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Name of Purchaser: Avez Azim Shaikh



Avez Azim Shaikh

AGREEMENT OF DEVELOPMENT cum SALE

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THIS AGREEMENT OF DEVELOPMENT cum SALE is made at Vasco-da-Gama, Goa on this 29th day of June, 2016

BETWEEN

1. **MR. EROL CHRISTOPHER JORGE**, son of Late Mr. Rui Socrates das Dores Jorge, aged 46 years, married, occupation- Journalist, bearer of PAN Card No. AHSPJ9355L, Aadhar No. 2600-4035-4136, email id eroljorge@gmail.com, mobile number 9822100459, Indian National, resident of H. No. 264/134, UGF-2, Samrudhi Vinit Apartments, Savlem, Pilerne; Bardez, Goa - 403114;
2. **MRS. ELANE PRACY DE SOUZA**, wife of Mr. Erol Christopher Jorge, aged 42 years, married, occupation- Service, bearer of PAN Card No. AIHPD1272D, Aadhar No. 6653-7168-8122, email id elainesapphire7@gmail.com, mobile number 9822138187, Indian National, resident of H. No. 264/134, UGF-2, Samrudhi Vinit Apartments, Savlem, Pilerne, Bardez, Goa - 403114;
3. **MR. IVOR ALEXANDER JORGE**, son of Late Mr. Rui Socrates das Dores Jorge, aged 45 years, married, occupation -Service, bearer of PAN Card No. ALOPJ1993P, Portuguese National - holding OCI Card bearing no. A1333159, Aadhar No. 7728-6701-5712, email id ivorjorge@gmail.com, mobile number 7588459810, resident of F7, 3rd floor, La Pires Mansion, Airport Road, Adarshnagar, Chicalim, Goa- 403711, represented herein by his wife and attorney **MRS. ROCHELL ANNA ALBUQUERQUE** vide Power of Attorney dated 23/02/2013 executed before Adv. Satishchandra Talaulkar, Notary, 9, Karma Paes Avenue, Opp. Vasco Court, Vasco da Gama, Goa 403802 and registered in his books under no. 2310/13 dated 23/02/2013;
4. **MRS. ROCHELL ANNA ALBUQUERQUE**, wife of Mr. Ivor Alexander Jorge, aged 42 years, married, housewife, bearer of PAN Card No. BGIPA2811A, Aadhar No. 9461-8576-8299, email id albuquerquerochell@gmail.com, mobile number 7350118871, Indian National, resident of F7, 3rd floor, La Pires Mansion, Airport Road, Adarshnagar, Chicalim, Goa-403711;
5. **MRS. CHRISTINE RUTH JORGE**, wife of Mr. Ryan Anthony Hipolito De Menezes, aged 43 years, married, occupation - service, bearer of PAN Card No. AFGPJ4440N, Aadhar No. 9683-1973-0106, email id christinejorge30@gmail.com, mobile number 9922291425, Indian National,



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resident of Flat No A-1, 1st Floor, A-Block 'Piety Manor', behind St. Therese's High School, Mangor Hill, Vasco-da-Gama, Goa-403802 and

6. **MR. RYAN ANTHONY HIPOLITO DE MENEZES**, son of Mr. Inacio Francisco P. de Menezes, aged 46 years, married, businessman, bearer of PAN Card No. AINPM6529M, Aadhar No. 9460-2335-1005, email id ryanmenezes557@gmail.com, mobile number 9923802636, Indian National, resident of Flat No A-1, 1st Floor, A-Block 'Piety Manor', behind St. Therese's High School, Mangor Hill, Vasco-da-Gama, Goa-403802, hereinafter jointly referred to as the "THE OWNERS" (which expression shall, unless, the context otherwise requires, include their heirs, legal representatives, administrators and assigns) of the First Part.

AND



MR. AVEZ AZIM SHAIKH, son of Mr. Abdul Azim Shaikh Mohidin, aged 37 years, married, Businessman, having PAN Card No. ATAPS5928C, Aadhar No. 5148-8677-3116, email id avezazim@gmail.com, mobile number 9822103343, Indian National, resident of H. No 650, Mohidin Villa, Airport Road, Chicalim, Goa-403711, Proprietor of M/S. MOHIDIN PROPERTIES AND HOLDINGS, having its principal place of business at O-1, 1st floor, Commerce Centre, next to Old Bus stand, Vasco-da-Gama, Goa-403802 hereinafter referred to as the "THE DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof shall include his legal heirs representatives, administrators, executors and/or assigns) of the **SECOND PART**.

AND

M/S. BOA CASA BUILDERS LLP, duly incorporated under the Limited Liability Partnership Act, 2008 with LLP Identity No. AAA-2769, PAN Card no. AAFMB7648D, having its principal place of business at F4, Church View building, Dr. Dada Vaidya Road, Panaji, Goa, represented herein vide resolution dated 22nd May 2016 by its Designated Partner **MR. RUBEN JOSE QUADROS**, son of late Mr. Aureo de Quadros, aged 50 years, married, businessman, having PAN Card No. AAPQ9781A, Aadhar No. 7795-3303-0992, email id rubenquadros@gmail.com, mobile number 9890081688, Indian National, residing at 5th floor, Paes Avenue, Vasco da Gama, Goa, hereinafter referred to as the "THE CONFIRMING PARTY" (which expression shall, unless, the context otherwise requires, include their heirs, legal representatives, administrators and assigns) of the Third Part.

WHEREAS there exists all that property being the southern half (Plot A) of the rustic property denominated "Fagrulem" commonly known as "Gina" situated at Vaddem, Vasco da Gama, described in the Land Registration Office of Salcete at No.18289 new series enrolled in the Taluka Revenue Office under No.133 (Matriz) presently surveyed in the City Survey Office of Vasco da Gama, under Chalta No.124 of P.T. Sheet No.142, admeasuring an area of 3445.00 sq. mtrs. more particularly described in Schedule 1.


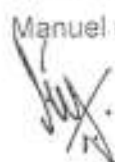
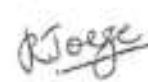

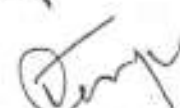


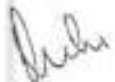
AND WHEREAS late Mr. Aleixo Cristovao Jorge alias Joaquim Belarmino Socrates Aleixo Cristovao Jorge alias Alex Christopher George or Aleixo C. Jorge or Aleixo Jorge was first married in the regime of communion of assets to Maria Ana das Mercedes Mendes, daughter of Randolpho Sebastiao das Mercedes Mendes, original owner of the said property, who died in the year 1935 leaving behind two children Ivo Sylvestre de Jose Vas Jorge alias Ivor Sylvester George and Nuno Manuel do Rosario Jorge alias Nuno Jorge.

AND WHEREAS after the death of his first wife, the said Aleixo Cristovao Jorge was married again in the regime of communion of assets to the sister of his deceased wife Maria Urminda das Mercedes Mendes, daughter of the said Randolpho Sebastiao das Mercedes Mendes, and from this marriage he had one child Mr. Rui Socrates das Dores Jorge.

AND WHEREAS by Inventory Proceedings decreed on 21/09/1948 one half of the Said Property was awarded to Maria Urminda das Mercedes Mendes and other half to Xisto Andre Mendes.

AND WHEREAS after the death of Aleixo Cristovao Jorge on 28/06/1973 vide a Succession Deed dated 04/05/1974 was drawn by the Notary Public Ex-Officio of Ilhas Goa at pages 18 onwards of Book No. 605, his widow, Mrs. Maria Urminda das Mercedes Mendes qualified as his moiety share holder and his children, (a) Ivo Sylvestre de Jose Vas Jorge, (b) Nuno Manuel do Rosario Jorge and (c) Rui Socrates das Dores Jorge as his only heirs.

AND WHEREAS by Deed of Partition dated 19/08/1974 and duly registered before the Sub Registrar, Salcete at No.849, pages 135 to 143 of Book No. I, Volume No.129 on 23/09/1974, the estate of the late Aleixo Cristovao Jorge and his first wife the late Maria Ana das Mercedes Mendes was partitioned among Maria Urminda das Mercedes Mendes, Ivo Sylvestre de Jose Vas Jorge, Nuno Manuel do Rosario Jorge and Rui Socrates das Dores Jorge.


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AND WHEREAS by the said Deed of Partition the said property was allotted to Maria Urminda das Mercedes Mendes as 'TORNAS' to Rui Socrates das Dores Jorge and his wife, Mrs. Harriette Leocadia Dias alias Harriet Dias as their share in the said property.

AND WHEREAS by Order of the Civil Judge Senior Division at Vasco Da Gama, Goa in Spl. Civil Suit No.8/1985 dated 16/07/1985, Rui Socrates das Dores Jorge and his wife Harriet Dias were divorced vide Decree of Divorce.

AND WHEREAS Smt. Maria Urminda das Mercedes Mendes expired on 02/07/1999 and vide Succession Deed dated 04/11/1999 drawn at pages 82 to 85 of Notary Book of Deeds bearing No.165 her son Rui Socrates das Dores Jorge, then divorced, qualified as her only heir.

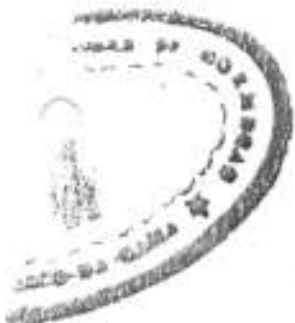
AND WHEREAS consequently as cited above Rui Socrates das Dores Jorge came to be the sole owner in possession of the Said Property.

AND WHEREAS Mr. Rui Socrates das Dores Jorge agreed to develop & sell and THE CONFIRMING PARTY agreed to purchase and carry out development of the Said Property described under Schedule 1.

AND WHEREAS by Agreement for Sale cum Development and Construction dated 19/11/2010, Mr. Rui Socrates das Dores Jorge entrusted the Development of the property described in Schedule I to THE CONFIRMING PARTY, represented by its Designated Partner Mr. Ruben Quadros, which agreement is registered before the Sub Registrar of Mormugao Goa, under no. 2219 at pages 203 to 223, Book I, Volume 1204 dated 08/12/2010.

AND WHEREAS further by an Addendum to Agreement for Sale cum Development and Construction dated 19/11/2010, executed on 29/11/2013, Mr. Rui Socrates das Dores Jorge entrusted the Development of the property described in Schedule I to THE CONFIRMING PARTY, represented by its Designated Partner, Mr. Ruben Quadros, which agreement is registered before the Sub-Registrar of Mormugao, Goa, under no. MOR-BK1-01704-2103, Book 1, CD No. MORD2 dated 29/11/2013.

AND WHEREAS after the death of Mrs. Harriette Leocadia Dias on 01/01/2006 and Mr. Rui Socrates Das Dores Jorge on 25/05/2015, a Deed of Succession was drawn on 14/08/2015 in the office Notarial Book of Deed bearing no.183 at pages 95v to 96v dated 14/08/2015.



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AND WHEREAS the said deceased left behind them as their sole and universal heirs, their two sons and one daughter namely, 1. Shri Erol Chirtoher Jorge married to Smt. Elane Pracy De Souza, 2. Shri Ivor Alexander Jorge married to Mrs. Rochell Anna Albuquerque and 3. Mrs. Christine Ruth Jorge married to Mr. Ryan Anthony Hipolito De Menezes.

AND WHEREAS The Confirming Party could not complete the construction as per the terms of the Agreement for Sale cum Development and Construction dated 19/11/2010 and Addendum to Agreement for Sale cum Development and Construction dated 19/11/2010 executed on 29/11/2013.

AND WHEREAS the Owners and the Confirming Party have mutually agreed and the Confirming Party have passed a resolution dated 22/05/2016 to cancel and rescind the Agreement for Sale cum Development and Construction dated 19/11/2010 and Addendum to Agreement for Sale cum Development and Construction dated 19/11/2010 executed on 29/11/2013 vide Agreement of Cancellation dated 29/06/2016 upon granting compensation in full and final settlement to the Confirming Party in kind by the Developer at the instance and consent of the Owners which is more particularly mentioned in Schedule 3 herein below.

AND WHEREAS the Owners have approached the Developer with a proposal to develop and sell the said property and the Developer has agreed to develop the said property more particularly mentioned in Schedule 1.

AND WHEREAS the Developer has drawn up plans for a development scheme, comprising of a multi storied building/s project to be constructed on the said property more particularly mentioned in Schedule 1.

AND WHEREAS the Owners and the Confirming Party have unilaterally represented to the Developer:

- (a) That the Owners are the absolute owners of the Schedule 1 Property as aforesaid and is totally free from tenancy and have good marketable and subsisting title to and possession over the Schedule 1 Property and none others have any right, title, interest and share thereto or therein;
- (b) That the Schedule 1 Property is not subject to any litigation, attachments by courts or acquisition proceedings of any kind;
- (c) That there are no claims, mortgages, charges or Lien or encumbrances on the Schedule 1 Property;



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- (d) That the Schedule 1 Property is not a land in respect of which there is prohibition as regards sale and that there is no bar or prohibition to develop, acquire, hold or to sell the Schedule 1 Property under any laws for the time being force;
- (e) That there are no pending proceedings in any court or forum concerning Schedule 1 Property;
- (f) That the Schedule 1 property is absolutely free from all or any encumbrances whatsoever which is being zoned under settlement area and that the Developer shall hold the Schedule 1 property freely, clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the Owners and Confirming Party, well and sufficiently saved, defended, kept harmless and indemnified, including any development/ improvement/ construction made in the Schedule 1 property, from and against all the former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned and suffered by the Owners and Confirming Party or by any other person or persons claiming by, from, under or in trust for the Owners including the Confirming Party;



AND WHEREAS based on the aforesaid representation of the Owners and the Confirming Party, the Developer has agreed to develop the Schedule 1 Property entirely at his own cost and expenses by constructing a multi-storied commercial/residential complex (hereinafter referred to as the new building complex) utilizing the maximum permissible Floor Area Ratio (FAR) as per the prevailing Building Byelaws and to deliver to the Owners in the new building complex the flats/ premises ordered by the Owners to construct for them and described as "Owners' Allocation" the super built up area, as set out in Schedule 2. (hereinafter collectively referred to as the "Owners' Allocation") and the Owners have jointly and severally agreed to convey and transfer proportionate undivided share, and interest in the Schedule 1 Property corresponding to the Developer's constructed super builtup area (hereinafter referred to as "Developer's Allocation") to the Developer or any of his nominee or nominees with whom the Developer would enter into Agreement or Agreements for sale of the flat or flats or premises, whether residential or commercial, to be constructed of the new building complex.

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AND WHEREAS the Owners and the Confirming Party have accepted the proposal of development and sale of the said property on the terms, conditions and stipulations as set out herein below.

NOW THEREFORE THIS AGREEMENT WITNESSESS AS UNDER:

1. CONSIDERATION:

- a. That in consideration for development and sale of the said property mentioned in Schedule 1 and more particularly described as Owners' Allocation in Schedule 2 herein at the cost of Developer, the Owners hereby grant exclusive right to the Developer to undertake the development and construction in the said property in accordance with the plan approved by concerned authorities and the Developer is put in possession of property for construction and development.
- b. Further in consideration for development and sale of the said property, the Developer, at the instance and consent of the Owners, has also agreed to compensate in kind, at his own cost and allot premises to the Confirming party more particularly mentioned as "Confirming Party's Allocation" and detailed in Schedule 3, the Confirming Party hereby cancel and rescind the said Agreement for Sale cum Development and Construction dated 19/11/2010 and Addendum to Agreement for Sale cum Development and Construction dated 19/11/2010 executed on 29/11/2013 and grant exclusive right to the Developer to undertake the development and construction in the said property mentioned in Schedule 1 in accordance with the plan approved by concerned authorities and the Developer is put in possession of property for construction and development. Further, the Developer is permitted to enter the said Schedule 1 property for the limited purpose of development and construction. The possession of the said Schedule 1 property is retained with the Owners which will be handed over as and when the Owners' Allocation is constructed and handed over to the Owners.

2. OWNERSHIP RIGHT ON PROPERTY

The Owners shall own in the Schedule 1 Property, proportionate undivided share corresponding to their constructed super built areas in the Owners' Allocation as mentioned in Schedule 2.

3. Licences, Approvals, Plans etc.

- (a) The Developer will seek and obtain in the name of the Owners all such permissions, approvals, licences, no objection certificates etc. as may be necessary for the construction of the new building complex on the Schedule 1

Property, from the concerned authorities, including the Mormugao Planning and Development Authority and the Mormugao Municipal Council. The Owners shall, in this regard and for this purpose, sign all such papers as necessary and fully co-operate with the Developer.

(b) The Developer will further seek in the name of the Owners the approval of the plan of the new building to be constructed by the Developer, utilizing the FAR as available presently and if any additional FAR is permissible in future as per the bye laws then in force, it shall be for the benefit of the Developer and the Owners to be shared between them in the proportion 77% & 23% respectively.

(c) Simultaneously with the execution of this Agreement, the Owners shall sign all such papers and documents as may be necessary to obtain licences, permissions, certificates, mutations etc. for the development of the Schedule 1 Property.

4. Appointment of Architects, Contractors, Engineers etc. and purchase of materials

The Developer shall be entitled to engage at his cost architects, contractors, engineers, supervisors, labourers, workmen as required for the development works on the Schedule 1 Property in terms of this Agreement. The Developer shall at his own costs and expenses, mobilise work force or cause the mobilization of the work force, as necessary to carry out the development on the Schedule 1 Property in terms of this Agreement. The Developer shall bear all cost of construction materials and alone shall be liable for the payment of wages, salaries, etc. to all those employed by him in connection with the said development works.

5. Commencement of Development works

(a) The Developer shall obtain the approvals and the construction licence for the construction of the new building complex on the Schedule 1 property within 6 months from the date of signing this Agreement and shall commence the construction of the new building complex on the property mentioned in Schedule 1, within one month from obtaining the said construction licence.

- (b) The Owners shall grant the Developer reasonable extension or extensions of 3 months to obtain the construction licence for the new building complex on account of procedural delay by the concerned authorities provided this grant of reasonable extension or extensions of 3 months are under justifiable circumstances of which the Developer shall intimate the Owners at least 30 days in advance.
- (c) The Developer shall have the sole discretion in the designing of the New Building Complex, selection of men, construction materials, machinery, method of construction, equipment to be used for construction and other related techniques of construction etc. and the Owners shall not interfere with the same in any manner whatsoever.
- (d) The Developer shall use in the construction of the new building complex, the best quality materials as per specifications set out in Schedule 4 hereunder written.
- (e) The Owners shall extend full co-operation to the Developer to complete the work of development of the new building complex.
- (f) That the Developer shall be authorized in the name of the Owners in so far as is necessary to apply for and obtain temporary or/and permanent connections of electricity, drainage, sewerage and/or other facilities if any required for the construction of the flats / premises in the said building at the cost of the Developer.
- (g) That as long as the Developer continues to perform his obligations under this agreement, the Owners or the Confirming Party shall not do any Act, Deed or thing, whereby the Developer shall be prevented from constructing and completing the said project.

6. Completion of the new building complex

- (a) It is mutually agreed between the parties hereto that the Developer shall complete the construction and hand over possession of the "Owners Allocation" described in Schedule 2 of the new building complex in all respects within a period of 30 months from the date of obtaining the construction licence from the authorities concerned in respect of the new building complex.
- (b) The Developer shall hand over the possession of "Confirming Party's Allocation" more particularly described in Schedule 3, immediately on execution of this agreement. However, the conveyance deed for the same shall be executed in favour of the Confirming Party within 6 months of the signing of this agreement.



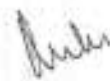

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- (c) The Developer shall be entitled to the grace period of six months to complete the construction of the new building complex incase the Developer intimates the Owners the need of such grace period of extension of time for completing the construction of the new building complex in the event of unavoidable circumstances, which are beyond the control of the Developer. The Developer shall intimate the Owners in writing of such eventuality and estimated time by way of extension of time to complete the construction of the new building complex within the said grace period of six months set in this clause hereinabove.
- (d) In the event the Flats/premises of the Owners' Allocation as mentioned in the Schedule 2 hereunder are not completed and delivered with possession within the time frame as provided in Clause 6(a) and 6(c) then the Developer shall pay to the Owners an amount of Rs. 10,000/- (Rupees Ten Thousand Only) per Flat/ premises per month for a period from the scheduled due date of delivery as mentioned above at Clauses 6(a) and 6(c) till the actual delivery of possession of the Owners' Allocation. The parties hereto have mutually agreed that this added period is for a maximum period of six months from provisions made at Clause 6(c). Such payments shall be made by the 8th of every month falling which the Developer shall pay simple interest at the rate of 16% per annum on the outstanding amounts. In case of delay in giving possession of the Owners' Allocation beyond the period of 6 months as mentioned hereinabove, the next course of action shall be mutually decided between the Owners and the Developer.
- (e) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation prevented by the existence of the Force Majeure condition i.e. flood, earthquake, riots, war, storm, tempest, civil commotion, general strike or any other act of God, construction material not available or water connection not allotted.
- (f) On satisfactory completion and handing over possession of the Owners' Allocation of Flats/premises as mentioned in the Schedule 2 hereunder, the Developer assures a warranty for a period of 3 years from the date of possession against defects due to faulty workmanship, faulty waterproofing works of the toilet/bathroom area in the ceiling or flooring of said Owners' Allocation of Flats/premises and a warranty for a period of 1 years from the date of possession of Owners' Allocation of Flats/premises towards sanitary fixtures, CP Fittings and electrical wirings. Minor cracks on the wall shall not be construed as faulty workmanship.



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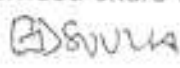

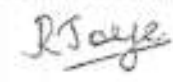



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- (g) That in case the Owners desire any change, alteration, modification or addition to the layout of the premises allotted to them and/or specifications as described in Schedule 3 herein, and such change, alteration, modification or addition is permissible under the law as also under the building rules and regulations in force, the Developer may execute such works entirely at his discretion provided always to what has been stated herein above and the Owners pay to the Developer the extra cost involved including supervisory cost of execution of such works.

7. ENTITLEMENT OF CONSTRUCTED AREAS IN THE NEW BUILDING COMPLEX

- (a) The remaining area and constructed portions/premises in the said property after the allocation to the Owners shall belong to the Developer and this remaining area and constructed portions/premises shall herein be referred to as "DEVELOPER'S ALLOCATION".
- (b) The Owners are entitled to the constructed super built up area in the new building complex as fully set out and mentioned and described in the Schedule 2 hereunder written (hereinafter and hereinbefore collectively referred to as the "OWNERS' ALLOCATION"), in consideration of the Owners agreeing to convey and transfer the proportionate undivided share and interest in the Schedule 1 Property corresponding to the Developer's constructed super built up area along with such constructed area (hereinafter and hereinbefore referred to as the "Developer's Allocation"), the Developer being entitled to own, enjoy, retain, lease, mortgage, gift or dispose of in any manner whatsoever as he deems fit the Developer's premises or any part or parts thereof.
- (c) The Owners, Developer and Confirming Party shall be entitled to their respective share of allocation in the disposal of the respective allocation/property and shall have exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the other and the parties shall not in any way interfere or disturb with the quiet and peaceful possession of the other.
- (d) The Developer upon delivering the possession of the Owners' Allocation as described in Schedule 2 to the respective Owners, the Developer and / or his nominees shall be entitled to own, possess and enjoy the Developer's Allocation, namely all the remaining part or portion of the constructed area in the New Building Complex to be constructed by the Developer along with the corresponding undivided share and interest in the Schedule 1 Property

and common right and interest in the terrace area, garden area, common area, lifts, staircases and all common areas and facilities provided in the new building complex.

- (e) The Developer shall not hand over the possession of the Developer's Allocation to any third party, persons/assigns/nominees without first handing over complete possession of the "Owners Allocation" and paying all dues/amounts/moneys as mentioned in the Owners' Allocation as stipulated at Schedule 2 here below.
- (f) That upon the construction and completion of the new building premises to be built and completed for the Owners as mentioned at Schedule 2, the Developer shall give 30 days notice to take delivery of the possession of the said premises by the Owners and if possession of the said premises are not taken by the Owners within the said period, then it shall always be deemed that the Developer has already delivered the possession of the Owners' premises, as per the Owners' Allocation in Schedule 2, to the Owners on the date of expiry contained in the said notice.
- (g) The respective parties shall alone be entitled to the proceeds of their shares as stipulated herein and shall be liable and responsible for the payment of statutory dues in respect thereof.
- (h) In an unfortunate event that any of the Owners expires during the pendency of this contract and before the allocation of premises being handed over to the respective parties, then this agreement will be binding on the legal heirs of the respective parties who shall further deal with the contract and the transfer of share of the deceased party in their names, as if this agreement was executed with them, so as not to inconvenience or cause hardship to the Developer and / or his nominees or assigns.

8. Borrowing /Loans

The Developer shall be entitled to secure loan or financial facilities from any banks or financial institutions for the Development of Schedule 1 Property against the security of the Developer's undivided share and interest in the Schedule 1 Property and the Developer's Premises, provided the property described at Schedule 2 (Owners' Allocation) shall not be subject to mortgage or any lien and the Developer shall indemnify the Owners fully in the event of there being any claim against the Owners.

9. Indemnification

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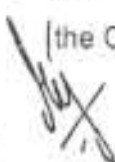




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- (a) The Developer shall indemnify and keep indemnified the Owners against any losses, liabilities, cost or claims, actions or proceedings that may arise against them or the Owners' Allocation as described in Schedule 2 by reason of failure or negligence on the part of the Developer to discharge the liabilities / obligation under this Agreement or under any agreement the Developer might have entered or may enter into with the third parties on the strength of or by virtue of this Agreement. The Developer shall be solely and fully liable and responsible to the Mormugao Planning and Development Authority, Mormugao Municipal Council and other authorities in so far as the compliance of all statutory requirements in relation to the construction of the new building complex and the terms of the agreements he might have entered into or may enter into with the third parties, is concerned.
- (b) That in so far as necessary, all dealings by the Developer in respect of the project, including agreements for sale or transfer concerning Developer's allocation shall be dealt by the Developer PROVIDED HOWEVER that the same shall not create any financial or any other liability upon the Owners or the Confirming Party in any manner whatsoever and that the Developer shall indemnify and keep indemnified the Owners and the Confirming Party against any such liability.
- (c) Similarly the Owners, along with their heirs, administrators and assigns, shall indemnify and keep indemnified the Developer and any one claiming through the Developer, against any losses, claims, damages, proceedings, actions that may arise or that may be faced by the Developer and any one claiming through him, by reason of failure or negligence on the part of the Owners to discharge the liabilities / obligations under this Agreement or due to the defect in the title of the Owners in the Schedule 1 property or the Owners failure to keep the title to the Schedule 1 Property marketable.
- (d) Similarly the Confirming Party, along with their heirs, administrators and assigns, shall indemnify and keep indemnified the Owners and the Developer and any one claiming through the Owner and/or Developer, against any losses, claims, damages, proceedings, actions that may arise or that may be faced by the Owners and/or Developer and any one claiming through him, by reason of failure or negligence on the part of the Confirming Party to discharge the liabilities / obligations under or as a result of his Agreement for Sale cum Development and Construction dated 19/11/2010 and Addendum to Agreement for Sale cum Development and Construction dated 19/11/2010 executed on 29/11/2013 for the Schedule 1 property or the failure on part of the Confirming Party to keep the title to the Schedule 1 Property marketable.


  EDGUNA  RJoyce  RJoyce 

- (e) That neither party shall use or permit to be used, the respective allocation or any other portion thereof for carrying on any illegal, immoral trade or activity nor use the same for any purpose which may cause any nuisance and annoyance or hazard to the other purchaser/occupiers.
- (f) The Owners shall do execute or cause to be done or execute all such deeds matters and things herein specified as may be required to be done by the Developer for which the Developer may need the authority of the Owners required for the purpose PROVIDED THAT all such acts, deeds matters and things shall not in any way infringe on the rights of the Owners and/or go against the spirit of these presents.
- (g) The Developer shall indemnify and keep indemnified the Owners against any payments against House Tax bills, Electricity bills, PWD water and Sewerage bills that may arise after giving possession to the prospective purchasers of the Developer's Allocation.

10. Name of the New Building Complex

The name of the New Building Complex shall be "MOHIDIN'S REGINA" as mutually agreed between the parties hereto.

11. Not a Partnership

The development of the Schedule 1 Property as contemplated by this Agreement shall not be construed as a Partnership as contemplated either by the Indian Partnership Act, or by the Income Tax Act, 1961.

12. Modification of approved Plan

The Developer shall be entitled to modify the approved plan as he deems fit, provided the modifications are within or as per the provisions of the approved scheme laid down by the concerned authority or authorities, provided further that such modifications shall not, in any way, adversely affect the Owners' rights and interest under this Agreement.

13. Developer's power to sell

On or after the execution of these presents, the Developer shall be entitled, on his own account, to negotiate and/ or agree to sell, on ownership basis or

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otherwise, the flats or premises in the said building to be built by the Developer on the Schedule 1 Property (save & except the Owners' Allocation as described at Schedule 2) to any prospective purchasers, for such price and on such terms and conditions as may be agreed upon, between him and such prospective purchasers and for that purpose to enter into on his own behalf and responsibility agreements or letters of allotment or such other writings or documents in his own name. It shall be the obligation of the Developer alone to comply with and carry out the agreements or letters of allotments made with the respective person or party. It is also agreed that the Developer shall be entitled to receive and retain with him all the moneys from the persons and/or parties to whom the said premises or flats (save & except the Owners' Allocation as per Schedule 2) are agreed to be sold or allotted or are sold or allotted, as the case may be, in the new building complex to be constructed by the Developer on the Schedule 1 Property and to appropriate the same in such manner as the Developer may deem fit. All the moneys which shall be received by the Developer from such persons and/or parties shall exclusively belong to the Developer and will be received by him on his own account. The Owners and the Confirming Party shall have no objection of whatsoever nature towards sale of flats, shops and offices, if any, to any prospective purchaser by the Developer save & except the Owners' Allocation so clearly mentioned in Schedule 2.



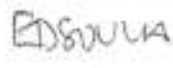
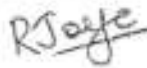
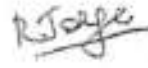


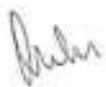
14. Costs of Development

That the Developer shall at their own cost and expenses and without creating any financial or other liabilities on the Owner or Consenting Party, construct and complete the said building in accordance with the sanctioned building plans and any amendment thereto or modifications thereof.

15. The Owners and Confirming Party do hereby covenants with the Developer:

- a) Not to cause any interference or hindrance in the construction of the said residential cum commercial project at the said property by the Developer.
- b) Not to let out, lease, sell, mortgage and/or create a charge on the said property mentioned in Schedule 1 or any portion thereof.

16. The Developer hereby further agrees with the Owners:

- a) Not to violate or contravene any of the provisions or rules/by-laws applicable to construction of the said building.
- b) Not to do any act or deed or thing whereby the Owners are prevented for enjoying, selling and assigning and/or disposing any of the Owners' Allocation as described in Schedule 2.
- c) To keep the Owners indemnified against any claims, liabilities, penalties and actions arising out of any act of omission or commission on the part of the Developer in relation to construction of the said project.


17. Formation of Co-operative Housing Society

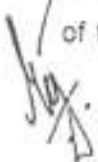

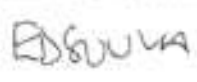

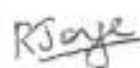

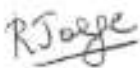

The Developer shall form a Co-operative Housing Society for the purpose of maintenance and over all upkeep of the New Building Complex and/or the staircase, terraces, parking spaces, lifts, garages, common electricity and water connections, open spaces and for providing common facilities and amenities for the flats or the Owners premises in the said building, the Owners shall join as members thereof and bear and pay proportionate charges, outgoings and expenses incurred or spent or to be incurred or spent in connection therewith and after the formation of the Housing Co-operative Society, the Developer shall convey, transfer the entire property described at Schedule 1 in favour of the Housing Co-operative Society without reserving for the Owners any undivided share in the said property. The Developer alone shall be responsible for formation of Housing Co-operative Society and the conveyance of title of the property as mentioned at Schedule 1 in favour of the Housing Co-operative Society. The Developer shall form and convey the property mentioned in Schedule 1 herein to the Co-operative Housing Society within a period of 18 months from obtaining the Occupancy Certificate from the Mormugao Municipal Council.

18. Stamp Duty and Registration Charges

The stamp duty and registration charges in respect of the deed or deeds of conveyance or sale of the proportionate share in the Schedule 1 Property in favour of the Developer or his nominee or nominees including a Cooperative Society to be formed at the instance of the Developer in this regard, shall be borne and paid by the Developer and /or his nominee or nominees.

The stamp duty and registration charges in respect of the deed or deeds of conveyance or sale of Owners Allocation in the Schedule 2 Property in favour of the Owners or their nominee or nominees including a Cooperative Society



to be formed at the instance of the Developer in this regard, shall be borne and paid by the Owners and /or their nominee or nominees.

19. Power of Attorney

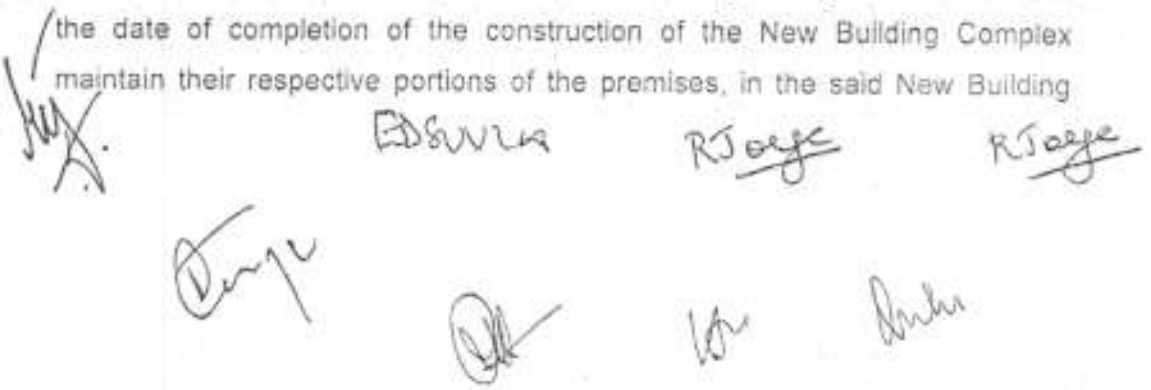
a) The Owners shall execute an irrevocable power of attorney in favour of the Developer, in relation to or in respect of the Schedule 1 Property, authorizing him, on behalf of the Owners, to do all lawful acts, deeds, matters and things pertaining to the development of the Schedule 1 Property and/or construction of the New Building Complex, represent them before the Government and local authorities, including Mormugao Municipal Council, Mormugao Planning & Development Authority or any other authorities appointed under the Goa Municipalities Act 1963, Goa Town and Country Planning Act 1974, Goa Land Revenue Code 1968, or any other law, and before any courts, and to sign, execute or verify all letters, applications including applications for water and electricity connections to the said New Building Complex, applications for construction licences and/or development permission and application or petitions, documents, affidavits, declarations, statements and other papers in relation to the Schedule 1 Property and /or the New Building Complex to be constructed on the said plot of land, namely the Schedule 1 property and to sign and execute agreement or agreements for the sale of the flats or premises comprised in the Developer's premises and to sell the same and sign and execute deed or deeds of sale in respect thereof and to receive and collect money or price on his own account in respect of or pertaining to the sales thereof.

b) It is clearly understood and agreed by the parties hereto that all acts done in pursuance of the Power of Attorney dated 29/06/2016 shall be solely and entirely borne by the Developer.

20. Payment of Taxes and Maintenance of the Premises

(a) The Owners shall, if applicable, will be liable to pay Service Tax and / or any other tax or levies (save and except infrastructure tax and VAT if any) including proportionate contribution towards obtaining water and electricity connection in respect of the Owners' Allocation in Schedule 2 and likewise, the Developer shall be liable to pay such taxes and levies in respect of the Developer's Allocation.

(b) The Owners and the Developer or any one claiming through them shall, from the date of completion of the construction of the New Building Complex maintain their respective portions of the premises, in the said New Building

The block contains several handwritten signatures in black ink. From left to right, there is a signature that appears to be 'R. S. ...', followed by 'EDSUN ...', 'R. S. ...', and 'R. S. ...'. Below these, there are more signatures: 'D. ...', 'R. ...', 'W. ...', and 'D. ...'. The signatures are somewhat stylized and difficult to read precisely.

Complex, at their own cost in good condition and shall not do or suffer to be done anything in or to their respective premises and / or common areas, passages, lift or the common utilities and facilities provided to the said New Building Complex which may be against law on which may cause obstruction or interference to the users of such common areas, passages, facilities etc.

21. Breach and consequences

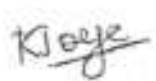
In the event of the breach of terms and conditions of the Agreement by one of the parties, the other party shall be entitled to terminate the Agreement and thereupon they shall be entitled to recover all losses, damages and expenses incurred, as a consequence of such breach, from the party committing such breach. This shall be without prejudice to the right of the parties to enforce the specific performance of the contract.

22. SERVICE OF NOTICE TO PARTIES:

Any notice required to be given by either of the parties to either party shall without prejudice to any other mode of service liable be deemed to have been served if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgement due to the below addresses:

i. Address of Owners:

1. MR. EROL CHRISTOPHER JORGE and
MRS. ELANE PRACY DE SOUZA
resident of H. No. 264/134, UGF-2,
Samrudhi Vinit Apartments, Savlem,
Pilerne, Bardez, Goa - 403114.
2. MR. IVOR ALEXANDER JORGE and
MRS. ROCHELL ANNA ALBUQUERQUE
F7, 3rd floor, La Pires Mansion, Airport Road,
Adarshnagar, Chicalim, Goa 403711.
3. MRS. CHRISTINE RUTH JORGE, and
MR. RYAN ANTHONY HIPOLITO DE MENEZES,
Flat No A-1, 1st Floor, A-Block 'Piety Manor',
behind St. Therese's High School, Mangor Hill,
Vasco-da-Gama, Goa-403802



ii. Address of Developer:

M/S. MOHIDIN PROPERTIES AND HOLDINGS,
O-1, 1st floor, Commerce Centre, next to Old Bus stand,
Vasco-da-Gama, Goa-403802

iii. Address of Confirming Party:

M/S. BOA CASA BUILDERS LLP
F4, Church View building, Dr. Dada Vaidya Road,
Panaji, Goa - 403001

23. Headings

The Headings of the clauses of the Agreement are inserted for the sake of convenience of reference only and are not intended to be part of the Agreement nor they affect the true meaning, intent or interpretation of this Agreement.

24. Value of the Schedule 1 Property

The value of the property more particularly described in Schedule 1 is Rs. 1,66,00,000/- (Rupees One Crore Sixty Six Lakhs only) for the purpose of stamp duty.

SCHEDULE '1' ABOVE REFERRED

(DESCRIPTION OF THE PROPERTY)

All that property being the southern half (Plot A) of the rustic property denominated "Fagrulem" commonly known as "Gina" situated at Vaddem (currently Municipal Ward No. 25), Vasco da Gama, described in the Land Registration Office of Salcete at No.18289 new series enrolled in the Taluka Revenue Office under No.133 (Matriz) presently surveyed in the City Survey Office of Vasco da Gama, under Chalta No.124 of P.T. Sheet No.142, under S1 zone, admeasuring an area of 3445.00 sq. mtrs. and bounded as under:

On the North: by the other half of the property

On the South: by property of heirs of Caetano Francis Xavier

On the East: by a trench/rivulet



EDHULUS

RJAGE

RJOEJE



WA

ANON

On the West: by Hilltop/mountain peak, now Goa Housing Board

The property as per the present survey plan is bounded as under:

On the North: by property bearing Chalta No.8 of Sheet No.142

On the South: by property bearing Chalta No.1 of P.T. Sheet No.98

On the East: by property bearing Chalta No.125 P.T. Sheet No.142

On the West: by property bearing Chalta No.1 P.T. Sheet No.146

A plan delineated in red showing the Schedule 1 property is annexed herewith.

SCHEDULE '2' ABOVE REFERRED TO

(Description of the "Owners Allocation" of premises)

1) Allocation to Mr. Erol Christopher Jorge & Mrs. Elane Pracy De Souza

- a) All that 3 flats bearing nos. 102, 103 and 207 as detailed below to be constructed in the new building complex along with 2 stilted car parking spaces and 1 open car parking space on the ground floor together with the undivided share and interest in the Schedule 1 property proportionate to the constructed super built up area of the said three flats:

Sr. No.	Flat No.	Floor	Super built up area in sq. mtrs.	Type
1	102	1	125.09	3 BHK
2	103	1	93.42	2 BHK
3	207	2	65.62	1 BHK

- b) An amount of Rs. 19,00,000/- (Rs. Nineteen Lakhs Only) to be paid by the Developer to Mr. Erol Christopher Jorge & Mrs. Elane Pracy De Souza on execution of these presents, of which an amount of Rs. 1,00,000/- (Rupees One lakhs only) has been paid in advance as a token amount
- c) An amount of Rs. 9,99,873/- (Rs. Nine Lakhs Ninety Nine Thousand Eight Hundred and Seventy Three Only) to be paid by the Developer to Mr. Erol Christopher Jorge & Mrs. Elane Pracy De Souza on handing over possession of the above mentioned 3 flats.

ED Souza

R Jorge

R Jorge

2) Allocation to Mr. Ivor Alexander Jorge & Mrs. Rochell Anna Albuquerque

- a) All that 2 flats bearing nos. 401 & 407 as detailed below to be constructed in the new building complex along with 1 stilted car parking spaces and 1 open car parking space on the ground floor together with the undivided share and interest in the Schedule 1 property proportionate to the constructed super built up area of the said two flats:

Sr. No.	Flat No.	Floor	Super built up area in sq. mtrs.	Type
1	401	4	127.95	3 BHK
2	407	4	65.62	1 BHK

- b) All that Flat No. B-404 admeasuring a super built up area of 124.90 sq. mtrs. or thereabouts, on the 4th floor of Block B of the building "MOHIDIN'S ICONIA" situated at Jairamnagar, behind NSD, Alto-Dabolim, Goa to be constructed on all that Plot identified under letter 'F' admeasuring an area of 4486.00 sq. mtrs being part and parcel of the larger property identified and known as 'Gally' or 'Zamboligalli' situated at Dabolim, within the limits of Village Panchayat, Taluka and Sub District of Mormugao, South Goa, Goa, currently surveyed under survey no.23/1-M of Dabolim Village.
- c) An additional amount of Rs. 22,73,333/- (Rs. Twenty Two Lakhs Seventy Three Thousand Three Hundred and Thirty Three Only) to be paid by the Developer to Mr. Ivor Alexander Jorge & Mrs. Rochell Anna Albuquerque on handing over possession of the above mentioned 2 flats.

3) Allocation to Mrs. Christine Ruth Jorge & Mr. Ryan Anthony Hipolito De Menezes

- a) All that 5 flats bearing nos. 104, 105, 107, 203 and 204 as detailed below to be constructed of the new building complex along with 4 stilted car parking spaces and 1 open car parking space on the ground floor together with the undivided share and interest in the Schedule 1 property proportionate to the constructed super built up area of the said five flats:

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EDSON LK

R. Jorge

R. Jorge

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Sr. No.	Flat No.	Floor	Super built up area in sq. mtrs.	Type
1	104	1	95.16	2 BHK
2	105	1	95.16	2 BHK
3	107	1	65.62	1 BHK
4	203	2	95.16	2 BHK
5	204	2	95.16	2 BHK

b) The following amount to be paid by Mrs. Christine Ruth Jorge & Mr. Ryan Anthony Hipolito De Menezes to the Developer towards allocation of additional area of the new building premises to be constructed on Schedule 1 property as per the stages of construction mentioned herein below:

Installment No.	Particulars	Percentage	Amount Payable
1	On signing of this Agreement	15%	2,85,000.00
2	On Completion of Plinth	15%	2,85,000.00
3	On Completion of still slab	10%	1,90,000.00
4	On Completion of 1 st floor slab	10%	1,90,000.00
5	On Completion of 2 nd floor slab	10%	1,90,000.00
6	On Completion of 3 rd floor slab	8%	1,52,000.00
7	On Completion of 4 th floor slab	8%	1,52,000.00
8	On Completion of Roof slab	7%	1,33,000.00
9	On Completion of External Masonry of flat	7%	1,33,000.00
10	On Completion of Internal Masonry, internal & external plaster of flat	6%	1,14,000.00
11	On Completion in all respects and handing over possession of flat	4%	76,000.00
	TOTAL	100%	19,00,000.00

(Rupees Nineteen Lakhs only)

[Signature]

[Signature]

RJorge

KJorge

[Signature]

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- c) An amount of Rs. 3,33,333/- (Rs. Three Lakhs Thirty Three Thousand Three Hundred and Thirty Three Only) to be paid by the Developer to Mrs. Christine Ruth Jorge & Mr. Ryan A. H. de Menezes on handing over possession of the above mentioned 5 flats.

Plans for all the above flats/premises delineated in red are annexed herewith.

SCHEDULE '3' ABOVE REFERRED TO

(Description of the "Confirming Party's Allocation" of premises)

All that office premises marked as no. B1, located on the 1st floor (level 2) of Block A, having super built up area of 62.33 sq.mtrs. of the building named Mohidin's Affluence, Vaddem, Vasco da Gama, Goa, built on a plot of land admeasuring 1210.00 sq.mtrs or thereabouts, being a part or portion of the larger immovable property named "CHILLONDE" bearing Chalta Nos. 26, 27, 28, 29, 73, 74 and 75 of P.T. Sheet No. 94 of Vasco da Gama city survey in the Revenue District of South Goa.

A plan delineated in red showing the Schedule 3 property is annexed herewith

SCHEDULE '4' ABOVE REFERRED TO

(Design and specification of the New Building Complex to be built on the Schedule 1 Property)

1. STRUCTURE:
The building shall have R.C.C. framed structure as per approved design standards. The external walls shall be constructed in 23 cm thick masonry and /or 15 cms masonry, wherever necessary.
2. PLASTER:
External plaster shall be done in double coat sand faced cement plaster. Internal plaster shall be with single coat cement /gypsum plaster.
3. DOORS & WINDOWS:
 - a) DOORS:
All door frames shall be of size 2.5" x 4". Main door and door frame shall be of teak wood. The main door shall be finished in melamine polish and shall be fitted with 1 eye hole, 1 door handle and 1 night latch. Internal door frames shall be of salwood / mattiwood or any other hard wood. Internal doors shall be marine quality flush doors. Each bedroom door shall be fitted with lock-

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A. Sousa, R. Jorge, R. Jorge, A. H. de Menezes, etc.

cum-handle. Finishing of internal doors shall be in French hand polish and/or oil paint or laminate, as necessary (not applicable for fiberglass doors which are pre-finished).

b) WINDOWS:

Windows shall be of 2/3 track (as per size of window opening) UPVC / powder coated aluminum frame with sliding shutters and 4-5 mm thick glass panels with rubber beading. Ventilators in toilet/bath shall also be in similar frame with fixed glass panel immediately above sill and movable glass louvers above.

4. FLOORING:

All flooring of rooms and balconies (except toilets / baths) shall be finished with vitrified tiles. All tiles shall be provided in light shades, laid on cement mortar bedding. [Size of tiles to be decided by the Developer at the relevant time]

5. TOILET cum BATHROOM (each):

- a) Flooring shall be provided in anti skid ceramic tiles in light shades. Dado shall be provided upto ceiling height in matching coloured glazed ceramic tiles.
- b) Sanitaryware (Cera or equivalent make) shall be provided in pastel shades with European commode.
- c) Concealed plumbing (Astral/ Prince or equivalent make) with necessary plumbing fixtures.
- d) Plumbing arrangement with mixer, in shower area only, for hot & cold water and shower rose shall be provided. CP Fittings of Jaquar or equivalent make shall be provided.

6. KITCHEN:

- (a) Platform of polished black granite, in straight or L-shape (as per Architect's design), not exceeding 10 feet, shall be provided. One single bowl stainless steel kitchen sink and sink cock shall be provided.
- (b) Dado above kitchen platform shall be provided upto a height of 60 cms in light colour glazed ceramic tiles.

7. ELECTRICALS:

No fittings such as tube lights, fans, geyser etc. shall be provided. Concealed electrical copper wiring (Finolex or equivalent make) in PVC conduits with electrical switches (Legrand or equivalent make) shall be provided. Individual electrical meters (supplied by the Electricity Dept.) and electrical points for each flat shall be provided as per list below. Points listed are provided as per the developer's plans. Re-positioning as per the Purchaser's requirements may entail separate costs.

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- a) Living cum Dining: 3 nos light points, 2 nos fan point, 2 nos 5-amp points, 1 no bell point, 1 no T.V. point, 1 no Telephone point, 1 no AC point
- b) Kitchen: 1 no light point, 1no ceiling/exhaust fan point, 2 nos 5-amp point, 1 no 3-pin 5/15-amp point
- c) Bedroom (each): 2 nos light points, 1 no fan point, 2 no 3-pin 5-amp point (Including AC), 1 no A/C point
- d) Toilet (each): 2 no light point, 1no 15-amp point, 1 no exhaust
- e) Balcony (each): 1 no light point
- f) External staircase: 1 no light point on each landing/ mid landing
- g) Utility: 1 no 5-amp point (washing machine) and 1 light point.

8. PAINTING:

All external surfaces of the building shall be finished with anti fungal exterior grade paint. Internal walls of the common staircase shall be provided with oil paint / oil bound distemper. Internal walls of the flat in all rooms shall be finished with one coat of cement primer and lambi. Final painting of all wall surfaces in two coats of pastel colour acrylic oil bound / washable distemper.

9. ELEVATOR:

The building shall be provided with an elevator/s as per plan of the Developer. A power back up generator will be provided for the elevator, staircase area and common area including parking.

10. WATER SUPPLY, PLUMBING & DRAINAGE:

- a) Water supply shall be provided by Public Works Department, Government of Goa through a common meter, along with sump and overhead tank of adequate size and water pump. Distribution of water shall be only from overhead water tank through plumbing lines connected to each flat. All plumbing water lines shall be provided in threaded G.I./ PVC/ CPVC pipes (Astral / Prince or equivalent make).
- b) Rain water and sewerage drainage shall be in SWR/PVC pipes and fittings (Astral / Prince or equivalent make). Sewerage lines running underground shall be provided in stoneware pipes with chambers and traps, connected to P.W.D. main sewerage line (if available) or septic tank with soak pit arrangement and /or a Sewerage Treatment Plant as required by the Authorities.

The choice of materials to be used and the fittings to be provided as per these building specifications shall be decided and chosen by the Developer alone.

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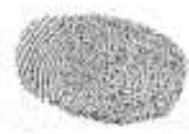






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IN WITNESS WHEREOF, the parties have signed this agreement on the dated and place as mentioned hereinabove in the presence of witnesses

SIGNED AND DELIVERED
BY THE OWNERS
1. MR. EROL CHRISTOPHER JORGE



Left Hand		Right Hand
	Thumb	
	Index Finger	
	Middle Finger	
	Ring Finger	
	Last Finger	



Edwin



RJorge













RJorge



2. MRS. ELANE PRACY DE SOUZA

EDSOUZA



Left Hand		Right Hand
	Thumb	
	Index Finger	
	Middle Finger	
	Ring Finger	
	Last Finger	

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EDSOUZA

RJoaze

RJoaze

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[Handwritten mark]

3. MRS. ROCHELL ANNA ALBUQUERQUE
 for self and as attorney for
 MR. IVOR ALEXANDER JORGE

RJorge



Left Hand		Right Hand
	Thumb	
	Index Finger	
	Middle Finger	
	Ring Finger	
	Last Finger	

[Handwritten signature]

EDSWWS

RJorge

RJorge

[Handwritten signature]

[Handwritten signature]

in

[Handwritten signature]

4. MRS. CHRISTINE RUTH JORGE



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Left Hand		Right Hand
	Thumb	
	Index Finger	
	Middle Finger	
	Ring Finger	
	Last Finger	

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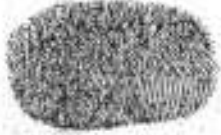









5. MR. RYAN ANTHONY HIPOLITO DE MENEZES



Ryan Hipolito

Ryan



Left Hand		Right Hand
	Thumb	
	Index Finger	
	Middle Finger	
	Ring Finger	
	Last Finger	

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ESOLU

RJoze

RJoze

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lor

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SIGNED AND DELIVERED
 BY THE DEVELOPER
 MR. AVEZ AZIM SHAIKH
 Proprietor of M/S. MOHIDIN
 PROPERTIES AND HOLDINGS

Wxy



Left Hand		Right Hand
	Thumb	
	Index Finger	
	Middle Finger	
	Ring Finger	
	Last Finger	

Wxy

Essouza

RJage

RJage

Rage

Wxy

Wxy

Wxy

SIGNED AND DELIVERED
 BY THE CONFIRMING PARTY
 M/S. BOA CASA BUILDERS LLP
 represented herein by its Designated Partner
 MR. RUBEN JOSE QUADROS



Ruben Quadros



Left Hand		Right Hand
	Thumb	
	Index Finger	
	Middle Finger	
	Ring Finger	
	Last Finger	

WITNESSES:

1. Nizant Cine *Nizant Cine*

2. / ASHVEK HIMA BHOI *Ashvek Hima Bhoi*

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[Signature]

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[Signature]

[Signature]

[Signature]



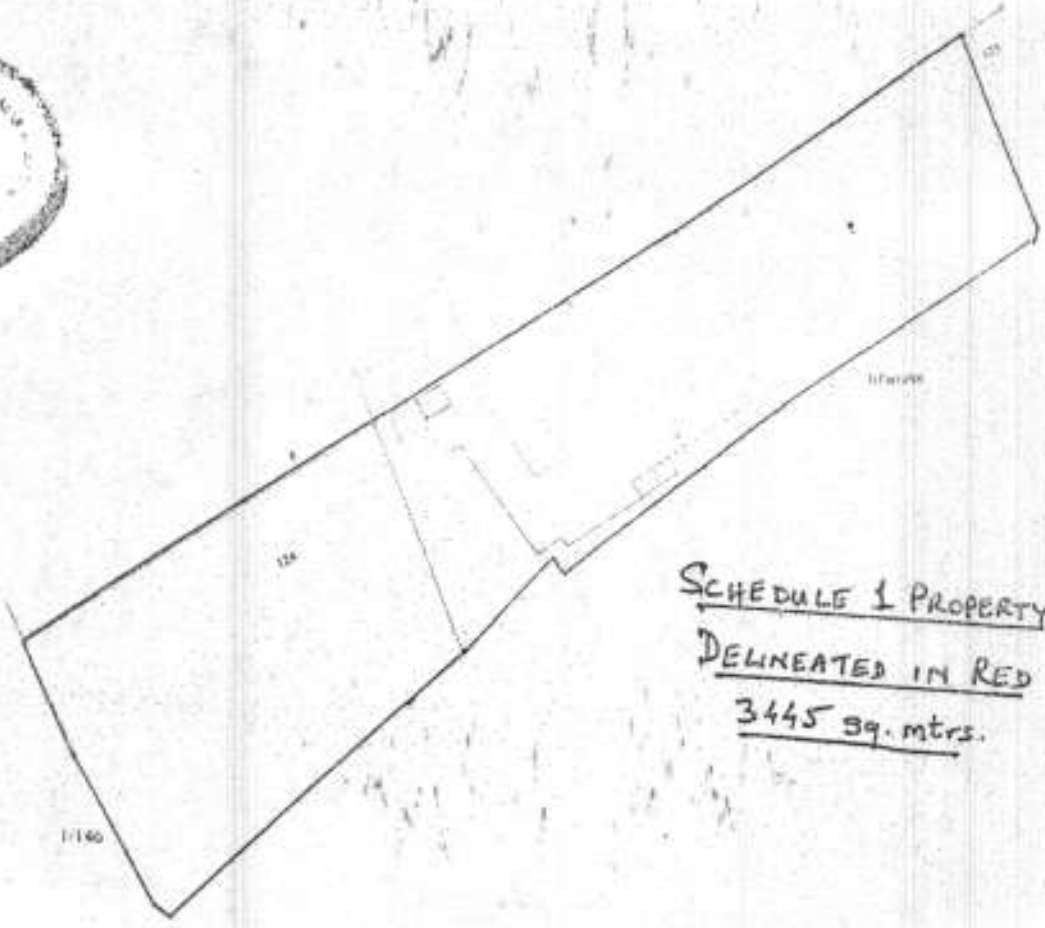
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 VASCO - GOA

Inward No. 3370



Plan showing plots situated at
 City - VASCO
 Taluka - MORMUGAO
 P.T.S. No. 142 - Chitta No. 174
 Scale 1:500

(Signature)
 (Savio C. Silveira)
 Inspector of Survey & Land
 Records
 Vasco-Goa

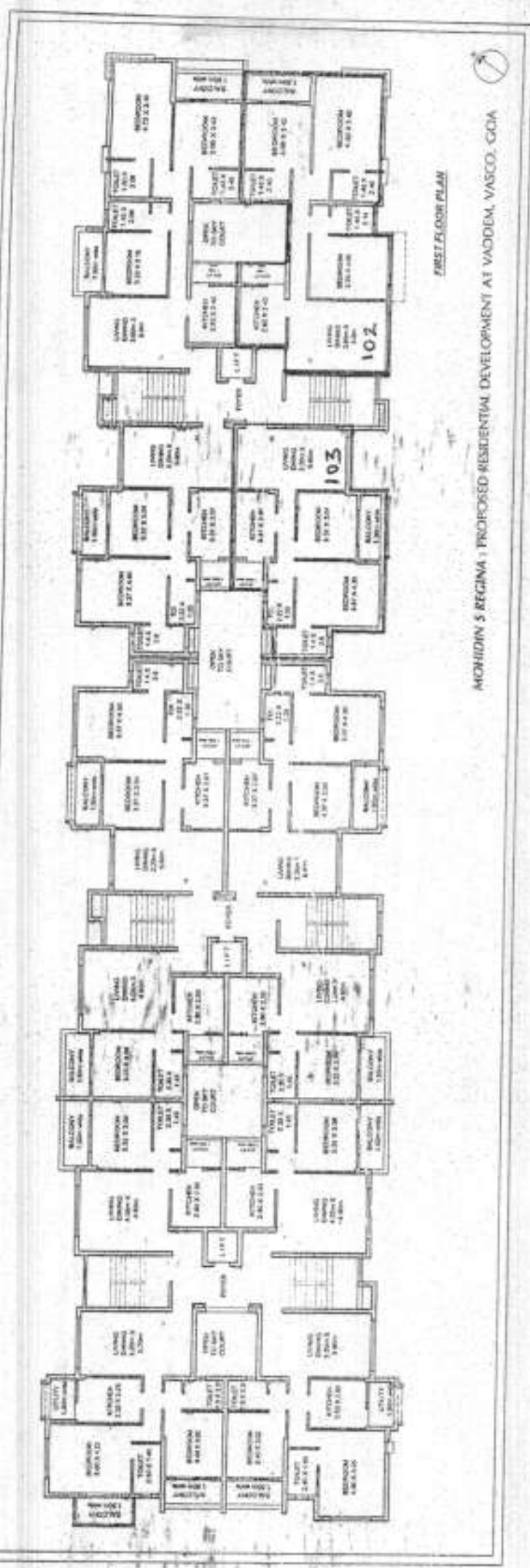
SCHEDULE I PROPERTY
DELINEATED IN RED
3445 sq. mtrs.

(Signature)
 Computer Generated by: C.S. JALMI
 (D*MAN GILH) On 23-05-2016

(Signature)
 Computer Generated by

34
 Edoula RJoze RJoze
 Doye (Signature) (Signature) (Signature) (Signature)

Owners' Allocation for Owner 1 and Owner 2



FLAT No. 102 - BUILT UP AREA INCLUDING BALCONY AREA - 103.52 sq. mtr.
 - SUPER BUILT UP AREA - 125.09 sq. mtr.

FLAT No. 103 - BUILT UP AREA INCLUDING BALCONY AREA - 77.16 sq. mtr.
 - SUPER BUILT UP AREA - 93.42 sq. mtr.

[Signature]

Edson

RJage

RJage

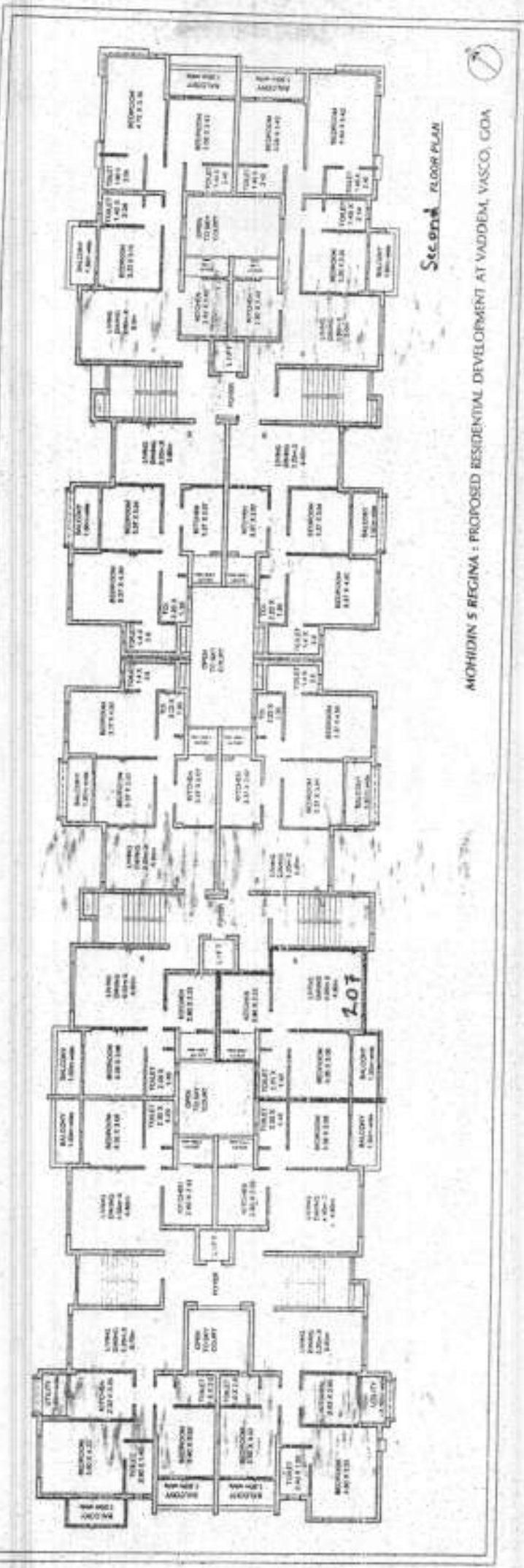
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Owners' Allocation for Owner 1 and Owner 2



Second FLOOR PLAN

MOHDIN S REGINA : PROPOSED RESIDENTIAL DEVELOPMENT AT VADDEIM, VASCO, GOA

FLAT NO. 207 - BUILT UP AREA INCLUDING BALCONY AREA - 54.20 Sq.mtr.
- SUPER BUILT UP AREA - 65.62 Sq.mtr.

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Edwards

R Saige

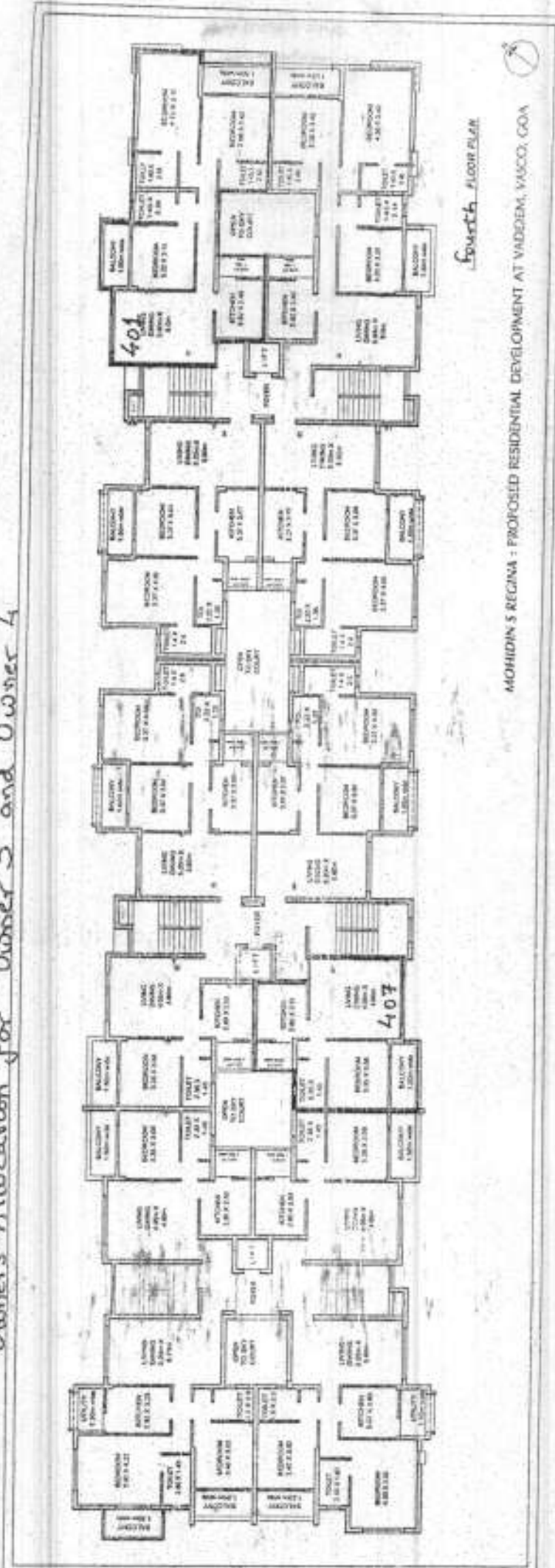
R Saige

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Owners' Allocation for Owner 3 and Owner 4



MOHIDIN S REGINA - PROPOSED RESIDENTIAL DEVELOPMENT AT VADEDEM, VASCO, GOA

Fourth Floor Plan

- FLAT No. 401 - BUILT UP AREA INCLUDING BALCONY AREA - 105.68 Sq. mtr.
- SUPER BUILT UP AREA - 127.95 Sq. mtr.
- FLAT No. 407 - BUILT UP AREA INCLUDING BALCONY AREA - 54.20 Sq. mtr.
- SUPER BUILT UP AREA - 65.62 Sq. mtr.

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37
Edvuu

RJaige

RJaige

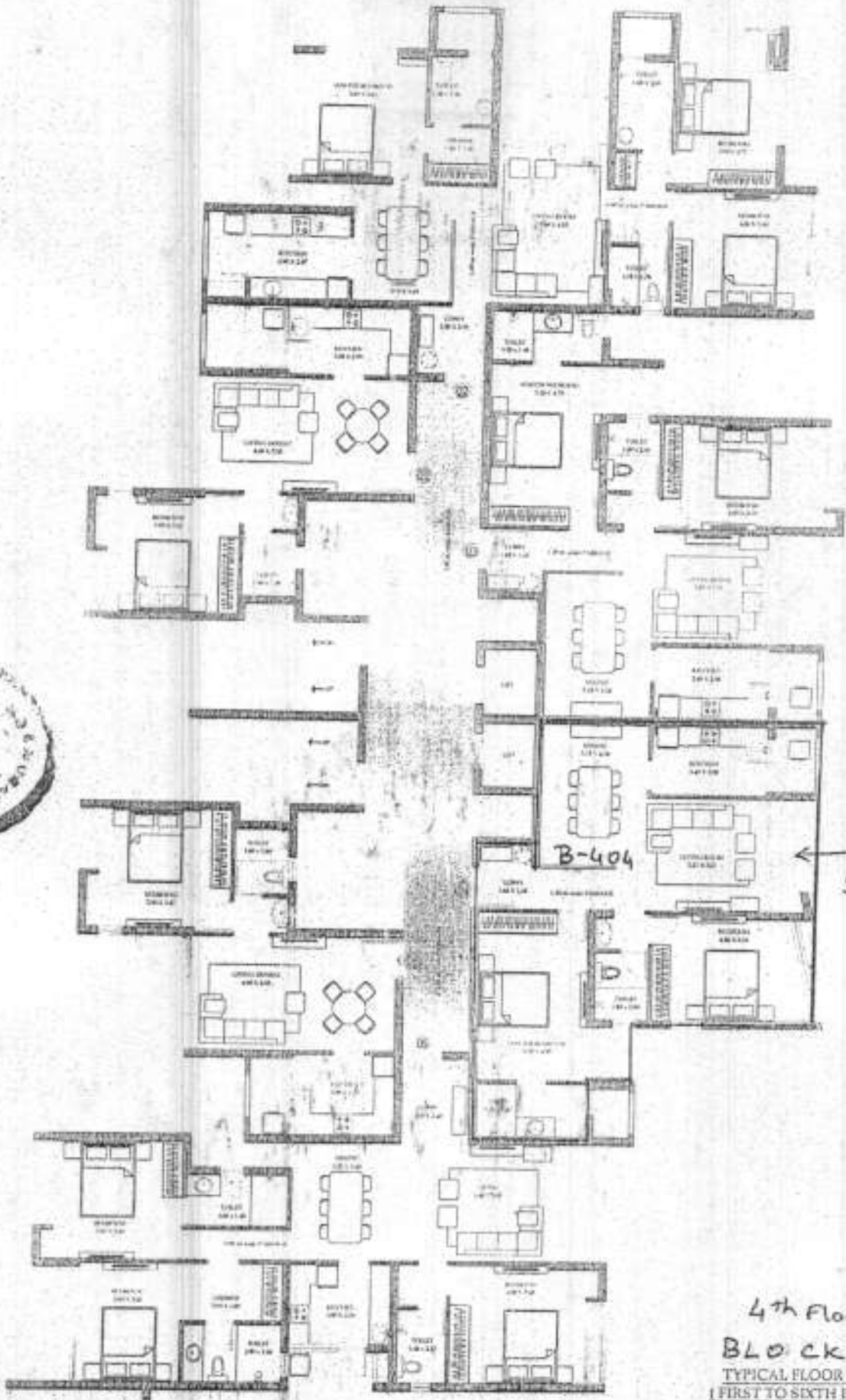
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Owners' Allocation for Owner 3 and Owner 4



← 124.90 sq. mt.
Super Built up
Area.

4th Floor
Block-B
TYPICAL FLOOR PLAN
(FIRST TO SIXTH FLOOR)

MOHIDIN'S ICONIA



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Edouard

R. Joerg

R. Joerg

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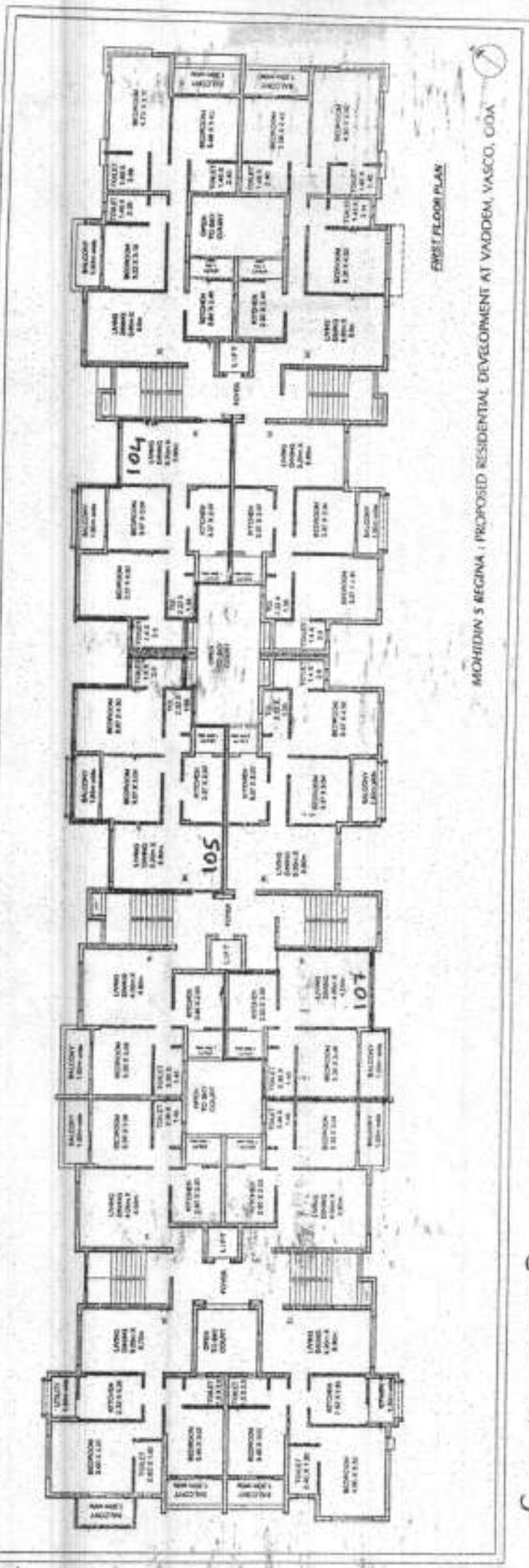
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Owners' Allocation For Owner 5 and Owner 6



FLAT No. 104 - BUILT UP AREA INCLUDING BALCONY AREA - 78.60 sq.mtr.
 SUPER BUILT UP AREA - 95.16 sq.mtr.

FLAT No. 105 - BUILT UP AREA INCLUDING BALCONY AREA - 78.60 sq.mtr.
 SUPER BUILT UP AREA - 95.16 sq.mtr.

FLAT No. 107 - BUILT UP AREA INCLUDING BALCONY AREA - 54.20 sq.mtr.
 SUPER BUILT UP AREA - 65.62 sq.mtr.

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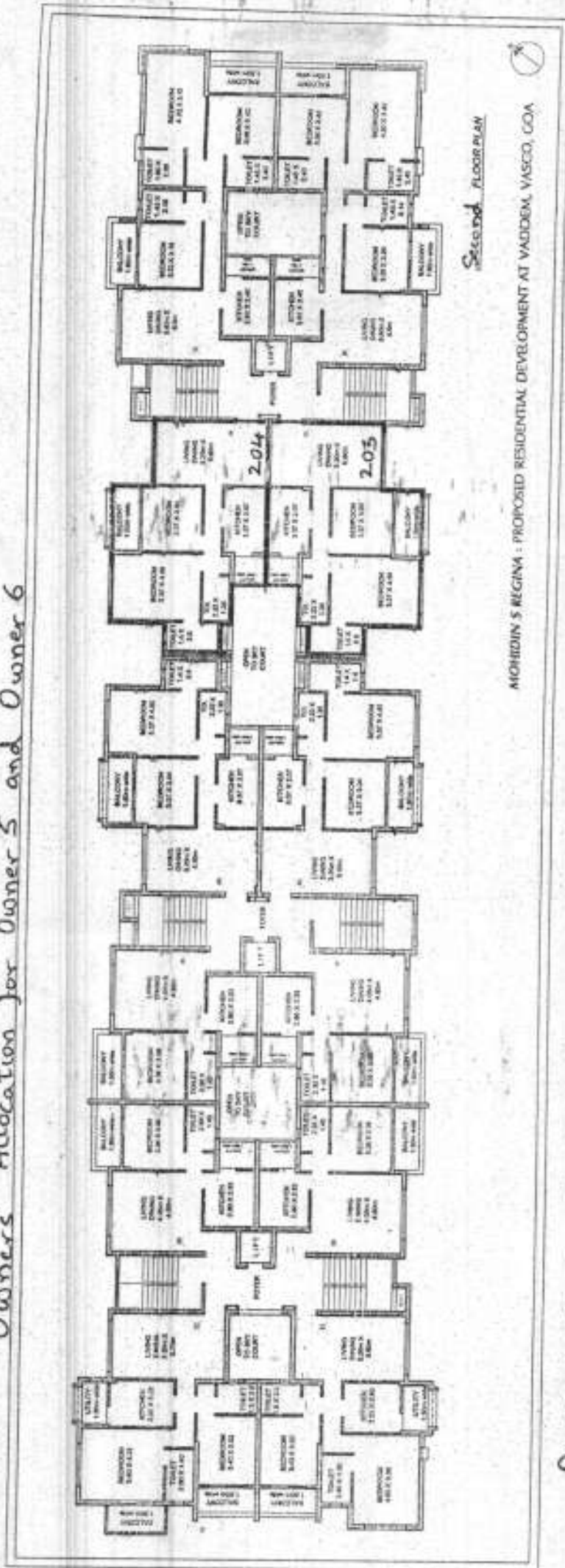
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Owners' Allocation for Owner 5 and Owner 6



MOHIDIN S REGINA - PROPOSED RESIDENTIAL DEVELOPMENT AT VADDEM, VASCO, GOA

FLAT NO. 203 - BUILT UP AREA INCLUDING BALCONY AREA - 78.60 sq.mtr.
 SUPER BUILT UP AREA - 95.16 sq. mtr.

FLAT NO. 204 - BUILT UP AREA INCLUDING BALCONY AREA - 78.60 sq.mtr.
 SUPER BUILT UP AREA - 95.16 sq.mtr.

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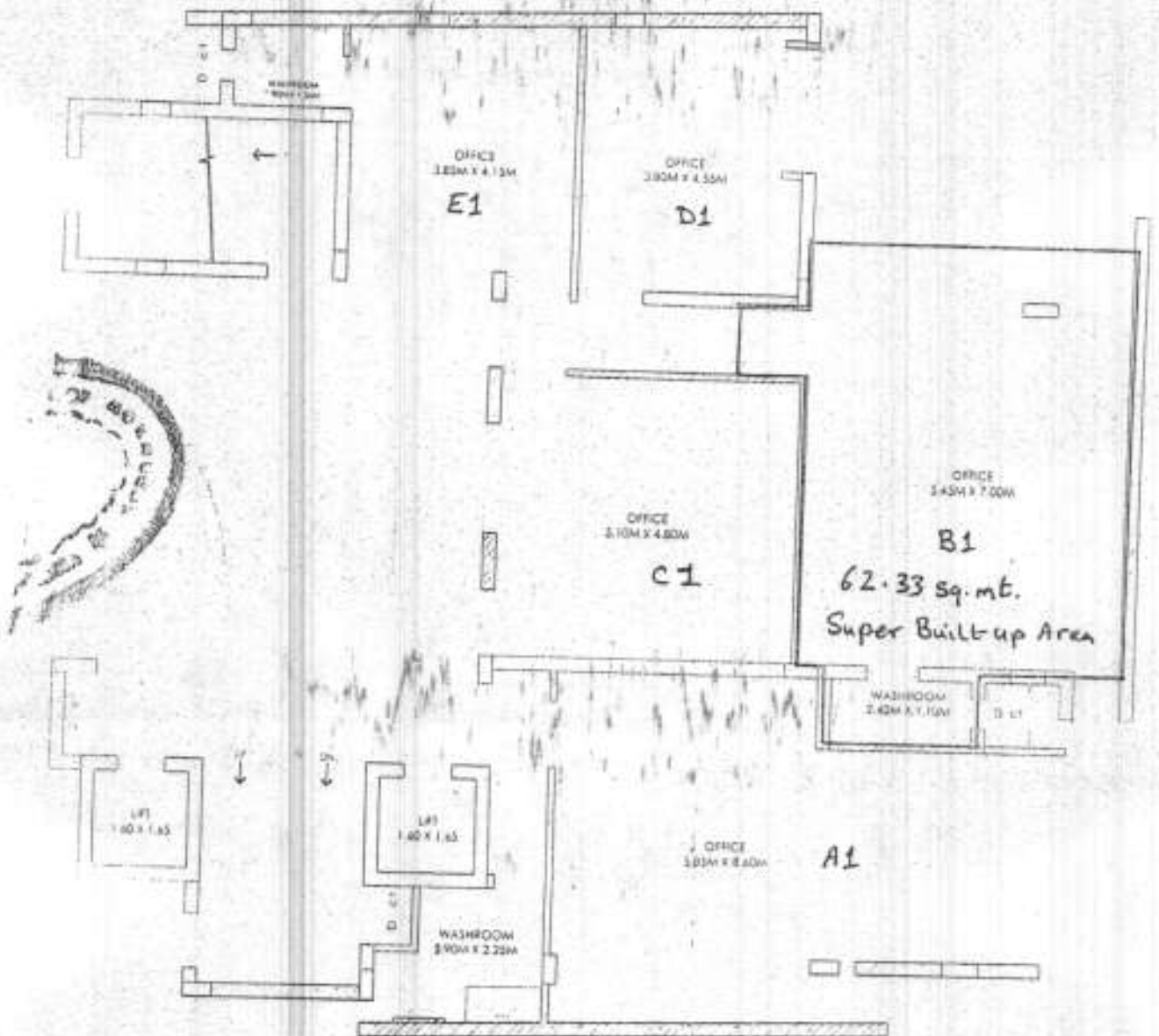
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ALLOCATION OF CONFIRMING PARTY



MOHIDIN'S AFFLUENCE
FIRST FLOOR PLAN



41

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EDSON VA

RJaye

RJaye

[Handwritten signature]

[Handwritten signature]

VA Rubin

2. Mrs. Rochell Anna Albuquerque, W/o Mr. Ivor Alexander Jorge, Married, Indian, age 42 Years, House-
 hold of Flat No. 3rd Floor, La Pires Mansion, Airport Road, Adarshnagar, Chicalim 403711 For self and as POA
 for Mr. Ivor Alexander Jorge vide POA dt. 23/02/2013 executed before Adv. Satishchandra Talavalkar,
 Notary, 9 Karina Paes Avenue, Opp. Vasco Court, Vasco da Goa 403802

Photo	Thumb Impression	Signature
		

3. Mr. Socrates Jorge, S/o late Mr. Rui Socrates das Dóres Jorge, Married, Indian, age 46
 years, Flat No. 264/134, UGF-2, Samrudhi Vinit Apartments, Saviem, Pilerne, Bardez Goa 403114

Photo	Thumb Impression	Signature
		

4. Mrs. Elaine Percy De Souza, W/o Mr. Erol Christopher, Married, Indian, age 42
 years, Flat No. 264/134, UGF-2, Samrudhi Vinit Apartments, Saviem, Pilerne, Bardez Goa 403114

Photo	Thumb Impression	Signature
		

5. Mrs. Jorge, W/o Mr. Ryan Anthony Hipolito De Menezes, Married, Indian, age 44
 years, Flat No. A-1, 1st Floor, A-Block, Piety Manor, behind St. Theres's High School Mangor Hill,
 Vasco da Gama Goa.

Photo	Thumb Impression	Signature
		


6. Mr. Ryan Anthony Hipolito De Menezes, S/o Mr. Inacio Francisco P. de Menezes, Married, Indian, age 46
 years, Flat No. A-1, 1st Floor, A-Block, Piety Manor, behind St. Theres's High School Mangor Hill,
 Vasco da Gama Goa.

Photo	Thumb Impression	Signature
		

2. Avaz Azim Shaikh, S/o Mr. Abdul Azim Shaikh Mohidin, Married, Indian, age 37
years, Business, r/o No. 650, Mohidin Villa, Airport Road, Chicalim, Goa. As a Proprietor of M/S Mohidin
Properties And Holdings having its office at Vasco da Gama Goa.

Photo	Thumb Impression	Signature
		

2. Avaz Azim Shaikh

Sr No.	Witness Details	Signature
1	J. S. Fernandes, S/o Vincente Fernandes, Married, Indian, age 43 r/o New vaddem, Vasco	




Sub-Registrar

SUB-REGISTRAR
MORMUGAO

2. Avaz Azim Shaikh

Book-1 Document
Registration Number MOR-BK1-01205-2016
CD Number MORD14 on
Date 01-07-2016

Hankwilfm

Sub-Registrar (Mormugao)

Scanned By:-

Saikh Cabir
SUB-REGISTRAR
MORMUGAO

Signature

Cabir

Designed and Developed by C-DAC, ACTS, Pune

