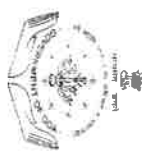




**GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Ponda**



11/24/2023

STAMP DUTY CERTIFICATE

ENDORSEMENT

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

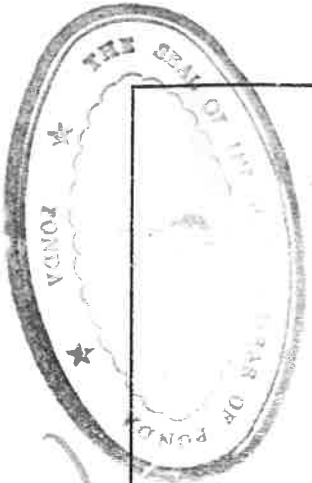
Stamp Duty Of : ₹ 667000/-

(Rupees Six Lakh Sixty Seven Thousands only)

PAID VIDE E-RECEIPT NO 202300486134 DATED :24-Jun-2023,

IN THE GOVERNMENT TREASURY.

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



PON-1-1128-2023

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202300040702
DOCUMENT SERIAL NUMBER	:	2023-PON-1174
DATE OF PRESENTATION	:	19-Jul-2023
DOCUMENT REGISTRATION NUMBER	:	PON-1-1128-2023
DATE OF REGISTRATION	:	19-Jul-2023
NAME OF PRESENTER	:	Kishor Shrikant Naik Proprietor Of Ms Pankaj Builders And Developers
REGISTRATION FEES PAID	:	₹6900000/-
PROCESSING FEES PAID	:	₹2200/-
MUTATION FEES PAID	:	N.A./-



Receipt

Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 19-Jul-2023 12:52:11

Date of Receipt: 19-Jul-2023

Receipt No : 2023-24/11/900

Serial No. of the Document : 2023-PON-1174

Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**

Received the following amounts from **Kishor Shrikant Naik Proprietor Of Ms Pankaj Builders And Developers** for Registration of above Document in Book-1 for the year 2023

Registration Fee	690000	E-Challan(Online fee)	• Challan Number : 202300486128 • CIN Number : CPACWDOEU7	6900000
Processing Fee	2120	E-Challan(Online fee)	• Challan Number : 202300486128 • CIN Number : CPACWDOEU7	2200
Total Paid	692200	(Rupees Six Lakh Ninety Two Thousands Two Hundred only)		

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

**SUB-REGISTRAR
PONDA**

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below
Name of the Person Authorized :

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **19-Jul-2023**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar

**SUB-REGISTRAR
PONDA**



K. Shon Shukant Nandi

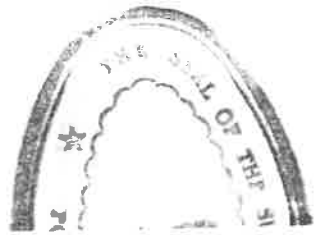
**AGREEMENT FOR DEVELOPMENT
AND SALE**

S. MS Khand
R. S. Shrivastav

S. S. Anand
Shrivastav
Anand

S. S. Anand
Shrivastav

S. S. Anand
Shrivastav



THIS AGREEMENT made and entered on this Twenty Fourth day of June in the year Two Thousand Twenty Three (24/06/2023) at Ponda, Goa, within the Registration Sub-District and Taluka Ponda, District of South Goa, State of Goa.

BETWEEN

(1) **MIR SATYEN** alias **SATYENDRA KAMALAKANT SHRIWANT**, Son of late Kamalakant Nagesh Shriwant, aged 49 years, occupation business, married, holding Permanent Account Card No. and Aadhar No. and his wife,

(2) **MRS ROOPA SATYEN SHRIWANT**, daughter of Raghuvir Tivrecar, aged 50 years, occupation housewife, having permanent Account Card No. and Aadhar No. , both R/o Nagesh Nagar, Tisk, Ponda Goa,

(3) **MIR SURAJ KAMALAKANT SHRIWANT**, son of late Kamalakant Nagesh Shriwant, aged 44 years, Occupation Business, married, holding Permanent Account Card No. and Aadhar No. and his wife,

(4) **MRS SARIKA SURAJ SHRIWANT**, D/o Santosh Shinde, age 34 years, married, housewife, Indian National, holding Permanent Account Card No. and Aadhar No. , both residing at Nagesh Nagar, Ponda Goa,

(5) **MRS ASHWINI VIRENDRA DHAMASKAR**, daughter of late Kamalakat Nagesh Shirwant, aged 39 years, Occupation commercial employee, having Permanent Account Card No. and Aadhar No. , and her husband

(6) **MIR VIRENDRA RAVINDRA DHAMASKAR**, son of Shri Ravindra Dhamaskar, age 43 years, occupation Service, married, having permanent Account Card No. and Aadhar No. both Margao, Goa, all Indian Nationals, and hereinafter collectively referred to as the "**OWNERS/VENDOR NO.1**" (which expression shall,



S.M. Shirwant

R.S Shirwant

S.M. Shirwant

R.S Shirwant

Dhamaskar

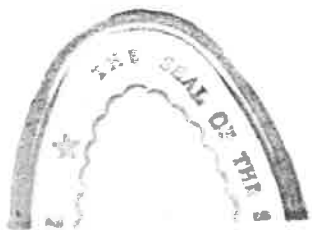
Dhamaskar

Ravindra

Dhamaskar

Ravindra

Dhamaskar



unless repugnant to the context or meaning thereof, include their heirs, executors, administrators, and assigns) OF THE FIRST PART.

AND

(7a) MR DILIP CHANDRAKANT NAIK, Son of Chandrakant Naik, aged 47 years, business, married, Indian National, holding Permanent Account Card No and Aadhar No. and his wife,

(7b) MRS ABHIJA SHETKAR alias ABHIJA DILIP NAIK, D/o Ashok Shetkar, age 35 years, married, service, Indian National, holding Pan No. and Aadhaar No.

both residing at House No. 171/B/2, Shantinagar, Ponda, Goa, and hereinafter collectively referred to as the **"OWNERS/VENDOR NO.2"** (which expression shall, unless repugnant to the context or meaning thereof, include his heirs, executors, administrators, and assigns) OF THE SECOND PART.

AND

(8) M/S PANKAJ BUILDERS AND DEVELOPER, a sole proprietorship firm of **MR KISHOR SHRIKANT NAIK**, S/o. Shrikant Naik, age 49 yrs, married, businessman Indian National, having its office at Dhavli, Ponda, Goa, holding Pan card No. , Aadhaar No , Mob No. 9822103828, and hereinafter referred to as **'THE DEVELOPER'** (which expression shall, unless repugnant to the context or meaning thereof, include the said firm, sole proprietors heirs, executors, administrators, and assigns) OF THE THIRD PART

AND

(9) MR PRADEEP GURUDAS RAIKAR, S/o Gurudas Raikar, age 59 years, married, business, Indian National, holding Pan No. and Aadhar No. , and his wife,

(10) MRS POOJA PRADEEP RAIKAR, D/o Suryakant Pandurang Vernekar, age 55 years, married, housewife, Indian National, holding Pan No and Aadhar No. both R/o H. No. 764, Near St Tereza



S.K.S. Leivad

R.S. Shrivani

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Convent, Ganapoga, Santemol, Raia, Salcete Goa and hereinafter referred to as '**CONFIRMING PARTY**' (which expression shall, unless repugnant to the context or meaning thereof, include the said firm, sole proprietors heirs, executors, administrators, and assigns) OF THE FOURTH PART



WHEREAS there exists a landed property known as "GODICHEM BOROD" also known as "BORODO BHUMY" alias "GOUCHEM BOROD" situated at Ponda, within the limits of Ponda Municipal Council, taluka Ponda, District of South Goa, state of Goa, which property is registered in the Land Registration office under number 7237 of Book B 19 new, not enrolled in the Matriz records and is surveyed under number 193/1 of village and Taluka Ponda having an area of 21,300 sq. mts. and which property as per the Land Registration documents is bounded as under:

East: By the Ditch and Public Road,
West: By the Fence situated on a hill,
North: by the Coconut grow of Caitano J. P. Mendonca and others,
South: By the Fence of Pine Trees.

AND WHEREAS said property is bounded as per Survey Plan is as under:

East: By the Rain water Ditch,
West: By the Boundary of village Queula,
North: by the property bearing survey No. 193/2 and 196,
South: By the Margao-Ponda Main Road and a Ditch.

AND WHEREAS the SAID entire property was Purchased by Late Nagesh Ramchandra Shet @ Nagesh Ramchandra Shet Kerkar @ Shriwant in the name of his three children who were then minors namely, Kamalakant Nagesh Shriwant,

S. M. S. L. i. a. n. t

R. S. Shriwant

Kamalakant Nagesh Shriwant,



Manohar Nagesh Shriwant and Krishna Nagesh Shriwant in terms of Deed of Conveyance dated 9/2/1943 duly executed before the Notary of Ponda Judicial Division Shri Redkar in the Book of Deeds No. 255 at folio 24 V and as such the said property was inscribed in the name of the above three minor children under Inscription No. 14997, 14996 and 14995 of book G 26.

AND WHEREAS Late Nagesh R Shet had another son by name Sharad Nagesh Shriwant, who alongwith the above referred parties resided in the above mentioned property jointly.

AND WHEREAS Said Krishna Nagesh Sriwant expired leaving behind his widow Smt Vijaya Krishna Shriwant, Shri Nagesh Krishna Shriwant, Smt Asha Nagesh Shriwant, Shri Mahesh Krishna Shriwant, Smt Geeta Anand Kalekar married to Anand Ranganath Kalekar and Smt Smita Krishna Shriwant.

AND WHEREAS in terms of Deed of Partition dated 7/10/1994 and registered before Sub Registrar Ponda and bearing Registration No. 111 at pages 279 to 311 of Book I Volume 233 dated 9/2/1995, the above mentioned Owners of the said property divided said property and allotted the portion of the same among themselves consequent to which Late Kamalakant Nagesh Shriwant and his wife Smt Sharayu Kamalakant Shriwant were allotted Plot A1 admeasuring 2300 sq.mts of the said entire property.

AND WHEREAS Late Kamalakant Nagesh Shriwant expired on 15/4/2008 and his wife Smt Sharayu Kamalakant Shriwant expired on 6/7/2008 leaving behind Mr Suraj Kamalakant Shriwant, Mrs Ashwini Kamalakant Shriwant



S. K. Shriwant
R. S. Shriwant

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Shriwant

[Signature]
Ashwini

[Signature]
Suraj



married to Mr Virendra Dhamaskar, Mr Sattendra Kamalakant Shriwant married to Mrs Rupa Shriwant.

AND WHEREAS upon the death of the parents i.e. Late Kamalakant Nagesh Shriwant expired on 15/4/2008 and his wife Smt Sharayu Kamalakant Shriwant, their son Mr Suraj Kamalakant Shriwant initiated inventory proceedings being Inventory Proceedings No. 15/2009/A and in the said inventory proceedings said Plot A1 admeasuring 2300 sq.mts was listed as Item No. 1 and in terms of Judgment dated 11/5/2009 said Plot A1 was allotted to Mr Suraj Kamalakant Shriwant, Mrs Ashwini Kamalakant Shriwant married to Mr Virendra Dhamaskar, Mr Sattendra Kamalakant Shriwant married to Mrs Rupa Shriwant in equal shares.

AND WHEREAS accordingly the Vendor No.1 herein since than became exclusive Owners of the said Plot A1 admeasuring 2300 sq.mts., which Plot is hereinafter referred to as "**SAID ENTIRE PLOT**"

AND WHEREAS Owners herein thereafter got their names recorded in the survey records of the survey No. 193/1 of village Ponda and thereafter got the said Plot partitioned and as such said Plot is now bearing new survey No. 193/1-A of village Ponda being distinct and separate Plot.

AND WHEREAS in terms of Deed of Sale dated 3/1/2011 and registered before Sub Registrar Ponda and bearing Registration No. 129/11 at pages 281 to 304 of Book 1 volume 1768 dated 24/1/2011, the Owners herein sold and conveyed portion of the said entire plot being Plot admeasuring 313 sq.mts to Mr Dilip Chandrakant Naik, Vendor No.2 herein.



S. M. S. Lina
R. S. Shriwant

S. M. S. Lina
R. S. Shriwant

D. W. Dhamaskar

D. W. Dhamaskar
D. W. Dhamaskar



AND WHEREAS said entire Plot is converted to Non Agricultural Use vide Sanad issued by the Office of the Collector, North Goa at Panaji bearing No. RB/CNV/PON/AC-1/06/2011 dated 13/2/2013 for an area admeasuring 1987 Sq. Mts. and Sanad issued by Deputy Collector, Ponda bearing No. 06/121/2021-CONV/78 dated 04/01/2022 for an area of 313 sq. mts.

AND WHEREAS in terms of Agreement for Sale dated 4/12/2013 and registered before Sub Registrar Ponda and bearing Registration No. 6577/14 at pages 87 to 110 of Book I Volume 2535 dated 16/4/2014 said Owners herein agreed to sell part of the said Plot admeasuring 459.29 sq.mts to Mr Pradeep Raikar, Confirming Party herein, however as the required development permission/Approval of the sub division of plot was not obtained by the Vendor No.1, Confirming Party has not completed the transaction of payment of entire Consideration nor the Vendor No.1 have handed Possession of the said Plot admeasuring 459.29 sq.mts to Confirming Party.

AND WHEREAS the Owners/Vendor No.1 and vendor No.2 alongwith the Confirming Party have offered to the developer to develop the said entire Plot admeasuring 2300 sq.mts. and in lieu of the cost of development payable by the owners and Confirming Party has offered to permit the developer to retain and/or sell certain premises and appropriate the proceeds thereof towards the cost of development of the said Plot.

AND WHEREAS, the OWNERS and CONFIRMING PARTY do hereby declare:-

S. R. Shrivast

R. S. Shrivast

S. R. Shrivast
R. S. Shrivast

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- A) That the OWNERS and CONFIRMING PARTY title to the said Plot described in schedule I hereto is valid, legal, clear, marketable, unencumbered and subsisting.
- B) That the said Plot described in schedule I hereto is absolutely free from encumbrance, lien, charges and that there are no dues payable to the Government or any other authorities and/or any statutory bodie/s.
- C) That there are no difficulties legal and otherwise for the sale, and is free from encumbrance the said Plot described in schedule I hereto any part thereof.
- D) That no attachment or notice from the central or state Government or any local body or authority under any Municipal/Panchayat or any other Act or any scheme or legislative enactment, government ordinance order or notifications including any notice/proceedings for acquisitions or requisitions has/had been received by or upon the OWNERS and CONFIRMING PARTY and that the said property described in schedule I hereto or any part thereof is not subject to any attachment or certificate or other recovery proceedings under the Income Tax Act or any statutory law or regulations.
- E) That they shall execute a Power of attorney in favour of the Developer in terms of clause (4) contained hereunder.
- F) That there is no litigation or any legal proceedings pending in any court/tribunal or any other legal impediment in respect of the said Plot described in schedule hereto or any part thereof and/or any structure existing thereon.
- G) That except this agreement, the owners and confirming party have not entered into and shall not enter into any agreement pertaining to said property and/or effecting the title of the owners and confirming party to the said property described in schedule-II, III and IV hereto or any part thereof.



S.K. Shrivast
R.S. Shrivast

Sudhakar
Shrivast

Shrivast
Shrivast



H) That Owner and Confirming Party shall execute Power of attorney to do all the needful acts, deeds & things in respect of the said property as are mentioned in the said Power of attorney on behalf of the Owners and Confirming Party.

I) The owners and confirming party however, do hereby permit the DEVELOPER to enter into the property and construct the flats and also enter into agreement for sale with the prospective DEVELOPER of the flats on signing of this agreement subject to payment of consideration in kind of Flats more particularly described in schedule written hereunder within a period of 36 months from the date of issuance of RERA Approval.

J) That the DEVELOPER shall be entitled to undertake construction of building on the said Plot by demolition of any structures standing thereon, cutting of any trees and/or by cutting, digging any land from the said property and enter into Agreement for Sale of the flats to any prospective DEVELOPER of the choice of the DEVELOPER without any reference to the owners and confirming party except the premises reserved for the owners and confirming party as contained herein.

K) The OWNERS and CONFIRMING PARTY do hereby indemnify the DEVELOPER in respect of any claim of any parties over the said property, arising due to defect in title of the OWNERS.

AND WHEREAS the DEVELOPER considering the aforesaid representation made by the OWNERS and CONFIRMING PARTY and believing them to be true has agreed to develop the said property for the total price/consideration as set out in clauses (1) and (2) herein below.



S. R. S. Liwani
R. S. Shrivastav

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S. R. S. Liwani

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R. S. Shrivastav

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R. S. Shrivastav



NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

A) Consideration:

1. The OWNERS AND CONFIRMING PARTY have agreed to Develop the said Plot for which have engaged the Developer and the DEVELOPER shall develop the said Plot described in schedule I.

2. Towards the said consideration, the DEVELOPER shall construct and allot to the OWNERS (VENDOR NO.1 AND VENDOR NO.2) AND CONFIRMING PARTY constructed (Super built up) premises in the form of 6 (Six) Residential Flats to the Owners/Vendor No.1 and Rs 20,00,000/- (Rupees Twenty Lakhs only), 1 (One) Residential Flat with proportionate undivided share in the land to owner/Vendor No.2 and 2 (Two) Residential Flats to Confirming Party being residential premises with proportionate undivided share in the land and which premises are more particularly described in schedule II, III and IV written hereunder and hereinafter referred to as the "OWNERS AND CONFIRMING PARTY PREMISES in the buildings proposed to be constructed on the said property. ***The Confirming Party herein shall pay to the Developer a Sum of Rs. 3,00,000/- (Rupees Three Lakhs only) on the date of handing of the possession of their Flats towards the additional area of 14.84 Sq. mts.***

3. In further consideration of the present agreement, for the purpose of the development of the said property the Owners and Confirming Party shall execute in favour of the DEVELOPER, a Power of Attorney to undertake such work as are intended hereunder or as may be necessary and ancillary thereto and such power of attorney shall be co-existent with the Agreement. That the said Power of Attorney

S. Mr. S. S. Shrivastava
R. S. Shrivastava

S. Mr. S. S. Shrivastava
R. S. Shrivastava

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shall give all the powers to the Developer as stated in the said Power of Attorney.

4. It is agreed between the parties that the trees and/or structures existing in the said property if required be felled/demolished by the DEVELOPER without any additional consideration.

5. The OWNERS do hereby permit the DEVELOPER to enter into the property for construction of the project/flats and also enter into the agreement for sale in respect of flats pertaining to them, with an exception of the Owners premises.

B) RIGHTS AND LIABILITIES OF THE DEVELOPER:

1. Subject to the terms agreed herein, the OWNERS AND CONFIRMING PARTY hereby authorize and nominate the DEVELOPER to carry out the development of the said property by constructing thereon residential/commercial buildings comprising of residential premises, parking areas or any other type of premises as may be deemed expedient by the DEVELOPER, to be transferred on ownership basis or in such manner as DEVELOPER finds fit, proper and convenient.

2. The OWNERS AND CONFIRMING PARTY hereby authorize the DEVELOPER to do what is needed including the modification of building plans, obtaining approval of the same from the concerned authorities for constructing the said residential apartments/shops, offices or any other type of premises, booking and effecting the sale of all the apartment/premises, with the exception of OWNERS premises reserved for the OWNERS described in Schedule-II, III and IV herein below, receiving money from the prospective DEVELOPER of the respective premises.



S. K. Srinivas
R. S. Shrivastava

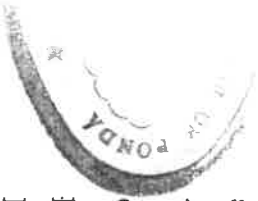
Sul Anandamaskar
Srinivas

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3. The DEVELOPER shall be entitled and solely responsible for and carrying out the approved constructions with such additions and alterations as the DEVELOPER or any licensing authority may deem fit and necessary in order to develop the said property to its full permissible coverage and by consuming the full area as per the Floor Area Ratio (FAR).

4. The OWNERS AND CONFIRMING PARTY further agree to sign and execute all necessary papers, deeds, documents and plans that may be required by the DEVELOPER from time to time for carrying out the effective development of the said property and the building to be constructed thereon without in any way affecting the area and the location of the Flats, earmarked for the OWNERS and CONFIRMING PARTY HEREIN.



5. In consideration of the terms and conditions and stipulations herein contained and the undertaking given by the DEVELOPER, the OWNERS AND CONFIRMING PARTY do hereby permit the DEVELOPER to enter into the said property for executing and proceeding with the project of the DEVELOPER.

6. The DEVELOPER, its employees, representatives, contractors, Vehicles and workers shall at all times hereafter be free to enter upon in the said property described in Schedule-I hereto and carry on therein all such works like demarcating, surveying, measuring, excavating, erecting, constructing, demolition of old structure etc. or part thereof as maybe deemed fit by the DEVELOPER.

7. The DEVELOPER may enter into agreement for sale with anybody of the DEVELOPER'S choice for the sale of any structures/apartments to be constructed on the said property described in Schedule-I hereto except said OWNERS AND CONFIRMING PARTY premises reserved for the OWNERS AND CONFIRMING PARTY and described/listed in Schedule-II, III and IV.

S. Mr. Srinivas
R. S. Shrivant

S. Mr. Ashwathkar
Shrivant

Dr. J. S. Rao
Dr. J. S. Rao
Dr. J. S. Rao
Dr. J. S. Rao



In all such agreements as may be deemed fit and proper by the DEVELOPER, the OWNERS and CONFIRMING PARTY shall be represented by the DEVELOPER as their attorney. However, the OWNERS and CONFIRMING PARTY shall not be responsible/liable in any manner whatsoever to any third parties/prospective PURCHASERS who may enter into agreements with the DEVELOPER by virtue of the POWER OF ATTORNEY and the DEVELOPER do hereby indemnify the OWNERS and CONFIRMING PARTY towards any claim of any such third parties/prospective PURCHASER arising out of any such agreement with them. However, in case of any claim arising due to defect in title of the OWNERS and CONFIRMING PARTY over said Plot the same shall be dealt with by the OWNERS and CONFIRMING PARTY.

8. The DEVELOPER shall be entitled to erect hoardings at the site or elsewhere outside the property of the OWNERS and advertise the scheme for calling the DEVELOPER from the public for purchase of any premises to be constructed in the said building/s in the said property, except the OWNERS and CONFIRMING PARTY premises. All such hoardings, advertisement etc. shall be removed once the project is completed and sold out and in any case after issuance of Occupancy Certificate.

9. The DEVELOPER shall be entitled to appoint any architect, engineers, consultants, contractor/s or any other person for the purpose of planning and construction on the said property.

10. All the plans, designs, layouts etc. that may be modified by the DEVELOPER shall be binding on the OWNERS AND CONFIRMING PARTY and the OWNERS AND CONFIRMING PARTY shall not be entitled to seek changes therein, except in respect of the OWNERS AND CONFIRMING PARTY premises described in Schedule- II, III and IV, however the OWNERS AND CONFIRMING PARTY shall in no

S. K. Srinivas

R. S. Shrivastav

Sudhakar Amastavar

Shrivastav



way be liable for any defects in planning, layout etc. and that the location and area of the OWNERS AND CONFIRMING PARTY premises shall not be changed/reduced/alterd.

11. The DEVELOPER is entitled to negotiate freely with the prospective PURCHASERS of the residential apartments/premises or other structure/premises and settle the terms and conditions for the sale and transfer of such premises and also to appropriate the price consideration for itself or/and the entire benefits of all the residential apartments with the exception of the OWNER'S and CONFIRMING PARTY premises, earmarked/allotted to the OWNERS and CONFIRMING PARTY. The responsibility of entering into the sale deeds with the customers of the flats pertaining to the PURCHASERS shall be entirely of the DEVELOPER and the OWNERS and CONFIRMING PARTY shall not be responsible for the same except that in the said sale deeds the OWNERS and CONFIRMING PARTY shall sign as necessary parties without any financial or tax liability.

12. The DEVELOPER shall undertake the construction of the OWNERS AND CONFIRMING PARTY premises as per the approved plan and the specifications as contained in Schedule-IIA, IIB, III and IV written hereunder.

13. The DEVELOPER shall be entitled to seek renewals, revisions, alterations changes in the plans, permissions approvals on behalf of the OWNERS and CONFIRMING PARTY as their attorney by virtue of the power of attorney that is executed in favour of Proprietor of the DEVELOPER, without in any way reducing or changing the area or location of the OWNERS and CONFIRMING PARTY Premises.

14. The costs, expenses and taxes, in respect of Construction of OWNERS and CONFIRMING PARTY Flats, shall be the sole responsibility of the DEVELOPER. However, only income tax, house tax including the society Deposits and expenses towards the transfer of the OWNERS and

S. M. Shivraj

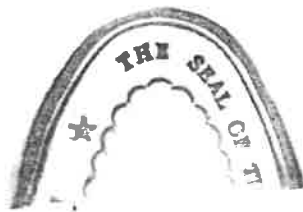
S. J. Athanaskos

R. S. Shrivast

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CONFIRMING PARTY premises in respect of the Flats of the OWNERS and CONFIRMING PARTY shall be borne by the OWNERS and CONFIRMING PARTY after its handing over.

i) All contractual obligations and money to be paid arising out of the same to any financier/proposed purchase of any premises shall be of the DEVELOPER.

ii) Any penalties, charges, duties, fines, taxes and other monies to be paid to any Statutory body or Authority in connection with the project of constructions to be started by the DEVELOPER in the said property, whether levied in the name of the OWNERS and CONFIRMING PARTY or in the name of DEVELOPER shall be of the DEVELOPER.

iii) All the liabilities and monies to be paid to the subcontractors, workers and employees of the DEVELOPER shall be paid by the DEVELOPER.

All the charges for Electrical installations, power supply, water supply, plumbing to the Flats and occupancy certificate of the OWNERS and CONFIRMING PARTY shall be the responsibility of the DEVELOPER.

15. The OWNERS AND CONFIRMING PARTY hereby gives their express consent to the DEVELOPER to Mortgage the said Entire Plot for the purpose for the purpose of raising project finance. It is further agreed that the prospective Purchaser of the premises agreeing to purchase any premises in the proposed building/s shall be entitled to mortgage /agree to mortgage the respective premises/FLATS along with proportionate right in the undivided share in the said property, to any bank or financial institution.

16. The DEVELOPER shall complete the construction of OWNERS premises agreed to be allotted to OWNERS and CONFIRMING PARTY within (36) Thirty Six months from the date of Issuance of approval of RERA. The issuance of occupancy certificate shall be the conclusive proof of such

S. Krishnaiah

S. Krishnaiah

R. S. Sriwani

R. S. Sriwani

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completion subject to providing regular water supply and electricity to each of such flats of the OWNERS.

17. In case of any construction defect/s, plumbing or leakage in the flats allotted to the OWNERS AND CONFIRMING PARTY found/observed within six months of its handing over to the OWNERS AND CONFIRMING PARTY by the DEVELOPER, it shall be the responsibility of the DEVELOPER and the same shall be rectified by the DEVELOPER immediately within a fortnight of its written intimation by the OWNERS AND CONFIRMING PARTY to the DEVELOPER at their above written address.

18. In case after execution of this agreement of development and sale the built up area to be constructed is increased on account of any law and/or in case of increase of built up area due to increase of F.A.R. then such benefit shall accrue only to the Developer.

19. The DEVELOPER shall pay all the fees of the notarization of the agreement if notarized or the registration fees of the Agreement for sale and development before the Sub-Registrar Office as the case may be.

20. It is specifically agreed that in case the DEVELOPER desires to raise any loan by mortgaging the said land, excluding the OWNERS AND CONFIRMING PARTY premises and the proportionate undivided share in the land, the responsibility for repayment of the loan together with the interest accrued thereon shall be entirely of the DEVELOPER.

C) RIGHTS AND LIABILITY OF THE OWNERS AND CONFIRMING PARTY

1. The OWNERS and CONFIRMING PARTY, have delivered to the DEVELOPER the documents of title and on demand by the DEVELOPER, shall deliver to the DEVELOPER any further documents/ affidavit/application as may be required



S. M. Saini
R. S. Shrivast

S. L. Ahlawastkar
Shrivast

S. D. Jais
S. Jais
S. Jais
S. Jais



by the DEVELOPER and/or its banker/s, in order to make the title perfect provided it is available.

2. In case of any defects are noted/detected pertaining to the title of the OWNERS AND CONFIRMING PARTY over the said property, the same shall be cleared by the OWNERS at their own cost and expenses and the time for performance of the DEVELOPER obligation hereunder shall stand proportionately extended.

3. The OWNERS state that they have already paid all the municipal/panchayat taxes, land revenues, water charges and electricity charges etc. payable to the concerned departments and that there are no dues payable to any of the aforesaid authorities. The DEVELOPER shall pay any water supply bill, electricity bill for the water and power extended to the property in Schedule-I and all the outgoings, from the date of the OWNERS signing this agreement with the DEVELOPER.

4. The OWNERS AND CONFIRMING PARTY have not entered into any agreement with or in favour of any person/s and have not executed with or in favour of any person/s any deed of sale or Agreement in respect of the said property described in Schedule-I hereto or part thereof and the OWNERS shall not execute with or in favour of any person/s any Sale deed or agreement in respect of the said property described in Schedule-I hereto during subsistence of this agreement.

5. It is clearly understood between the parties that the DEVELOPER are developing the said property and construct building thereon for its own use and/or sell such premises in such buildings to the prospective buyers procured by the DEVELOPER if found expedient by the DEVELOPER without any reference to the OWNERS AND CONFIRMING PARTY, except the OWNERS AND CONFIRMING PARTY premises.

S. M. SKIRAW

R. S. SHrivast

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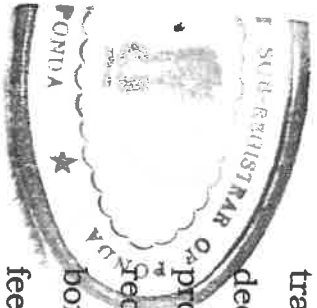
S. L. SHrivast

S. L. SHrivast



6. On fulfillment of the terms and conditions of this agreement of development and sale, the OWNERS AND CONFIRMING PARTY agree to transfer and convey all their rights, share and title in the said property to the DEVELOPER and/or its nominee or nominees with the exception of the rights, share and title therein proportionate to the OWNER'S and CONFIRMING PARTY premises agreed to be allotted to the OWNERS and CONFIRMING PARTY and fully described in the Schedule- II, III and IV hereto.

However in case a housing society/legal entity is formed by the occupants of the building/s then in such case the OWNERS and CONFIRMING PARTY/ their successors/transferee/s shall join as members of said society and the deed of sale/conveyance pertaining to the entire said property shall be executed in favour of such entity if so required. The OWNERS and CONFIRMING PARTY Shall borne Charges towards the Stamp Duty and Registration fees for transfer of the Flat agreed to be allotted to them.



7. That the OWNERS and CONFIRMING PARTY shall execute Deed Of Sale/Agreement for Sale in respect of all their rights in the said property described in schedule I hereto or more than one sale deed for the part of their rights if so desired by the DEVELOPER, only after the Flats earmarked to the OWNERS and CONFIRMING PARTY are handed over to the OWNERS and CONFIRMING PARTY by the DEVELOPER complete in all respects including regular water supply, electricity and occupancy certificate. The sale deed/s as above shall, if so desired by the DEVELOPER, be executed in favour of any nominee/s including individual, co-operative society/company trust/legal entity specifically indicated by the DEVELOPER. All costs, expenses, charges, stamp duty, registration fees etc. in respect of such sale deed/s shall be borne by the prospective Purchaser of the Flats/its nominee/s.

S.K. Shrivastava
R. S. Shrivastava

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R. S. Shrivastava

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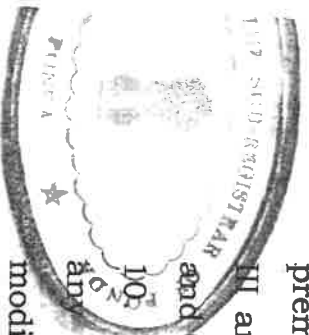
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8. All the rights, privileges pertaining to permissions, licences, approvals, obtained by the OWNERS AND CONFIRMING PARTY pertaining to said property from any authority, Department, Body council shall stand assigned in favour of the DEVELOPER.

9. The OWNERS and CONFIRMING PARTY do hereby authorize the DEVELOPER to execute any agreements for sale of any of the premises in the buildings proposed to be constructed on said property without joining the OWNERS AND CONFIRMING PARTY as parties to such agreements save and except the OWNERS AND CONFIRMING PARTY'S premises referred hereinabove and described in Schedule- II, III and IV written hereunder and the flats of the OWNERS and CONFIRMING PARTY.



The OWNERS and CONFIRMING PARTY shall execute further agreement confirming, correcting and/or modifying this agreement of development and sale to impart its true effect as may be desired by the DEVELOPER as also further Power of Attorney mutually to be agreed, granting further powers if required to perform this agreement in its true intent. However, this shall be done only after handing over flats of the OWNERS and CONFIRMING PARTY.

D. NAME OF THE BUILDING COMPLEX

The building complex shall be named as "**INDUSHREE MOUNT**".

E. Either parties to this agreement of development and sale shall be entitled to specific performance of this agreement.

F. The period for completion of the full project is (36) months, with effect from the date of RERA Approval. However, in case of difficulties beyond the control of the

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R.S. Shrivant

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DEVELOPER like non-availability of the construction materials such as cement, steel etc. an extension of Twelve months time is envisaged/permissible for completion of the project, however, time is and shall be the essence of the contract.

Notwithstanding anything contained in Clause F above, the Owners have the discretion to permit such further extension after the grace period of 12 months at a penalty of Rs. 3,000/- per month per Flat.

G. All disputes, differences and questions whatsoever which shall arise during the continuance of this Agreement hereto or touching these presents or the construction or application thereof or as to any act, deed or omission of any of the parties hereto in any way relating to these presents or in implementation thereof shall be referred to a sole Arbitrator in case the parties to the dispute agree upon or otherwise two arbitrators and to an umpire to be appointed by such arbitrators before entering upon the reference and such arbitration shall be held in accordance with the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The Arbitration proceedings shall be held in GOA.

SCHEDULE-I

ALL THAT PLOT admeasuring 2300 sq.mts bearing new survey No. 193/1-A of village and Taluka Ponda and forming part of Plot No. A-1 admeasuring 2300 Sq. Mts. and forming part of the larger property known as "GODICHEM BOROD" also known as "BORODO BHUMY" alias " GOUICHEM BOROD" situated at Ponda, within the Limits of Ponda Municipal Council, taluka Ponda, District of South Goa,

S. Ms. Sliverm

R. S. Shivdant

S. B. Athawakar.

Shivdant

D. Nar.

T. B. Parke



state of Goa, which property is registered in the Land Registration office under number 7237 of Book B 19 new, not enrolled in the Matriz records and is surveyed under number 193/1 of village and Taluka Ponda having an area of 21,300 sq. mts. and which Plot is bounded as under:
 East: By property bearing survey No. 193/1-B,
 West: by Property surveyed under 193/2,
 North: by Property surveyed under 193/1 (part)
 South: By Public Road.

SCHEDULE-II(A)

A. ALL THAT FLATS TO BE ALLOTTED TO OWNERS/VENDOR NO.1 being

- a. Flat No. G-2 on the Ground floor admeasuring 85.17 sq.mts. with Parking No ST-09 in Building No. 1 to be allotted to Mrs Ashwini Virendra Dhamasakar and her husband Mr Virendra Dhamaskar,
- b. Flat No. 101 on the First floor admeasuring 108.81 sq.mts. with Parking No ST-14 in Building No. 1 to be allotted to Mr Satyen alias Satyendra Kamalakant Shriwant and his wife Mrs Roopa Shriwant,
- c. Flat No. 103 on the First floor admeasuring 85.17 sq.mts. with Parking No ST-05 in Building No. 1 to be allotted to Mr Suraj Kamalakant Shriwant and his wife Mrs Sarika Shriwant,
- d. Flat No. 201 on the Second floor admeasuring 108.81 sq.mts. with Parking No ST-13 in Building No. 1 to be allotted to Mr Suraj Kamalakant Shriwant and his wife Mrs Sarika Shriwant,
- e. Flat No. 203 on the Second floor admeasuring 87.17 sq.mts. with Parking No ST-02 in Building No. 1 to be allotted to Mr Satyen alias Satyendra Kamalakant Shriwant and his wife Mrs Roopa Shriwant,



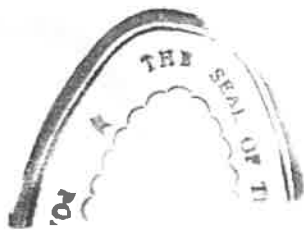
S.K. Shriwant
 R.S. Shriwant

S.K. Shriwant
 R.S. Shriwant

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f. Flat No. 301 on the Third floor admeasuring 108.81 sq.mts. with Parking No ST-12 in Building No. 1 Mrs Ashwini Virendra Dhamasakar and her husband Mr Virendra Dhamaskar,

- B. i.** Rs. 5,00,000/- on the date of Execution of Agreement,
 ii. Rs 5,00,000/- on the date of Execution of Power of Attorney,
 iii. Rs. 10,00,000/- on the date of handing of possession of the Owners premises.

The Owners herein shall pay to the Developer a Sum of Rs. 40,000/- (Rupees Fourty Thousand only) on the date of handing of the possession of their Flats towards the additional area of 2.02 Sq. mts. which is already included in the said area of 583.94 sq.mts. (i.e 581.92 sq.mts towards consideration and 2.02 sq. mts. is additional area)



SCHEDULE-II(B)

A. ALL THAT FLATS TO BE ALLOTTED TO OWNERS/VENDOR NO.2 being:

- a. Flat No. 204 on the Second floor admeasuring 107.72 sq.mts. with Parking No ST-10 in Building No. 1,

SCHEDULE-III

ALL THAT FLATS TO BE ALLOTTED TO CONFIRMING PARTY being

- a. Flat No. 104 on the First floor admeasuring 107.72 sq.mts. with Parking No ST-06 in Building No. 1,
 b. Flat No. 304 on the Third floor admeasuring 107.72 sq.mts. with Parking No ST-16 in Building No. 1,

The Confirming Party herein shall pay to the Developer a Sum of Rs. 3,00,000/- (Rupees Three Lakhs only) on the date of handing of the possession of their Flats towards the additional area of 14.84 Sq. mts. which is already

*S. K. Shivani
R.S. Shivani*

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Shivani*

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Dhamasakar*



included in the said area of 214.84 sq.mts. (i.e 200 sq.mts towards consideration and 14.84 is additional area)

SCHEDULE-IV

SPECIFICATIONS OF ALL THE FLATS

- I. **STRUCTURE:** RCC framed structure.
- II. **INTERNAL WALLS:** Shall be of blocks/bricks.
- III. **EXTERNAL WALLS:** Shall be of Cement Blocks/Leterite Stone/AEC Blocks.
- IV. **PLASTER:** External plaster will be double coat and sand faced plaster. The internal plaster will be single coat cement plaster with neeru finish.

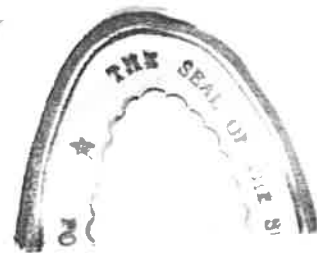
V. ELECTRIFICATION:

- Living Room: 2 Wall lights points, 1 Fan Point, 1 Plug point.
 - Typical for all units
- Bedroom: 2 light points, 1 fan point, One 5 amp plug point.
 - Typical for all unit
- Kitchen : 2 wall light points, 1 fan point, one 15 AMP plug point.
 - Typical for all units
- Bathroom/Toilet: 1 wall light point, 1 wall light (over wash basin), 1 geyser plug point 15 AMP, 1 plug point 6 amp
 - Typical for all units
- Terrace, balcony and corridor will be provided with 1 light point.
- Bell switch with bell will be provided in all units.
- Staircases will have two light points one at midlanding and one at floor landing each.
- All wiring shall be concealed and of copper manufactured by Policalb or equivalent brand.

S. R. Shivani
R. S. Shivani

S. J. Anandakar.
Srinivasan

Prasanna
Ajithkumar
Ajithkumar



- Switches will be Modular of Ancor or equivalent.

VI. FLOORING: Flooring will be Vitrified Tiles in all rooms; Bath-rooms will have ceramics tiles on the floor and till 1.5mtrs. Height on the all walls. Colour of the bathroom tiles shall be the choice of the developer.

VII. DOORS: Main entrance door will be of both side laminated flush door shutter with sal wood frame. Bedroom doors will have Salwood Frames and shutter will of flush panel's doors. Main door will have good quality night latch; Bedroom door will have good quality aldrop outside and latch inside. The doors will be fixed with necessary M. S. Hinges and will have in general aluminum fittings such as lower bolts one, one handle, one latch etc.

VIII. WINDOWS: All windows will be of powder quoted aluminum sliding type with karata type glass.

IX. KITCHEN: The kitchen will have a cooking platform with Granite slab with steel sink. A dado of two rows of glazed tiles shall be provided for the wall in front of the kitchen platform approximately around 60cm.

X. PLUMBING AND SANITARY INSTALLATION :

Bathroom shall consist of EWC, One Wash basin, shower, bib cock. All bathrooms shall have concealed plumbing. A septic tank of adequate size will be provided if there does not exist Government sewage line. The plumbing and sanitary installation will be in accordance with P. W. D. specifications.

XI. WATER TANK: A common plastic storage water tank will be provided at common terrace slab.

S. M. Srinant
R. S. Srinant

Srinant

S. M. Srinant

S. M. Srinant

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NOTE:- For all Electronic/Electrical/Mechanical equipment the warranty as provided by the original manufacturer shall be applicable for the Owners to avail directly.

For the purpose of stamp duty and Registration fees the present Agreement is valued at Rs. 2,30,00,000/- (The Nine flats allotted to the owners and Confirming party are valued at the construction cost)

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day and the year first herein above mentioned.

S. M. Scientist
R. S. Shrivast

Shrivast

S. M. Adhawaska

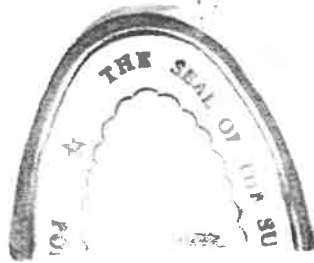
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S. M. Adhawaska

[Signature]

M. L. Thakur

[Signature]
R. S. Shrivast



Signed, Sealed and Delivered
by the within named 'OWNERS/VENDOR NO.1'



S.K. Shrivast

S.K. Shrivast

(MR SATYEN alias SATYENDRA KAMALKRANT SHRIVANT)

L. H. F. P

R. H. F. P.



S.K. Shrivast
R.S. Shrivast

S.S. Shrivast

Abhomashtan

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2. R. S. Shrivant

(MRS ROOPA SATYEN SHRIVANT)

L. H. F. P

R. H. F. P



S. K. Sridevi

Smt. Anthonmasan,

Rt. Shrivant

Shrivant

Signature of S. K. Sridevi
Signature of Smt. Anthonmasan
Signature of Rt. Shrivant





SR

3.

(MR SURAJ KAMALAKANT SHRIVANT)
L. H. F. P

R. H. F. P.





















S. K. Srinivas

SR

SHRIVANT,

R. S. Shrivant

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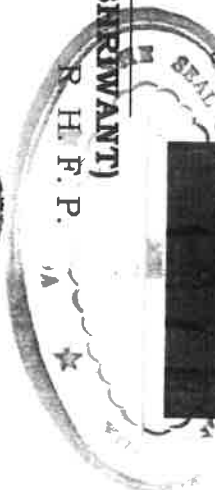


4. *Shrivant*

(MRS SARIKA SURAJ SHRIVANT)

L. H. F. P

R. H. F. P.



S. N. S. S. S. S. S.

R. S. Shrivant

Suraj and *omaskar,*

Shrivant

Mr

Shrivant

Shrivant

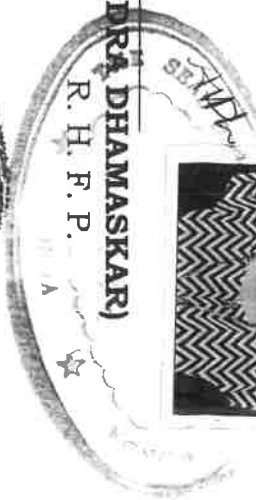
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5. Ashwini Dhamaskar,
(MRS ASHWINI VIRENDR A DHAMASKAR)
L. H. F. P



S. K. S. Khande
R. S. Shivadas

S. Khande
R. S. Shivadas

S. Khande
R. S. Shivadas

S. Khande
R. S. Shivadas
S. Khande
R. S. Shivadas





6. 
(MR VIRENDRA RAVINDRA DHAMASKAR)

L. H. F. P

R. H. F. P. ★



S. K. Srivastava

R. S. Shrivastava


S. K. Srivastava



ANDHARAKAR


A. J. Galbraith


R. S. Shrivastava



Signed, Sealed and Delivered
by the within named 'OWNER/VENDOR NO.2'

7. 

(MR DILIP CHANDRAKANT NAIK)

L. H. F. P

R. H. F. P



S.R. Sreed

R.S. Shrivastav

Self Attestation











H. B. B.

S. J. S.

R. P. P.

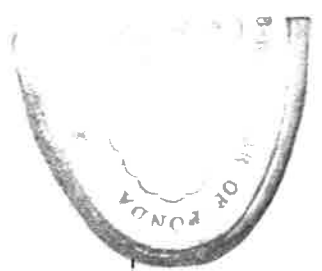




7b. Abhijay

(MRS ABHIJA SHETKAR alias ABHIJA DILIP NAIK)

L. H. F. P R. H. F. P



S.M. Shivani

S.M.

Abhimanu

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R. S. Shrivastava

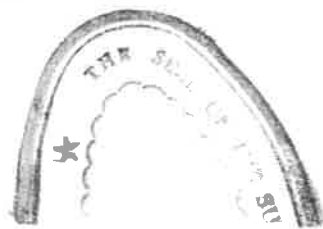
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Abhijay

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Signed, sealed and delivered

By the within named 'DEVELOPER'



8.

(MR KISHOR SHRIKANT NAIK)

Proprietor of M/S PANKAJ BUILDERS AND DEVELOPER

L. H. F. P

R. H. F. P.

PUNDA



S. K. SKIKANT
R. S. SHIRKANT

SHRIKANT

ADHAMASKAR.

Handwritten signatures of S. K. Skikant, R. S. Shirkant, and Adhamaskar.

Handwritten signature of the witness.



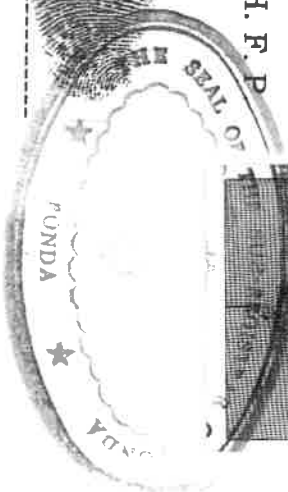
Signed, Sealed and Delivered
by the within named 'CONFIRMING PARTY'

9. 

(MR PRADEEP GURUDAS RAIKAR)

L. H. F. P

R. H. F. P



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R.S. Shrivardh


Shrivardh


S.K. Scliver





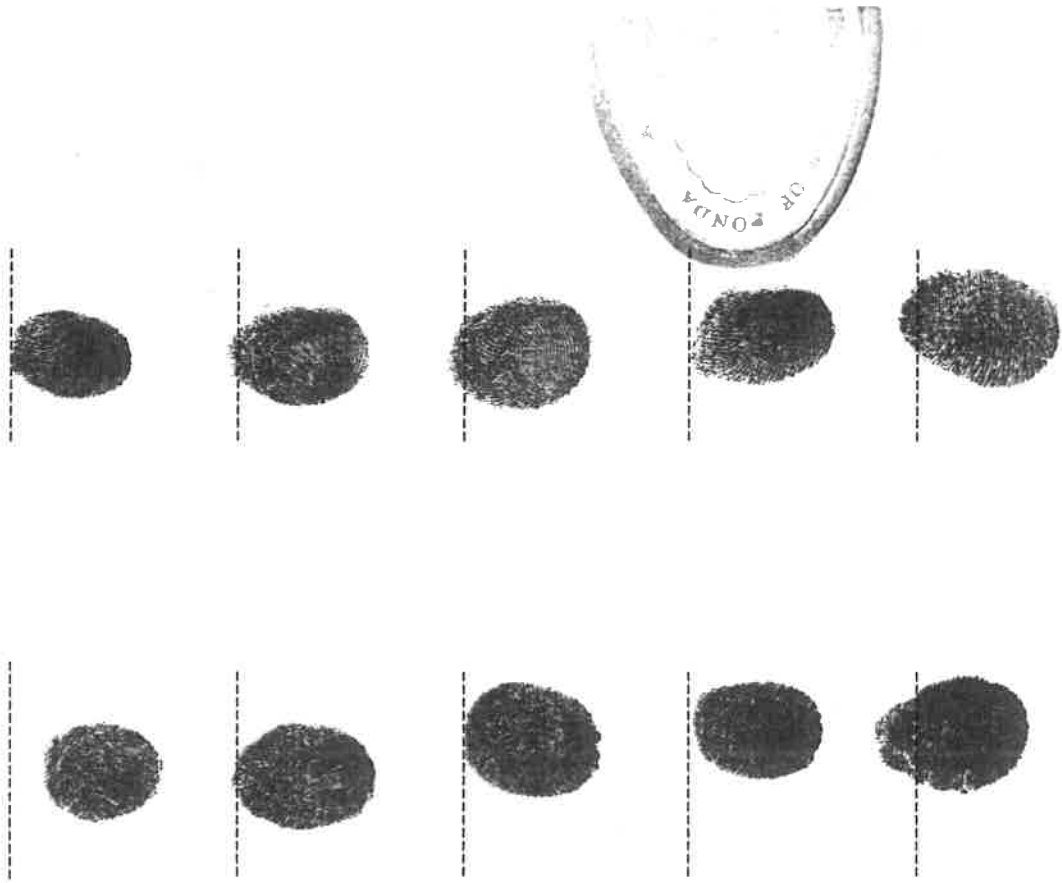








10. Parkar
(MRS POOJA PRADEEP PRAIKAR)
L. H. F. P



In presence of:

1. Adv Satish S S Pilgaonkar, for
2. Adv. Yashwan V. Naile for Ponda Acc.

S. K. S. K. S. K.
R. S. Shrivast

S. K. S. K. S. K.
Shrivast

S. K. S. K. S. K.
Shrivast

S. K. S. K. S. K.
Shrivast

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Shrivast



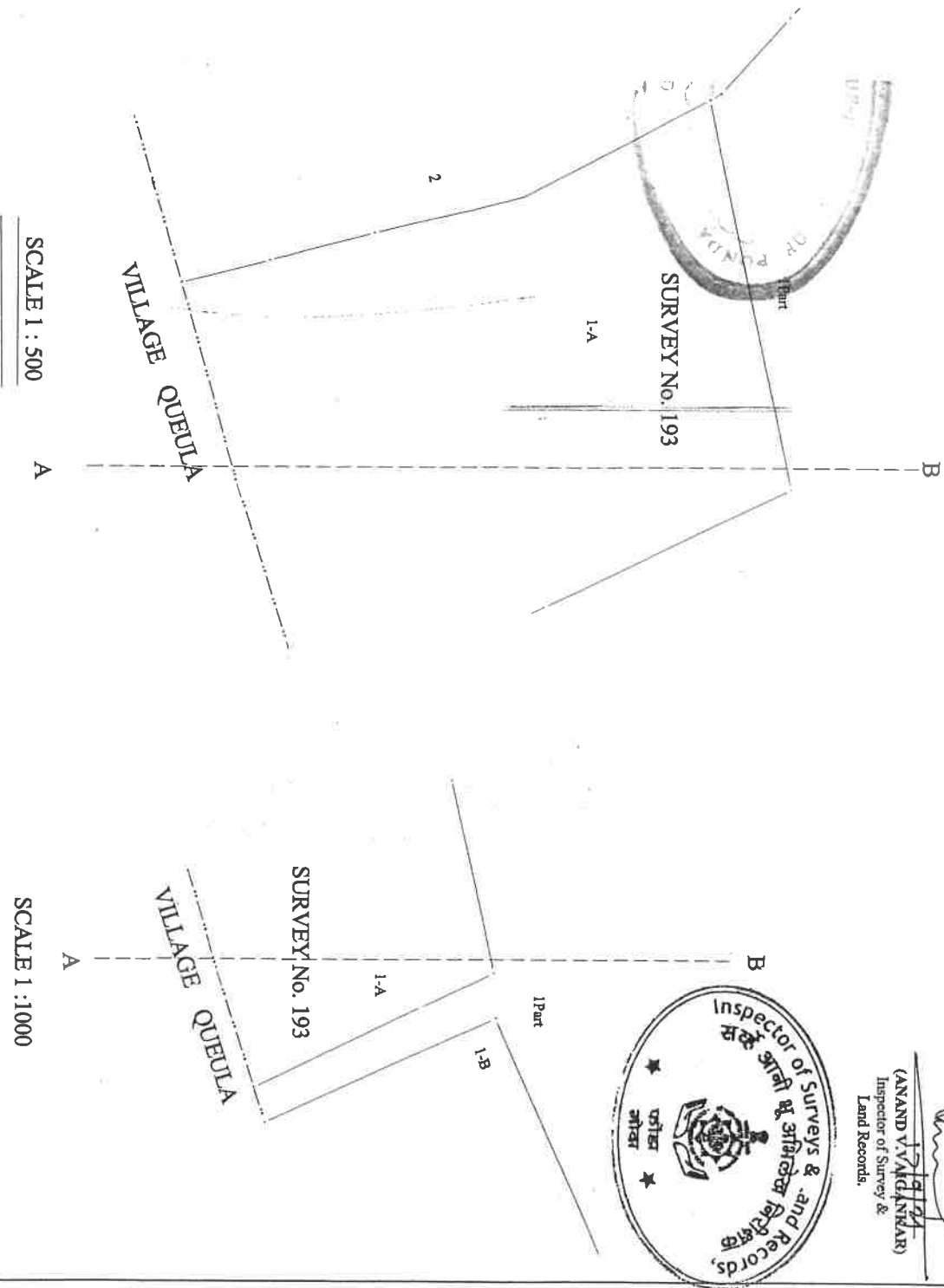


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 PONDA-GOA



Plan Showing plots situated at
 Village : PONDA
 Taluka : PONDA
 Survey No./Subdivision No. : 193 / 1-A

Token No.CRON 221-8718



SCALE 1 : 500

A

SCALE 1 : 1000

A

SURVEY No. 193

1-A

B

SURVEY No. 193

1-A

1-B

B



(ANAND VYANKANNAR)
 Inspector of Survey &
 Land Records.

Generated By : PRATIBHA D.N. BORKAR (DMan G-HH)
 On : 16-09-2021

Computed By: NAYANA KERKAR (H.S)

SK Shinde
R.S. Shrivastav
Pratibha
Subramanya
Jayas
Subhas
Pradeep
Pradeep





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-Jul-2023 11:22:46 am

Document Serial Number :- 2023-PON-1174

Presented at 11:13:41 am on 19-Jul-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar.
Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	667000
2	Registration Fee	690000
3	Processing Fee	2120
Total		1359120

Stamp Duty Required : 667000/-

Stamp Duty Paid : 667000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Kishor Shrikant Naik, Proprietor Of Ms Pankaj Builders And Developers, Father Name:Shrikant Naik, Age: 49, Marital Status: Married, Gender:Male, Occupation: Business, Address1 - Dhavali Ponda Goa, Address2 - , PAN No.: ABQPN9597E			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Satyen Alias Satyendra Kamal Kant Shriwant, Father Name:Kamal Kant Nagesh Shriwant, Age: 49, Marital Status: Married, Gender:Male, Occupation: Business, Tisk Ponda Goa, PAN No.: AQJPS3104J			
2	Roopa Satyen Shriwant, Father Name:Raghuvir Tivrecar, Age: 50, Marital Status: Married, Gender:Female, Occupation: Housewife, Tisk Ponda Goa, PAN No.: JPRPS0494R			
3	Suraj Kamal Kant Shriwant, Father Name:Kamal Kant Nagesh Shriwant, Age: 44, Marital Status: Married, Gender:Male, Occupation: Business, Nagesh Nagar Ponda Goa, PAN No.: BANPSS5394B			
4	Sarika Suraj Shriwant, Father Name:Santosh Shinde, Age: 34, Marital Status: Married, Gender:Female, Occupation: Housewife, Nagesh Nagar Ponda Goa, PAN No.: EUPPSS6672K			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
5	Ashwini Virendra Dhamaskar , Father Name:Kamalakat Nagesh Shriwant, Age: 39, Marital Status: Married ,Gender:Female,Occupation: Service, Margao Goa, PAN No.: BPGPD8587P			
6	Virendra Ravindra Dhamaskar , Father Name:Ravindra Dhamaskar, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Service, Margao Goa, PAN No.: AHPPD8535K			
7	Dilip Chandrakant Naik , Father Name:Chandrakant Naik, Age: 35, Marital Status: Married ,Gender:Male,Occupation: Business, Shantinagar Ponda Goa, PAN No.: ACGPN9990C			
8	Abhija Shetkar Alias Abhija Dilip Naik , Father Name:Ashok Shetkar, Age: 35, Marital Status: Married ,Gender:Female,Occupation: Service, Shantinagar Ponda Goa, PAN No.: EIBPSS9258B			
9	Kishor Shrikant Naik Proprietor Of Ms Pankaj Builders And Developers , Father Name:Shrikant Naik, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, Dhavali Ponda Goa, PAN No.: ABQPN9597E			
10	Pradeep Gurudas Raikar , Father Name:Gurudas Raikar, Age: 59, Marital Status: Married ,Gender:Male,Occupation: Business, Raia Salcete Goa, PAN No.: ABQPR0582F			
11	Pooja Pradeep Raikar , Father Name:Suryakant Pandurang Vernekar, Age: 55, Marital Status: Married ,Gender:Female,Occupation: Housewife, Raia Salcete Goa, PAN No.: ADGPR4215B			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Manasi Vishant Kamat, Age: 22, DOB: , Mobile: 7030874143, Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403401, Ponda, Ponda, South Goa, Goa			
2	Name: Vaibhav V Naik, Age: 32, DOB: 1991-03-30 , Mobile: 7030874143, Email: , Occupation: Advocate , Marital status : Married , Address: 403401, Ponda, Ponda, South Goa, Goa			

Sub Registrar

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

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