भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

147685

Sr. No. 3233 Place at vend. Sankhali

Date of Issue 13/03/2024 Value of the Stamp Paper

Rs. 25000/-

Name of the Purchasers Sunil S. Salunke

Residing at Harvalem Bardez

As there is no one single stamp paper for the value is 9850/- additional stamp papers for the completion of the attached alongwith

Signature of Vendor
Mr. V. D. Parulekar
LIC No. A/SYP/VEN/08/2023/494

Signature of Purchaser

SEAL OF THE SUB-REGISTRAR OF BICHOLIM

BCH-BCH-404/2024
26/03/2024

-1-

AGREEMENT FOR CONSTRUCTION & DEVELOPMENT OF PROPERTY

For M/S SALUNKE BUILDERS & REAL ESTATE DEVELOPERS

PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

INDIA

गोवा GOA

147684

Sr. No. 3233 Place at vend. Sankhali

Date of Issue 13/03/2024 Value of the Stamp Paper

Rs 25000/-

Name of the Purchaser Sunil S. Salunke

Residing at Harvalem son of Sanguem

As there is no one single stamp paper for the value is additional stamp papers for the completion of the attached alongwith

Signature of Vendor
Mr. V. D. Parulekar
LIC No. A.E/STP/VEN/08/2023/494

Signature of Purchaser

-2-

AGREEMENT FOR CONSTRUCTION & DEVELOPMENT OF PROPERTY

For M/S SALUNKE BUILDERS & REAL ESTATE DEVELOPERS

PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

147686

Sr. No. 3233 Place at vend. Sankhali

Date of Issue 13/03/2024 Value of the Stamp Paper

Rs 25000/-

Name of the Purchaser Sunil S. Salunke

Residing at Harvalem Taluka Bicholim

As there is no one single stamp paper for the value is 98500/- additional stamp papers for the completion of the attached alongwith

Signature of Vendor
Mr. V. D. Parulekar
LIC No. AC/STP/VEN/08/2023/494

Signature of Purchaser

-3-

AGREEMENT FOR CONSTRUCTION & DEVELOPMENT OF PROPERTY

For M/S SALUNKE BUILDERS & REAL ESTATE DEVELOPERS

PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs.20000

INDIA

गोवा GOA

074675

Sr. No. 3233 Place at vend. Sankhali

Date of Issue 8/03/2024 Value of the Stamp Paper

Rs 20000/-

Name of the Purchaser Sunil S. Salunke

Residing at Harvalem Sanguem

As there is no one single stamp paper for the value is 98500/- additional stamp papers for the completion of the attached alongwith

Signature of Vendor
Mr. V. D. Parulekar
LIC No. AC/STP/VEN/08/2023/494

Signature of Purchaser

-4-

AGREEMENT FOR CONSTRUCTION & DEVELOPMENT OF PROPERTY

For M/S SALUNKE BUILDERS & REAL ESTATE DEVELOPERS

PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

गोवा GOA

851440

Sr. No. 3233 Place at vend. Sankhali

Date of issue 13/03/2024 Value of the Stamp Paper

Rs 1000/-

Name of the Purchaser Sunil S. Salunke

Residing at Harvalem s/o of

As there is no one single stamp paper for the value is 98500/- additional stamp papers for the completion of the attached alongwith

Signature of Vendor
Mr. V. D. Parulekar
LIC No. AC/STP/VEN/08/2023/494

Signature of Purchaser

-5-

AGREEMENT FOR CONSTRUCTION & DEVELOPMENT OF PROPERTY

For M/S SALUNKE BUILDERS & REAL ESTATE DEVELOPERS

PARTNER

SS Salunke SS Salunke

SS Salunke

For M/S SALUNKE BUILDERS & REAL ESTATE DEVELOPERS

PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

गोवा GOA

851445

Sr. No. 3233 Place at verd. Sankhali

Date of Issue 13/03/2024 Value of the Stamp Paper

Rs. 1000/-

Name of the Purchaser Sunil S. Salunke

Residing at Harvalem son of Gangaram

As there is no one single stamp paper for the value is 98500/- additional stamp papers for the completion of the attached alongwith

Signature of Vendor
Mr. V. D. Parulekar
LIC No. AC/STR/VEN/08/2023/494

Signature of Purchaser

-6-

AGREEMENT FOR CONSTRUCTION & DEVELOPMENT OF PROPERTY

For M/S SALUNKE BUILDERS & REAL ESTATE DEVELOPERS

PARTNER

For M/S SALUNKE BUILDERS & REAL ESTATE DEVELOPERS

PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

गोवा GOA

851446

Sr. No. 3233 Place at vend. Sankhali

Date of Issue 13/03/2023 Value of the Stamp Paper

Rs. 1000/- Name of the Purchaser Sunil S. Salunke

Residing at Harvalem P.O. Sanguem

As there is no one single stamp paper for the value is 98500/-

additional stamp papers for the completion of the

attached alongwith

Signature of Vendor

Mr. V. D. Parulekar

LIC No. AC/STP/VEN/08/2023/494

Signature of Purchaser

-7-

AGREEMENT FOR CONSTRUCTION & DEVELOPMENT OF PROPERTY

For M/S SALUNKE BUILDERS &
REAL ESTATE DEVELOPERS

PARTNER

For M/S SALUNKE BUILDERS &
REAL ESTATE DEVELOPERS

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

870064

गोवा GOA

Sr. No. 3233 Place at vend. Sankhali

Date of Issue 13/03/2024 Value of the Stamp Paper

Rs. 500/-

Name of the Purchaser Sunil S. Salunke

Residing at Harvalem son of Sangueli

As there is no one single stamp paper for the value is 98500/- additional stamp papers for the completion of the attached alongwith

Signature of Vendor
Mr. V. D. Parulekar
UC No. AC/STP/VEN/03/2023/494

Signature of Purchaser

-8-

AGREEMENT FOR CONSTRUCTION & DEVELOPMENT OF PROPERTY

For M/S SALUNKE BUILDERS & REAL ESTATE DEVELOPERS

PARTNER

SSSalunke SSSalunke

This Agreement for Construction & Development of Property is made at Bicholim, Goa, on this 13th day of March, 2024.

BETWEEN:

(1) Mrs. **SUJATA BHARAT DESAI**, wife of late Shri Bharat Shivaji Desai, daughter of late Shri Suresh Balkrishna Salunke, aged 47 years, widow, business, Indian National, holding Aadhar No.); and Pan Card bearing No. (2) Shri **ATHARVA BHARAT DESAI,** son of late Shri Bharat Shivaji Desai, aged 20 years, bachelor, student, Indian National, holding Aadhar Card No. ; Pan Card bearing No. (3) Kum. **AVANI BHARAT DESAI,** daughter of late Shri Bharat Shivaji Desai, aged 16 years, Minor, spinster, student, Indian National, filled form 60, holding Aadhar Card No. ; all residents of House No. 1407/18, Penha de Franca, Bardez, Goa, Mob. No. , hereinafter referred to as **"THE PARTIES OF THE FIRST PART"** (which expression shall unless, repugnant to the context or meaning thereof be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the **ONE PART**;

A N D

M/s. SALUNKE BUILDERS & REAL ESTATE DEVELOPERS, a Partnership Firm registered with the Registrar of Firms Bardez under No. 01/2012 dated 27.01.2012 and re-constituted on 26.09.2014, assessed for Income Tax under PAN No. having its registered Office at 01/2002, Salunke Complex, Vasant Nagar, Harvalem, Taluka Bicholim, Goa, represented herein by its Partner (1) Shri **SUNIL SURESH SALUNKE**, son of late Shri Suresh Balkrishna Salunke, aged 46 years, married, business, Indian National, holding Aadhar No. , Pan Card no. and; (2) Mrs. **SUKANYA SUNIL SALUNKE**, wife of Shri Sunil Suresh Salunke, daughter of late Shri Vishwasrao Jaibarao Rane, aged 43 years, housewife, Indian National, holding Aadhar No. , Pan Card no. ; both residents of Flat No. I/A/S1, Salunke Estates, Vassant Nagar, Harvalem, Taluka Bicholim, Goa; hereinafter called **"THE PARTIES OF THE SECOND PART"** (which expression shall unless repugnant to the context or meaning thereof deem to include its Partners, Successors, executors, legal representatives, administrators and assigns) of the **SECOND PART**.

For M/S SALUNKE BUILDERS & REAL ESTATE DEVELOPERS

PARTNER

That the Member No. 3 of the Parties of the First Part, Kum. **AVANI BHARAT DESAI** is Minor and the Member No. 1 of the Parties of the First Part Mrs. **SUJATA BHARAT DESAI** is representing herein for Self and as Guardian for the said Minor by virtue of Order dated 29th day of January, 2020, passed by the Civil Judge, Senior Division at Bicholim in (Port) Civil Misc. Appln. No. 25/2019/A, CNR No. .

That the Member No. 1 of the Parties of the First Part, representing herein for Self and as Power of Attorney for the Member No. 2 of the Parties of the First Part i.e Kum. **ATHARVA BHARAT DESAI** vide Power of Attorney dated 15/2/2022 executed before Salomne D. Naik Advocate and Notary Bardez-Taluka Alto-Porvorim Goa, registered under the Sr. No. 461/2022 dated 15/2/2022.

WHEREAS Shri **SUNIL SURESH SALUNKE,** the Partner no.1 is representing herein for Self and as Power of Attorney for the other Partner, Mrs. **SUKANYA SUNIL SALUNKE** by virtue of General Power of Attorney dated 4th day of September, 2018, executed before the Notary Public Shri S. A. Parab, Bicholim under Reg. No. 17679/18 dated 24th October, 2018.

WHEREAS there exists a Plot/Property known as "CUMBLIACHI DATH" or "GONGAVAHAL", alias "GHONGA VAHAL" admeasuring an area of 1087.00 square metres, situated at Harvalem, within the limits of Sanquelim Municipal Council, Taluka and Registration Sub-District of Bicholim, District North Goa, State of Goa, surveyed under recent Survey No. 70/1-K of Village Arvalem, Taluka Bicholim, and the plot is partitioned / separated from the bigger property bearing Survey No. 70/1 of Village Harvalem, inscribed under no. 11142 and described under no. 12904 of Book B-33 New of page 101 in the Land Registration Office at Bicholim and enrolled under no. 78 for Matriz predial in the Revenue Office at Bicholim, more particularly described in the Schedule stated herein under and the same for the sake of brevity is hereinafter referred to as "**THE SAID PROPERTY**".

For M/S SALUNKE BUILDERS & REAL ESTATE DEVELOPERS

PARTNER

WHEREAS the said property is part and parcel of the bigger property bearing Survey No.70/1 of Village Arvalem, within the limits of Sankhali Municipal Council, originally belonged to Late Tarabai Dagi Porobo Desai wife of Daji Nana Porobo Desai and the same is inscribed in the name of Tarabai under no. 11142 pursuant to Deed of Purchase registered on 26.05.1940 and described under no. 12904 of Book B-33 New in the Land Registration Office at Bicholim.

AND WHEREAS the said property under Survey No. 70/1 of Village Harvalem was inherited by the heir of Late Tarabai Dagi Porobo Desai and Daji Nana Porobo Desai and others who intern developed the property upon obtaining Conversion Sanad vide no. CNV/BICH/17/96/993 and CNV/BICH/16/96/992 both dated 17.03.1997 and further subdivided the property jnto number of plots.

AND WHEREAS by virtue of a Deed of Sale dated 14th day of October, 1999, registered at the Office of Sub-Registrar of Bicholim under Registration No. 696 of Book No. I, Vol. No. 197 dated 14.10.1999, and plots bearing plot no. B-41 admeasuring 420 sq. mtrs., B-59 admeasuring 312 sq. mtrs. and B-60 admeasuring 355 sq. mtrs., totally admeasuring an area of 1087 sq. mtrs. of the said bigger property bearing survey No. 70/1 of Village Arvalem was purchased by Shri Sunil Suresh Salunke and upon the purchase of the said part of the said bigger property, said Shri Sunil Suresh Salunke got partitioned the said part from said bigger property by metes and bound and vide Case no. 8-22-2006/PART/BICH dated 01st day of November, 2006 passed by the Dy. Collector & S.D.O., Bicholim Sub-Division, Bicholim, and the same is allotted with an independent and separate holding under Survey No. 70/1-K of Village Arvalem, Taluka Bicholim.

AND WHEREAS by virtue of a Deed of Sale dated 06th day of March, 2014, registered at the Office of Sub-Registrar of Bicholim under Registration No. 273/14 at pages 101 to 116 of Book No. I, Vol. No. 1136 dated 24.03.2014, the member No. 1 of the Parties of the First Part purchased the said property from Shri Sunil Suresh Salunke and his wife Mrs. Sukanya Sunil Salunke who are the Partners of the Parties of the Second Part herein and the name of the member No. 1 of the Parties of the First Part recorded in the occupant column of said property bearing new Survey No. 70/1-K of Village Harvalem, Taluka Bicholim.

For M/S SALUNKE BUILDERS &
REAL ESTATE DEVELOPERS

PARTNER

AND WHEREAS after the purchase of the said property the member No. 1 of the Parties of the First Part with the assistance of her husband Shri Bharat Shivaji Desai got drawn the construction plan in order to take up the construction of a commercial/residential building in the said property and upon approval of construction plan the necessary NOC's have been issued by all the concerned authorities and the Town & Country Planning Department, Bicholim has issued the Technical Clearance Order bearing No. DC/7082/BICH/TCP-17/671 dated 08.09.2017 and upon the approval of the construction plan and on obtaining NOC's from all the concerned authorities, the Sankhali Municipal Council has issued the Construction Licence bearing No. 20/2017-18 dated 08.12.2017.

AND WHEREAS upon obtaining NOC/Construction Licence from the concerned authorities, the member No. 1 of the Parties of the First Part with the assistance of her husband Shri Bharat Shivaji Desai taken up the construction of building in the said property and completed the construction of the ground floor of the said building. However, on account of sudden death of the husband/father of the Parties of the First Part Shri Bharat Shivaji Desai, they are not in a position to complete the further construction of the first, second and third floor of the said building project, namely **"ROCK GARDEN ENCLAVE"**.

AND WHEREAS Shri Bharat Shivaji Desai expired leaving behind the Member No. 1 of the Parties of the First Part Mrs. **Sujata Bharat Desai** as his widow/moiety holder and the Member Nos. 2 & 3 of the Parties of the First Part, Shri **Atharva Bharat Desai** & Kum. **Avani Bharat Desai** who is minor, as his sole legal heirs and there was the inventory proceeding initiated in the Court of the Civil Judge, Junior Division `C' Court at Bicholim bearing Inventory Proceeding No. 124/2019/C and the said inventory proceeding is finalized by the Civil Judge, Junior Division `C' Court at Bicholim by Final Order dated 12th day of November, 2019 passed in said Inventory Proceeding No. 124/2019/C and by virtue of said Final Order dated 12th day of November, 2019 passed by the Civil Judge, Junior Division `C' Court at Bicholim in said Inventory Proceeding No. 124/2019/C, the Parties of the First Part are the absolute owners in possession of the said property together with the construction of said building project therein.

For M/S SALUNKE BUILDERS &
REAL ESTATE DEVELOPERS

PARTNER

AND WHEREAS the Member Nos. 2 & 3 of the Parties of the First Part, Shri **Atharva Bharat Desai** & Kum. **Avani Bharat Desai** were Minors and as such the Member No. 1 of the Parties of the First Part who is the Mother/natural guardian of the Member Nos. 2 & 3 of the Parties of the First Part had filed the proceeding under Article 1488 of Portuguese Civil Procedure Code bearing (Port) Civil Misc. Appln. No. 25/2019/A, CNR No. GANG05-002213-2019 in the Court of the Civil Judge, Senior Division at Bicholim seeking permission to sell the share of the said minors and to represent the said minors in the Sale Deed/agreements pertaining to the said property and the premises to be constructed in the said property and some more properties in which the said minors have acquired the right and the Civil Judge, Senior Division at Bicholim vide Order dated 29th day of January, 2020 passed in said (Port) Civil Misc. Appln. No. 25/2019/A, CNR No. GANG05-002213-2019 has granted the permission to the Member No. 1 of the Parties of the First Part to represent the said minors in any transaction in respect of the share/right of the said minors i.e. the Member Nos. 2 & 3 of the Parties of the First Part in the said property and some more properties/premises and to represent the said minors to execute the Deeds/agreements in respect of their shares in the said property and the premises to be constructed therein and some more properties made mentioned in the said Order.

AND WHEREAS upon the death of Shri Bharat Shivaji Desai, the Parties of the First Part are not in a position to go ahead with the further construction activities of the said building in the said property and to complete the same and as such the Parties of the First Part have approached the Parties of the Second Part and upon discussion held between the parties herein, the Parties of the First Part has agreed to allow the Parties of the Second Part to continue with the construction of the further floors of the said building in the said property more particularly described in the Schedule written herein below, with its own finance and the Parties of the Second Part agreed to complete the construction of the floors **namely PART LOWER GROUND FLOOR, [Part Excluding Commercial Shop area, part STILT of PART MEZZANINE FLOOR [part Excluding Mezzanine Area], UPPER GROUND FLOOR, FIRST FLOOR, SECOND FLOOR and THIRD FLOOR [for sake of Brevity is herein after referred to as "THE SAID FLOORS"]** of the said building on the terms and condition more particularly set out herein under.

For M/S SALUNKE BUILDERS &
REAL ESTATE DEVELOPERS

PARTNER

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION & DEVELOPMENT OF PROPERTY WITNESSETH AS UNDER:

1. That the Parties of the Second Part shall continue with the construction "THE SAID FLOORS" of the building in the said property from at his own costs and labour and sell the same to the prospective purchasers.

2. That the Party of the Second Part shall pay the consideration of Rs. 32,82,000/- (Rupees Thirty Two Lakh Eighty Two Thousand Only) by adjusting the same against the cost of construction of Flat No. UG-1 on the Upper Ground floor having an area 131.28 square meters of said building to be constructed by the Parties of the Second Part for the Parties of the First Part, more particularly shown in the plan annexed hereto.

3. That the Parties of the Second Part shall follow all the rules and regulations laid down by the authorities and further is free to apply for any changes in the approved drawings, zoning of the plot and also to avail additional FAR from the authorities as decided by the Parties of the Second Part and for doing the same, the Party of the First Part hereby issues their full consent and would in no case raise any objection to the Parties of the Second Part to submit revised plan for the purpose of obtaining extra FAR and thereby constructing additional floors on the said building in lieu of the additional FAR sanctioned by the Authorities.

4. That the Parties of the First Part has handed over the possession of said building under construction in the property described in Schedule written herein below, to the Parties of the Second Part on this day of execution of the present agreement and the Parties of the Second Part is free and open to continue with the construction work of "THE SAID FLOORS" of the said building in the said property in a manner as desired by the Party of the Second Part.

5. That the Parties of the Second Part shall construct "THE SAID FLOORS" of said building in the said property at their own costs and the Parties of the Second Part is free and open to revise the construction plan in a manner deemed fit and proper by the Parties of the Second Part upon obtaining necessary approval from the concerned authorities.

For M/S SALUNKE BUILDERS & REAL ESTATE DEVELOPERS

PARTNER

6. That the premises constructed on the ground floor of the said building exclusively belongs to the Parties of the First Part having constructed the same by the Parties of the First Part at their own cost and the Parties of the Second Part shall not raise any claim in any manner over the premises constructed on the ground floor of the said building or over the sale consideration to be received by the Party of First Part from the sale of said premises on the ground floor of the said building, except the staircase and common passage leading to the upper floors and parking area of the building and other common utilities.

7. That the Parties of the First Part shall execute the Irrevocable Power of Attorney in favour of the representative of the Parties of the Second Part thereby authorizing them/him to do all the things, deeds and acts, which are necessary for continuing with the construction works of "THE SAID FLOORS" of said building in the said property and also to sell the premises with corresponding proportionate share in the land thereto in favour of the prospective purchasers.

8. That the Parties of the Second Part shall be entitled to sell the premises on "THE SAID FLOORS" except commercial area on the Lower Ground floor and the mezzanines area, of the said building to be constructed in the said property along with the undivided share in the land attached thereto to the prospective purchasers and receive the sale consideration thereof exclusively by the Parties of the Second Part in their own name and the Parties of the First Part shall not lay any claim of any sort over the said sale consideration which the Parties of the Second Part will receive from the sale of the premises on the "THE SAID FLOORS" any additional floors proposed in the said building.

9. That all the cost pertaining to the construction and development of the "THE SAID FLOORS" except lower Ground floor and part STILT OF PART MEZZANINE FLOOR of the said building in the said property shall be exclusively borne by the Party of the Second Part.

For M/S SALUNKE BUILDERS &
REAL ESTATE DEVELOPERS

PARTNER

10. That the Parties of the Second Part shall continue with the construction activities on the basis of existing construction licences issued by the concerned authority in the name of the Member No. 1 of the Parties of the First Part and the Parties of the Second Part is entitled to transfer the said existing licence or to renew or to revise the construction licence of the said building in the name of the Member No. 1 of the Parties of the First Part or in the own name of Party of Second Part at its own costs and for that purpose, the Parties of the First Part have no objection to continue with the existing licence or to transfer, renew and/or revise the construction licence/Technical Clearances of the said building in the name of the Parties of the Second Part by the concerned authorities including the Town & Country Planning Department and the Sankhali Municipal Council. The parties of the first Part also have no objection to get registration from RERA or any other Government Authority in its own name or in the name of the member no. 1 of the Party of the First Floor deemed fit and proper by the Party of the Second Part.

11. That the Parties of the First Part shall co-operate the Parties of the Second Part at all times in respect of carrying out the necessary formalities for the developmental and construction activities in the said property and further the Parties of the First Part shall bestow the additional powers, if required, in favour of representative of Parties of the Second Part by executing the additional power of attorney so as to carry out the concerned formalities from the concerned Government Department and/or any other authorities, which may be necessary in respect of development, construction and sale of the premises constructed in the said property.

12. That the Parties of the First Part shall not raise any claim on the amount of sale consideration to be received by the Parties of the Second Part from the prospective purchasers in respect of the sale of the premises on "THE SAID FLOORS" except ground floor, of the said building to be constructed in the said property with share in the land attached thereto.

For M/S SALUNKE BUILDERS &
REAL ESTATE DEVELOPERS

PARTNER

13. The Parties of the First Part have no objection for the Parties of the Second Part to avail finance from any Bank of Financial Institution against the said property described in Schedule stated herein under and the proposed premises on "THE SAID FLOORS" of the said building to be constructed therein or for granting loan/financial assistance by any Bank or Financial Institution in favour of the Prospective Purchasers of the premises on "THE SAID FLOORS"of the building to be constructed by the Parties of the Second Part in the said property. However, the Parties of the First Part shall not be held responsible in anyway for the repayment of said finance/loan obtained by the Parties of the Second Part or by the way said prospective purchasers against the security of said property/premises in said property.

14. That in case if any disputes are raised by the prospective purchasers of the premises "THE SAID FLOORS" of said building s to be constructed in the said property, for any defects in construction quality and/or in respect of incomplete formalities from the concerned authorities and/or towards the receipt of the amount from them, then the Parties of the Second Part shall be exclusively responsible to answer the claim of the such prospective purchasers and to settle the same at their own costs and the Parties of the First Part shall not in any way be held responsible for any such claims raised by the prospective purchasers.

15. That in case if any disputes are raised by the prospective purchasers of the premises on ground floor of the said building constructed in the said property, for any defects in construction quality and/or in respect of incomplete formalities from the concerned authorities and/or towards the receipt of the amount from them, then the Parties of the First Part shall be exclusively responsible to answer the claim of the such prospective purchasers and to settle the same at their own costs and the Parties of the Second Part shall not in any way be held responsible for any such claims raised by the prospective purchasers of Ground Floor of the said building.

For M/S SALUNKE BUILDERS &
REAL ESTATE DEVELOPERS

PARTNER

16. That the Parties of the Second Part shall obtain all further licences, permissions, registrations, approvals, NOC's, if any required from the concerned Government Authorities and/or from RERA and/or from the local body in respect of proposed further construction of "THE SAID FLOORS" of the said building to be taken up in the said property described in Schedule written herein under, at its own costs.

17. That All the expenses towards the stamp duty, registration fees, fees towards all the licences/permissions, the taxes or any other charges if any, to be paid to any Government authorities and/or the local self-body in respect of said construction activities of "THE SAID FLOORS" of the said building or the documents to be executed thereto including this Agreement shall be solely borne by the Party of the Second Part.

18. That all the taxes or any other charges if any, to be paid to any Government authorities and/or the local self-body i.e. Municipal Council in respect of the developmental & construction activities in the said property shall be exclusively borne by the Party of the Second Part.

19. That the said building is named as **"ROCK GARDEN ENCLAVE"** and the Parties of the Second Part shall not change the same without on any grounds of whatsoever.

20. That the consideration of present Construction and Development Agreement is of Rs. 32,82,000/- (Rupees Thirty Two Lakh Eighty Two Thousand Only) which is its market value on which the stamp duty of Rs.98,500/- (Rupees Ninety Eight Thousand Five Hundred only) and Registration Fees is of Rs.98,500/- (Rupees Ninety Eight Thousand Five Hundred only) paid herewith which is borne by the Parties of the Second Part.

21. That the specific performance of contract shall be an essence of this agreement.

For M/S SALUJA BUILDERS & REAL ESTATE DEVELOPERS

PARTNER

SCHEDULE
(Description of the Property)

ALL THAT Plot/Property known as "CUMBLIACHI DATH" or "GONGAVAHAL", alias "GHONGA VAHAL" admeasuring an area of 1087.00 square metres, situated at Harvalem, within the limits of Sanquelim Municipal Council, Taluka and Registration Sub-District of Bicholim, District North Goa, State of Goa, surveyed under recent Survey No. 70/1-K of Village Arvalem, Taluka Bicholim. The said property is a part and parcel of the bigger property described in the Land Registration Office under No. 12904 of Book B-33 New and enrolled in the Land Revenue Office under Matriz No. 78 and the said property is bounded as under:

:

On the East : By the part of said bigger property bearing Survey No. 70/1 of Village Arvalem;

On the West : By the property bearing Survey No. 70/1-N of Village Arvalem;

On the North : By the part of said bigger property bearing Survey No. 70/1 of Village Arvalem, and;

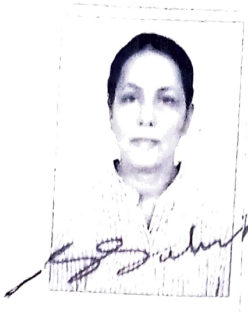
On the South : By the part of said bigger property bearing Survey No. 70/1 of Village Arvalem;

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and the year first hereinabove written.

For M/S SALUNKE BUILDERS &
REAL ESTATE DEVELOPERS

PARTNER

SIGNED AND DELIVERED by }
}
withinnamed Mrs. **SUJATA BHARAT** }
}
DESAI, the Member No. 1 of the Parties }
}
of the First Part for Self, Power of }
Attorney holder of Shri **ATHARVA** }
BHARAT DESAI, }
the Member No. 2 of the Parties }
of the First Part. and as a Guardian }
for the Member No. 3 of the Parties of }
}
of the First Part, Kum. **AVANI BHARAT**}
}
DESAI. ..... }



L. H. F. I.

R. H. F. I.

For M/S SALUNKE BUILDERS &
REAL ESTATE DEVELOPERS

PARTNER

SIGNED, SEALED AND DELIVERED }
BY WITHINNAMED **M/s. SALUNKE** }
BUILDERS & REAL ESTATE }
DEVELOPERS, through its its Partner, }
Shri **SUNIL SURESH SALUNKE**, for }
Self and as Power of Attorney for the }
Partner, Mrs. **SUKANYA SUNIL** }
SALUNKE. ..... }

For M/S SALUNKE BUILDERS &
REAL ESTATE DEVELOPERS

PARTNER

L. H. F. I.

R. H. F. I.

IN THE PRESENCE OF:

1.Adv. Alka R. Chopdekar alias Alka Sagar Parwar r/o SF-4, Sankhalim Shopping Complex, Sankhalim Bicholim Goa_____

2. Miss. Arti Ramesh Irache, r/o House no.13/4,Ambedem, Nagargao Valpoi, Sattari North Goa 403506._____

For M/S SALUNKE BUILDERS &
REAL ESTATE DEVELOPERS

PARTNER

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **26-Mar-2024 02:07:49 pm**

Document Serial Number :- **2024-BCH-404**

Presented at **02:01:27 pm** on **26-Mar-2024** 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	95200
2	Registration Fee	98400
3	Processing Fee	2120
	Total	**195720**

Stamp Duty Required :**95200/-**

Stamp Duty Paid : **98500/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**SUNIL SURESH SALUNKE AUTHORIZED PARTNER FOR M/s. SALUNKE BUILDERS & REAL ESTATE DEVELOPERS ,Father Name:**Late Shri Suresh Balkrishna Salunke,**Age:** 46, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** 01/2002, Salunke Complex, Vasant Nagar, Harvalem, Taluka Bicholim, Goa, **Address2 -** Bardez, **PAN No.:**			For M/S. SALUNKE BUILDERS & REAL ESTATE DEVELOPERS PARTNER

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**SUJATA BHARAT DESAI , Father Name:Late Shri Suresh Balkrishna Salunke, Age:** 45, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Business, House No. 1407/18, Penha de Franca, Bardez, Goa, **PAN No.:**			
2	**SUJATA BHARAT DESAI Guardian For AVANI BHARAT DESAI , Father Name:Late Shri Suresh Balkrishna Salunke, Age:** 45, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Business, House No. 1407/18, Penha de Franca, Bardez, Goa, **PAN No.:**			
3	**SUNIL SURESH SALUNKE AUTHORIZED PARTNER FOR M/s. SALUNKE BUILDERS & REAL ESTATE DEVELOPERS , Father Name:Late Shri Suresh Balkrishna Salunke, Age:** 46, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, 01/2002, Salunke Complex, Vasant Nagar, Harvalem, Taluka Bicholim, GoaBardez, **PAN No.:**			For M/S. SALUNKE BUILDERS & REAL ESTATE DEVELOPERS PARTNER

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	SUNIL SURESH SALUNKE AUTHORIZED PARTNER M/s. SALUNKE BUILDERS & REAL ESTATE DEVELOPERS AND POWER OF ATTORNEY FOR PARTNER NO 2 , Father Name:Shri Suresh Balkrishna Salunke, Age: 43, Marital Status: ,Gender:Female,Occupation: Housewife, flat No. I/A/S1, Salunke Estates, Vassant Nagar, Harvalem, Taluka BICHOLIM GOA , PAN No.: [redacted], as Power Of Attorney Holder for SUKANYA SUNIL SALUNKE PARTNER FOR M/s. SALUNKE BUILDERS & REAL ESTATE DEVELOPERS			For M/S SALUNKE BUILDERS REAL ESTATE DEVELOPERS PARTNER
5	SUJATA BHARAT DESAI , Father Name:Late Shri Suresh Balkrishna Salunke, Age: 45, Marital Status: ,Gender:Female,Occupation: Business, House No. 1407/18, Penha de Franca, Bardez, Goa, PAN No.: [redacted], as Power Of Attorney Holder for ATHARVA BHARAT DESAI			

Witness:
We individually/Collectively recognize the Guardian, Developer, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: ARTI RAMESH IRACHE,Age: 29,DOB: 1994-05-25 ,Mobile: 9764246384 ,Email: ,Occupation:Service , Marital status : Married , Address:403506, Hno 13 by 4 Ambedem Nagargao Valpoi Satari North Goa , Hno 13 by 4 Ambedem Nagargao Valpoi Satari North Goa , Nagargao, Sattari, NorthGoa, Goa			
2	Name: ALKA CHOPDEKAR ALIAS ALKA PARWAR,Age: 39,DOB: 1984-09-30 ,Mobile: 9923640831 ,Email: ,Occupation:Advocate , Marital status : Married , Address:403505, HNO 1947 Parwar Wada varche Harvalem Harvelem , Cassabe-de-sanquelim, Bicholim, NorthGoa, Goa			

Sub Registrar
SUB REGISTRAR
BICHOLIM

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Book :- 1 Document

Registration Number :- **BCH-1-833-2024**

Date : 26-Jun-2024

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