

(Rupees Six Lakhs, Seventy Nine Thousand Only)

Phone No: 0771000001
Sold To/Issued To:
Anand Incorporation
For Whom/ID Proof:
Pancard



JUN-06-20 13:24:03
₹ 0679000/-
ZERO SIX SEVEN NINE ZERO ZERO ZERO
Other
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For CITIZEN CREDIT
CO-OP BANK LTD

Authorised Signatory *[Signature]*

Name of Purchaser ANAND INCORPORATION
PRIVATE LIMITED.

Manish Anand *[Signature]*



No. 7021-BR2-2179
11/09/2021

AGREEMENT FOR SALE CUM JOINT DEVELOPMENT

for HINDUSTAN BUILDERS
[Signature]
Partner

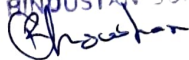
ANAND INCORPORATION PVT. LTD.
[Signature]
DIRECTOR

This **AGREEMENT FOR SALE CUM JOINT DEVELOPMENT** is entered into at Mapusa, Bardez, Goa on the Eighth day of June of the year Two thousand twenty one (8-06-2021):

BETWEEN:

M/s **HINDUSTAN BUILDERS**, a Partnership Firm registered under the Indian Partnership Act, 1932 with the Registrar of Firms, Tiswadi, Panaji under Reg. no. 12/10 dated 24-04-2014, having its registered office at 4th Floor, Shabana Chambers, Municipal Market, Panjim, Goa, holding Income tax PAN [REDACTED], having partners 1. Mr. DARA SHIKO CHOWAN, son of Mr. Abdul Sattar Chowan, 52 years of age, married, business, bearing PAN CARD No. [REDACTED] and Aadhar Card No. [REDACTED]. 2. MR. SHAKIL AHMED CHOWAN son of Mr. Abdul Sattar Chowan, 47 years of age, married, business, bearing PAN CARD No. [REDACTED] and Aadhar Card No. [REDACTED]. 3. MR. KAFIL AHMED CHOWAN son of Mr. Abdul Sattar Chowan, 49 years of age, married, business, bearing PAN CARD No. [REDACTED] and Aadhar Card No. [REDACTED]. 4. MR. ZAKEE AHMED CHOWAN son of Mr. Abdul Sattar Chowan, 49 years of age, married, business, bearing PAN CARD No. [REDACTED] and Aadhar Card No. [REDACTED]. All residence of H.No.844, Plot No B-5, st, Marry Colony Miramar Panaji Goa. with all the Partners being Indian nationals, represented herein by its Partner Mr. RAFIK AHMED CHOWHAN, son of Abdul Sattar Chowhan, aged 44 years, married, businessman, Indian national, holding PAN Card No. [REDACTED], Aadhaar no. [REDACTED], Mobile no. [REDACTED], E-mail ID: rafikchowhan@yahoo.co.in, resident of B-5, St. Mary's Colony, Miramar, Panaji, Goa, hereinafter referred to as '**THE LAND OWNER**' which expression shall, unless repugnant to the context or meaning thereof, include the said Firm, its Partners for the time being, the legal heirs of the last surviving Partner and assigns, of the **FIRST PART**;

FOR HINDUSTAN BUILDERS ANAND INCORPORATED LTD.



Partner


DIRECTOR
DIRECTOR



AND

ANAND INCORPORATION PRIVATE LIMITED, a Private Limited Company incorporated under the Indian Companies Act 1956, having its registered office at Grand Apartment, 2nd Floor, Above Snow White, Dakbanglow, Patna, Bihar – 800001, holding PAN card no. [REDACTED], represented herein by its Director

-3-

Mr. **MANISH ANAND**, son of late Hemant Kumar Jha, aged 50 years, bachelor, businessman, Indian national, holding PAN Card no. [REDACTED], Aadhaar no. [REDACTED], Mobile no. [REDACTED], resident of Anand Villa, Budh Marg, Near Udaygiri Apartment, Phulwari, Patna, Bihar - 800001, hereinafter referred to as '**THE DEVELOPER**', which expression shall, unless repugnant to the context or meaning thereof, include its successors and assigns, of the **SECOND PART**;

AND

1. **Mr. DARA SHIKO CHOWHAN**, son of Abdul Sattar Chowhan, aged 54 years, married, businessman, holding PAN Card no. [REDACTED], Aadhaar no. [REDACTED], Mobile no. [REDACTED], E-mail ID: rafiqchowhan@yahoo.co.in, and

2. **Mr. SHAKIL AHMED CHOWHAN**, son of Abdul Sattar Chowhan, aged 47 years, married, businessman, holding PAN Card no. [REDACTED], Aadhaar no. [REDACTED], Mobile no. [REDACTED], E-mail ID: rafikchowhan@yahoo.co.in, both Indian nationals, residents of House no. 844, Plot B-5, St. Mary's Colony, Miramar, Panaji, Goa, hereinafter collectively referred to as "**THE CONFIRMING PARTY**", which expression shall, unless repugnant to the context or meaning thereof, include their respective heirs, legal representatives, successors, administrators, executors and assigns, of the **THIRD PART**.

FOR HINDUSTAN BUILDERS
[Signature]
Partner

ANAND INCORPORATION PRIVATE LIMITED
[Signature]
DIRECTOR

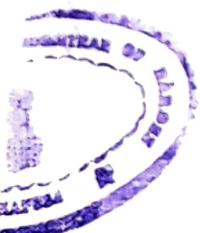
[Signature]

Above Snow White, Dakbanglow, Patna, Bihar – 800001, holding PAN card no. [REDACTED], represented herein by its Director Mr. MANISH ANAND, son of late Hemant Kumar Jha, aged 50 years, bachelor, businessman, Indian national, holding PAN Card no. [REDACTED], Aadhaar no. [REDACTED], Mobile no. [REDACTED], resident of Anand Villa, Budh Marg, Near Udaygiri Apartment, Phulwari, Patna, Bihar - 800001, duly authorised vide Board Resolution dated 26.04.2021, hereinafter referred to as 'THE DEVELOPER', which expression shall, unless repugnant to the context or meaning thereof, include its successors and assigns, of the SECOND PART;

AND

1. Mr. DARA SHIKO CHOWHAN, son of Abdul Sattar Chowhan, aged 54 years, married, businessman, holding PAN Card no. [REDACTED], Aadhaar no. [REDACTED], Mobile no. [REDACTED], E-mail ID: rafiqchowhan@yahoo.co.in, and

2. Mr. SHAKIL AHMED CHOWHAN, son of Abdul Sattar Chowhan, aged 47 years, married, businessman, holding PAN Card no. [REDACTED], Aadhaar no. [REDACTED], Mobile no. [REDACTED], E-mail ID: rafikchowhan@yahoo.co.in, both Indian nationals, residents of House no. 844, Plot B-5, St. Mary's Colony, Miramar, Panaji, Goa, hereinafter collectively referred to as "THE CONFIRMING PARTY", which expression shall, unless repugnant to the context or meaning thereof, include their respective heirs, legal representatives, successors, administrators, executors and assigns, of the THIRD PART.



ANAND INCORPORATION PVT. LTD.

for HINDUSTAN BUILDERS

R. Chowhan
Partner

M. Anand
DIRECTOR

R. Chowhan

The Confirming party Mr. Dara Shiko Chowhan and Mr. Shakil Ahmed Chowhan are represented by their lawful Attorney MR. RAFIK AHMED CHOWHAN, son of Abdul Sattar Chowhan, aged 44 years, married, businessman, Indian national, holding PAN Card No. [REDACTED], Aadhaar no. [REDACTED], Mobile no. [REDACTED], E-mail ID: rafikchowhan@yahoo.co.in, resident of House no. 844, Plot B-5, St. Mary's Colony, Miramar, Panaji, Goa, duly constituted vide Irrevocable Power of Attorney executed at Panaji, Goa before Notary Arun Wadkar under Reg. no. 126 dated 5-01-2021.

WHEREAS the Land Owner is the absolute owner in possession of the property known as 'Azmeticho Xendo' having area of 2775 square metres which earlier formed part of the larger property known as 'Gominchem Bata' or 'Simao Travaso', situated at Pilerne village of Bardez Taluka in North Goa District, described in the Land Registration Office of Ilhas under Description no. 5386 of Book B-2 of new series, enrolled under Matriz no. 646 with an old House standing therein bearing no. 68, surveyed under survey no. 10/2 of Pilerne village, and bounded on the East by the property surveyed under no. 10/11, on the West by the property surveyed under nos. 8/3, 8/19, 8/20, 8/35, 8/36 & 8/37, and on the North and South by public road, hereinafter referred to as "**THE SAID**

FOR HINDUSTAN BUILDERS

R. Houston
Partner

R. Houston

ANAND INCORPORATION PVT. LTD.

M
DIRECTOR

PROPERTY” and more particularly described in the Schedule I hereunder written;

AND WHEREAS the Land Owner acquired the said property from Mr. Rajendra Purushottam Halarnkar and his wife Mrs. Rameshwari Rajendra Halarnkar, residents of House no. 199/E, Peddem, Mapusa, Bardez, Goa vide Deed of Sale dated 5-07-2011, duly registered in the office of the Sub Registrar of Bardez under Registration no. BRZ-BK1-03269-2011 dated 5-07-2011;

AND WHEREAS by Agreement For Sale dated 14-08-2009, registered in the office of the Sub Registrar of Bardez, the erstwhile owners of the said property viz. Mr. Prabhavati Prabhakar Kavlekar, Mr. Devanand Prabhakar Kavlekar, Mrs. Rakshali Devanand Kavlekar, Miss Jyoti Prabhakar Kavlekar and Mr. Deepak Prabhakar Kavlekar agreed to sell two plots of the said property admeasuring 490 & 1472 square metres to Mr. Dara Shiko Chowhan and Mr. Shakil Ahmed Chowhan;

AND WHEREAS said Mr. Prabhavati Prabhakar Kavlekar, Mr. Devanand Prabhakar Kavlekar, Mrs. Rakshali Devanand Kavlekar, Miss Jyoti Prabhakar Kavlekar and Mr. Deepak Prabhakar Kavlekar, with the oral consent of Mr. Dara Shiko Chowhan & Shakil Ahmed Chowhan, sold a portion of the said property including the two aforesaid Plots admeasuring 490 & 1472 square

for HINDUSTAN BUILDERS

R. Chowhan

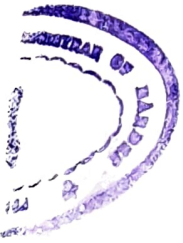
Partners
ANAND INCORPORATION PVT. LTD.

M
DIRECTOR

R. Chowhan

metres to said Mr. Rajendra Purushottam Halarnkar vide Deed of Sale dated 24-05-2010, duly registered in the office of the Sub Registrar of Bardez under Reg. no. BRZ-BK1-01905-2010, CD no. BRZD64 dated 25-05-2010;

AND WHEREAS the Developer approached the Land Owner with an offer to develop a part of the Said Property and construct a residential building therein comprising of single, double and triple bedroom flats as per the plan and drawings approved by the Village Panchayat of Pilerne – Marra;



AND WHEREAS the Land Owner accepted the aforesaid offer of the Developer and agreed to entrust to it the work of development of a part of the Said Property admeasuring an area of 1552 square metres and construction of a residential building therein known as 'Casa da Amora', hereinafter referred to as 'The Said Residential Building', as per the plan and drawings approved by the Village Panchayat of Pilerne - Marra, which area entrusted for development and sale is hereinafter referred to as "**THE SAID PLOT**", is depicted in the plan annexed hereto and is more particularly described in the Schedule II hereunder written;

AND WHEREAS, as a result of the negotiations between the Parties hereto and on the representations and declarations made by the Land Owner as herein recorded, an Agreement for Development and Sale of the said plot has been arrived at between

for HINDUSTAN BUILDERS

R. Howden
Partner

ANAND INCORPORATION PVT. LTD.

M. ...
DIRECTOR

R. Howden

the Parties hereto upon the terms and conditions hereinafter appearing;

AND WHEREAS since the aforesaid Agreement For Sale dated 14-08-2009 executed between Mr. Prabhavati Prabhakar Kavlekar, Mr. Devanand Prabhakar Kavlekar, Mrs. Rakshali Devanand Kavlekar, Miss Jyoti Prabhakar Kavlekar and Mr. Deepak Prabhakar Kavlekar AND Mr. Dara Shiko Chowhan and Shakil Ahmed Chowhan has not been cancelled, said Mr. Dara Shiko Chowhan and Mr. Shakil Ahmed Chowhan have now been joined as Confirming Parties herein;

**NOW THEREFORE THESE PRESENTS WITNESSETH
AND IT IS HEREBY AGREED BY AND BETWEEN THE
PARTIES HERETO AS FOLLOWS:-**

1. The Land Owner hereby entrusts to the Developer the work of development of the Said plot admeasuring 1552 square metres, which is described in the Schedule II hereunder written, and construction of the said residential building therein known as 'Casa da Amora' comprising of Six 1BHK type flats, Fourteen 2BHK type flats and Two 3 BHK type flats having total F.A.R. area of 1443.76 square metres, as per the approved plan and drawings and terms and conditions that shall be stipulated in the Construction licence to be issued by the Village Panchayat of Pilerne - Marra.

ANAND INCORPORATION PVT. LTD.
for HINDUSTAN BUILDERS

R. Chowhan
Partner

M. J.
DIRECTOR

R. Chowhan

2. The Land Owner has already got the sanctioned plan approved with F A R of 0.8 for the said plot, and the Developer, if it so wishes, shall provide a revised drawing/plan and the Land Owner shall arrange to obtain the Technical Clearance from the Town & Country

Planning Department, Mapusa and Construction Licence from the Village Panchayat of Pilerne - Marra for the same

3. The Land Owner shall arrange the permissions such as Technical Clearance and a Construction License from the concerned Govt Departments and authorities and all other approvals required to start the said construction work of residential building and all the other permissions which will be required after the commencement of construction work of said residential building in future such as renewal of construction License, completion certificate, occupancy certificate and electricity connection & water connection from government departments and other authorities shall be obtained by the Developer.

4. The Developer shall construct, at his own cost, the said residential building in the said plot comprising of Six 1BHK type flats. Fourteen 2BHK type flats and Two 3 BHK type flats having total F.A.R of 1443.76 square metres as per the approved plan and drawings and terms and conditions that shall be stipulated in the Construction licence to be issued by the Village Panchayat of

ANAND INCORPORATION PVT. LTD.
FOR HINDUSTAN BUILDERS

Rhoshan
Partner

Rhoshan
DIRECTOR

Rhoshan

Pilerne - Marra. In addition to the Plot area of 1552 square metres entrusted for development the road widening area of 555 square metres depicted in the plan annexed hereto is also taken into consideration for computation of the Floor Area Ratio.

5. The Developer has deposited with the Land Owner the sum of Rs.20,00,000/- (Rupees Twenty Lakhs only) as refundable deposit, out of which Rs.10,00,000/- (Rupees Ten lakhs only) has been paid by RTGS No. KKBKR52020102700883801 dated 27/10/2020 and a further sum of Rs.10,00,000/- (Rupees Ten lakhs only) has been paid by Cheque No. 001208 dated 20-04-2021, drawn on Kotak Mahindra Bank, receipt whereof the Land Owner does hereby acknowledge.

6. In consideration of the Developer having deposited with the Land Owner the sum of Rs.20,00,000/- (Rupees Twenty lakhs only) as a refundable deposit and agreeing to undertake and carry out the work of construction of the said residential building in the said plot at his own cost, the Land Owner hereby agrees to allot, hand over and convey to the Developer, after completion of the said residential building known as Casa da Amora, fifteen flats comprising of Two 1BHK type Flats nos.102 & 105 on the First Floor, Three 2BHK type Flat nos. 101, 103 & 104 on the First Floor, Four 2BHK type Flats nos. 301, 303, 304 & 306 on the Third Floor, Two 1BHK type Flats nos. 302 & 305 on the Third Floor,

for HINDUSTAN BUILDERS

ANAND INCORPORATION PVT. LTD.


Partner


DIRECTOR



Two 2BHK type Flats nos. 401 & 404 on the Fourth Floor and Two 3BHK type Flats nos. 402 & 403 on the Fourth Floor, having F.A.R of 1000.10 square metres along with the remaining reserved car parks, hereinafter referred to as **'The Developer's Constructed Area'** and more particularly described in the Schedule III here under written, along with proportionate undivided right in the said plot corresponding to the total F.A.R of the Developer's Constructed Area, while the Land Owner shall retain

the remaining Seven flats comprising of One 2BHK type Flat no. 106 on the First Floor, Two 1BHK type Flats nos. 202 & 205 on the Second Floor and Four 2BHK type Flats nos. 201, 203, 204 & 206 on the Second Floor, having F.A.R of 443.66 square metres along with seven reserved car parks, which are hereinafter referred to as **'The Land Owner's Constructed Area'** and more particularly described in the Schedule IV hereunder written. It is agreed that in the event of increase in the Land Owner's Constructed Area the Land Owner shall compensate the Developer @ Rs.50,000/- per square metre of the increased F.A.R., while in the event of decrease in the Land Owner's Constructed Area the Developer shall compensate the Land Owner @ Rs.50000/- per square metre of the decreased F.A.R.

7. The Land Owner agrees that, after registering this Agreement For Sale and Development and RERA certification, the Developer shall be free to enter into any Agreements with prospective buyers

FOR DEVELOPMENT PURPOSES

(Signature)
Partner

ANAND INCORPORATION PVT. LTD

(Signature)
DIRECTOR

(Signature)

for the sale of the said flats allotted to it and to receive the sale consideration amount for the same, but the possession of the said flats shall be handed over to them after executing the Deeds of Sale, and the Land Owner undertakes to execute the Deeds of Sale, Deeds of Assignment or Agreements in respect of the aforesaid Flats allotted to the Developer.

8. The Land Owner and its successors in interest and/or nominee/s shall solely and exclusively be entitled to the Land Owner's Constructed Area and shall have absolute right title and interest or shall be fully entitled to use and enjoy the same] or shall be fully entitled to transfer convey, grant, otherwise alienate their interest, in any manner as deemed fit by it to any person or persons, Association of persons, firm, Body corporate, Co-Operative societies, Government's Agencies etc. on such terms and conditions as may be deemed fit by the owner individually or collectively.

9. The Developer and/or its nominee(s) shall solely and exclusively be entitled to the Developer's Constructed Area and shall have absolute right, title and interest over the same and it shall be fully entitled to transfer, convey, grant otherwise alienate its right and interest in any manner as deemed fit by it to any person, Association of persons, Firms, Body Corporate, Co-operative societies, Government agencies etc. on such terms and conditions



for BINDUSTAN BUILDERS
(Signature)
Partner

ANAND INCORPORATION PVT. LTD.

(Signature)
DIRECTOR

(Signature)

as may be decided by the Developer or its nominee(s) individually or collectively.

10. The Developer shall commence the work of construction of the said residential building within a period of 30 (Thirty) days of the issuance of the Construction Licence by the Village Panchayat of Pilerne - Marra, and shall complete the work within a period of 30 (Thirty) months from the date of approvals are given by the Land Owner of the revised plans, with a grace period of 6 (Six) months, provided all the terms and conditions stipulated in this Agreement are fulfilled by the Land Owner.

11. The Developer shall be entitled to further reasonable extension of time for completion of the said residential building if it is delayed on account of:

- i. Non availability of raw materials and other development material;
- ii. Any notice, order, rule, notification of the government and/or any other public or competent authority and/or any judicial authority;
- iii. Changes in any law/s or changes in the official planning approval

and completion certificate procedures, requirements or due to the issuance/ promulgation of any notice, act, law,

for HINDUSTAN BUILDERS

Bhaskar
Partner

ANAND INCORPORATION PVT. LTD.

M
DIRECTOR

Bhaskar

statute, order, rule, notification by the public and local authorities or Court/s of law or

Public Interest Litigation filed by any person/s or N.G.O;

- iv. Delay/s in issuance of NOC and other completion certification by the concerned authorities;
- v. Delay in sanction of electricity connection/s and/or water connection/s to the said residential building;
- vi. National emergency, force majeure, earthquake, fire, arson, force major, war or any causes / reasons beyond the control of the Developer;
- vii. Delay which is not a consequence of any act/s of commission or omission on the part of the Developer or its agent/s.



12. In the event the Developer fails to complete the construction work of the residential building within time as specified above in clause 10 of this Agreement and exceeds the period of extension time for more than 6 months and the said delay has occurred other than the reasons specified above in clause 11 of this Agreement, the Developer shall be bound and liable to pay penalty @ Rs. 200/- per square metre of the total constructed area allotted to the Land Owner.

for BINDUSTAN BUILDERS

R. S. Khan
Partner

ANAND INCORPORATION PVT. LTD.

[Signature]
DIRECTOR

[Signature]

13. All costs and expenses relating to the construction of the said residential building shall be borne by the Developer including development charges, laying of drain, laying of roads and tarring thereof, laying of electricity poles and water pipeline etc. The Developer shall carry out and execute the entire work of construction of the said residential building in accordance with the rules and regulations prescribed and in force in the state of Goa.

14. The Land Owner shall permit the Developer, its employees, representatives, contractors and workers to enter upon and carry out inspection, developmental and all other works necessary for the construction of the said residential building including demarcation, surveying, excavation, construction etc. as may be deemed fit by the Developer.

15. The Land Owner declares that no attachment or notice from the Central or State Government or any local body or authority under any Municipal Act or any other Act or any scheme or legislative Enactment, Government ordinance, order or Notification including any Notice/Proceedings for acquisition or requisition has/had been received by the Land Owner and that the said property described in Schedule I hereto and the said plot described in Schedule II 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 regulation.

ANAND INCORPORATION PVT. LTD.


DIRECTOR

for HINDUSTAN BUILDERS


Partner



16. The Land Owner covenants with the Developer that the Said Plot is free from any encumbrances, mortgage, loan, lien or charge or any kinds of third party rights and no other person or party has any right, title or interest, claim or demand, into or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and there is no pending litigation of any kind with respect to the said property as on the date of signing of this Agreement, that the Land Owner has not entered into any other agreement or writing of any kind with any third party for creating any right of whatsoever nature in respect of the said plot and that in the event any person stakes a

claim with regard to the said plot, the Land Owner undertakes to deal with / settle such claims. In case any claim has to be settled by the Developer, it will be adjusted from the share of Land Owner.

17. The Land Owner undertakes to keep the Said Plot free from all encumbrances, liens, claims or charges and to keep the Developer and/or its nominees indemnified always in the event of any defect in its title to the said plot or any claim to the said plot and to further indemnify the Developer against any claims, demands or objections from any third party claiming any right, inheritance, title or interest in the Said Plot.

18. The Land Owner shall pay the maintenance charges in respect of the Land Owner's Constructed Area to the Developer for a

ANAND INCORPORATION PVT. LTD.

for BINDUSTAN BUILDERS

R. Chowhan
Partner

R. Chowhan
DIRECTOR

period of Eighteen months @ Rs.15/- per square metre of its total F.A.R. from the date of the Occupancy Certificate issued by the Village Panchayat or from the date of installation of Electricity meters in the Land Owner's Constructed Area, whichever is earlier.

19. In the event of any liability for payment of Goods and Services in respect of the Land Owner's Constructed Area the same shall be borne by the Land Owner.

20. The Land Owner shall execute an Irrevocable Power of Attorney appointing the Developer as its lawful Attorney with all necessary

powers to sign and execute the necessary Applications, Affidavits, Undertakings, Forms etc. and represent the Land Owner before the concerned authorities in the matter of approvals for construction of the said residential building, as well as to sell the Flats allotted to the Developer.

21. The Confirming Party hereby declare and confirm that they have no right or interest whatsoever in the said plot and grant their express consent for the present Agreement between the Land Owner and the Developer for development of the said plot.

22. Any dispute arising between the Parties hereto whether with regard to interpretation of the clauses and conditions or

ANAND INCORPORATION PVT. LTD.

DIRECTOR

for HINDUSTAN BUILDERS





performance of this Agreement or understanding or concerning any acts or omission of either Party or any other matter herein contained shall be referred to a Sole arbitrator appointed by the Land Owner and the Developer, and such arbitration shall be conducted at Panaji, Goa as per the provisions of the Arbitration and Conciliation Act, 1996.

23. The fair market value of the said plot admeasuring 1552 square metres is Rs.100,88,000/- (Rupees One Crore Eighty Eight Thousand Only) calculated @ Rs.6500/- per square metre.

24. The fair market value of the premises to be constructed for and allotted to the Land Owner comprising of seven flats having F.A.R. of 443.66 square metres, being the Land Owner's Constructed Area, is Rs.133,20,000 (Rupees One Crore Thirty Three Lakhs Twenty thousand only) calculated @ Rs.30,000/- per square metre.

25. The total fair market value of the Said plot and the Land Owner's Constructed area which are the subject matter of this Agreement is Rs.234,08,000/- (Rupees Two Crore Thirty Four Lakhs Eight Thousand only) and stamp duty of Rs.678,900/- (Rupees Six Lakh Seventy Eight Thousand Nine Hundred only) calculated at 2.9% of its fair market value is paid herewith.

ANAND INCORPORATION PVT. LTD.

for HINDUSTAN BUILDERS

Blushan
Partner

M
DIRECTOR

Blushan

26. The Registration fee is payable on the fair market value of the Said plot valued at Rs.100,88,000/- (Rupees One Crore Eighty Eight Thousand only) as the Said plot is delivered to the Developer for development.

27. The Town & Country Planning Department, North Goa District office, Mapusa, Bardez, Goa has issued No Objection Certificate bearing Ref. no. NOC/49(6)/1457/PILERNEA/TCP-21/1485 dated 1-04-2021 for registration of this Agreement For Sale cum Joint Development in respect of the said plot admeasuring an area of 1552 square metres.

SCHEDULE I HEREINABOVE REFERRED TO:

(Description of The Said Property)

ALL THAT piece or parcel of land admeasuring an area of 2775 (Two thousand seven hundred seventy five) square metres of the property known as 'Azmeticho Xendo' which earlier formed part of the larger property known as 'Gominchem Bata' or 'Simao Travaso', situated at Pilerne village, within the jurisdiction of Village Panchayat of Pilerne - Marra, Taluka and Sub district of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Ilhas under Description no. 5386 of Book B-2 of new series, enrolled under Matriz no. 646 with an old House standing therein bearing no. 68, surveyed under survey no. 10, sub division no. 2 of Pilerne village, and bounded:

ANAND INCORPORATION PVT. LTD.

FOR HINDUSTAN BUILDERS


DIRECTOR

On the East: by the property surveyed under no. 10/11.

On the West: by the properties surveyed under nos. 8/3, 8/19, 8/20,
8/35, 8/36 & 8/37.

On the North: by public road, and

On the South: by public road.

SCHEDULE II HEREINABOVE REFERRED TO:
(Description of The Said Plot)

ALL THAT plot of land admeasuring an area of 1552 (One thousand five hundred fifty two) square metres, forming part of the said property described in the Schedule I hereinabove written and bounded:

On the East: by nallah and remaining portion of Survey no. 10/2
of

Pilerne village;

On the West: by nallah and road;

On the North: by nallah and Survey nos. 10/3 & 10/4 of Pilerne
village; and

On the South: by public road and nallah.

SCHEDULE III HEREINABOVE REFERRED TO:
(Description of The Developer's Constructed Area)

ALL THAT residential premises comprising of Fifteen Flats along with the remaining reserved car parks in the residential building known as 'Casa da Amora' to be constructed in the said plot described in the Schedule II hereinabove written, being Two 1BHK type Flats nos.102 & 105 on the First Floor, Three 2BHK type Flat

nos. 101, 103 & 104 on the First Floor, Four 2BHK type Flats nos. 301, 303, 304 & 306 on the Third Floor, Two 1BHK type Flats nos. 302 & 305 on the Third Floor, Two 2BHK type Flats nos. 401 & 404 on the Fourth Floor and Two 3BHK type Flats nos. 402 & 403 on the Fourth Floor, having total F.A.R of 1001.10 square metres.

SCHEDULE IV HEREINABOVE REFERRED TO:
(Description of The Land Owner's Constructed Area)

ALL THAT residential premises comprising of Seven Flats along with seven reserved car parks in the residential building known as 'Casa da Amora' to be constructed in the said plot described in the Schedule II hereinabove written, being One 2BHK type Flat no. 106 on the First Floor, Two 1BHK type Flats nos. 202 & 205 on the Second Floor and Four 2BHK type Flats nos. 201, 203, 204 & 206 on the Second Floor, having total F.A.R of 443.66 square metres.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first here in above mentioned.

SIGNED AND DELIVERED for and on behalf of The Land Owner M/s Hindustan Builders by its Partner Mr. Rafik Ahmed Chowhan:



HINDUSTAN BUILDERS
Rafik Ahmed Chowhan
Partner

ANAND INCORPORATION PVT. LTD.
Rafik Ahmed Chowhan
DIRECTOR

Rafik Ahmed Chowhan

Chowhan
(Mr. Rafik Ahmed Chowhan)

Left hand Finger prints:



Right hand Finger prints:



SIGNED AND DELIVERED for and on behalf of The Developer Anand Incorporation Private Limited by its Director Mr. Manish Anand:

(photo)



HINDUSTAN BUILDERS
Chowhan
Partner

M
DIRECTOR

Chowhan

ANAND INCORPORATION PVT. LTD.



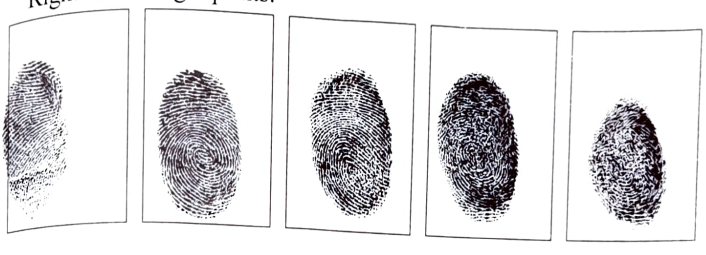
DIRECTOR

(Mr. Manish Anand)

Left hand Fingerprints:



Right hand Finger prints:



SIGNED AND DELIVERED for and on behalf of the Confirming Party Mr. Dara Shiko Chowhan and Mr. Shakil Ahmed Chowhan by their lawful Attorney Mr. Rafik Ahmed Chowhan:

R Chowhan



ANAND INCORPORATION PVT. LTD.

HINDUSTAN BUILDERS



DIRECTOR

R Chowhan
Partner

R Chowhan

Rafik Ahmed Chowhan

(Mr. Rafik Ahmed Chowhan)

[Signature]
e Presenter

7
Registrar

Left hand Finger prints:



Right hand Finger prints:



WITNESSES:

2. Mr. RAEES AHMED KHAN,

son of Abdul G. Khan,, aged 50 years, married, Indian national, holding Aadhaar no. [REDACTED], Mobile no. 9 [REDACTED], resident of Plot no. 36, Housing Board Colony, Mapusa, Bardez, Goa – 403507.

[Signature]

ANAND INCORPORATION PVT. LTD.

FOR HINDUSTAN BUILDERS

Rafik Ahmed Chowhan

Panna

[Signature]

DIRECTOR

Rafik Ahmed Chowhan

2. Mr. ALEIXO RAJENDRA PIMENTA,

Son of Enio Pimenta, aged 69 years, married, Advocate, Indian National, holding Senior Card No: 113814, Mobile No: [REDACTED] resident of House No 1065, Povoacao, Curtorim, Salcete Goa, 403709.

Signature of Witness No 2: _____

Alexo

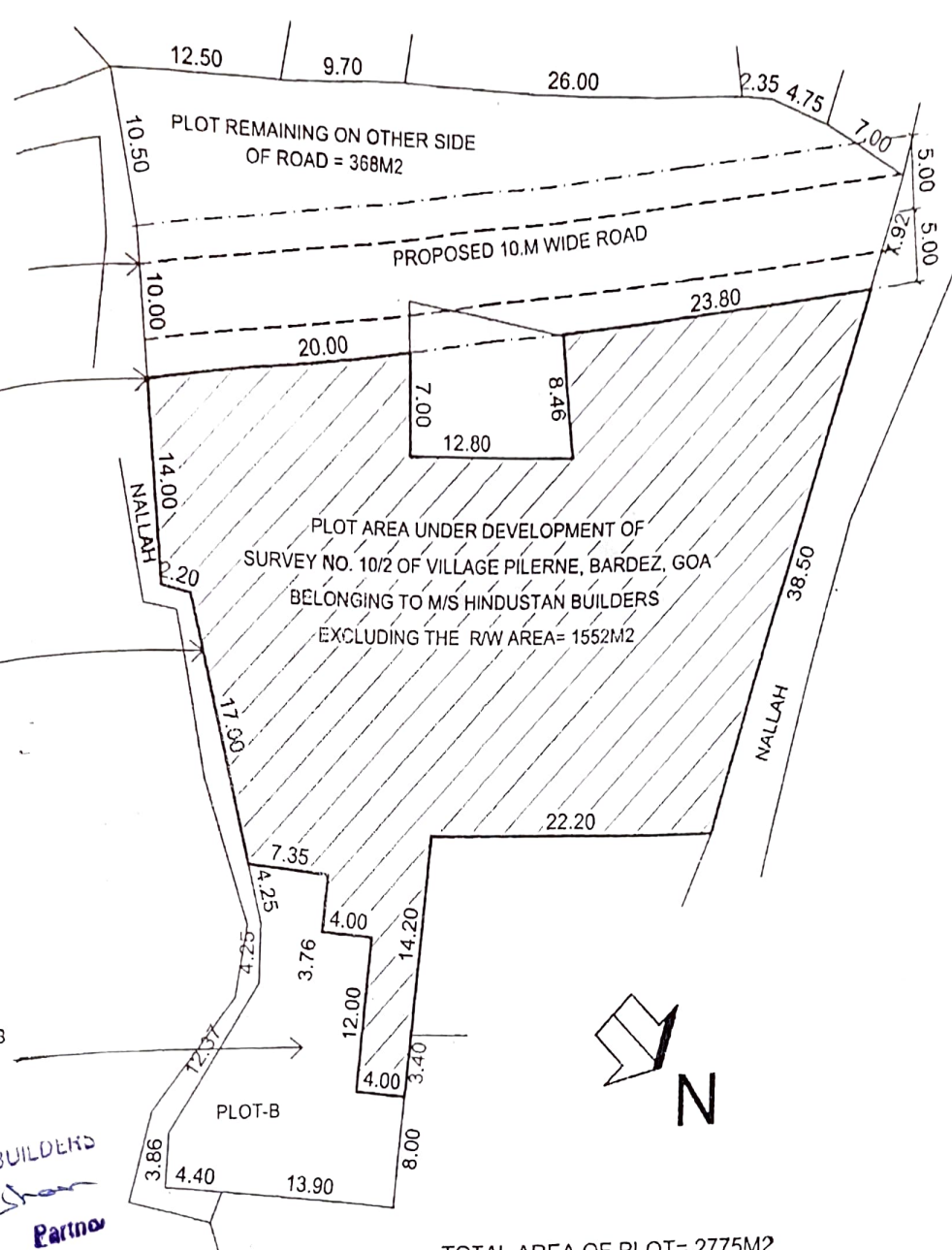
ANAND INCORPORATION PVT LTD.

M
DIRECTOR

Blouhen

Blouhen

REGIONAL
2021
OPENING LINE
BOUNDARY
DEVELOPMENT
KEPT OUTSIDE
MENT FOR PLOT-B
=300M2
HINDUSTAN BUILDERS
Partno



SITE PLAN

(SC 1:500)

- TOTAL AREA OF PLOT= 2775M2
- AREA OF PLOT-B = 300M2
- AREA BEYOND ROAD = 368M2
- ROAD WIDENING AREA= 555M2
- EFFECTIVE PLOT AREA= 1552M2
- AREA OF PLOT FOR NOC FROM TCP= 1552M2

ANAND INCORPORATION PVT. LTD.

DIRECTOR

Partno

6/14/2021



Government of Goa
Document Registration Summary 2
 Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 14-Jun-2021 01:43:36 pm

Document Serial Number :- 2021-BRZ-2179

Presented at 01:34:49 pm on 14-Jun-2021 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	292600
2	Registration Fee	353080
3	Processing Fee	560
Total		646240

Stamp Duty Required :292600/-


















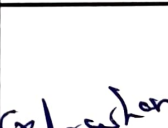
Stamp Duty Paid : 679000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Manish Anand Director Of Anand Incorporation Private Limited , Father Name:Late Hemant Kumar Jha, Age: 50, Marital Status: , Gender:Male, Occupation: Business, Address1 - Anand Villa Budh Marg Near Udaygiri Apartment Phulwari Patna Bihar Bihar 800001, Address2 - , PAN No.: [REDACTED]			



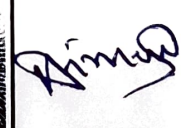
Executer




Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Manish Anand Director Of Anand Incorporation Private Limited , Father Name:Late Hemant Kumar Jha, Age: 50, Marital Status: , Gender:Male, Occupation: Business, Anand Villa Budh Marg Near Udaygiri Apartment Phulwari Patna Bihar Bihar 800001, PAN No.: [REDACTED]			
2	Rafik Ahmed Partner Of Ms Hindustan Builders , Father Name:Abdul Sattar Chowhan, Age: 45, Marital Status: , Gender:Male, Occupation: Business, 844 Plot No B 5 St Mary Colony Miramar Panaji Tiswadi Goa 403001, PAN No.: [REDACTED]			 HINDUSTAN BUILDERS Rafik Ahmed

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Rafik Ahmed Chowhan , Father Name:Abdul Sattar Chowhan, Age: 44, Marital Status: ,Gender:Male,Occupation: Business, 844 Plot B 5 St Marys Colony Miramar Panaji Tiswadi Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Zakee Ahmed Chowhan Partner Of Ms Hindustan Builders			
4	Rafik Ahmed Chowhan , Father Name:Abdul Sattar Chowhan, Age: 44, Marital Status: ,Gender:Male,Occupation: Business, 844 Plot B 5 St Marys Colony Miramar Panaji Tiswadi Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Kafil Ahmed Chowhan Partner Of Ms Hindustan Builders			
5	Rafik Ahmed Chowhan , Father Name:Abdul Sattar Chowhan, Age: 44, Marital Status: ,Gender:Male,Occupation: Business, 844 Plot B 5 St Marys Colony Miramar Panaji Tiswadi Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Shakil Ahmed Chowhan Partner Of Ms Hindustan Builders			
6	Rafik Ahmed Chowhan , Father Name:Abdul Sattar Chowhan, Age: 44, Marital Status: ,Gender:Male,Occupation: Business, 844 Plot B 5 St Marys Colony Miramar Panaji Tiswadi Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Dara Shiko Chowhan Partner Of Ms Hindustan Builders			
7	Rafik Ahmed Chowhan , Father Name:Abdul Sattar Chowhan, Age: 44, Marital Status: ,Gender:Male,Occupation: Business, 844 Plot B 5 St Marys Colony Miramar Panaji Tiswadi Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Shakil Ahmed Chowhan			
8	Rafik Ahmed Chowhan , Father Name:Abdul Sattar Chowhan, Age: 44, Marital Status: ,Gender:Male,Occupation: Business, 844 Plot B 5 St Marys Colony Miramar Panaji Tiswadi Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Dara Shiko Chowhan			

Witness:

I/We individually/Collectively recognize the Confirming Party, Owner, Developer, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Aleixo Rajendra Pimenta, Age: 69, DOB: , Mobile: [REDACTED], Email: , Occupation: Advocate , Marital status : Married , Address: 403709, 1065 Povocao Curtorim Salcette Goa 403709, 1065 Povocao Curtorim Salcette Goa 403709, Curtorim, Salcete, South Goa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: Raees Ahmed Khan, Age: 50, DOB: , Mobile: [REDACTED], Email: , Occupation: Business , Marital status : Married , Address: 403507, Mapusa, Bardez, North Goa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-2179

