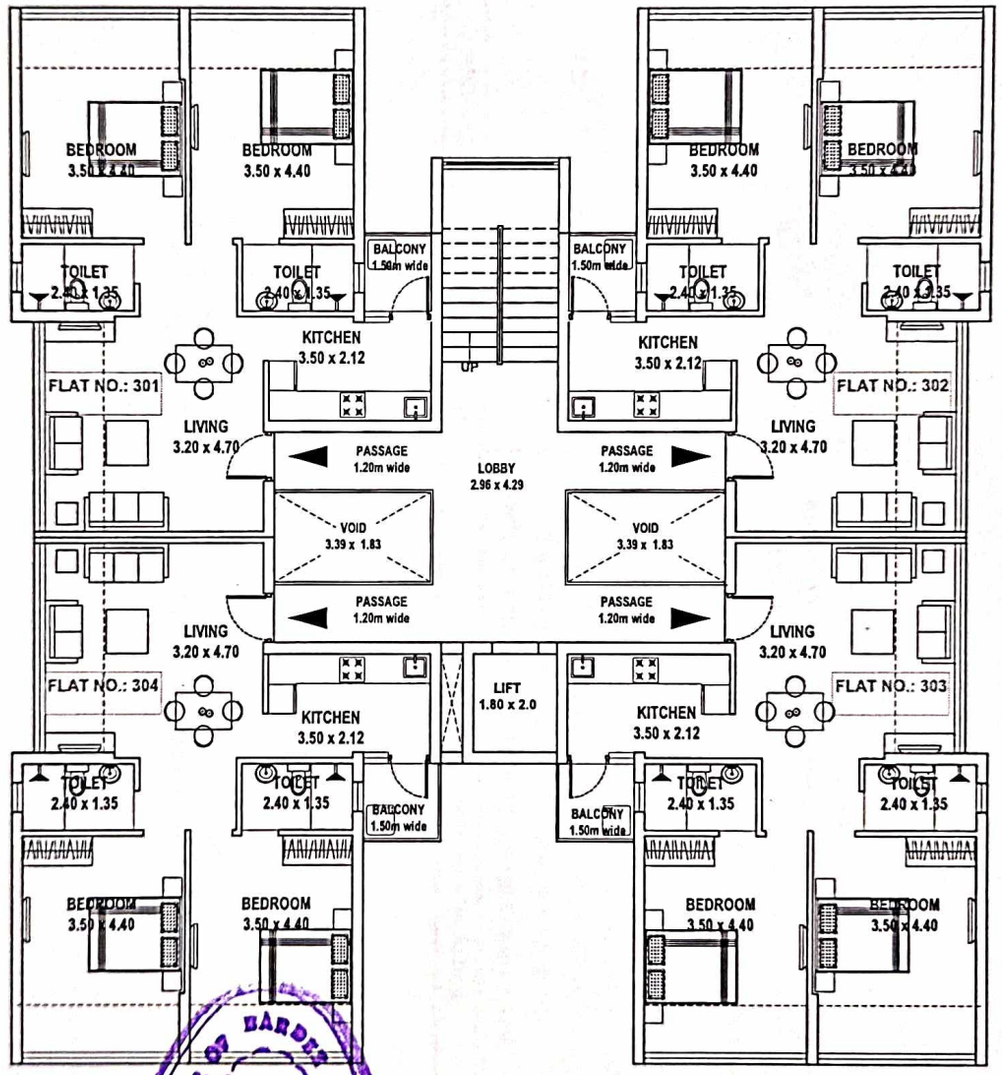
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www.studioarchetype.co.in

CLARAMOUNT REALTY

PARTNERS

3RD FLOOR PLAN

SCALE 1:100



AREA STATEMENT		
3rd floor		
Flat No	BUA	SBUA
301	81.58	93.33
302	81.58	93.33
303	81.58	93.33
304	81.58	93.33
Total	326.32	373.31

CLARAMOUNT REALTY

PARTNERS

TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING AND VILLA FOR Mr.
CLARAMOUNT AT ARPORA- GOA

3RD FLOOR PLAN			
	PROJ NO.	DRG NO.	REV NO.
NORTH	SA-AR-		
SCALE:	DATE	DRAWN BY	CKD. BY
1:100	22 April 2025	Kalyan C	Ashwin

PROJECT ARCHITECT
ASHWINIKUMAR PRABHU

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **23-Apr-2025 10:52:00 am**

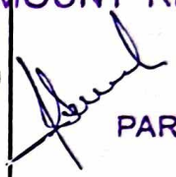
Document Serial Number :- **2025-BRZ-2214**

Presented at **10:40:35 am** on **23-Apr-2025** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Bardez** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	606100
2	Registration Fee	627000
3	Processing Fee	2120
	Total	**1235220**

Stamp Duty Required :**606100/-** Stamp Duty Paid : **606500/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Allan Alex Fernandes Partner Of Claramount Realty ,Father Name:**Late Victor Fernandes,,**Age:** 44, **Marital Status:** ,**Gender:**Male,**Occupation:** Business, **Address1** House no. 677 Pintos Vaddo Candolim Bardez Goa, **Address2** -, **PAN No.**[redacted]			CLARAMOUNT REALTY  PARTNERS

JT- REGISTRAR OF BARDEZ GOA

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Navel Lea Pereira Alias Neville Pereira Alias Neville Leo Pereira , Father Name:Natividade Pereira, Age:** 50, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, House No 90 Mainath Batti below Club Cubana Apora Bardez Goa 403516, **PAN No.:**[redacted]			N.Pereira
2	**Fiona Pereira , Father Name:Alex Dsouza, Age:** 39, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Housewife, House No 90 mainath Batti below Club Cubana Arpora Bardez Goa, **PAN No.:**[redacted]			F.Pereira

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Ashok Ramesh Naik Partner Of Claramount Realty , Father Name:Late Ramesh Naik, Age: 46, Marital Status: ,Gender:Male,Occupation: Business, House No. 493- 4A Tarchibhat Siolim, Bardez Goa, PAN No.: [redacted]			CLARAMOUNT REALTY PARTNERS
4	Allan Alex Fernandes Partner Of Claramount Realty , Father Name:Late Victor Fernandes, Age: 44, Marital Status: ,Gender:Male,Occupation: Business, House no. 677 Pintos Vaddo Candolim Bardez Goa, PAN No. [redacted]			CLARAMOUNT REALTY PARTNERS
5	Samir Kashiram Toraskar Partner Of Claramount Realty , Father Name:Late Kashiram Toraskar, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Flat No 3 Satyabhama Apartment Opposite State Bank of India Kadamba Depot road Alto Porvorim Bardez Goa, PAN No. [redacted]			CLARAMOUNT REALTY PARTNERS

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Nandan Kamat Helekar,Age: 49,DOB: 1975-08-30 ,Mobile: 8888831925 ,Email: ,Occupation:Advocate , Marital status : Married** , Address:403002, Villa No 2 Raj Complex Odlem Bhat Taleigao Goa, Villa No 2 Raj Complex Odlem Bhat Taleigao Goa, Taleigao, Tiswadi, NorthGoa, Goa			
2	Name: **Rahul Arlekar,Age: 31,DOB: 1993-10-27 ,Mobile: 9765841645 ,Email: ,Occupation:Advocate , Marital status : Married** , Address:403507, 28-2, 28-2, Duler Mapusa Goa, Mapusa-i, Bardez, NorthGoa, Goa			

SUB-REGISTRAR OF BARDEZ MAPUSA

Sub Registrar

SUB-REGISTRAR BARDEZ

Document Serial Number :- **2025-BRZ-2214**

Document Serial No:-2025-BRZ-2214

Book :- 1 Document
Registration Number :- **BRZ-1-2206-2025**
Date : 23-Apr-2025

23/04/2025

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

SUB-REGISTRAR
BARDEZ

SUB-REGISTRAR OF BARDEZ
MAPUSA