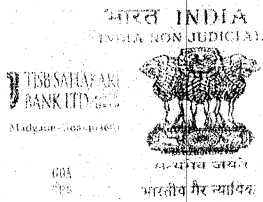
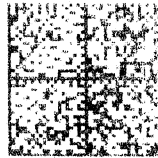


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Sold To/issued To:
URBAN ALCHEMY
For Whom/ID Proof:
AADFUB891A



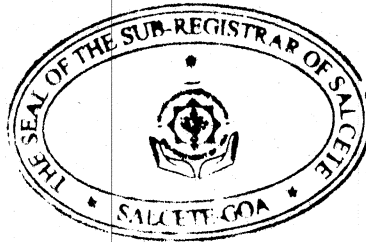
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TRUE XEROX COPY

TSB Sahakari Bank Ltd.
Mudra Sahakari Bank

[Signature]
Authorized Signatory
Margao Branch



Jagannath Prabhudessai Imp

AGREEMENT FOR DEVELOPMENT AND SALE



[Signature]
Mrs. Usha V. Sardessai

[Signature]
Dr. Jagannath M. Prabhudessai

[Signature]
Mr. Ankit J. Prabhudessai

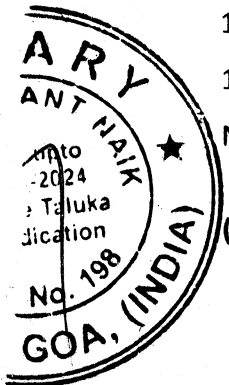
This Agreement for Development and Sale is made and executed at Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this Eleventh day of the month June, Two Thousand and Twenty-Four (11/06/2024) **BY** and **BETWEEN**:

WE FOR FATORDA CHARITABLE FOUNDATION, a Charitable Trust having its office at Davondem, Margao, Goa, holding PAN [REDACTED] and duly represented in this instrument by its Trustee/Authorised Signatory Mrs. Usha V. Sardessai, wife of Mr. Vijay Sardesai, aged 53 years, Occupation business, holding Income tax Card bearing PAN AAFPU1960N, Aadhar Card bearing No. [REDACTED] Contact No. [REDACTED] resident of Dovondem, Salcete, Goa, Indian National, duly authorized vide Resolution dated 05/06/2024 passed in its Meeting (the true copy whereof is filed in the office of the Sub-Registrar, Salcete along with this instrument) and hereinafter referred to as the **"LAND OWNERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its Trustees, legal representatives, successors-in-title/interest, executors, administrators and assigns) of the **ONE PART**.



AND

URBAN ALCHEMY, a partnership firm duly registered under the Indian Partnership Act, 1932 under No. [REDACTED], with its principal place of business at Anant enclave, S-1, Second floor, Apollo Hospital Road, Malbhat, Margao-Goa, 403601, having PAN Card No. AADFU8691A, represented herein by its partners:



- (i) **Dr. JAGANNATH MANMOHAN PRABHUDESSAI**, son of Dr. Manmohan J. Prabhudessai, aged 62 years, married, businessman, holding PAN Card No. [REDACTED], and
- (ii) **Mr. ANKIT JAGANNATH PRABHUDESSAI**, son of Dr. Jagannath M. Prabhudessai, aged 35 years, married, businessman, holding PAN Card No. [REDACTED], both residing at "SHREE" F-16, Padma Narayan Estate, P. O. Fatorda, Gogol, Margao Goa,

both partners Indian Nationals, hereinafter referred to as the **"DEVELOPER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its current and future partners, successor-in-interest, executors, administrators and permitted assigns) of **SECOND PART**.

Usha V. Sardesai

Mrs. Usha V. Sardesai

Dr. Jagannath M. Prabhudessai

Dr. Jagannath M. Prabhudessai

Mr. Ankit J. Prabhudessai

Mr. Ankit J. Prabhudessai

WHEREAS the VENDOR-CUM-DEVELOPER for the purpose of admission of the executed document is represented in the office of the Sub-Registrar, Salcete by their duly constituted attorney Mrs. Nital Pednekar, wife of Mr. Prasad Pednekar, aged 39 years, occupation service, holding PAN [REDACTED] Aadhar Card No. [REDACTED], resident of Flat No. 10, Adaranjali Hsg Sty, Vodlem Bhat, Taleigao, Goa, vide Power of Attorney dated 18/03/2016 executed before Sub-Registrar, Salcete under Reg. No. MGO-BK4-00049-2016, the copy whereof is filed in the office of the Sub-Registrar, Salcete, along with this deed.

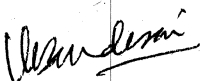
WHEREAS at Fatorda of Margao City, there exists a landed property known as "AFORAMENTO-second lote" or "BORI MORODA", situated at Fatorda, Margao, Goa within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete and District of South Goa, State of Goa, described as a whole under no. 28275 in the Land Registration Office of Salcete and is enrolled in the Taluka Revenue Office under Matriz No. 907 and is better described in the SCHEDULE A hereunder written and is hereinafter referred to as "SAID BIGGER PROPERTY".

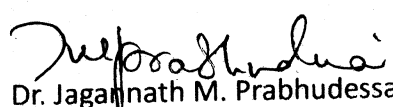
AND WHEREAS the SAID BIGGER PROPERTY was originally owned and possessed by Mrs. Maria Telma de Gouvella Pinto Soares Correia Afonso and her husband Mr. Jose Joaquim Do Patrocinio Correia Afonso.

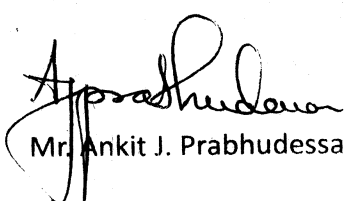
AND WHEREAS said Mrs. Maria Telma de Gouvella Pinto Soares Correia Afonso and her husband Mr. Jose Joaquim Do Patrocinio Correia Afonso divided the SAID PROPERTY into six plots, unequal in areas, numbered 1 to 6, excluding the area reserved for roads and open space, as per the plan approved by Town Planning Committee vide letter under Ref no. DJ/1238/1917/70 dated 29/09/1970.

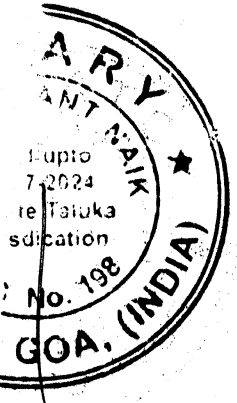
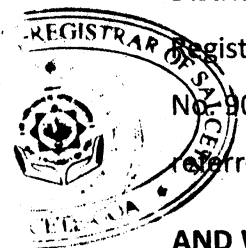
AND WHEREAS vide Deed of Sale dated 18/04/1978, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 552 at pages 75 to 80 of Book No. I, Vol. No. 193 dated 05/08/1978, said Mrs. Maria Telma de Gouvella Pinto Soares Correia Afonso and her husband Mr. Jose Joaquim Do Patrocinio Correia Afonso sold unto Mr. Gualberto Joao Francisco Pobres Gomes the three Plots being Plot No. 2, Plot No. 4 and Plot No. 6, together admeasuring 1535.00 sq. mts.

AND WHEREAS in pursuance to the aforesaid Deed of Sale dated 18/04/1978, said Mr. Gualberto Joao Francisco Pobres Gomes filed for partition cum amalgamation of Plot No. 2, Plot No. 4 and Plot No. 6, together admeasuring 1535.22 sq. mts approximately and


Mrs. Usha V. Sardesai


Dr. Jagannath M. Prabhudessai


Mr. Ankit J. Prabhudessai



vide Judgment and Order dated 10/03/1999 passed in Case No. 708/97, the said three plots were amalgamated and came to be recorded under single survey holding being Chalta No. 64 of P. T. Sheet No. 61 of Margao City Survey.

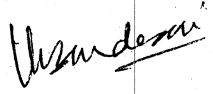
The property under Chalta No. 64 of P. T. Sheet No. 61 of Margao City Survey admeasuring 1535.00 Sq. Meters, is hereinafter referred to as "SAID PROPERTY" and is better described in the SCHEDULE B herein later written.

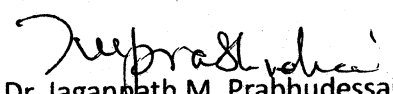
AND WHEREAS vide Agreement of Sale without Possession dated 23/01/2017, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-00303-2017, CD No. MGOD98 dated 23/01/2017 read with Deed of Sale dated 07/05/2018, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-02090-2018, CD No. MGOD124 dated 08/05/2018, said Mr. Gualberto Joao Francisco Pobres Gomes and Mrs. Evetia Melinda Jucunda Afonso Gomes sold the SAID PROPERTY unto Commonwealth Developers Pvt. Ltd.

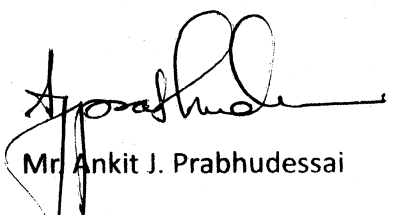
AND WHEREAS vide Instrument dated 10/07/2019, duly registered in the office of the Sub-Registrar, Salcete, under Reg. No. MGO-1-2130-2019 registered on 07/08/2019, said Commonwealth Developers Pvt. Ltd., and transferred the SAID PROPERTY unto the LAND OWNERS herein.

AND WHEREAS the LAND OWNERS intend to develop the SAID PROPERTY and thus approached the DEVELOPER proposing to develop the same by constructing such premises as shall be approved and made following representations to the DEVELOPER:

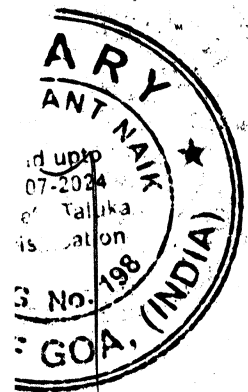
- i) that it has clean, clear, marketable and subsisting title to the SAID PROPERTY and that it is in lawful occupation, possession and enjoyment of the SAID PROPERTY;
- ii) The SAID PROPERTY is not subject to any mundkarial rights, tenancy rights, leasehold rights or any other rights whatsoever from any other person/s whomsoever;
- iii) The SAID PROPERTY or any part thereof is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever;
- iv) That no other person/persons other than the LAND OWNERS mentioned hereinabove is/are the owner/s or possessor/s of the SAID PROPERTY or have any right, claim or interest over the same or any part thereof and that it has absolute right to deal with the SAID PROPERTY in any manner whatsoever;
- v) That there is no legal bar or impediment for this transaction and that the SAID PROPERTY is free from encumbrances, liens and/or charges;


Mrs. Usha V. Sardesai


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- vi) That no notice/s from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the LAND OWNERS regarding the SAID PROPERTY;
- vii) That neither the SAID PROPERTY nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law;
- viii) That neither the SAID PROPERTY nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum;
- ix) That it has not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the SAID PROPERTY;
- x) That no person has any right of access through the "SAID PROPERTY or part thereof, nor does any access, public or private, exist through the same;
- xi) That there are no dues or any other liability outstanding in respect of the SAID PROPERTY;
- xii) That in case at any time in future, if any objection is raised to the present understanding or the present understanding is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the SAID PROPERTY, the LAND OWNERS, shall be fully liable and responsible, to settle any such share, right, interest, claim of the third party/objectionist in the SAID PROPERTY and the DEVELOPER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the LAND OWNERS for any such settlement made by them with the third party.



Usha V. Sardesai

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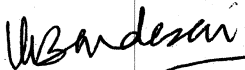
Mr. Ankit J. Prabhudessai

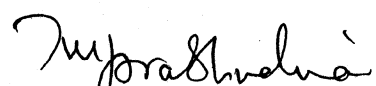
Mr. Ankit J. Prabhudessai

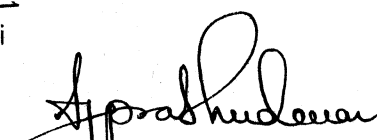
- xiii) notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the LAND OWNERS or by any of its predecessors in title or any person claiming under or through the LAND OWNERS, the LAND OWNERS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PROPERTY unto and to the use of the DEVELOPER;
- xiv) That of the SAID PROPERTY does not fall in any zone prohibited for development;

AND WHEREAS relying on the above representations of the VENDORS to be true and trustworthy, the DEVELOPER agreed to have the SAID PROPERTY developed and in pursuance to mutual discussion and understanding arrived at between the parties hereto, they have arrived at following modus-operendi:

- (i) that the DEVELOPER shall develop the SAID PROPERTY at its cost and expense in terms as agreed and detailed out herein in this instrument;
- in lieu of payment of consideration of the Said Property, the DEVELOPER shall allot unto the LAND OWNERS 27.2% of the constructed premises/super built up area that could be constructed in the said property using the FAR/FSI/zone of the SAID PROPERTY prevailing as on the date of this agreement;
- The 27.2% of the constructed premises/super built up area that could be constructed in the said property using the FAR/FSI/zone of the SAID PROPERTY prevailing as on the date of this agreement including agreed parking area to be allotted and to be owned by the LAND OWNERS are hereinafter referred to as "OWNER'S DEVELOPMENT POTENTIAL"
- (iii) that towards the DEVELOPER developing the whole of the SAID PROPERTY at its own cost and expense, the remaining 72.8% of the constructed premises/super built up area that could be constructed in the said property using the prevailing FAR/FSI/zone of the SAID PROPERTY and the whole of the additional premises that could be constructed using the increased FAR/FSI and or changed Zone of the SAID PROPERTY including all the parking slots thereto (except those as shall be allotted to the LAND OWNERS) shall be retained by the DEVELOPER;
- The constructed premises/super built up area that could be constructed in the said property using the FAR/FSI/zone of the SAID PROPERTY prevailing as on the


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date of this agreement and whole of the additional premises that could be constructed using the increased FAR/FSI and or changed Zone of the SAID PROPERTY including all the parking slots corresponding thereto that shall be retained and owned by the DEVELOPER are hereinafter referred to as "DEVELOPER'S DEVELOPMENT POTENTIAL";

- (iv) that as the drawings, design and plans of the development in the SAID PROPERTY have not been finalized, upon the finalization of the drawings, the premises corresponding to the "OWNER'S DEVELOPMENT POTENTIAL" and premises corresponding to the "DEVELOPER'S DEVELOPMENT POTENTIAL" shall be identified and shall be allocated to respective parties via Instrument of Understanding (hereinafter referred to as 'SAID INSTRUMENT') to be separately executed between the parties hereto and to be notarized thereby identifying the respective premises of the LAND OWNERS and DEVELOPER vis-à-vis the finalized plans of the development

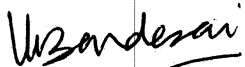
The development that shall be undertaken by the DEVELOPER in the SAID PROPERTY by optimum exploitation of currently available FAR/FSI and or increased FAR/FSI, is hereinafter referred to as "SAID PROJECT".

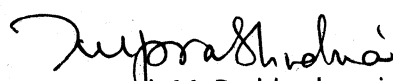
AND WHEREAS the parties hereto have mutually agreed to various terms and conditions that shall govern their contractual relation to each other and have decided to reduce the same into writing and thus execute the present Agreement.

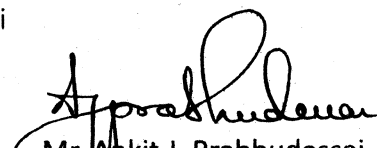
NOW THEREFORE THIS INSTRUMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. GRANT

1.1. In pursuance to the understanding arrived at between the parties hereto and in consideration of the covenants of the DEVELOPER to be paid, performed and observed by the DEVELOPER, the LAND OWNERS irrevocably nominate, constitute and appoint the DEVELOPER as an exclusive Developer and grants exclusive right and entitlement to develop the SAID PROPERTY described in the SCHEDULE B, to be developed at the own cost and expense of the DEVELOPER, by constructing the SAID PROJECT thereon by optimum exploitation of currently available FAR/FSI and or increased FAR/FSI, as per the plans/specifications to be approved and/or sanctioned by the Margao Municipal Council and the other concerned authorities under the Planning and Development Authority or


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as per the plans which may be revised from time to time by the DEVELOPER at its exclusive discretion. No revision shall be undertaken without consulting the LAND OWNERS, in case where the area agreed to be allotted to the LAND OWNERS reduces upon such revision.

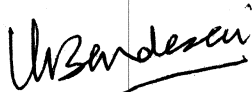
1.2 The LAND OWNERS hereby allot, entrust and assign the SAID PROPERTY described in the SCHEDULE B herein below written to the DEVELOPER and to have the SAID PROPERTY developed by constructing SAID PROJECT and in lieu of the LAND OWNERS having agreed to sell the SAID PROPERTY and having agreed to allot, entrust and assign the SAID PROPERTY, with all the rights to develop the SAID PROPERTY by constructing thereon the SAID PROJECT and agreeing to sell and convey to the DEVELOPER or its nominee, the DEVELOPER'S DEVELOPMENT POTENTIAL along with the proportionate share in the land appurtenant thereto, the DEVELOPER has agreed to purchase and develop the SAID PROPERTY described in the SCHEDULE B herein below written, for the agreed consideration payable by the DEVELOPER to the LAND OWNERS in kind, by allotting OWNER'S DEVELOPMENT POTENTIAL.

2. PROJECT COST

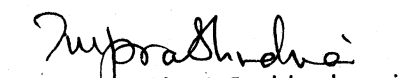
In consideration of the LAND OWNERS granting development rights of the SAID PROPERTY by utilization of the Development Potential being in such manner as is set out herein, DEVELOPER undertake to bear and pay the entire Project Cost (defined herein later) including for construction of the Premises to be constructed by utilization of "Owner's Development Potential" as well as the "Developer's Development Potential" and complete the Said Project.

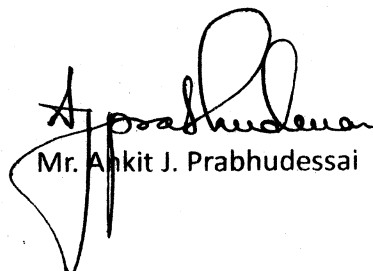
2.2 The term "Project Cost" shall mean the entire cost of the Project which shall include the following, except those as are specifically agreed in this agreement to be borne by the LAND OWNERS:-

- a) All costs of approvals for the purpose of development of the SAID PROPERTY such as conversion Sanad, development permission, Infrastructure Tax construction license, revision and renewal thereof, NOCs, Occupancy Certificate;
- b) All premium and other refundable and non-refundable deposits to the Margao Municipal Council, civic authorities, and all other authorities and



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all other fee, levy, charges, etc required to be paid for the entire FAR of the SAID PROPERTY and approval of the plans of the said Project;

- c) Cost towards municipal taxes and all other land related outgoings till the date of Completion (defined below)
- d) Cost of construction and all other costs and expenses incidental thereto;
- e) Cost of all professionals of the Project including the architects, RCC consultants, advocates, any other consultants/advisors, etc.
- f) All Liabilities towards construction accidents, labour payments, and all penalties, fines, legal expenses in connection with labour utilized for the entire project.
- g) All costs including all legal expenses towards pursuing all remedies for activism, extortion, stoppage, agitation, collective action, PIL or any other act or interference by any person(s) or group of persons and or NGO's.

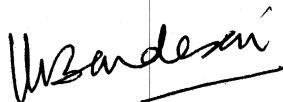
3. OWNERSHIP OF THE PREMISES:

On the basis of the preliminary Plans of the SAID PROJECT (to be drawn on the basis of the currently available FAR of the SAID PROPERTY), the DEVELOPER hereto shall identify the premises and parking to be allotted to the LAND OWNERS as corresponding to the Owner's Developmental Potential.

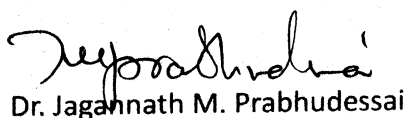
The premises that shall be allotted to the LAND OWNERS as aforesaid and premises that shall be retained by the DEVELOPER shall be identified and reduced into writing by executing SAID INSTRUMENT.

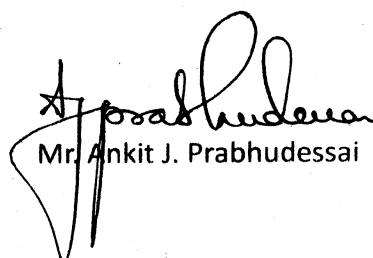
The premises including parking slots that shall be owned and allotted to LAND OWNERS are hereinafter referred to as "Owner's Premises" while the premises including parking slots that shall be owned and retained by DEVELOPER are hereinafter referred to as "Developer's Premises". The SAID INSTRUMENT shall be considered as integral part of this instrument.

- 3.2. The Owner's Premises shall be owned by the LAND OWNERS and shall belong to Ownership of the LAND OWNERS along with the proportionate undivided share of land in the SAID PROPERTY corresponding to the Owner's Premises. The Owner's Premises shall be of such specification as shall be detailed out in the Agreement that shall be approved by RERA to be executed with third parties/allottees.



Mrs. Usha V. Sardesai


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- 3.3. The LAND OWNERS agree that as the Developer's Premises shall be constructed by DEVELOPER at its own cost and expenses, it shall become the absolute owner of Developer's Premises automatically inclusive of all parking slots (except those allotted to the LAND OWNERS) and no separate deed shall be required to be executed to transfer Ownership/title of Developer's Premises, except to convey the undivided proportionate share in the SAID PROPERTY corresponding to Developer's Premises. However, in order to avoid any legal and or technical difficulties in future, the LAND OWNERS shall transfer the title of the Developer's Premises also along with undivided share in the land. The LAND OWNERS undertake to convey the title of the Developer's Premises and undivided proportionate share in the land appurtenant to Developer's Premises unto the DEVELOPER or its nominee/s upon completion of the Owner's Premises, either by executing Deed of Exchange/Transfer/Sale as desired by DEVELOPER.

4. DECISION MAKING

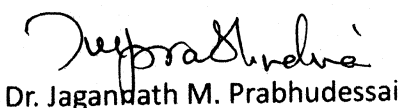
- 4.1. All decisions in respect of the Said Project not limited to approval/revision of plans, shall be taken by DEVELOPER and shall be binding on the LAND OWNERS.

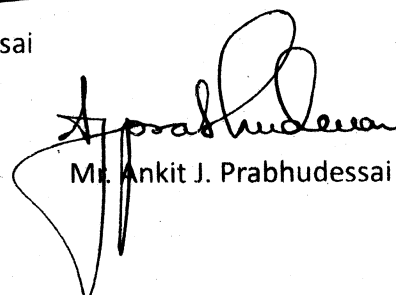
- 4.2. At the absolute discretion of DEVELOPER the plans of the SAID PROJECT may be varied or revised or modified from time to time and no consent of the LAND OWNERS shall be required to be obtained except where such variations or modifications alters the super built up area of the Owner's Premises agreed to be allotted to the LAND OWNERS in the SAID PROJECT. The LAND OWNERS reiterates that there will be no compromise in any area reduction and the DEVELOPER agrees that all plans will be accordingly drawn. However, still if there is any alteration in final area, the provisions of RERA as applicable to differential area shall apply.

- 4.3. If there is any reduction in the carpet area corresponding to super built up area of the Owner's Premises then DEVELOPER shall pay to the LAND OWNERS the cost of construction per Square meter of deficit area within forty-five days of written demand by the LAND OWNERS or before the delivery of possession of the Owner's Premises whichever is earlier. If there is any increase in the carpet area corresponding to Super built area of the OWNER'S PREMISES, then the LAND OWNERS shall pay to DEVELOPER the cost of construction per Sq. meter of increased area within forty-five days of written demand by the DEVELOPER or



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Mr. Ankit J. Prabhudessai

before the delivery of possession of the Owner's Premises whichever is earlier. The cost of construction shall be as per approved plan and 20% above the construct of construction notified by the government for government project. Any delay in payment by either party shall attract simple interest of 5% p.a. payable from the date it is due till the same is actually paid and realized.

5. AUTHORIZATIONS TO DEVELOPER:

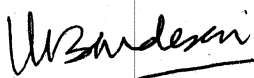
5.1 The LAND OWNERS hereby grants access to DEVELOPER to enter upon the SAID PROPERTY and to carry on the work of development, cleaning and clearing of the SAID PROPERTY as well as the work of the construction of the Said Project in the SAID PROPERTY. The possession of the SAID PROPERTY stands transferred and shall remain with DEVELOPER.

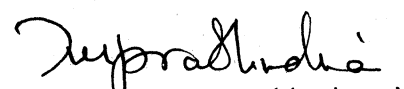
5.2 The DEVELOPER is hereby authorized to make necessary application and obtain at its cost and expense, electricity connection, water connections from the competent authorities in the SAID PROPERTY to facilitate the carrying out the work of development and construction thereon and the DEVELOPER shall regularly pay all the bills for the connections taken.

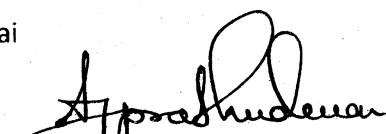
The DEVELOPER shall be entitled to sign all such applications, papers as are reasonably and legally necessary and required for the development of the SAID PROPERTY, for approval of plans, obtaining all other sanctions, approvals, occupation certificate and building completion certificate; and construction of said project thereon. Further, the LAND OWNERS agree that it shall sign, execute and verify all applications, forms and documents or papers of any description including drawings, plans, letters and forms as may be necessary to be signed and filed before the proper authorities. The LAND OWNERS agree to execute in favour of any partner of DEVELOPER or its nominee, power of attorney for effective performance of this agreement and development of the SAID PROPERTY, as and when requested by DEVELOPER.

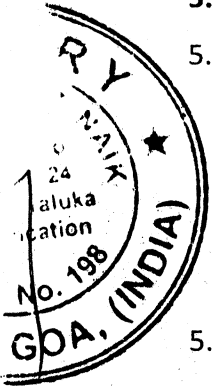
5.4 The DEVELOPER shall be entitled to obtain refund of all refundable deposits from all concerned authorities and in the event that any such refund is received by the LAND OWNERS, the same shall be made over to DEVELOPER without delay or demur.

5.5 The DEVELOPER is hereby authorized to change, at its cost and expense, the zone of the SAID PROPERTY or of any part thereof. It the existing Zone of the


Mrs. Usha V. Sardesai


Dr. Jagannath M. Prabhudessai


Mr. Ankit J. Prabhudessai



SAID PROPERTY gets converted and thereby it results in enhancement in the present FSI/FAR in area available for further construction/sale, the DEVELOPER shall be exclusively entitled to consume more FAR/FSI of such additional/extra area available and which can be utilized by the DEVELOPER for construction and the LAND OWNERS shall have no right or claim over such FAR/FSI and or additional construction done or any consideration for such benefit received by the DEVELOPER. The whole of such additional FAR and additional constructed premises shall belong to the ownership and possession of the DEVELOPER alone and forms part of the Developer's Premises.

6. REPRESENTATIONS, WARRANTIES, DECLARATIONS, COVENANTS AND OBLIGATIONS OF THE LAND OWNERS:

The LAND OWNERS repeats and reiterate the representations and declarations set out in the recital of this instrument and the same be deemed to have been incorporated herein for all legal purposes, effect and intent;

The LAND OWNERS shall maintain clear and marketable title of the SAID PROPERTY at all time hereinafter;

The SAID PROPERTY is free from any development plan reservation, acquisition, requisition, attachment, notice, lis pendens, any proceedings under the Income Tax Act, 1961, right of way, charge, encumbrance, any other third party right or claim of whatsoever nature; and the same shall be thus maintained at all time hereinafter.

The LAND OWNERS at no point of time shall obstruct/block DEVELOPER, its representatives, agents, employees, servants and their vehicles from having free access to the SAID PROPERTY.

At all times, DEVELOPER shall be freely allowed to enter and remain along with equipments, contractors, employees and workers of DEVELOPER for the purpose of implementation of the Project and the LAND OWNERS shall neither obstruct DEVELOPER nor interfere with the proposed construction or any part of the construction to be built by DEVELOPER in the SAID PROPERTY.

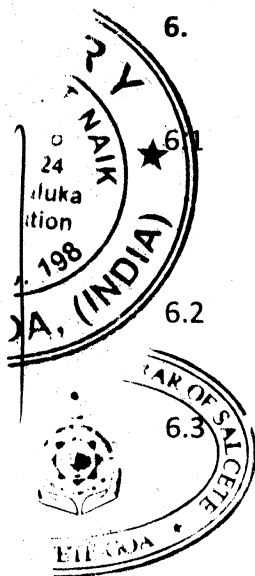
In case the work of the Said Project is stopped or hindered/obstructed by any third party due to any reason attributable to the LAND OWNERS or otherwise, the LAND OWNERS shall stand by and support DEVELOPER in the matter of all

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Mrs. Usha V. Sardesai

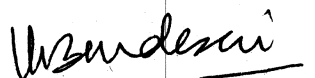
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Dr. Jagannath M. Prabhudessai

Mr. Ankit J. Prabhudessai
Mr. Ankit J. Prabhudessai

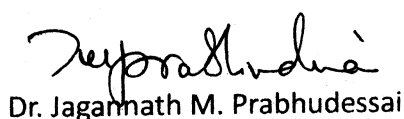


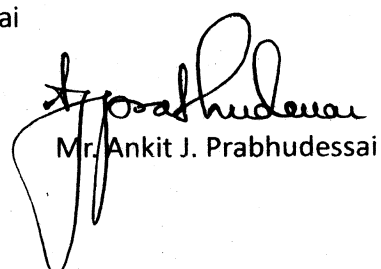
such claims arising there from and all the expenses will be borne by the DEVELOPER, only if the cause is attributable to the DEVELOPER.

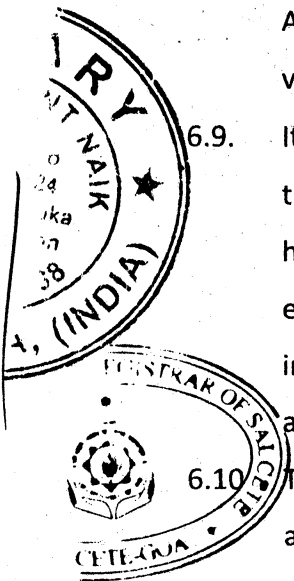
- 6.7 The LAND OWNERS shall desist from doing anything which may be inconsistent with the terms of this instrument. The LAND OWNERS shall likewise do all such things as may be required to be done for the purpose of carrying out the terms of this Agreement.
- 6.8 The LAND OWNERS with intention to bind themselves as also to bring all persons into whosoever's hands the OWNER'S PREMISES may come, hereby covenants with DEVELOPER to follow, abide, comply and be bound by all such terms, conditions, restrictions and limitations as shall be incorporated in detail in the Agreement that shall be approved by RERA to be executed with Allottee/s of various premises that shall be constructed in the Said Project.
- 6.9 It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein above and below and the obligations arising hereunder in respect of OWNER'S PREMISES shall equally be applicable to and enforceable against any subsequent allottees/purchasers of OWNER'S PREMISES, in case of a transfer, as the said obligations go along with OWNER'S PREMISES for all intent and purposes.
- 6.10 The SAID PROPERTY may be developed in phases at the discretion of DEVELOPER and the LAND OWNERS undertakes to co-operate and not create any obstructions or hindrance to the phased development on any ground whatsoever.
- 6.11 To reimburse DEVELOPER, with the amount of TDS, if any, that may be paid by DEVELOPER on behalf of the LAND OWNERS. The said amount shall be reimbursed before the delivery of the first of the OWNER'S PREMISES.
- 6.12 The LAND OWNERS before taking over the possession of the Owner's Premises, undertake to pay, proportionate to the Owner's Premises, such amount as shall be demanded towards Infrastructure Tax, Cess, line minimum charges, transformer cost, charges, its installation and maintenance charges.
- 6.13 The LAND OWNERS shall join and become member of the society that shall be formed at the Said Project and shall regularly contribute and pay such amount towards maintenance as shall be decided by the Society and or by the DEVELOPER where the DEVELOPER decides to maintain the Said Project, temporarily or for agreed period.



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- 6.14. The LAND OWNERS may enter into commitments and agreements with third parties as regards OWNER'S PREMISES, however, in all such agreements the DEVELOPER shall be joined by the LAND OWNERS as Developer or consenting party thereto.

7. REPRESENTATIONS, WARRANTIES, DECLARATIONS, COVENANTS AND OBLIGATIONS OF DEVELOPER

- 7.1 The DEVELOPER shall bear and pay the entire Project Cost defined herein in such a manner as is set out herein.

- 7.2 The DEVELOPER shall be solely responsible to obtain, at its cost, all approvals including approval of plans, environmental clearance, and all other approvals require to be obtained from any Government or Semi Government agency.

The DEVELOPER shall undertake construction work strictly as per the approved plans/revised plans and other approvals obtained by it.

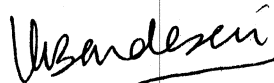
The DEVELOPER may enter into commitments and agreements with third party as regards DEVELOPER'S PREMISES without the consent of or joining the LAND OWNERS, and all such agreements shall be binding on the LAND OWNERS without any liability except obligation to transfer the title of undivided proportionate share in the land, however, if called upon the LAND OWNERS shall join such agreements, execute and make themselves available for registration at the registration office, without any demand for charges under whatsoever nomenclature;

- 7.5. The DEVELOPER shall during the tenure of this Agreement desist from doing anything which may be inconsistent with the terms of this Agreement. The DEVELOPER shall likewise do all such things as may be required to be done for the purpose of carrying out the terms of this Agreement;

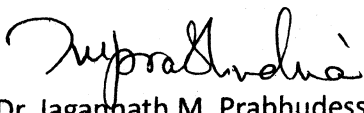
8. COMMENCEMENT AND PERIOD OF COMPLETION

- 8.1 The DEVELOPER shall commence construction of SAID PROJECT within six months from the date obtaining RERA certificate. The time for commencing development can be extended to additional 6 Months or as shall be mutually decided between LAND OWNERS and DEVELOPER in writing.

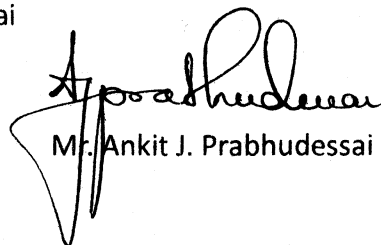
- 8.2. Subject to Force Majeure, DEVELOPER shall complete the SAID PROJECT within such time as shall be disclosed in Certificate of Registration of Project issued by



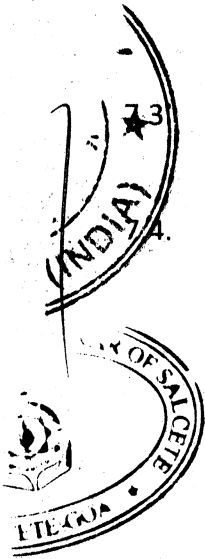
Mrs. Usha V. Sardesai



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Mr. Ankit J. Prabhudessai



RERA or within such time as may be extended by RERA. The parties may decide to extend the period of Completion by mutual agreement in view of the market conditions which may prevail from time to time and or in view of change in Zone. Further provided, that any period of time which may reasonably be lost due to Force Majeure conditions shall be excluded for the purpose of computation of the period of Completion.

8.3. The term "Force Majeure" shall mean the following:-

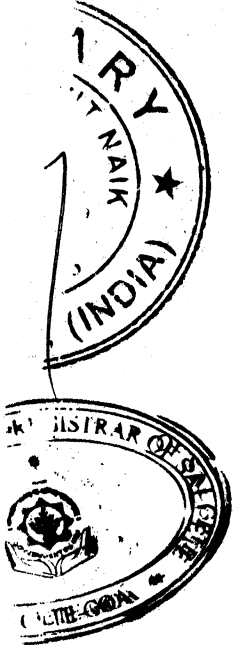
- i) Non-availability of steel, cement, other building material;
- ii) War, armed rebellion, civil disturbance or natural calamity, agitation by locals/organizations etc. due to which construction work could not be completed;
- iii) Any notice, order, rules, notification of the Government and/or any other public or competent authority and/or any judicial authority;
- iv) Delay on the part of Government/Statutory Authority in approving any plans, revised plans, renewal of any plans, any licenses, permissions,
- v) delay on the part of Government/Statutory Authority in issuing Occupancy Certificate and or Completion Certificate and or releasing water and or electric supply in case the SAID PREMISES is completed in all respect and proper application are made to the Government/Statutory Authority
- vi) any delay due to adverse weather conditions including heavy rains, flooding, and other acts of nature, fire, explosion, riots, vandalism, terrorist attack, arson, strikes, stoppages, national emergencies, lockdowns, epidemics, pandemic or war;
- vii) any delay due to activism, extortion, stoppage, agitation, collective action, PIL or any other act or interference by any person(s) or group of persons that obstructs, hampers, stops, delays, impedes or affects the construction of the apartments or project or the progress of the building work or the free movement of man power and material and vehicles into or out of the project site for any length of time
- viii) Alteration required in the Owner's Premises by the LAND OWNERS or their nominees;
- ix) For pandemic situation where in Govt. declares lockdown;
- x) for other reasons beyond the control of the DEVELOPER.

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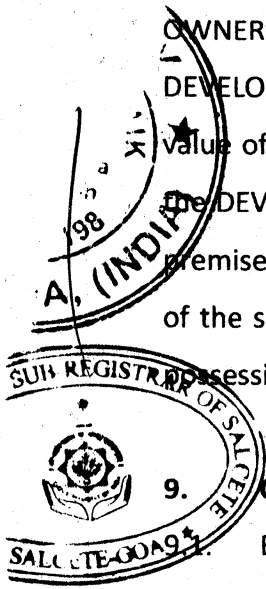
Dr. Jagannath M. Prabhudessai
Dr. Jagannath M. Prabhudessai

Arkit J. Prabhudessai
Mr. Arkit J. Prabhudessai



8.4. The DEVELOPER shall be entitled for reasonable extension of time for the completion of the Said Project in case the construction of the Said Project is hampered or stopped for any reason of Force Majeure and also for delay on the part of the civic authorities in approving the revised/alterd plan or for granting any permission/approval/NOC or application for change of zone. Such period during which the work was stopped due to Force Majeure shall be excluded calculating the completion period of completion.

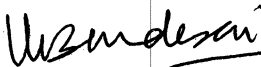
8.5 Subject to above, in case of the failure on the part of DEVELOPER to complete the OWNER'S PREMISES within the said agreed period or within the extended time, DEVELOPER shall be liable to pay simple interest @ 6% p.a. (Six) on the half the market value of the OWNER'S PREMISES (the market value shall be the highest value at which the DEVELOPER has registered an Agreement in respect of its premises, market value of premises, respectively of the developer's premises shall be considered), from the expiry of the said agreed period and the extended time upto the date of handing over of the possession.

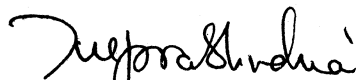


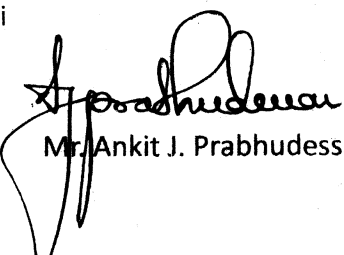
9. OTHER MUTUAL COVENANTS OF THE PARTIES

Both of the parties shall execute the agreement for sale/construction and sale/sale deed/s and all other deeds and documents in relation to sale of the respective premises in the Said Project, either in favour of the LAND OWNERS/DEVELOPER or their respective nominee/s, including allotment letters, NOC for raising of loan by any buyer for purchase of the premises, registration of documents, etc. The LAND OWNERS shall transfer the Developer's Premises and its corresponding undivided proportionate share of the SAID PROPERTY either by executing Deed of Exchange/transfer/Sale Deed/s in favour of DEVELOPER or its nominee. The cost of stamp duty and registration fees shall be borne and paid by the party receiving the title.

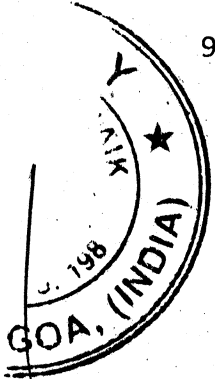
9.2 Both parties shall be entitled to create any charge, lien, mortgage or any encumbrance by whatever name called on their respective distributed premises, however, no liability thereof shall be imposed on the other party. The DEVELOPER exclusively may issue N.O.C. for mortgage to any bank for grant of financial assistance to any purchaser of the Developer's Premises in the SAID PROEJCT in the SAID PROPERTY, without any liability to the LAND OWNERS.


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Similarly, the LAND OWNERS exclusively may issue N.O.C. for mortgage to any bank for grant of financial assistance to any purchaser of the Owner's Premises in the SAID PROJECT in the SAID PROPERTY, without any liability to DEVELOPER. However if any transfer of any rights in Owner's Premises or Developer's Premises is made before the completion of the project and or before the execution of the Sale Deed/Conveyance Deed, and if the Purchaser of the Owner's Premises or Developer's Premises require to obtain finance than the LAND OWNERS or the DEVELOPER as the case may be shall give the NOC for mortgage to the respective bank/Financial institution.



9.3. Nothing contained in this Agreement shall be deemed to constitute a partnership or association of persons by and between the parties hereto. It is hereby expressly agreed and declared that each of the parties has undertaken its respective mutually exclusive respective obligations and has independent and mutually exclusive rights specified hereinabove on their own account and on principal to principal basis and not on behalf of or on account of or as agent of any of them or of anyone else. The parties herein shall discharge their mutually exclusive obligations as are set out herein without any common control. Each party shall be liable to offer its respective share to taxation after taking credit for its respective costs without any clubbing with the income or expenditure of the other and without any recourse to the other.

9.4. The DEVELOPER at its own cost and expense shall register the project with the Real Estate Regulatory Authority (RERA) and shall comply with all procedural requirements and shall take all care and precautions to see that no provisions under RERA are violated. The LAND OWNERS, however, acknowledges that it shall be also a joint promoter along with DEVELOPER under the provision of RERA and shall provide complete co-operation to the DEVELOPER in complying with procedural requirements. Where any joint account/s is required to be opened under the provisions of the RERA, the LAND OWNERS shall authorize the DEVELOPER to operate such account/s exclusively.

Where any joint account/s is required to be opened under the provisions of the RERA, the LAND OWNERS shall authorize the DEVELOPER to operate such account/s exclusively.

9.5. It is mutually agreed between the parties hereto that the LAND OWNERS, in order that there is no variation between the price offered for sale of the Owner's

Usha V. Sardesai

Mrs. Usha V. Sardesai

Dr. Jagannath M. Prabhudessai

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Mr. Ankit J. Prabhudessai

Mr. Ankit J. Prabhudessai

Premises and Developer's Premises and to avoid any competition inter-se between the parties hereto, the LAND OWNERS shall hold the sale of any of the Owner's Premises for a period of two years from the date of Construction License or till such time earlier or later, as shall be mutually agreed to in writing between the parties hereto.

10. **Procedure for taking possession –**

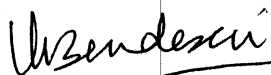
10.1 The DEVELOPER, upon obtaining the occupancy certificate from the competent authority shall offer in writing, the possession of the Owner's Premises, to the LAND OWNERS in terms of this instrument and Said Instrument, to be taken within 15 days (fifteen days) from the date of issue of such notice and DEVELOPER shall give possession of the Said Premises to the LAND OWNERS or to their nominee/s, provided all monies payable by the LAND OWNERS to the DEVELOPER in respect of and proportionate to the Owner's Premises not limited to Infrastructure Tax, line minimum charges, transformer charges, its installation cost, maintenance charges, are paid in full, in respect of Owner's Premises. In respect of those premises of the LAND OWNERS which it has agreed to transfer to third party, all the outgoings as corresponding to such premises shall be borne and paid by such third party before taking over the possession of such premises.

If the LAND OWNERS or to its nominee refuses to accept the written letter or the written letter could not be served on the registered address, the date of attempted delivery by the postal authorities shall be deemed to be the date of service of letter for the purpose of counting the period of letter.

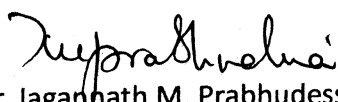
10.2 The LAND OWNERS or to its nominee shall on or before delivery of possession of the OWNER'S PREMISES or within 15 days of demand by DEVELOPER, pay to DEVELOPER, all such amounts due and payable by the LAND OWNERS under this instrument.

11. Notwithstanding what has been agreed herein above, the parties hereto agree to following:

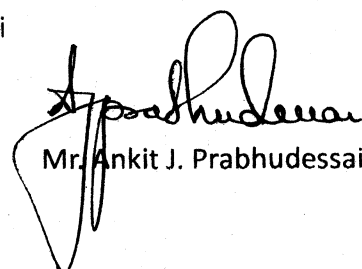
- a) The LAND OWNERS and DEVELOPER undertake to remain present at their respective cost and expense, without any delay, every time and as many times as required and as and when called, for execution, registration and admission of the agreement or sale deed with third party in respect of the Owner's Premises or Developer's Premises to be constructed in the SAID PROPERTY;



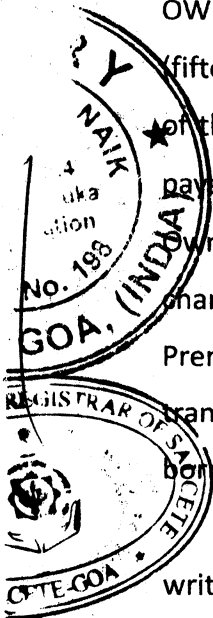
Mrs. Usha V. Sardesai



Dr. Jagannath M. Prabhudessai



Mr. Ankit J. Prabhudessai



- b) The LAND OWNERS shall have no claim over Developer's Premises belonging to DEVELOPER in the Said Project that will be constructed in the SAID PROPERTY and DEVELOPER shall have no claim over the Owner's Premises belonging to LAND OWNERS that will be constructed in the SAID PROJECT of the SAID PROPERTY, provided the reciprocal obligations casted on each other in this agreement are discharged. It is further specifically agreed that in case the DEVELOPER succeeds to change the zone of the Said Property, the entire additional benefit of construction as available due to increased FAR/FSI shall be appropriated by the DEVELOPER wholly and the LAND OWNERS shall have no claim thereto.
- c) All the representation, declarations and undertakings made or given by the LAND OWNERS as detailed out in the recital clause of this instrument, relying upon which DEVELOPER agreed to develop the SAID PROPERTY be deemed to have been specifically incorporated herein for all legal purposes and not mentioned herein again to avoid repetition.



INDEMNITY AND GUARANTEE

Each Party ('Indemnifier') doth hereby indemnify and shall keep indemnified the other Party ('Indemnified') against any or all consequences if the aforesaid representations of the Indemnifier are found to be incorrect and untrue and on account of non-compliance of any of the obligations of the Indemnifier and any loss or liability is caused due to such misrepresentation and/or non-compliance and undertake to bear and pay all losses, damages, costs, charges, expenses whatsoever that the Indemnified may suffer or incur in that behalf.

- 12.2. The DEVELOPER guarantees the OWNER'S PREMISES free from any structural defect for a period of one year from the date of its completion. Unless the defect is attributable to the acts of the LAND OWNERS or to its nominee or that of the neighbouring occupant or due to normal wear and tear or weather condition or directly or indirectly due to changes effected or modification done by the other allottee/s in their respective premises, if within a period of one year from the date of handing over the OWNER'S PREMISES to the LAND OWNERS or to its nominee, the LAND OWNERS or to its nominee brings to the notice of the LAND OWNERS any structural defect in the Said Premises {Cracks to the plaster (internal/external walls), dampness in external walls, moisture to the walls piling

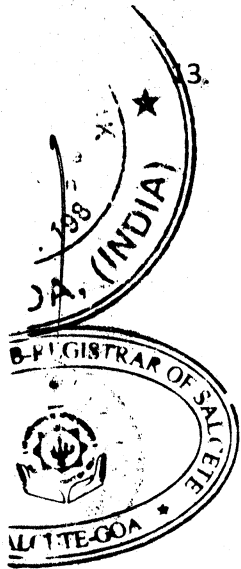
Mrs. Usha V. Sardesai

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Mr. Ankit J. Prabhudessai

of paints due to moisture/weather/humidity/salty air, breakdown of fixtures, fittings, seepage of water in wall or floor due to washing of the floor or walls by the LAND OWNERS or to its nominee shall not be considered as defect/s}, then, wherever possible such defects shall be rectified by DEVELOPER at its own cost and in case it is not possible to rectify such defects, then the LAND OWNERS or to its nominee shall be entitled to receive from DEVELOPER compensation for such defect or change.

- 12.3. The compensation payable under clause 12.2 above, shall be 1% of the market value of the Premises (Market Value defined) or the cost that would have been incurred if repairs were possible, whichever is less.



13. SEVERABILITY

In the event, any provision of this Agreement is declared by judicial or any other competent authority, quasi-judicial or administrative, to be void, voidable, illegal or otherwise unenforceable, or indications of the same are received by either of the parties from any relevant competent authority/ies, the Parties shall construe the concerned provision of this Agreement in a reasonable manner which achieves the intention of the Parties without illegality and gives the complete benefit of the commercial and economic potential of the SAID PROPERTY and development thereof to the Parties.

14. NO WAIVER

No waiver shall be valid unless given in writing by the Party or Parties from whom such waiver is sought. Any such waiver shall constitute a waiver only with respect to the specific matter described in such writing and shall in no way impair the rights of the Party granting such waiver in any other respect or at any other time. Neither the waiver by any of the Parties of a breach of or a default under any of the provisions of this Agreement, nor the failure by any of the Parties, on one or more occasions, to enforce any of the provisions of this Agreement or to exercise any right or privilege hereunder, shall be construed as a waiver of any other breach or default of a similar nature, or as a waiver of any of such provisions, rights or privileges hereunder.

Usha V. Sardesai

Mrs. Usha V. Sardesai

Dr. Jagannath M. Prabhudessai

Dr. Jagannath M. Prabhudessai

Mr. Ankit J. Prabhudessai

Mr. Ankit J. Prabhudessai

15. **AMENDMENT**

No amendment to this instrument shall be valid unless the same is made in writing and executed by both parties and notarized, if not registered in the sub-registrar, office.

16. **NAME OF THE PROJECT**

The name of the Said Project shall be such as shall be decided by the DEVELOPER and the same shall always be so retained. The name of the Said Project shall form an integral part of the name of the society and the Name of the Society shall commence with the name of the Said Project and shall always be so retained.

JURISDICTION

This Instrument shall be subject to the jurisdiction of courts in Goa. In case of arbitration, however, as the seat of arbitration is Goa, the arbitral court shall be High Court, Mumbai at Panaji or Porvorim.

18. **NOTICES**

All approvals, consents and notice required to be given or served hereunder by either Party hereto to the other shall be deemed to be given or served if the same shall have been delivered to, left at, sent by mail, registered post or email by either party to the other at their following respective addresses (whatsapp communication shall not be considered as proper communication), until the same is changed by notice given in writing to the other Party:

LAND OWNERS:

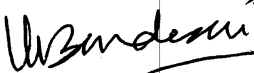
Davondem, Margao, Goa

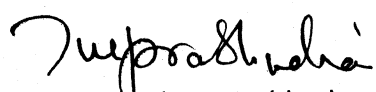
DEVELOPER:

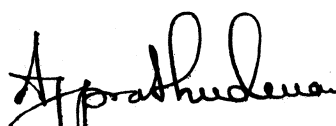
Anant enclave, S-1, Second floor, Apollo Hospital Road, Malbhat, Margao-Goa, 403601

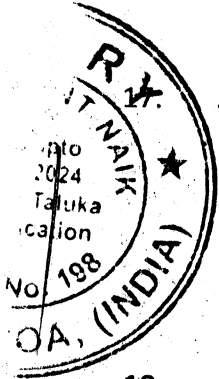
20. The parties hereto declare that they are entitled for specific performance of this agreement.

21. The Said PROPERTY is valued at Rs. 1,68,85,000/- and accordingly the stamp duty of Rs. 4,90,000/- and registration fees of 3% is paid.


Mrs. Usha V. Sardessai


Dr. Jagannath M. Prabhudessai


Mr. Arkit J. Prabhudessai



SCHEDULE A
(OF THE SAID BIGGER PROPERTY)

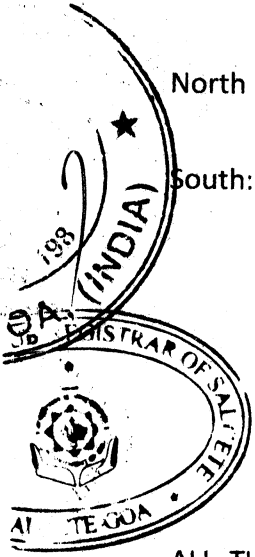
ALL THAT landed property known as "AFORAMENTO-second lote" or "BORI MORODA", situated at Fatorda, Margao, Goa within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete and District of South Goa, State of Goa, described as a whole under no. 28275 in the Land Registration Office of Salcete and is enrolled in the Taluka Revenue Office under Matriz No. 907 and bounded as under:

East : by land of Comunidade of Margao;

West : by property of 'Aforamento-First Lote';

North : by the Aforamento of Joao Curumbim; and

South: by property 'Aforamento-First-Lote'.



SCHEDULE B
(OF THE SAID PROPERTY)

ALL THAT landed property admeasuring 1535.00 Sq. meters, forming a separate and independent property in itself, surveyed under Chalta No. 64 of P. T. Sheet No. 61 of City Survey Margao, erstwhile formed part of the Said Bigger Property described in SCHEDULE A herein above written and is bounded as under:

EAST : by public road;

WEST : by Plot No. 1, open space and 6 mts. road;

NORTH : by Aforamento of Joao Curumbim; and

SOUTH : by 10 mts road.

The SAID PROPERTY is better identified in the PLAN annexed hereto and the same forms part of this instrument.

Usha V. Sardesai

Mrs. Usha V. Sardesai

Dr. Jagannath M. Prabhudessai

Dr. Jagannath M. Prabhudessai

Mr. Ankit J. Prabhudessai

Mr. Ankit J. Prabhudessai

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

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED LAND OWNERS:

WE FOR FATORDA CHARITABLE FOUNDATION,

a Charitable Trust

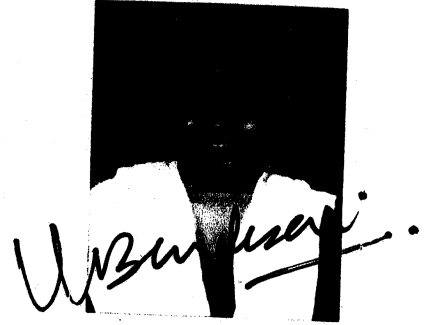
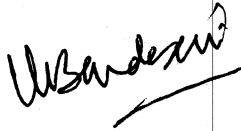
duly represented

by its Trustee/Authorised Signatory

Mrs. USHA V. SARDESSAI

the party of the FIRST PART

In the presence of....

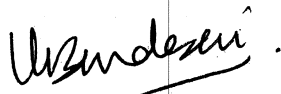




				
Little finger	Ring finger	Middle finger	Index finger	Thumb

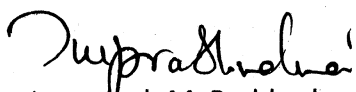
LEFT HAND FINGER PRINT IMPRESSION OF Mrs. USHA V. SARDESSAI

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

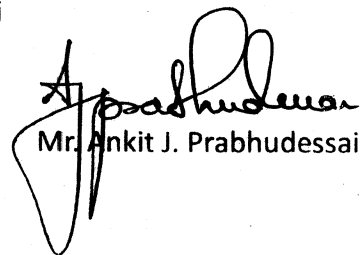
RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. USHA V. SARDESSAI



Mrs. Usha V. Sardesai



Dr. Jagannath M. Prabhudessai



Mr. Ankit J. Prabhudessai

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED DEVELOPER:

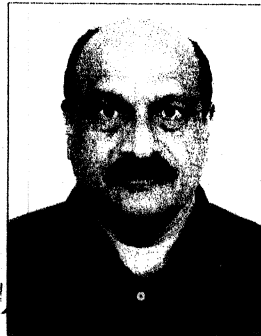
URBAN ALCHEMY,

Represented by it Partners,

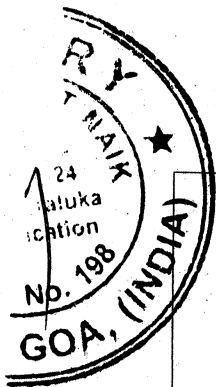
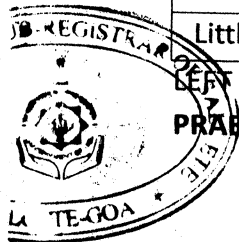
DR. JAGANNATH MANMOHAN PRABHUDESSAI

The Party of the Second Part

in the presence of.....



Dr. Jagannath M. Prabhudessai



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF DR. JAGANNATH MANMOHAN PRABHUDESSAI

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF DR. JAGANNATH MANMOHAN PRABHUDESSAI

Usha V. Sardesai

Mrs. Usha V. Sardesai

Dr. Jagannath M. Prabhudessai

Dr. Jagannath M. Prabhudessai

Mr. Ankit J. Prabhudessai

Mr. Ankit J. Prabhudessai

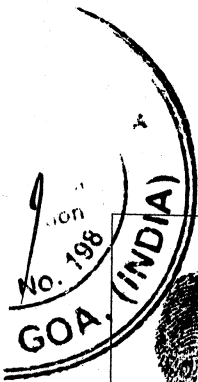
Mr. ANKIT J. PRABHUDESSAI

The Party of the Second Part
in the presence of.....



[Handwritten signature of Mr. Ankit J. Prabhudessai]

[Handwritten signature of Mr. Ankit J. Prabhudessai]



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. ANKIT J. PRABHUDESSAI

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. ANKIT J. PRABHUDESSAI

[Handwritten signature of Mrs. Usha V. Sardessai]

Mrs. Usha V. Sardessai

[Handwritten signature of Dr. Jagannath M. Prabhudessai]

Dr. Jagannath M. Prabhudessai

[Handwritten signature of Mr. Ankit J. Prabhudessai]

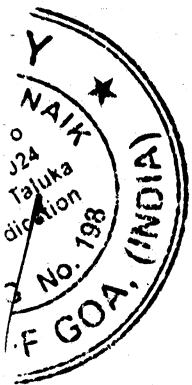
Mr. Ankit J. Prabhudessai

Witnesses

1.

Jatendra Bora Bora

2.

Jagdish N. Kudhalekar Kudhalekar

Usha V. Sardesai

Mrs. Usha V. Sardesai

Dr. Jagannath M. Prabhudessai

Dr. Jagannath M. Prabhudessai

Ankit J. Prabhudessai

Mr. Ankit J. Prabhudessai



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-Jun-2024 01:13:00 pm

Document Serial Number :- 2024-MGO-3309

Presented at 01:04:02 pm on 24-Jun-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	489700
2	Registration Fee	506550
3	Processing Fee	1900
Total		998150

Stamp Duty Required :489700/-

Stamp Duty Paid : 490000/-

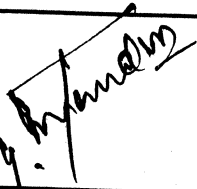
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NITAL PEDNEKAR AS A POA HOLDER FOR DEVELOPER ,Father Name:Wife Of Mr. Prasad Pednekar, Age: 39, Marital Status: ,Gender:Female,Occupation: Service, Address1 Flat No. 10, Adaranjali Hsg Sty, Vodlem Bhat, Taleigao, Goa, Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	USHA V. SARDESSAI AS A TRUSTEE/AUTHORISED SIGNATORY OF WE FOR FATORDA CHARITABLE FOUNDATION , , Age: , Marital Status: ,Gender:,Occupation: , Davondem, Margao, GoaMargao Salcete Goa, PAN No.: [REDACTED]			
2	NITAL PEDNEKAR AS A POA HOLDER FOR DEVELOPER , Father Name:Wife Of Mr. Prasad Pednekar, Age: 39, Marital Status: ,Gender:Female,Occupation: Service, Flat No. 10, Adaranjali Hsg Sty, Vodlem Bhat, Taleigao, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for ANKIT JAGANNATH PRABHUDESSAI AS A PARTNER OF URBAN ALCHEMY			
3	NITAL PEDNEKAR AS A POA HOLDER FOR DEVELOPER , Father Name:Wife Of Mr. Prasad Pednekar, Age: 39, Marital Status: ,Gender:Female,Occupation: Service, Flat No. 10, Adaranjali Hsg Sty, Vodlem Bhat, Taleigao, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for JAGANNATH MANMOHAN PRABHUDESSAI AS A PARTNER FOR URBAN ALCHEMY			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: JITENDRA KUSHALI BORKAR, Age: 50, DOB: , Mobile: , Email: , Occupation: Other , Marital status : Married , Address: 403601, Aquem, Salcete, South Goa, Goa			
2	Name: GAURISH MAHESH KUDCHADKAR, Age: 42, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403601, Margao, Salcete, South Goa, Goa			


Sub Registrar
Civil Registrar
Cum-
Sub Registrar

Document Serial Number :- 2024-3309



Book :- 1 Document
Registration Number :- **MGO-1-3201-2024**
Date : 24-Jun-2024

Prisma
Sub Registrar(Office of the Civil Registrar, Cum-Sub Registrar, Salcete)

*Sub Registrar
Cum-Sub Registrar
Salcete*

*Prisma Oliveira
LOC*

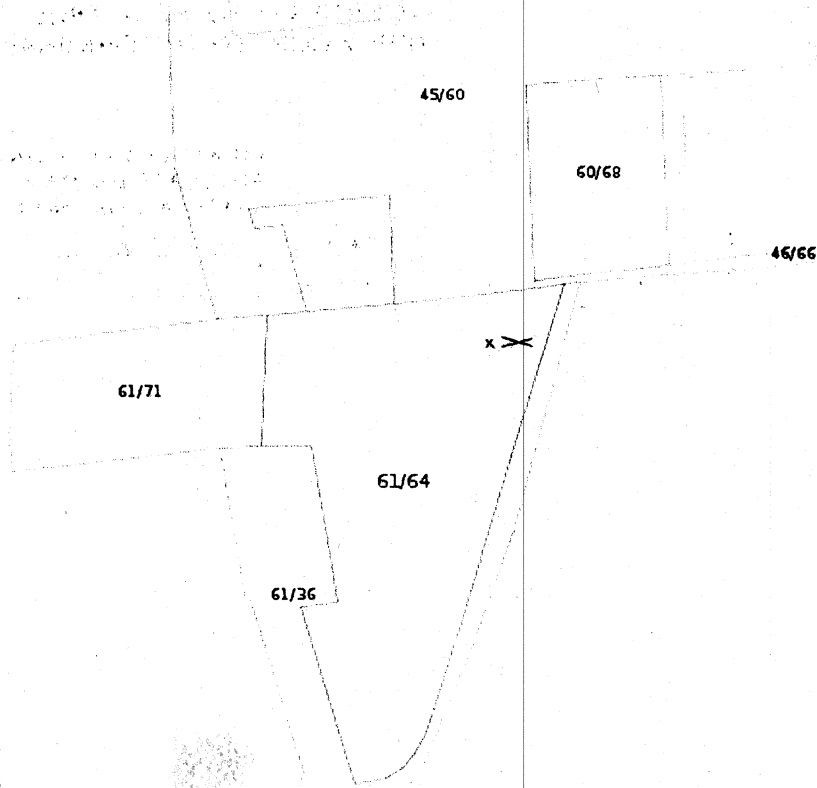
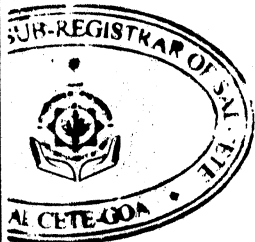




Government of Goa
Directorate of Settlement and Land records
Survey Plan
Salcete Taluka, Margao City
PT Sheet No.: 61 , Chalta No.: 64

Scale 1:1000

Reference No.: REV192460715



Supra Shinde *Apashinde* *U. B. Desai*

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NOTE: PLAN TO BE PRINTED ON A4 SIZE



CERTIFIED TO BE A TRUE
XEROX COPY OF THE ORIGINAL

Vilas Anant Naik
VILAS ANANT NAIK
ADVOCATE & NOTARY
STATE OF GOA, INDIA
DATE: 04/07/24
REG. No: 3027/24