



Government of Goa
Directorate of Accounts

Opp. Old Secretariat
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21331



Echallan No: 202300179694

e-Receipt

Department	10 - NOTARY SERVICES	Echallan Date	06/03/2023 16:31:46
Name and Address of Party:	SHIRISH 7410272174 Vile Parle East		
Service:	Stamp Duty	Amount	
	Stamp Duty	₹	610000.00
	Total Amount:	₹	610,000.00
	(Rs. Six Lakh Ten Thousand Only)		
Department Data:	202300014103 NOTARY 202300014103 NOTARY		
Bank ref No:	CKW3306374		
Status:	Success		
Payment Date:	06/03/2023 17:41:55		
Payment Gateway:	SBI MOIPS		



Print Date: 06/03/2023 17:42:05

2023-BCH-262

10/03/2023

AGREEMENT FOR DEVELOPMENT

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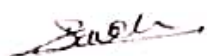
This **DEVELOPMENT AGREEMENT** is made on this 06th day of March 2023 at Bicholim-Goa,

BETWEEN

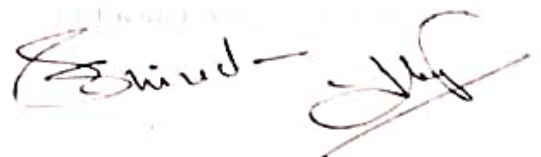
1. **SHRI SANDEEP BABU NARVEKAR**, son of late Babu Khemlo Narvekar, aged 50 years, business, Indian National holding PAN CARD No. _____, Aadhar Card No. _____ and Mobile No.8698663322 married and his wife;
2. **SMT. SUVARNA SANDEEP NARVEKAR**, daughter of Mr. Gajanan Palne, wife of Mr. Sandeep babu Narvekar, aged 36 years, Indian National, service, holding PAN Card No. _____, Aadhar Card No. _____ and Mobile No. 8698663322, both residing at H.No.50, Vaishi, Bicholim, Goa, hereinafter called "THE OWNERS" (which expression shall unless repugnant to the context or meaning thereof include their heirs, executors, administrators, representatives and assigns) OF THE FIRST PART;

AND

M/S. HERAMBA DEVELOPERS LLP, a L.L.P. Firm registered under Indian Partnership Act, 1932, having its PAN Card No. _____, through its partners having Office at 8, Highway Rose CHS, Dixit Road extn., Vile Parle (East), Mumbai - 400057, holding LLP Identification No. AAY-8892.1. **MR. SHIRISH GANGARAM SHINDE**, son of Mr. Gangaram shinde, age 59 years, Business, Indian National, resident of B/205, Highway Rose Society, Dixit Road Ext. Near Sathaye College, Vile Parle East Mumbai, Maharashtra having Permanent



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Account No. ,

and Aadhar Card No. ,

and 2. **MR. AKSHAY VILASRAO BHOSLE**, son of Mr. Vilasrao Bhosle, 42 years of age, Business, Indian National, having Permanent Account No. , and Aadhar Card No

,resident of H No. 1771, Gopi Radha Niwas, Saipem, Candolim Bardez Goa, hereinafter referred to as **"THE DEVELOPER**(which expression unless repugnant to the context or meaning thereof mean and include the partners for the time being of the said Firm, their survivor or survivors and the heirs, executors and administrators of last survivor) of the **SECOND PART**

WHEREAS, their exist a larger property known as "NIGAL" or "NIGOLACHEM TOLOP" also known as "VALSHI", situated at Border, within the limits of Bicholim Municipal Council, Taluka Bicholim, Sub District of Bicholim, District of North Goa, State of Goa.

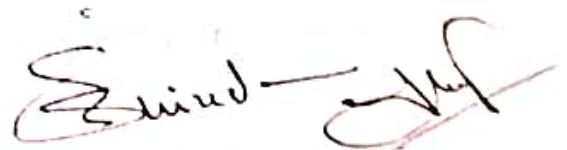
AND WHEREAS, the said larger property "NIGAL" or "NIGOLACHEM TOLOP" also known as "VALSHI" was originally owned by Shri Khemlo Narvekar.

AND WHEREAS, said Khemio Narvekar and his wife expired leaving behind following as his heirs:-

- a) Shri Babu Khemlo Narvekar,
- b) Shri Harichandra Khemio Narvekar,
- c) Shri Babuso Khemlo Narvekar.

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AND WHEREAS, said Babu Khemlo Narvekar allas Babuso expired on 19/05/1977 leaving behind his widow Smt Chandravati Babu Narvekar and following children as his heirs:-

- a) Shri Prakash Babu Narvekar;
- b) Shri Ratnakar Babu Narvekar;
- c) Smt Rasika Babu Narvekar;
- d) Shri Sandip Babu Narvekar;

AND WHEREAS, by Deed of Partition dt. 03/03/1986, registered before Sub Registrar of Bicholim under No. 113 at pages 77 to 85 of Book I, Vol 104, dt. 31/03/1987, between said Chandravati Babu Narvenkar, said Prakash Babu Narvekar, said Ratnakar Babu Narvenkar, Miss Rashika Babu Narvekar, as Party of the First Part said Harichandra Khemlo Narvekar as widower and her heirs Shri Suryakant Harichandra Narvekar and his wife Smt Girijabai Suryakant Narvekar, Shri Chandrakant Harichandra Narvekar and his wife Smt Chandrabhaga Chandrakant Narvekar, Shri Gurudas Harichandra Narvekar and his wife Smt Gauri Gurudas Narvekar, as Party of the Second Part and Smt Satyabhama Babuso Narvekar widow of said Babuso Narvekar and his heirs Shri Vinayak Babuso Narvekar and his wife Smt. Roshan Vianayak Narvekar, Shri Tukaram Babuso Narvekar and his wife Smt Rajani Babuso Narvekar as Party of third Part partitioned the said larger property and land demarcated as Plot A and Plot A1 of said larger property were allotted to the share of said Chandravati Babu Narvenkar and the heirs of said Babu Narvenkar. The said Plot A1 is hereinafter called said property more particularly described in SCHEDULE 1 hereunder written. However in

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said Deed of Partition dt. 03/03/1986 Shri Sandip Narvekar, the son of said Babu Narvekar was not made party being the minor.

AND WHEREAS in order to include all the heirs and get assets partitioned amongst the heirs of said Babu Narvekar, the Inventory Proceeding was filed before the Civil Judge Junior Division at Bicholim being Inventory Proceeding No58/2012/C and said Chandravati Babu Narvekar is allotted $\frac{1}{2}$ share and said Prakash Babu Narvekar and his wife Smt. Priti Prakash Narvekar, said Ratnakar Babu Narvekar and his wife Smt. Vijaya Ratnakar Narvekar said Rasika Babu Narvekar now known as Rashika Krishna Dicholkar and her husband Shri. Krishna Dicholkar and said Sandip Babu Narvekar and his wife Smt. Suvarna Sandip Narvekar were allotted $\frac{1}{8}$ share each in said Plot A and said property (said Plot A1).

AND WHEREAS, by Deed of Partition dt. 04/08/2014, registered before Sub Registrar of Bicholim under no. 739/2014 at pages 01 to 36 of Book I, Vol. 1168 dt. 05/08/2014, between said Chandravati Babu Narvekar said Prakash Babu Narvekar and his wife said Priti Prakash Narvekar, said Ratnakar Babu Narvekar and his wife said Vijaya Ratnakar Narvekar said Rasika Babu Narvekar now known as Rasika Krishna Dicholkar and her husband said Krishna Dicholkar and said Sandip Babu Narvekar and his wife said Suvarna Sandip Narvekar partitioned said Plot A and said property (said Plot A1) and Plot No. 'a' admeasuring 237.52 sq.mts and 'c' admeasuring 1436 sq.mts of said PLOT A1 herein above called said property were allotted to the OWNERS. The said Plot No. 'a' admeasuring 273.52 sq.mts and 'c' admeasuring 1436 sq.mts is herein after called said bigger plot is more particularly described in SCHEDULE - II hereunder written.

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AND WHEREAS, since entire Plot 'a' admeasuring 273.52 sq.mts is reserved for road widening and the area available for construction is only Plot 'c' admeasuring 1436 sq.mts, the said Plot 'c' is herein after called said plot is more particularly described in SCHEDULE - III hereunder written.

AND WHEREAS, Dy Collector Bicholim allotted new survey no. 52/3-A of Village Bordem to the said plot 'c' in partition case no.8-83-2015 Part Bich, by Order dt. 01/08/2016.

AND WHEREAS, in Form I & XIV of survey no. 52/3-A of Village Bordem the name of the OWNER NO. 1 is recorded in the Occupant's Column in respect of the said plot.

AND WHEREAS, Additional Collector-II North Goa granted Sanad vide its No. RB/CNV/BICH/AC-II/04/2017, dt. 09/10/2018, for residential use in respect of the said plot.

AND WHEREAS the party of the First part had entered into AGREEMENT FOR DEVELOPMENT bearing Document Serial No. 2020-BCH-232 dated 20/02/2020 been cancelled on 08/03/2023, at sub Registrar Office Bicholim Goa.

AND WHEREAS, the OWNERS have got the plan drawn for the construction of building and one bungalow in said PLOT and said building shall be called as BLOCK A and said bungalow as BLOCK B

AND WHEREAS, The DEVELOPER shall obtain approvals and construction licence from the concerned authorities to in respect BLOCK A and BLOCK B, however the OWNERS have decided to construct residential bungalow i.e. BLOCK B at his own cost and the DEVELOPER

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shall construct BLOCK A at his own cost and construction of building i.e. BLOCK A by the DEVELOPERS for construction of building. -

AND WHEREAS, the DEVELOPER are the Professional Builders and are well conversant with the building's construction.

AND WHEREAS, the OWNERS have represented to the DEVELOPER that the title of said Plot is clear and marketable and without any encumbrance of whatsoever nature.

AND WHEREAS, relying upon the aforesaid representations the DEVELOPER have agreed to construct BLOCK A in said Plot on the terms and conditions hereafter mentioned.

NOW, THEREFORE, THIS AGREEMENT IS WITNESSETH AS UNDER:-


1. The DEVELOPER shall obtain approvals and construction licence from the concerned authorities to develop the said Plot, however the OWNERS have decided to construct residential bungalow. i.e. BLOCK B at his own cost and the DEVELOPER has agreed to construct BLOCK A at his own cost.
2. The DEVELOPER shall obtain approval from the Town & Country Planning Department and Municipal Council Bicholim and all the cost of approvals and construction licences from the concerned authorities shall be borne by the DEVELOPER and the cost incurred for obtaining approval from the Town & Country Planning Department for the premises allotted to the OWNERS shall be refunded by the OWNERS to the DEVELOPER at the time of

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possession and the cost of construction residential bungalow i.e. BLOCK B shall be borne by the OWNERS and the building i.e. BLOCK A shall be constructed by the DEVELOPER at his cost and expenses.

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3. It is agreed between parties that the DEVELOPER shall allot the constructed premises in BLOCK A to the OWNERS more particularly described in SCHEDULE IV hereunder written and remaining constructed premises in BLOCK A shall be retained by the DEVELOPER, more particularly described in SCHEDULE - VI hereunder written and shown in the plan annexed hereto in green colour.
 4. In consideration of the aforesaid development rights the DEVELOPER shall construct five 2BHK flats, four 1BHK flats and four shops to the OWNERS more particularly described in SCHEDULE-IV hereunder written and shown in the plan annexed hereto in red colour along with specification, more particularly described in SCHEDULE-V.
 5. In lieu of the consideration received and handing over the constructed and finished premises i.e. said five 2BHK flats, said four 1BHK flats and said four shops to the OWNERS more particularly described in SCHEDULE - IV The OWNERS have agreed to allow the DEVELOPER to sell on ownership basis the remaining flats and shops, constructed therein more particularly described in SCHEDULE - VI hereunder written and the DEVELOPER is free to execute the agreement in favour of prospective purchasers/ nominees and/or person or persons appointed by the DEVELOPER.

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required in respect of said Plot and further agree to execute all applications, petition, affidavits etc.

9. The OWNERS declare that no notice from the Government or any body or authority or under the Epidemic Diseases Act or the Land Acquisition Act or Goa Regional and Town Planning Act, Goa, Daman, Diu Land Revenue Code 1968 or the Government Ordinance, order or notification including any notice for acquisition or requisition of the said Plot or any part thereof have been issued or served upon the OWNERS or any part thereof is including in any intended or published scheme for improvement of any public body or authority.

10. It is agreed between parties that the OWNERS or their prospective purchasers shall bear electricity connection charges including proportionate installation of transformers in respect of FLATS and SHOPS more particularly described in SCHEDULE - IV which are allotted to the OWNERS or their prospective purchasers.

11. The OWNERS hereby have allowed to do and complete all formalities of obtaining licences, development permissions and carrying out the construction of BLOCK A, on execution of this development agreement to the DEVELOPER and to enter upon the said plot with the rights:-

- a. To put up and/or erect sign boards on said plot as also issue, advertisements including the advertisements in newspapers as may be deemed fit by the DEVELOPER announcing the construction of the BLOCK A and the sale of the flats and shops constructed therein on ownership basis.

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- b. To continue, to carry on and complete the construction of BLOCK A by themselves or through any building/s contractor/s sub-contractor/s or any other agent's entirely at risk and cost of the DEVELOPER.
- c. To enter into agreement in the name of the DEVELOPER on ownership basis the flats and premises and any other rights and privileges constructed in said plot to the persons of their choice in respect of said flats and shops retained by DEVELOPER more particularly described in SCHEDULE-VI hereunder written
- d. To apply for and obtain in the name of the OWNERS buildings completion certificate on construction of building in said plot.

12. The DEVELOPER hereby covenant with the OWNERS that DEVELOPER shall carry out and complete the entire development as aforesaid BLOCK A in accordance with the terms and conditions contained herein and as per the buildings plans sanctioned and as per the prevailing rules and regulations and shall indemnify and keep the OWNERS indemnified against all costs of the said work and also all the losses that may be caused on account of any actions of the DEVELOPER. The DEVELOPER further covenants with the OWNERS that they shall construct BLOCK A as per the plan and elevation given by the Architect and within the stipulated period of construction license. Any cost for the extension of license required for construction of the project, the same would be borne by the DEVELOPER.

13. The DEVELOPER shall be solely liable and responsible to discharge the obligations under the Goa Ownership Flats Act and

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under the agreements that may be entered into for sale of flats and shops and including the obligation to construct the flats and shops and also sale thereof and will do all acts, deeds, matters and things as may be entered into for sale of flats and shops and including the obligation to construct the flats and shops and also sale thereof and will do all acts, deeds, matters and things as may be entered into by the DEVELOPER with the purchaser/s of the flats and shops.

14. In erection and completion of the said BLOCK A, the DEVELOPER shall do all acts and things required and carry out the construction work complying in all respects with the provisions of the statutes applicable thereto and in accordance with the bye-laws, rules and regulations of the local authorities or any other authority or body and shall keep the OWNERS indemnified against all demands and claims in respect of the fees charges, fines, penalties that the OWNERS may be required to incur in connection with the construction of BLOCK A and other payments whatsoever which during the progress of work may become payable or may be demanded by the authorities in respect of the said BLOCK A or works or anything done in pursuance of these presents and generally from time to time shall discharge and pay all claims and outgoings chargeable in respect of the said BLOCK A to be constructed thereon from the date of execution of these presents onwards.

15. The DEVELOPER shall get registered said project under the provision of the Real Estate (Regulation & Re-development) Act, 2016 with Goa Real Estate Regulatory Authority.

16. Simultaneously on the execution of these presents, the OWNERS shall execute a Power of Attorney authorising the DEVELOPER or

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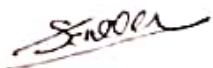
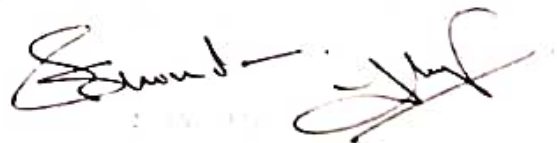
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their nominees to represent the OWNERS before the Town & Country Planning Department, Collector, Health Department, Fire & Emergency Services, Village Panchayat, Electricity Department Board and any other public or private body to obtained development permission, licences to carry out the construction of said BLOCK A.

17. During the subsistence of this agreement the DEVELOPER shall not put any other structure in said PLOT and shall not create any tenancy, induct any person into the said PLOT or any part thereof till the completed flats and shops are handed over to the OWNERS.

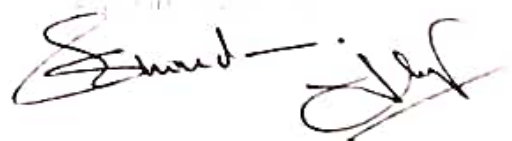
18. The OWNERS declare that the said PLOT, hereditaments and premises agreed to be developed are free from all encumbrances and is not subject to lispendens or attachments either before or after a judgments and if any encumbrances are found existing the same shall be cleared by the OWNERS at their own costs and expenses before the expiry of the time for the completion of the sale herein before provided.

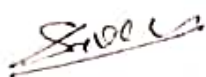
19. The OWNERS hereby declare that they have not received any notice of requisition or acquisition up to this day from the Bicholim Municipal Council or any other public authority for any repairs, alterations or additions to the said Plot and the OWNERS hereby undertake that, if any, such notice have been received by them upto this day, they will carry out the requisitions thereof at their own costs. If any, such notice be received after the date of these presents and before the completion of the sale the DEVELOPER shall carry out the requisitions.



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20. The OWNERS further declare that there are at present no outstanding dues or received any notice or other order or intimation issued by the Government or Bicholim Municipal Council, or any other public body including NGO's in respect of any acquisition or requisition of the said PLOT or any part thereof.
21. The DEVELOPER shall be at liberty to sell the said flats and said shops more particularly described in SCHEDULE - VI and also to enter into Agreement for Sale with the prospective buyers, except the flats and shops more particularly described in SCHEDULE V, hereunder written which are allotted to the OWNERS to be constructed in said PLOT on ownership basis with the view ultimately that the DEVELOPER along with OWNERS could execute Deed of Sale/Conveyance of all such premises to the prospective purchasers.
22. It is agreed between the parties in case the OWNERS desire to sell from said flats and shops to any third party, they shall be free to do so and the DEVELOPER shall sign as Confirming Party to the Deed of Sales in favour of the third party.
23. On giving the possession of the flats and shops as agreed, the OWNERS shall be the Confirming Parties to the Deed of Sales that will be executed in the favour of the Prospective Purchasers of flats and Shops which are retain by the -DEVELOPER.
24. It is agreed between the parties that the tax and/or any other charges attract on the sale value of flats and shops to be sold by the DEVELOPER shall be solely paid by the DEVELOPER at their own cost and expenses and the OWNERS shall not be liable and responsible for the same





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all expenses in respect of formation shall be borne by the prospective purchasers and the OWNERS.

28. Save as otherwise provided hereinabove all out of pocket, cost, charges and expenses of and incidental to this agreement, expenses for registration stamp duty etc. of conveyance and other deeds, documents and writings to the execution of and in pursuance thereof shall be borne and paid by the DEVELOPER.

29. That M/s. Heramba Developers LLP will execute and register a Deed of Sale/Conveyance at the time of handing over of Flats and shops and taking over Plots admeasuring 1436 sq.mtrs in favour of each of them.

30. That the M/s. Heramba Developers LLP will exchange Flat and shops to the Land Owners and the landowners will exchange respective Plot admeasuring 1436 sq mtrs respectively.

31. That the Flats and shops allotted to owner, developer will not have any claim on it. And the Flats and shops allotted to the Developer, owner will not have any claim on it.

32. That the parties hereinabove as Party No 1 and Party No. 2 shall pay the difference of stamp duty after payment of 2.9% stamp duty.

33. That the OWNERS and the DEVELOPER hereby declares that they do not belong to the members of the SC or ST notified by the government of Goa under Notification No. RD/LAND/LRC/318/77 dated 21/08/1978 issued under Sub Section (2) of Sec. 24 of the Goa, Damian & Diu Land Revenue Code 1968 (9 of 1969).

. For the purpose of stamp duty The said PLOT is valued a Rs 68,800-(Rupees Sixty Eight Lakhs Ninety Two Thousand and Eight hundred only) and flats valued at 1,18,60,000-(Rupees One Crore thirteen lakhs Sixty Thousand only) and shops valued at

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Rs. 22,80,000/- (Rupees Twenty Two Lakhs Eighty Thousand only). For purpose of Stamp duty Rs. 6,10,000/- (Six Ten Thousand only) is paid herewith.

35. The zoning certificate bearing No. TEP/Bordem/1436/Bich/23/14 states that the plot falls in the rural settlement zone, partly cultivable land with irrigation command area.

SCHEDULE - I

(DESCRIPTION OF THE PROPERTY)

ALL THAT that property having area of 1436 sq. mts. bearing survey no. 52/3-A of Village Bordem, within the limits of Bicholim Municipal area Taluka and Sub District of Bicholim North Goa District, state of Goa described in the Land Registration Office of Bicholim under No 17228 of Book B -44 New at folio 116 overleaf and not enrolled for Matriz Predial in Taluka Revenue Office presently surveyed under Survey No 52/3-A of Village Bordem and is bounded as under:-

ON THE EAST : by the Plot 'C' belonging to heirs of Babuso Narvekar.

ON THE WEST : by 4 meters wide road;

ON THE NORTH : by Plot 'F' of the property.

ON THE SOUTH : by Plot 'a' reserved for road widening beyond lies Bicholim-Mapusa Public Road.

SCHEDULE - II

(DETAILS OF FLATS & SHOPS ALLOTTED TO THE OWNERS)

FIVE 2BHK FLATS

- 1) Flat No.102, admeasuring 77 sq.mts carpet area, on the first floor;

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- 2) Flat No. 201, admeasuring 77 sq.mts carpet area, on the second floor; :18;
- 3) Flat No.302, admeasuring 77 sq.mts carpet area, on the third floor;
- 4) Flat No.401, admeasuring 77 sq.mts carpet area, on the fourth floor;
- 5) Flat No.404, admeasuring 77 sq.mts carpet area, on the fourth floor;

FOUR IBHK FLATS

- 1) Flat No.103, admeasuring 51 sq.mts carpet area, on the first floor;
- 2) Flat No.104, admeasuring 51 sq.mts carpet area, on the first floor;
- 3) Flat No.105, admeasuring 53 sq.mts carpet area, on the first floor;
- 4) Flat No.106, admeasuring 53 sq.mts carpet area, on the first floor;

FOUR SHOPS

- 1) Shop No.5, admeasuring 17 sq. mts. of built up area, on the ground floor,
- 2) Shop No.6, admeasuring 17 sq. mts. of built up area, on the ground floor,
- 3) Shop No.7, admeasuring 22 sq. mts, of built up area, on the ground floor;
- 4) Shop No. 8, admeasuring 20 sq. mts. of built up area, on the ground floor, which are to be constructed in portion of land, more particularly described in SCHEDULE - II hereinabove written. The plan of Building or the proposed Project namely 'Heramba Residency' is tentative plan and subject to the approval from the concern authorities, however the however the super built up area shall remain the same.

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SCHEDULE - III (SPECIFICATIONS OF FLATS AND SHOPS)

STRUCTURE: It is a R.C.C framed structure of column, beams and slab. The internal partition walls will be 4 "brick masonry and the external walls will be 6" brick / block / laterite masonry.

PLASTER: External plaster will be double coat sand faced cement plaster. Internal plaster will be single coat with one coat of neeru finish.

FLOORING: All flooring will be Ceramic Tiles. The average landing cost of the tiles will be Rs. 200.00 per Square meter. Toilet and bathroom flooring will be in ceramic tiles and walls too in ceramic tiles of 1.5 mt. height of basic Rate Rs. 200.00 per square meter.

DOORS: Main door frame teakwood and shutter will be of teak wood/laminated flush doors. Internal door frame will be of sal wood with flush shutters which will oil painted / varnished. The doors will have steel hinges and brass oxidized fittings. The main door will have a night latch.

WINDOWS: Windows will be of powder coated aluminium.

KITCHEN: The kitchen will have a cooking platform top furnished with Granite, having a Stainless steel sink single bowl only. The wall backing the kitchen platform shall be finished with 60 cms. height ceramic tiles of basic rate Rs. 200. Per sq. mt.

PAINTING: Internal walls will be painted with oil bound distemper. ceiling with white wash and windows will be oil painted. Doors will be

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varnished / oil painted. The external walls will be painted with cement
paint. :20;

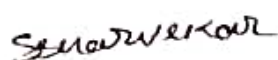
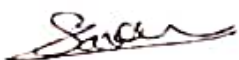
WATER SUPPLY: Underground sump with electric pump and overhead
water tank will be provided which is common for all flat holders.

PLUMBING & SANITARY: Soil, waste and water pipes will be partially
concealed and of good quality. In the bathroom there will be one western
commode and one shower. Whereas in the toilet area only one Indian /
Western commode with a wash basin of standard size will be
provided. The sanitary Installation will be in accordance with Municipal
specifications.

LIFT: Minimum four passenger lift will be provided.

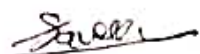
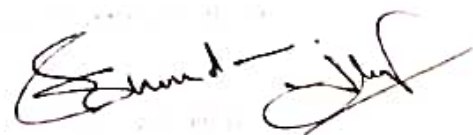
GENERAL: The CONFIRMING PARTIES shall obtain his/her electrical
connection from the respective Government departments. The
DEVELOPER shall only provide the CONFIRMING PARTIES with the
required electrical test report to the effect that the works are executed as
per Government regulations which is sufficient for obtaining the electrical
connection.

ELECTRICAL: The installation will be concealed copper
wiring. Bedroom will have 2 light point, one fan point and one plug
point. Kitchen will have one light point, one 15 amp point, one 5. amp
point. Bathroom / toilet will have one light point. In the living / dining
room there will be 3 light point, one fan point, 3 plug points will be
provided. Entrance door one light point will be provided with one bell
point.



- 3) SHOP No.3, admeasuring 17 sq.mts of built up area, on ground floor.
- 4) SHOP No.4, admeasuring 27 sq.mts of built up area, on ground floor which are to be constructed in portion of land, more particularly described in SCHEDULE - I hereinabove written. The said annexed plan of the building or the proposed Project namely 'Heramba Residency' is tentative plan and subject to the approval from the concern authorities, however the super built up area shall remain the same.

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE SET
AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS
THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.



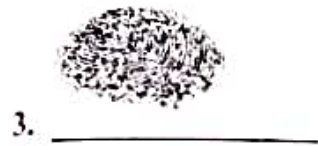
S. S. W. K. R.

SIGNED, SEALED AND DELIVERED
by the within named "OWNERS"
MRS. SUVARNA SANDEEP NARVEKAR

Suvarnika



L.H.T.



R.H.T.



Suvarnika

Suvarnika

Suvarnika

DESIGNED, SEALED AND DELIVERED
to the within named "DEVELOPER"
M/S. HERAMBA DEVELOPERS LLP
THROUGH ITS DESIGNATED PARTNERS
MR. SHIRISH GANGARAM SHINDE



[Handwritten signature]

[Handwritten signature]

L.H.T.



R.H.T.



[Handwritten signature]

Sbnewtekar

[Handwritten signature]

SIGNED, SEALED AND DELIVERED
to the within named "DEVELOPER"
M/S. HERAMBA DEVELOPERS LLP
THROUGH ITS DESIGNATED PARTNERS
MR. AKSHAY VILASRAO BHOSLE

[Signature]



L.H.T.



R.H.T.



Singh

Samarwekar

Singh - [Signature]



Government of Goa

Document Registration Summary 2

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

10-Mar-2023 10:21:43 am

Serial Number :- 2023-BCH-262

10:17:16 am on 10-Mar-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Description

Stamp Duty

Registration Fee

Processing Fee

Rs.Ps

610000

630990

1820

Total

1242810

Stamp Duty Required : 610000/-

Stamp Duty Paid : 610000/-

Party Name and Address

Shirish Gangaram Shinde Authorised Representative Of
M/s Heramba Developers LLP ,Age: ,

Marital Status: , Gender: , Occupation: , Address1 - 8 Highway
Rose CHS Dicit Road Extn Vile parle East Mumbai, Address2 -

PAN No.:

Photo

Thumb

Signature



Shirish

Party Name and Address

Sandeep Babu Narvekar , Father Name: Babu Khemlo
Narvekar, Age: 50,

Marital Status: Married , Gender: Male, Occupation: Business,
H No 50 Valshi Bicholim,

PAN No.: I

Photo

Thumb

Signature



Sandeep







Suvarna Sandeep Narvekar , Father Name: Gajanan Palne,
Age: 36,

Marital Status: Married , Gender: Female, Occupation:
Housewife, H No 50 Valshi Bicholim,






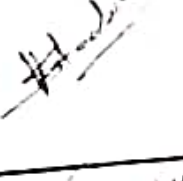
PAN No.:



Suvarna

Party Name and Address	Photo	Thumb	Signature
Sh Gangaram Shinde Authorised Representative Of M/s Heramba Developers LLP . . Age: , Status: , Gender: , Occupation: , 8 Highway Rose CHS Dixit Road Extn Vile parle East Mumbai, PAN No.:			
Vijay Vilasrao Bhosle Authorised Representative Of M/s Heramba Developers LLP . . Age: , Status: , Gender: , Occupation: , 8 Highway Rose CHS Dixit Road Extn Vile Parle east Mumbai, PAN No.:			

Jointly/Collectively recognize the Authorized Representative, Developer, Owner,

Party Name and Address	Photo	Thumb	Signature
Name: Kameshwari Divgikar, Age: 36, DOB: , Mobile: 448272174 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403202, H No 500 -19-7 Filomena Colony Alto Santa Cruz, H No 500 -19-7 Filomena Colony Alto Santa Cruz, Calapor, Tiswadi, NorthGoa, Goa			
Name Vijay Shankar Satardekar, Age: 36, DOB: , Mobile: 9049114528 , Email: , Occupation: Business , Marital status : Married , Address: 403503, H NO 463-1 Shivolkarwada Mulgao Bicholim Assonora , H NO 463-1 Shivolkarwada Mulgao Bicholim Assonora , Mulgao, Bicholim, NorthGoa, Goa			

Maheshwari
 10/03/2023
 Sub Registrar

Document Serial Number :- 2023-BCH-262

Document Serial No:-2023-BCH-262

Book :- 1 Document

Registration Number :- **BCH-1-259-2023**

Date : 10-Mar-2023


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10/03/2023

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

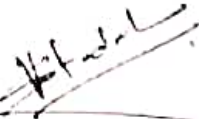


THE PRESENCE OF WITNESS:

27



1) Miss. Kameshwari Divgikar, d/o Mohan Divgikar, age 36 years,
Indian National, advocate, R/o, H. No. 500/19/7, Alto, Santa Cruz
Goa



2) Mr. Vijay Shankar Satardekar, son of Mr Shankar Satardekar, age
36 years, Indian National, Business, R/o, H. No. 463/1, Mulgao
Bicholim-Goa.






Satardekar

SIGNED, SEALED AND DELIVERED
By the within named "OWNERS"
MR. SANDEEP BABU NARVEKAR

Sandeep

L.H.T.

1. 

2. 

3. 

4. 

5. 




R.H.T.











Sandeep

Sandeep Narvekar

Sandeep Narvekar

EXTRA WORK: Extra works/extra items will be executed by THE DEVELOPER only after the amount corresponding to the cost of extra work is agreed by the CONFIRMING PARTIES and the amount paid in advance.

**SCHEDULE -IV
(DETAILS OF FLATS TO BE ALLOTTED TO THE
DEVELOPERS) FIVE 2BHK FLATS**

- 1) Flat No. 101, admeasuring 77 sq. mts carpet area, on first floor
- 2) Flat No. 202, admeasuring 77 sq. mts carpet area, on second floor
- 3) Flat No. 301, admeasuring 77 sq. mts carpet area, on third floor
- 4) Flat No. 402, admeasuring 77 sq.mts carpet area, on fourth floor
- 5) Flat No. 403, admeasuring 77 sq.mts carpet area, on fourth floor

EIGHT 1BHK FLATS

- 1) Flat No. 203, admeasuring 51 sq. mts carpet area, on second floor;
- 2) Flat No. 204, admeasuring 51 sq. mts carpet area, on second floor;
- 3) Flat No. 205, admeasuring 53 sq. mts carpet area, on second floor;
- 4) Flat No. 206, admeasuring 53 sq. mts carpet area, on second floor;
- 5) Flat No. 303, admeasuring 51 sq. mts carpet area, on third floor;
- 6) Flat No. 304, admeasuring 51 sq. mts carpet area, on third floor;
- 7) Flat No. 305, admeasuring 53 sq. mts carpet area, on third floor;
- 8) Flat No. 306, admeasuring 53 sq. mts carpet area, on third floor.

FOUR SHOPS

- 1) SHOP No.1, admeasuring 20 sq.mts of built up area, on ground floor;
- 2) SHOP No.2, admeasuring 12^{sq}sq.mts of built up area, on ground floor;

[Signature]

[Signature]

[Signature]

25. The OWNERS hereby indemnify the DEVELOPER for all costs, expenses and losses that they may suffer, if any claim is made by any person/s including claims made in the capacity of mundkars / tenants and / or any other Right Holders in said PLOT. The DEVELOPER shall be entitled to settle all the claims to the said PLOT with consent of the OWNERS shall be entitled to deduct/ adjust the cost of such settlement from the OWNERS. The DEVELOPER shall also be entitled to withhold the possession of the flats and shops to be allotted to the OWNERS until the claim of the third person/s to the said PLOT, if any is settled to the satisfaction of the DEVELOPER.
26. All disputes and differences between the parties hereto arising out of this agreement or in relation to the interpretation or effect of any of the terms and conditions contained in the agreement or in relation to the rights and obligations of the parties hereto shall be referred to arbitration or two arbitrators, one to appointed by each party to the dispute and such arbitration shall be held in accordance with the Provisions of Arbitration & Conciliation Act, 1996 or any other statutory modifications or re- enactment thereof for the time being in force except that such Arbitrator and the umpire appointed by them shall have summary powers and the award given by the arbitrators or the umpires shall be final and binding on the parties hereto with the jurisdiction of Bicholim Court.
27. The DEVELOPER shall take initiative to form the maintenance society and the OWNERS or their nominees who have purchased the flats/shops shall be the members of said maintenance society and

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2023 BCH-40
10/03/2023

**GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Bicholim**



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challan Payment Facility Rules 2021)

Stamp Duty Of : ₹ 610000/-

(Rupees Six Lakh Ten Thousands only)

PAID VIDE E-RECEIPT NO 202300179694 DATED :06-Mar-2023,

IN THE GOVERNMENT TREASURY.



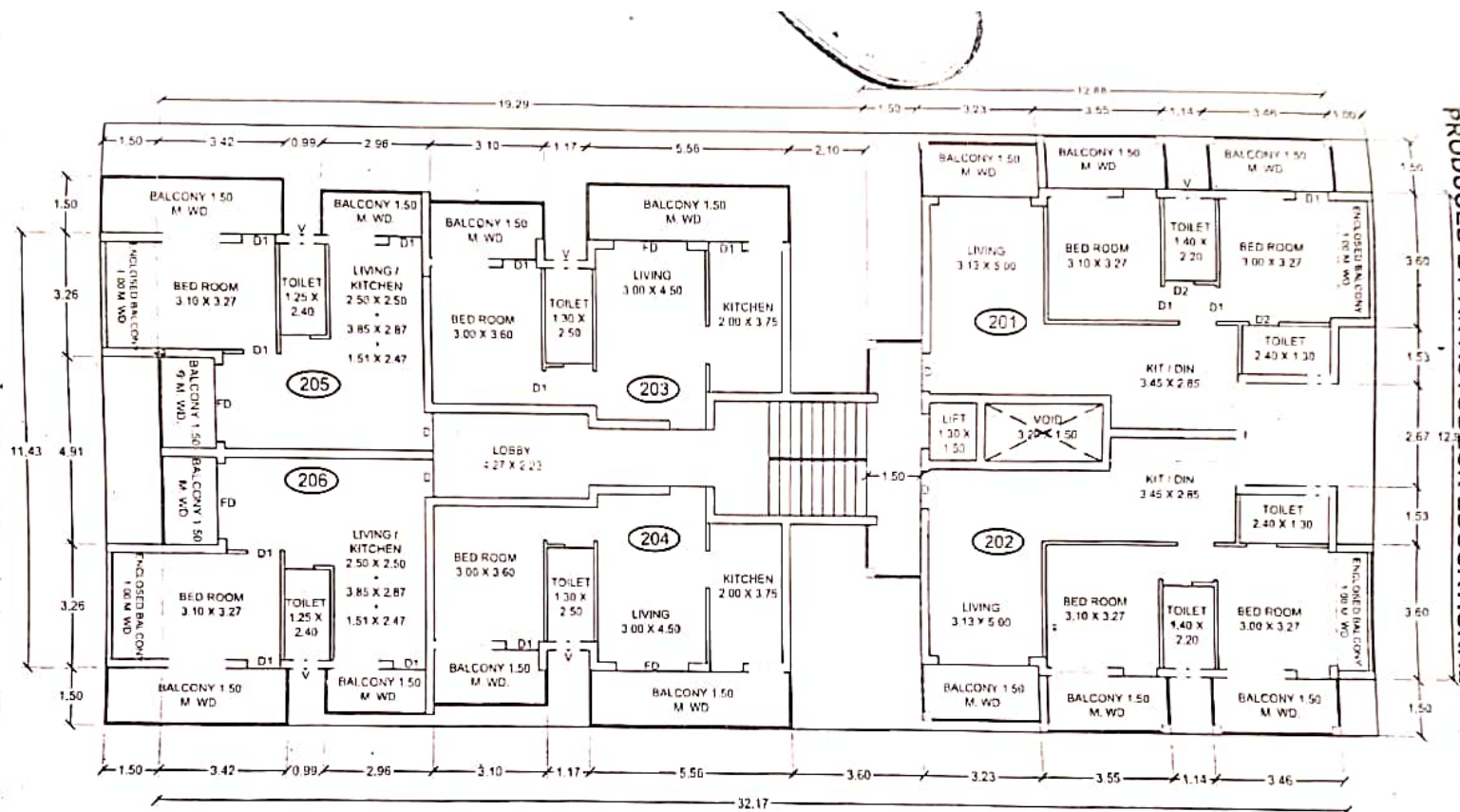
Sub Registrar
SUB-REGISTRAR
Sub Registrar
BICHOLIM

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

DOCUMENT DETAILS

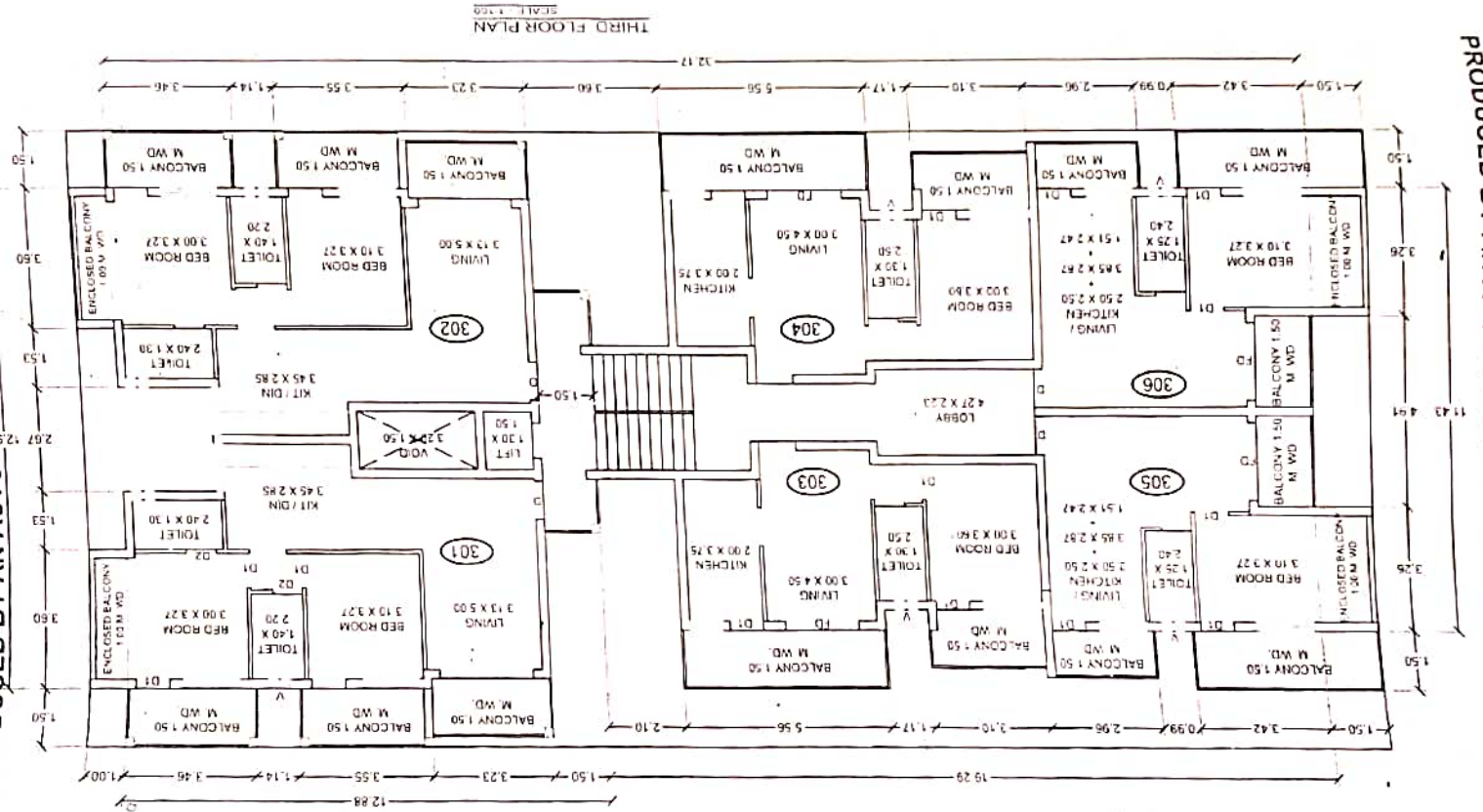
NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202300014103
DOCUMENT SERIAL NUMBER	:	2023-BCH-262
DATE OF PRESENTATION	:	10-Mar-2023
DOCUMENT REGISTRATION NUMBER	:	BCH-1-259-2023
DATE OF REGISTRATION	:	10-Mar-2023
NAME OF PRESENTER	:	Shirish Gangaram Shinde Authorised Representative Of M/s Heramba Developers LLP
REGISTRATION FEES PAID	:	₹630990/-
PROCESSING FEES PAID	:	₹1840/-
MUTATION FEES PAID	:	N.A./-





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Handwritten signatures and notes:
- A large signature, possibly "Shind", is written across the bottom left.
- The name "Srinivasan" is written in the bottom center.
- The name "Srinivas" is written in the bottom right.



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Handwritten signatures: *Shankar*, *Sachin*

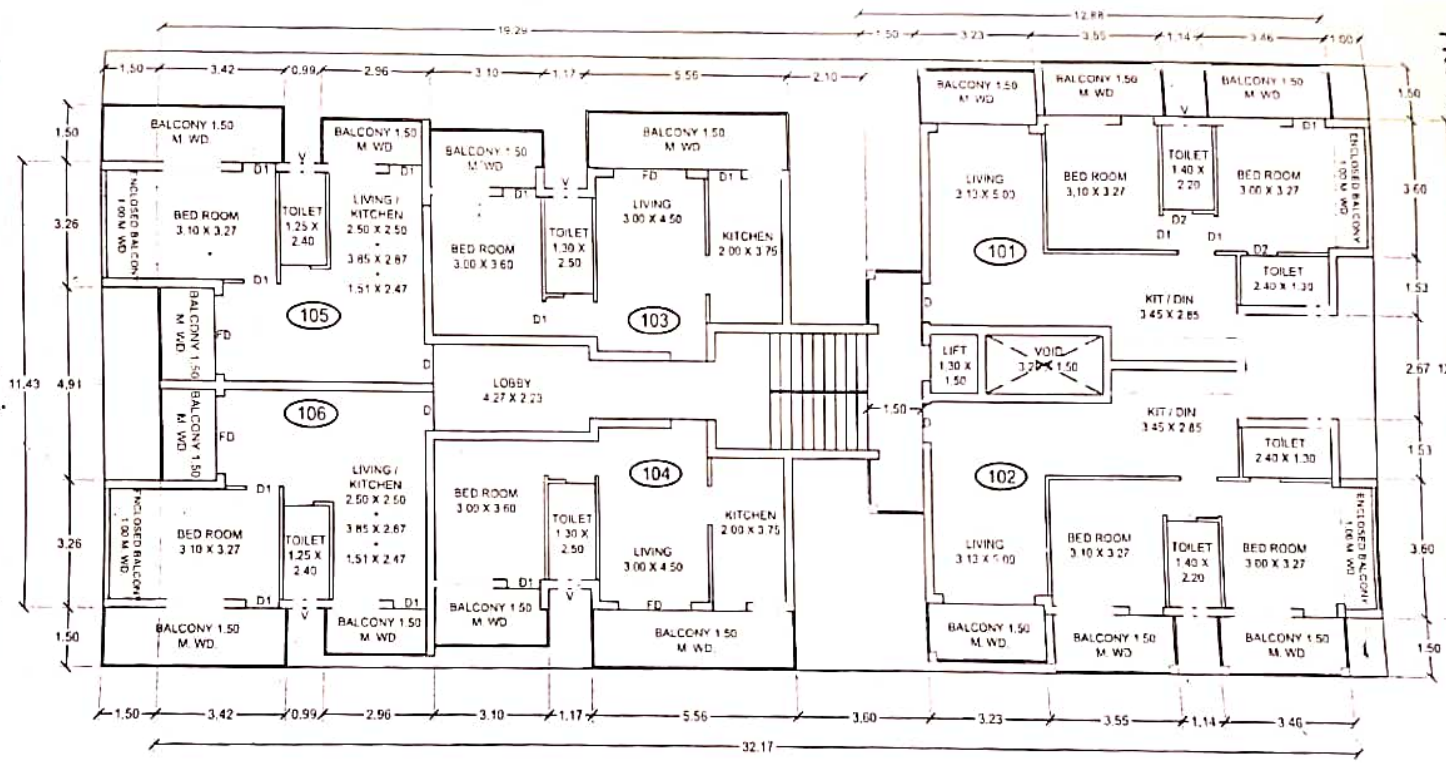
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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

My friend - Freund Sach

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