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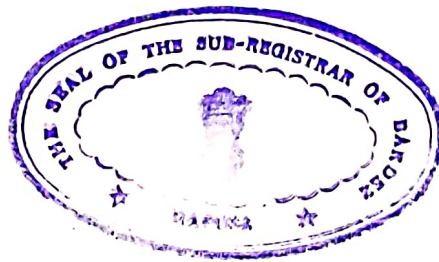
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[Signature]
Authorised Signatory

Name of Purchaser CLARAMOUNT REALTY



2022-BR2-4339
28-9-2022

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT is executed and entered at Mapusa, within the Taluka and Registration Sub-District of Bardez, District of North Goa in the State of Goa, on this 27th day of September, Two Thousand and Twenty Two; (27/09/2022);

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[Signature]

[Signature]
PARTNERS

[Signature]

BETWEEN

1) **MR. SAMIR KASHIRAM TORASKAR**, Son of late Mr. Kashiram Toraskar, aged 47 years, Married, business, having PAN Card No. [REDACTED], and his Wife;

2) **Mrs.PRAJACTA SHIRODKAR**, W/o.Mr.Samir K. Toraskar, aged 39 years, Married, Service, having PAN Card No. [REDACTED], both Indian National, both resident of Flat no.3, Satyabhama Apartment, Opposite State Bank of India, Kadamba Depot road, Alto Porvorim, Bardez, Goa hereinafter called as the **VENDORS** (which term and expression shall unless repugnant to the context or meaning thereof, shall include his successors, heirs, nominees, assigns, executors, administrators and/ or representatives or any other person or persons lawfully, equitably or otherwise claiming through him) of the **FIRST PART**.

AND

M/s. CLARAMOUNT REALTY, a partnership Firm registered under the Indian Partnership Act, under registration No.296/2017, Dated:27/12/2017 and having Pan card no. [REDACTED] and having registered address at Flat no.A-2, Second floor, Rio House, Morod, Mapusa, Bardez, Goa, represented herein by its Partners,

(a) **MR. ASHOK RAMESH NAIK** Son of late Mr.Ramesh V. Naik, aged 42 years, married, business, having PAN Card No. [REDACTED], Indian National, resident of House no.493/4A, Tarchi Bhatt, Siolim, Bardez, Goa, (b) **MR. ALLAN ALEX FERNANDES**, Son of late Mr. Victor Fernandes, aged 41 years, Married, business, having PAN Card No. [REDACTED], Indian National, resident of House no.677, Pintos Vaddo, Candolim, Bardez, Goa and (c) **MR. SAMIR KASHIRAM TORASKAR**, Son of late Mr. Kashiram Toraskar, aged 47 years, Married, business, having PAN Card No. [REDACTED] Indian National, resident of Flat no.3, Satyabhama Apartment, Opposite

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PARTNERS

Messrs

ASHOK RAMESH NAIK
ALLAN ALEX FERNANDES
SAMIR KASHIRAM TORASKAR

ASHOK RAMESH NAIK
ALLAN ALEX FERNANDES
SAMIR KASHIRAM TORASKAR

State Bank of India, Kadamba Depot road, Alto Porvorim, Bardez, Goa, hereinafter called as the **PURCHASERS/DEVELOPERS** (which term and expression shall unless repugnant to the context or meaning thereof, shall include their successors, heirs, nominees, assigns, executors, administrators and/ or representatives or any other person or persons lawfully, equitably or otherwise claiming through them) of the **SECOND PART**.

AND WHEREAS All that immovable property surveyed under Survey No. 171 Sub Division No. 54 known as "Tariche Bhat", admeasuring an area of 950 square meters situated in the ward Tariche Bhat, within the limits of village Panchayat Siolim, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under no. 9058 at folio 6 reverse of Book no.B-24 New but not enrolled in the Taluka Land Registration Office of village Siolim and bears old cadastral survey no.686 which Property hereinafter called THE SAID PROPERTY NO.I and more particularly described in the Schedule-I and I and XIV form and Survey Plan is annexed to the present Deed.

AND WHEREAS Said Property no.1 originally belonged to Late Mrs. Mateilda Monteiro e Costa also known as Metildes Especiosa Menteiro whose name is inscribed in the inscription certificate no. 29430 at folio 110 reverse of Book G-34 which is reflected in the documents at serial no.1 Old extract of registration of the property bearing cadastral survey no.686 and at serial no.3 Registo do Agrimensor of old cadastral survey no.686.

AND WHEREAS Said Late Mrs. Mateilda Monteiro e Costa also known as Metildes Especiosa Menteiro married to Mr. Agostinho Joaquim Piedade Hortencio da Costa and said Mrs. Mateilda Monteiro e Costa also known as Metildes Especiosa Menteiro and her husband Mr. Agostinho Joaquim Piedade Hortencio da Costa became owners of the said property no.1.

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AND WHEREAS Said Late Mrs. Mateilda Monteiro e Costa also known as Metildes Especiosa Menteiro and her husband Mr. Agostinho Joaquim Piedade Hortencio da Costa expired leaving i. Miss Lilia Maria Da Costa alias Lily Maria Da Costa expired as spinster on 01/5/1984, ii, Mr. Joao Minguel Antonio Francisco Guia da Costa and his wife Celina Flora da Costa, Former Mr. Joao Minguel Antonio Francisco Guia da Costa expired on 27/4/1992 leaving behind his children Mrs. Deborah Lobo and her husband Mr. Victoar Lobo, Mr. Eerton Hortencio Da Costa and his wife Loretta Mary Da Costa, Miss. Glynis Marie Da Costa D'souza and Miss. Breminda Luiza Da Costa and iii. Mr. Emiliano Ludvico Da Costa and his wife Mrs. Francesca Da Costa, said above details are reflected in the Conveyance dated 13/11/1995 registered before the sub registrar of Bardez under no.1199 Book no.I Volume no.397 dated 30/7/1996.

AND WHEREAS In the Form III with respect of Property no.I bearing Survey No. 171 Sub Division No. 54 of Village Siolim, Bardez, Goa issued by the Talathi of Siolim, Bardez, Goa on 26/5/2021, the name of Lily Maria Da Costa is recorded as occupant of the said Property no.I as well as the name of Lily Maria Da Costa is recorded in the Occupant column of the Manual Form No. I & XIV in respect of the Said Property no.I bearing Survey No. 171 Sub Division No. 54 of Village Siolim, Bardez, Goa.

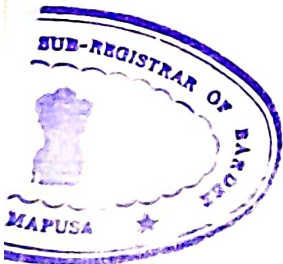
AND WHEREAS Said Mrs. Celina Flora da Costa widow of Mr. Joao Minguel Antonio Francisco Guia da Costa along with her children Mrs. Deborah Lobo and her husband Mr. Victoar Lobo, Mr. Eerton Hortencio Da Costa and his wife Loretta Mary Da Costa, Miss. Glynis Marie Da Costa D'souza and Miss. Breminda Luiza Da Costa and Mr. Emiliano Ludvico Da Costa and his wife Mrs. Francesca Da Costa, sold the said Property no.I by Conveyance dated 13/11/1995 registered before the sub registrar of Bardez under no.1199 Book no.I Volume no.397 dated 30/7/1996 to Mr. Sabino Domingos Francisco Lobo and his wife Mrs. Ana Maria Lobo. And accordingly the said Mr. Sabina Domingos Francisco Lobo and his wife Mrs. Ana Maria Lobo became owners of the said Property no. I and their name mutated in the I and XIV form of the said Property no. I.

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AND WHEREAS Said Mr. Sabino Domingos Francisco Lobo and his wife Mrs. Ana Maria Lobo became exclusive owners in possession of the said Property no. I by virtue of Conveyance dated 13/11/1995 registered before the sub registrar of Bardez under no.1199 Book no. I Volume no.397 dated 30/7/1996.

AND WHEREAS As per Zoning Certificate Ref No. TPBZ/ZON/4893/SIO/TCP/18/3787 dated 11.09.2018 issued by the Town & Country Planning Department as per regional plan for Goa 2021 said Property no. I falls under Settlement Zone.

AND WHEREAS said Mr. Sabino Domingos Francisco Lobo and his wife Mrs. Ana Maria Lobo being vendors sold the said Property no. I to **PURCHASERS/DEVELOPERS** by Deed of Sale, Dated: 26/10/2021 bearing registration no. BRZ-1-3982-2021, Dated: 29/10/2021 and by virtue of the said Deed of Sale, Dated: 26/10/2021 **PURCHASERS/DEVELOPERS** became owner of the said property no. I.



AND WHEREAS there exists another immovable property surveyed under Survey No. 171 Sub Division No. 53 known as 'TARCHY BATTY GRANDE' also known as 'TARICHEM BHAT' OR 'TARCHIBATA GRANDE' admeasuring 350 square metres, situated in the ward Tariche Bhat, within the limits of village Panchayat Siolim, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No. 5383 at pages 283 of Book B-14(N) and inscribed under No.3131 at page 116 of Book G-5, enrolled in the Taluka Revenue Office under No.663 of 3rd circumscription of Bardez which hereinafter called THE SAID PROPERTY NO. II and more particularly described in the Schedule-II and I and XIV form and survey plan is annexed to the present deed.

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AND WHEREAS Said Property no. II Originally belonged to Mrs. Ismenia Margarida Lopes Fernades who sold the said Property no. II to Mrs. Maria Josefina Martires by Public deed dated 4/4/1893 drawn up at folio 38 of Book no.4 and by virtue of the said Public deed dated 4/4/1893 Mrs. Maria Josefina Martires became owner of the said Property no. II along with her husband Caetano Bernardo da Costa. He name of Mrs. Maria Josefina Martires is recorded in the Inscription certificate no. 3131 drawn up at page 116 of Book G-5 of Land registration records of Bardez and the said Property is described in the description certificate no.5383 drawn up at page 283 of Book B-14(New) of Land registration records of Bardez.

AND WHEREAS Said Mrs. Maria Josefina Martires and her husband Caetano Bernardo da Costa had two children Mrs. Leticia Henriqueta da Costa married to Mr. Alexio Almeida and Mr. Benedito Santana De Costa. Said Mrs. Maria Josefina Martires and her husband Caetano Bernardo da Costa and their son Mr. Benedito Santana De Costa expired leaving behind their sole and universal heir their Daughter/Sister Mrs. Leticia Henriqueta da Costa married to Mr. Alexio Almeida and by virtue of inheritance of the said Property no. II Mrs. Leticia Henriqueta da Costa and Mr. Alexio Almeida became sole universal owner of the said Property no. II.

AND WHEREAS After the death of Mr. Alexio Almeida his widow Mrs. Leticia Henriqueta da Costa gifted the said Property no. II to her son/daughter in law Mr. Celso Gregorio Almeida and his wife Maria Regina Almeida vide a Deed of Gift dated 19.03.1966 registered in the office of the Sub Registrar, Bardez, under No.177 of Book No.1, Vol. 4 at pages 83 to 86 dated 27.06.1966.

AND WHEREAS That said Mr. Celso Gregorio Almeida alias Celsuo or Celso Gregory Almeida expired on 06.09.1978 in Greater Bombay and upon his death Deed of Declaration for Succession dated 26.05.1989 drawn before Notary Ex-Officio of Margao, Salcete, whereby it is confirmed that his widow Mrs. Maria Regina Rodrigues who was also known as Maria Regina Almeida is moiety holder and her only daughter Grace Teresa Almeida is only sole and universal heir.

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AND WHEREAS That said Mrs. Maria Regina Almeida alias Maria Regina Rodrigues and Miss. Grace Tereza Almeida alias Gracia Tereza Almeida sold the said Property no. II to Mr, Sabino Domingos Francisco Lobo and his wife Mrs. Ana Maria Lobo vide a Deed of Sale dated 01.07.1988 registered in the office of the Sub Registrar, Bardez, under No.1443 of Book I, Vol. no.45 dated 21st November, 1989.

AND WHEREAS accordingly the said Mr. Sabino Domingos Francisco Lobo and his wife Mrs. Ana Maria Lobo became absolute owners in exclusive possession of the said Property no. II and their name mutated in the I and XIV form of the said Property no. II.

AND WHEREAS Said Mr. Sabino Domingos Francisco Lobo and his wife Mrs. Ana Maria Lobo became exclusive owners in possession of the said Property no. II by virtue of Deed of Sale dated 01.07.1988 registered in the office of the Sub Registrar, Bardez, under No.1443 of Book I, Vol. no.45 dated 21st November, 1989.



AND WHEREAS As per Zoning Certificate Ref No. TPBZ/ZON/4893/SIO/TCP/18/3787 dated 11.09.2018 issued by the Town & Country Planning Department as per regional plan for Goa 2021 said Property no. II falls under Settlement Zone.

AND WHEREAS said Mr. Sabino Domingos Francisco Lobo and his wife Mrs. Ana Maria Lobo agreed to sell the said property no. II to the VENDORS by Agreement for Sale, Dated: 07/12/2021 executed before the sub registrar of Bardez bearing registration no. BRZ-1-4533-2021 on date 08/12/2021 and thereafter said Mr. Sabino Domingos Francisco Lobo and his wife Mrs. Ana Maria Lobo sold the said property no. II to the **VENDORS** by Deed of Sale, Dated: 01/02/2022 executed before the sub registrar of Bardez bearing registration no. BRZ-1-656-2022 on date 16/02/2022 and by virtue of the said Deed of Sale, Dated: 01/02/2022 the **VENDORS** became owner of the said property no. II.

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AND WHEREAS **PURCHASERS/DEVELOPERS AND VENDORS** have approach each other and decided to jointly develop the said Property no.I and the Property no.II by constructing **commercial cum residential or residential exclusive** in the said property no.I and the property no.II.

AND WHEREAS **VENDORS** hereby entrust and allow **PURCHASERS/DEVELOPERS** to develop the said property no.II which owned by him along with the property no.I which belongs to **PURCHASERS/DEVELOPERS**, by constructing **commercial cum residential or residential exclusive** in the said property no.I and the property no.II.

AND WHEREAS **PURCHASERS/DEVELOPERS AND VENDORS** agreed that **PURCHASERS/DEVELOPERS** shall hand over the possession of the Flat bearing no. Flat-201 admeasuring super built up area 69.91 sq.mts corresponding to the built up area 52.60 sq.mts along with one car parking along with undivided right in the said property no.II (herein after called the SAID FLAT which is more particularly described in the schedule-III hereunder) after completion of the said flat and after obtaining the occupancy certificate for the said project, to **VENDORS** towards the developing tight given and entrusted to **PURCHASERS/DEVELOPERS** which is corresponding to the present market value of the said property no.II.

AND WHEREAS **PURCHASERS/DEVELOPERS AND VENDORS** do hereby covenant and declare that the said property no.I and the property no.II are free from encumbrances and any claims whatsoever from anybody and that **PURCHASERS/DEVELOPERS AND VENDORS** have exclusive right and title to said property no.I and the property no.II respectively and the SAID PROPERTY is not part of any mortgage in any Co-operative bank or nationalised or private bank/s or financial institution or money lender/s and not a part of acquisition under land acquisition act in force in India and in state of Goa and that the SAID PROPERTY is not part of any attachment or investigation under Income tax act 1961 or under any other tax laws and there is no pending litigation of any kind

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whatsoever on the SAID PROPERTY and PURCHASERS/DEVELOPERS AND VENDORS have exclusive right to develop the said property no.I and the property no.II respectively.

AND WHEREAS the market value of the said the property no.II is Rs.35,00,000/- and market value of the said FLAT admeasuring super built up area 69.91 sq. mts along with undivided right in the said property no.II is Rs. 17,47,750/- and the market value accordingly stamp duty and registration fees are paid on total value of the said the property no.II and said flat along with undivided right in the said plot is Rs. 52,47,750 /-.

THEREFORE THIS JOINT DEVELOPMENT AGREEMENT

WITNESSES AS UNDER:

1. THE JOINT VENTURE:

a. The PURCHASERS/DEVELOPERS and the VENDORS do hereby form and constitute this joint venture for the SAID PROJECT known as to be constructed on the properties.

b. All the terms and conditions of this agreement and the clauses detailed herein below constitute and form part of the JOINT VENTURE.

c. The VENDORS shall co-operate with PURCHASERS/DEVELOPERS with respect to representation required before the Government authorities or any other authorities in order to obtain conversion sanad, and other no objection and permissions and licenses from the Government authorities or any other authorities.

2. THE SAID PROJECT:

a. The PURCHASERS/DEVELOPERS shall develop the SAID PROPERTY by constructing thereon residential building scheme(s).

b. The PURCHASERS/DEVELOPERS shall conceptualize and present the said project within the framework of, and parameters permissible, in law.

c. The SAID PROJECT, either before or after completion shall be identified in the name and style decided by the PURCHASERS/DEVELOPERS.



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3. THE SCOPE OF WORK OBLIGATIONS AND CONTRIBUTION OF THE PURCHASERS/DEVELOPERS AND THE VENDORS UNDER THE JOINT VENTURE:

- a. The primary obligation and contribution of the VENDORS shall be to bring into this joint venture the SAID PROPERTY no.II and accordingly the VENDORS do hereby does bringing in this joint venture/agreement said property no.II and allow the PURCHASERS/DEVELOPERS to develop the same by entering into the said property no.II.
- b. The PURCHASERS/DEVELOPERS has also brought in the present joint venture agreement the said property no.I and the in the present joint venture/agreement the parties have decided to amalgamate the both the said property no.I and II for better consumption and utilization of FAR of the said properties for the purpose of the construction.
- c. The PURCHASERS/DEVELOPERS shall also be investing all monies in terms of this Joint Venture Agreement and other resources as the PURCHASERS/DEVELOPERS may deem necessary for and to undertake and complete the said project.
- d. After execution of this Agreement, the PURCHASERS/DEVELOPERS shall invest an amount as may be required towards development cost of the SAID PROJECT till the completion of the SAID PROJECT.
- e. The PURCHASERS/DEVELOPERS at his own cost shall:
 - i. Procure raw materials, labour and such other material as is required for the SAID PROJECT;
 - ii. Engage services of Architects, Engineers, structural Engineers, Contractors, Labourers, Workers and other personnel as may be required for the purposes of development of the SAID PROPERTY and either through them or itself supervise the construction and ensure that the construction is being carried out as per the approved plans and designs;
 - iii. Be in total and complete control of the construction and other activities to be carried out in and over the SAID PROPERTY or pertaining to the SAID PROJECT;
 - iv. The PURCHASERS/DEVELOPERS shall obtain conversion sanad in respect of the said properties in conjunction with the VENDORS and shall effect payment of conversion charges.
 - v. Obtain completion/occupancy certificate for the SAID PROJECT, as a whole or in parts, as per the rules and regulations applicable;
 - vi. Put up a board or hoarding at the SAID PROPERTY displaying the details about the development being undertaken as required by law or as deem fit by the PURCHASERS/DEVELOPERS and SECOND PARTY, including advertisements;

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- vii. Issue advertisements to the public about the SAID PROJECT and/or the premises/unit(s) in the SAID PROJECT by such medium as deem fit by the PURCHASERS/DEVELOPERS, including advertisements inviting offers for purchase, lease etc. of premises/unit(s) in the SAID PROJECT.
- viii. Obtain necessary approval from the town county planning authority at its cost and Construction License shall be obtained by the PURCHASERS/DEVELOPERS in conjunction/along with the Second Party. Expenses and cost for obtaining construction license shall be borne by the PURCHASERS/DEVELOPERS.
- ix. Obtaining the completion or occupancy certificate forthwith upon completion of the construction by the PURCHASERS/DEVELOPERS as per the approved plans and the cost and out of pocket expenses incidental thereto for the completion and occupancy certificate for the complex shall be borne and paid by the PURCHASERS/DEVELOPERS.
- x. The costs pertaining to electricity/water connection in respect of the owner premises shall be borne by the PURCHASERS/DEVELOPERS.
- xi. The PURCHASERS/DEVELOPERS shall inform the VENDORS about completion of slabs and provide inspection to the SECOND PARTY.
- xii. The PURCHASERS/DEVELOPERS shall be responsible for the maintenance of the building and the equipment/implements till the formation of the society.
- xiii. The PURCHASERS/DEVELOPERS shall registered the said project with RERA authorities in state of Goa.



4. ROLES RESPONSIBILITIES OBLIGATIONS AND COVENANTS OF THE SECOND PARTY:

The VENDORS shall be liable and obliged to discharge the following independent and mutually exclusive obligations and covenants at the cost of the VENDORS (unless expressly specified otherwise) as under:

A Title:

- i. The PURCHASERS/DEVELOPERS and VENDORS shall at all times during the tenure of this Agreement and thereafter for the benefit of the Flat PURCHASERS/DEVELOPERS, maintain the Owner's title to the Schedule Properties (subject only to the rights and entitlements of the PURCHASERS/DEVELOPERS as are set out herein) unimpeachable, good, Marketable and subsisting, free from any encumbrance, charge lien, or claims whatsoever.
- ii. The VENDORS shall make available original deeds and documents of title of the Schedule Property as and when required and they shall be handed over to the body of the

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PURCHASERS/DEVELOPERS of the premises which will be constructed by the PURCHASERS/DEVELOPERS on the Schedule Property by optimum utilization of the Development Potential thereof.

- iii. The VENDORS shall be liable to convey the Schedule Property in favour of the prospective PURCHASERS/DEVELOPERS after receipt of the Completion Certificate in respect of the Project land and building and upon receipt of the entire consideration. Provided that all costs and expenses incidental thereto shall be borne and paid by the PURCHASERS/DEVELOPERS or the PURCHASERS/DEVELOPERS of premises in the said Complex.

5. SHARES OF THE PURCHASERS/DEVELOPERS AND VENDORS UNDER THE JOINT VENTURE AND THEIR RESPECTIVE RIGHTS AND OBLIGATIONS IN RESPECT THEREOF:

A. In consideration of the respective promises, obligations and contributions as aforesaid:

i. The VENDORS shall get possession of the Flat bearing no. Flat-201 admeasuring super built up area 69.91 sq.mts corresponding to the built up area 52.60 sq.mts along with one car parking, after completion of the said flat and after obtaining the occupancy certificate for the said flat, towards the consideration of said property no.II which forms part of the Joint Venture.

ii. The PURCHASERS/DEVELOPERS shall get all total built up area in the SAID PROJECT on ownership basis together with the proportionate undivided be borne and paid by the PURCHASERS/DEVELOPERS or the PURCHASERS/DEVELOPERS of premises in the said Complex except the said Flat bearing no. Flat-201 admeasuring super built up area 69.91 sq.mts corresponding to the built up area 52.60 sq.mts along with one car parking, after completion of the said flat and proportionate undivided right in the said properties corresponding to the said flat and the PURCHASERS/DEVELOPERS shall have absolute right to take all total consideration and/or cost of the flat/s from prospective purchaser/s and the VENDORS shall be signatory for all the agreements and deed which are required in order to transfer said flat/s to the the prospective purchaser/s.

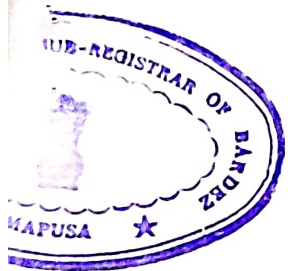
6. APPROPRIATION OF PROCEEDS OF SALE

The proceeds from booking received from the SAID PROJECT shall be appropriated and/or adjusted in terms of the allotment of the units to the respective parties in as much as if the booking is in respect of the units of the PURCHASERS/DEVELOPERS, then the amount will be appropriated by the PURCHASERS/DEVELOPERS for which

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the PURCHASERS/DEVELOPERS shall open separate account as the provisions of RERA act as applicable in state of Goa.

7. TAXES.

The PURCHASERS/DEVELOPERS shall pay, from time to time, all the applicable taxes, fees, charges or outgoings levied by the Local Authority or any other competent authority (hereinafter jointly "taxes") in respect of the units in the SAID PROJECT.

8. VARIATIONS IN PLANS.

i. The PURCHASERS/DEVELOPERS shall carry out such variations and alterations in the SAID PROJECT, building plans or in the layout/ elevations of building including relocating the open space/all structures/ buildings/ garden spaces and /or varying the location of the access of the building, as the exigencies of the situation and the circumstances of the case may require. Notwithstanding anything to the contrary aforesaid, the PURCHASERS/DEVELOPERS and VENDORS shall be entitled to amalgamate the SAID PROPERTIES with one or more adjoining properties and also to grant or to obtain access or right of way to or from such adjoining properties, if any.


ii. The PURCHASERS/DEVELOPERS is entitled to revise the specifications relating to the exterior of the SAID PROJECT and/or all common structures, areas, amenities in and around SAID PROJECT.

9. COMPLETION OF PROJECT.

i. The PURCHASERS/DEVELOPERS shall do all that is necessary to complete the project within 18 months from the date of execution of this AGREEMENT. The PURCHASERS/DEVELOPERS hereby agrees and undertakes that the said project shall be completed in terms of this Agreement and (shall get extension if no booking are made by prospective purchaser/s or even if no bookings are made for the SAID PROJECT.)

ii. In respect of the delivery of possession of the SAID PREMISES by the PURCHASERS/DEVELOPERS to the SECOND PARTY, The same shall be done only after the PURCHASERS/DEVELOPERS has obtained an occupancy certificate from the concerned authority in respect of the unit(s) to be handed over. However in the event the SAID PREMISES is otherwise complete in all respects as per this Agreement but the PURCHASERS/DEVELOPERS is unable to obtain the occupancy certificate due to any fault whatsoever attributable to the PURCHASERS/DEVELOPERS or on account of unjust, unreasonable or illegal denial, neglect or failure to grant, the same by the concerned Authority, the PURCHASERS/DEVELOPERS shall be entitled to call upon the VENDORS to take possession of the SAID PREMISES as provided herein below.

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iii. Once the SAID PREMISES are ready in all respects to be handed over as aforesaid, the PURCHASERS/DEVELOPERS shall inform the VENDORS in writing, unless the VENDORS waive this requirement in writing or by conduct, by Registered A.D. Post calling upon the VENDORS to take possession of the SAID PREMISES and to complete all formalities in respect thereof within 15 days from the date of receipt of the said letter.

iv. The delivery of possession shall be acknowledged in writing by the VENDORS to the PURCHASERS/DEVELOPERS and the actual delivery of possession shall be given to the VENDORS simultaneously upon the SECOND PARTY, or their agent, signing and handing over the letter of acknowledgement to the PURCHASERS/DEVELOPERS.

v. the VENDORS refuse, fail or neglect to take delivery of possession of said flat within 15 days from the date of receipt of the said date of receipt of the aforesaid letter, without justifying and reasonable cause, the PURCHASERS/DEVELOPERS shall be deemed to have fulfilled its obligation under this agreement and in law in respect of handing over the SAID PREMISES on the expiry of the 15 days from the date of receipt of the aforesaid letter.



vi. It is the duty of the VENDORS to inspect and verify and satisfy themselves of the quality of construction of the SAID PREMISES and that the same confirms to the details/specifications agreed herein, and that the SAID PREMISES is free from all defects and deficiencies.

vii. Upon completion of the respective stage/slab or works as stated above, the VENDORS shall be precluded and will not be entitled to make any complains or claims regarding defective or deficient work(s) in respect of the said stage/slab or the said works.

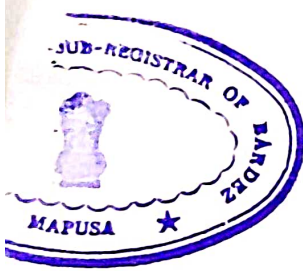
Viii. It is the duty of the VENDORS and the VENDORS shall at the time of taking delivery of the SAID PREMISES, to inspect, verify, the SAID PREMISES or cause the same to be inspected, verified, and satisfy themselves that the SAID PREMISES is complete in all respects and free from all defects er deficiencies. The letter acknowledging delivery of possession shall signify, and will be treated as an acknowledgment, that the VENDORS are satisfied with the quality of construction of SAID PREMISES and of the common areas, and that the same is free from all defects and deficiencies and is complete in all respects.

ix. Upon taking delivery of possession and handing over of the letter acknowledging delivery of possession, or upon deemed delivery as stipulated above, the VENDORS shall be precluded and shall not be entitled to claim or seek redress against the PURCHASERS/DEVELOPERS in respect of any item of work, in the said Flat/Premises or any common area or SAID PROJECT, which may be alleged to be defective or deficient, or alleged to have not been carried out or completed.

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PARTNERS





x. Cracks/dampness shall not be considered as defective work. The PURCHASERS/DEVELOPERS shall not be responsible for colour/size variations in flooring tiles, glazed tiles or any natural stones like marble, granite, or any sanitary fitting etc.

xi. Under no circumstances shall the VENDORS be entitled to claim and the PURCHASERS/DEVELOPERS be made liable to pay any amount towards the cost, expenses or charges of repairing or curing any defects undertaken or carried out by the VENDORS without the prior written consent of the PURCHASERS/DEVELOPERS.

xii. The PURCHASERS/DEVELOPERS shall not incur any liability if the PURCHASERS/DEVELOPERS is unable to deliver possession of the SAID FLAT or delays in making payment as aforesaid within the time stipulated above if the construction or completion thereof or the payment is delayed by reasons of non availability of material or by reason of war, civil commotion or any act of God or if the non delivery of possession is due to or is a result of any Act, Rule, Regulation, Notice, Order, Notification or Circular of the Government of Goa or the Central Government or due to any legal proceedings in any court/tribunal, and/or any competent authority or other reasons beyond the control of the PURCHASERS/DEVELOPERS and in any of the aforesaid events, the PURCHASERS/DEVELOPERS shall be entitled to a reasonable extension of time for handing over/delivery of the possession of the SAID PREMISES or making the payment.

xiii. With effect from execution of this Agreement, In respect of their respective premises/ units in the SAID PROJECT, including their respective proportionate undivided rights to the SAID PROPERTY, each party shall be free to deal with and dispose of their respective unit(s) in the SAID PROJECT, including entering into memorandum(s) of understanding, agreement(s) or deed(s) with any person, thereby selling, letting out, or agreeing to sell, let out or otherwise transfer or put another person in possession of any or all of their premise(s)/unit(s)/Flat(s) in the SAID PROJECT with or without the corresponding undivided rights in the SAID PROPERTY and receive the consideration thereof, including earnest money or deposit and do all that is necessary in this regard, subject to VENDORS shall join to the Memorandum(s) of Understanding, Agreement(s) Deed(s) etc. executed by the other party with the prospective purchaser(s)/lessee(s) and do all that is necessary in this regard.

xiv. The title and interest of the PURCHASERS/DEVELOPERS and the VENDORS to the undivided proportionate share in the land of the SAID PROPERTY shall be joint and imparitable and the parties shall not be entitled for demarcation or partition of their right in or to the land of the SAID PROPERTY.

xv. All monies or other benefits received by the VENDORS from his SAID FLAT shall be exclusively for, and be retained by, the VENDORS themselves and similarly all monies or other benefits received by the PURCHASERS/DEVELOPERS from their

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premises/unit(s)/Flats(s) in the SAID PROJECT shall be exclusively for, and be retained by, the PURCHASERS/DEVELOPERS for itself.

xv. The VENDORS from the date of delivery of possession shall not do or suffer to be done anything to the external look of the SAID FLAT, or any part thereof, and shall not change or alter the externals of the SAID FLAT or the building or any part thereof. The VENDORS shall be bound to maintain the externals of the SAID FLAT in uniformity with the other unit(s) of the SAID PROJECT as regards the colour, wood work, grills etc, unless otherwise permitted in writing by the PURCHASERS/DEVELOPERS.

Xvi. A. The event, the PROJECT is completed, The PURCHASERS/DEVELOPERS shall get on ownership basis all the premise(s)/Units(s)/Flat(s) in the SAID PROJECT along with undivided rights in the said property except the SAID FLAT allotted to the VENDORS as consideration towards contribution of his said property no.II in the present joint venture.

B. The VENDORS shall get on ownership basis, SAID FLAT along with undivided rights in the said property. After allotment of units in terms of this Agreement, In respect of their respective premises/units in the SAID PROJECT, the PURCHASERS/DEVELOPERS and VENDORS shall execute the necessary documents/instruments of allotment of units including transfer of corresponding undivided rights in the SAID PROPERTY by the VENDORS in favour of the PURCHASERS/DEVELOPERS.

C. After execution of necessary documents in terms of above clause each party shall be free to deal with and dispose of their respective unit(s) in the SAID PROJECT, including entering into memorandum(s) of understanding, agreement(s) or deed(s) with any person, thereby selling, letting out, or agreeing to sell, let out or otherwise transfer or put another person in possession of any or all of their premise(s)/unit(s)/Flat(s) in the SAID PROJECT and receive the consideration thereof, including earnest money or deposit and do all that is necessary in this regard, subject to the condition that the title and interest of the PURCHASERS/DEVELOPERS and the VENDORS to the undivided proportionate share in the land of the SAID PROPERTY shall be joint and impartible and the parties shall not be entitled for demarcation or partition of their right in or to the land of the SAID PROPERTY. The VENDORS shall be party to the Memorandum(s) of Understanding, Agreement(s) Deed(s) etc. executed by the other party with the prospective purchaser(s)/lessee(s) and do all that is necessary in this regard and The VENDORS shall be party to the Memorandum(s) of Understanding, Agreement(s) Deed(s) etc. executed by the other party with the prospective purchaser(s)/lessee(s) and do all that is necessary in this regard.

10. FORMATION OF ENTITY:

- a) It is mutually agreed between the PURCHASERS/DEVELOPERS and the VENDORS to assist each other if they intent to forming any SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY for the said project and if it is agreed to form

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any SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/
LIMITED COMPANY for the said project, th respective parties shall
sign all form(s), Application(s), Deed(s) and other documents as
may be required for the formation of the said
SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/LIMITED
COMPANY

b) Till the formation of ENTITY, all the allottee(s)/Flat holders shall
contribute for maintenance of said building for maintenance of the
said project including building(s) and equipments.

11. FINANCE

i. The VENDORS hereby gives his express consent to the
PURCHASERS/DEVELOPERS to receive money/ finance by
raising any loans, mortgage, or creating a charge or security
interest against the SAID PROPERTY or the SAID PROJECT, in
favour of bank(s) or financial institution(s) etc.

ii. It is expressly made clear that the loan, mortgage or charge
obtained by the PURCHASERS/DEVELOPERS shall be fully
cleared by the PURCHASERS/DEVELOPERS without incurring
any loss, prejudice and/or liability to the SECOND PARTY.

12. INCREASE IN FAR:

In the event before the execution of the final sale deed(s), the
FSI/FAR presently allowed to the SAID PROPERTY is increase' or
decreased or any other or further benefits/restrictions are
granted/imposed by law or any authority in respect of the SAID
PROPERTY, all such benefits/restrictions shall be received by the
PURCHASERS/DEVELOPERS only.

13. The VENDORS do hereby declare and assure the
PURCHASERS/DEVELOPERS the SAID PROPERTY no.II is fit for
development and there is no disability or restriction on development
of the SAID PROPERTY or construction thereon.

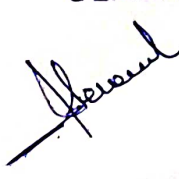


14. MISCELENEOUS

i. Respective rights and obligations of each party shall continue and
subsist even after the completion of the SAID PROECT and/or the
lapse of this Joint Venture.

ii. The VENDORS covenants that they have not entered into an any
Agreement in respect of the said property with any THIRD PARTY and
that they have not created any encumbrance of whatsoever nature in
respect of the said property no.II

iii. The VENDORS does hereby undertake that they shall at all times
hereafter do, perform, execute or cause to be done, performed and
executed all such acts, deeds and things whatsoever which may be
necessary for further, better and more perfectly every part thereof for

CLARAMOUNT REALTY




PARTNERS



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development of the SAID PROJECT or according to the intent and meaning of this Agreement or as reasonably required by the PURCHASERS/DEVELOPERS.

iv. Nothing contained in this Agreement shall be construed to be a partnership between the parties except as provided in the clauses hereinabove nor shall anything contained in this Agreement be construed to create a relationship of a principal and agent between the parties nor will the PURCHASERS/DEVELOPERS be treated as a consumer qua the VENDORS in respect of the SAID PREMISES or the VENDORS treated as consumer qua the PURCHASERS/DEVELOPERS in respect of the SAID PROPERTY.

v. The parties hereto are entitled to specific performance of the terms of this agreement.

vi. All letters, notices, communications to the PURCHASERS/DEVELOPERS and the VENDORS, by or under this agreement or otherwise shall be addressed at the addresses aforesaid. Any change in the above address shall be notified by the med party to the other party, in writing. Until and Unless the communication of such change in address is received by the other party the above address shall be deemed to the valid and existing address of the parties. Any letters, reminders, notices, documents, papers or communication etc. sent on the above address or the changed address (subject to the immediately above preceding clause) by REGISTERED AD or Under Certificate of Posting shall be deemed to have been lawfully served and received by the respective parties.

vii. Any dispute shall be subject to the jurisdiction of courts in Goa.

15. DAMAGES

A. The PURCHASERS/DEVELOPERS shall alone be responsible for the following losses or claims that may arise to the joint venture.

i. Any penalty or other claim by any person, Panchayat or other authority for infringement of any law or rules or for not complying with the rules and regulations relating to the construction.

ii. Any claim by any labourer or other agencies for injury, death caused or damages caused.

iii. Claims for damages for belated completion of the project from third party investors.

iv. Defect in construction/quality claims or any other claim arising from prospective purchaser(s).

B. The liability on account of these items detailed in clause A shall not be borne by the VENDORS and liability on account of these items detailed in clause A shall be the exclusive liability of the PURCHASERS/DEVELOPERS.

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PARTNERS

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SCHEDULE - I

All that immovable property surveyed under Survey No. 171 Sub Division No. 54 known as "Tariche Bhat", admeasuring an area of 950 square meters situated in the ward Tariche Bhat, within the limits of village Panchayat Siolim, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under no. 9058 at folio 6 reverse of Book no.B-24 New but not enrolled in the Taluka Land Registration Office of village Siolim and bears old cadastral survey no.686 and bounded as follows:

On the East : By Public road,

On the West : By the property bearing Survey No. 80/6, 80/8, 80/9 and 171/52;

On the North: By property bearing Survey No. 171/53 and

On the South: By the property bearing Survey No. 80/10.

SCHEDULE - II

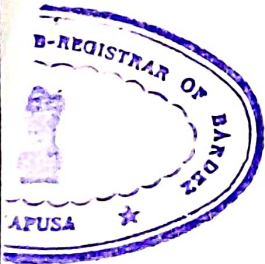
All that immovable property surveyed under Survey No. 171 Sub Division No. 53 known as 'TARCHY BATTY GRANDE' also known as 'TARICHEM BHAT' OR 'TARCHIBATA GRANDE' admeasuring 350 square metres, situated in the ward Tariche Bhat, within the limits of village Panchayat Siolim, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No. 5383 at pages 283 of Book B-14(N) and inscribed under No.3131 at page 116 of Book G-5, enrolled in the Taluka Revenue Office under No.663 of 3rd circumscription of Bardez and bounded as follows:

On the On the East : By Public road;

On the West : By partly property bearing Survey No. 171/49 and Survey No.171/52;

On the North: By property bearing Survey No. 171/50 and;

On the South: By the property bearing Survey No. 171/54.



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SCHEDULE - III

(DESCRIPTION OF THE SAID APARTMENT)

All that Apartment bearing no. **201 (1BHK)**, on Second Floor, admeasuring super built up area 69.91 sq.mts corresponding to the built up area 52.60 sq.mts along with one car parking in the Housing Complex, named "**GRANDEUR**" along with undivided right in the said property no.II which is described in the Schedule-II to the **VENDORS**. (The SAID APARTMENT is/are shown delineated in red boundary line in the plan annexed).

IN WITNESS WHEREOF, the **VENDORS** and the **PURCHASERS/DEVELOPERS** hereto have hereunto set and subscribed their respective hands voluntarily and by understanding all the contents of this Sale Deed on the day, month and the year first herein above mentioned.

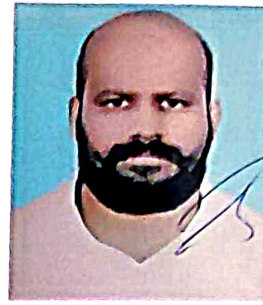


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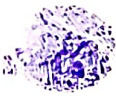


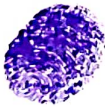
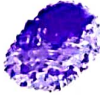
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BY THE VEDNOR NO.1]

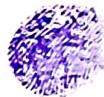


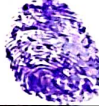



MR. SAMIR KASHIRAM TORASKAR
THE VEDNOR NO.1

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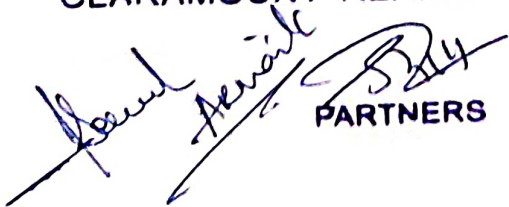
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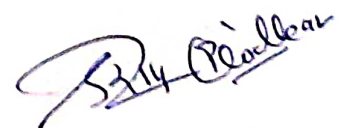
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PARTNERS



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BY THE VEDNOR NO.2]

P. Bhalerao

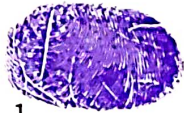


P. Shirodkar

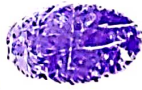
Mrs. PRAJACTA SHIRODKAR
THE VEDNOR NO.1

L. H. T. I.

R. H. T. I.



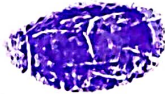
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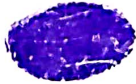
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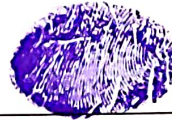
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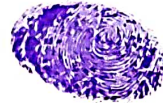
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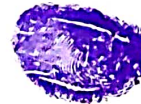
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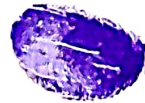
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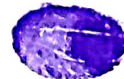
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Praveen
Shankar
PARTNERS

P. Shirodkar

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BY THE PURCHASERS/DEVELOPERS]

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Ashok Ramesh Naik
PARTNERS




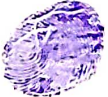
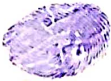


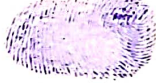


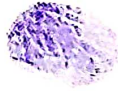
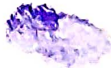
MR. ASHOK RAMESH NAIK
PARTNER OF M/s. CLARAMOUNT
REALTY
THE PURCHASERS/DEVELOPERS

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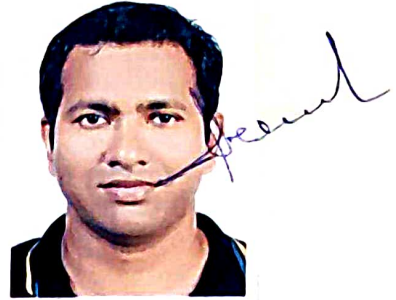
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Ashok Ramesh Naik
PARTNERS

P. S. Naik

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BY THE PURCHASERS/DEVELOPERS]

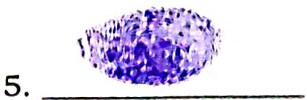
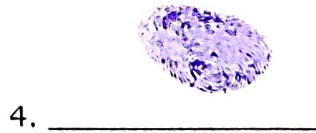
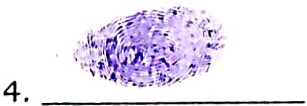
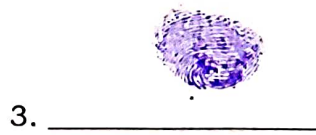
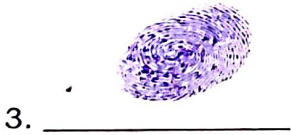
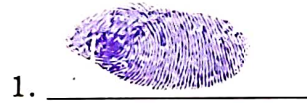
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MR. ALLAN ALEX FERNANDES
PARTNER OF M/s. CLARAMOUNT
REALTY
THE PURCHASERS/DEVELOPERS

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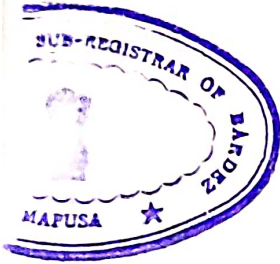
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



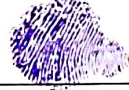




MR. SAMIR KASHIRAM TORASKAR
PARTNER OF M/s. CLARAMOUNT
REALTY
THE PURCHASERS/DEVELOPERS

L. H. T. I.

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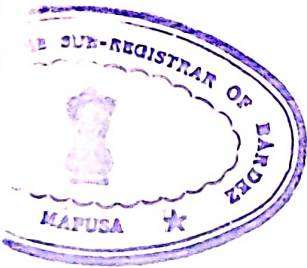
IN PRESENCE OF WITNESSES:

Jerome

1. MR. JEROME LEO PEGADO

Rahul

2. MR. RAHUL ARLEKAR



CLARAMOUNT REALTY

Harvint

Jerome
PARTNERS
Jerome

Rahul Arlekar

**FORM I & XIV**

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Date : 02/06/2022

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Page 1 of 2

Taluka	BARDEZ	Survey No.	171
तालुका		सर्वे नंबर	
Village	Siolim	Sub Div. No.	54
गांव		हिस्सा नंबर	
Name of the Field	Tariche Bhat	Tenure	
शेताचें नांव		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.09.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.09.50

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.09.50

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	M/s. CLARAMOUNT REALTY		80783	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
							Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

CLARAMOUNT REALTY

Handwritten signatures and stamps
PARTNERS

Handwritten signatures and stamps



FORM I & XIV

नमुना नं १ व १४

100015093389

Date : 02/06/2022

Page 2 of 2

Taluka BARDEZ

तालुका

Village Siolim

गांव

Name of the Field Tariche Bhat

शेताचें नांव

Survey No. 171

सर्वे नंबर

Sub Div. No. 54

हिस्सा नंबर

Tenure

सत्ता प्रकार



The record is computer generated on 02/06/2022 at 11:04:18AM as per Online Reference Number - 100015093389. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>



CLARAMOUNT REALTY

Handwritten signatures
PARTNERS

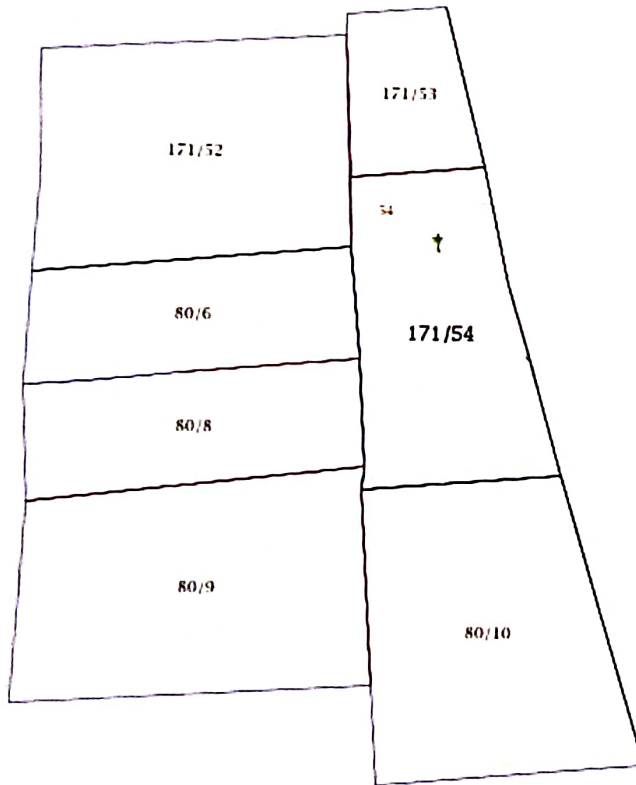
Handwritten signatures



Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Bardez Taluka, Solim Village
Survey No.: 171 , Subdivision No.: 54

Scale 1:1000

Reference No.: CBAR122-14570-910092



CLARAMOUNT REALTY

Handwritten signatures of partners
PARTNERS

Handwritten signatures

This record is computer generated on 02-06-2022 11:07:44. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

**FORM I & XIV**

100014925310

Date : 02/05/2022

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ

Survey No. 171

तालुका

सर्वे नंबर

Village Siolim

Sub Div. No. 53

गांव

हिस्सा नंबर

Name of the Field Taricho Bhat

Tenure

शेताचें नांव

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice ऱरी	Khajan खजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.03.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.03.50

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब			Remarks शेरा
Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.03.50

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जदाराचें नांव	Khata No. खात नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	SAMIR KASHIRAM TORASKAR		81778	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated वागायत	Unirrigated जिरायत	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					Ha.Ars.Sq.Mts हे आर चौ मी	Ha.Ars.Sq.Mts हे आर चौ मी	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे आर चौ मी		
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

CLARAMOUNT REALTY

[Signatures]
PARTNERS

[Signature]
@Collbat



100014925310

FORM I & XIV

नमुना नं १ व १४

Date : 02/05/2022

Page 2 of 2

Taluka BARDEZ

तालुका

Village Siolim

गांव

Name of the Field Taricho Shet

शेताचें नांव

Survey No. 171

सर्वे नंबर

Sub Div. No. 53

हिस्सा नंबर

टिकावट

सत्ता प्रकार



The record is computer generated on 02/05/2022 at 4:39:15PM as per Online Reference Number - 100014925310. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>

**CLARAMOUNT REALTY**

[Handwritten signatures]
PARTNERS

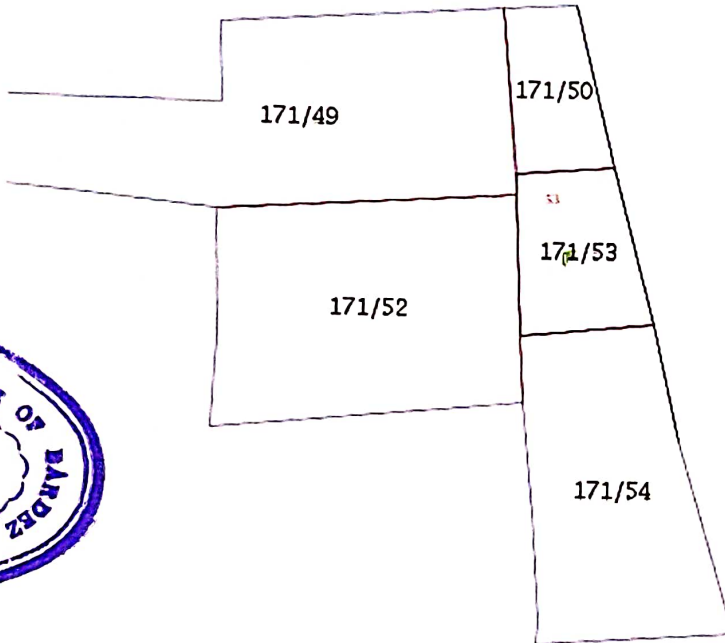
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Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Bardez Taluka, Solim Village
Survey No.: 171 , Subdivision No.: 53

Scale 1:1000

Reference No.: CBAR122-5511-847465



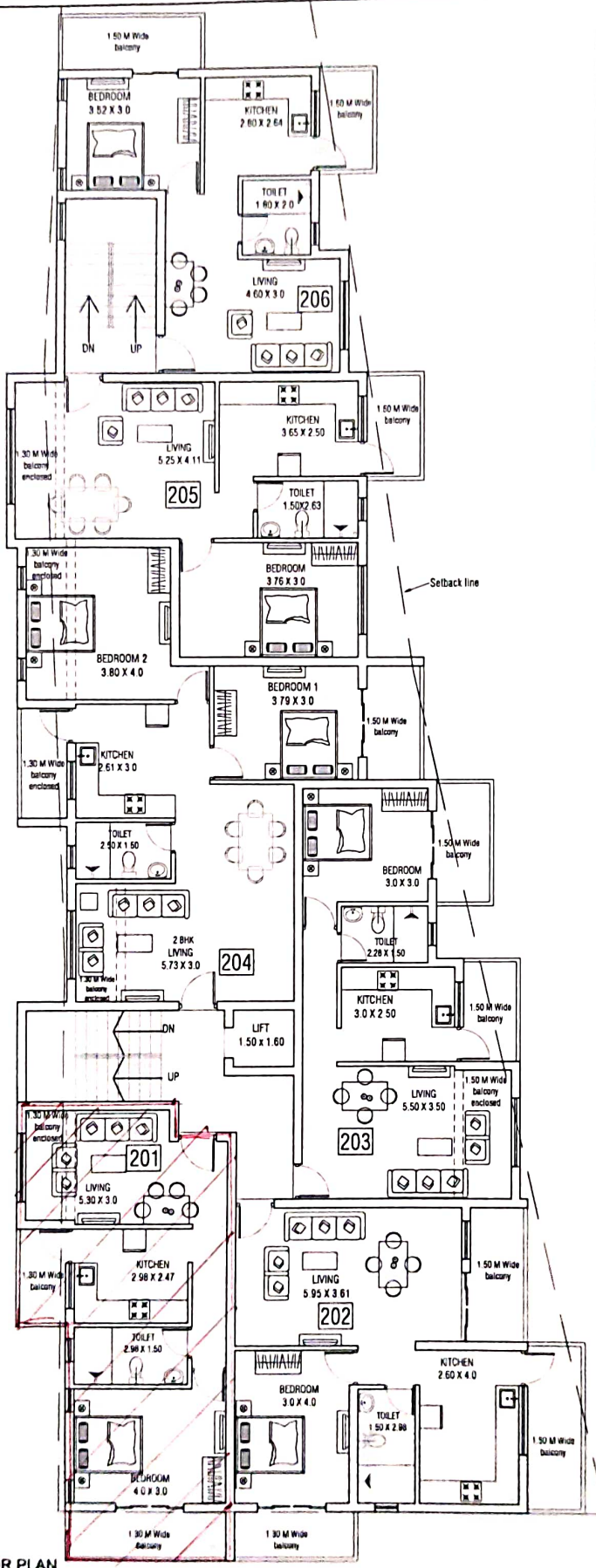
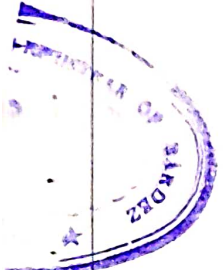
CLARAMOUNT REALTY

[Handwritten signatures]
PARTNERS

[Handwritten signatures]

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NOTE: PLAN TO BE PRINTED ON A4 SIZE



2nd Floor Plan		
Type	BUA in sqmt	SBUA in sqmt
201	52.60	69.91
202	68.09	90.49
203	54.35	72.23
204 (2 BHK)	77.69	103.25
205	55.95	74.36
206	50.35	66.92
Total	359.03	477.15

SECOND FLOOR PLAN

PROPOSED RESIDENTIAL BUILDING IN PLOT BEARING SURVEY NO-171/53 & 54 FOR NAIFER CONSTRUCTIONS AT SIOLIM BARDEZ GOA

SECOND FLOOR PLAN			
NO.	DESCRIPTION	AREA (SQ.M)	REMARKS
1	Living	5.30 x 3.0	
2	Kitchen	2.98 x 2.47	
3	Bedroom	4.0 x 3.0	
4	Toilet	2.98 x 1.50	
5	Balcony	1.30 M Wide	

studio Arche type

CLARAMOUNT REALTY

Arche
PARTNERS

Arche



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 28-Sep-2022 03:12:20 pm

Document Serial Number :- 2022-BRZ-4339

Presented at 02:39:09 pm on 28-Sep-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	152200
2	Registration Fee	157440
3	Tatkal appointment fee	10000
4	Processing Fee	2020
Total		321660

Stamp Duty Required :152200/-










Stamp Duty Paid : 183700/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ALLAN ALEX FERNANDES , Father Name:Late Mr Victor Fernandes, Age: 42, Marital Status: , Gender:Male, Occupation: Business, Address1 - 677, Pintos Vaddo, Candolim, Bardez, Goa, Address2 - , PAN No.: 			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ASHOK RAMESH NAIK PARTNER OF CLARAMOUNT REALTY , Father Name:Ramesh Naik, Age: 42, Marital Status: , Gender:Male, Occupation: Business, 493-4A, Tarchi Bhat, Siolim, Bardez, Goa, PAN No.: 			
2	ALLAN ALEX FERNANDES , Father Name:Late Mr Victor Fernandes, Age: 42, Marital Status: , Gender:Male, Occupation: Business, 677, Pintos Vaddo, Candolim, Bardez, Goa, PAN No.: 			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	SAMIR KASHIRAM TORASKAR , Father Name:Late Mr Kashiram Toraskar, Age: 48, Marital Status: , Gender: Male, Occupation: Business, Flat no.3 Satyabhama Apartment, Opposite State Bank of India, Kadamba Depot road, Alto Porvorim, Bardez, Goa, PAN No.: 			
4	SAMIR KASHIRAM TORASKAR , Father Name:Late Mr Kashiram Toraskar, Age: 48, Marital Status: Married , Gender: Male, Occupation: Business, Flat no.3 Satyabhama Apartment, Opposite State Bank of India, Kadamba Depot road, Alto Porvorim, Bardez, Goa, PAN No.: 			
5	PRAJACTA SHIRODKAR , Father Name:ANAND PANDURANG SHIRODKAR, Age: 40, Marital Status: Married , Gender: Female, Occupation: Service, Flat no.3 Satyabhama Apartment, Opposite State Bank of India, Kadamba Depot road, Alto Porvorim, Bardez, Goa, PAN No.: 			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: JEROME LEO PEGADO ,Age: 29,DOB: ,Mobile: ,Email: ,Occupation:Service , Marital status : Married , Address:403509, 1283 Gaunwadi, 1283 Gaunwadi, Anjuna, Bardez, NorthGoa, Goa			
2	Name: RAHUL ARLEKAR ,Age: 29,DOB: ,Mobile: 9765841645 ,Email: ,Occupation:Service , Marital status : Married , Address:403507, 28-2, 28-2, Dhuler, Mapusa, Bardez, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2022-BRZ-4339

Document Serial No:-2022-BRZ-4339

Book :- 1 Document

Registration Number :- **BRZ-1-4201-2022**

Date : 28-Sep-2022

Buneyu

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

SUB-REGISTRAR
BARDEZ

Scanned by Chaitali Pednekar, DEO Pednekar

