



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ 437900/-

(Rupees Four Lakh Thirty Seven Thousands Nine Hundred only)

PAID VIDE E-RECEIPT NO 202500032131 DATED :13-Jan-2025,

IN THE GOVERNMENT TREASURY.



[Signature]

Sub Registrar

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

673 - REGISTERED
MORMUGAO

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202400068923
DOCUMENT SERIAL NUMBER	:	2025-MOR-123
DATE OF PRESENTATION	:	17-Jan-2025
DOCUMENT REGISTRATION NUMBER	:	MOR-1-115-2025
DATE OF REGISTRATION	:	17-Jan-2025
NAME OF PRESENTER	:	Milind Subhedar
REGISTRATION FEES PAID	:	₹452930/-
PROCESSING FEES PAID	:	₹1080/-
MUTATION FEES PAID	:	N.A./-





**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202500032131

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 13/01/2025 16:20:10

Name and Address of Party : Milind | 9822381919
Vasco da Gama

Service:	Stamp Duty	
		Amount
	Stamp Duty	₹ 437900.00
	Total Amount : ₹ 437,900.00	
	(Rs. Four Lakh Thirty Seven Thousand Nine Hundred Only)	

Department Data: 202400068923 NOTARY|202400068923 NOTARY

Bank ref No: CPAERPLJN9
Status: Success
Payment Date: 13/01/2025 16:45:30
Payment Gateway: SBI_MOPS



Print Date: 13/01/2025 16:45:36

2025-MOR-123

17/01/2025

**AGREEMENT FOR DEVELOPMENT CONSTRUCTION
AND SALE**

...2/-

[Signature]

[Signature]

[Signature]

THIS AGREEMENT FOR DEVELOPMENT, CONSTRUCTION AND SALE is made at Vasco Da Gama, Goa on this the 13th day January the year 2025.

MR. SANEY JOSEFAT BARRETO, son of Mr. Nepomoceno Barreto, Aged 49 years, businessman, married, Pan Card no [REDACTED], Aadhar Card no [REDACTED] and his wife **MRS. SUSHMA GOPINATH PILLAI**, daughter of Mr. Gopinath Pillai, wife of Saney Josef Barreto, Aged 41 years, housewife, married, Pan Card no [REDACTED], Aadhar Card no [REDACTED] both resident of H No. 293/A, Sasmollem, Baina, Near Candeleria Church, Vasco-Da-Gama, Goa hereinafter called as "**THE VENDORS CUM OWNERS**" (which expression shall unless repugnant to the context or meaning thereof include their heirs, executors, administrators and assigns) of the **ONE PART;**



SIDDHARTH CONSTRUCTIONS, proprietorship concern of **MR. MILIND SUBHEDAR**, son of Sharad Krishnarao Subhedar, aged 49 years, businessman, PAN CARD NO. [REDACTED], Aadhar Card no [REDACTED], Indian National, residing at 197/1, Plot No. 38, Zuarinagar, Sancoale, Goa, Indian National, hereinafter called as "**THE PURCHASER CUM DEVELOPER**" (which expression shall unless repugnant to the context or meaning thereof include his heirs, executors, administrators and assigns) of the **SECOND PART**

...3/-

WHEREAS there exist property known as CHALMULALEM, situated at Baina, Vasco da Gama, within the jurisdiction of Mormugao Municipal Council, Mormugao Taluka, South Goa District, State of Goa, not described in the Land Registration Office but enrolled in the Taluka Revenue Office under Matriz No. 1438 admeasuring an area of 917 sq. mts surveyed under chalta No. 38 P.T.Sheet No. 153 of Vasco City and is bounded as under:-

North: by the property surveyed under chalta No. 37 P.T.Sheet No. 153

South: by the property surveyed under chalta No. 39 P.T.Sheet No. 153

East: by 10 mtrs ODP Road beyond which lies public road

West: by chalta No. 42 of P.T.Sheet No. 195 of Vasco City described in **SCHEDULE I** hereunder written, hereinafter referred to as "**THE SAID PROPERTY**".



ANDWHEREAS the said Property originally belonged to Confraria De Bom Jesus E.S. Almas Da Igreja De Vasco.

ANDWHEREAS The Confraria De Bom Jesus E.S. Almas Da Igreja De Vasco obtained authorization from Secretariat of Confraternities Archbishop House, Panjim to M/s Anand Bose Constructions.

ANDWHEREAS by Deed of Sale Deed of Sale dated 13/7/2009 duly registered with the Sub Registrar of Mormugao under registration No. 858 at pages 148 to 168 Book I volume 975 the Confraria De Bom Jesus E.S. Almas Da Igreja De Vasco sold and conveyed the said property admeasuring 917 sq. mts surveyed under chalta No. 38 of P.T.Sheet No. 153 of Vasco City to M/s Anand Bose Constructions Pvt. Ltd.

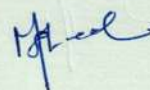
...4/-

ANDWHEREAS by Deed of Sale 17/10/2016 registered with the sub registrar of Mormugao under registration No. MOR-BK1-01899-2016 M/s Anand Bose Constructions Pvt. Ltd sold the said property admeasuring 917 sq. mts surveyed under Chalta No. 38 P.T.Sheet No. 153 of Vasco City to Saney Josef at Barreto.

ANDWHEREAS after purchasing the said property surveyed under Chalta No. 38 P.T.Sheet No. 153 of Vasco City, Saney Josef at Barreto obtained Development permission from Mormugao Planning & Development Authority bearing no. MPDA/1-B-203/2018-19/1696 dated 14/3/2019, construction license dated 07/10/2019 bearing no.20/2019 from Mormugao Municipal Council, Sanad dated 5/9/2018 from the office of the Collector South Goa, revised Development permission dated 22/08/2024 bearing No. MPDA/1-B-203/2024-25/887 from Mormugao Planning & Development Authority, renewal construction licence dated 28/10/2024 from Mormugao Municipal Council, Letter from Directorate of Fire and Emergency Service dated 7/2/2020 and NOC dated 1/8/2023 from the Flag Commanding Officer for putting up a construction of a residential building on the said property.

ANDWHEREAS the VENDORS CUM OWNERS herein have agreed to entrust and sell to the PURCHASER CUM DEVELOPER the SAID PROPERTY described in **Schedule I** herein for development & construction of Residential premises thereon including the premises which are reserved for the VENDORS CUM OWNERS described in **Schedule II** herein below written.

...5/-



AND WHEREAS the VENDORS CUM OWNERS shall in consideration of allowing to the PURCHASER CUM DEVELOPER to develop 1 & 2 BHK apartments in the SAID PROPERTY described in schedule I in accordance with the approved drawings shall construct and deliver free of cost to the VENDORS CUM OWNERS in the building in accordance with the architectural plan and RCC drawings as approved by the relevant authorities hereinafter referred to as **THE SAID OWNER'S PREMISES** more particularly described in the **Schedule II** herein below written .

AND WHEREAS the VENDORS CUM OWNERS have agreed to grant the rights of the development of the SAID PROPERTY to the PURCHASER CUM DEVELOPER for the above consideration and on mutually agreed terms and conditions as set out herein below:-

NOW THEREFORE THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The VENDORS CUM OWNERS agree to grant rights of development of ALL THAT the SAID PROPERTY described in schedule I strictly on 'as is where is' basis which is better shown delineated in red boundary line in the plan annexed hereto and more particularly described in SCHEDULE I hereunder written absolutely and forever unto and in favour of the PURCHASER CUM DEVELOPER for the consideration as appearing herein below:

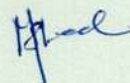
...6/-



2. The VENDORS CUM OWNERS shall in consideration of allowing the PURCHASER CUM DEVELOPER to construct, develop and deliver residential dwelling units in the form of 1 & 2 BHK apartments on the said property described in Schedule I in accordance with the approved drawings shall construct and deliver free of cost to the VENDORS CUM OWNERS 25% of the total constructed area of the property described in Schedule I herein below written which allocation and measurement shall be shown by PURCHASER CUM DEVELOPER at the time of signing of the agreement with the SAID OWNER'S PREMISES in accordance with the architectural plan and RCC drawings as approved by the relevant authorities described in more details in the Schedule II herein below written by this joint venture agreement. The PURCHASER CUM DEVELOPER shall deliver free of cost to the VENDORS CUM OWNERS flat described in Schedule II herein below written as per the specification mentioned in Schedule III.

3. The PURCHASER CUM DEVELOPER shall under normal conditions construct the SAID OWNER'S PREMISES as per the approved plan which is to be drawn and approved and the same shall be agreed by the VENDORS CUM OWNERS but subject to such variation and alteration in the said plans as deemed necessary by the PURCHASER CUM DEVELOPER or their architect or as may be required by the concerned authority provided that the total built up area of the SAID OWNER'S PREMISES agreed to be constructed and delivered by the VENDOR CUM DEVELOPER shall not be reduced, altered or changed. The VENDORS CUM OWNERS hereby consents to all such variations and shall not be entertained to demand any compensation or deduction due to such variations subject to conveyance to the SAID OWNER'S PREMISES to the VENDORS CUM OWNERS as per the terms of this agreement.

...7/-

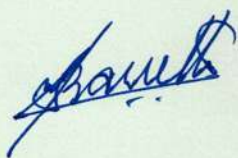
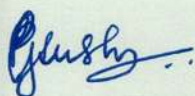
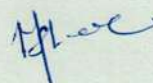


4. The GST tax imposed by the Government with regards to the flats allotted to the owners, shall be borne by the VENDORS CUM OWNERS exclusively as per the notification and the rate prescribed by the concerned department from time to time.

5. The VENDORS CUM OWNERS shall take possession of the said premises within 7 days on the PURCHASER CUM DEVELOPER issuing a written notice to the VENDORS CUM OWNERS that the SAID OWNER'S PREMISES is ready for use and occupation provided all amount due and payable if any by the VENDORS CUM OWNERS to the PURCHASER CUM DEVELOPER on account of the amount towards additional items if any executed as per the written direction of the VENDORS CUM OWNERS in addition to the agreed specification at the SAID OWNERS PREMISE. Subject to other terms to this agreement, the PURCHASER CUM DEVELOPER shall deliver the possession of the SAID OWNER'S PREMISES within 42 months from the date of obtaining approval of project from the relevant authorities with a extension of six months after the expiry of 42 months from the date of obtaining approval of project from the relevant authorities.

6. The PURCHASER CUM DEVELOPER shall not incur any liability if they are unable to deliver the SAID OWNER'S PREMISES by the date aforesaid by reason for all or any of the following.

...8/-



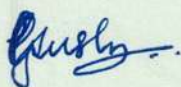
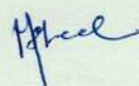
- i) By the reason of war, civil commotion, raw materials like sand, metal or any act of God or of the state.
- ii) By the reason of delay in releasing water and electricity connection by the concerned department after obtaining Occupancy certificate.

7. In case for the reasons other than mentioned herein above, the PURCHASER CUM DEVELOPER fails to handover the possessions of the flats to the VENDORS CUM OWNERS within 42 months from the date of getting approvals from concerned authorities with a further with a extension of six months after the expiry of 42 months from the date of obtaining approval of project from the relevant authorities, the PURCHASER CUM DEVELOPER shall be liable to pay Rs 5000/- per flat per month as compensation to the VENDORS CUM OWNER till the time possession of the said flat are handed over to the VENDORS CUM OWNERS.

8. The PURCHASER CUM DEVELOPER shall be at liberty to sell, assign transfer or otherwise deal with their right, title and interest in the said property or any part thereof provided it does not in any way affect or cause any prejudice to the right of the VENDORS CUM OWNERS in respect of the SAID OWNER'S PREMISES delivered to them.

9. Nothing contained in these presents is intended nor shall be construed to be a grant, demise or assignment in law of the SAID OWNER'S PREMISES agreed to be delivered or of the said property or any part thereof.

...9/-



10. The VENDORS CUM OWNERS hereby grant express permission to the PURCHASER CUM DEVELOPER to commence pre-development activity in the SAID PROPERTY described in schedule I as a whole comprising of surveys, boundary perfection, layout of internal roads, amalgamation, sub-division, permission, license etc. from the concerned authorities without any objection of any nature whatsoever from the VENDORS CUM OWNERS.

11. The PURCHASER CUM DEVELOPER is free to enter into an agreement of sale of units/premises constructed in the SAID PROPERTY described in schedule I with the prospective purchasers/buyers of units/premises but however it is specifically and expressly agreed herein that the VENDORS CUM OWNERS shall not authorize, permit the PURCHASER CUM DEVELOPER nor shall sign, execute the final conveyance deed/sale deed of the respective units and/or undivided portion of the SAID PLOT described in schedule I in the name of such prospective purchasers/buyers thereof until and unless the possession of the completed the SAID OWNER'S PREMISES being the consideration as agreed hereinabove under clause (1) has been delivered unto the VENDORS CUM OWNERS in entirety. The VENDORS CUM OWNERS will reserve the right to sell the said flats which are allotted as per the above consideration to them by the PURCHASER CUM DEVELOPER described in schedule II herein below written along with the sale of remaining portion constructed by the PURCHASER CUM DEVELOPER as their on the SAID PROPERTY described in schedule I.



...10/-

12. The VENDORS CUM OWNERS hereby expressly permits the PURCHASER CUM DEVELOPER to undertake, develop and construct units/premises in the SAID PLOT described in schedule I at the entire risk, cost, responsibility, liability and expense of the PURCHASER CUM DEVELOPER and further has no objection for the PURCHASER CUM DEVELOPER to agree to sell such constructions/units with proportionate land rights thereto to such purchasers/buyers (except the SAID OWNER'S PREMISES) and the VENDORS CUM OWNERS shall not in any way interfere or obstruct or hinder the construction and right of the Purchaser cum Developer to agree to sell of the units therein or any part of the development/building therein.



13. The name of the proposed project to be undertaken in the SAID PROPERTY described in schedule I shall be "**Open Sea**".

14. The VENDORS CUM OWNERS shall and will from time to time and at all times hereafter at the request of the PURCHASER CUM DEVELOPER shall sign, execute and deliver all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring of the VENDORS CUM OWNERS right, title, interest in the SAID PROPERTY described in schedule I unto and in favour of the PURCHASER CUM DEVELOPER subject to the DEVELOPER fulfilling the terms as to the handing over of the SAID PREMISES.

...11/-

15. At any time after signing of the present Agreement, the VENDORS CUM OWNERS shall make, sign and execute such applications, petitions, documents, letters and declarations as are required by the PURCHASER CUM DEVELOPER and hereby authorize, empower the PURCHASER CUM DEVELOPER to sign on behalf of and to represent the VENDORS CUM OWNERS for the purpose of signing, executing and submitting all applications, drawings, plans and all such other documents that may be necessary to be signed or executed before for the concerned authorities for the purpose of constructions, development including obtaining and renewing permissions, licenses of constructions, NOC's and statutory approvals and certificates from the concerned authorities such as Municipal Council, Planning & Development Authority, Health Office, Dy. Collector or Addll. Collector, Village Panchayat, Fire Services, Departments of Electricity and Public Works etc. of the SAID PLOT described in schedule I but however the entire cost and expenses of all such applications, documents, petitions and declarations and building plans, licenses, architect, Engineer's fees shall be borne and paid exclusively by the PURCHASER CUM DEVELOPER without any cost, risk, liability and/or obligation towards the VENDORS CUM OWNERS.

16. The VENDORS CUM OWNERS shall fully co-operate with the PURCHASER CUM DEVELOPER to obtain necessary water, sewage and electricity connections as also occupancy/completion certificate of the construction/development undertaken in the SAID PROPERTY described in schedule I.

...12/-

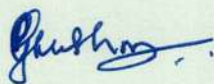


17. a) The VENDORS CUM OWNERS shall co-operate with the PURCHASER CUM DEVELOPER and the other premises holder/purchasers/buyers of units in the SAID PROPERTY described in schedule I in forming a Co-operative Society, Limited Company, Association of persons or such other entity for owning and/or maintaining the SAID PROPERTY described in schedule I and/or constructions made therein.

b) It shall be entirely at the discretion of the PURCHASER CUM DEVELOPER to decide whether to form a Co-operative Society, a Limited Company, Association of Persons or any other entity (hereinafter referred to as the 'ENTITY') and upon such formation by the PURCHASER CUM DEVELOPER, the VENDORS CUM OWNERS (along with other owners/purchasers of premises/structures in the aforesaid project in the SAID PROPERTY described in schedule I shall sign all forms, application, deeds and other documents as may be required for the formation of the ENTITY and for the conveyance of the SAID PROPERTY described in schedule I unto such ENTITY, as the case may be .

c) The VENDORS CUM OWNERS and the persons to whom the SAID OWNER'S PREMISES are let, sublet, transferred, assigned or given possession of by the VENDORS CUM OWNERS after delivering possession by the PURCHASER CUM DEVELOPER shall be governed by and shall observe and comply with all the bye-laws, rules and regulations that may be laid down by such ENTITY from time to time and shall also governed by the laws which may be applicable to the ENTITY.

...13/-

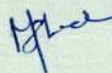


d) The VENDORS CUM OWNERS hereby agree/s and undertake/s to be a member of such ENTITY to be formed and also from time to time to sign and execute all applications for registration and for membership and other documents for the purpose necessary, for the formation and the registration of such ENTITY except with the restriction under sub-clause (b) above.

e) Till such ENTITY as referred hereinabove is formed, the VENDORS CUM OWNERS shall only be bound to pay to the PURCHASER CUM DEVELOPER at such period and intervals all sums and/or charges for the purpose of monthly maintenance, management etc. of the various infrastructure including water supply, common lighting, common amenities etc. after handing over the possession of the SAID PREMISES to the OWNERS.

f) In the event such ENTITY cannot be formed for any reason or the conveyance cannot be executed in the name of such ENTITY the decision of the Developer in this regard being final, the VENDORS CUM OWNERS shall retain as owner the proportionate undivided right, title, interest in PROPERTY corresponding to the SAID PREMISES unto themselves and convey the balance area to the various prospective purchasers being the undivided share in proportion to the built up area of each of the units all at the cost of the prospective purchaser. In case the VENDORS CUM OWNERS intend to sell the premises allotted to them more particularly described in the schedule II herein below written, THE PURCHASER CUM DEVELOPER shall sign all necessary papers,

...14/-

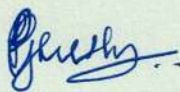
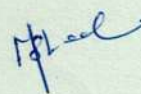


documents, agreement or deed to convey the SAID OWNERS PREMISES in favour of the prospective purchasers. After completion of the entire project "Open Sea" and getting occupancy certificate from concerned authorities, THE VENDORS CUM OWNERS do not wish to sell the SAID OWNERS PREMISES allotted to them described in the schedule II herein below written, THE PURCHASER CUM DEVELOPER shall sign and execute an Deed of Handing over of Possession of the SAID OWNERS PREMISES in favour of the VENDORS CUM OWNERS.

18. In case the VENDORS CUM OWNERS require or desire any change, modification, alteration, addition, substitution or replacement in the specification/amenities of the SAID PREMISES reserved for them, the PURCHASER CUM DEVELOPER may carry out such works provided that the additional expenditure incurred by the PURCHASER CUM DEVELOPERS shall be paid by the VENDORS CUM OWNERS to the PURCHASER CUM DEVELOPERS as per the market rate.

19. Within 30 days of the PURCHASER CUM DEVELOPER offering possession of the SAID PREMISES, the VENDORS CUM OWNERS shall take possession thereof after inspecting the same and no claim shall be entertained from the VENDORS CUM OWNERS thereafter.

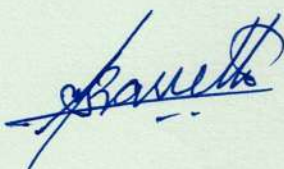
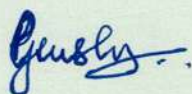
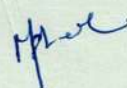
...15/-



20. The PURCHASER CUM DEVELOPER hereby indemnify and keep the OWNERS indemnified of and/or against ALL THAT claims, liability, loss, damage, obligations, cost, expenses etc. in respect of any injury or accident to artisan/workman or any other persons in/upon the SAID PROPERTY described in schedule I whether in employment or not, as under no circumstances this agreement shall constitute of any such relationship so as to constitute any such liability or obligation towards the VENDORS CUM OWNERS. It has been specifically and expressly agreed herein that the development rights of the SAID PROPERTY described in schedule I unto the PURCHASER CUM DEVELOPER strictly has been granted on 'as is where is' basis without any further obligation, liability, responsibility of the VENDORS CUM OWNERS in any manner whatsoever and it shall be the entire duty, liability, obligation and responsibility of the PURCHASER CUM DEVELOPER at his own cost, risk and expense to undertake such development and/or construction thereon.

21. The PURCHASER CUM DEVELOPER shall be free to sell any or all the units/premises to be constructed other than the SAID OWNER'S PREMISES in the SAID PROPERTY described in schedule I to any person/s or party/parties of the PURCHASER CUM DEVELOPER's own choice and upon such terms and conditions as the PURCHASER CUM DEVELOPER deems fit, at their entire discretion and to appropriate the sale proceeds entirely for themselves

...16/-



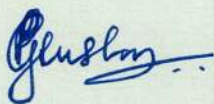
except the SAID OWNER'S PREMISES and accordingly the VENDORS CUM OWNERS hereby authorize, empower and shall have no objection whatsoever for the PURCHASER CUM DEVELOPER to enter into any type of agreement/s with person or persons of his own choice for the sale or disposal of such constructed units thereon or the undivided share in the SAID PROPERTY described in schedule I without any reference to the VENDORS CUM OWNERS and further the VENDORS CUM OWNERS agree to join to such agreement/s with the prospective purchaser/buyer of the units/undivided share in the SAID PROPERTY described in schedule I without any obligation, liability, cost or charges thereto.



22. All notices to be served on the PURCHASER CUM DEVELOPER and the VENDORS CUM OWNERS shall be deemed to have been duly served if sent at their respective addresses mentioned above by Registered Post A.D. and the parties shall intimate the changes, if any of the respective parties to the other.

23. If at any time there is any beneficial change in Floor Area Ratio (F.A.R) in the SAID PROPERTY described in schedule I then such increase or decrease in F.A.R will accrue to the benefit of the PURCHASER CUM DEVELOPER and VENDOR CUM OWNER in equal proportion.

...17/-



24. In Case of any litigation or dispute arising out of breach of any rules and law, while construction, the PURCHASER CUM DEVELOPER shall be responsible for the same and the PURCHASER CUM DEVELOPER shall be liable to defend the same at his expenses and shall indemnify and keep indemnified the VENDORS CUM OWNERS about the same.

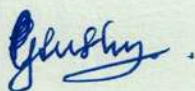
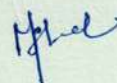
25. In case of litigation or dispute arising out of title or any claim of whatsoever nature in the said property described in schedule I herein below written, VENDORS CUM OWNERS shall be responsible for the same and the VENDORS CUM OWNERS shall be liable to defend the same at his expenses and shall indemnify and keep indemnified the PURCHASER CUM DEVELOPER about the same.



26. The development rights herein granted by the VENDORS CUM OWNERS to the PURCHASER CUM DEVELOPER shall be irrevocable as long as the PURCHASER CUM DEVELOPER fulfills their entire obligation under the terms of this agreement.

27. The common facilities provided in the project will be allowed to be used and maintained by the VENDORS CUM DEVELOPER PURCHASER CUM DEVELOPER & other prospective PURCHASERS of the flat in the building till such time cooperative Housing Society or any other entity is formed . Once a cooperative Housing Society is formed, the land shall be conveyed in favour of the said society by the VENDORS CUM OWNERS and the PURCHASER CUM DEVELOPER.

...18/-



28. Within 60 days from the date of signing of this agreement, the file along with relevant papers will be submitted by the PURCHASER CUM DEVELOPER for getting approvals from the concerned authorities required to start the construction .

29. The VENDORS CUM OWNERS shall have a right to inspect the construction of the building.

30. The possession of the said property described in Schedule I herein below written is handed over to the PURCHASER CUM DEVELOPER. For the purpose of Stamp duty the said property is valued at Rs 1,50,97,400/- (Rupees One Crore Fifty Lakhs Ninety Seven Thousand Four Hundred only) and accordingly stamp duty, registration fees and processing fees are paid herewith.

DESCRIPTION OF THE SAID PROPERTY

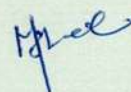
ALL THAT property known as CHALMULALEM, situated at Baina, Vasco da Gama, within the jurisdiction of Mormugao Municipal Council, Mormugao Taluka, South Goa District, State of Goa, not described in the Land Registration Office but enrolled in the Taluka Revenue Office under Matriz No. 1438 admeasuring an area of 917 sq. mts surveyed under chalta No. 38 P.T.Sheet No. 153 of Vasco City and is bounded as under:-

North: by the property surveyed under chalta No. 37 P.T.Sheet No. 153

South: by the property surveyed under chalta No. 39 P.T.Sheet No. 153

East: by 10 mtrs ODP Road beyond which lies public road

West: by chalta No. 42 of P.T.Sheet No. 195 of Vasco City



SCHEDULE II

FLATS RESERVED FOR OWNERS

Sr No	Floor	Flat No.	Super Built up Area (Sqmts)
1	Second	F-201	108.05
2	Second	F-202	69.8
3	Second	F-204	111.6
4	Fourth	F-402	69.8
5	Fourth	F-404	111.6
6	Sixth	F-602	69.8
7	Sixth	F-603	107.11
8	Eighth	F-804	111.6
		Total	759.36



...20/-

[Signature]

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[Signature]

SCHEDULE III

STRUCTURE / SPECIFICATION

1) STRUCTURE: R.C.C. frame structure as per design and including sloping slab if any.

2) WALLS: Super structure masonry will be constructed with laterite stone/ cement concrete block in CM 1:5 in 20cm thick including necessary filling of joints, curing etc. complete.

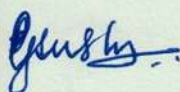
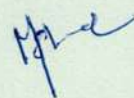
3) PARTITION WALLS: Partition wall will be constructed with brick in CM 1:5 in 10cm thick including providing RCC partly at every 1/2 meter height, joint filling, curing etc complete.

4) INTERNAL PLASTER: Internal walls and ceiling will be plastered in CM 1:5 in average 10mm thick including finishing, curing etc. complete.

5) INTERNAL BASE FINISH: Base of the wall and ceiling from internal will be finished and polished with lime plaster/Surfa coat Acrylic wall ready treatment.

6) EXTERNAL PLASTER: External wall will be plastered in two coats cement mortar including using necessary waterproofing compound as per manufacturer specification with sponge finish, finishing, curing etc. complete.

...21/-



7) WATERPROOFING: The flat terrace and the sloping roof slab will be treated with cement based waterproofing treatment as per manufacturer's instructions.

8) DOORS: Main door will be of teak wood with frame size of 5" x 21/2" and the shutter with panel will be fully teakwood including with locks, including night latch and finished with French polish. All other doors other than toilet will be with frame of well seasoned wood or c c frame in required size and the shutter will be of chemically treated factory made flush door/ and provided with M.S. butt hinges and best quality aluminum fittings The toilet door will be of FRP shutter and concrete frames of required size fixed with necessary good quality aluminium fixtures .



9) WINDOWS: Windows will be of powder coated Aluminum/PVC sliding and glassed with 4mm thick plain /pinned glass and provided with necessary locking arrangement.

10) FLOORING: The entire floor other than toilets will be finished with 600x600 mm or above size vitrified tiles with wall skirting upto the height of 100mm filled joints and finished with necessary pigments.

...22/-

11) TOILETS: Toilet floor will be provided with non skid ceramic tiles 12" x 12" or above and the dado will be finished with 8" x 12" and above ceramic glazed tiles up to slab height . All sanitary fittings will be white in color fitted and finished with necessary fittings. Bath arrangement will be of hot and cold with provision for geyser and provided with head shower, bucket taps etc. The floor area will be segregated for wet and dry wherever possible.

12) KITCHEN: Kitchen platform will be provided with polished granite top and stainless steel kitchen sink for receiving water from overhead tank as well as from direct line. Wall backing platform will be finished with plain coloured ceramic glazed tiles upto to 6 mm from platform.



DÉCOR: External wall will be painted and finished with emulsion waterproofing paint and internal wall and ceiling will be finished with washable Acrylic Oil Bound Distemper including necessary primer and lamby putty.

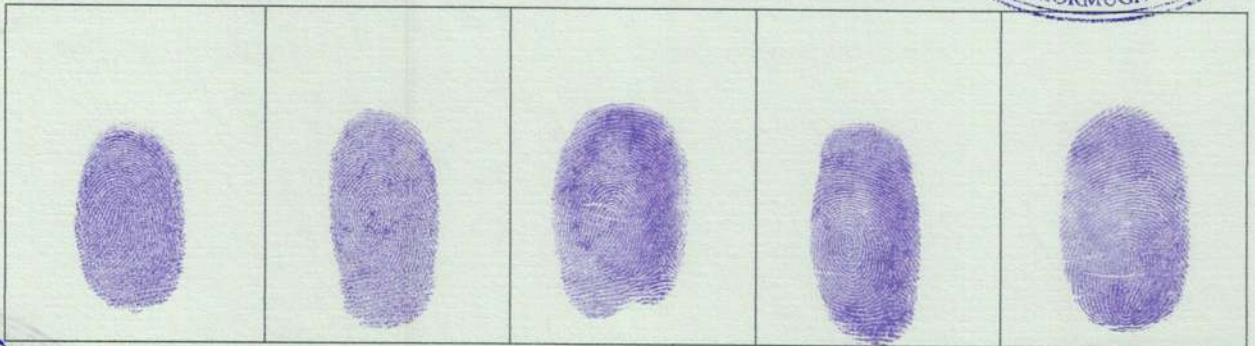
IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seals to these presents in the presence of two witnesses on the day, year and place first hereinabove written.

...23/-

SIGNED BY THE WITHINNAMED
THE VENDORS CUM OWNERS
MR. SANEY JOSEFAT BARRETO



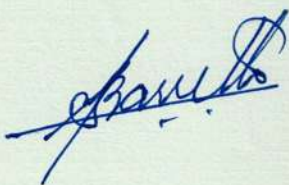
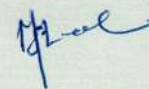
Left Hand Fingerprints



Right Hand Fingerprints



...24/-



SIGNED BY THE WITHIN NAMED
THE VENDORS CUM OWNERS
MRS. SUSHMA GOPINATH PILLAI

Sushma



Left Hand Fingerprints



Right Hand Fingerprints



...25/-

Sushma

Sushma

Heel

SIGNED & DELIVERED BY THE WITHIN NAMED

THE PURCHASER CUM DEVELOPER

SIDDHARTH CONSTRUCTIONS

Represented by its sole proprietor

MR. MILIND SUBHEDAR

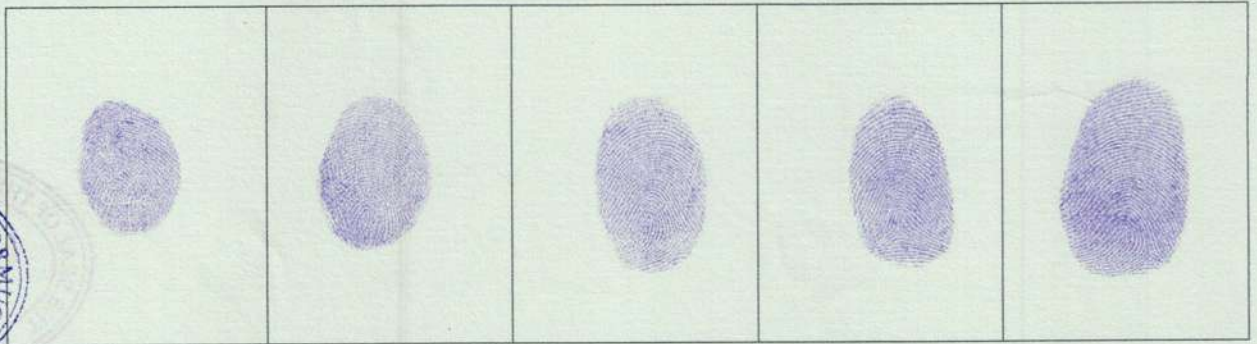


Milind

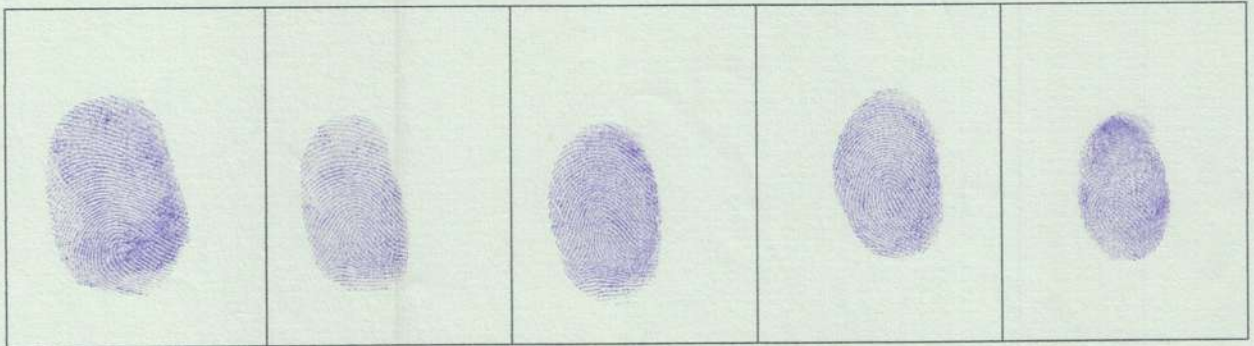
Milind



Left Hand Fingerprints



Right Hand Fingerprints



WITNESSES:-

1. Ameey Shetye *AS*
2. Thania Fernandez Jais

[Signature]

[Signature]

Milind

APPROVED
FOR
DEVELOPMENT PERMISSION
Regd. Order No. MPD/H-1-B-203/2018-19/1696
Date 14/03/2019

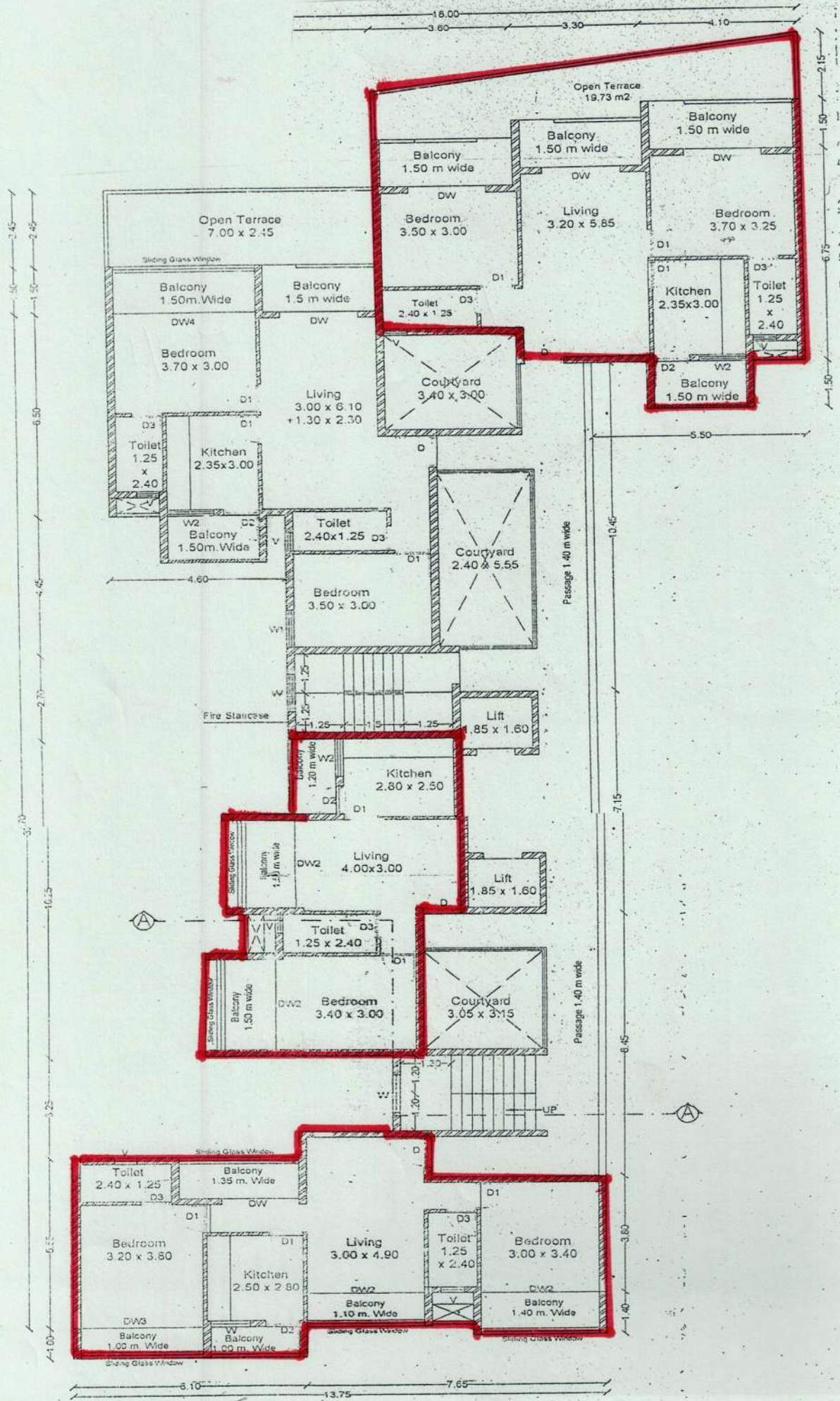
MEMBER SECRETARY

TECHNICAL APPROVED

FEE PAID UNDER 15500
N. A. 2314
DATED 07/03/19
NCH No. 22/2019
07/03/19

MUNICIPAL ENGINEER
MORMUGAO MUNICIPAL COUNCIL

CHIEF OFFICER



TYPICAL SECOND, FOURTH, SIXTH, EIGHT FLOOR PLAN (SCALE 1:100)

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Handwritten signature

APPROVED
FOR
DEVELOPMENT PERMISSION

Regd. Order No. M.P.D.H. 1-13-203/2018-19/1696
Date 14/03/2019

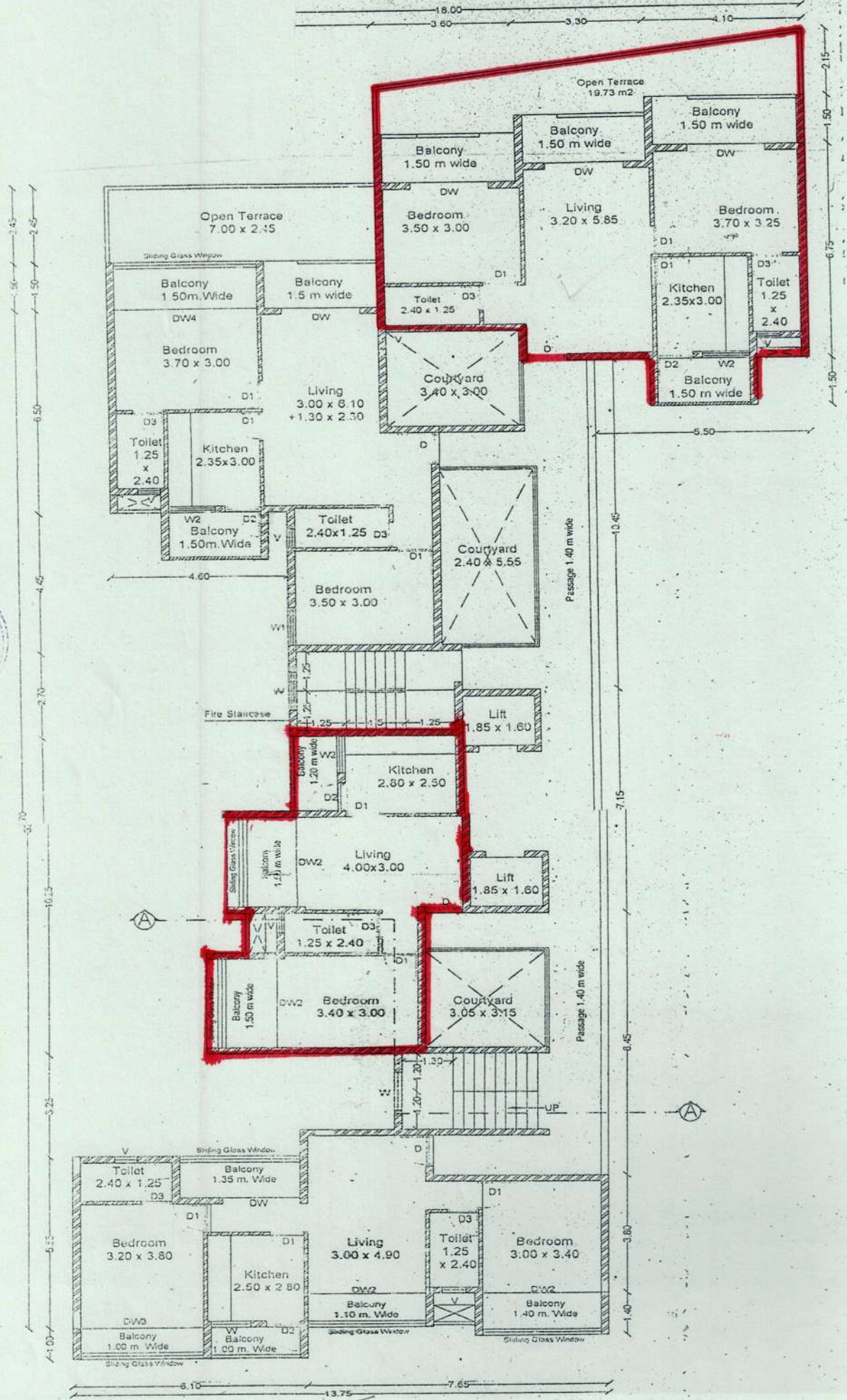
MEMBER SECRETARY

TECHNICALLY
APPROVED

FEE PAID UNDER Section 11
A2314 DATED 07/03/19

MUNICIPAL ENGINEER
MORMUGAO MUNICIPAL COUNCIL

CHIEF OFFICER



TYPICAL SECOND, FOURTH, SIXTH, EIGHT FLOOR PLAN (SCALE 1:100)

Santhosh Pawar

H. A.

APPROVED
FOR
DEVELOPMENT PERMISSION
Regd. Order No. M.P.D.H. 1-B-203/2018-19/1696
Date 14/03/2019

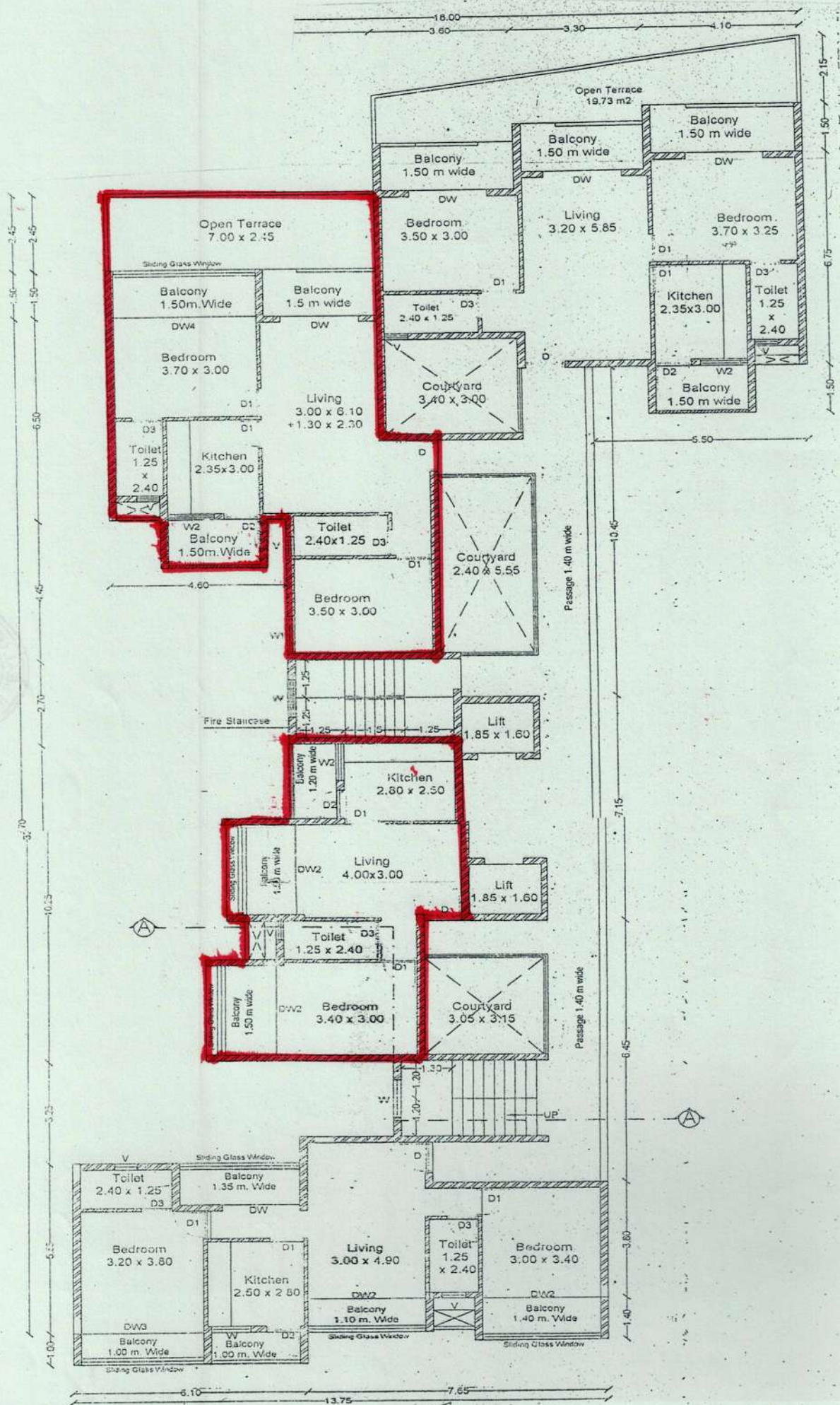
MEMBER SECRETARY

TECHNICAL APPROVED

FEES PAID UNDER Section 118
N. A.2314 DATED 07/03/19
NCB No. 222019
07/03/19

MUNICIPAL ENGINEER
MORMUGAO MUNICIPAL COUNCIL

CHIEF OFFICER



TYPICAL SECOND, FOURTH, SIXTH, EIGHT FLOOR PLAN (SCALE 1:100)

[Handwritten signatures and initials]

FOR
DEVELOPMENT PERMISSION
Regd. Order No. MPD/H-1-B-203/2018-14/1696
Date 14/03/2019

MEMBER SECRETARY

FEEB PAID
N. 42314

NCB No. 20/2019
07/10/19

CHIEF OFFICER
AL CORNELL



TYPICAL SECOND, FOURTH, SIXTH, EIGHT FLOOR PLAN (SCALE 1:100)

James

Gushy

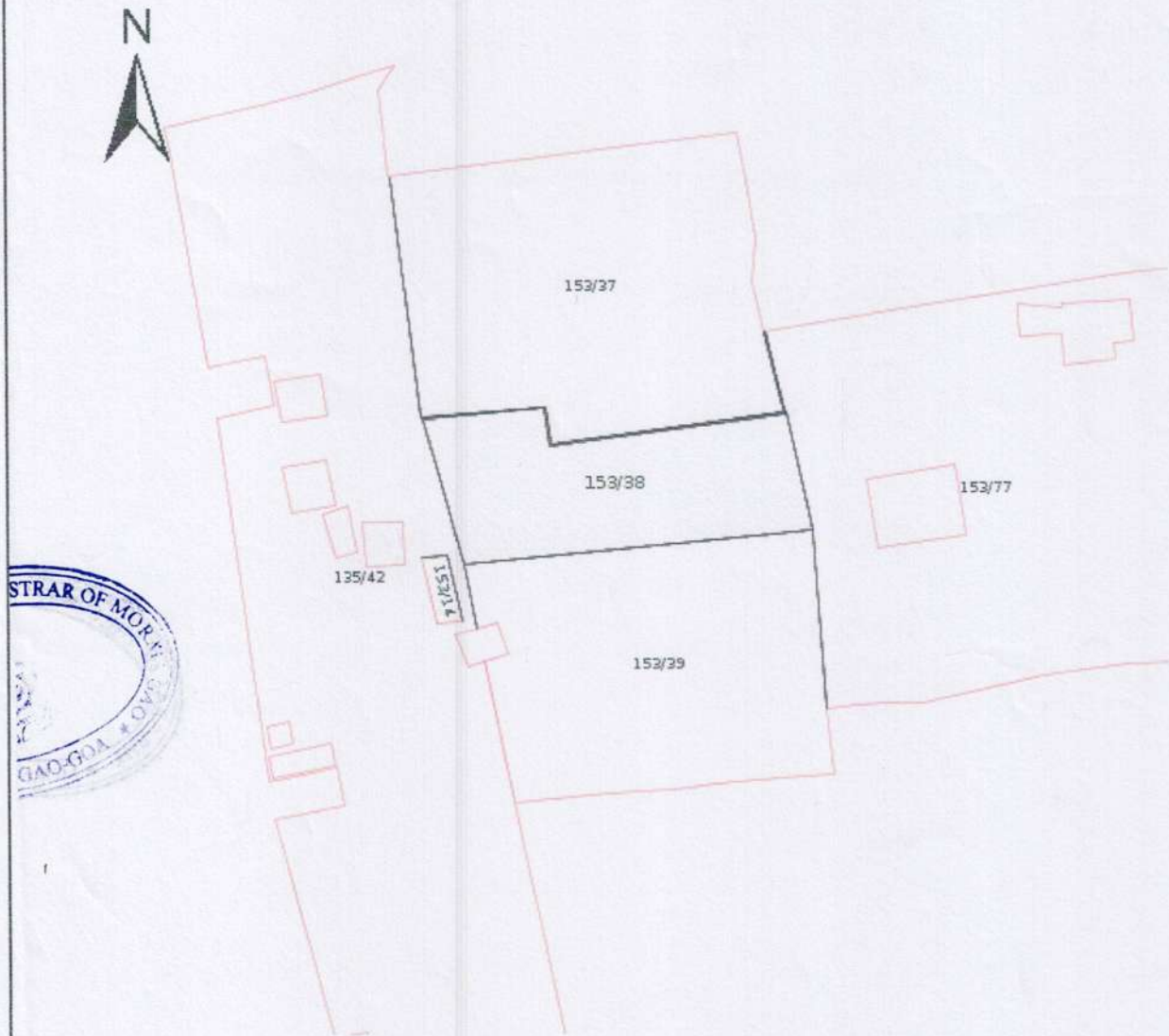
18/10/20



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Mormugao Taluka, VASCO City
PT Sheet No.: 153 , Chalta No.: 38

Scale 1:1000

Reference No.: REV192479463



This record is computer generated on 26-11-2024 12:26:32. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Jan-2025 11:37:21 am

Document Serial Number :- 2025-MOR-123

Presented at 11:35:24 am on 17-Jan-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	437900
2	Registration Fee	452930
3	Processing Fee	1080
Total		891910

Stamp Duty Required :437900/-

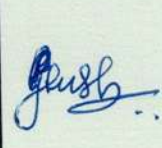
Stamp Duty Paid : 437900/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Milind Subhedar ,Father Name:Sharad Krishnarao Subhedar,,Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 197/1 Plot no 38 ,Zuarinagar Sancoale Goa, Address2 - , PAN No.:			

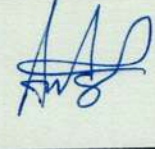
Executer

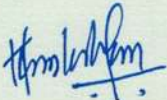
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Milind Subhedar , Father Name:Sharad Krishnarao Subhedar, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, 197/1 Plot no 38 ,Zuarinagar Sancoale Goa, PAN No.:			
2	Saney Josefata Barreto , Father Name:Nepomoceno Barreto, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, House no 293/A Sasmollem Baina Bear Candeleria Church Vasco Da Gama Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Sushma Gopinath Pillai , Father Name:Gopinath Pillai, Age: 41, Marital Status: Married , Gender: Female, Occupation: Housewife, House no 293/A, Sasmollem Baina Near Candeleria Church Vasco Da Gama Goa, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Amey Shetye, Age: 43, DOB: , Mobile: 9822381919 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403802, Vasco Da Gama, Mormugao, South Goa, Goa			
2	Name: Thania Fernandes, Age: 30, DOB: , Mobile: 8698985611 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403802, Vasco Da Gama, Mormugao, South Goa, Goa			



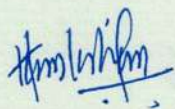
Sub Registrar

DR - REGISTRAR
MORMUGAO

Document Serial Number :- 2025-MOR-123



Book :- 1 Document
Registration Number :- **MOR-1-115-2025**
Date : 17-Jan-2025



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

FF - REGISTERED
MORMUGAO

