



गोवा GOA

Sr. No. 4968 Place of Vend. 28/12/2022
Value of the Stamp 25000/- 104568
Name of the Purchaser Shankarrao A. Dessai
Residing at Marlanged, Son of
As there is no one Single Stamp paper, the value of Rs. 135000/-
Additional Stamp Papers for the completion of the value is
attached along with
Signature of Vendor [Signature]
Mr. ST. Parab Signature of Purchaser
Lic. No. AT. SIV/VENI. 41677



2022-BCH-67
31/01/2022

**AGREEMENT FOR DEVELOPMENT
OF PROPERTY AND SALE**

[Signature] [Signature] [Signature]



गोवा GOA

4960 P. No. 1 vend. Date of Issue 28/12/2021
25000/-
Name of the Person Shantkarwar A. Dessai 104569
Resident at Novlongad Bicholim
As the value Stamp of Rs. 135000/-
2000/- is for the completion of the value is
attained and hence
Signature of Me
M. S. T. Harab
Signature of Purchaser
Lic No. A. SIP/VEN/24/477



**AGREEMENT FOR DEVELOPMENT
OF PROPERTY AND SALE**

Shantkarwar *A. Dessai* *M. S. T. Harab*

भारतीय न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

गोवा GOA

Sl. No. 4960 vend. Date of Iss. 28/12/2001
Value Rs. 25000
Name of the Vendor Shantkarwar A. Desso 104570
Residence Murlangtal Bichan
As the value of the stamp or of the value of Rs. 135000
addition to the stamp of the value is
attained to the value
Signature of Vendor M. ST. Marab
Lic. No. A. SIP/VEN/19177
Signature of Purchaser

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AGREEMENT FOR DEVELOPMENT
OF PROPERTY AND SALE

Shantkarwar
Desso
Murlangtal

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

गोवा GOA

Sl. No. 1960 Place of Vend. Date of Issue 28/12/2021
Value of the Stamp 25000/- 104571
Name of the Purchaser Shankar Rao A. Dessai
Residing at Manjanga Tal Bicholim
As there is no multiple Stamp paper the value of Rs. 135000/-
additional stamps for the completion of the value is
attained along with
Signature of Ve M. S. T. Marab Signature of Purchaser
Lic. No. A. SIP/VEN/ 31477

AGREEMENT FOR DEVELOPMENT
OF PROPERTY AND SALE

Shankar
Dessai
M. S. T. Marab



गोवा GOA

Sl. No. 4960 Place & Vend. Date of Iss. 28/12/2021
 Value of the Stamp Rs. 25000
 Name of the Purchaser Shantkar Rao K. Desai 104572
 Residing at. Montalga Bicholim
 As there is no separate Stamp paper the value of Rs. 135000/-
 additional stampers for the collection of the value is
 attested by
 Signature of Vendor M. T. Karab
 Signature of Purchaser Shiva
 Lic No. A.T. SIP/VEN/11477

5

AGREEMENT FOR DEVELOPMENT OF PROPERTY AND SALE

Shiva
 Karab
 Montalga



पोवा GOA

Sr. No. 4960 Place Vend. Date of Iss. 28/12/2021
Value of the Stamp Rs. 10000
Name of the Purchaser Sharad Desai 054905
Residing at Maylonged Bithob
As there is no official Stamp for the value of Rs. 135000
additional Stamp papers for the completion of the value is
attained along with
Signature of Ve M. S. T. Parab
Lic. No. K. SIP/VENI. 91477
Signature of Purchaser

6

**AGREEMENT FOR DEVELOPMENT
OF PROPERTY AND SALE**

[Three handwritten signatures]

THIS Agreement is made at Bicholim, Goa, on this 07th day of January, 2022;

Goa
Amal
M. J. M. J.

BETWEEN

1. Shri. Mahendra Bhanudas Govenkar, son of Late Shri. Bhanudas Rajaram Govenkar, 49 years of age, married, Indian National, Businessman, having Aadhar Card no: _____, Pan Card no: _____, phone no. _____, resident of: House no. 297, Vithalapur, Near Vithal Temple, Sankhali, Goa, 403505;

2. Mrs. Shilpa Mahendra Govenkar, daughter of Shri. Shashikant Ganesh Naik, wife of Shri. Mahendra Bhanudas Govenkar, 41 years of age, married, housewife, Indian National, having Aadhar Card no: _____, Pan Card no: _____, phone no. _____, resident of: House no. 297, Vithalapur, Near Vithal Temple, Sankhali, Goa, 403505; Phone no. _____.

3. Smt. Sweta Sandeep Shirodkar, daughter of Shri. Bhanudas Govenkar, wife of Shri. Sandeep Anand Shirodkar, 46 years of age, housewife, Indian National, resident of House no. 13, Parodkar Chawl, Rau De Saudadde Road, Pajifond, Margao, Goa, 403601; having Aadhar Card no: _____, phone no. _____;

4. Shri. Sandeep Anand Shirodkar, son of Shri. Anand B. Shirodkar, 50 years of age, businessman, Indian National, having Aadhar Card no: _____, Pan Card no: _____, phone no. _____, resident of House no. 13, Parodkar Chawl, Rau De Saudadde Road, Pajifond, Margao, Goa, 403601;

Shilpa

Amal

M. J. M. J.



5. Smt. Manasi Suryakant Govekar, wife of Shri. Suryakant Bhanudas Govekar, daughter of Shri. Audhut Divkar, 50 years of age, housewife, Indian National, resident of: Dangui Colony , Corlim Mapusa, Phone no. _____, having Aadhar Card no: _____, Pan Card no: _____;

6. Smt. Ramabai Shambu Govenkar, wife of Shri. Shambu Rajaram Govenkar, daughter of Shri. Ramnath Gad, 84 years of age, housewife, Indian National, resident of F-2, Desai Nagar, Sankhali Goa, Form 60 Filed, Phone no. _____;

7. Mr. Milind Pandurang Govekar, son of Shri. Pandurang Rajaram Govekar, 44 years of age, married, occupation service, Indian National, having Aadhar Card no: _____, Pan Card no: _____, phone no. _____, resident of: Flat no. F/4, Pallavi Classic Building, Gokulwadi, Sanquelim Goa.

8. Mrs. Manasvi Milind Govekar, wife of Shri. Milind Pandurang Govekar, daughter of Kanta Narvekar, 40 years of age, married, housewife, Indian National, having Aadhar Card no: _____, Pan Card no: _____, phone no. _____, resident of: Flat no. F/4, Pallavi Classic Building, Gokulwadi, Sanquelim Goa, Phone no. 9527444773.

9. Mr. Dattaprasad Pandurang Govekar, son of Shri. Pandurang Rajaram Govekar, 43 years of age, married, occupation service, Indian National, having Aadhar Card no: _____, Pan Card no: _____, phone no. _____, resident of: Flat no. S/4, Pallavi Classic Building, Gokulwadi, Sanquelim Goa, 403505.

Ram *Sham* *Milind*

10. Mrs. Sweta Dattaprasad Govekar, wife of Shri. Dattaprasad Pandurang Govekar, daughter of Shri. Gajanan Walke, 42 years of age, married, housewife, Indian National, having Aadhar Card no: _____, Pan Card no: _____, phone no. _____, resident of: Flat no. S/4, Pallavi Classic Building, Gokulwadi, Sanquelim Goa, 403505.

11. Mrs. Namrata Sunil Fulari, wife of Shri. Sunil Suresh Fulari, daughter of Shri. Pandurang Rajaram Govekar, 48 years of age, housewife, Indian National, resident of: Upper Harvalem, Sanquelim Goa; Phone no. _____, having Aadhar Card no: _____, Pan Card no: _____;

12. Shri. Sunil Suresh Fulari, son of Shri. Suresh Ramnath Fulari, 48 years of age, businessman, Indian National, resident of: Upper Harvalem, Sanquelim Goa; Phone no. _____, having Aadhar Card no: _____, Pan Card no: _____.

13. Shri. Pandurang Rajaram Govekar, son of Late Shri. Rajaram Shambhu Govekar, 87 years of age, Indian National, businessman, resident of Flat no. F/4, Pallavi Classic Building, Gokulwadi, Sanquelim, Phone no. _____, having Aadhar Card no: _____, Pan Card no: _____;

All hereinafter jointly referred to as the "**OWNERS**" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PART**;

[Three handwritten signatures]

AND

MR. SHANKARRAO APPASAHEB DESAI, son of Late Shri. Appasaheb P. Desai, 51 years of age, unmarried, business, Indian National, resident of House No: 62, Maulangtad, Sankhali, Goa, 403505, Pan No. _____, Aadhar no. _____

l, Proprietor of **KAKA BUILDERS**, having its registered office at House no. 9/1728, Maulangtad, Sankhali, Goa, 403505, hereinafter referred to as the "**DEVELOPER/PURCHASER**", (which expression shall unless repugnant to the context or meaning thereof mean and include his executors, administrators and assigns thereof) of the **SECOND PART**.

WHERE AS, Owners No. 2 to 6 are represented herein by the Owner no. 1 of the First Part, vide Instrument of Special Power of Attorney executed on 01/10/2021 before Notary Shri. Pratapsingh M. Nimbalkar under no. 1161.

AND WHERE AS, Owners No. 8 to 13 are represented herein by the Owner no. 7 of the First Part, vide Instrument of Special Power of Attorney executed on 01/10/2021 before Notary Shri. Pratapsingh M. Nimbalkar under no. 1162.

AND WHERE AS there exists a property known as "BOROD CHIREKONIKODIL" also known as "CONVONCHO CALICHEM MOL", also known as "MASUNDICHIREKHANIKADIL BHARAD" situated at Village Maulinguem South, within the jurisdiction of Sankhali Municipal Council, Taluka and Registration Sub District of Bicholim, District North Goa, State of Goa, described in Land Registration Office of Bicholim Taluka under No.15390 of Book B-39 new and under no. 4495 of Book B-12 new, enrolled for Matriz predial in the Taluka Revenue Office under no. 258 and 93, surveyed

Shri *Pratapsingh M. Nimbalkar* *Notary*

under survey No. 39/4 of Village Maulinguem South admeasuring an area of 1500 square meters and this property is bounded as under:

East : by property of Desai;
 West : by property of Nyaneshwar Bondre;
 North : By property of Desai;
 South : by Sanquelim Valpoi road.

This property admeasuring an area of 1500 square meters surveyed under no. 39/4 of Village Maulinguem South of Bicholim Taluka is herein after referred to as **SAID PROPERTY** for the sake of brevity.

AND WHERE AS said property was jointly purchased by Smt. Ramabai Shambu Govenkar and Smt. Sudha Pandurang Govenkar vide a Deed of Sale dated 26/02/1981 registered in the Office of Sub Registrar of Bicholim on 30/03/1981 under no. 128 of Book I Volume no. 66 from its earlier owners ie. Mr. Remediano Marques and Mrs. Fatima Marques.

AND WHERE AS said Sudha Pandurang Govekar has expired leaving behind parties of the first part herein namely:

Shri. Pandurang Rajaram Govekar,
 Mr. Milind Pandurang Govekar,
 Mrs. Manasvi Milind Govekar,
 Mr. Dattaprasad Pandurang Govenkar,
 Mrs. Sweta Dattaprasad Govekar,
 Mrs. Namrata Sunil Fulari, and
 Shri. Sunil Suresh Fulari,

Shri *David* *M. J. Suresh*

AND WHERE AS the moiety holder and husband of Smt. Ramabai Shambu Govenkar has expired leaving behind parties of the first part herein namely:

Smt. Ramabai Shambu Govenkar,
Shri. Mahendra Bhanudas Govenkar,
Mrs. Shilpa Mahendra Govenkar,
Smt. Sweta Sandeep Shirodkar,
Shri. Sandeep Anand Shirodkar, and
Smt. Manasi Suryakant Govekar,

AND WHERE AS said Late Shri. Shambu Rajaram Govenkar was also known as Shri. Bhanudas Rajaram Govenkar.

AND WHERE AS, the parties of the First Part are the owners and sufficiently well entitled to the said property being its owners/co-owners.

AND WHEREAS the SECOND PARTY is a Developer and Builder and is having sufficient infrastructure and expertise in the field of construction.

AND WHEREAS has made the physical inspection of the site and all the title documents of the property and the developer is fully satisfied about the title of the owners to Said Property, and the owners have agreed to allow him to develop the said property and as such the parties hereto have agreed to execute this Agreement upon the terms and conditions hereinafter appearing.

AND WHEREAS the SECOND PARTY approached the FIRST PARTY with a proposal to develop the Said Property by

Shankar *Chand* *Shirudkar*

constructing residential flats/apartments and commercial shops subject to the necessary approvals being granted by the Competent Authorities at his own costs and expenses and The FIRST PARTY agreed for the proposal and after due deliberations and discussions among the parties it is mutually agreed upon by and between the parties:

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. The FIRST PARTY hereby declares that they are the only owners and in enjoyment of the said property and except them no other person/s has any sort of rights, title, or interest whatsoever in nature in respect of the said Plot entrusted for development.
2. The FIRST PARTY hereby declare that the said Plot entrusted for development cum sale is clear from all aspects and free from all types of encumbrances, such as mortgages, disputes, loans, liens, prior agreements of sale, court orders, attachments, litigations etc., if any found, the FIRST PARTY shall make good to the loss to SECOND PARTY that may be incurred.
3. The SECOND PARTY hereby agrees to develop the said Plot and construct there on a multi-storey building having flats/apartments and shops at his own expenses, responsibility.
4. The SECOND PARTY has a right to appoint architects, surveyors, engineers, contractors or other persons as may be necessary in connection with the development of the said Plot.

Shahid *Adnan* *Moulay*

5. That in consideration of the present Agreement, the SECOND PARTY agrees to construct for the Owners as per the following units:

A). RESIDENTIAL FLATS/APARTMENTS BEING:

i) Flat no: FF-01 admeasuring area of 89.69 square meters approximately on First Floor with Stilt Parking allotted to Mr. Mahendra Govenkar;

ii) Flat no: SF-01 admeasuring area of 89.69 square meters approximately on Second Floor with Stilt Parking allotted to Smt. Sweta Sandeep Shirodkar;

iii) Flat no: TF-01 admeasuring area of 89.69 square meters approximately on Third Floor with Stilt Parking allotted to Shri. Dattaprassad Pandurang Govenkar;

iv) Flat no: TF-02 admeasuring an area of 100.94 square meters approximately on Third Floor with Stilt Parking allotted to Smt. Manasi Suryakant Govekar;

v) Flat no: SF-04 admeasuring area of 106.62 square meters approximately on Second Floor with Stilt Parking allotted to Mr. Milind Pandurang Govenkar;

vi) Flat no: FF-02 admeasuring area of 101.19 square meters approximately on Fourth Floor with Stilt Parking allotted to Smt. Namrata Sunil Fulari;

Shri *Milind* *M. Javale*

B]. COMMERCIAL UNITS BEING:

- i) Shop no: S-01 admeasuring an area of 21.36 square meters allotted to Smt. Manasi Govenkar;
- ii) Shop no: S-02 admeasuring an area of 21.14 square meters allotted to Mr. Milind Pandurang Govenkar;
- iii) Shop no: S-03 admeasuring an area of 21.16 square meters allotted to Mr. Mahendra Bhanudas Govenkar;
- iv) Shop no: S-04 admeasuring an area of 20.26 square meters allotted to Mr. Dattaprasad Pandurang Govenkar;
- v) Shop no: S-08 admeasuring an area of 25.62 square meters allotted to Mrs. Namrata Sunil Fulari;
- vi) Shop no: S-09 admeasuring an area of 21.18 square meters allotted to Mrs. Sweta Sandeep Shirodkar;

6. The actual area of the Flat/s and/or Shop/s may differ as per actual approved plan. Area mentioned herein is calculated as per super built value).

7. That the parties herein hereby unanimously agreed to name the said building Project as **"SHRI MAHALAXMI ENCLAVE"**.

8. That the developer shall complete the construction of the said building within the period of 36 months from the date of issuance of Construction Licence and hand over the premises to the owners as stated in clause 5 (a) & (b) above.

Shree *Arund* *M. J. J. J.*

9. **Vide this Agreement, the Owners have handed over the vacant and peaceful possession** of the said Plot to the SECOND PARTY and SECOND PARTY who is authorized to commence the development work on the said Plot in accordance with the plans approved and/or sanctioned by the concerned authority and take such steps as may be necessary or expedient to carry out the development of the said plots at their own costs, expenses. For the said purpose, the SECOND PARTY shall be entitled to appoint Architects, Engineers, Surveyors, Contractors, Agents and other personnel and shall be entitled to take all such steps as may be necessary for such development and construction work at his own costs and expenses.

10. If needed upon the option of the Second Party, The FIRST PARTY herein shall execute an Irrevocable Power of Attorney in favour of the SECOND PARTY for the purpose of signing and/or executing all the applications, proceedings, plans, etc. to obtain necessary approval from the various authorities in connection with the said development before Competent Authority, Town and Country Planning Authority, Mamlatdar, Collector, Panchayats, Electricity Department, Health Department, PWD and/or any other Government or Semi-Government authority in connection with the said development so as to facilitate the development of the said Plot. The FIRST PARTY hereby agree that the said Irrevocable Power of Attorney shall not be, under any circumstances, revoked by the FIRST PARTY as long as these presents subsist and remain binding upon the parties hereto. If the said Power of Attorney is revoked by the FIRST PARTY and delay is caused in developing the said Plot hereby agreed to be developed the consequences arising thereof shall be at the costs of the FIRST PARTY alone.

[Handwritten signatures]

11. That the developers is entitled to receive all the sale consideration from the prospective purchasers in respect of the remaining flats/shops to be constructed in the proposed building except those which are allotted to the Owners herein and the owners shall not lay any claim of any sort over the said sale consideration which is received by the Developer from the sale of such flats/shops.

12. The respective premises owners/developer shall not have any right, title or interest in case on account of increase in the area of F. A. R. the land Owners herein become entitled to add additional floor in the said building.

13. That the First Party agree and covenants with the Second Party that they shall sign and execute all Sale Agreements/ Agreement for Construction for Sale/ Sale Deed/s with such prospective customers as and when called upon to do so by the Second Party herein in the Office of Sub Registrar of Bicholim.

14. The FIRST PARTY shall furnish true copies of title deeds of the plot and link documents and other relevant papers to the SECOND PARTY relating to the said Plot and the originals of the same and when required and also shall complete all Inventory formalities arising on account of death of necessary parties.

15. The FIRST PARTY shall not put forth any independent or exclusive claims rights of title over the said Plot on which flats/apartments and shops are to be developed and it is hereby specifically agreed and declared that the said Plot over which flats/apartments and shops are developed shall be held by the owners of the respective flats/apartments and shops

[Handwritten signatures]

together with the amenities and facilities such as drainage light, water etc.

16. The SECOND PARTY shall be at liberty to allot the flats/apartments and shops to be constructed in the said Plot or to enter into any package deal agreement for allotment of completed flats/apartments and shops with such party or parties and at such price and on such terms and conditions as the SECOND PARTY/Purchasers may deem fit and proper, except the premises/shops mentioned in Clause 5 A and 5 B herein above.

17. The developers shall not incur any liability if they are unable to deliver possession of the said shops/flats by the date stipulated in clause No. 8, if the completion of the scheme is delayed by reason of non-availability of steel and/or cement or other building materials or water supply or electric power or by reason of war, civil commotion or any act of God or pandemic or if non-delivery of possession is as a result of any notice, order, rule or notification of the Government and/or any other public or local Authority or for any other reason beyond the control of developers and, in any of the aforesaid events, the developers shall be entitled to reasonable extension of six months' time for delivery of possession of the said shop/Flats.

18. That the owners shall have no objection to obtain loan from any Bank or Financial Institution by mortgaging the said flat/shops along with undivided share in the land allotted to the developers in favour of the said Institution/Bank, as and when required by the prospective buyers of the shops/flat/s.

Shukla *Chand* *M. Prasad*

19. It is agreed by the developer with the owners that upon completion of the said flats, the developer shall handover possession of the said flats/shops in favour of the owners and in case if the owners desire to execute separate sale deeds then the expenditure and charges of the lawyer, stamp duty and registration fees which is applicable at the time of delivery of the flats/shops shall be borne by the owners. That as far as possible, the Second Party shall facilitate formation of a Housing Maintenance Society for the purpose of maintaining common usages of the said building and issue share certificates to the respective owners of the residential and commercial units.

20. This agreement is not to be treated as partnership between the parties interse.

21. In the event of default by any of the parties herein, aggrieved party shall be entitled to enforce specific performance of this agreement.

22. That the Developer shall be solely responsible to answer the disputes raised by the prospective buyers/purchasers of the flats/shops in the said plot and the Developer shall be exclusively liable for settling such claims raised by such purchasers.

23. That all the taxes and expenses for obtaining occupancy certificate and other permissions such as electricity, water connections and any other permissions as required for the occupancy of the said buildings or the use of the premises shall be obtained by the developers at their cost and expenditure.

[Handwritten signatures]

24. That the Licenses and other necessary approvals shall be applied for by the Builder/Developer in the name of the Owners at his own expenses so also the Land Conversion Sanad shall be processed and applied by the builder/developer at his own cost.

25. All the recreation/common amenities provided for the entire project of the building shall be deemed to have been for the benefit of the shop/flat holder/s and also consented by the developers and the flat holders shall pay all the amounts payable on account of such amenities periodically proportionately and the owner shall have equal right on common amenities.

26. In the event of breach of the terms of this Agreement or in the event of any differences or disputes arising between the parties in regard to this Agreement or any matter relating thereto, the same shall be decided by Civil court having local jurisdiction.

27. That in event of any loss caused to the Developers due to any act or omission of the First Party and/or in case the Developer is prevented from continuing with the construction of the building directly or indirectly on account of act or omission of the First Party, then the First party shall indemnify the Second party for such loss as may be determined by an expert valuation appointed by the developer.

28. If as a result of any breach of terms, conditions and provisions of this agreement and the developer cannot fulfill its obligations under the agreement and/or fail to hand over possession of premises as agreed within the period of stipulated and even after additional extended period of six months as stated above and in that case it is agreed by the



owners that they will mutually appoint expert valuer in order to ascertain the cost of the construction carried out by the developers and pay the amount whatever construction carried out by the developers or allot the premises to the developers of like amount.

29. That the developer shall comply all the legal formalities required for safety of the workers employed by them at the site and shall insure them during their course of employment at the site and the owners shall not be responsible for any loss of human life or injuries to any worker employed by the developer at the site.

30. The SECOND PARTY shall be entitled to obtain advances against the sale of the flats/apartments and shops while development is in progress and receive considerations from the purchasers and can enter into Construction cum Sale Agreements and sell the same absolutely.

31. The parties hereby declare that the Plot in transaction does not belong to the Schedule Caste and Schedule Tribes' pursuant to notification No. RD/LND/LRC/318/77 dated 21st August, 1978.

32. THE SAID PLOT given for development is valued at Rs.45,00,000/- for the purpose of computing stamp and registration duty, being so this Agreement is drawn on a stamp value of Rs. 1,35,000/- (Rupees One Lakhs Thirty Five Thousand only).



[Signature]

[Signature]

[Signature]

SCHEDULE OF PLOT

All that Said Plot forming part of property known as "BOROD CHIREKONIKODIL" also known as "CONVONCHO CALICHEM MOL", also known as "MASUNDICHIREKHANIKADIL BHARAD" situated at Village Maulinguem South, within the jurisdiction of Sankhali Municipal Council, Taluka and Registration Sub District of Bicholim, District North Goa, State of Goa, described in Land Registration Office of Bicholim Taluka under No.15390 of Book B-39 new and under no. 4495 of Book B-12 new, enrolled for Matriz predial in the Taluka Revenue Office under no. 258 and 93, surveyed under survey No. 39/4 of Village Maulinguem South admeasuring an area of 1500 square meters and this property is bounded as under:

East : by property of Desai;
West : by property of Nyaneshwar Bondre;
North : By property of Desai;
South : by Sanquelim Valpoi road.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
SIGNED THE PRESENT AGREEMENT ON THE DAY, THE
MONTH AND THE YEAR HEREIN FIRST MENTIONED.

Desai *Bondre* *Mjomey*

SIGNED AND DELIVERED BY WITHIN
 NAMED **MR. MAHENDRA BHANUDAS
 GOVENKAR** THE OWNER NO. 1, FOR
 SELF AND AS ATTORNEY OF OWNERS
 NO. 2, 3, 4, 5 AND 6 VIDE SPECIAL
 POWER OF ATTORNEY EXECUTED ON
 01/10/2021 BEFORE NOTARY SHRI.
 PRATAPSING NIMBALKAR UNDER NO.
 1161.



L.H.F.P.

R.H.F.P.



SIGNED AND DELIVERED BY WITHIN
 NAMED **MR. MILIND PANDURANG
 GOVEKAR** - THE OWNER NO. 7, FOR
 SELF AND AS ATTORNEY OF OWNERS
 NO. 8, 9, 10, 11, 12 AND 13 VIDE
 SPECIAL POWER OF ATTORNEY
 EXECUTED ON 01/10/2021 BEFORE
 NOTARY SHRI. PRATAPSING NIMBALKAR
 UNDER NO. 1162.



Milind

L.H.F.P.

R.H.F.P.



Shri. Pratapsing Nimbalkar

**SIGNED & DELIVERED BY MR.
SHANKARRAO APPASAHEB DESAI -
THE PURCHASER CUM
BUILDER/DEVELOPER:**



[Handwritten signature]

[Handwritten signature]

L.H.F.P

R.H.F.P

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

Witnesses;

1. Shaikh Zahoor Abbas *[Signature]*
2. Pratiksha P. Anantkar *[Signature]*

[Three handwritten signatures]



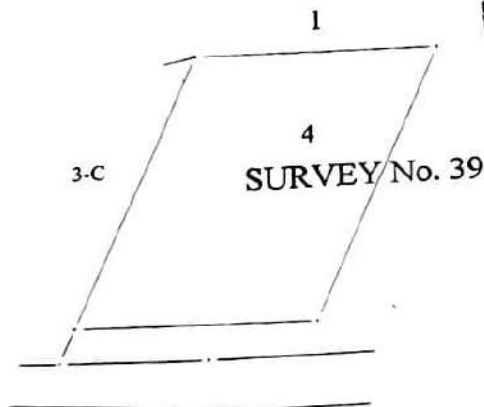
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
BICHOLIM - GOA

Inward No.2643

Plan Showing plots situated at
Village : MAULINGUEM SOUTH
Taluka : BICHOLIM
Survey No./Subdivision No. : 39/ 4
Scale : 1 :1000



21/12/20
(SANDEEP B. CHODANKAR)
Inspector of Survey &
Land Records.



Reshma R. Dhargalkar
21/12/20

Manoj D. Naik
Generated By : Manoj D. Naik (D'Man Gr.II)
On :17-12-2020

Reshma R. Dhargalkar
Compared By: Reshma R. Dhargalkar (H.S)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 31-Jan-2022 11:49:09 am

Document Serial Number :- 2022-BCH-67

Presented at 11:29:50 am on 31-Jan-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	130500
2	Registration Fee	135000
3	Processing Fee	1860
Total		267360

Stamp Duty Required :130500/-

Stamp Duty Paid : 135000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Shankarrao Apppasaheb Desai ,Father Name Appasaheb P Desai, Age: 51, Marital Status: Unmarried ,Gender:Male,Occupation: Business, Address1 - House no. 62, Maulangtad, Sankhali Goa, Address2 - , PAN No.:			

Executer

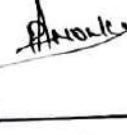
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mahendra Bhanudas Govenkar , Father Name:Bhanudas Rajaram Govenkar, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, House no. 297 Vithalapur, near Vithal Temple, Sankhali Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Milind Pandurang Govekar , Father Name: Pandurang Rajaram Govekar, Age: 44, Marital Status: Married , Gender: Male, Occupation: Service, Flat no. F-4, Pallavi Classic Building, Gokulwadi, Sanquelim Goa, PAN No.:			
3	Shankarrao Appasaheb Desai , Father Name: Appasaheb P Desai, Age: 51, Marital Status: Unmarried , Gender: Male, Occupation: Business, House no. 62, Maulangtad, Sankhali Goa, PAN No.:			
4	Mahendra Bhanudas Govenkar , Father Name: Bhanudas Rajaram Govenkar, Age: 49, Marital Status: , Gender: Male, Occupation: Business, House no. 297, Vithalapur, Near Vithal Temple, Sankhali Goa, PAN No.: , as Power Of Attorney Holder for Ramabai Shambu Govenkar			
5	Mahendra Bhanudas Govenkar , Father Name: Bhanudas Rajaram Govenkar, Age: 49, Marital Status: , Gender: Male, Occupation: Business, House no. 297, Vithalapur, Near Vithal Temple, Sankhali Goa, PAN No.: , as Power Of Attorney Holder for Manasi Suryakant Govekar			
6	Mahendra Bhanudas Govenkar , Father Name: Bhanudas Rajaram Govenkar, Age: 49, Marital Status: , Gender: Male, Occupation: Business, House no. 297, Vithalapur, Near Vithal Temple, Sankhali Goa, PAN No.: , as Power Of Attorney Holder for Sandeep Anand Shirodkar			
7	Mahendra Bhanudas Govenkar , Father Name: Bhanudas Rajaram Govenkar, Age: 49, Marital Status: , Gender: Male, Occupation: Business, House no. 297, Vithalapur, Near Vithal Temple, Sankhali Goa, PAN No.: , as Power Of Attorney Holder for Sweta Sandeep Shirodkar			
8	Mahendra Bhanudas Govenkar , Father Name: Bhanudas Rajaram Govenkar, Age: 49, Marital Status: , Gender: Male, Occupation: Business, House no. 297, Vithalapur, Near Vithal Temple, Sankhali Goa, PAN No.: , as Power Of Attorney Holder for Shilpa Mahendra Govenkar			
9	Milind Pandurang Govekar , Father Name: Pandurang Rajaram Govekar, Age: 44, Marital Status: , Gender: Male, Occupation: Service, Flat no. F-4, Pallavi Classis Building, Gokulwadi, Sanquelim Goa, PAN No.: , as Power Of Attorney Holder for Pandurang Rajaram Govekar			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
10	Milind Pandurang Govekar , Father Name: Pandurang Rajaram Govekar, Age: 44, Marital Status: , Gender: Male, Occupation: Service, Flat no. F-4, Pallavi Classis Building, Gokulwadi, Sanquelim Goa, PAN No.: , as Power Of Attorney Holder for Sunil Suresh Fulari			
11	Milind Pandurang Govekar , Father Name: Pandurang Rajaram Govekar, Age: 44, Marital Status: , Gender: Male, Occupation: Service, Flat no. F-4, Pallavi Classis Building, Gokulwadi, Sanquelim Goa, PAN No.: , as Power Of Attorney Holder for Namrata Sunil Fulari			
12	Milind Pandurang Govekar , Father Name: Pandurang Rajaram Govekar, Age: 44, Marital Status: , Gender: Male, Occupation: Service, Flat no. F-4, Pallavi Classis Building, Gokulwadi, Sanquelim Goa, PAN No.: , as Power Of Attorney Holder for Sweta Dattaprasad Govekar			
	Milind Pandurang Govekar , Father Name: Pandurang Rajaram Govekar, Age: 44, Marital Status: , Gender: Male, Occupation: Service, Flat no. F-4, Pallavi Classis Building, Gokulwadi, Sanquelim Goa, PAN No.: , as Power Of Attorney Holder for Dattaprasad Pandurang Govekar			
14	Milind Pandurang Govekar , Father Name: Pandurang Rajaram Govekar, Age: 44, Marital Status: , Gender: Male, Occupation: Service, Flat no. F-4, Pallavi Classis Building, Gokulwadi, Sanquelim Goa, PAN No.: , as Power Of Attorney Holder for Manasvi Milind Govekar			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Zaheer Abbas Shaikh, Age: 35, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403505, Muzawarwada Sankhali, Muzawarwada Sankhali, Cassabe-de-sanquelim, Bicholim, North Goa, Goa			
2	Name: Pratiksha Prakash Amonkar, Age: 25, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403505, Surla Post Sanquelim Goa, Surla Post Sanquelim Goa, Surla, Bicholim, North Goa, Goa			

Sub Registrar

SUB-REGISTRAR
BICHOLIM

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Date : 31-Jan-2022



Shabe
31/01/2022
SUB-REGISTRAR
BICHOLIM

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