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Citizencredit co-operative Bank Ltd.

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STAMP DUTY

GOA

Mapusa Branch, 1

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NON JUDICIAL

Shop No.G - 1,Ground Floor,Block D - 1,

Boshan Homes,

Mapusa, Goa - 403 507



Rs. ≈ 0788500 ≈

22.3.2021

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

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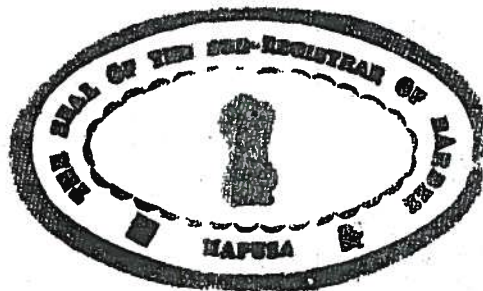
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9523 5747477

For CITIZEN CREDIT CO-OPERATIVE BANK LTD

Authorized Signatory

Name of Purchaser M S DEVELOPERS



No. 2021-BR2-1338

23/03/2021

**AGREEMENT FOR DEVELOPMENT AND SALE**

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for

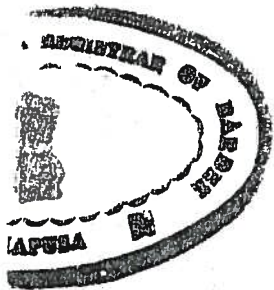
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This AGREEMENT FOR DEVELOPMENTT AND SALE is executed at Mapusa on this 19<sup>th</sup> day of the month of March of the year Two Thousand and Twenty One.

## BETWEEN

1. MR. ADRIAN PHILLIP TIBERIUS ABRANCHES alias TIBERIUS ABRANCHES alias PHILLIP ADRIAN ABRANCHES, son of late Apolinario Abranches alias Apollo T. Abranches alias Apollo Abranches, aged 77 years, married, retired, holding Aadhaar no. [REDACTED] and Pan Card no. [REDACTED], having mobile no. [REDACTED], Indian National, resident of 5/404, Sadguru Complex, Beverly Park, Near Cine Max, Mira Road, East Mira Road, Po. Mira Road, Thane, Maharashtra, 401 107;
2. MRS. CHEW LUDDAWON ABRANCHES alias LUDDAWON ABRANCHES, wife of Phillip Abranches alias Adrian Phillip Tiberious Abranches, aged 77 years, married, housewife, holder of Aadhaar no. [REDACTED] PAN Card no. [REDACTED], having mobile no. [REDACTED], Indian National, residing at B/2, 102, Silicon Park, Jankalyan Nagar, Malad West, Mumbai Kharodi, Mumbai Suburban, Maharashtra-400 095;



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3. MR. CLAUDIO CUSTODIO ABRANCHES alias CLAUDE ABRANCHES, son of late Apolonario Abranches alias Apollo T. Abranches alias Apollo Abranches, aged 69 years, widower, musician, holding Aadhaar no. [REDACTED], PAN Card No. [REDACTED], Indian National, residing at 2/21, Shanta Smruti, Veera Desai Road, Behind Courtyard Restaurant, Andheri West, Mumbai, Azad Nagar, Mumbai, Maharashtra 400 053;
4. MS. STACY CHARMAINE ABRANCHES alias STACY alias STACY ABRANCHES, daughter of Claude Abranches alias Claudio Custodio Abranches, aged 28 years, unmarried, service, holder of Aadhaar no. [REDACTED], PAN Card no. [REDACTED], having mobile no. [REDACTED], Indian National, residing at Shanta Smruti, 2<sup>nd</sup> Floor, Flat No. 21, Veera Desai Road, Near Courtyard Restaurant, Andheri (W), Azad Nagar, Mumbai, 400 053, all permanent residents of 2/21, Shanta Smruti, P2 Ridhi Sidhi Nagar, V.D. Road, Andheri (W), Mumbai, Maharashtra, hereinafter called as the OWNERS/VENDORS (which expression shall unless repugnant to context or meaning thereof be deemed to include their heirs, successors, executors, administrators, representatives and assigns) OF THE ONE PART;

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for

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## AND

M/S. M S DEVELOPERS, a partnership firm, having it's registered office at B & F Magnolia Co-Operative Housing Society, Block C, Flat no. 1, Near Sulekha Apt., Alto Duler, Mapusa, Bardez-Goa, represented by it's partners 1. MR. MAHESH DATTARAM NARVEKAR, son of Dattaram Narvekar, age 45 years, married, business, Indian National, holder of PAN Card no. [REDACTED], Aadhar no. [REDACTED], mobile no. [REDACTED], resident of B & F Magnolia, Block C, Flat no. 1, Near Sulekha Apts., Alto-Duler, Mapusa, Bardez-Goa, and 2. MR. SURESH KRISHNA KULAM, son of Krishna Kulam, aged 47 years, married, business, holding PAN Card no. [REDACTED], and Aadhar no. [REDACTED], mobile no. [REDACTED], Indian National, resident of H.No. 93/10, Satinganwada, Khorlim, Mapusa, Bardez-Goa, 403507, hereinafter called as the DEVELOPER/PURCHASER, (which expression shall unless repugnant to the context or meaning thereof be deemed to include its heirs, successors, executors, administrators, representatives and assigns) OF THE SECOND PART;

## AND

1. MR. SHARAD SHIVAJI PATIL, son of Shivaji Patil, aged 45 years, married, business, holder of PAN Card no. [REDACTED], Aadhaar no. [REDACTED], having mobile no. [REDACTED], Indian National, and his wife;

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2. MRS. SUREKHA SHARAD PATIL, daughter of Vitthal Sattupa Kole, aged 38 years, housewife, married, holder of PAN Card no. [REDACTED], Aadhaar no. [REDACTED], having mobile no. [REDACTED], Indian National, both residing at Main Road, Ghullewadi, Chandgad Ghulewadi, Mahalewadi, Chandgad, Kolhapur, Maharashtra, 416 508, hereinafter called as the CONFIRMING PARTY (which expression shall unless repugnant to context or meaning thereof be deemed to include their heirs, successors, executors, administrators, representatives and assigns) OF THE THIRD PART;

AND

3. MRS. VANDANA BABAL DHARGALKAR, daughter of Jaideo Simepuruskar, wife of Babal Dhargalkar, aged 52 years, married, housewife, holder of PAN Card no. [REDACTED], Aadhaar no. [REDACTED], having mobile no. [REDACTED], Indian National, residing at House No. 290/4, Sadanand Niwas, Shetye Waddo, Behind Agriculture Farm, Duler, Mapusa, Bardez-Goa, 403507, hereinafter called as the CONFIRMING PARTY (which expression shall unless repugnant to context or meaning thereof be deemed to include their heirs, successors, executors, administrators, representatives and assigns) OF THE FORTH PART;

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WHEREAS the VENDORS NOS. 1, 2 and 3 are represented here in this agreement by their lawful power of attorney (the daughter of the VENDORS Nos. 1 and 2 and the niece of the VENDOR No. 3) the VENDOR NO.4 MS. STACY CHARMAINE ABRANCHES alias STACY alias STACY ABRANCHES, daughter of Claude Abranches alias Claudio Custodio Abranches, aged 28 years, unmarried, service, holder of Aadhaar no. [REDACTED], PAN Card no. [REDACTED], having mobile no. [REDACTED], Indian National, residing at Shanta Smruti, 2<sup>nd</sup> Floor, Flat No. 21, Veera Desai Road, Near Courtyard Restaurant, Andheri (W), Azad Nagar, Mumbai, 400 053 by virtue of General Power of Attorney dated 25.11.2020, duly executed before the Notary Adv. Ruth de Noronha at Margao registered under no. 6410/2020.

AND WHEREAS, there exists a PAUSACHEM BATULEM or LOBANCHEM BATTACHA or MOLLOY or PAUSACHEM BATTACHA XIR or XIR OF PAUSACHEM BATTACHA or AWCHIT WADO surveyed under Survey No. 87, Sub-Division No. 5, situated in the village Assonora, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa. The said property admeasures 5625 sq. mtrts, as per survey records and which property is described in the Land Registration Office of Bardez Taluka under no. 27760 at pages 133V of Book B71 and inscribed in the same office under no. 20706 at page 67 of Book G-27 and which property is hereinafter referred to as the SAID PROPERTY more particularly described in the SCHEDULE-I herein under appearing.

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AND WHEREAS the owners have represented to the DEVELOPER/PURCHASERS that they have clear and marketable title to the said property and they are absolutely and lawfully seized and possessed or otherwise well and sufficiently entitled to the said property free from all encumbrances or defects whatsoever with regard to possession, share, right, title, and interest as the sole owners of the said property.

AND WHEREAS the DEVELOPER/PURCHASER have approached the VENDORS with offer to purchase the said property for the purpose of developing the same by constructing residential flats/villas and commercial premises like shops/offices etc. and to sell the same to prospective buyers.

AND WHEREAS the CONFIRMING PARTY have approached the DEVELOPER with a willingness to finance the project ASSONORA GARDEN which request the DEVELOPER in consultation with the VENDORS have accepted.

AND WHEREAS the VENDORS have further declared to the DEVELOPER that:-

- a) The VENDORS are exclusively entitled to own, hold, possess and deal in any manner with the said property;
- b) The title of the VENDORS to the said property is clean, clear, unencumbered, marketable and subsisting;

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- c) There is no litigation or any legal proceeding/s is/are pending before any Court/Tribunal, Administrative Authority in respect of the said property.
- d) The said property is not subject to any notice or notification or proceedings under the Land Acquisition Act or Administration of Evacuee Properties Act or any other law;
- e) There are no mundkar/s and/or tenant/s and or any other person/s claiming any tenancy and/or any other rights in the said property;
- f) There are no difficulties, legal or otherwise for sale free from encumbrances on the said property;
- g) There is no easementary right/s which could be claimed by any person/s with respect to the said property;
- h) The VENDORS have not received any notices of acquisition/requisition from State Government or Central Government or any Local Authority and the said property is not subject matter of any attachment by any authority;



AND WHEREAS the VENDORS have agreed to give the said property to the DEVELOPER for the propose of development and sale. The value of land of the said property is Rs [REDACTED] / [REDACTED] (SEVEN THOUSAND [REDACTED] HUNDRED ONLY).

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AND WHEREAS the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws are now willing to enter this Agreement on the terms and conditions appearing hereinafter.

AND WHEREAS the DEVELOPER before entering into this Agreement have verified all documents of the VENDORS and after having being satisfied has shown their willingness to purchase and to develop the said property and in order to put the terms in writing the parties have decided to enter into agreement on the terms and conditions herein below mentioned:-

NOW THIS AGREEMENT FOR DEVELOPMENT AND SALE WITNESSETH AS UNDER:-

1. THAT the DEVELOPER shall develop the said property by constructing multi storied residential building consisting of 40 flats and 4 shops after obtaining necessary licenses and permissions for the development to be procured by the DEVELOPER in the name of the VENDORS at the DEVELOPERS own costs, charges and expenses, risk and responsibility and on the terms and conditions set out in this Agreement.
2. THE DEVELOPER SHALL:
  - a) UNDERTAKE construction of building on the said property as per the proposed plan which is subject to variations as may be proposed by the concerned authorities and as per the specifications

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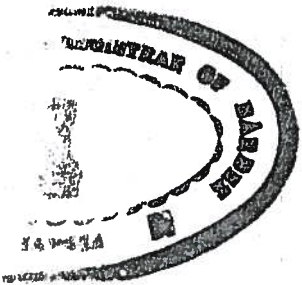
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as contained in the said plan and other specifications contained in SCHEDULE-II written hereunder at its own costs and expenses.

- b) CARRY out the said development and construction solely and entirely at its risks and responsibility and costs, charges and expenses and the VENDORS shall not be called to contribute any amount of whatsoever nature.
- c) AT it's own cost and risk, appoint and engage competent Architects, R.C.C. consultants, contractors and other servants and agents as may be required for the purpose of development of the said property.



3. THAT the DEVELOPER has paid a total sum of Rs. [REDACTED] /- ([REDACTED]) to the VENDORS on signing of this agreement. The VENDORS have paid an amount of Rs. [REDACTED] TDS out of Rs. [REDACTED] /- and balance amount of R [REDACTED] ([REDACTED]) paid by Cheque dated 23.03.2021 bearing no.032060 drawn on Bank of India, Ganeshpuri Branch, Mapusa -Goa, in favour of the VENDOR NO.4 which amount the VENDORS do hereby admit and acknowledge.
4. THE DEVELOPER shall also construct 2BHK Flats as per the approved plan to the VENDORS and the construction value of each flat is Rs. [REDACTED] /- in the proposed building as shown in the plan annexed hereto and more particularly described

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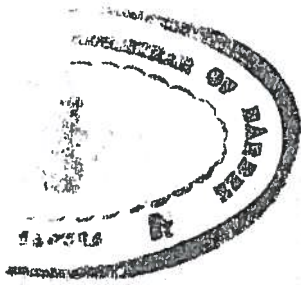
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in the SCHEDULE-III and as per the specifications stated in the present agreement. If the area agreed is reduced due to technical difficulty i.e. at the time of approval of building plan then same shall be compensated by paying appropriate amount as agreed by the VENDOR NO.4 and the DEVELOPER.

5. THAT the CONFIRMING PARTY NOS. 1 and 2 have agreed to invest in the project sum of Rs. [REDACTED] in Block B, E and G in the said project.
6. THAT the CONFIRMING PARTY NOS. 1 and 2 have paid Rs. [REDACTED] by RTGS to the DEVELOPER on signing of this agreement and balance amount Rs. [REDACTED]/- will be paid after 1 month from signing of this agreement. The DEVELOPER has agreed to give possession of the said 4 flats within two years after availing all permissions and approvals and in failing to do so the DEVELOPER shall return the money along with interest @ 22% per annum.
7. THAT the CONFIRMING PARTY NO. 3 has agreed to invest in the project sum of Rs. [REDACTED] financing 1 flat in the said project. The DEVELOPER has agreed to give possession of the said flat within two years from availing all permissions and approvals and in failing to do so the DEVELOPER shall return the money along with interest @ 22% per annum.



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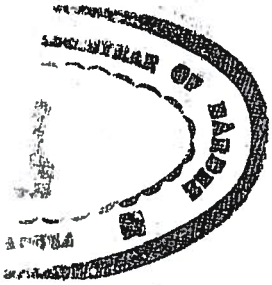
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8. That the CONFIRMING PARTY NO. 3 has already paid Rs. [REDACTED]/- by Cheque to the DEVELOPER and has paid Rs. [REDACTED]/- by Cheque on signing of this agreement. The CONFIRMING PARTY NO. 3 will pay Rs. [REDACTED]/- at the time of commencement of the project and remaining amount Rs. [REDACTED]/- will be paid at the time of handing over of possession of the said flat.
9. That the DEVELOPER shall forthwith commence the process of obtaining permission/approvals and shall obtain Conversion Sanad as required to do the construction in the said property and thereafter shall begin the process for development of the said property.
10. That the DEVELOPER shall immediately after obtaining the necessary licenses/permission from the concerned authorities give a notice in writing to the VENDORS that the DEVELOPER would start the development of the said property.
11. That the DEVELOPER shall also get the project approved under RERA before the commencement of the construction of the residential building.
12. That the developer undertakes to construct the building/s in good workmanship using the standard materials of long durability and strictly as per approved plans as per SCHEDULE-III.



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13. That the DEVELOPER shall complete the construction of the proposed residential building within a period of twenty four months from the date of signing of this present agreement. The developer shall however be entitled to a reasonable extension of a period of six months in case of genuine and bonafide reason and acts of god, difficulties beyond the control of the DEVELOPER. However, it is agreed that the time framed for completion of the building as mentioned above is to be strictly adhered to.

14. That the DEVELOPER shall be entitled to enter into agreement of sale/Deed of Sale of the Flats/Shops in the proposed residential building with any person/s and receive money/sale consideration amount from such person/s except the area of the building retained for the VENDORS.

15. It is clearly agreed between the parties that the DEVELOPER shall not enter into any agreement for sale or any other agreement in respect of the said flats reserved and/or to be constructed and allotted to the VENDORS as per this Agreement.

16. In case the existing floor ratio pertaining to the Said Property is increased/decreased in future, such increase/decrease shall ensure to the benefit of the DEVELOPER.

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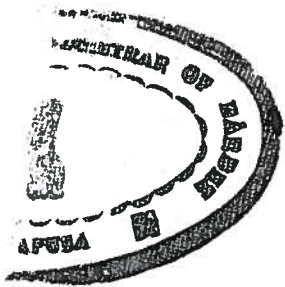
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17. That the VENDORS shall give the DEVELOPER an Irrevocable Power of Attorney to enable the DEVELOPER to fulfill this agreement and carry out the Development, to execute Agreement of Sale, Deed of Sale and to collect payments from the prospective purchasers and any such clauses as the Developer may require.

18. That the DEVELOPER shall be entitled to build residential building in the Said Property as they may choose, as per the sanctioned plans, and shall be entitled to raise finance for the Said Property and/or premises in the buildings to be constructed thereon, by agreeing to sell and receiving advances for the construction or on such terms as the DEVELOPER may deem fit, but without in any way affecting the VENDORS rights of the built up area in the building premises and money agreed to be paid to them. The VENDORS hereby give their consent to any documents that may be required to be executed for the purpose, without affecting the VENDORS rights or ownership of their areas/premises as mentioned above provided that the DEVELOPER shall get approved sanctioned plans and permission for construction on the said property from the concerned authorities before executing any documents that may be required to be executed for the purpose including acting as confirming party.



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19. That the VENDORS agree to sell or otherwise transfer the said property in favour of the DEVELOPER and/or their nominees or to any person or legal entity indicated by the DEVELOPER by executing and signing the appropriate instrument of conveyance with respect to the proportionate share in land with the exception of the flats that the DEVELOPER has reserved/retained for the VENDORS.
20. It is hereby agreed that the DEVELOPER shall not be entitled to mortgage the Said Property; however, every prospective purchaser shall be entitled to mortgage in favour of any financial institution/bank, their respective intended residential flat which the prospective purchaser had agreed to purchase from the VENDORS.
21. Any letter or communications which are to be sent to the parties above shall be deemed to have been properly sent and received by the respective party when posted under certificate of posting at the address given in the present agreement.
22. Upon the completion of the premises agreed to be given to the VENDORS under this Agreement, the DEVELOPER shall notify the VENDORS in writing along with the Occupancy Certificate to take possession of the same. On the expiry of two weeks from the receipt of the said notice, the VENDORS shall be deemed to have taken possession of the same. The VENDORS shall be liable to bear all rates, taxes, utility



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charges and other outgoings on the said premises from the date when possession of the flats are given to them.

23. That the VENDORS shall take possession of their respective premises, after being satisfied about the quality of the work of the premises. On taking such possession, the VENDORS shall have no claims as against the development in respect of any item of work concerning the said premises. The completion of the premises in question shall be certified by the Architecture of the DEVELOPER. The VENDORS hereby consent to the DEVELOPER making such variations and changes in the plans for the said premises as the DEVELOPER may require, without reducing the total area agreed to be given.

24. All the expenses towards license/approvals in carrying out the construction shall be borne by the DEVELOPER.

25. That the VENDORS hereby agree and undertake that they shall not enter into any such type of agreement with any other third party in respect of the said property.

26. That the DEVELOPER herewith undertake and shall indemnify the VENDORS from all losses, mortgages/claims, charges, expenses incurred by the DEVELOPER for the development of the said property and for any mishap happened on the premises and shall be solely liable and responsible for the same.

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27. That the DEVELOPER also agrees to give building completion certificate, occupancy certificate from concerned authority at that time of handing over the flats to the VENDORS and the prospective buyers/purchasers.

28. That the VENDORS along with the purchasers who have purchased the flats in the building shall form themselves into a co-operative society. On such a co-operative society being incorporated or formed as the case may be, the rights of the VENDORS as well as the purchasers of the said premises will be recognized and regulated by the provisions of the said Society Rules and Regulations framed by them, as the case may be.

29. The VENDORS agree to pay taxes that may be decided by the Co-Operative Society, as the case may be (a) insurance premium (b) all Municipal and other taxes and out goings that may from time to time be levied against the land and/or buildings including water and electricity connection/consumption charges and (c) outgoings for the maintenance and management of the buildings, common lights and other outgoings such as collection charges for watchman, sweepers, and maintenance of accounts, incurred in connection with the said property.

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30. If the DEVELOPER decides to transfer the developmental rights to any third party, the written consent of the VENDORS is required and in such an event, whatever terms and conditions as decided between the DEVELOPER shall be binding upon the third party.
31. If the DEVELOPER do not follow the terms and conditions of the Development Agreement, then the VENDORS can file suit against the DEVELOPER for specific performance and its costs and consequences are to be borne by the DEVELOPER.
32. It is agreed that after completion of the construction of residential building, the VENDORS and DEVELOPER shall execute a necessary conveyance of sale in favour of the prospective purchasers of the flats in respect to the proportionate share of land and the 2 flats (of 2 BHK) shall be retained for the VENDORS.
33. That the DEVELOPER shall hand over the possession of the premises to the prospective purchasers within the limit as mentioned in their agreement for sale and in case of this time period is extended with mutual consent, then the DEVELOPER shall abide by the time period. The VENDORS are not at all liable for the same.

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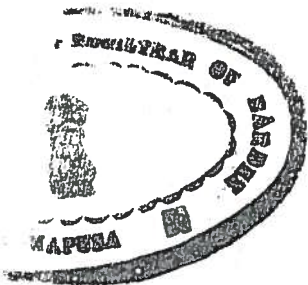
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34. It is mutually agreed that in the event of any reduction in FSI arises, the VENDORS and the DEVELOPER shall pay equally all incidental charges or expenses incurred by the DEVELOPER on account of such reduction in FSI.

35. That the VENDORS covenant and agree that incase of any claim is made or dispute arises by any third party, claiming the said property, then such a claim or dispute shall be answered and settled by the VENDORS only.

36. The fixtures, fittings and amenities to be provided by the DEVELOPER in the said building and the said flats are those that are set out in SCHEDULE-II annexed hereto.

37. That the proposed project shall be named hereinafter as ASSONORA GARDEN.

38. That the VENDORS/DEVELOPERS do hereby declare that the property in transaction does not belong to Schedule Caste/Schedule Tribes pursuant to the Notification no. RD/LAND/LRC/318/77 dated 21.08.1978.

That the DEVELOPER has paid the stamp duty on the value of land (area [REDACTED]) i.e. =	Rs. [REDACTED]/-
Amount paid to VENDORS=	Rs. [REDACTED]/-
Total amount is	Rs. [REDACTED]/-
Const. Value of two 2 BHK flats =	Rs. [REDACTED]/-
Total amount =	Rs. [REDACTED]/-

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Total amount of stamp duty paid

@ 2.9% is

Rs. [REDACTED] /-

That the DEVELOPER has paid registration fees on the value of land (area 5625x3500) i.e. =

Rs. [REDACTED] /-

Amount paid to VENDORS=

Rs. [REDACTED] /-

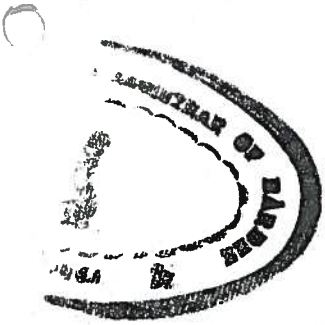
Total amount is

Rs. [REDACTED] /-

@ 3.5 % is

Rs. [REDACTED] /-

39. Copy of the plan is attached herewith to form the integral part of this agreement for development and sale.



#### SCHEDULE-I

##### (DESCRIPTION OF THE SAID PROPERTY)

ALL THAT property known as PAUSACHEM BATULEM or LOBANCHEM BATTACHI XIR or MOLLOY or PAUSACHEM BATTACHI XIR or XIR OF PAUSACHEM BATTACHI XIR or AWCHIT WADO surveyed under Survey No. 87, Sub-Division No. 5, situated in the village Assonora, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa. The said property admeasures 5625 sq. mtrts, as per survey records and which property is described in the Land Registration Office of Bardez Taluka under no. 27760 at pages 133V of Book B71 ad inscribed in the same office under no. 20706 at page 67 of Book G-27 and is bounded as under:-

East:- By the property bearing Survey No. 87/6;

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West:- By the property bearing Survey No. 87/4;

North:- By the property bearing Survey No. 88/1;

South:- By public road.

#### SCHEDULE-II

#### SPECIFICATIONS OF THE BUILDING/FLAT

##### STRUCTURE:-

The skeleton of beams column and slabs shall be Reinforced Cement Concrete of M20 grade of concrete.

##### WALLS:-

The external walls are made up of Laterite stones, coated with a double layer of sand faced cement plaster and rain proof paint. The internal walls are also made up of fly ash bricks or Mud Bricks, coated with a single layer of sand faced plaster and rendered with waterproof putty, primer and paint.

##### ROOF SLAB:-

The roof slab shall be water proofed by water proofing compounds and then covered with Mangalore tiles.

##### FLOORING:-

Vitrified Tiles/V.C. Series shall be used for flooring.

##### BATHROOM TILES FOR WALLS AND FLOORING:-

Flooring shall be on non-skid ceramic tiles. Walls will have glazed tiles up to ceiling height.

##### DOORS:-

The Main Door will be of Teak Wood and all the doors will be pressed doors and waterproof doors for toilets.

##### WINDOWS:-

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All windows shall be made of Powder Coated Aluminium.

**IRONMONGERY:-**

All doors shall be fitted with Brass Hinges.

**ELECTRICAL FITTING:-**

All wiring will be multi-strand fire resistant double insulated and concealed 3 phase power will be provided along with adequate number of light points, fan points, power points, switches and sockets in each room, Switches will be Anchor Brand.

**SANITARY FITTING:-**

The entire plumbing system will be completely concealed. All sanitary fitting such as cisterns, faucets and wash basins will be of ceramic with White as the base colour

**PAINT :-**

Exterior surfaces shall be painted with weather proof paint and the interior surfaces with acrylic emulsion.

**WATER:-**

Water supply through G.I. pipes down taken from an overhead storage tank and ground level suction tank of adequate capacity supplied by Government water department.

**ELEVATOR:-**

Good quality elevator.



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SCHEDULE-III

(Description of the flats proposed to be constructed and allotted to the VENDORS)

ALL THAT TWO 2 BHK FLATS each in building named ASSONORA GARDEN constructed in the Said Property described in the SCHEDULE-I herein above mentioned.



IN WITNESS WHEREOF this AGREEMENT FOR DEVELOPMENT AND SALE is signed by VENDORS and DEVELOPER in presence of two witnesses.

Manu K

V.B. Dhargalkar

Dr. Ravi S. Patil

Jess

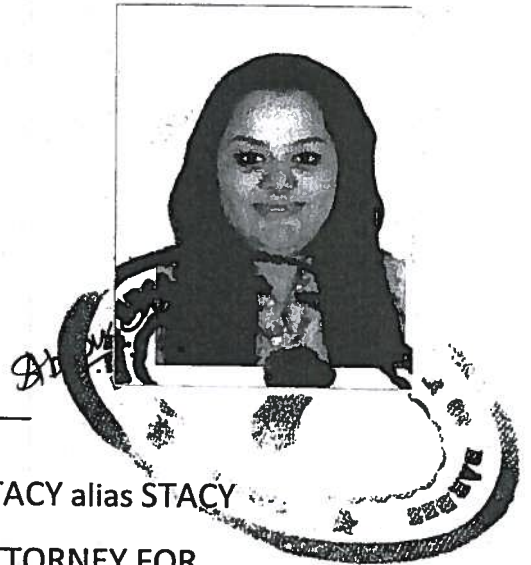
Branches

Patil

SIGNED AND DELIVERED BY THE











WITHIN NAMED THE VENDOR NO.4

Abranches



(MS. STACY CHARMAINE ABRANCHES alias STACY alias STACY ABRANCHES FOR SELF AND AS POWER OF ATTORNEY FOR VENDORS NOS. 1 TO 3)



LEFT HAND THUMB IMPRESSION	RIGHT HAND THUMB IMPRESSION
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 

Enclosure

V.B. Dhargalkar

Stacy

Stacy

Abranches

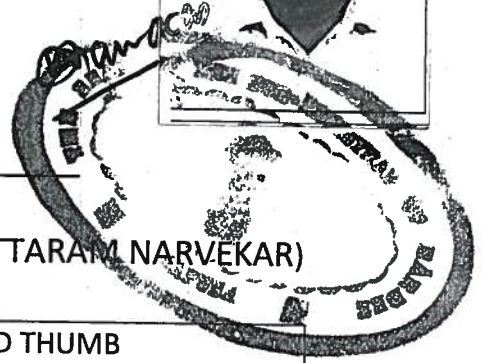
Stacy

SIGNED AND DELIVERED BY THE











WITHIN NAMED THE DEVELOPER



M Narvekar



(through PARTNER NO. 1 MR. MAHESH DATTARAM NARVEKAR)

LEFT HAND THUMB IMPRESSION	RIGHT HAND THUMB IMPRESSION
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 



M Narvekar

V.B. Dhargalkar

M Narvekar

Sus

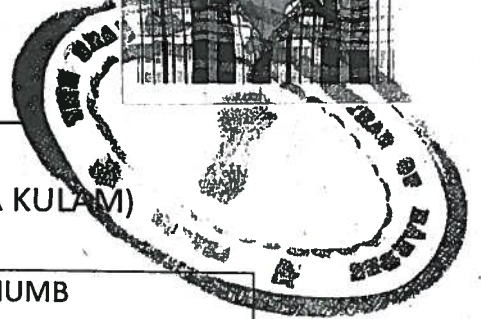
Branches

Sipahi











SIGNED AND DELIVERED BY THE

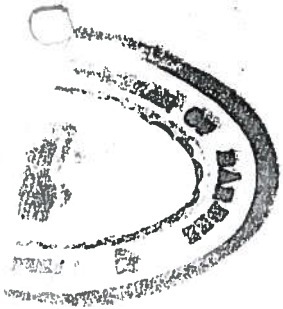
WITHIN NAMED THE DEVELOPER

*[Handwritten signature]*



(through PARTNER NO.2 MR. SURESH KRISHNA KULAM)

LEFT HAND THUMB IMPRESSION	RIGHT HAND THUMB IMPRESSION
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 



Devakar

V.B. Dhargalkar

*[Handwritten signature]*

*[Handwritten signature]*

Abraham

Shabi

SIGNED AND DELIVERED BY THE

WITHIN NAMED THE CONFIRMING PARTY NO.1



*(Handwritten signature)*



(MR. SHARAD SHIVAJI PATIL)



LEFT HAND THUMB IMPRESSION	RIGHT HAND THUMB IMPRESSION
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

anwar

V.B. Dhargalkar

*(Handwritten signature)*

*(Handwritten signature)*

branches

Patil











SIGNED AND DELIVERED BY THE

WITHIN NAMED THE CONFIRMING PARTY NO.2



Spabil

(MRS. SUREKHA SHARAD PATIL)

LEFT HAND THUMB IMPRESSION	RIGHT HAND THUMB IMPRESSION
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 

Dr. A. V. Pawale

v. B. Bhargava

Dr. A. V. Pawale

Dr. A. V. Pawale

Abranches

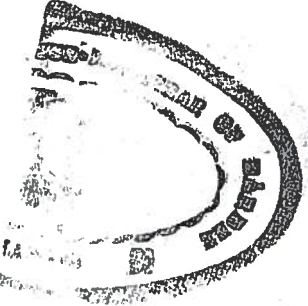
Spabil











SIGNED AND DELIVERED BY THE

WITHIN NAMED THE CONFIRMING PARTY NO.3

*V. B. Dhargalkar*

(MRS. VANDANA BABAL DHARGALKAR)



LEFT HAND THUMB IMPRESSION	RIGHT HAND THUMB IMPRESSION
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 

*awerka*

*V. B. Dhargalkar*

*awerka*

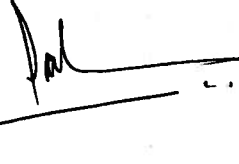
*awerka*

*Abranches*

*awerka*

IN THE PRESENCE OF TWO WITNESSES:-

1. Parshuram S. Madral



2. AKASH N. GHADI



Mawra

V. B. Dhargalkar



Abanches

Spabil



## FORM I &amp; XIV

नमुना नं १ व १४

Date: 14/01/2020

Page 1 of 1

Taluka BARDEZ

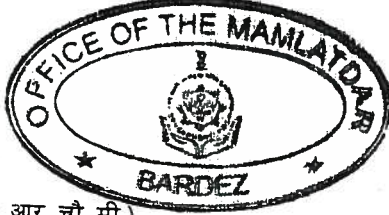
तालुका

Village Assonora

गांव

Name of the Field Awchit Wado

शेतचे नांव



Survey No. 87

सर्वे नंबर

Sub Div. No. 5

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.55.75

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.25	0000.00.25	0000.00.50	0000.56.25

Remarks शेरा

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
----------------------	----------	-------------	----------	----------------------	----------	--------------	----------

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Stacy Abranches		56708	
2	Claudio Custodio Abranches		56708	
3	Adrian Philip Tiberius Abranches		56708	
4	Chew Luddawon Abranches		56708	

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

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

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

CERTIFIED COPY

Copy applied for on 14/1/2020

Copy ready for delivering on

Copy delivered on

Copying Fees Rs. 457 (Rupees)

Dated 14/1/2020

14/1/2020  
Mamlatdar of Bardez  
Mapusa - Goa

1-B. Phangkar  
Shahil  
Anwar  
Abraham

Abraham

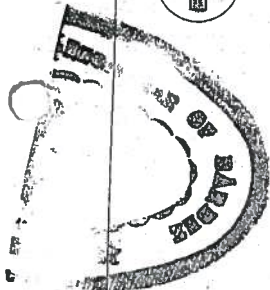
32



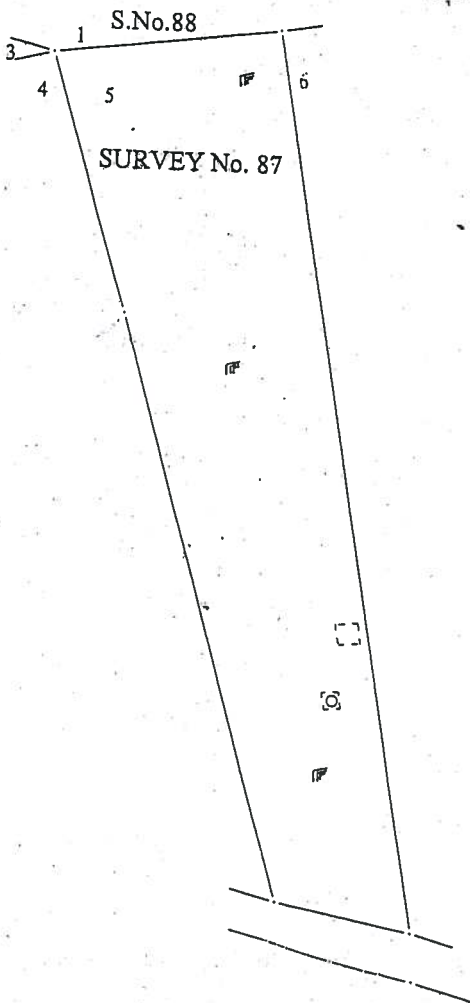
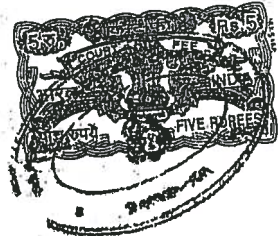
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MAPUSA - GOA

Inward No: 1412

Plan Showing plots situated at  
Village : ASSONORA  
Taluka : BARDEZ  
Survey No./Subdivision No. : 87/ 5  
Scale : 1 :1000



~~(Rajesh R. Pal-Kuchelkar)~~  
Inspector of Survey &  
Land Records.



Subbranches  
V. B. Dhargalkar  
Spatil  
[Signature]  
Ambarasan  
[Signature]  
[Signature]

Generated By : Pratap Moulekar.. (D'Man Gr. II)  
On : 08-02-2019

Compared By: [Signature]



**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time : - 23-Mar-2021 01:50:33 pm

Document Serial Number :- 2021-BRZ-1338

Presented at 01:41:59 pm on 23-Mar-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	600000
2	Registration Fee	724070
3	Processing Fee	1270
<b>Total</b>		<b>1325340</b>

Stamp Duty Required :600000/-













Stamp Duty Paid : 788500/-



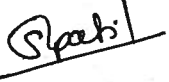


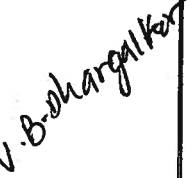
**Presenter**

SEN	Party Name and Address	Photo	Thumb	Signature
1	<p><b>Mahesh Dattaram Narvekar Partner Of MS DEVELOPERS</b>            ,Father Name:Dattaram Narvekar, Age: 45,  <b>Marital Status: Married , Gender:Male, Occupation: Business,</b>  <b>Address1 - B and F Magnolia Block C Flat No 1 Near Surekha</b>  <b>Apts Alto Duler Mapusa Bardez - 57, Address2 - ,</b>  <b>PAN No.:</b> [REDACTED]</p>			

**Executer**







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p><b>STACY CHARAMAINE ABRANCHES Alias STACY</b>  <b>ABRANCHES Alias STACY , Father Name:Claude</b>  <b>Abranches Alias Claudio Custodio Abranches, Age: 28,</b>  <b>Marital Status: Unmarried , Gender:Female, Occupation:</b>  <b>Service, Shanta Smruti 2nd Floor Flat no 21 Veera Desai Road</b>  <b>Near Courtyard Restaurant Andheri West Mumbai Azad Nagar</b>  <b>Maharashtra</b>  <b>PAN No.:</b> [REDACTED]</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<b>STACY CHARMAINE ABRANCHES Alias STACY ABRANCHES Alias STACY , Father Name:Claude Abranches Alias Claudio Custodio Abranches , Age: 28, Marital Status: ,Gender:Female,Occupation: Service, Shanta Smruti 2nd Floor Flat no 21 Veera Desai Road Near Courtyard Restaurant [REDACTED] West Mumbai Azad Nagar Maharashtra , PAN No.: [REDACTED] , as Power Of Attorney Holder for CLAUDIO CUSTODIO ABRANCHES Alias CLAUDE ABRANCHES</b>			<i>Abranches</i>
3	<b>STACY CHARMAINE ABRANCHES Alias STACY ABRANCHES Alias STACY , Father Name:Claude Abranches Alias Claudio Custodio Abranches , Age: 28, Marital Status: ,Gender:Female,Occupation: Service, Shanta Smruti 2nd Floor Flat no 21 Veera Desai Road Near Courtyard Restaurant [REDACTED] West Mumbai Azad Nagar Maharashtra , PAN No.: [REDACTED] , as Power Of Attorney Holder for CHEW LUDDAWON ABRANCHES Alias LUDDAWON ABRANCHES</b>			<i>Abranches</i>
4	<b>STACY CHARMAINE ABRANCHES Alias STACY ABRANCHES Alias STACY , Father Name:Claude Abranches Alias Claudio Custodio Abranches , Age: 28, Marital Status: ,Gender:Female,Occupation: Service, Shanta Smruti 2nd Floor Flat no 21 Veera Desai Road Near Courtyard Restaurant [REDACTED] West Mumbai Azad Nagar Maharashtra , PAN No.: [REDACTED] , as Power Of Attorney Holder for ADRIAN PHILLIP TIBERIUS ABRANCHES Alias TIBERIUS ABRANCHES Alias PHILLIP ADRIAN ABRANCHES</b>			<i>Abranches</i>
5	<b>Mahesh Dattaram Narvekar Partner Of MS DEVELOPERS , Father Name:Dattaram Narvekar, Age: 45, Marital Status: Married ,Gender:Male,Occupation: Business, B and F Magnolia Block C Flat No 1 Near Surekha Apts Alto Duler Mapusa B [REDACTED] 507, PAN No.: [REDACTED]</b>			<i>Dattaram</i>
6	<b>Suresh Krishna Kulam Partner Of MS DEVELOPERS , Father Name:Krishna Kulam, Age: 47, Marital Status: Married ,Gender:Male,Occupation: Business, 93-10 Satinganwada Khorlim Mapusa Bardez Goa 403507, PAN No.: [REDACTED]</b>			<i>Suresh</i>
7	<b>SHARAD SHIVAJI PATIL , Father Name:Shivaji Patil, Age: 45, Marital Status: Married ,Gender:Male,Occupation: Business, Main Road Ghullewadi Chandagad Ghulewadi Mahalewadi Chandgad Kolhapur Maharashtra, PAN No.: [REDACTED]</b>			<i>Sharad Patil</i>

Sr.NO	Party Name and Address	Photo	Thumb	Signature
8	<b>SUREKHA SHARAD PATIL</b> , Father Name:Vithal Sattupa Kole, Age: 38, Marital Status: Married ,Gender:Female,Occupation: Housewife, Main Road Ghullewadi Chandgad Ghulewadi Mahalewadi Chandgad Kolhanur Maharashtra, PAN No.: [REDACTED]			
9	<b>VANDANA BABAL DHARGALKAR</b> , Father Name:Jaidev Simepuruskar, Age: 52, Marital Status: Married ,Gender:Female,Occupation: Housewife, H No 290-4 Sadanand Niwas Shetye Waddo Behind Agriculture Farm [REDACTED] Bardez Goa, PAN No.: [REDACTED]			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	[REDACTED] <b>RSHURAM S MADVAL</b> ,Age: 36,DOB: ,Mobile: [REDACTED],Email: ,Occupation:Advocate , Marital status : Unmarried , Address:403527, H.No. 357 Ashvem Mandrem Pernem Goa, H.No. 357 Ashvem Mandrem Pernem Goa, Mandrem, Pernem, NorthGoa, Goa			
2	Name: <b>AKASH GHADI</b> ,Age: 25,DOB: ,Mobile: [REDACTED],Email: ,Occupation:Service , Marital status : Unmarried , Address:403513, 110-1 Gotnicho Val Ganesh Temple Colvale Bardez Goa, 110-1 Gotnicho Val Ganesh Temple Colvale Bardez Goa, Colvale, Bardez, NorthGoa, Goa			

  
Sub Registrar  
SUB-REGISTRAR  
BARDEZ

Document Serial Number :- 2021-BRZ-1338

Document Serial No:-2021-BRZ-1338

Book :- 1 Document

Registration Number :- **BRZ-1-1295-2021**

Date : 23-Mar-2021

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

SUB-REGISTRAR  
BARDEZ