

(RUPEES TWO LAKHS SIXTY SIX THOUSAND EIGHT HUNDRED D

For CITIZEN CREDIT
CO-OP BANK LTD

nsfom
Authorised Signatory

Citizencredit co-operative Bank Ltd.

Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
Boshan Homes,
Mapusa, Goa - 483 507

D-5/STP(V)/C.R./35/11/2013-RD

भारत



सत्यमेव जयते
INDIA

STAMP DUTY

00000

GOA
NON JUDICIAL

Rs. ≈ 0266800 ≈ 23.3.2021

365430

GOA

Zero*Two*SixSix**EightZero*Zero***

9540 5440509

Name of Purchaser OMKAR BUILDER AND DEVELOPER

722/2021

05/05/2021

PON-1-702-2021



AGREEMENT FOR DEVELOPMENT & SALE

This Agreement for Development and Sale is made
at Ponda, Taluka Ponda, Registration Sub-District of
Ponda, South Goa District of the State of Goa, this 23rd
day of March, 2021:

Gkisha
Mahalekar
Waple

Gkisha

Mahalekar
Waple

B E T W E E N

(1) **SHRI KISHOR VITHU GAWAS**, son of Shri Vithu Matru Gawas, aged 54 years, married, business, (Holding Pan Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED]) and (2) **MRS. REGINA KISHOR AZAVEDO**, daughter of Raymond Azavedo, wife of Shri Kishor Vithu Gawas, aged 58 years, married, housewife, Indian National, (Holding Pan Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED]) both residing at House No. 57, Zillalem Morod, Taleigao, Tiswadi Taluka, North Goa District of the State of Goa (403 002), hereinafter called "**THE OWNERS/VENDORS**" (which expression shall, unless repugnant to the context and meaning thereof, includes their heirs, legal representatives, executors, administrators, successors and assigns) OF THE FIRST PART.

(**MRS. REGINA KISHOR AZAVEDO**, Owner/Vendor No. 2 herein is represented herein by her duly constituted Attorney, Owner/Vendor No. 1 herein, appointed vide Power of Attorney executed on 06/12/2020 before Notary Kishore L. Bhagat from Marcela, Goa, and registered under Serial No. 3687 dtd. 06/12/2020, Xerox certified copy of which is presented herewith).

Gleishur

Mahalehan
Mahalehan

AND

(1) **M/S OMKAR BUILDER & DEVELOPER**, a Proprietorship registered under Udyog Aadhaar No. [REDACTED] on 04/01/2017 with Udyog Aadhaar Office at Panaji, Goa, of (1) **MRS. MANSI MAHESH TALEKAR**, daughter of Baburao Yashwant Rane, aged 32 years, Married, Business, Indian National, (Having Permanent Account Number [REDACTED], Aadhaar Card Number [REDACTED], Mobile Number [REDACTED] & Email ID No. omkarbuilderdeveloper@gmail.com), and her husband (2) **MR. MAHESH PANDURANG TALEKAR** alias **MAHESH TALEKAR**, son of Pandurang Jayram Talekar, aged 37 years, Married, Business, Indian National (Having Permanent Account Number [REDACTED], Aadhaar Card Number [REDACTED], Mobile Number [REDACTED] & Email ID No. mtenterprisesgoa@gmail.com) both residing at House No. 820, Flat No. SF-2, Laxminarayan Krupa Building, Ganesh Nagar, Candola, P. O. Marcela (403 107) Ponda Taluka, South Goa District of the State of Goa, hereinafter jointly referred to as “ **THE BUILDERS/ DEVELOPERS**” (which expression shall unless repugnant to the context or meaning thereof shall include their heirs, executors, successors, legal representatives and assigns) OF THE SECOND PART.



G. G. Shree

M. Maheshkar
Na. Maheshkar

(The Owners and the Builders/Developers are hereinafter collectively referred to as the “Parties” and individually as a “Party”, as the context may require).

WHEREAS there exists a property being Plot No. 26, originally belonged to Shri Jagdischandra M. Sinai Khandeparkar.

AND WHEREAS by a Sale Deed executed on 7/5/1983 and duly registered in the Office of Sub-Registrar at Ponda on 30/9/1985, under Registered No.690, at pages 177 to 190, Book No. I Volume No. 89, the said Shri Jagdischandra M. Sinai Khandeparkar sold, conveyed and transferred in favour of Shri Shrikant Baburao Hirve and others (altogether 52 parties) parties the said Plot No. 26 admeasuring 49000 sq. mts., known as BAGUIRY” alias “BAGUIRY PRABHULEM” alias “ODIABATA” situated at Candola, within the limits of Gram Panchayat of Betki Candola, Taluka Ponda, Goa, more particularly described in THE SCHEDULE (I) hereunder written and hereinafter referred to as “ THE SAID PROPERTY ”.

AND WHEREAS the said fifty two parties by a Deed of Partition executed on 25/04/1989 and registered in the Office of Sub-Registrar at Ponda, Goa, on 25/7/89 under No. 470/89 sub-divided the said Plot No. 26 into 65 (Sixty Five) smaller, independent and distinct plots, the said distinct and separate plots bear Nos. from 1 to 62 (B).

G. Kishor

Datta Lakshmi
W. K. K.

AND WHEREAS Shri Janardhan Shanker Sawant and his wife Mrs. Vassanti Janardhan Sawant, were amongst the said 52 parties.

AND WHEREAS out of the said 65 plots, the said 52 parties hereto earmarked/reserved 8 plots, in common, for the development and sale which 8 plots bear nos. 6, 14, 25, 27, 29, 30, 36 and 50. The plot bearing No.4 reserved for installing a water tank, for the common benefit of the 52 parties. Area of 6925 sq.mts., reserved for open space, in common, area of 7130 sq.mts. occupied by the internal road and quarry admeasuring 3000 sq.mts. is situated outside the zone of partition area.

AND WHEREAS keeping aside the said area of 6925 sq. mts. reserved for open space, in common, area of 7130 sq.mts. occupied by internal roads and area of 3000 sq. metres of quarry, the balance area of 31945 square meters was divided and partitioned into 65 (Sixty Five) smaller, distinct and independent plots which include said 8 plots reserved for sale, and said one plot reserved for water tank and balance 56 plots allotted to the said 52 parties by the said Deed of Partition, towards satisfaction of their respective shares.

AND WHEREAS the said 56 distinct and independent plots allotted amongst the said 52 parties, are of different areas, ranging from 270 to 560 sq. mts. and also differ in

C. P. Chikhon

Mahalekar.
Mahalekar

quality, and made in adjustment/satisfaction of the respective shares of the said 52 parties.

AND WHEREAS in pursuance of the said Deed of Partition dated 25/04/1989 ,one of the sub-divided and independent plot identified as **PLOT NO. 26 admeasuring 530 Square Metres**, was allotted to Shri Janardhan Shanker Sawant and his wife Mrs. Vassanti Janardhan Sawant, in satisfaction of their share in the said entire property and by virtue of the said Deed of Partition, the said Plot No. 26 came to be vested in the said Shri Janardhan Shanker Sawant and his wife Mrs. Vassanti Janardhan Sawant, and they both became the absolute lawful owners in possession and enjoyment of the said plot.

AND WHEREAS subsequently by a Deed of Sale executed on 10/11/1992 and duly registered in the Office of Sub-Registrar, Ponda, Goa, under Registered under Serial No. 875 at pages 251 to 268 of Book No. I, Volume No. 153 dated 24/05/1993, in which the said Shri Janardhan Shanker Sawant and his wife Mrs. Vassanti Janardhan Sawant, as Vendors, sold, conveyed and transferred unto Mrs. Clenie Pulqueria Varela E Gonsalves, resident of Deulwada, Marcela, Goa, as Purchaser therein, the said **PLOT NO. 26 admeasuring 530 Square Metres**, and she was put in possession of the said plot and thereby she became the absolute owner of the said Plot.

G. Kishor

M. K. Khar.
M. K. Khar.



AND WHEREAS thereafter, by a Deed of Sale executed on 29/06/2006 and duly registered in the Office of the Sub-Registrar of Ponda, Goa, under Registered No. 1115 at pages 16 to 42 of Book No. I, Volume No. 977 dated 3/07/2006, the said Mrs. Clenie Pulqueria Varela E Gonsalves and her husband Mr. Custodio Roque Gonsalves, both residents of Deulwada, Marcela, Goa, as Vendors therein, sold, conveyed and transferred unto **Shri Kishor Vithu Gawas**, the then resident of House No. C-19/57, Taleigao, Ilhas, Goa, as Purchaser therein the said Plot No. 26 having an area of 530 Square Metres, forming part of the said Property described in the Schedule (I) to the said Deed of Sale and the said Plot No. 26 which is a distinct plot is described in the Schedule (II) to the said Deed of Sale, shown on the plan annexed thereto and better clarity marked thereon with red colour boundary lines, for the total consideration of Rs. 6,89,000/-. By virtue of the said Deed of sale, the said **Shri Kishor Vithu Gawas**, became the absolute owner in possession and enjoyment of the said Plot and is entitled to sell or dispose of the said Plot at his own discretion. The said Plot No. 26 is shown on the plan annexed hereto and for better clearness marked thereon with red colour boundary lines, more particularly described in THE SCHEDULE (II) hereunder written and hereinafter for the sake of brevity is referred to as " THE SAID PLOT ";



G. Kishor

P. Kishor
Neel Kishor

AND WHEREAS subsequently a Deed of Rectification has been executed on 21/07/2006 and registered in the Office of the Sub-Registrar of Ponda, Goa, under Registered No. 1232 at pages 64 to 74, Book No. I, Volume No. 984 on 25/07/2006, the error in the name of said Shri KishorVithu Gawas, at page No. 9 and at page No. 24 of the said Deed of Sale dtd. 29/06/2006 has been rectified.

AND WHEREAS by virtue of the said Deed of Sale, the legal title and possession of the said Plot No. 26 came to be vested in the said **Shri KishorVithu Gawas**, Vendor No. 1 herein and he became the absolute owner in possession and enjoyment and well seized and possessed of THE SAID PLOT No. 26, and is entitled to sell, transfer or dispose of THE SAID PLOT to any party whomsoever as per his discretion. The said Plot is more particularly described in the SCHEDULE (II) hereunder written, shown on the plan annexed hereto and for better clarity marked thereon with red colour boundary lines and for the sake of brevity is hereinafter referred to as "THE SAID PLOT".

The said Plot No. 26, which is surveyed under **Survey No. 114/1(Part)** for the sake of brevity is hereinafter referred to as "THE SAID PLOT".

Kishor

Asstalekar
Naik

AND WHEREAS the said Plot is a developed plot of approved sub-division and formed itself into separate and distinct unit having separate boundary marks.

AND WHEREAS **Shri Kishor Vithu Gawas, Owner / Vendor No. 1** having married to **MRS. REGINA KISHOR AZAVEDO, Owner/Vendor No. 2**, under the regime of Communion of Assets in force in Goa, and thus being moiety holder, the Owner / Vendor No. 2 is entitled to half undivided share, rights, title and interest in THE SAID PLOT and therefore she has joined to the present Agreement for Development in order to perfect and validate the rights of The Builders/Developers in THE SAID PLOT in all respect.

AND WHEREAS The Owners/Vendor No. 1 herein subsequently after having complied the prescribed procedures provided under the Land Revenue Code, got the said Plot mutated in their favour and accordingly his name appears in the Occupant Column of the Form I and XIV of the Records of Rights of Survey No. 114 Sub-Division No. 1 of village Candola, Ponda Taluka, Goa.

AND WHEREAS, the Owners/Vendors own and seized the above referred Plot and they are the exclusive owners of the same without any obstruction or interference from anyone whomsoever.

Kishor

Regina
[Signature]

AND WHEREAS, now for all legal purpose it should be considered that Builders/Developers herein are the Builders/Developers.

AND WHEREAS, the Owners/Vendors being unable to develop the said Plot have decided to entrust the work of developing the said Plot, by putting up a multi storeyed building on the said Plot to any Builders/Developers.

AND WHEREAS the title of the said Plot is clear, legal unencumbered, marketable and subsisting.

AND WHEREAS the Builders/Developers herein who are carrying on business of Builders and Developers and having requisite financial and managerial resources and infrastructure to carry out development and marketing of the premises proposed to be constructed on the said Plot, being desirous of developing the said Plot by constructing the Building thereon, approached the Owners/Vendors herein and the Owners/Vendors accordingly agreed to sell, assign, transfer and convey their rights in the total FSI/FAR of the said Plot and also their construction rights in the proposed Building to be constructed in the said Plot by The Builders/Developers herein for a total consideration of **Rs. 92,00,000/- (Rupees ninety two lakhs only)** and further allow the Builders/Developers to develop the said Plot by carrying out construction of the proposed Building thereon



G. Kishan

Mahadevan
Me/KM

for consideration more particularly set out in this Agreement. The Builders/Developers have agreed to carry out the construction of the said Building at their own funds or the money.

NOW THIS AGREEMENT FOR DEVELOPMENT & SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

The recitals of this Agreement for Development and Sale shall be treated as forming an integral and operative part hereof as if the same were set out and incorporated herein.

(1) The Owners/Vendors shall sell and the Builders/Developers shall purchase the total undivided share, rights, title and interest by consuming the total F.A.R., Floor Space Index available as of the date on the said Plot, for a **total consideration of Rs. 92, 00,000/- (Rupees ninety two lakhs only)** payable by the Builders/Developers to the Owners/Vendors. The said amount of Rs. 92, 00,000/- includes the amount of T.D.S. being payable by The Owners/Vendors to the Income Tax Department, which will be paid by the Builders/ Developers to the Income Tax

Department for and on behalf of the Owners/Vendors and thereafter shall be reimbursed from the Owners/Vendors by deducting the same amount from the said total amount of Rs. 92, 00,000/-.

(2) The Owners/Vendors have agreed that the Builders/Developers shall be allowed to develop the said Plot No. 26 by carrying out the construction of the said Building, as per the approved plans, and the entire cost of the construction and other incidental expenses thereof, shall be born by the Builders/Developers and the Owners/Vendors shall not be liable to invest or bear any amount of expenses thereof. Accordingly, the possession of the said Plot No. 26 has been handedover to the Builders/Developers at the time of execution of this Agreement for the purpose of construction of the said Building on the said Plot No. 26. In pursuance of the above appointment of the Builders/Developers, the Owners have confirmed that open space forming part of the said Plot, shall be made available to the Builders/Developers for setting up a temporary Porta Cabin structure for site office and doing all work related to the redevelopment of the said Plot in terms of this Development Agreement.

(3) The Owners/Vendors shall be entitled to receive **Rs. 92, 00,000/- (Rupees ninety two lakhs only)** as consideration immediately on receipt of the Occupancy Certificate to the proposed Building from the TCP & V. P.

G. Kishore

M. K. Kishore
(Signature)

Betqui-Candola, for having assigned all their construction rights in the said Building and all their rights, title and interest in the said total FSI/FAR of the said Plot No. 26 to the Builders/Developers. After the completion of the construction of the entire building, the Builders/Developers shall be either entitled to retain for the Builders/Developers or to sell, convey and transfer the total premises to the prospective purchaser/s at their own discretion, on ownership basis, receive the consideration thereof from the prospective buyer/s and appropriate the same for themselves, and the Owners/Vendors shall not raise any objection or make any claim thereof.



(4) All the approvals, N.O.Cs, from the Competent Public Authorities and Construction Licence from V. P. Betqui-Candola, for the construction of the said intended Building shall be obtained by the Builders/Developers in the names of the Owners/Vendors, at the cost of the Builders/Developers and all other incidental expenses thereof shall be borne and paid to the various Public Authorities, Local Bodies or the services of any personnels engaged for the said purpose, shall be born and paid by the Builders/Developers.

(5) The Builders/Developers shall obtain all the requisite approvals, N.O.Cs. from the Competent Public Authorities and construction Licence from the V. P. Betqui-Candola, within a period of 120 days from the date of registration of

[Signature]

[Signature]
[Signature]

this Agreement and shall complete the construction of the entire building within a period of 18 (Eighteen) months from the date of receipt of the construction licence of the said Building from the Competent Public Authorities.

(6) The Owners/Vendors shall deliver or cause to be delivered to the Builders/Developers all the title deeds and documents in their possession for the purpose of investigation of the title, thereof, on the date of signing this agreement.

(7) The Owners/Vendors have granted licence to the Builders/Developers to enter into the said Plot No. 26, to carry out the survey and measurement and also to carry out and complete the work of development of the said building to be constructed. The Builders/Developers shall be entitled to cut any trees existing in the said Plot No. 26 without any compensation to the Owners/Vendors for the purpose of raising construction of the intended building in the said Plot No. 26, after obtaining the required permission from all the concerned authorities. The permission to enter into the said plot No. 26 for the limited purpose of development, survey etc. shall not be construed as handing over of the possession of the said plot. The possession of the plot shall remain with the Owners/Vendors until such time the said amount of Rs. 92, 00,000/- are paid by the Builders/Developers to the Owners/Vendors. It was expressly agreed by and between the parties that the Builders/Developers shall not part with the



(Signature)

(Signature)
(Signature)

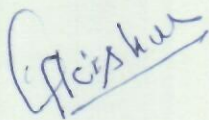
possession of the Premises of the said Building till such time the said amount of Rs. 92, 00,000/- is paid to the Owners/Vendors.

(8) All the said premises of the said Building to be constructed in the said PLOT No. 26 shall belong to the Builders/Developers or to the person/s for whom the Builders/Developers may construct the same as per choice of the Builders/Developers and the Owners/Vendors shall not claim any right, title or interest of whatsoever nature in the said Premises.

(9) IT IS SPECIFICALLY AGREED BY AND BETWEEN THE PARTIES AS UNDER:-

(a) The said amount of consideration of **Rs. 92,00,000/- (Rupees Ninety Two Lakhs only)** shall be the only consideration payable by the Builders/Developers to the Owners/Vendors and the Owners/Vendors shall not be entitled to claim or demand any other or further consideration in any circumstances, under the present agreement for service and sale/transfer of the said FAR/FSI of the said Plot No. 26 and the rights of the construction of the said intended Building, to the Builders/Developers and/or their nominee/s.

(b) The Builders/Developers undertake that they will make the payment of the said amount of Rs. 92, 00,000/- to the said Owners/Vendors immediately on receipt of the



Occupancy Certificate to the said Building from the TCP and V. P. Betqui-Candola and on such payment the Owners/Vendors shall deliver to the Builders/Developers the possession of the said Plot No. 26.

(c) The construction of the said entire building is to be carried out by the Builders/Developers with their own finance.

(10) The Builders/Developers are also permitted and authorized by the Owners/Vendors to enter into firm commitments and agreements with their customer/s for the construction/sale of the said total premises of the said intended building but it is expressly agreed that any breach of such agreement/s of the Builders/Developers with their customer/s will not render the Owners/Vendors liable to any damages or compensation or any other consequences thereof.

(11) The Builders/Developers shall be entitled to commence or carry out the proposed construction works of the said Building, on the said Plot No. 26 at any time hereafter. It is agreed that the Builders/Developers shall be entitled to agree to sell, or sell, transfer to any of their customer/s or buyer/s, the said total premises and the Owners/Vendors shall not have any right, charge, lien or claim over the said Premises. The Builders/Developers shall further be entitled to enter into any agreement/s to sell the



P. Kishor

Pankaj Kumar
W. K. S.

said total Premises, and receive any advances at any time hereafter and appropriate the same in the manner the Builders/Developers desires at their sweet will and the Owners/Vendors shall have no claim whatsoever in respect thereof and the Owners/Vendors shall join as confirming parties/first vendors to such agreement/s entered into by the Builders/Developers with the proposed purchaser/s of the said Premises in the said Building, however the Owners/Vendors shall not be liable for any obligations arising from such agreement/s.

(12) The Builders/Developers shall be free to construct or raise the said building and shall obtain all the necessary approvals and the Owners/Vendors expressly agree and undertake to make execute and sign all the applications, papers, documents and other instruments whatsoever as may be necessary or requisite to be signed, made or executed for obtaining necessary approvals, licences, permission or Authorizations N.O.C's, either in the names of the Owners/Vendors or in the name of the Builders/Developers, in respect of the proposed development of the said Plot No. 26 and construction of the said Building thereon from the concerned Authorities and for these purposes the Owners/Vendors shall execute appropriate Power of Attorney in favour of the Builders/Developers authorizing them to act as their Attorney and to do all the aforesaid acts.

Chitishor

Subalekar
Walekar

(13) The Owners/Vendors declare that they have a clean, clear, and marketable title to the said Plot No. 26 and possession in the said Plot No. 26 and that the said Plot No. 26 is free from any encumbrance or charges whatsoever and they are in possession thereof and that there are no notifications, court orders or disputes in respect thereof. The concerned land is not subject to any acquisition or requisition by any authority under the Land Acquisition Act.

(14) Upon the payment of the said amount of Rs. 92, 00,000/- by the Builders/Developers to the Owners/Vendors, the Owners/Vendors shall have no claim whatsoever against the Builders/Developers.

(15) The Owners/Vendors or their nominees shall not at any time be entitled to demand or claim any pre-emptory rights over or in respect of the said Plot No. 26 or over any part or portion of the said Plot No. 26.

(16) While the approvals are not obtained and also when this Agreement is subsisting, the Owners/Vendors shall not enter into any agreement with the other persons with respect to the said Plot of land.

(17) The Owners/Vendors shall from time to time obtain Income Tax clearances or certificates required for the purpose of registration of Deed of Sale or Deeds of Sale in favour of the Builders/Developers or their nominee/nominees.

G. P. Singh

B. K. Singh
W. K. Singh

(18) The Builders/Developers shall on or before the dates specified hereinabove for execution of the conveyance do all that is required for the purpose of getting the conveyance of the said Plot executed in their favour and/or in favour of their nominees provided that the Builders/Developers shall get the conveyance deed prepared at least one month prior to the said due date in order to enable the Owners/Vendors to secure the necessary Income Tax Clearance Certificate under the provision of S.230-A of the Income Tax Act.



(19) In case the authority require any modifications to be made in the plans for approval of the Building then the same may be made by the Builders/Developers without any further reference to the Owners/Vendors.

(20) At the option of the Builders/Developers, the Owners/Vendors in consideration of the above shall convey to the Builders/Developers or their nominees at the price agreed in these presents, the said undivided share to the land/plot described in the Schedule No. II or share of the area as may be permitted to be sold to the prospective Buyers.

(21) The conveyance shall be executed at the time of payment of the said amount of Rs. 92, 00,000/- to the Owners/Vendors subject to the terms agreed hereinabove. The Builders/Developers however, shall be entitled to get the conveyance executed between the Owners/Vendors and the

Steinhilber

Mahabaleswari
Chakraborty

purchasers of all the said premises of the said building, instead of having to execute the same in favour of the Builders/Developers.

(22) The Builders/Developers shall obtain at their own cost all further and other permissions, renewals for such other developments which may come to be imposed by the concerned authorities after the execution of this Agreement.

(23) The Builders/Developers shall conform strictly with the provisions of any act in force or law in force relating to the works and to the rules, regulations and bye-laws of any authority such as Panchayat and Town and Country Planning Department.

(24) The above period of payment to the Owners/Vendors have been laid down barring delays due to force major including major riots, strikes and war.

(25) The Owners/Vendors shall make out a marketable title free from all reasonable doubts and shall at their own costs and expenses get in all outstanding estates and clear all defects and title and all encumbrances and claims on or to the plot No. 26 agreed to be sold, including all claims by way of sale, exchange, mortgage, gift, trust, possession, easement, lien or otherwise.


Prakash

Mohalekan


(26) The Owners/Vendors declare that the said plot No. 26 hereby agreed to be sold belong to them absolutely and that the same is free from encumbrances. The Owners/Vendors declare that the Plot No. 26 mentioned above is not subject to lispendens or attachments, either before or after judgment and if any lispendens or attachment is found existing the same shall be cleared by the Owners/Vendors at their own cost and expenses.

(27) The naming of the building in the said plot No. 26 shall be the sole prerogative of the Builders/Developers and the Owners/Vendors hereby agree to be satisfied with whatever name the Builders/Developers might propose or give to the building.

(28) All the correspondence with the Owners/Vendors shall be addressed to their addresses given in this Agreement and to the Builders/Developers the same shall be addressed to their address given in this Agreement and the parties hereto expressly agreed that the correspondence so addressed shall be treated as good and proper service and binding each and every one of them.

(29) The Owners/Vendors shall execute in favour of the Builders/Developers or any appointee of the Builders/Developers a Power of Attorney or separate Power of Attorney as the Builders/Developers may prefer to be


Prishka

Mahadevan
Neelkanth

submitted to the Planning and Development Authority, Panchayat, Town and Country Planning Department, PWD, Electricity Department, Forest Department, Collector and Dy. Collector, for the purpose of collecting all approvals or conversions, which the Builders/Developers may have or may apply for in connection with the said Plot and consequent development of the said Plot.

(30) The Owners/Vendors agree and undertake that upon the payment of the said amount of Rs. 92,00,000/-, they shall as and when be called upon by the Builders/Developers to execute all such Sale Deeds or transfer documents as may be required or called upon, conveying and transferring the rights in the said Premises of the said Building together with the proportionate undivided share in the land of the said Plot No. 26 corresponding to the built-up area of the said premises of the said Building to the Builders/Developers or their nominee/s, and such sale, transfer, conveyance made by the Builders/Developers to their nominee/s or their buyer/s shall be binding on the Owners/Vendors. However, all the expenses relating to any execution of such sale deed/s or documents shall be borne either by the Builders/Developers or their nominee/s or their buyer/s.

(31) The Builders/Developers shall have the absolute authority to make use of the vacant area of the said Plot No. 26 remaining after the construction of the said Building, and

E. Kishore

Mahadevan
(Signature)

the Owners/Vendors shall not be entitled to in any manner raise objections in respect thereof. It is further agreed by the Owners/Vendors that the Builders/Developers shall construct the said Building by using the FAR/FSI presently admissible in respect of the said Plot No. 26 and any benefit of increase in FSI/FAR at any time hereafter or that in the event there be any increase in the FAR or any additional FAR becomes admissible in future, the same will exclusively accrue to The Builders/Developers and The Builders/Developers shall be entitled to construct additional extension to the said Building or occupy the open space of the said Plot No. 26 for the construction of the additional structure to use such increased FAR/FSI by re-aligning or re-locating the building/open spaces shown in the approved plan and the Owners/Vendors shall not have any claim nor be entitled to raise any objection/s in that behalf.

That The Owners/Vendors shall not have any right or interest of usufruct or enjoyment of the open land in the said Plot No. 26 beyond the area of admissible FAR/FSI of the said Plot No. 26 or over the trees thereon, such usufruct or enjoyment being vested and retained by The Builders/Developers for their own use and/or for the use of their nominee(s).

(32) It is specifically agreed by the Builders/Developers that if they fail to make the payment of the said amount of Rs.

G. Kishore

M. Sulekhan
M. Sulekhan

92,00,000/-, as mentioned hereinabove, within the stipulated time limit, an extension of maximum three months will be granted and if there is further delay then the Builders/Developers will have to pay the interest @ 15% per annum on the defaulted amount of payment, from the date of execution of this Agreement till the full and final payment of the said amount of consideration with interest.



(33) The Owners/Vendors declare that they have not received any notices for acquisition, set backs, or widening of the road from the appropriate authorities.

(34) It is further agreed by the Owners/Vendors that for the purpose of developments of the said Plot No. 26, the Builders/Developers shall be entitled to utilize the maximum FAR that may be permissible to them by the concerned Authorities.

(35) It is further agreed by the Builders/Developers that they shall carry out the construction of the entire Building as per the plan approved by the concerned authorities and for violation of any of the terms and conditions of the construction licence and/or specification set out in the construction plan and approved by the concerned authorities, the Builders/Developers shall be exclusively liable for the aforesaid act and the Owners/Vendors shall not be

Arishah

Arshad Khan
Wajid

responsible or liable in any manner whatsoever for such act of the Builders/Developers.

(36) Any dispute arising out of this agreement or any matter connected with this agreement shall be referred to arbitration under the Indian Arbitration Act.

(37) All the charges, of Arch, RCC, Legal Fees, Licence Fees etc. are to be borne by the Builders/Developers.

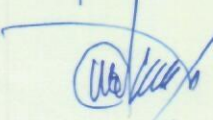
THE OWNERS/VENDORS COVENANT WITH THE BUILDERS/DEVELOPERS AS UNDER :-

(a) The Builders/Developers will have full rights to deal with/sell and/or dispose off all the premises of the intended Building to third parties as the Builders/Developers may deem fit and proper and appropriate the consideration thereof to their own account.

(b) Subject to compliance with their obligations of making payment of consideration to the Owners as per this Development Agreement, the development rights granted and confirmed by the Owners to the Builders/Developers *inter alia* include:

(i) The right of consuming and utilising the full and maximum potential of the said Plot, in accordance with the


G. Kishan

terms and conditions of this Development Agreement, at their own costs and expenses;

(ii) An irrevocable and exclusive licence to enter upon the said Plot simultaneously with the execution hereof;

(iii) The right to load T.D.R. and benefit of any reservations (if any) on the said Plot or any part thereof at their own costs and expenses;

(iv) The development benefit as of today with respect to the said Plot or any part thereof as agreed in this Development Agreement.

(v) The Builders/Developers shall be entitled to market, sell, transfer and/or dispose off in the manner they deem fit and proper the total Premises of the said Building.

(c) It is understood that the Builders/Developers shall be required to make payment of total amount of Rs. 92, 00,000/- to the Owners/Vendors as agreed in this Development Agreement as total consideration of the said Plot No. 26 and the Owners/Vendors shall not demand any further amount or any premises in the intended building in addition to what is agreed here under in any circumstances.

(d) The Owners/Vendors will not raise any objection or claim in respect of the flats & premises to be sold by the Builders/Developers in the open market.

Prakash

Abdulkar
Naik

(e) The Builders/Developers shall be entitled to deal with and dispose of the flats & premises so constructed for sale in the open market without any obstruction or hindrance from the Owners/Vendors and appropriate consideration to the Builders/Developers so received after sale of such flats.

(f) To raise construction finance, the Builders/Developers shall, under this Development Agreement, be entitled to mortgage, charge or encumber the flats & premises to be constructed for sale in the open market, for such amounts and on such terms and conditions as the Builders/Developers deem fit and proper. All costs, charges, stamp duty, registration charges and other charges applicable for such deeds shall be borne solely by the Builders/Developers. The Owners/Vendors in no way, shall be responsible and/or liable to repay the said mortgage charges etc. and/or 3rd party right created /charge created on Builders/Developers premises.

(g) To apply and obtain from Village Panchayat and other relevant statutory authorities the layout plan of the said Plot and the building plans for the Building and commencement certificate for the development of the said Plot.

(h) To obtain clearance for the development of the said Plot from all the concerned statutory authorities and local body.



G. Kishor

Subhash Chandra
[Signature]

(i) To develop the infrastructure and common areas and facilities on the said Plot including common lighting, water storage facilities, and car parking areas on the said Plot, as may be statutorily required or as the Builders/Developers may deem fit or necessary.

(j) To appoint the architects and other consultants and professionals for the development of the said Plot, and to prepare the designs, plans, lay-outs, etc. in respect of the said Plot and to change such architects and other consultants and professionals and appoint others in their place and stead as the Builders/Developers may deem fit.

(k) To employ, appoint and/or engage contractor(s), labour, workmen and personnel (skilled and unskilled), to carry out the development work on the said Plot and to pay their wages, remuneration and salary, and to comply with all applicable laws in that behalf. The Builders/Developers shall insure on their cost all employees, labourers, incidence occur on the site for accident and other acts.

(l) To apply for and obtain from the appropriate authority Part / Full Occupation Certificate/s in respect of the Building.

(Kishore)

Maheshwari
(Maheshwari)

(m) To put up hoardings, advertisement boards and other boards/signage on the said Plot in relation to the Development of the said Plot, as it may deem fit.

(n) To solely and exclusively allot, sell (including agreement to sell), lease, sub-lease, grant tenancy rights, grant on leave and license basis, mortgage, gift, exchange or by any other method of disposal, transfer or alienate the Builders/Developers flats, other premises comprised in the Builders/Developers' premises in the same Building and parking areas in basement, podiums, stilt area comprised in the Builders/Developers' premises in the same Building as permissible in law and for the said purpose to issue, enter into and/or execute agreements, letters of allotment and/or such other deeds, documents and writings to, with or in favour of the purchasers and/or third parties, as the Builders/Developers deem fit and proper, which the Builders/Developers are entitled to on a principal to principal basis (and not as an agent of the Owners/Vendors) in the Builders/Developers' own name and to get the same registered with the concerned Sub-Registrar of Assurances, without any restrictions whatsoever, for such consideration and price and payment terms as the Builders/Developers deem fit and proper and to receive, accept and appropriate to themselves the consideration and payments received in respect thereof ("**Realizations**") and to give full and effectual discharges for



G. Kishor

S. K. S. S. S.
(Signature)

the same, without being accountable to the Owners/Vendors for or in respect of the same.

(o) To advertise and brand the project to be developed on the said Property.

(p) That Owners/Vendors have, no arrangement or understanding of any nature whatsoever with any person for the development of the said Plot or for the sale of the FAR/FSI or unutilized FAR/FSI if any, of the said Plot and/or the benefit of using and consuming FAR/TDR/FSI on the said Plot, nor have they created or contracted to create any right, title or interest in favour of any other person nor have they done or omitted to do any acts, deeds, things or matters whereby or by means whereof the said Plot is or can be adversely affected and/or seriously prejudiced;

(q) They have paid all revenue, taxes, assessment charges and all other outgoings pertaining to the said Plot for the period prior to handing over vacant and peaceful possession of the said Plot to the Builders/Developers. If any arrears are found due and payable by the Owners/Vendors to the revenue authorities or other concerned authorities, for the period prior to handing over vacant and peaceful possession to the Builders/Developers or any such demand is raised by any such authority any time during execution of the development

G. Kishan

M. Lakshmi
(M. Lakshmi)

works or till the completion thereof, the Owners/Vendors shall pay the same including penalty and interest, if any, without any delay. In the event the Owners/Vendors fail to make payments of such arrears, the Builders/Developers shall pay the same, though not obligated to make such payment, and shall deduct such amount from the amount from Owners/Vendors' consideration payable by the Builders/Developers to them in terms of this Agreement.

(r) That the Owners/Vendors are fully competent and have absolute right to enter into this transaction with the Builders/Developers.

(s) The Owners/Vendors are Indian residents as defined by the Income Tax Act 1961;

(t) The representations/ information made/ provided by the Owners/Vendors to the Builders/Developers are true and correct. The Owners hereby repeat, reiterate and confirm all the said representations;

(u) No authorization, approval or consent of any person is required in connection with execution and delivery of this Development Agreement and the performance of their obligations hereunder;

G. Kishore

Shubhakar
Naresh

(v) The Owners/Vendors are not, due to any act of commission or omission or by any order or direction from any government or statutory authority or any court of law, restrained or prevented from entering into and executing this development Agreement or performing their obligations hereunder.

(x) In the event of any third party claims against Owners/Vendors, the Owners/Vendors shall be required to deal with and clear such claims at their own costs as expeditiously as possible. Owners/Vendors shall be completely responsible for the consequences of delay (if any) caused in the development of the said Plot and the Builders/Developers shall in no way be liable for such delay;

(y) The Owners have not mortgaged, charged or created any encumbrance/ third party interest on the said Plot or any part thereof;

OBLIGATION OF THE OWNERS/VENDORS:-

(i) On and after the execution of this Development Agreement the Owners/Vendors shall not enter into any type of understanding, arrangement or agreement or deal with any third party with respect to the said Plot;

C. P. Kishore

Abhishek
Abhishek



(ii) The Owners/Vendors confirm that they or their nominees, agents, representatives (including their heirs, executors, administrators, assigns and persons claiming through them) or any party whomsoever acting on behalf of the Owners/Vendors shall not for any reason whatsoever, rescind from this Development Agreement and/or obtain or try to obtain any injunction from any Court by virtue whereof the development of the said Plot will be stopped; and howsoever, still if the Owners/Vendors choose to rescind from this Development Agreement and obtain any stay over the development of the said Plot, then the Builders/Developers at their option shall either have the right to seek specific performance of this agreement against the said Owners/Vendors or shall be entitled for all the money/costs incurred for the development of the said Plot from the Owners/Vendors. The statement of costs provided by the Builders/Developers shall be the proof of cost/expenditure incurred by the Builders/Developers for the development of the said Plot and the Owners/Vendors shall admit and accept the same without any objection.

(iii) The Builders/Developers shall be entitled to modify, alter and amend the layout without any previous consent of the Owners/Vendors and the Owners/Vendors shall not object to the same.

Prishor

Mohaleban
Valley

(iv) The Owners/Vendors shall at the request and demand of the Builders/Developers make and execute a proper Deed of Conveyance and all other necessary documents and papers to complete the title to be given in respect of the said Plot in favour of the Builders/Developers or their nominee or nominees including a maintenance Housing Society, as the case may be. The Builders/Developers shall be entitled to all documents of title relating to the said Plot which will be handed over to the ultimate Purchasers. The Total expenses in respect of the formation of the said Housing Society and other incidental expenses thereof, shall be borne and paid by all the Purchasers of the Premises of the proposed Building.



OBLIGATION OF THE BUILDERS/ DEVELOPERS

(a) To generally as may be mutually agreed, to do, execute and perform any and all other acts, deeds, matters and things that may be statutorily required for implementing and completing the development of the said Plot by utilization of the FAR/F.S.I and the T.D.R. for the construction of the Building.

Chakraborty

Antalokan
Neelam

(b) The Builders/Developers shall at all times be solely responsible for carrying out the development works on the said Plot.

(c) All costs pertaining to the development project shall be borne and paid by the Builders/Developers. In particular the Builders/Developers shall be responsible for and liable to pay and shall pay, on time, all expenses and costs, *inter alia* including the following:

(i) All stamp duties and registration charges towards this Development Agreement and fees of Architects, consultants, engineers, RCC consultants, Infrastructure costs for the said Plot electricity connection etc. shall be borne and paid by the Builders/Developers;

(ii) The cost of developing common areas, facilities and amenities for the said Plot shall be borne and paid by the Builders/Developers.

(iii) Any other permissions, sanctions and approvals as may be required from time to time shall be obtained by the Builders/Developers at their own cost

(iv) The temporary structure, if any constructed at the time of development will be demolished.

G. C. Shor

M. A. Lakshmi
M. A. Lakshmi



(d) The Builders/Developers shall carry on the development of the said Plot as per the plans, sanctioned by the TCP, Health and the Panchayat and shall not commit any breach of the terms and conditions, which may be imposed by the TCP, Panchayat for such construction;

(e) The Builders/Developers shall at all times be solely responsible for carrying out the development works on the said Plot;

(38) The said Plot shall be deemed to have been developed and the project for development shall be deemed to be completed, only when the Builders/Developers have obtained Completion Certificate/Occupation Certificate, whatever the case may be, from the concerned authority;

(39) In the event of any capital gains tax becoming due by the Owners/Vendors by virtue of this development Agreement at any time in the future, then the Owners/Vendors herein (including their heirs, executors, administrators, assigns and persons claiming through them) shall be liable to discharge the same. Neither the Builders/Developers nor the purchasers or allottees of the



Chaitanya

Subalekshmi
Subalekshmi

Builders/Developers' Premises shall be liable to pay or be called upon to contribute towards the same.

(40) All fees, charges and expenses to be paid to the Panchayat or any other concerned Competent Authority for the sanction of plans, obtaining the commencement certificate, occupation certificate, taxes thereto, water, electricity related charges and sewerage charges during the period of development etc. shall be borne and paid by the Builders/Developers.

(41) The Owners/Vendors shall indemnify and keep indemnified at all times the Builders/Developers and their successors and the persons claiming through the Builders/Developers, from and against any claims of whatsoever nature or kind made or raised by any person or persons, disclosed or undisclosed, claiming any right and interest against the said Plot or the Owners/Vendors and the Owners/Vendors hereby undertake to settle such claim at their costs, charges and expenses. The Owners/Vendors shall also indemnify and keep the Builders/Developers indemnified against all losses, damages including legal costs and other expenses which may be incurred by the Builders/Developers due to any such claim.

(42) The stamp duty and registration charges and incidental costs and charges such as search fees, advertisement charges, charges for obtaining certified copies, on this development



G. Kishan

M. K. K. K.
W. K. K. K.

Agreement shall be borne and paid by the Builders/Developers.

(43) This development Agreement shall not be treated as a partnership or a joint venture between the Parties hereto and this development Agreement contemplates only the development rights agreed to be granted by the Owner/Vendors in favor of the Builders/Developers as provided herein.

(44) This development Agreement may be modified or amended only by a writing duly executed by the Parties hereto.

(45) If any provision of this development Agreement is held to be illegal, invalid, or unenforceable under any present or future Law, and if the rights or obligations under this development Agreement will not be materially and adversely affected thereby, (a) such provision will be fully severable; (b) this development Agreement will remain in full force and effect and will not be affected by the illegal, invalid, or unenforceable provision or by its severance here from; and (d) in lieu of such illegal, invalid, or unenforceable provision, the Parties shall negotiate in good faith in order to agree the terms of a mutually acceptable and satisfactory alternative provision in place of the provision so deleted.

(46) The Market Value of the said Plot No. 26 is Rs. 92,00,000/- (Rupees ninety two lakhs only) and

Arishon

Mahalekar
Naresh



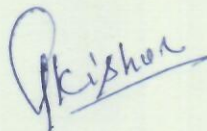
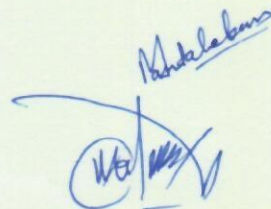
therefore the total stamp duty of **Rs. 2,66,800/-** (Rupees three lakhs sixty six thousand eight hundred only) is paid herein and which is borne and paid by the Builders / Developers.

(47) Either party hereto shall be entitled to specifically enforce the present agreement in addition to the rights vested in the respective parties by this agreement.

(48) The Parties hereto hereby declare that after having read and understood the contents of this Agreement and seen, read and understood the recitals herein and having understood all the terms, conditions and covenants contained in this Agreement, they are executing this Agreement with full knowledge thereof and of their free will subject to what is stated in the aforesaid recitals herein and also subject to the terms and conditions and covenants contained in this Agreement and the Owners/Vendors and the Builders/Developers are executing this Agreement relying upon the statements made and assurances given by the parties hereto.

SCHEDULE (I) HEREINABOVE REFERRED TO
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece of land, being the Plot No. 26, admeasuring 49000 Square Metres or thereabouts, of the property known as "BAGUIRY" also known as "BAGUIRY PRABHULEM"



alias "ODIABATA" situated in the Village of Candola within the Village Panchayat of Betqui-Candola, Taluka and Sub-District of Ponda, District of South Goa (earlier North Goa), which is described as a whole in the Land Registration Office of Ilhas at Panaji under No. 2037 at page 122 overleaf of the Book 24(0ld)and enrolled in the Taluka Revenue Office of Ponda under Matriz No. 169 and surveyed under New survey No. 144/1 (Part) of village Candola, PondaTaluka, Goa, This property, as distinct unit is bounded as follows:-

ON THE EAST :	By Caminho reservedo, i.e. reserved road.
ON THE WEST :	Through the Property Odiabata" belonging to Shri Jagdischandra M. Sinai Khandeparkar.
ON THE NORTH:	By property "Odiabata" belonging to Shri Jagdischandra M. Sinai Khandeparkar.
ON THE SOUTH:	Property of Mukund Porob Colwalkars and Others.

G. G. Gishar

Mahadekar
Mo/Mh

This property represents 98/300 part of the bigger and entire property "Odiabata" of Shri Jagdiscahndra M. Sinai Khandeparkar.

SCHEDULE (II) HEREINABOVE REFERRED TO

(Description of the Plot No. 26)

ALL THAT Plot No. 26, admeasuring 530 Square Metres (Five hundred thirty square metres), forming part of the Property known as "BAGUIRY" or "BAGUIRY PRABHULEM" or "ODIABATA" situated at Candola, PondaTaluka, South Goa District of the State of Goa, Registration Sub-District of Ponda, surveyed **under Survey No. 114/1 (part) of village Candola,** more particularly described in the Schedule (I) hereinabove written, which Plot No. 26, as distinct plot is bounded as under:-

ON THE EAST :	By Plot No. 27;
ON THE WEST :	By Internal Road;
ON THE NORTH:	By Plot No. 24; and
ON THE SOUTH:	By Plot No. 28;

THE SAID PLOT being Plot No. 26 is coming under settlement zone, it is an officially approved sub-divided plot, land of which is converted for residential purpose, which is

G. Krishan

M. K. Khandeparkar
M. K. Khandeparkar

shown on the Plan annexed hereto and for better clearness marked thereon with red colour boundary lines.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR HANDS THE DAY, MONTH AND YEAR FIRST HEREIN ABOVE MENTIONED IN THE PRESENCE OF THE WITNESSES WHO ALSO SIGN UNDER:



G. Kishan

M. K. K. K.
[Signature]

SIGNED SEALED AND DELIVERED

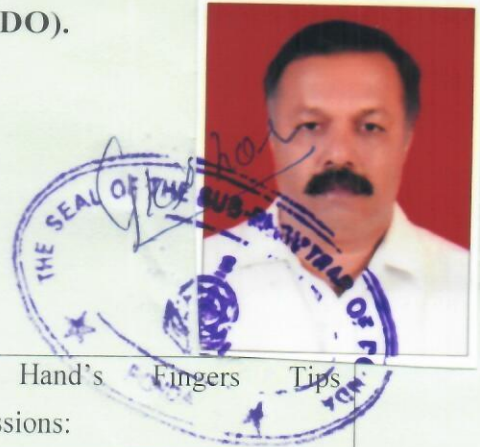
By the within named "THE OWNERS/VENDORS"

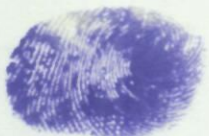
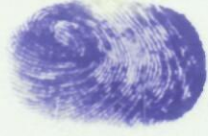
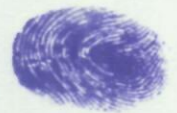
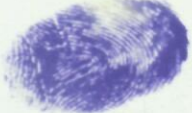
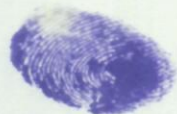
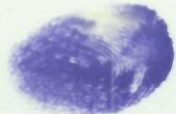
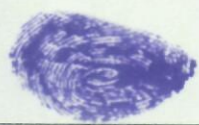
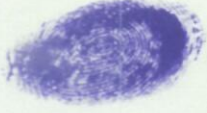
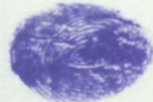
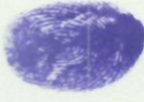
(1) SHRI KISHOR VITHU GAWAS:

(for self as Owner/Vendor No. 1 and as Attorney of
MRS. REGINA KISHOR AZAVEDO).

Gkishor

Signature & Photograph



Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:
	
	
	
	
	



Gkishor

Subdivisional Officer
(Signature)

SIGNED SEALED AND DELIVERED BY THE
WITHIN NAMED "THE BUILDERS/DEVELOPERS"
(1) M/S OMKAR BUILDER & DEVELOPER,
(Represented herein by its Sole Proprietors

(1) MRS. MANSI MAHESH TALEKAR:

M. Talekar

Photograph & Signature



Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:



G. Kishor

M. Talekar
[Signature]

(2) MR. MAHESH PANDURANG TALEKAR

alias MAHESH TALEKAR:



Photograph & Signature

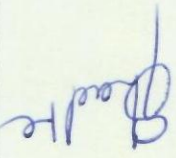
Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:



G. Kishor

Mahesh Talekar
Mahesh

EXECUTED IN THE PRESENCE OF:

Particulars of the Witness	Signature
1. Mrs. Sukhada Sanjiv Phadte, wife of Shri Sanjiv Sadanand Phadte, aged 45 years, married, service, Indian National, R/o House 149/1, Gaonkarwada, Betki, P. O. Marcela, (403 107), PondaTaluka, Goa.	
2. Shri Sanjiv Sadanand Phadte, son of late Sadanand Kashinath Phadte, aged 51 years, business, Indian National, R/o House No. 149/1, Gaonkarwada, Betki, P. O. Marcela, (403 107), PondaTaluka, Goa.	

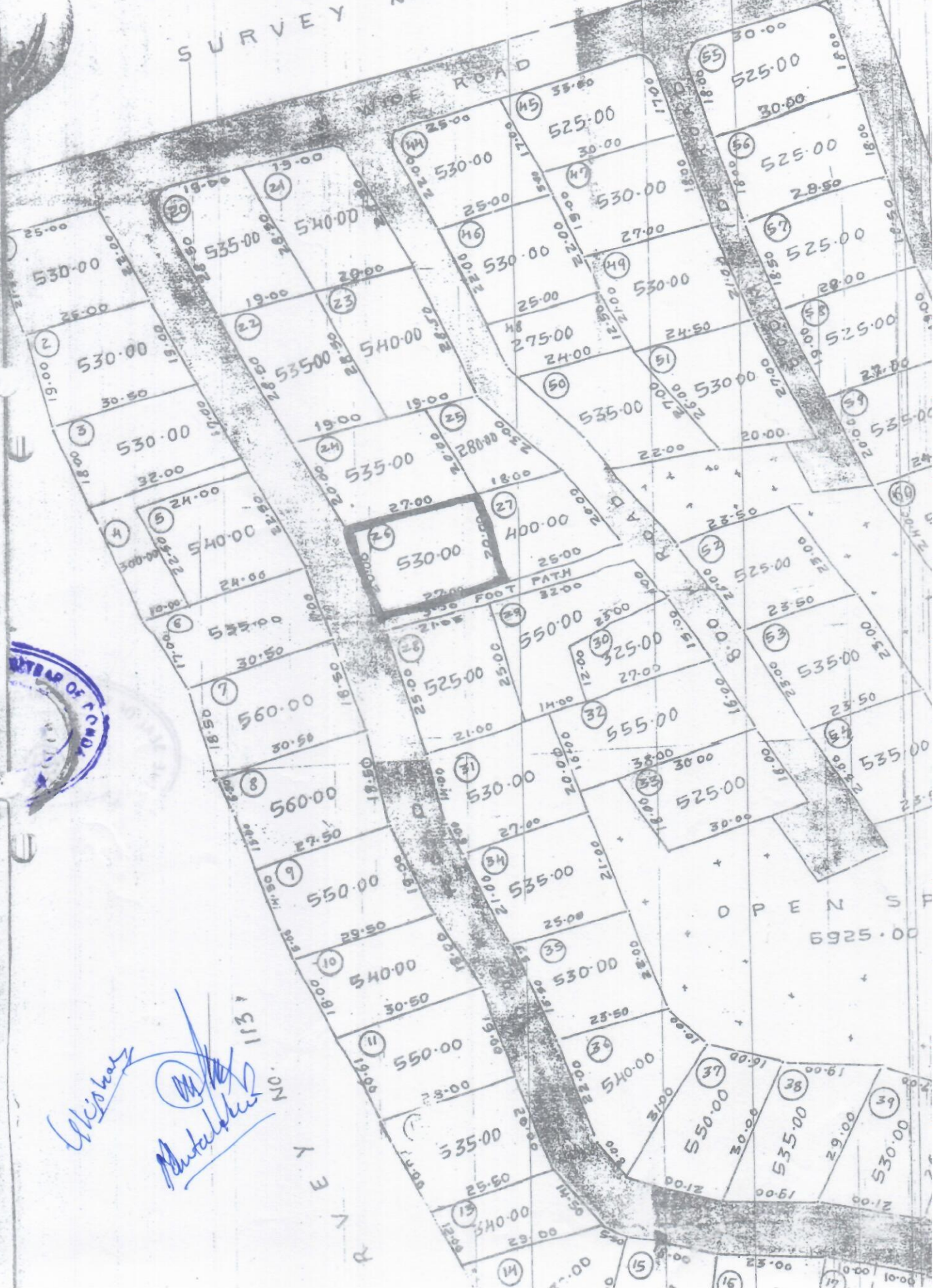


G. S. Shkar

M. S. Shkar

Kishor Gaudas

SURVEY NO. 114/1





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 05-May-2021 10:28:49 am

Document Serial Number :- 2021-PON-722

Presented at 10:21:45 am on 05-May-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	266800
2	Registration Fee	276000
3	Processing Fee	950
Total		543750

Stamp Duty Required :266800/-

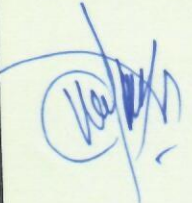
Stamp Duty Paid : 266800/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MAHESH PANDURANG TALEKAR Alias MAHESH TALEKAR Proprietor Of OMKAR BUILDER And DEVELOPER ,Father Name:PANDURANG JAYRAM TALEKAR, Age: 37, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H No 820 Flat No SF2 Ixminarayan Krupa Building Ganesh Nagar Candola Goa, Address2 - , PAN No.: [REDACTED]			

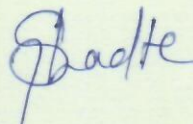
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KISHOR VITHU GAWAS , Father Name:VITHU MATRU GAWAS, Age: 54, Marital Status: Married ,Gender:Male,Occupation: Business, H No 57 Zillalem Morod Talegao Tiswadi Goa, PAN No.: [REDACTED]			
2	KISHOR VITHU GAWAS , Father Name:VITHU MATRU GAWAS, Age: 54, Marital Status: ,Gender:Male,Occupation: Business, H No 57 Zillalem Morod Talegao Goa., PAN No.: [REDACTED] , as Power Of Attorney Holder for REGINA KISHOR AZAVEDO			
	MANSI MAHESH TALEKAR Proprietor Of OMKAR BUILDER AND DEVELOPER , Father Name:BABURAO YESHWANT RANE, Age: 32,			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	MAHESH PANDURANG TALEKAR Alias MAHESH TALEKAR Proprietor Of OMKAR BUILDER And DEVELOPER , Father Name: PANDURANG JAYRAM TALEKAR, Age: 37, Marital Status: Married , Gender: Male, Occupation: Business, H No 820 Flat No SF2 Ixminarayan Krupa Building Ganesh Nagar Candola Goa, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SANJIV S PHADTE, Age: 52, DOB: 1968-01-04 , Mobile: [REDACTED] , Email: , Occupation: Self Employed , Marital status : Married , Address: 403107, Gaonkarwada Betki Goa, Gaonkarwada Betki Goa, Betqui, Ponda, South Goa, Goa			
2	Name: SUKHADA SANJIV PHADTE, Age: 46, DOB: 1974-08-22 , Mobile: [REDACTED] , Email: , Occupation: Self Employed , Marital status : Married , Address: 403107, Gaonkarwada Betki Goa, Gaonkarwada Betki Goa, Betqui, Ponda, South Goa, Goa			

Sub Registrar

SUB - REGISTRAR
PONDA

Document Serial Number :- 2021-PON-722



Document Serial No:-2021-PON-722

Book :- 1 Document

Registration Number :- **PON-1-702-2021**

Date : 05-May-2021


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

**SUB - REGISTRAR
PONDA**

