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RAHUL SATYENDRA KAMB
For Whom/ID Proof:
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For TJSB Sahakari Bank Ltd.
Multistate Scheduled Bank

dhruv
Authorised Signatory
Margao Branch



2024 - PON - 501

Tik Banneth Banneth

AGREEMENT FOR DEVELOPMENT
AND SALE

PON-1-483-2024

Shirodkar G. Raut

Banneth

Shirodkar Banneth

THIS AGREEMENT made and entered on this Fifteenth day of March in the year Two Thousand Twenty Four (15/03/2024) at Ponda, Goa, within the Registration Sub-District and Taluka Ponda, District of South Goa, State of Goa.

BETWEEN

(1) **MR JAYANT VIVEKANAND SHIRODKAR**, Son of late Vivekanand Shirodkar, aged 56 years, occupation business, married, Indian National, holding Permanent Account Card No. _____ and Aadhar No. _____, and his wife,

(2) **MRS SHOBHA JAYANT SHIRODKAR**, daughter of Harishchandra Pagi, aged 48 years, occupation housewife, Indian National, having permanent Account Card No. _____ and Aadhar No. _____, both R/o h.

No. 605, Thorlem Bhat, Dongri, Neura, North Goa, and hereinafter collectively referred to as the "**OWNERS**" (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators, and assigns) **OF THE ONE PART.**

AND

(3) **M/S. VALAN DEVELOPERS**, a Partnership firm (PAN No. _____) having office at H. No. 78, Pixem, Dongri, Vasco-da-Gama through its partners (a) **MR TITO XAVERIANO BARRETO**, S/o. Late Camilo Barreto, age 51 yrs, married, business, Indian National, Pan card No. _____, Aadhaar No. _____, R/o H, No, 78, Pixem, Dongri, Vasco-da-Gama, (b) **MR KEVIN BARRETO**, S/o. Late Camilo Barreto, age 49 yrs, married, businessman, Indian National, Pan card No. _____, Aadhaar No. _____, R/o H. No. 78, Pixem, Dongri, Vasco-da-Gama, (c) **MR**

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RAHUL SATYENDRA KAMBLI, S/o. Satyendra Kambli, age 41 yrs, married, businessman, Indian National holding Pan card No. _____, Aadhaar No _____, R/o H. No. 816/B-I, Gansabhat, Nr Adinath Jain Temple, Mugali, St. Jose de Areal, Macazana, Salcete South Goa, Pixem, Dongri, Vasco-da-Gama,, and hereinafter referred to as '**THE DEVELOPER**' (which expression shall, unless repugnant to the context or meaning thereof, include the said firm, partners heirs, executors, administrators, and assigns) OF THE SECOND PART

AND

(4) **MRS ANJU SHANKAR NAIK AMONKAR**, D/o Shankar Amonkar, age 48 years, married, professional, Indian National, holding Pan No. _____ and Aadhar No. _____

, and Her husband,

(5) **MR SHEKHAR TULSHIDAS GAONKAR**, S/o Tulshidas Gaonkar, age 46 years, married, service, Indian National, holding Pan No. _____ and Aadhar No _____

(6) **MISS TIRTHA JAYANT SHIRODKAR**, D/o Jayant Shirodkar, age 22 years, spinster, student, Indian National, holding not Pan card and Aadhar No. _____, all R/o H. No. 179, Near Santa Cruz Chapel Pedda, Margao, Salcete Goa and hereinafter referred to as '**CONFIRMING PARTY**' (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators, and assigns) OF THE THIRD PART

Confirming Party No. 5 and 6 are represented by Confirming Party No. 4 as their attorney duly constituted vide Power of Attorney dated 16/12/2023 and bearing Registration No. 825/23 dated 16/12/2023.

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WHEREAS there exists a landed property known as "SITALBHAT" situated at Borim, Ponda, within the Limits of Village Panchayat of Borim, taluka Ponda, District of South Goa, state of Goa, which property is registered in the Land Registration office under number 3114 of Book B 8 new and enrolled in the Matriz records under Number 1404 and surveyed under various survey Numbers being (i) Survey No. 375/2-A of village Borim, Taluka Ponda admeasuring 500 sq. mts, (ii) Survey No. 375/2-E of village Borim, taluka Ponda admeasuring 280 sq. mts and (iii) Survey No. 375/2-D of village Borim, taluka Ponda admeasuring 1575 sq. mts.

AND WHEREAS property bearing survey No. 375/2-A admeasuring 500 sq. mts was purchased by Late Vivekanand Shirodkar in terms of Deed of Sale dated 2/7/1973 and registered before Sub Registrar Ponda and bearing Registration No. 202 at page 44 of Book I volume XXIII dated 19/7/1973 and after his death in the Inventory proceedings were initiated before Civil Judge Junior Division at Ponda in Inventory proceedings No. 23/2016/C, wherein the same was allotted to Mr Jayant Shirodkar in terms of Consent Decree and Order dated 01/09/2018.

AND WHEREAS property bearing Survey No. 375/2-E of village Borim, taluka Ponda admeasuring 280 sq. mts and Survey No. 375/2-D of village Borim, taluka Ponda admeasuring 1575 sq. mts was purchased by Late Govinda Vithoba Borkar in terms of Deed of Sale dated 2/7/1973 and registered before Sub Registrar Ponda and bearing Registration No. 201 at page 392 of Book I Volume XXII dated 17/7/1973 and after his death Inventory proceedings were initiated before Civil Judge Senior Division at Ponda in Inventory proceedings No. 47/2011/A, wherein the same

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was allotted to Mr Jayant Shirodkar in terms of Judgement dated 21/09/2013.

AND WHEREAS Owner No. 1 herein thereafter got his name recorded in the survey records of the survey No. 375/2-E, 375/2-A and 375/2-D of village Borim, Taluka Ponda.

AND WHEREAS Owner No.1 had married to Confirming Party No.1 and out of their marriage they have a daughter Confirming Party No.3 who is in the company of her mother. That Owner No.1 and Confirming No.1 have got divorce and both have re married i.e. Owner No.1 has married to owner No.2 and Confirming Party No 1 has married to Confirming Party No.2 and hence Confirming Party herein although have no right or title on the said plot have consented the present agreement alongwith the Owners.

WHEREAS the Owners alongwith the Confirming Party have offered to the developer to develop the said Plot totally admeasuring 2355 sq.mts. and in lieu of the cost of development payable to the owners have offered to permit the developer to retain and/or sell certain premises and appropriate the proceeds thereof towards the cost of development of the said Plot.

AND WHEREAS, the OWNERS and CONFIRMING PARTY do hereby declare:-

- A) That the OWNERS and CONFIRMING PARTY title to the said Plot described in schedule I hereto is valid, legal, clear, marketable, unencumbered and subsisting.
- B) That the said Plot described in schedule I hereto is absolutely free from encumbrance, lien, charges and that

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there are no dues payable to the Government or any other authorities and/or any statutory bodie/s.

C) That there are no difficulties legal and otherwise for the sale, and is free from encumbrance the said Plot described in schedule I hereto any part thereof.

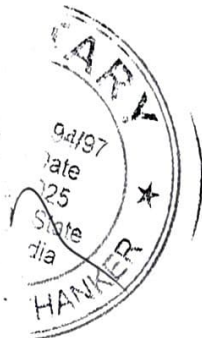
D) That no attachment or notice from the central or state Government or any local body or authority under any Panchayat or any other Act or any scheme or legislative enactment, government ordinance order or notifications including any notice/proceedings for acquisitions or requisitions has/had been received by or upon the OWNERS and CONFIRMING PARTY and that the said property described in schedule I hereto or any part thereof is not subject to any attachment or certificate or other recovery proceedings under the Income Tax Act or any statutory law or regulations.

E) That they shall execute a Power of attorney in favour of the Developer in terms of clause (4) contained hereunder.

F) That there is no litigation or any legal proceedings pending in any court/tribunal or any other legal impediment in respect of the said Plot described in schedule hereto or any part thereof and/or any structure existing thereon.

G) That except this agreement, the owners and confirming party have not entered into and shall not enter into any agreement pertaining to said property and/or effecting the title of the owners and confirming party to the said property described in schedule-II and III hereto or any part thereof.

H) That Owner and Confirming Party shall execute Power of attorney to do all the needful acts, deeds & things in respect of the said property as are mentioned in the said Power of attorney on behalf of the Owners and Confirming Party.



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I) The owners and confirming party however, do hereby permit the DEVELOPER to enter into the property and construct the flats and also enter into agreement for sale with the prospective DEVELOPER of the flats on signing of this agreement subject to payment of consideration in kind of Flats more particularly described in schedule written hereunder within a period of 36 months from the date of issuance of RERA Approval with 06 months of Grace period.

That the DEVELOPER shall be entitled to undertake construction of building on the said Plot by demolition of any structures standing thereon, cutting of any trees and/or by cutting, digging any land from the said property and enter into Agreement for Sale of the flats to any prospective DEVELOPER of the choice of the DEVELOPER without any reference to the owners and confirming party except the premises reserved for the owners as contained herein.

K) The OWNERS and CONFIRMING PARTY do hereby indemnify the DEVELOPER in respect of any claim of any parties over the said property, arising due to defect in title of the OWNERS.

AND WHEREAS the DEVELOPER considering the aforesaid representation made by the OWNERS and CONFIRMING PARTY and believing them to be true has agreed to develop the said property for the total price/consideration as set out in clauses (1) and (2) herein below.

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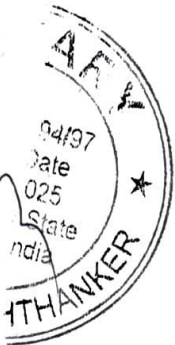
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NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

A) Consideration:

1. The OWNERS have agreed to Develop the said Plot for which have engaged the Developer and the DEVELOPER shall develop the said Plot described in schedule I.

2. i. Towards the said consideration, the DEVELOPER shall construct and allot to the OWNERS constructed (Super built up) premises in the form of 3 (Three) Residential Flats to the Owners (more particularly described in Schedule-II written hereunder) and Rs 70,00,000/- (Rupees Seventy Lakhs only) with proportionate undivided share in the land and which premises are more particularly described in schedule II and III, written hereunder and hereinafter referred to as the "OWNERS PREMISES" in the buildings proposed to be constructed on the said property.

ii. The Confirming Party hereby having interest in the said property have given their absolute consent for development of the said property and shall not claim any right/title/interest in the Owners Premises which the developer shall construct and allot to the Owners herein.

3. In further consideration of the present agreement, for the purpose of the development of the said property the Owners and Confirming Party shall execute in favour of the DEVELOPER, a Power of Attorney to undertake such work as are intended hereunder or as may be necessary and ancillary thereto and such power of attorney shall be co-existent with the Agreement. That the said Power of Attorney shall give all the powers to the Developer as stated in the said Power of Attorney.



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4. It is agreed between the parties that the trees and/or structures existing in the said property if required be felled/demolished by the DEVELOPER without any additional consideration. It is however agreed between the parties hereto that one structure existing in the property bearing survey No. 375/2-A shall be demolished upon obtaining of the construction License.

5. The OWNERS and CONFIRMING PARTY do hereby permit the DEVELOPER to enter into the property for construction of the project/flats and also enter into the agreement for sale in respect of flats pertaining to them, with an exception of the Owners premises.



B) RIGHTS AND LIABILITIES OF THE DEVELOPER:

1. Subject to the terms agreed herein, the OWNERS AND CONFIRMING PARTY hereby authorize and nominate the DEVELOPER to carry out the development of the said property by constructing thereon residential/commercial buildings comprising of residential premises, parking areas or any other type of premises as may be deemed expedient by the DEVELOPER, to be transferred on ownership basis or in such manner as DEVELOPER finds fit, proper and convenient.

2. The OWNERS AND CONFIRMING PARTY hereby authorize the DEVELOPER to do what is needed including the modification of building plans, obtaining approval of the same from the concerned authorities for constructing the said residential apartments, offices or any other type of premises, booking and effecting the sale of all the apartment/premises, with the exception of OWNERS premises reserved for the 'OWNERS described in Schedule-II

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and III herein below, receiving money from the prospective DEVELOPER of the respective premises.

3. The DEVELOPER shall be entitled and solely responsible for and carrying out the approved constructions with such additions and alterations as the DEVELOPER or any licensing authority may deem fit and necessary in order to develop the said property to its full permissible coverage and by consuming the full area as per the Floor Area Ratio (FAR).



4. The OWNERS AND CONFIRMING PARTY further agree to sign and execute all necessary papers, deeds, documents and plans that may be required by the DEVELOPER from time to time for carrying out the effective development of the said property and the building to be constructed thereon without in any way affecting the area and the location of the Flats, earmarked for the OWNERS and CONFIRMING PARTY HEREIN.



5. In consideration of the terms and conditions and stipulations herein contained and the undertaking given by the DEVELOPER, the OWNERS AND CONFIRMING PARTY do hereby permit the DEVELOPER to enter into the said property for executing and proceeding with the project of the DEVELOPER.

6. The DEVELOPER, its employees, representatives, contractors, Vehicles and workers shall at all times hereafter be free to enter upon in the said property described in Schedule-I hereto and carry on therein all such works like demarcating, surveying, measuring, excavating, erecting, constructing, demolition of old structure (upon obtaining of

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construction License) etc. or part thereof as maybe deemed fit by the DEVELOPER.

7. The DEVELOPER may enter into agreement for sale with anybody of the DEVELOPER'S choice for the sale of any structures/apartments to be constructed on the said property described in Schedule-I hereto except said OWNERS AND CONFIRMING PARTY premises reserved for the OWNERS AND CONFIRMING PARTY and described/listed in Schedule-II and III.

In all such agreements as may be deemed fit and proper by the DEVELOPER, the OWNERS and CONFIRMING PARTY shall be represented by the DEVELOPER as their attorney. However, the OWNERS and CONFIRMING PARTY shall not be responsible/liable in any manner whatsoever to any third parties/prospective PURCHASERS who may enter into agreements with the DEVELOPER by virtue of the POWER OF ATTORNEY and the DEVELOPER do hereby indemnify the OWNERS and CONFIRMING PARTY towards any claim of any such third parties/prospective PURCHASER arising out of any such agreement with them. However, in case of any claim arising due to defect in title of the OWNERS and CONFIRMING PARTY over said Plot the same shall be dealt with by the OWNERS and CONFIRMING PARTY.

8. The DEVELOPER shall be entitled to erect hoardings at the site or elsewhere outside the property of the OWNERS and advertise the scheme for calling the DEVELOPER from the public for purchase of any premises to be constructed in the said building/s in the said property, except the OWNER'S premises. All such hoardings, advertisement etc. shall be removed once the project is completed and sold out and in any case after issuance of Occupancy Certificate.

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9. The DEVELOPER shall be entitled to appoint any architect, engineers, consultants, contractor/s or any other person for the purpose of planning and construction on the said property.

10. All the plans, designs, layouts etc. that may be modified by the DEVELOPER shall be binding on the OWNERS and the OWNERS shall not be entitled to seek changes therein, except in respect of the OWNERS premises described in Schedule- II and III, however the OWNERS and CONFIRMING PARTY shall in no way be liable for any defects in planning, layout etc. and that the location and area of the OWNERS premises shall not be changed/reduced/altered.

11. The DEVELOPER is entitled to negotiate freely with the prospective PURCHASERS of the residential apartments/premises or other structure/premises and settle the terms and conditions for the sale and transfer of such premises and also to appropriate the price consideration for itself or/and the entire benefits of all the residential apartments with the exception of the OWNER'S premises, earmarked/allotted to the OWNERS. The responsibility of entering into the sale deeds with the customers of the flats pertaining to the PURCHASERS shall be entirely of the DEVELOPER and the OWNERS shall not be responsible for the same except that in the said sale deeds the OWNERS and CONFIRMING PARTY shall sign as necessary parties without any financial or tax liability.

12. The DEVELOPER shall undertake the construction of the OWNERS premises as per the approved plan and the specifications as contained in Schedule-II, AND III written hereunder.

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13. The DEVELOPER shall be entitled to seek renewals, revisions, alterations changes in the plans, permissions approvals on behalf of the OWNERS and CONFIRMING PARTY as their attorney by virtue of the power of attorney that is executed in favour of Proprietor of the DEVELOPER, without in any way reducing or changing the area or location of the OWNERS Premises.



14. The costs, expenses and taxes, in respect of Construction of OWNERS Flats, shall be the sole responsibility of the DEVELOPER. However, only income tax, house tax including the society Deposits and expenses towards the transfer of the OWNERS premises in respect of the Flats of the OWNERS shall be borne by the OWNERS after its handing over. All contractual obligations and money to be paid arising out of the same to any financier/proposed purchase of any premises shall be of the DEVELOPER.



ii) Any penalties, charges, duties, fines, taxes and other monies to be paid to any Statutory body or Authority in connection with the project of constructions to be started by the DEVELOPER in the said property, whether levied in the name of the OWNERS or in the name of DEVELOPER shall be of the DEVELOPER.

iii) All the liabilities and monies to be paid to the subcontractors, workers and employees of the DEVELOPER shall be paid by the DEVELOPER.

v) All the charges for Electrical installations, power supply, water supply, plumbing to the flats and occupancy certificate of the OWNERS shall be the responsibility of the DEVELOPER.

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15. The OWNERS AND CONFIRMING PARTY shall not be liable nor shall the said property be encumbered for any costs, expenses or any liabilities incurred by the DEVELOPER towards any party, nor shall the said property be liable for attachment in any suit or execution of decree or any other proceedings against the DEVELOPER. However, it is agreed that the prospective Purchaser of the premises agreeing to purchase any premises in the proposed building/s shall be entitled to mortgage /agree to mortgage the respective premises/FLATS along with proportionate right in the undivided share in the said property, to any bank or financial institution.



16. The DEVELOPER shall complete the construction of OWNERS premises agreed to be allotted to OWNERS and CONFIRMING PARTY within (36) Thirty Six months from the date of Issuance of approval of RERA with 06 months grace period. The issuance of occupancy certificate shall be the conclusive proof of such completion subject to providing regular water supply and electricity to each of such flats of the OWNERS. In case the Developer fails to complete and deliver the Owners Premises, than the Developer shall pay interest @ 18% p.a.



17. In case of any construction defect/s, plumbing or leakage in the flats allotted to the OWNERS found/observed within One year of its handing over to the OWNERS by the DEVELOPER, it shall be the responsibility of the DEVELOPER and the same shall be rectified by the DEVELOPER immediately within a fortnight of its written intimation by the OWNERS to the DEVELOPER at their above written address.

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18. In case after execution of this agreement of development and sale the built up area to be constructed is increased on account of any law and/or in case of increase of built up area due to increase of F.A.R. then such benefit shall accrue only to the Developer.

19. The DEVELOPER shall pay all the fees of the notarization of the agreement if notarized or the registration fees of the Agreement for sale and development before the Sub-Registrar Office as the case may be.



20. It is specifically agreed that in case the DEVELOPER desires to raise any loan by mortgaging the said land, excluding the OWNERS premises and the proportionate undivided share in the land, the responsibility for repayment of the loan together with the interest accrued thereon shall be entirely of the DEVELOPER.



C) RIGHTS AND LIABILITY OF THE OWNERS AND CONFIRMING PARTY

1. The OWNERS and CONFIRMING PARTY, have delivered to the DEVELOPER the documents of title and on demand by the DEVELOPER, shall deliver to the DEVELOPER any further documents/ affidavit/application as may be required by the DEVELOPER and/or its banker/s, in order to make the title perfect provided it is available.

2. In case of any defects are noted/detected pertaining to the title of the OWNERS AND CONFIRMING PARTY over the said property, the same shall be cleared by the OWNERS at their own cost and expenses and the time for performance of the DEVELOPER obligation hereunder shall stand proportionately extended.

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3. The OWNERS state that they have already paid all the municipal/panchayat taxes, land revenues, water charges and electricity charges etc. payable to the concerned departments and that there are no dues payable to any of the aforesaid authorities. The DEVELOPER shall pay any water supply bill, electricity bill for the water and power extended to the property in Schedule-I and all the outgoings, from the date of the OWNERS signing this agreement with the DEVELOPER.



4. The OWNERS AND CONFIRMING PARTY have not entered into any agreement with or in favour of any person/s and have not executed with or in favour of any person/s any deed of sale or Agreement in respect of the said property described in Schedule-I hereto or part thereof and the OWNERS shall not execute with or in favour of any person/s any Sale deed or agreement in respect of the said property described in Schedule-I hereto during subsistence of this agreement.



5. It is clearly understood between the parties that the DEVELOPER are developing the said property and construct building thereon for its own use and/or sell such premises in such buildings to the prospective buyers procured by the DEVELOPER if found expedient by the DEVELOPER without any reference to the OWNERS AND CONFIRMING PARTY, except the OWNERS premises.

6. On fulfillment of the terms and conditions of this agreement of development and sale, the OWNERS AND CONFIRMING PARTY agree to transfer and convey all their rights, share and title in the said property to the DEVELOPER and/or its nominee or nominees with the

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exception of the rights, share and title therein proportionate to the OWNER'S premises agreed to be allotted to the OWNERS and fully described in the Schedule- II and III hereto. However in case a housing society/legal entity is formed by the occupants of the building/s then in such case the OWNERS and CONFIRMING PARTY/ their successors/ transferee/s shall join as members of said society and the deed of sale/conveyance pertaining to the entire said property shall be executed in favour of such entity if so required. The OWNERS and CONFIRMING PARTY Shall borne Charges towards the Stamp Duty and Registration fees for transfer of the Flat agreed to be allotted to them.



7. That the OWNERS shall execute Deed Of Sale/Agreement for Sale in respect of all their rights in the said property described in schedule I hereto or more than one sale deed for the part of their rights if so desired by the DEVELOPER, only after the Flats earmarked to the OWNERS are handed over to the OWNERS by the DEVELOPER complete in all respects including regular water supply, electricity and occupancy certificate. The sale deed/s as above shall, if so desired by the DEVELOPER, be executed in favour of any nominee/s including individual, co-operative society/company trust/legal entity specifically indicated by the DEVELOPER. All costs, expenses, charges, stamp duty, registration fees etc. in respect of such sale deed/s shall be borne by the prospective Purchaser of the Flats/its nominee/s.



8. All the rights, privileges pertaining to permissions, licences, approvals, obtained by the OWNERS AND CONFIRMING PARTY pertaining to said property from any authority, Department, Body council shall stand assigned in favour of the DEVELOPER.

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Asankar *Bansal* *Shirodkar*

9. The OWNERS and CONFIRMING PARTY do hereby authorize the DEVELOPER to execute any agreements for sale of any of the premises in the buildings proposed to be constructed on said property without joining the OWNERS AND CONFIRMING PARTY as parties to such agreements save and except the OWNERS premises referred hereinabove and described in Schedule- II AND III written hereunder and the flats of the OWNERS.



10. The OWNERS and CONFIRMING PARTY shall execute any further agreement confirming, correcting and/or modifying this agreement of development and sale to impart its true effect as may be desired by the DEVELOPER as also further Power of Attorney mutually to be agreed, granting further powers if required to perform this agreement in its true intent. However, this shall be done only after handing over flats of the OWNERS.

D. NAME OF THE BUILDING COMPLEX

The building complex shall be named as "**GOVIND HARMONY**".

E. Either parties to this agreement of development and sale shall be entitled to specific performance of this agreement.

F. The period for completion of the full project is (36) months, with effect from the date of RERA Approval. However, in case of difficulties beyond the control of the DEVELOPER like non-availability of the construction materials such as cement, steel etc. an extension of Six months time is envisaged/permissible for completion of the

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Notwithstanding anything contained in Clause F above, the Owners have the discretion to permit such further extension after the grace period of 06 months.

G. All disputes, differences and questions whatsoever which shall arise during the continuance of this Agreement hereto or touching these presents or the construction or application thereof or as to any act, deed or omission of any of the parties hereto in any way relating to these presents or in implementation thereof shall be referred to a sole Arbitrator in case the parties to the dispute agree upon or otherwise two arbitrators and to an umpire to be appointed by such arbitrators before entering upon the reference and such arbitration shall be held in accordance with the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The Arbitration proceedings shall be held in GOA.



SCHEDULE-I

ALL THAT PLOT being (i) **Survey No. 375/2-A** of village Borim, Taluka Ponda admeasuring 500 sq. mts, bounded by: on east by Property bearing survey no 375/3 and 375/3A, on west by Property bearing survey no 375/2 of Village Borim, on South by Property bearing survey no 375/2 of Village Borim and on North by Property bearing survey no 375/2 of Village Borim (ii) **Survey No. 375/2-E** of village Borim, taluka Ponda admeasuring 280 sq. mts, bounded by: on east by Property bearing survey no 375/3A of Village Borim, on west by Property bearing survey no 375/2 of Village Borim, on South by Property bearing survey no 375/2A of Village Borim and on North by Property bearing survey no 375/2 of Village Borim and (iii) **Survey No. 375/2-D** of village Borim, taluka Ponda

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admeasuring 1575 sq. mts, bounded by: on east by Property bearing survey no 375/3A, Survey no 375/3 Part and Survey no 376 of Village Borim, on west by Property bearing survey no 375/2 of Village Borim, on South by Property bearing survey no 375/2 of Village Borim and on North by Property bearing survey no 375/1 of Village Borim forming part of the larger property known as "SITALBHAT" situated at Borim, Ponda, within the Limits of Village Panchayat of Borim, taluka Ponda, District of South Goa, state of Goa, which property is registered in the Land Registration office under number 3114 of Book B 8 new and enrolled in the Matríz records under Number 1404 and which Plot are bounded as under:



SCHEDULE-II

A. ALL THAT FLATS TO BE ALLOTTED TO OWNERS being

- a. Flat No. A 103 admeasuring 65.02 sq. mts on the First floor in Block 'A' alongwith one reserved Parking
- b. Flat No. A 104 admeasuring 65.02 sq. mts on the First Floor in Block 'A' alongwith one reserved Parking
- c. Flat No. B 202 admeasuring 65.02 sq. mts on the Second Floor in Block 'B' alongwith one reserved Parking

B. i. Rs. 70,00,000/- (Rupees seventy Lakhs only) on the date of Execution of Agreement,

SCHEDULE-III

SPECIFICATIONS OF ALL THE FLATS

- I. **STRUCTURE:** RCC framed structure.
- II. **INTERNAL WALLS:** Shall be of blocks/bricks.
- III. **EXTERNAL WALLS:** Shall be of Cement Blocks/Leterite Stone.

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IV. **PLASTER:** External plaster will be double coat and sand faced plaster. The internal plaster will be single coat cement plaster with neeru finish.

V. **ELECTRIFICATION:**

- Living Room: 2 Wall lights points, 1 Fan Point, 2 Plug point.
- Typical for all units
- Bedroom: 2 light points, 1 fan point, Two 5 amp plug point.
- Typical for all unit
- Kitchen : 2 wall light points, 1 fan point, Two 15 AMP plug point.
- Typical for all units
- Bathroom/Toilet: 1 wall light point, 1 wall light (over wash basin), 1 geyser plug point 15 AMP, 2 plug point 6 amp
- Typical for all units
- Terrace, balcony and corridor will be provided with 1 light point.
- Bell switch with bell will be provided in all units.
- Staircases will have two light points one at midlanding and one at floor landing each.
- All wiring shall be concealed and of copper manufactured by Policab or equivalent brand.
- Switches will be Modular of Ancor or equivalent.

VI. **FLOORING:** Flooring will be Vitrified Tiles in all rooms; Bath-rooms will have ceramics tiles on the floor and till 1.5mtrs. Height on the all walls. Colour of the bathroom tiles shall be the choice of the developer.

VII. **DOORS:** Main entrance door will be of both side laminated flush door shutter with sal wood frame. Bedroom doors will have Salwood Frames and shutter will of flush panel's doors. Main door will have good quality night latch; Bedroom door will have good quality aldrop outside and

(Handwritten signatures and stamps)

REGISTRAR OF COMPANIES
PUNJAB

(Signature: Ashok)
(Signature: R. K. Singh)
(Signature: R. K. Singh)
(Signature: R. K. Singh)

latch inside. The doors will be fixed with necessary M. S. Hinges and will have in general aluminum fittings such as tower bolts one, one handle, one latch etc.

VIII. **WINDOWS:** All windows will be of powder coated aluminum sliding type with karata type glass.

IX. **KITCHEN:** The kitchen will have a cooking platform with Granite slab with steel sink. A dado of two rows of glazed tiles shall be provided for the wall in front of the kitchen platform approximately around 60cm.

X. **PLUMBING AND SANITARY INSTALLATION :**

Bathroom shall consist of EWC, One Wash basin, shower, bib cock. All bathrooms shall have concealed plumbing. A septic tank of adequate size will be provided if there does not exist Government sewage line. The plumbing and sanitary installation will be in accordance with P.W. D. specifications.

XI. **WATER TANK:** A common plastic storage water tank will be provided at common terrace slab.

XII. **LIFT:** Lift will be provided to the buildings

NOTE:- For all Electronic/Electrical/Mechanical equipment the warranty as provided by the original manufacturer shall be applicable for the Owners to avail directly.

For the purpose of Stamp Duty and Registration fees Agreement is valued at Rs. 1,19,00,000/- (Rupees One Crore Nineteen lakhs only) and accordingly Stamp duty @ 2.9% of Rs. 3,45,100/- and Registration fees of Rs. 3,57,000/- is paid herewith.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day and the year first herein above mentioned.

Asaul *G.* *Bans*
Bans *Shirodekar* *Shirodekar*

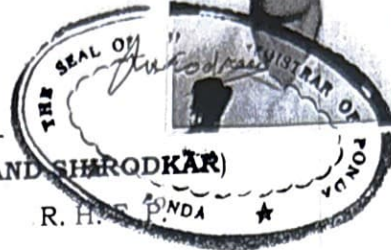


Signed, Sealed and Delivered
by the within named 'OWNERS'

1. *A. Vivekanand*

(MR JAYANT VIVEKANAND SHIRODKAR)

L. H. F. P



Shirodkar

S.

Bant

Bant

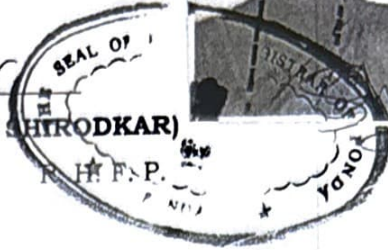
A. Vivekanand

Shirodkar

2. Shirodkar

(MRS SHOBHA JAYANT SHIRODKAR)

L. H. F. P



Shirodkar



Shirodkar

S.

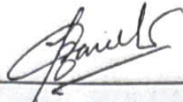
Shant

Shant

Shirodkar

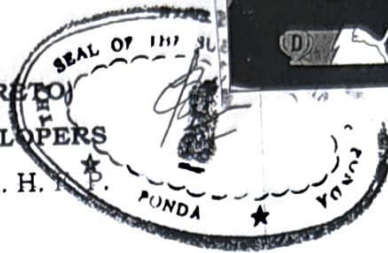
Shankar

Signed, sealed and delivered
By the within named 'DEVELOPER'

3. 

(MR TITO VAVERIANO BARRETO)
Partner of M/S VALAN DEVELOPERS
L. H. F. P

R. H. P.



Shirodkar

Barreto

R. H. P.

Shirodkar

R. H. P.

Barreto

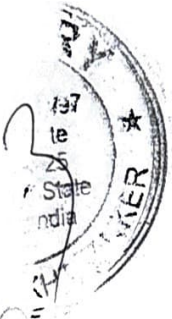
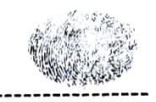
4. *Raut*

(MR KEVIN BARRETO)

Partner of M/S VALAN DEVELOPERS

L. H. F. P

R. H. F. P.



Shirodkar

Qm

Raut

Barreto

Shirodkar

Barreto

5. 

(MR RAHUL SATYENDRA KAMBLE)
Partner of M/S VALAN DEVELOPERS
L. H. F. P.









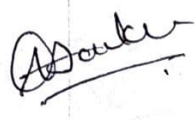




Shirodkar

Shirodkar

Signed, Sealed and Delivered

by the within named 'CONFIRMING PARTY'



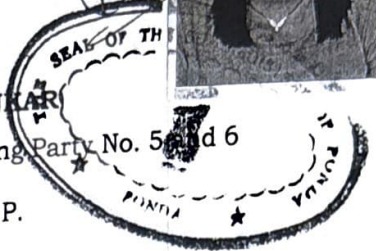
6. Anju

(MRS ANJU SHANKAR NAIK AMONKAR)

For Self and as Attorney of Confirming Party No. 5 and 6

L. H. F. P

R. H. F. P.



In presence of:

1. Adv. Vaibhav V. Naik H/o Ponda Gera
2. Lokeshi Bhat / R/o. Ponda Gera

Signature of Adv. Vaibhav V. Naik

Signature of Lokeshi Bhat

Signature of Anju

Signature of Anju

Signature of Anju



2024-PON-501

GOVERNMENT OF GOA

Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
PONDA - GOA

Token No:CPON-220-8280

Plan Showing plots situated at

Village : BORIM

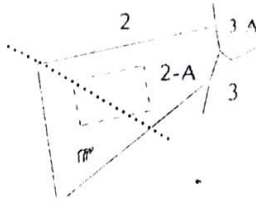
Taluka : PONDA

Survey No./Subdivision No. : 375/ 2-A

Scale : 1 : 1000



SURVEY No. 375



29/10/20
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.



Generated By : DISHA BANDEKAR (D'Man Gr.II)
On : 29-10-2020

Compared By: DIGVITA KERKAR(H.S.)



2024-PON-501

6

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

Tokan No.CPON 220 -



Plan Showing plots situated at
Village : BORIM
Taluka : PONDA
Survey No./Subdivision No. : 375/2-D
Scale : 1:1000

(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.



S. No.376

SURVEY No.375

2-D

3(part)

3-A



Generated By : RUCHITA MADKAIKAR(D'Man Gr II)
On : 01-12-2020

Compared By: DIGVITA KERKAR(H.S)



2024-PON-501

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

Tokan No.CPON 220 -8280

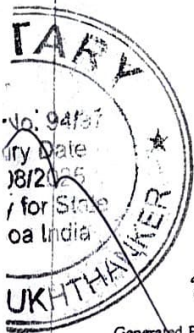


Plan Showing plots situated at
Village : BORIM
Taluka : PONDA
Survey No./Subdivision No. : 375/ 2-E
Scale :1:1000

4/12/20
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.



SURVEY No.375 2-E
2-A 3-A



Generated By : RUCHITA MADKAIKAR(D'Man Gr.II)
On : 01-12-2020

Compared By: DIGVITA KERKAR(H.S)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 01-Apr-2024 01:24:21 pm

Document Serial Number :- 2024-PON-501

Presented at 01:00:19 pm on 01-Apr-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	345100
2	Registration Fee	357000
3	Processing Fee	2020
Total		704120

Stamp Duty Paid : 345100/-

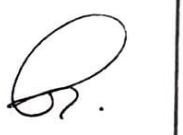
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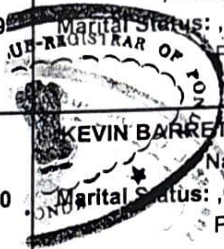
Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	TITO XAVERIANO BARRETO Partner Of Ms Valan Developers Father Name: Camilo Barreto, Age: 51, Marital Status: , Gender: Male, Occupation: Business, Address1 - H no 78 Pixem Dongri Vasco Da Gama, Address2 - , PAN No.:			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Jayant Vivekanand Shirodkar , Father Name: Vivekanand Shirodkar, Age: 56, Marital Status: Married , Gender: Male, Occupation: Business, H NO 605 Thorlem Bhat Dongri Neura North Goa, PAN No.:			
2	Jayant Vivekanand Shirodkar , Father Name: Vivekanand Shirodkar, Age: 56, Marital Status: Married , Gender: Male, Occupation: Business, H NO 605 Thorlem Bhat Dongri Neura North Goa, PAN No.:			
3	Jayant Vivekanand Shirodkar , Father Name: Vivekanand Shirodkar, Age: 56, Marital Status: Married , Gender: Male, Occupation: Business, H NO 605 Thorlem Bhat Dongri Neura North Goa, PAN No.:			
4	Shobha Jayant Shirodkar , Father Name: Harishchandra Pagi, Age: 48, Marital Status: Married , Gender: Female, Occupation: Housewife, H NO 605 Thorlem Bhat Dongri Neura North Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
5	Shobha Jayant Shirodkar , Father Name:Harishchandra Pagl, Age: 48, Marital Status: Married ,Gender:Female,Occupation: Housewife, H NO 605 Thorlem Bhat Dongri Neura NOrth Goa, PAN No.:			
6	Shobha Jayant Shirodkar , Father Name:Harishchandra Pagl, Age: 48, Marital Status: Married ,Gender:Female,Occupation: Housewife, H NO 605 Thorlem Bhat Dongri Neura NOrth Goa, PAN No.:			
7	TITO XAVERIANO BARRETO Partner Of Ms Valan Developers , Father Name:Camilo Barreto, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, H no 78 Pixem Dongri Vasco Da Gama, PAN No.:			
8	TITO XAVERIANO BARRETO Partner Of Ms Valan Developers , Father Name:Camilo Barreto, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, H no 78 Pixem Dongri Vasco Da Gama, PAN No.:			
9	TITO XAVERIANO BARRETO Partner Of Ms Valan Developers , Father Name:Camilo Barreto, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, H no 78 Pixem Dongri Vasco Da Gama, PAN No.:			
10	KEVIN BARRETO Partner Of Ms Valan Developers , Father Name:Camilo Barreto, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, H no 78 Pixem Dongri Vasco Da Gama, PAN No.:			
11	KEVIN BARRETO Partner Of Ms Valan Developers , Father Name:Camilo Barreto, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, H no 78 Pixem Dongri Vasco Da Gama, PAN No.:			
12	KEVIN BARRETO Partner Of Ms Valan Developers , Father Name:Camilo Barreto, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, H no 78 Pixem Dongri Vasco Da Gama, PAN No.:			
13	RAHUL SATYENDRA KAMBLI Partner Of Ms Valan Developers , Father Name:Satyendra Kambli, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, H No 816- B1 Gansabhat Nr Adinath Jain Temple Mugali St Jose De Areal Salcete South GOa, PAN No.:			
14	RAHUL SATYENDRA KAMBLI Partner Of Ms Valan Developers , Father Name:Satyendra Kambli, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, H No 816- B1 Gansabhat Nr Adinath Jain Temple Mugali St Jose De Areal Salcete South GOa, PAN No.:			



4/1/24
Date
2025
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Sr.NO	Party Name and Address	Photo	Thumb	Signature
15	RAHUL SATYENDRA KAMBLI Partner Of Ms Valan Developers Father Name:Satyendra Kambli, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, H No 816- B1 Gansabhat Nr Adinath Jain Temple Mugali St Jose De Areal Salcete South GOa, PAN No.:)			
16	Anju Shankar Naik Amonkar , Father Name:Shankar Amonkar, Age: 48, Marital Status: Married ,Gender:Female,Occupation: Advocate, H No 179 Near St Cruz Chapel Pedda Margao Salcete Goa, PAN No.:			
17	Anju Shankar Naik Amonkar , Father Name:Shankar Amonkar, Age: 48, Marital Status: Married ,Gender:Female,Occupation: Advocate, H No 179 Near St Cruz Chapel Pedda Margao Salcete Goa, PAN No.:			
18	Anju Shankar Naik Amonkar , Father Name:Shankar Amonkar, Age: 48, Marital Status: Married ,Gender:Female,Occupation: Advocate, H No 179 Near St Cruz Chapel Pedda Margao Salcete Goa, PAN No.:			
19	Anju Shankar Naik Amonkar POA Holder Of All Confirming Parties , Father Name:Shankar Amonkar, Age: 48, Marital Status: ,Gender:Female,Occupation: Advocate, H No 179 Near St Cruz Chapel Pedda Margao Salcete Goa, PAN No.: Q , as Power Of Attorney Holder for Tirtha Jayant Shirodkar			
20	Anju Shankar Naik Amonkar , Father Name:Shankar Amonkar, Age: 48, Marital Status: ,Gender:Female,Occupation: Advocate, H No 179 Near St Cruz Chapel Pedda Margao Salcete Goa, PAN No.: as Power Of Attorney Holder for Tirtha Jayant Shirodkar			
21	Anju Shankar Naik Amonkar , Father Name:Shankar Amonkar, Age: 48, Marital Status: ,Gender:Female,Occupation: Advocate, H No 179 Near St Cruz Chapel Pedda Margao Salcete Goa, PAN No.: as Power Of Attorney Holder for Tirtha Jayant Shirodkar			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Vaibhav V Naik, Age: 32, DOB: , Mobile: Email: , Occupation: Advocate , Marital status : Married , Address: 403401, Kadsal Khandepar, Kadsal Khandepar, Ponda, Ponda, South Goa, Goa			
2	Name: Lolakshi Bhat, Age: 38, DOB: , Mobile: Email: , Occupation: Service , Marital status : Married , Address: 403401, Gauthan Queula Ponda Goa, Gauthan Queula Ponda Goa, Queula, Ponda, South Goa, Goa			

Sub Registrar
SUB - REGISTRAR
PONDA

Document Serial No:-2024-PON-501

Book :- 1 Document
Registration Number :- **PON-1-483-2024**
Date : 01-Apr-2024

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

SUB - REGISTRAR
PONDA

Certified to be true copy of the original
Sr. No. 117/2024
Date:- 15/04/2024
Reg. No. 94/97

ADV. B. V. SUKHTHANKER
NOTARY FOR ENTIRE STATE OF GOA

Adv. B. V. SUKHTHANKER
NOTARY STATE OF GOA
Central Mansion, Flat S-1,
PONDA - GOA 403401
Ph. 2312266, Mob. 9422057356

