

(Rupees Three Lakh Fifty Nine Thousand Six Hundred Only)

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Town Square Construc
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R. Sonza
Authorized Signatory

Name of Purchaser TOWN SQUARE CONSTRUCTIONS

2022-392-2882
21-6-2022



AGREEMENT FOR DEVELOPMENT AND SALE

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R. Sonza

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THIS AGREEMENT FOR DEVELOPMENT AND SALE is made at Mapusa, Goa, on this 21st day of the month of June of the year two thousand and twenty Two.

BETWEEN

(1) **MR. MARIO ANTHONY JOSEPH D'SOUZA**, Son of Late Manuel D' Souza, aged 73 years, Married, Retired, Indian National, holding PAN card bearing No. [REDACTED] issued by Government of India, Aadhar Card bearing no. [REDACTED] AND HIS WIFE,

(2) **MRS. RITA D'SOUZA**, Wife of Mr. Mario Anthony Joseph D'souza, aged about 71 years, Married, Retired, Holding PAN Card bearing no. [REDACTED], and holding Aadhar Card Bearing no. [REDACTED] issued by the Government of India, Indian National and Both residents of Flat no. 405, Block "B", EL Plaza Co Operative Housing Society Limited, I. C. Colony, Borivalli (W), Mumbai and presently residing at G-14, Nirmala

P. D'Souza
alias Mario A J D Souza

Charan

Robya

P. D'Souza

Robya

Charan



Charan

Colony, St. John de Baptist road, Bandra West, Mumbai-400050, hereinafter called or referred to as the "THE PARTIES OF THE FIRST PART/THE VENDORS", (which term and expression shall where the context so require or permit, be deemed to include its heirs, successors, legal representatives, administrators, executors and assigns) of the ONE PART.

AND

- (1) **M/S. TOWN SQUARE CONSTRUCTIONS**, a partnership firm, having PAN card bearing [REDACTED] issued by Government of India having its registered office at Office 116-A-1, Near Don Bosco School, NaikaWaddo, Green Forest Villa No.2, Verla, Canca, Bardez, Goa, through its partners, **MR. ABHIJIT ANANT DHARGALKAR**, son of Mr. Anant Dhargalkar, age about 39 years, Married, Businessman, holding PAN card bearing [REDACTED] issued by Government of India, Aadhar Card bearing no. [REDACTED], Indian National, Resident of 116-A-1, Near Don Bosco



School, NaikaWaddo, Green Forest Villa No.2, Verla, Canca, Bardez, Goa, and **MR. CHANDRA DEVDAS NAIK**, son of Devdas Naik, aged about 40 years, Married, Business, Holding PAN Card bearing no. [REDACTED], and holding Aadhar Card Bearing no. [REDACTED] issued by the Government of India, Indian National and resident of 301, Parijaat, CHS, Gopal Nagar, Lane no. 1, Dombivali, East, Thane, Maharashtra, hereinafter called or referred to as "THE PARTIES OF THE SECOND PART/THE PURCHASERS/THE DEVELOPERS", (which term and expression shall where the context so require or permit, be deemed to include their heirs, successors, legal representatives, administrators, executors and assigns) of the OTHER PART.

WHEREAS, there exists an immovable property known as "PINO CRACHEM XIR" bearing Survey no. 218, Sub division No. 4 situated at village of Vaddem of Parish of Socorro, Village of Socorro, within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, North, State of Goa, Admeasuring an area of 1550 square meters, (One Thousand Five Hundred and

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R.D. Souza

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Fifty Square Meters) and the said property is not registered in the Land Registration Office of Bardez Taluka and not enrolled in the Land Revenue Office of Bardez and more specifically referred described in the Schedule I hereinafter referred to as "THE SAID PROPERTY".

AND WHEREAS, the said property fully described in the Schedule I hereunder totally admeasures an area of 1550 square meters, (One Thousand Five Hundred and Fifty Square Meters).



AND WHEREAS, the said property originally belonged to Miss Leopoldina Maria Santana Pinto (Spinster) and Smt. Elvira Maria de Jesus Pinto e Pereira and her husband Justiniano Rafael Salvador Pereira.

AND WHEREAS, the said property originally belonged to Shri Damiao Salvador Assuncao de Souza and his wife.

AND WHEREAS, the said Shri Damiao Salvador Assuncao de Souza and his wife expired, leaving behind, Mr. Manuel Isidore D' Souza alias Manuel D' Souza, as sole heir and hence became exclusive owner of the said property and was in physical possession of the said

Manuel Isidore D' Souza *Manuel D' Souza* *Manuel D' Souza*



Manuel D' Souza

property prior to the year 1971 and the same is confirmed by Form III issued by the Talathi of Village Sangolda, Bardez, Goa.

AND WHEREAS the said Manuel Isidore alias Manuel D'Souza expired leaving behind Smt. Carmina Melgrida De Andrade Ataide alias Carmina D'Souza as his widow, and moiety holder and his daughter namely Rita Maria De Souza and Mr. Mario Antony Joseph D'Souza married to Rita D'Souza as his universal legal heirs, i.e. the Parties of the First Part as his universal legal heirs.

AND WHEREAS by deed of Relinquishment of Rights and Succession dated 20/09/1988 recorded before the Notary Ex-Officio of Ilhas at Pages 80v of Book No.628, said Rita Maria De Souza relinquish her rights to the estate of her father namely Mr. Manual Isidore D'Souza alias Manuel D'Souza in favour of other Co-Heirs i. e. Mr. Mario Anthony Joseph D'Souza married to Rita D'Souza, i.e. the parties of the first part and is qualified as a sole and universal heirs of said Manual Isidore D'Souza alias Manuel D'Souza along

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with said Smt. Carmina Melgrida De Andrade Ataide alias Carmina D'Souza as widow and moiety holder.

AND WHEREAS the said Smt. Carmina Melgrida De Andrade Ataide alias Carmina D'Souza expired on 02/07/2009 at Mumbai and her death is registered before the Municipal Corporation of Greater Mumbai under Registration No.741232630 dated 15/07/2009.



AND WHEREAS by virtue of deed of Relinquishment of Rights and Succession dated 07/07/2015 recorded before the Notary Ex-Officio of Bardez at Pages 43 onwards of Book No.850, said Rita Maria De Souza (widow of Mario Britto) without any issues relinquish her rights to the estate of her mother Smt. Carmina Melgrida De Andrade Ataide alias Carmina D'Souza in favour of other Co-Heirs i. e. Mr. Mario Antony Joseph D'Souza married to Rita D'Souza i.e. the parties of the first part became the exclusive owner of the said property.

AND WHEREAS the names of Mario Anthony Joseph D Souza and his wife Mrs. Rita D'Souza is found recorded in the occupants column of the Survey Records of the Said Property and hence Mr. Mario

R.D. Souza *M. Souza* *Ataide*  *Shankar*

Antony Joseph D'Souza and his wife Mrs. Rita D'Souza are absolute owners of the said property.

AND WHEREAS, the Party of the second part is desirous to develop the said Property admeasuring 1550 square meters, (One Thousand Five Hundred and Fifty Square Meters) by constructing a residential units and have therefore approached the parties of the first part to develop the said property admeasuring an area of 1550 square meters, (One Thousand Five Hundred and Fifty Square Meters) by constructing residential flats therein, which is the subject matter of this Agreement for Sale and Development and fully described in the Schedule-I herein after be referred to as "THE SAID PROPERTY" for the sake of brevity.

AND WHEREAS the Party of the First Part has not created any hypothecation or any kind of lien on the Said Property fully described in Schedule-I hereunder.

NOW THEREFORE THIS AGREEMENT FOR SALE AND DEVELOPMENT WITNESSETH AS UNDER:-

1. That, the pursuance of the above Agreement and as per the market value of the said property described

Antony Joseph D'Souza

Rita D'Souza



Chander

in the schedule-I hereunder, the Parties of the First Part/Vendors agrees to permit the Parties of the Second Part/The Purchasers/the Developers to develop the said property described in the Schedule-I hereunder as per specification mentioned in the Schedule III hereunder and the construction and Development shall be as per the Plan prepared and approved by the T.C.P and with prior permission of the Village Panchayat of Socorro.

2. That the Parties of the First Part/Vendors agrees to permit the Parties of the Second Part/The Purchasers/the Developers to develop the said property by erecting thereon multistoried building.
3. That, the pursuance of the above Agreement and as per the market value of the said property described in the Schedule-I hereunder, the Parties of the First Part/Vendors agrees to permit the Parties of the Second Part/The Purchasers/the Developers to develop the said property by erecting thereon multistoried building as per the specification mentioned in the Schedule III hereunder and the construction and Development shall be as per the








Plan prepared and approved by the T.C.P and with prior permission of the Village Panchayat of Socorro.

4. That the Parties of the First Part/Vendors agrees to permit the Parties of the Second Part/The Purchasers/the Developers to develop the said property admeasuring an area of 1550 square meters, (One Thousand Five Hundred and Fifty Square Meters) by constructing residential flats therein, which is the subject matter of this Agreement for sale and development.
5. That there is no money transaction involved in the present Agreement as the Parties of the First part shall be allotted 5 (Five) flats by the Parties of the Second Part after the completion of the construction.
6. That, pursuance to this Agreement for Development and Sale, the Parties of the Second Part/The Purchasers/the Developers shall occupy, retain, use, sell, transfer, alienate, mortgage the available remaining flats except 5 (Five) flats which are allotted to the Parties of the First Part/Vendors as described hereunder in Schedule-II in the residential project in the property described in the Schedule-I hereunder.



7. That, pursuance to this Agreement for Development and Sale, the Parties of the First part allows the parties of the Second Part/The Purchasers/the Developers to occupy, retain, use, sell, transfer, mortgage, alienate, the available remaining flats after excluding five flats that are allotted to the party of First Part as described in Schedule-II hereunder to any Bank or any financial Institution or to any private investor.
8. That, pursuance to this Agreement for Development and Sale, the Parties of the First part have no objection to allow the parties of the Second Part/The Purchasers/the Developers to use the access from the property bearing no. 218/4 of village Socorro to the adjoining properties.
9. That, pursuance to this Agreement for Development and Sale, the Parties of the First Part/The owners have no objection to execute Deed of Sale, once the Occupancy Certificate of the entire building is given to the parties of the First part excluding the 5 (Five) flats which are allotted to the parties of the First Part hereunder described in Schedule-II




10. That, pursuance to this Agreement for Development and Sale, have agreed to allot to the Party of the Second part on ownership basis remaining super built up area and the Parties of the Second Part/The Purchasers/the Developers shall execute the Agreement for Sale and Sale Deed In favour of buyer or their representatives or nominees or person/s appointed by the developer in respect of the said flats.

11. In case, if the F.A.R s added, then the same shall be benefitted to the parties of the Second Part.

12. That it is agreed by and between both the parties that the Parties of the Second Part/The Purchasers/the Developers shall deliver the possession of the said flats to the Parties of the First part described in schedule-II and forming the consideration of this Agreement for Development and Sale shall be affected from the date of receiving approvals and permissions from the concerned authority to construct and the same shall be completed within period of 24 months and grace period of 6 months from the date of commencement of construction work. The delivery of the said flats



shall be given by the Party of the Second part to the parties of the First part along with Occupancy Certificate of the local authority, i.e. the Village Panchayat of Socorro within .

13. That the Parties of the Second Part/The Purchasers/the Developers shall construct the said premises to allotted and constructed to the owners/Parties of the First Part as per the Plans and specification described in the Schedule-III appended hereto which form a part and parcel of this Agreement for Development and Sale.
14. That further it is agreed by and between the parties that the Parties of the First Part /have delivered and handed over the possession of the said property more specifically described in the Schedule-I to the parties that the Parties of the Second Part/The Purchasers/the Developers, on signing of this Agreement for Development and Sale for the purpose of conducting the development thereon by erecting the Multistoried building as per the plan and with specifications mentioned in the Schedule III hereunder.

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RSouza

Signature



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15. That the Parties of the First Part shall cooperate with the Parties of the Second Part/The Purchasers/the Developers in obtaining any documents/permissions that may be necessary/required for further obtaining a more clear and marketable title in respect of the property described in the Schedule-I hereunder.
16. That it is agreed by and between both the parties that the Parties of the Second Part/The Purchasers/the Developers shall have the right to execute a Deed of Sale of the remaining flats excluding 5 (Five) flats that are allotted to the party of the first part as described in schedule II in favour of the Parties of or to the prospective Buyers/Purchasers of the units without having any objection from the Parties of First Part/Vendor.
17. It is agreed by and between the Parties that the parties of the First part shall execute a Deed of Sale in respect of their rights in the said property or more than one Sale Deed for part of their rights or as directed by the party of the second part. In case of formation of the society/housing society, the said property as whole shall be transferred and conveyed



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in the name of the said society to be formed however in case no society/legal entity/association is formed, the corresponding rights of the land proportionate to each premises in the said proposed building/s corresponding to each premises shall be transferred to each prospective buyer/s of the developer.

18. That it is agreed by and between both the Parties that the parties of the First part shall execute a Power of attorney in favour of the Parties of the Second Part/The Purchasers/the Developers in respect of the said property described in the Schedule-I for development and construction.

19. That the Parties of the Second Part/The Purchasers/the Developers shall not mortgage the said flats as described in schedule-II which are allotted to the parties of the first part however the Parties of the Second Part/The Purchasers/the Developers can mortgage the other remaining flats to any financial institution or any other banks.

20. It is agreed by and between the Parties that the Parties of the Second Part/The Purchasers/the Developers shall have right/liberty to sell all the



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Rohit

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Signature
Chander

remaining flats/area constructed in the said property on such conditions and provisions as the Developer may think fit and proper at any terms which may be imposed by any authority/authorities provided that the Developer shall not enter into any Conveyance/Agreement in respect of the area/flats allotted to the Parties of the First Part as described in Schedule-II.

21. That the Parties of the Second Part/The Purchasers/the Developers shall also be free to enter into Conveyance/Agreement for Sale/Deed of Sale or mortgage with the prospective customers/buyers to construct for and sell remaining flats/area in the said property described in Schedule-I hereunder by the Developer with the corresponding right to land subject to the allotment of the said flat/area allotted to the Parties of the First Part.

22. The Parties of the First part shall execute a Power of Attorney in favour of the Parties of the Second Part/The Purchasers/the Developers in order to enter into Conveyance/Agreement for Sale/Sale Deed or mortgage with the prospective customers/buyers to sell flats in the said property



described in Schedule-I hereunder with the corresponding right to land except flat/area allotted to the Parties of the First Part as described in Schedule-II.

23. That the Parties of the Second Part/The Purchasers/the Developers shall obtain necessary approval from the Town and Country Planning Authority and other permissions including Conversion Sanad, Construction License, NOC etc. incidental thereof shall be obtained by Parties of the Second Part/The Purchasers/the Developers and fees in respect of the said permissions/licenses shall be paid by Parties of the Second Part/The Purchasers/the Developers.

24. It is agreed by and between the Parties that the Parties of the Second Part/The Purchasers/the Developers shall start the construction work/project after receiving approvals and permissions from concerned authority to construct.

25. It is agreed by and between the Parties that the Parties of the First Part shall have a right to inspect the construction work as and when required

Indira P. D. D. D.

Chandra



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by the Parties of the First part without any written or oral permission from the Party of the Second part.

26. That all the cost, charges and expenses, involved in the development of the said property namely Architect fees, Engineers fees, Panchayat fees, consultancy fees etc; shall be borne by the Parties of the Second Part/The Purchasers/the Developers.
27. That the Parties of the Second Part/The Purchasers/the Developers shall be entitled to modify the approved building plans as it deems fit, provided that the modifications are within or in accordance with the rules and regulations and proper approvals are obtained. That it is agreed that the Parties of the Second Part/The Purchasers/the Developers is entitled to make any changes to ensure the better eco-friendly building in the project.
28. That the Parties of the Second Part/The Purchasers/the Developers shall be free to enter into Agreements for Sale and Sale Deed and mortgage with the prospective purchasers/Third party/Parties, to construct and agree to sell the units/premises in the building to be erected on the said property for



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R. A. Souza

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the purpose of financing the project except for the flats which are required to be delivered to the Parties of the First Part as described in Schedule-II.

29. That the Parties of the First Part shall cooperate with the Parties of the Second Part/The Purchasers/the Developers in formation of a Co-operative housing society of the units holder of the buildings to be constructed on the said property, to pay for the society charges, government taxes, water charges etc, corresponding to the flats to be delivered by the Parties of the Second Part/The Purchasers/the Developers as the consideration of this Agreement for Development/Sale.

30. It is agreed that after signing this agreement for development and sale, the developer shall pay and discharge all the taxes and outgoing including Panchayat renewal of License, Occupancy Certificate, other charges, rates and fees that may be levied by any public body or authorities in respect of the land agreed to purchase by the developer/Party of the Second Part fully described in the Schedule-I hereunder inclusive of the flats structure allotted to the Parties of the First Part.

Indira
R. S. S. S. S.

Other



Sharda

31. That the developer shall construct the four side compound wall with M.S. gate and internal road and also in approval plans it's shown septic tank and soak pit to be constructed as per the Architect's plan.
32. That the proposed building or the said complex to be constructed in the said property and the said complex shall be given name as "SOCORRO ENCLAVE II".
33. That the parties of the First Part declare that the said property described in the Schedule-I hereunder is not subject of any acquisition or requisition or affected by any Government notification or Order under any Ordinance or, defense of India Act or C.A.D.A area initiated or pending in respect of the said property by the Government or central Government or any other body or local authority.
34. That the Parties of the First Part declare that there are no agricultural tenants protected or otherwise or lease holder under the Provision of Goa, Daman and Diu Tenancy Act, 1964 or under any



Molaya
R. S. Souza

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other law in force in this State, in respect of the said property described in the Schedule-I hereunder.

35. That the Parties of the First Part declare that the Sellers/Owners or their predecessor have not granted any rights of way, any encumbrances nor any loan towards the said property, any easement or license or created any other right, to or in favour of any other person in over or in respect of the said property as described in Schedule-I.

36. That the parties of the First part have given peaceful and vacant possession of the said property on the day of execution of this Agreement for Development and Sale to the Parties of the Second Part/The Purchasers/the Developers to enter upon the said property with the right:

- a. To put up and /or erect sign boards upon the said property as also issue, advertisements including the advertisement in newspapers as may be deemed fit by the Parties of the Second Part/The Purchasers/the Developers announcing the construction of the said building by them on the said property and sale of flats constructed therein on ownership basis.



- b. To continue, carry on and complete the construction of buildings on the said property by themselves or through any building/contactors, sub-contractors or any other agent entirely at risk and cost of the Parties of the Second Part/The Purchasers/the Developers.
- c. To allot/sell in the name of the Parties of the Second Part/The Purchasers/the Developers on ownership basis the flats and premises and any other rights and privileges constructed on the said property to the persons of their choice except five flats allotted to Parties of the First Part/Owners more specifically described in Schedule-II hereunder.
- d. To enter into Agreement for Sale of flats and to receive sale consideration amount from prospective purchaser and to issue receipts for the sale price of such flats and to appropriate the same to themselves only except five flats allotted to the Parties of the First Part/The owners as described in schedule-II hereunder.



Anil Kumar
Rajiv Kumar



Chandan

37. It is agreed and understood between both the parties that the Parties of the Second Part/The Purchasers/the Developers shall publish the public notice in the local daily inviting the objections from the general public and in case any objection is raised or filed by any of the Public, the parties of the First Part shall settle the dispute/objection.

38. That the Parties of the Second Part/The Purchasers/the Developers shall solely be responsible and shall be liable to discharge the obligation under the Agreement that may be entered into for sale of flats and including the obligation to construct the flats and also sale thereof and will do all acts, deeds, matters and things as may be entered into for sale of flats including the obligation to construct the flats and also sale thereof and will do all such acts, deed , matters and things may be entered into by parties of the Second Part/The developer with the purchaser/s of the flats.

39. That in erection and completion of the said building, the Parties of the Second Part/The Purchasers/the Developers shall do all acts and things required and carry out the construction work

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PPS

Other



Charita

complying in all respect with the provision of the statutes applicable thereto and in accordance with the bye-laws, rules and regulations of the local authorities or any other authority or body and shall keep the Owners indemnified against all demands and claims in respect of charges, fines, penalties that the owners may be required to incur in connection with the said property and other payments whatsoever which during the process of work may have become payable or may be demanded by the authorities in respect of the said building or work or anything done in pursuance of these presents and generally from time to time shall discharge and any all claims and outgoings chargeable in respect of the said buildings to be constructed thereon from the date of execution of these presents onwards.

40. It is agreed by and between both the parties that in case there is any litigation or court matter taken on account of the title over the said property described in the Schedule-I hereunder written, in such a situation all the expenses thereto shall be born by the parties of the First Part until such

Signature
20/05/2020

Signature



Signature

litigation is finally decided by the court or any other competent authority and in no case the Parties of the Second Part/The Purchasers/the Developers will be responsible for such litigation.

41. The Parties of the First Part shall also furnish all the clarifications and answer all the queries of that may be required and raised by the legal departments.
42. The schedules annexed to this Agreement shall form part and parcel thereof and be construed accordingly.
43. It is further agreed by and between the parties that all the legal expenses towards the Agreement for sale, Deed of Sale, Stamp Papers, registration fees, Advocate Fees and other incidental expenses shall be exclusively borne by the Parties of the Second Part/The Purchasers/the Developers.
44. That the Parties of the First Part covenants to indemnify the party of the Second part against the losses, damages or claims that may arise on account of the defect in title or claims of the third party.
45. That both the parties agreed to this Agreement for Sale and Development are entitled for the



specific performance on the terms and conditions of the said agreement.

46. Time is the essence of this Agreement for Sale and development.

47. AND THAT, THE NAMES AND ADDRESSES OF THE Parties of this Agreement for development and Sale are their postal addresses and therefore the same addresses shall be their addresses for the purpose of issue of any Notice under this Agreement for development and Sale.

48. AND THAT, for the purposes of payment of Stamp duties, the said property fully described in the Schedule-I hereunder, is valued at Rs. 1,24,00,000/- (Rupees One Crore Twenty Four Lakhs only) and this Agreement is written on stamp papers of the value of Rs. 3,59,600/- (rupees Three Lakhs Fifty Nine Thousand Six Hundred only). That the T.D.S is not required to be paid as there is no transaction of money involved and the present agreement is solely based on the exchange of 5 flats to be given to the parties of the First part.

49. AND THAT, the value of the said land fully described in Schedule-I is calculated at Rs. 8000 per

Signature
P.D. Souza

Signature



Signature

sq. mtrs. and the possession of the said property is handed over to the developer peacefully without any litigation.

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P. S. Souza

Devi

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SCHEDULE-I

ALL THAT immovable property known as "PINO CRACHEM XIR" bearing Survey no. 218, Sub division No. 4 situated at village of Vaddem of Parish of Socorro, Village of Socorro, within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, North, State of Goa, Admeasuring an area of 1550 square meters, (One Thousand Five Hundred and Fifty Square Meters) and the said property is not registered in the Land Registration Office of Bardez Taluka and not enrolled in the Land Revenue Office of Bardez and the Said Property is bounded:

ON THE EAST: By property bearing Survey No. 218/3.

ON THE WEST: By road and property bearing Survey no. 218/5

ON THE NORTH: BY Road and property bearing Survey no. 218/3

ON THE SOUTH: By property bearing Survey no. 218/7 and 218/9

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SCHEDULE -II

DESCRIPTION OF FLAT TO BE DELIVERED TO PARTIES OF THE FIRST PART

- a. 4 double bedroom flats on Second floor, two facing front side and two facing backside
- b. 1 double bedroom flats on Third floor, facing front side

SCHEDULE -III

SPECIFICATION OF THE STRUCTURE

(Proposed specification of super build-up area)

THE STRUCTURE

- ✓ R C C framed structure of columns, beams and slabs. The Internal partition wall will be 4.5' brick/concrete block Masonary and the external walls be 12' bricks/concrete block Masonary. The Terrace slab will have water proofing treatment through a recognized water proofing covered with mangalore tiles on cement batten. All plinth work will be in laterite rubble stone/concrete block Masonry.

Parth
R. S. S. S.



Shankar

- ✓ Description of Construction and R. C. C. work.
 - a. Soiling with hard laterite rubble with 20 cm thick.
 - b. Providing and laying P.C. C. 1.4.8 with Metal.
 - c. Providing and laying P.C. C. 1.3.6 with Metal under floor.
 - d. M-20 Concrete for Isolated footing.
 - e. M-20 Concrete for column up to ground floor.
 - f. M-20 Concrete for Plinth beams.
 - g. M-20 Concrete for stair case
 - h. M-20 Concrete for lintels.
 - i. . M-20 Concrete for pardis chajies.
 - j. M-20 Concrete for flat slabs and beams (1-11/2-3).
 - k. Laterite stone Masonry in super structure in cm 1:4.
 - l. Half bricks Masonry 11.5 cms. Thick in cm 1:4.
 - m. Internal plastering with m.1:3 for ceiling and walls.
 - n. Providing water proofing treatment to roofs and terraces as per conventional method.
 - o. Anti-termite treatment foundation and plinths.



Indira
R. S. S.

Oliver



Chandra

- p. Steel will be given by RC engineers only TMT steel should be issued and cement will be 43 grade.

✓ **PLASTER**

External plaster will be double coat sand face cement plaster. The Internal plaster will be single coat.

✓ **FLOORING**

The flooring will be 24"X 24" vitrified or ceramic tiles and striking of 4" in ceramic tiles. The Average landed cost of plain ceramic tiles being Rs.600/- per square meters and toilet floor will be of glazed tiles of basic rate Rs.400/- per square meters and dado upto a height at 7" feet will be in glazed tiles.

✓ **KITCHEN**

The Kitchen will have a cooking platform with granite stone top with stainless steel sink with white glazed tiles lining up to 36 inches in height.

Signature
R. R. R.



Signature

✓ **INTERNAL DÉCOR**

The wall and ceiling will be painted with oil bound distemper and window will be oil painted with colour choice of parties of the First Part.

✓ **EXTERNAL DÉCOR**

External walls and ceiling be painted with cement paint.

✓ **DOORS AND WINDOWS**

The main door will be 1st class teak wood and internal door will be of Plush Door and window will be aluminum fitting with glass.

✓ **WATER TANK**

An underground sump with an electric pump and an underground RCC tank will be provided 30,000 litres water capacity whereas an overhead tank will be a tank having 5,000 litres water capacity on each building.







✓ PLUMBING AND SANITARY

- a. Soil, waste and water pipes will be partially concealed and of good quality, white vitrified tiles Indian or European W. Units will be provided with Flushing system. The Sanitary Installation will be in accordance with municipal/Panchayat specification.
- b. One bath room shower and WC washing shower one wash basin of 22" x 16" width be provided and plumbing fitting of standard brand.

✓ ELECTRICAL INSTALLATION

- a. The Installation will be concealed wiring and electrical fitting should be ROMA (Anchor make). The Bedroom will have four lights point, two fans points and one plug point. Kitchen will have two light points, two 15Amps points, two 5 Amps point, lavatory and bathroom will have two light points each. One bell point will be provided. In the living cum dining room three lights points, one fan point and three plug point and at the entrance door one light will be provided.

Subya

R. R. R.



Sharda

- b. Developer shall provide one battery backup for lift and lift should be electoral of 5 person 540 kgs load in the said building.

✓ **ROOF**

Roof should be covered with Mangalore Tiles.

✓ **EXTRA WORK**

Extra work will be executed by the Developer only after the amount corresponding to the cost of extra work is agreed to the Purchasers and amount paid to the Developer.

IN WITNESS WHEREOF, the Party of the First Part/ Vendor and the Parties of the Second Part/Purchasers sign this Agreement for Development and Sale at Mapusa, Goa, on the 21st day of Month June and year 2022 hereinabove mentioned in the presence of two witnesses.

Mapusa
Mapusa

Chander

Chander



THE PARTIES OF THE FIRST PART/VENDOR/OWNER:

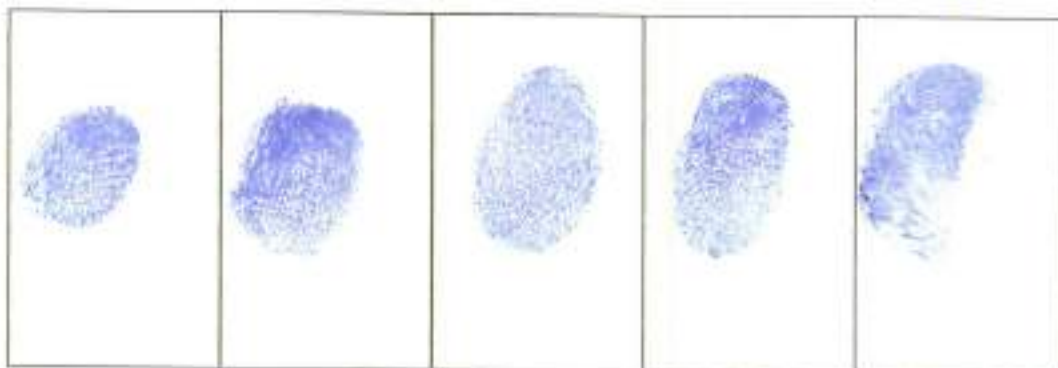


(1)

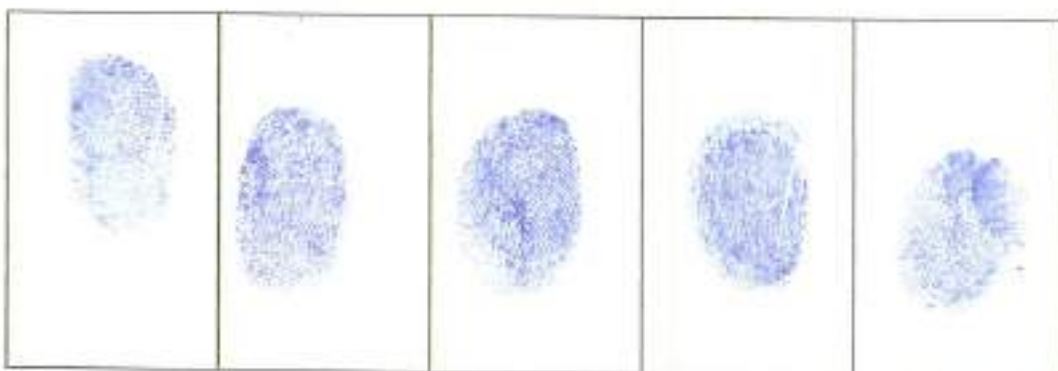
MR. MARIO ANTHONY JOSEPH D'SOUZA alias *Mr. Mario*

AJ D'Souza

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Mario
D'Souza

Chander



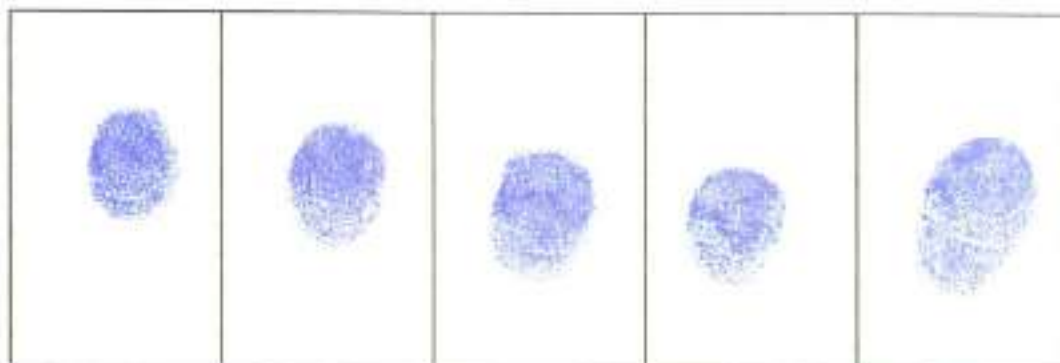


Rita D'Souza

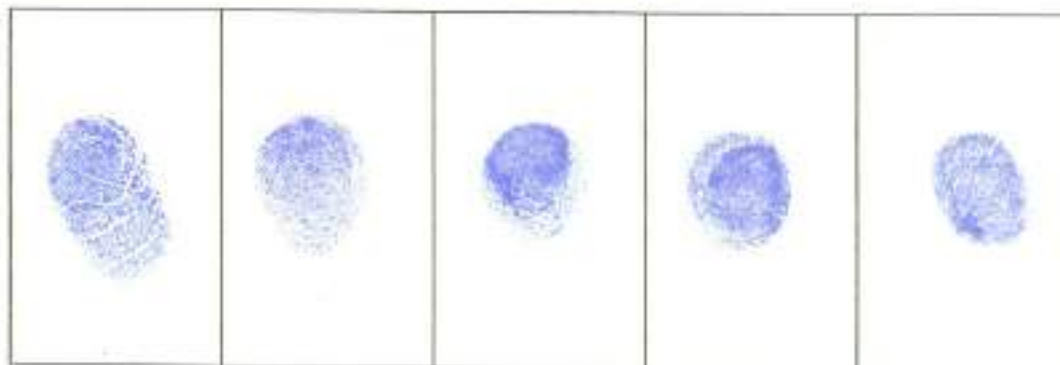
(2)

MRS. RITA D'SOUZA

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



malya
Rita D'Souza

Officer

Charbon



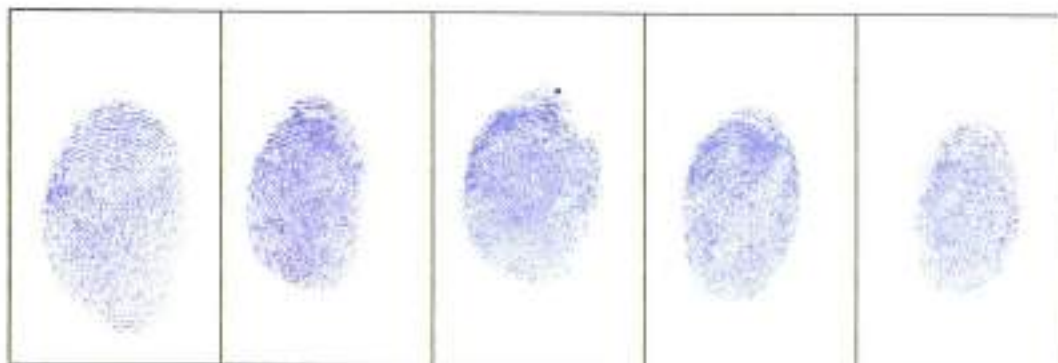
**THE PARTIES OF THE
SECOND PART/
PURCHASERS/ DEVELOPERS:**

(1)   

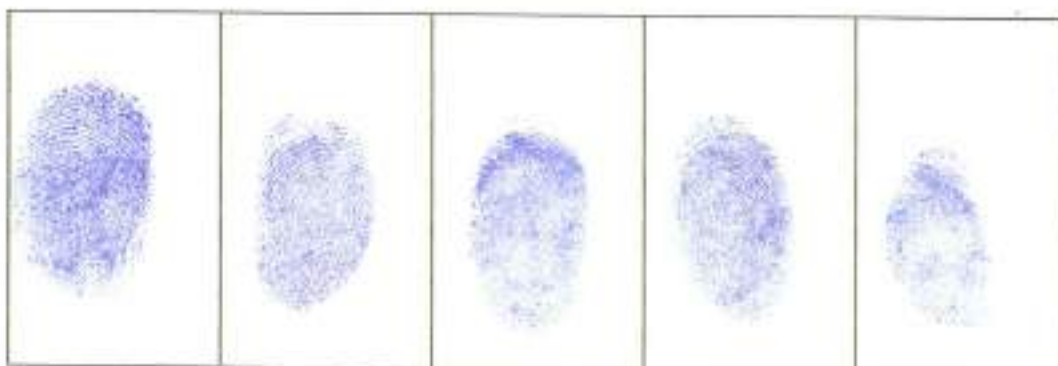
M/S. TOWN SQUARE CONSTRUCTIONS

Through its Partner **"MR. ABHIJIT ANANT
DHARGALKAR"**

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



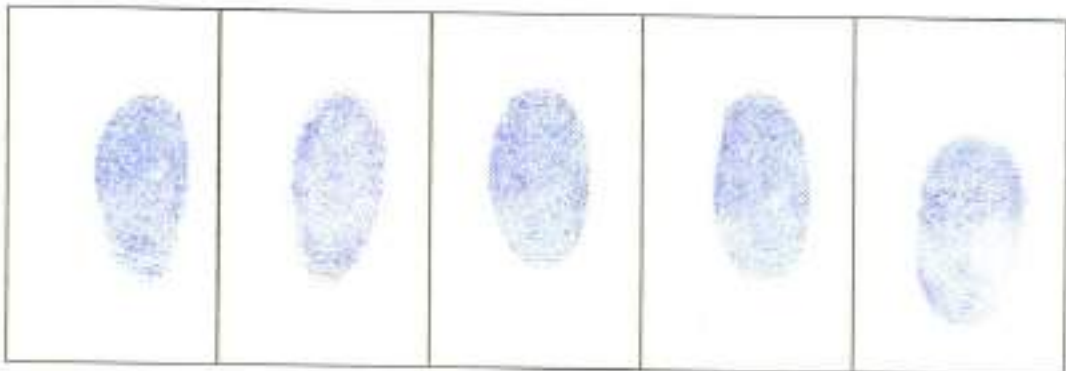
(2)



M/S. TOWN SQUARE CONSTRUCTIONS

Through its Partner " **MR. CHANDRA
DEVDA NAIK**"

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Handwritten signature in blue ink, possibly reading 'Rudra' or 'Rudra Singh'.

Handwritten signature in blue ink, possibly reading 'Rudra'.

Handwritten signature in blue ink, reading 'Chandra'.



THE WITNESSES:

(1) 
Mr. Prashant Kudav.

(2)  
Mr. Gautam Korgaonkar
~~Mr. Ramdas Deneke~~
Mr. Pranjot Temkar











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FORM I & XIV

नमुना नं १ व १४

Date: 21/06/2022

Page 1 of 1

Taluka BARDEZ
तालुका
Village Socorro
गांव
Name of the Field Pino Carachem Xir
शेताचे नांव

Survey No. 218
सर्वे नंबर
Sub Div. No. 4
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice वरी	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.15.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.15.50

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.15.50

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No.	Name of the Occupant कच्चेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Mario de Souza		51910	
2	Rita D'souza		51910	

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

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

Details of Cropped Area पिकाव्हालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator नामध करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mtr हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mtr हे. आर. चौ. मी.	Land not Available for Cultivation नापिक जमीन	Source of irrigation सिंचनाचा स्रोत	Remarks शेरा
	-----Nil-----								

End of Report

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



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 21-Jun-2022 11:01:30 am

Document Serial Number :- 2022-BRZ-2882

Presented at 10:33:55 am on 21-Jun-2022 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	359600
2	Registration Fee	372000
3	Processing Fee	2100
Total		733700

Stamp Duty Required :359600/-

Stamp Duty Paid : 359600/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CHANDRA DEVDAS NAIK PARTNER OF TOWN SQUARE CONSTRUCTIONS ,Father Name:DEVDAAS NAIK, Age: 40, Marital Status: , Gender:Male, Occupation: Business, Address1 - 301 Parijaat CHS Gopal Nagar Lane no. 1 Dombivali East Thane Maharashtra, Address2 - , PAN No. [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARIO ANTHONY JOSEPH D SOUZA Alias Mario A J D Souza , Father Name:Late Manuel D Souza, Age: 73, Marital Status: Married , Gender:Male, Occupation: Other, Flat no 405 Block B EL Plaza Co Operative Housing Society Limited I. C. Colony Borivalli W Mumbai and presently residing at G 14 Nirmala Colony St. John de Baptist road Bandra West Mumbai 400050, PAN No. [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p>RITA D SOUZA , Father Name:Domanciano, Age: 71, Marital Status: Married ,Gender:Female,Occupation: Other, Flat no 405 Block B EL Plaza Co Operative Housing Society Limited I C. ColonyBorivalliW Mumbai and presently residing at G 14 Nimala Colony St. John de Baptist road Bandra West Mumbai 400050, PAN No.: [REDACTED]</p>			
3	<p>ABHIJIT ANANT DHARGALKAR PARTNER OF TOWN SQUARE CONSTRUCTIONS , Father Name:ANANT DHARGALKAR, Age: 39, Marital Status: ,Gender:Male,Occupation: Business, 116 A 1Near DonBoscoSchoolNaikaWaddo Green Forest Villa No.2 Verla Canca Bardez Goa. PAN No.: [REDACTED]</p>			
4	<p>CHANDRA DEVDAS NAIK PARTNER OF TOWN SQUARE CONSTRUCTIONS , Father Name:DEVADAS NAIK, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, 301 Parijat CHS Gopal Nagar Lane no. 1 Dombivali East Thane Maharashtra, PAN No.: [REDACTED]</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Prajot Temkar, Age: 32, DOB: [REDACTED], Email: [REDACTED], Occupation: Service, Marital status: Married, Address: 403512, Morgim, Pernem, North Goa, Goa			
2	Name: Prashant Kudav, Age: 41, DOB: [REDACTED], Email: [REDACTED], Occupation: Other, Marital status: Married, Address: 403510, Parra, Bardez, North Goa, Goa			

Dawood

Sub-Registrar

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Document Serial Number :- 2022-BRZ-2882

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Book :- 1 Document

Registration Number :- **BRZ-1-2785-2022**

Date : 21-Jun-2022

Alauant
21/06/2022
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

SUB REGISTRAR
BARDEZ

Arjale