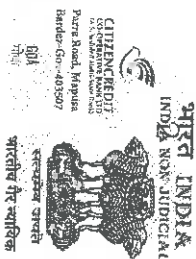


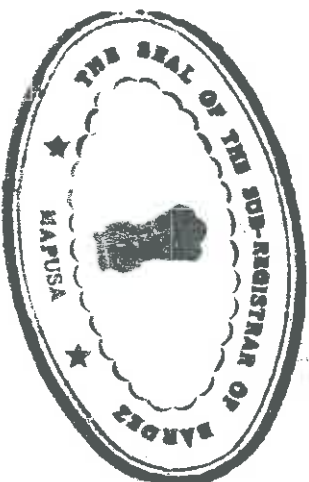
Phone No: 7798715533
Sold To/Issued To:
Rio Luxury Homes
For Whom/ID Proof:
Pan#AAHC5557P



DEC-14-2022 15:33:46
₹ 1885000/-
ONE EIGHT EIGHT FIVE ZERO ZERO ZERO
38158451671032025747-00004624
3815848 35/02/96/2021-RD1 Other

For CITIZENCREDIT™
CO-OP BANK LTD

Affono
Authorised Signatory



2022-882-6931
1509
23/12/24

JOINT DEVELOPMENT AGREEMENT

For Tridens Infra LLP

Authorised Signatory

For Tridens Infra LLP

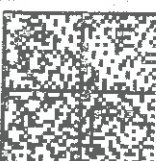
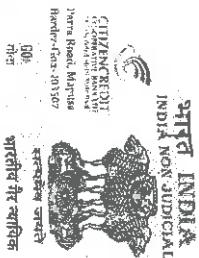
Authorised Signatory

RIO LUXURY HOMES PVT. LTD.

Pd.

Director

Phone No: 7798715533
Sold To/Issued To
Tridens Infra
For Whom/ID Proof
Pan#AAITF10439M



DEC-14-2022 16:32:33
₹ 185000/-
ONE EIGHT EIGHT FIVE ZERO ZERO ZERO
38163451671031983921-00064623
3815345 36/02/05/2021-RD1
Other

For CITIZENCREDIT™
CO-OP BANK LTD

Adarsh
Authorised Signatory



JOINT DEVELOPMENT AGREEMENT

For Tridens Infra LLP

Authorised Signatory

For Tridens Infra LLP

Authorised Signatory

For Tridens Infra LLP

Director

This Joint Development Agreement is made at Mapusa - Goa on this 23rd Day of December, 2022:

BETWEEN

TRIDENS INFRA LLP, incorporated under Limited Liability Partnership Rules 2009, registered under no ABA-9407, having Registered Office at D - 10, Defence Colony, New Delhi -110024, [REDACTED], through Authorised Representative Mr. Sachin Verma S/o Sh. Vijay Verma, aged 42 years, having [REDACTED] [REDACTED] 201 duly authorised vide resolution dated 25.10.2022 signed by both the designated partners, **MR. DINESH PARWANDA**, son of Mr. Salig Ram Parwanda, 63 yrs of age, married, Business, holding PAN [REDACTED] [REDACTED], Indian National, resident of 80, Sunder Nagar, Delhi High Court, Lodhi Road, New Delhi, Central Delhi- 110003 **AND MR. PANKAJ DABRAL**, son of Mr. Kripa Ram Dabral, 51 yrs of age, married, Business, holding [REDACTED] [REDACTED], Indian National, resident of H. No 206, Devashri Gardens, Porvorim 403501 is hereinafter referred to as the **"OWNER"** which expression shall unless repugnant to the context and meaning thereof be deemed to include its legal representatives, executor's administrators and/or assigns).

AND

RIO LUXURY HOMES PRIVATE LIMITED, with its registered Aldeia Serenia, Block C, Bounta Vaddo, Mapusa, Anjuna, Main Road, Assagao, Goa Assagao, Goa 403507, holding [REDACTED] [REDACTED], represented through its Managing Director, **MR.** [REDACTED]

For Tridens ~~infra~~ LLP

~~Authorised Signatory~~

For Tiden's Infra LIP

Authorised Signatory

PRO LUXURY HOMES PVT. LTD.

Director

RIYAZ RAMZANALI SOMANI, son of Mr. Ramzan Ali Somani, 41 years of age, Indian National, married, business, having [REDACTED] of [REDACTED] ID [REDACTED] Redrock Elegance, Flat No. B1, Near HP Petrol Pump, Assagao, Bardez- Goa hereinafter referred to as the '**DEVELOPER**' (which expression shall mean and include its legal representatives, successors, administrators and assigns).

The **DEVELOPER** is herein represented by his duly constituted attorney Mrs. Nisha Deu Gaonkar, Daughter of Late. Nagesh Pednekar, aged 37 years, in Service, holding [REDACTED], residing at H. No. 54/1, Near Khetoba Temple, [REDACTED] Vainguinim, Bicholim Goa as constituted vide Power of Attorney dated 19/10/2022, registered Registration no. BRZ-POA-Register – 72-2022, in the Office of Sub-Registrar Bardez Goa.



WHEREAS there exists all that Property surveyed under Survey No.94/1 of the Village Oxel, Bardez forming part of the 1/20th part of the larger property, identified as “**CHOPODEM**” or “**CHOPDEM**” or “**CHAPORA**” commonly known as “**XAPUR**” or “**CHAPUR**” or “**VISRUN BHAT**”, admeasuring 22,575 sq. mts being the half share (which now forms an independent property by itself), situated at Oxel, Siolim, within the limits of Village Panchayat Siolim, Taluka and Registration Sub-District of Bardez, Sub-District of Bardez, District North Goa, in the State of Goa, hereinafter referred to as the “**SAID PROPERTY**” and better described at **SCHEDULE** – I annexed hereto.

AND WHEREAS the **SAID PROPERTY** being the half share of the one twentieth share as independent property by itself described under no. 27169 originally belonged to Mocunda Porobo Patgaonkar alias Mukund Anant Porob Padgaonkar, as the same stands inscribed in his favour under Inscription No.

For Tridens Infra LLP
Authorised Signatory

For Redrock Infra LLP
Authorised Signatory

MO LUXURY HOMES PVT. LTD.

Rs. _____
Director 3

22265 at folio 193 of Book G-28 in the Office of Land Registrar Bardez on 13-4-1929, and from the said certificate of inscription it reveals that the said half share in the **SAID PROPERTY** was gifted to said Mocunda Porobo Patgaonkar by his parents Ananta Porobo Patgaonkar and his wife Smt. Janqui vide deed of Gift dated 5-10-1926 drawn at folio 70 of Book 176 before the then Notary Public Teodoro Miranda.

AND upon the demise of said Mocunda Porobo Patgaonkar alias Mukund Anant Porob Padgaonkar and his wife Radhabai Mukund Padgaonkar Inventory Proceedings under No. 68/93 were initiated in the Court of Civil Judge Senior Division at Mapusa, whereby it reveals that the said Mocunda and Radhabai were survived by their 7 children namely (i)-Ramnath married to Laxmibai (ii)- Sushila alias Chandra married to Laxmikant Dhume, (iii)- Hirabai alias Durga married to Vinayak Timble (iv)- Balkrishna married to Uma, (v)- Madhukar alias Sebastian Fernandes married to Maria Simplicia Fernandes (vi).- Shrikant alias Shashikant (bachelor) and (vii)- Gurudas Married to Kunda. The said Shrikant alias Shashikant died in the status of bachelor leaving behind a will dated 17-03-1976 drawn at pages 59 (v) onwards of Book 43 in the Office of Ex-Officio Notary of Taluka of Ilhas Goa, bequeathing his share in the estate to his sister-in-law Laxmibai wife of his brother Ramnath Padgaonkar.

In the said inventory proceedings, the **SAID PROPERTY** was listed at Item No. 5 and the same was allotted to the following successors namely:-

- 1(i)- Smt. Lata alias Snehalata Prabhakar Naik (widow of Prabhakar Naik and daughter of late Ramnath) and her children
- (a). - Shri. Sarvesh Prabhakar Naik and (b). - Smt. Usha



For Tridens Infra LLP

Authorised Signatory

For Tridens Infra LLP

Authorised Signatory

PRO LUXURY HOMES PVT. LTD.

Director

Director 4

Shashikant Karapurkar and her husband Shri. Shashikant Karapurkar the Owners/Vendors at Sr. no. 1(iii)(a) and (b).

2.(a)- Krishnarao Laxmikant Dhume (son of Sushila alias Chandra and Laxmikant Dhume) and his wife Meera Dhume and (b) Smt. Sheela Mungre and her husband Shri. Anil Mungre,

3(i)- Hirabai Vinayak Timble (widow) and her children (a)- Shri. Dilip Vinayak Timble and his wife Beena Timble and (b)- Shri. Nitin Vinayak Timble and his wife Seema Timble,

4-(i)- Smt. Uma Balkrishna Parab Padgaonkar (widow) and her children (a)-Smt. Beena Redkar and her husband Shri. Shyam Redkar, (b)-Smt. Nisha Dinesh Shah and her husband Dinesh Shah, (c)- Smt. Neeta Mantri and her husband Manguesh Mantri (d)- Audhut Balkrishna Padgaonkar,

5.- (a)- Angelo Fernandes (son of Madhukar alias Sebastian Fernandes) and his wife Smt. Helen Fernandes, (b). - John Sebastian Fernandes (son of Madhukar alias Sebastian Fernandes) and his wife Valeria and (c)- Gracy Fernandes

6.-Shri.Gurudas Mukund Parab Padgaonkar and his wife Kunda alias Smita Padgaonkar and the same is confirmed by Order dated 31-3-2007 passed by the court of Civil Judge Senior Division Mapusa in the said Inventory proceedings.

Subsequently (1)- Hirabai Vinayak Timble expired survived by her children (a)- Shri. Dilip Vinayak Timble and his wife Beena Timble and (b)- Shri. Nitin Vinayak Timble and his wife Seema Timble, the owners/Vendors at Sr. no. 6(i)(a) and (b) and 6(ii)(a) and (b).



For Tridens India Pvt. Ltd.
Authorised Signatory

For ~~Tridens India Pvt. Ltd.~~ Infra LLP **INO LUXURY HOMES PVT. LTD.**
Authorised Signatory

Director

(2) - Audhut Balkrishna Padgaonkar and his wife Bharti both expired survived by his two children (a) - Shri. Aditya Padgaonkar and her wife Smt. Rama Chebolu Rama, (iii)(a). - Shri Vikram Padgaonkar married to Smt. Ieshawary Padgaonkar, the Owners/Vendors at Sr. no. 3(ii)(a) and (b) and 3(iii)(a) and (b).

3.- Shri. Dinesh Shah expired survived by his moiety share holder Nisha Shah and two childrens namely: - Smt. Rashmi Aneesh Mehta married to Shri. Aneesh Mehta and (b). - Shri. Kumar Dinesh Shah, the Owners/Vendors at Sr. no.3(V) (a), (b)

4.- The said (a) Angelo Fernandes died survived by his widow and moiety sharer Smt. Helen Fernandes and his two childrens (i)- Shri. Manuel Fernandes, (ii). -Shri. Samuel Fernandes, owners/Vendors at Sr. no.4(i)(a), (b), and (c)

(b). - John Sebastian Fernandes and his wife Valery and (c)- Gracy Fernandes, owners /Vendors at Sr. no. 4(ii)(a) and (b) and 4(iii)(a).

5.-The said Smt. Kunda alias Smita Gurudas Padgaonkar survived by heir widower and moiety sharer Shri. Gurudas Mukund Parab Padgaonkar and her following so 1 heir her daughter namely (a). - Smt. Alpana alias Manasi Mangesh Padiyar Desai married to Shri. Mangesh Keshav Padiyar Desai, the Owners/Vendors at Sr. no. 2(i) and 2(ii) (a) and (b) and the same is confirmed by Deed of Succession dated 20-04-2022, drawn at pages 2 to 8 of the Notarial Deeds Book No. 75 before Premanand K. Desai, Civil Registrar cum Sub Registrar and Special Notary Ex Officio at Canacona, Goa.



For Tridens Infra LLP
Authorised Signatory

For Tridens Infra LLP
Authorised Signatory

RNO LUXURY HOMES PVT. LTD.

Director

AND WHEREAS Tridens Infra LLP has purchased the above property by virtue of Registered Sale Deed bearing document no. BRZ-1-3541-2022 dated 12-08-2022, in the office of Civil Sub-registrar cum sub-registrar, Bardez, Goa.

AND WHEREAS, the OWNER desires to develop one part of the "SAID PROPERTY" measuring **15,500 Sq. Meters**, hereinafter referred to as "SAID PART OF THE PROPERTY" as per enclosed Survey Plan in Annexure - 1, and the DEVELOPER has offered to develop the "SAID PART OF THE PROPERTY", and the Parties therefore propose to enter into this Joint Development Agreement for development of the "SAID PART OF THE PROPERTY".

AND WHEREAS the DEVELOPER has verified the title of the OWNER to the SAID PROPERTY and is satisfied that the OWNER has the right, title and interest to the SAID PROPERTY as well as the right to enter into the present Joint Development Agreement.

NOW THIS JOINT DEVELOPMENT AGREEMENT WITNESSETH AS UNDER:

1. The DEVELOPER shall develop the "SAID PART OF THE PROPERTY", by setting up there on a **BUILDING PROJECT** comprising of twenty-two (22) villas and common amenities under the name and style "**A CAPELLA Villa Project**".
2. That the DEVELOPER shall pay a sum of Rs. 3,50,00,000/- (Rupees Three Crore Fifty Lakh only) as refundable interest free deposit to the OWNER immediately on signing of this Joint Development Agreement.



For Tridens Infra LLP
Authorised Signatory

For Tridens Infra LLP
Authorised Signatory

PRO LUXURY HOMES PVT. LTD.
Director

3. That for the purpose of Stamp Duty the present Agreement is executed on stamp paper of the value of **Rs. 13,00,000.00/- (Rupees Thirteen Crores Only)**, and hence the stamp duty of **Rs. 37,70,000/- (Rupees Thirty-Seven lakhs seventy Thousand only)** and the Registration amount of **Rs. 39,00,000/- (Thirty-Nine Lakhs only)** is affixed hereto, which is equally borne by the Owner and the Developer.

4. All costs, expenses, charges, taxes, liabilities etc. towards construction and development of the "**A CAPELLA VILLA Project**" in all respects shall be borne by the DEVELOPER.

5. That the OWNER in accordance with the terms and conditions, herein recorded, has permitted the DEVELOPER today on the signing of this Joint Development Agreement to commence, carry out and complete the construction work of the "**A CAPELLA VILLA Project**". During the construction period, the physical possession of the SAID PART OF THE PROPERTY shall in essence and spirit remain with the OWNER. Further it is clarified that the presence of the DEVELOPER in the SAID PART OF THE PROPERTY shall not in any way amount to any transfer of possession within the meaning of the Transfer of Property Act, 1882.

6. This Joint Development Agreement shall retain its character as a development agreement, in form and substance for all legal purposes and intent. The present Joint Development Agreement does not in any manner transfer any ownership of the "SAID PART OF THE PROPERTY" in favour of the DEVELOPER. At all times the



For Tridens Infra LLP
Authorised Signatory

For Tridens Infra LLP
Authorised Signatory

MO LUXURY HOMES PVT. LTD.

Director

relationship between the parties will be that of landlord and DEVELOPER.

7. The DEVELOPER shall not be entitled to nominate or assign privileges for development in favour of any person or entity, this Joint Development Agreement being entirely personal to the DEVELOPER.

8. The DEVELOPER shall assume responsibility and be responsible for obtaining all permissions, licenses, approvals, conversion sanads, NOC's, certificates, etc., for carrying out development of "**A CAPELLA Villa Project**" upon the "SAID PART OF THE PROPERTY" and the OWNER shall render all necessary co-operation in obtaining such permissions, licenses, approvals, etc. Such permissions, licenses, approvals, etc., shall have to be obtained in the name of the OWNER. However, the DEVELOPER shall bear all expenses in relation to obtaining the same. It is clarified that, the expenses for obtaining Sanad and payment of conversion fees, with respect to the SAID PROPERTY, shall be borne by the OWNER.

9. The DEVELOPER shall have the permission to engage the services of architects, contractors, other professionals, and to appoint any sub-contractor(s), agents etc. for the purpose of carrying out development in or upon the "SAID PART OF THE PROPERTY". However, all liability of payments towards raw materials, suppliers, labourers, contractor(s) shall be of the DEVELOPER.

10. The share of OWNER and DEVELOPER in the "**A CAPELLA Villa Project**", will be as under:

- i. DEVELOPER shall be entitled for 13 Villas out of 22 Villas in the "**A CAPELLA Villa Project**", as provided



For Tridens Infra LLP
Authorised Signatory

For Tridens Infra LLP
Authorised Signatory

PMO LUXURY HOMES PVT. LTD.

Director

for in **SCHEDULE II** (DEVELOPER's share in the "**A CAPELLA Villa Project**" shall hereinafter be referred to "**DEVELOPER Villas**").

- ii. OWNER shall be entitled for 9 Villas out of 22 Villas in the "**A CAPELLA Villa Project**", as provided for in **SCHEDULE II** (OWNER's share in the "**A CAPELLA Villa Project**" shall hereinafter be referred to "**OWNER Villas**").

It is hereby specifically agreed by the Parties that in the event of any increase in the units / area of the SAID PART OF THE PROPERTY, then the OWNER and the DEVELOPER shall be entitled to share the additional villas in the ratio of 60:40 (wherein 60% is for DEVELOPER and 40% for the OWNER) and the same shall be covered under Addendum to this agreement.

11. That all taxes including GST on construction and on this Joint Development Agreement, if applicable, shall be paid and borne by the DEVELOPER only. It is clarified that no amount, cost, charges, expenses etc. shall be paid by the OWNER on any account whatsoever relating to GST under any circumstances. The DEVELOPER and the OWNER shall each be liable to pay income tax that may accrue to them in their individual capacity on their respective shares in the "**A CAPELLA Villa Project**".

12. That the applicable GST on sale of villas in the "**A CAPELLA Villa Project**" shall be paid by the purchaser(s) of such villas. In case, any villa is retained by the OWNER, then GST will be applicable on the same and will be borne by the OWNER.



For Tridens Infra LLP
Authorised Signatory

For Tridens Infra LLP
Authorised Signatory

MO LUXURY HOMES PVT. LTD.

Director

13. Time is the essence of this Joint Development Agreement. The time frame for completion of construction of the "**A CAPELLA Villa Project**" shall broadly correspond to the following: -

(a) The DEVELOPER shall apply for all requisite permissions for development within a period of three (3) month from the date of execution of this Joint Development Agreement.

(b) The DEVELOPER shall provide the following amenities in each of the 22 Villas in the "**A CAPELLA Villa Project**":

- i. Swimming Pool
- ii. Modular Kitchen &
- iii. Air conditioners

(c) The DEVELOPER shall install/fit all the amenities as mentioned in Schedule III in each of the villas in the "**A CAPELLA Villa Project**";

(d) The DEVELOPER shall endeavour to provide good quality of work including use of superior quality of material for construction and internals of each villa in the "**A CAPELLA Villa Project**".

(e) The DEVELOPER shall obtain all the requisite permissions from various government authorities and other local authorities within a period of 7 months from the date of execution of this agreement and shall complete all development and construction of the "**A CAPELLA Villa Project**" within a period of thirty (30) months (with a grace period of six (6) months). It is hereby clarified that the said period of 30 months



For Tridens Infra LLP
Authorised Signatory

For Tridens Infra LLP
Authorised Signatory

SIO LUXURY HOMES PVT. LTD.

Directed 1

shall start after the expiry of 7 months mentioned above.

- (f) Completion of development works in all respects with respect to the **"A CAPELLA Villa Project"**. Within thirty (30) months (with a grace period of six (6) months) would include obtaining completion certificate from the North Goa Planning and Development Authority and obtaining of occupancy certificate from the Village Panchayat of Oxel. It is however agreed that the above period of thirty (30) months (with a grace period of six (6) months) shall be extended with the mutual consent of both DEVELOPER and OWNER, in the event of any force majeure event or such other reasons beyond the control of the DEVELOPER including but not limited to failure or delay caused by, pandemics (Covid-19), epidemics, strikes, riots, civil commotions, wars, hostilities between nations, governmental laws, notification, orders or regulations, embargoes, actions by the government or any agency thereof, act of god, storms, fires, accidents, strikes, sabotages, explosions, non-availability of material, any Act, or due to any legal proceedings in any court/tribunal, and/or any competent authority or other similar or different contingencies beyond the reasonable control of the DEVELOPER (each such event **"Force Majeure Event"**).



For Tridens Infra LLP
Authorised Signatory

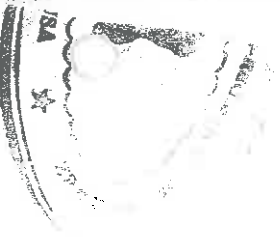
For Tridens Infra LLP
Authorised Signatory

MO LUXURY HOMES PVT. LTD.
Director

- (g) In case, the DEVELOPER is not in position to comply with the construction schedule submitted to RERA and violates the same, the OWNER shall issue a notice to the DEVELOPER calling upon the DEVELOPER to remedy the breach within a period of 60 days. If the DEVELOPER fails to remedy the breach, the OWNER will be entitled to forfeit the deposit of Rs. 3.50 Cr. and take over the project and shall complete the project by themselves or through a third party and shall be entitled of the DEVELOPER'S share. The due diligence will be carried by certified valuer for sold and unsold part to conclude the matter for compensation. The OWNER shall compensate the DEVELOPER for the work done by him as per the due diligence report of the third party and the DEVELOPER shall remit to the OWNER all the funds received from prospective customers against the sale of DEVELOPER'S share of 13 VILLAS.

- (h) In respect of the delivery of possession of any or all of the OWNER Villas by the DEVELOPER to the OWNER:

- i. DEVELOPER shall intimate the OWNER in writing, by conduct, or by registered A.D. post, unless the OWNER waives this requirement in writing or by conduct, calling upon the OWNER to take possession of any or all the OWNER Villas and to complete all formalities in respect thereof within Thirty (30) days from the date of receipt of such intimation from the DEVELOPER (such intimation, "**Developer Intimation Letter**").



For Tridens Infra LLP

Authorised Signatory

For Tridens Infra LLP

Authorised Signatory

PRO LUXURY HOMES PVT. LTD.

Rs. —

Director

ii. The OWNER shall, within Thirty (30) days from date of receipt of the Developer Intimation Letter, inspect and / or, verify, such OWNER Villas or cause the same to be inspected, verified, and satisfy themselves that such OWNER Villas are complete in all respects and free from all defects or deficiencies.

iii. OWNER or their agent shall upon completion of inspection / verification of such OWNER Villas within the time period specified above, issue an acknowledgment letter in writing, (such acknowledgment letter "Owner Acknowledgement Letter") to the Developer. Upon the OWNER, or their agent, signing and handing over the Owner Acknowledgement Letter to DEVELOPER actual delivery of possession of such OWNER Villas shall be given to the owner.

iv. In the event, the OWNER refuses, fails or neglects to take delivery of possession of any or all of the OWNER Villas by not issuing the Owner Acknowledgement Letter within Thirty (30) days from the date of receipt of the Developer Intimation Letter issued by the Developer, without justifiable and reasonable cause, the DEVELOPER shall be deemed to have fulfilled his obligation under this Joint Development Agreement and in law in respect of handing over the OWNER Villas to the OWNER on the expiry of the 30 days from the date of receipt of the Developer Intimation Letter by the OWNER.



For Tridens Infra LLP
Authorised Signatory

For Tridens Infra LLP
Authorised Signatory

RMO LUXURY HOMES PVT. LTD.

Asst. Director

v. Upon issuing the OWNER Acknowledgment Letter or deemed date of delivery, as stipulated above, the OWNER shall be precluded and shall not be entitled to claim or seek redress against the DEVELOPER in respect of any item of work, in the OWNER Villas or any common area, which may be alleged to be defective or deficient, or alleged to have not been carried out or completed.

vi. OWNER from the date of delivery of possession or deemed delivery of possession shall not do or suffer to be done anything to the external look of the OWNER Villas, or any party thereof, and shall not change or alter the externals of the OWNER Villas. The OWNER shall be bound to maintain the externals of the OWNER Villas in uniformity with the other villas of the "**A CAPELLA Villa Project**" as regards the colour, wood work, grills etc, unless otherwise permitted in writing by the DEVELOPER.

(i) The DEVELOPER shall not deviate from the specifications agreed, on account of any escalation in prices, labour rates, raw materials etc. before, during or after construction of the "**A CAPELLA Villa Project**", without prior written consent of the OWNER.

(j) The DEVELOPER shall be liable towards all claims that may arise on account of delay in completion, defect, deficiency etc. in the "**A CAPELLA Villa Project**", which are attributable to the DEVELOPER including under RERA Act, 2016.



For Tridens Infra LLP

Authorised Signatory

For Tridens Infra LLP

Authorised Signatory

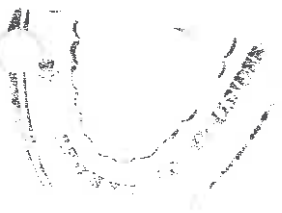
RMO LUXURY HOMES PVT. LTD.

Director
15

(k) Upon obtaining registration with RERA Goa under RERA Act, 2016, the DEVELOPER as well as the OWNER would be entitled to market or sell their share of allotment/ retention to any third party.

14. That the DEVELOPER and the OWNER shall be entitled to book, allot, agree to sell, transfer, sell, convey and assign their respective DEVELOPER Villas and OWNER Villas to any prospective buyer at their own respective sale price and to receive the sale proceeds in respect thereof, in their respective names, before, during or after the completion of the construction, without any objection or hindrance by the other. Further the DEVELOPER and the OWNER shall be fully entitled to price their respective VILLAS to enter into any agreement(s) for the sale/ booking of their respective allocations in the newly constructed villas and shall be entitled to accept the payment in their respective names, through cheque(s), pay order(s), demand draft(s), NEFT(s), RTGS(s) etc.

15. The SAID PROPERTY comes within the jurisdiction of Village Panchayat of Oxel which is declared as a planning area under the Goa Town and Country Planning Act, 1974. In view of this categorization the Real Estate (Regulation and Development) Act, 2016, is applicable to the development on the SAID PROPERTY.



For Tridens Infra LLP
Authorized Signatory

For Tridens Infra LLP
Authorized Signatory

RHO LUXURY HOMES PVT. LTD.


Director

16. After obtaining the occupancy certificate, the DEVELOPER would be liable to pay all such taxes/fees/cess that may be payable to government authorities, semi government and the Village Panchayat of Oxel to the extent of DEVELOPER Villas and the OWNER shall be liable to pay all taxes/fees/cess that may be payable to government authorities, semi government and the Village Panchayat to the extent of OWNER Villas.

17. The DEVELOPER shall get the "**A CAPELLA Villa Project**" registered under the RERA Act, 2016, prior to marketing the "**A CAPELLA Villa Project**". The DEVELOPER shall complete the "**A CAPELLA Villa Project**" within the period as stated in the RERA application. The DEVELOPER shall maintain quality of the work. The OWNER shall not be liable for any liability that may incur on account breach of any provisions of RERA Act, 2016. The liability for any breach under the RERA Act, 2016, shall be that of the DEVELOPER and the DEVELOPER indemnifies the OWNER against any such liability.

18. The DEVELOPER shall at the time registration under RERA Act, 2016, shall register himself as the promoter of the "**A CAPELLA Villa Project**" along with the OWNER. The DEVELOPER and the OWNER shall, as required by RERA Act, 2016, shall open three separate bank accounts for their allotted villas in the "**A CAPELLA Villa Project**". At the point of sale of DEVELOPER Villa and / or OWNER Villa by the DEVELOPER and/or the OWNER, the money so received as against such sale shall be deposited in their respective bank accounts. Therefore, when the DEVELOPER sells and/or agrees to sell the DEVELOPER'S VILLA, the moneys so received shall be credited to the DEVELOPER's account and on the other hand when the OWNER sells and/or agrees to sell the OWNER'S Villas, the moneys so received shall be credited to the OWNER'S



For Tridens Infra LLP
Authorised Signatory

For Tridens Infra LLP
Authorised Signatory

RED LUXURY HOMES PVT. LTD.

As. —
Director 17

account. The bank account maintained by the DEVELOPER shall be in consonance with RERA Act, 2016, and any withdrawal from the same shall be in compliance with RERA Act, 2016.

19. Upon obtaining all the requisite permissions it shall be the DEVELOPERS duty to get the said project registered with Goa Real Estate Regulatory Authority. At all times the parties shall strictly abide by the Real Estate (Regulation and Development) Act, 2016.

20. The parties agree to comply and adhere to the rules and regulations as required under the Real Estate (Regulation and Development) Act, 2016, and shall not commit any act in contravention of the said Act.

21. The DEVELOPER shall not cause any deviation or modification to the development undertaken under the approved plan by the office of Town & Country Planning. If at all such deviations are required to be made, then the DEVELOPER shall approach the OWNER first and take his written consent for carrying out such deviation or modifications.

22. The OWNER states and declares as under:

(a) That there is no dispute, litigation pending in or before any court of law, tribunal, revenue authority and/or quasi-judicial body or authority in respect of the SAID PROPERTY or may parts thereof, nor is there any prohibitory, attachment or other order or any directive issued by any court, tribunal, revenue authority and/or quasi-judicial body or authority, prohibiting the OWNER from alienating, transferring, disposing of and/or otherwise dealing with the SAID PROPERTY and/or rights, benefit or interests therein,



For Tridens Infra LLP
Authorised Signatory

For Tridens Infra LLP
Authorised Signatory

RNO LUXURY HOMES PVT. LTD.

18
Director

and/or entering into these presents, and/or which may affect or prevent the development or redevelopment of the SAID PROPERTY, as contemplated herein.

(b) The OWNER has not entered into any other arrangement, transaction and/or agreement (oral or written) for development, redevelopment, assignment, transfer and/or of the SAID PROPERTY or any part thereof, and has not done or committed or omitted to do any act, deed, matter or thing save to the extent mentioned herein, whereby or reason whereof the SAID PROPERTY whereby the DEVELOPER may be prevented or affected in any manner whatsoever.

(c) The OWNER hereby declares that the title of the SAID PROPERTY is clear, marketable and free from all encumbrances and reasonable doubts, and the same was and remains in exclusive occupation and possession of the said OWNER, who have good title, full power and absolute authority to deal with the SAID PROPERTY, which the said OWNER agrees, admits, consents and confirms that neither they or anyone on their behalf had, done committed or omitted to do any act, matter or thing whereby or by means whereof the title of the SAID PROPERTY (in all the attributes as above stated or any part thereof is or can in any manner be adversely affected or prejudiced.



For Tridens Infra LLP
Authorised Signatory

For Tridens Infra LLP
Authorised Signatory

RNO LUXURY HOMES PVT. LTD.

Per _____

Director

(d) That the SAID PROPERTY or any part/s thereof is/are not affected by any mortgage, encumbrances, charge, claim, lien, reservation, requisition, litigation, order or prohibition or attachment, claim for possession, easements or right of way adversely affecting the SAID PROPERTY or any part/s thereof and there is no pending claim or demand of any revenue or other authorities, and there is no impediment whatsoever in contract or in law for development and/or sale of the SAID PROPERTY (in its attributed as above stated) to the DEVELOPER with the clear and marketable, free from encumbrances and reasonable doubts.

(e) The OWNER declares that as on date of execution of the present Joint Development Agreement there is/are no outstanding/s to any revenue or tax department/s, which could directly or remotely constitute a charge/lien on the SAID PROPERTY or otherwise adversely prejudice or affect the transaction herein.

(f) All the rents, rates, taxes, cesses, assessments and other charges and outgoings payable in respect of the SAID PROPERTY have been paid and discharged upto date, and there is no demand notice received by or pending against the OWNER as the case may be to any government, semi-government, local or public body or authority in respect thereof.



For Tridents Infra LLP
Authorised Signatory

For Tridents Infra LLP
Authorised Signatory

NO LUXURY HOMES PVT. LTD.

Asst. Director

(g) No proceedings are pending or initiated against the OWNER under the provisions of the Income Tax Act, the Public Demand Recovery Act and/or any other law in force for the time being, and that no notice has been served upon or received by any of the OWNER under the Income Tax Act, and there is no attachment or orders in that regard, which may adversely affect the development of the SAID PROPERTY.

(h) After execution of this Joint Development Agreement, OWNER shall give specific power of attorney to Mrs. Nisha Gaonkar nominee of Rio Luxury Homes Pvt. Ltd., for authorizing her for executing documents for approvals, panchayat licenses, changes in plan of construction, upgradation in specification and for all other purposes under this Joint Development Agreement.

23. All disputes or court cases that may arise in respect of the construction of the "**A CAPELLA Villa Project**" i.e., between the DEVELOPER and the vendors who have supplied men, material and machinery shall be dealt with and resolved by the DEVELOPER at his own cost. The OWNER shall not be liable for any act/accident/incident that may occur during the construction. It shall be the duty of the DEVELOPER to take all necessary licenses/permissions/NOC in respect of men and material to be used and engaged at the construction site and shall indemnify the OWNER against all such acts/accident/incident including any wrong act, theft, crime, accident, or any other incident arising in respect of the development work.



For Tridens Infra LLP

Authorised Signatory

For Tridens Infra LLP

Authorised Signatory

RIO LUXURY HOMES PVT. LTD.

Director

24. In case there is any accident or claim from anyone including neighbors, on account of the construction of the "**CAPELLA Villa Project**", the DEVELOPER shall be solely responsible for the payment of claims under the Workmen Compensation Act, 1923 or any other Act in force. If the OWNER is ordered to attend a court or is requested to be represented by any authority in this connection, the OWNER will empower the DEVELOPER or its nominees/ agents to attend the court / concerned authorities on OWNER's behalf and all the expenses in this behalf shall be borne by the DEVELOPER only.

25. If any term, provision or condition of this Joint Development Agreement shall, to any extent, be finally adjudicated to be invalid or unenforceable, the remainder of the this Joint Development Agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is finally adjudicated to be invalid or unenforceable) shall not be affected thereby and each and every other term, provision or condition of this Joint Development Agreement shall be valid and enforceable and enforceable to the fullest extent permitted by law.

26. No waiver of any provisions of this Joint Development Agreement shall be implied by any failure of either party to enforce any remedy on account of the violation of such provision, even if such violation be continued or repeated subsequently, and no express waiver shall affect any provision other than the one specified in such waiver and that one only for the time and in the manner specifically stated.



For Tridens Infra LLP
Authorised Signatory

For Tridens Infra LLP
Authorised Signatory

RIO LUXURY HOMES PVT. LTD.

As per
Director

27. Both the parties upon mutual agreement are entitled to make amendments to the present Joint Development Agreement which shall be concomitant to the present Joint Development Agreement.

28. Any amendment made to this Joint Development Agreement shall be in pursuance of a deed of amendment to this joint venture agreement under the signature of both the parties.

29. At all times the OWNER is entitled to visit the SAID PROPERTY at any point of time for verification, inspection/ supervision of the construction in the SAID PROPERTY in respect of quality of construction and materials used, ascertaining progress at site, etc. without seeking permission from the DEVELOPER. The DEVELOPER shall have no right to stop the OWNER or its representatives, staff from entering upon the SAID PROPERTY at any point of time in case of any breach/defect in specification/ construction/ workmanship/ use of inferior material, the DEVELOPER shall endeavor to rectify such defective construction, workmanship, use of inferior material etc. It is only after the removal/ rectification of such defective construction/ workmanship/ use of inferior material, the OWNER may be asked to take the possession, failing which the OWNER shall not be compelled to receive possession of its share in the said property.

30. It is hereby specifically agreed by the Parties that in the event of any additional F.A.R. and/or F.S.I. being made available to the SAID PROPERTY prior to start of construction or during the construction stages then the OWNER and the DEVELOPER shall be entitled to enjoy benefit thereof in the ratio of 60:40 (wherein 60% is for DEVELOPER and 40% for the OWNER).



For Tridens Infra LLP
Authorized Signatory

For Tridens Infra LLP
Authorized Signatory

PRO LUXURY HOMES PVT. LTD.

Rs. —

Director

31. That the DEVELOPER shall complete the construction work under its direct personal supervision and in the best workmanlike manner.
32. No changes/amendments to this agreement shall be made without the written consent of both the parties.
33. That in case any structural defect such as leakage, seepage or any other defect in the newly constructed project arises up to the warranty period (as mentioned in Schedule IV) from the date of taking over possession by the OWNER, then the DEVELOPER hereby undertakes to rectify such defect, if any, at its own cost and expenses.
34. That in case any penalties, fees, charges etc. is imposed/levied by concerned authority on account of re-construction of the SAID PROPERTY, then the same shall be paid and borne by the DEVELOPER.

35. That the DEVELOPER undertakes to indemnify and keep indemnified the OWNER from and against any and all actions, charges, liens, claims, encumbrances and mortgages or any third party possessory rights in the SAID PROPERTY arising out of or due to the negligence or non-compliance of any law, bye-law, rules and regulations of the concerned authorities / government or local bodies as the case may be and shall attend to answer and be responsible for any deviation, omission, violation and /or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to the construction of the "A CAPELLA Villa Project".



For Tridens Infra LLP
Authorised Signatory

For Tridens Infra LLP
Authorised Signatory

ANO LUXURY HOMES PVT. LTD.

Director

36. The OWNER hereby states and assures the DEVELOPER that no notice under the Land Acquisition Act or the Town and Country Planning Act has been issued against, received by or served upon him in respect of the SAID PROPERTY. However, the DEVELOPER confirms that the DEVELOPER has independently conducted its due diligence in respect of the said property and also satisfied itself about the title and documents of the SAID PROPERTY.

37. The OWNER shall at the time of this Joint Development Agreement, deliver to the DEVELOPER or their nominee's copies of all documents of title of the OWNER which exclusively relate to the SAID PROPERTY.

38. All notices required to be served on the parties hereto shall be made in writing and shall be deemed to be served properly when delivered by registered post with A.D. on the respective addresses and/or email as mentioned herein below. In the event of change in address of the Parties the Parties shall communicate the same to each other.



For Tridens Infra LLP
Authorised Signatory

For Tridens Infra LLP
Authorised Signatory

NO LUXURY HOMES PVT. LTD.

Director

OWNER: -

Tridens Infra LLP

Mr. Dinesh Parwanda, Designated Partner &

Mr. Pankaj Dabral, Designated Partner

D-10, Defence Colony,

New Delhi 110 024

Email: - dparwanda@trinitytouch.com

Email ID newsynergiesoffice@gmail.com

DEVELOPER: -

RIO LUXURY HOMES PRIVATE LIMITED,

Aldeia Serenia, Block C,

Bounta Vaddo, Mapusa, Anjuna,

Main Road, Assagao, Goa Assagao, Goa 403507

Email: - rivazsomanii@riogroup.co.in

39. This Joint Development Agreement shall be governed and interpreted in accordance with the laws of India.
40. All or any disputes arising out of or in relation to the terms of this Joint Development Agreement including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussions failing which the same shall be settled through arbitration.
41. The arbitration shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereto for the time being in force. The arbitration proceeding shall be conducted in English language. The seat of Arbitration will be in New Delhi. The venue of Arbitration will be Goa or any other venue decided by the arbitrator. The arbitration proceedings shall be conducted by a sole arbitrator who



For Tridens Infra LLP

Authorised Signatory

For Tridens Infra LLP

Authorised Signatory

RIO LUXURY HOMES PVT. LTD.

Director
28

shall be mutually appointed by the parties and whose decision shall be final and binding upon the parties. The costs towards the arbitration proceedings shall be borne equally by the Parties.

42. The parties to the present Joint Development Agreement have agreed to bear the cost of registration of this agreement jointly and equally.

43. The parties to the present Joint Development Agreement state that the parties have entered into the present Joint Development Agreement out of their own free will and consent.

SCHEDULE - I

(Description of the SAID PROPERTY)

All that part and parcel of the Property identified as “CHOPODEM” or ‘CHOPDEM’ or “CHAPORA” commonly known as “XAPUR” or ‘CHAPUR’ or ‘VISRUN BHAT’, surveyed under No.94/1 of Village Oxel, Siolim, Bardez within the limits of Village Panchayat Siolim, Taluka and Registration Sub-District of Bardez, Sub-District of Bardez, District North Goa, in the State of Goa which 1/20th part is independently described in the Office of Land Registrar office of Bardez under No. 27169 at folio 33 of Book B-70, and the whole property was earlier described under no.2495, not enrolled in the Taluka Revenue Office, admeasuring 22575 sq mtrs. Out of the said land, partial land admeasuring 15,500 Sq. mtrs. shall be offered for development under this Agreement. The said part of 15,500 Sq.mtrs. is defined in the enclosed Survey Plan in Annexure - I.



For Tridens Infra LLP

Authorized Signatory

For Tridens Infra LLP

Authorized Signatory

NO LUXURY HOMES PVT. LTD.

Rs 0

Director

The said Plot is bounded as under:-

Towards the North:-By Survey No.92 of Village Oxel.

Towards the South:- By Survey No.99/6 of Village Oxel.

Towards the East :- By Survey No.92/2 of Village Oxel.

Towards the West :- By Survey No.95/1 to 17 and 96/2,3,4,and 5,
and 97/2,3,5,6 and by Survey No.98/1, 2,3 and 8 & 9 of Village
Oxel.



For Triptens Infra LLP
Authorised Signatory

For Triptens Infra LLP
Authorised Signatory

RIO LUXURY HOMES PVT. LTD.

Director

SCHEDULE II

S. No.	Developer's Share	Villa No.
1	Developer	Villa 1
2	Developer	Villa 3
3	Developer	Villa 5
4	Developer	Villa 7
5	Developer	Villa 9
6	Developer	Villa 11
7	Developer	Villa 13
8	Developer	Villa 15
9	Developer	Villa 17
10	Developer	Villa 19
11	Developer	Villa 20
12	Developer	Villa 21
13	Developer	Villa 22

S. No.	Land Owner's Share	Villa No.
14	Land Owner	Villa 2
15	Land Owner	Villa 4
16	Land Owner	Villa 6
17	Land Owner	Villa 8
18	Land Owner	Villa 10
19	Land Owner	Villa 12
20	Land Owner	Villa 14
21	Land Owner	Villa 16
22	Land Owner	Villa 18
	Hotel Area 19 sq.mtrs	2160



For Tridens Infra LLP

Authorised Signatory

For Tridens Infra LLP

Authorised Signatory

NO LUXURY HOMES PVT. LTD.

Rso

Director

SCHEDULE - III

(Specification of the said villa)

SPECIFICATION

1. The Structure:

It is a R.C.C. framed structure of columns, beams and slabs. The internal partition walls will be of 4-inch brick masonry and the external walls will be of 9-inch brick / laterite masonry.

2. Paint & Finishing:

Corridors:

External Paint / Cladding as per building façade.

Living/ Dining Room and Master / other Bedrooms /

Common area:

POP Punning with acrylic emulsion paint.

Master and Other bathroom / Powder Room:

Full height tile with mirror, with composite / quartz counter top.

Utility area:

Exterior paint / Cladding as per building façade.

3. Flooring:

Entrance area and corridor: In situ Terrazzo

Living room and Dining: In situ Terrazzo / IPS / wooden

Kitchen: Vitrified tiles Kajaria Eternity or equivalent with granite / quartz counter top.



For Tridens Infra LLP
Authorised Signatory

For Tridens Infra LLP
Authorised Signatory

MO LUXURY HOMES PVT. LTD.

Asst. —

Director

Treads, Risers and Skirting: Timber

Bedrooms and Bathroom floor: In situ Terrazzo

Bathroom: Terrazzo Tile

Utility areas: Vitrified tiles Kajaria Eternity or equivalent with granite / quartz counter top.

4. **Doors:** Commercial flushed doors with veneer and hardwood margin with Dorset / ozone hardware.

5. **Windows:** Dark bronze anodized aluminium frames.

6. **Kitchen:** Modular kitchen cabinetry with laminate finish with tile on back splash.

7. **Ceiling & Corridors:** Timber structural frame work with shingles, Wallpaper / Fabric pancls.

8. **Plumbing and Sanitary:** Water supply pipes: CPVC pipes AKG / Supreme or equivalent
Soil & waste Pipes: PVC Pipes AKG / Supreme or equivalent
Sanitary Fittings and Fixtures: Grohe/Duravit/Kohler or approved equivalent.

9. **Water tank:** Water supply system: Submersible constant pressure hydro pneumatic water supply.

10. **Electrical Installation:**
Conduit pipes: 2mm thick AKG / Precision make or equivalent.
Switches and Sockets: L&T/Great White Myrah or equivalent make.
PVC insulated Copper wires: Havells / Finolex / Polycab make or equivalent.



For Tridens Infra LLP

Authorised Signatory

For Tridens Infra LLP

Authorised Signatory

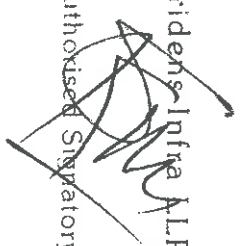
NO LUXURY HOMES PVT. LTD.


Aso. —

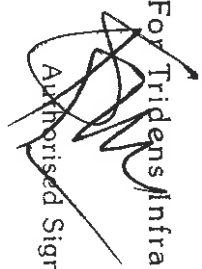
Director


SCHEDULE - IV

WARRANTY	Years
Tiles and door fittings	1 year
Water Pump	2 years
Water Proofing	5 years
Bath Fitting	5 years
Paint	5 years
Windows	5 years
Electricals	1 year
Structure	10 years

For Tridens Infra LLP

 Authorised Signatory



For Tridens Infra LLP

 Authorised Signatory

RIO LUXURY HOMES PVT. LTD.

 Director

[illegible]

AREA AS PER SECRET PLAN
BOUNDARY: B-71, 1964
DATE: 10/10/64
BY: [illegible]

Authorised Signatory

Authorized Signatory

Partner
Director

IN WITNESS WHEREOF the parties have put their hands on this
day, month and year in presence of two witnesses

SIGNED AND DELIVERED BY


THE WITHINNAMED

MR. SACHIN VERMA

Authorised Representative for Mr. Dinesh Parwanda

Designated Partner of TRIDENS INFRA LLP



L.H.T.I	R.H.T.I
	
	
	
	
	

For Tridens Infra LLP
Authorised Signatory

For Tridens Infra LLP
Authorised Signatory

RSO LUXURY HOMES PVT. LTD.
Rso
Director

WITNESS WHEREOF the parties have put their hands on this day, month and year in presence of two witnesses

SIGNED AND DELIVERED BY

THE WITHINNAMED

MR. SACHIN VERMA



Authorised Representative for Mr. Pankaj Dabral.

Designated Partner of TRIDENS INFRA LLP

L.H.T.I	R.H.T.I



NO LUXURY HOMES PVT. LTD.

Asst. _____

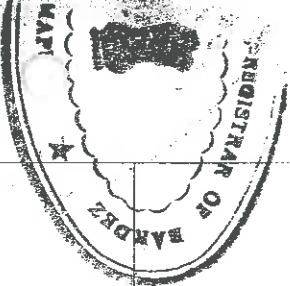
Director

SIGNED AND DELIVERED BY THE
WITHIN NAMED DEVELOPER.
OF THE SECOND PART



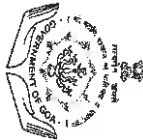
Rso
RIO LUXURY HOMES PRIVATE LIMITED,
THR. ITS MANAGING DIRECTOR,
MR. RIYAZ RAMZANALI SOMANI.

L.H.T.I	R.H.T.I



For Tridens Infra LLP For Tridens/Infra LLP **RIO LUXURY HOMES PRIVATE LTD.**
[Signature] *[Signature]* *Rso*
WITNESSES: Authorised Signatory Authorised Signatory Director

- Nikesh Bhamalkar *Nhamalkar*
Tivim, BARDEZ GOA
- Adv MOSSIFA SHAIKH *[Signature]*
Saugreens Complex, Zonikade,
Mapusa Bardez Goa



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 23-Dec-2022 01:17:12 pm

Document Serial Number :- 2022-BRZ-6031





Presented at 01:11:54 pm on 23-Dec-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	3770000
2	Registration Fee	3900000
3	Processing Fee	3120
Total		7673120





Stamp Duty Required :3770000/-




Stamp Duty Paid : 3770000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NISHA GAONKAR REPRESENTING THE DIRECTOR AS THE POWER OF ATTORNEY HOLDER FOR THIS AGREEMENT Father Name:NAGESH PEDNEKAR, Age: 39, Marital Status: , Gender:Female, Occupation: Service, Address1 - HO. NO. 54-1, NEAR KHETOBA TEMPLE, VAIGUINEM, MAYEM, BICHOLIM- GOA 403504, Address2 - , 			

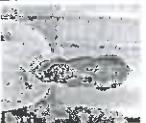




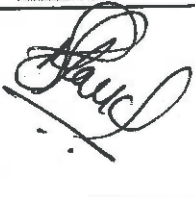


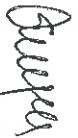
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NISHA GAONKAR REPRESENTING THE DIRECTOR AS THE POWER OF ATTORNEY HOLDER FOR THIS AGREEMENT Father Name:NAGESH PEDNEKAR, Age: 39, Marital Status: , Gender:Female, Occupation: Service, HO. NO. 54-1, NEAR KHETOBA TEMPLE, VAIGUINEM, MAYEM, BICHOLIM- GOA 403504,  , as Power Of Attorney Holder for RIYAZ RAMZANALI SOMANI Representing As The Director Of Rio Luxury Homes Pvt Ltd			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	SACHIN VERMA , Father Name:VIJAY SHARMA, Age: 42, Marital Status: Gender:Male,Occupation: Service, D-10 Defence Colony New Delhi 110024, [REDACTED]			

Witness:

I/We individually/Collectively recognize the POA Holder, Authorized Representative, Developer, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Nikesh Narayan Bhamaikar, Age: 24, DOB: 1997-11-29 , Mobile: 7038877912, Email: , Occupation: Service , Marital status : Unmarried , Address: 403507, Volvonem Tivim Bardez- Goa, Volvonem Tivim Bardez- Goa, Tivim, Bardez, NorthGoa, Goa			
2	Name: Adv Mossifa Ali Mohammad Shaikh, Age: 31, DOB: 1991-11-20 , Mobile: 9158492240 , Email: , Occupation: Advocate , Marital status : Married , Address: 403507 , B-203 2nd Floor, B-203 2nd Floor, Sai Greens Complex, Bhandokar Petrol Pump Zorikode, Mapusa-II (Cunchelim), Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2022-BRZ-6031



Document Serial No:-2022-BRZ-6031

Book :- 1 Document

Registration Number :- **BRZ-1-5842-2022**

Date : 23-Dec-2022

Guilherme

SUB-REGISTRAR
BARDEZ.

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

Scanned by Saifanand Kadam (MTS)

Saifanand

