



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



**STAMP DUTY CERTIFICATE**

**ENDORSEMENT**

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

**Stamp Duty Of : ₹ 300000/-  
(Rupees Three Lakh only)**

**PAID VIDE E-RECEIPT NO 202400055813 DATED :23-Jan-2024,  
IN THE GOVERNMENT TREASURY.**



*[Signature]*  
**Sub Registrar  
(Office of the Civil Registrar-cum-Sub Registrar, Pernem)**

**SUB-REGISTRAR  
PERNEM**

**DOCUMENT DETAILS**

|                              |   |   |
|------------------------------|---|---|
| NATURE OF THE DOCUMENT       | : | Agreement or its records or Memorandum of Agreement - 5 |
| PRE REGISTRATION NUMBER      | : | 202400005215  |
| DOCUMENT SERIAL NUMBER       | : | 2024-PNM-38   |
| DATE OF PRESENTATION         | : | 24-Jan-2024   |
| DOCUMENT REGISTRATION NUMBER | : | PNM-1-75-2024   |
| DATE OF REGISTRATION         | : | 24-Jan-2024   |
| NAME OF PRESENTER            | : | ASHWIN CARLOS COSTA                                     |
| REGISTRATION FEES PAID       | : | ₹ 309300/-  |
| PROCESSING FEES PAID         | : | ₹ 3700/-  |
| MUTATION FEES PAID           | : | N.A./-  |



**Government of Goa  
Directorate of Accounts**

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



Echallan No. 202400055813

**e-Receipt**

Department: 10 - NOTARY SERVICES

Echallan Date: 19/01/2024 18:13:35

Name and Address of Party : RYAGO |8600175410  
325KholpaWaddo

Service:

Stamp Duty

|            | Amount      |
|------------|-------------|
| Stamp Duty | ₹ 300000.00 |

Total Amount: ₹ 300,000.00

(Rs. Three Lakh Only )

Department Data: 202400005215 NOTARY|202400005215 NOTARY

Bank ref No: CPADLPPKF7

Status: Success

Payment Date: 23/01/2024 10:18:29

Payment Gateway: SBI\_MOPS



2024-PWH-38  
24/01/2024

**DEVELOPMENT AGREEMENT**

This Development Agreement for Sale is made at Pernem -  
Goa, on this 19<sup>th</sup> day of the month of **January** of the year **Two  
Thousand and Twenty-Four.** (19-01-2024)

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

RYAGO HOMES PVT LTD

Authorized Signatory

**BETWEEN**

**VIANAAR PROPERTIES PRIVATE LIMITED**, a duly registered Company, having corporate identity no. U70100MH2013PTC245929, PAN Card no.

██████████, having their Registration office Flat No. 308, 3rd Floor, Hiren Light Indust. Co. Op. Soc., Mogul Lane, Mahim (West) Mumbai Mumbai City MH 400016 IN represented by one of their Director **MRS.**

**NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 62 years, Businesswoman, Married, Indian National, having PAN Card No. ██████████, and resident of

97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as

**"LAND OWNER"** (*which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include*

*her heirs, executors, administrators, legal representatives and assigns*), vide Board of Directors BM No. 11 dated 12-01-

2024 represented herein through duly constituted Power of Attorney Holder **Adv. Ashwin Carlos Costa** son of Mr. Ashwin

Carlos Costa, 31 years of age, Indian National, Advocate, Bachelor, Holder of PAN Card bearing no. ██████████ and

resident of H. No. 182/1, Santa Cruz Wado, Ponda. Goa vide Power of Attorney dated 24-01-2024, duly notarized before



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the Notary Public Adv. Madhumita Avadhut Nayak Salatry bearing Registration No. 497/2024 dated 24.01.2024 at Mapusa, Bardez Goa of the, **FIRST PART;**

**AND**

**RYAGO HOMES PRIVATE LIMITED**, a duly registered Company, having corporate identity no. U55101MH2008PTC186547, PAN Card no. [REDACTED], having their Registration office at 61, Viraj Silverene CHS LTD, 321, Hill Road, Opp. Mehboob Studio, Bandra (W) Mumbai, Maharashtra, India - 400050 represented by one of their Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 62 years, Businesswoman, Married, Indian National, having PAN Card No. [REDACTED] and resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as "**DEVELOPER**" (*which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns*), vide Board of Directors BM 16 dated 12-01-2024 represented herein through duly constituted Power of Attorney Holder **Adv. Nikeeta Velguenkar** daughter of Mr. Yeshwant Velguenkar, 33 years

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*Ashwini Desai*  
Authorized Signatory

RYAGO HOMES PVT LTD  
*Nikeeta Velguenkar*  
Authorized Signatory

of age, Indian National, Advocate, married, Holder of PAN Card bearing no. [REDACTED] and resident of H No. 3/96 Mudda Vaddo, Bardez Saligao, North-Goa, 403511, vide Power of Attorney dated 24-01-2024 duly notarized before the Notary Public Adv. Madhumita Avadhut Nayak Salatry bearing Registration No. 498/2024 at Mapusa, Bardez Goa of the **SECOND PART**;

**AND WHEREAS** there exist a property known as "Hodully" or "Oddally" situated at Parcem, Pernem, within the limits of the Village Panchayat of Parcem, Pernem Taluka, North Goa, not registered in the Land registration office, and not enrolled in the Land Revenue Office but surveyed under No. 81 subdivision 10 having an area of 6827 m2 hereinafter referred to as the "Said Larger Property" more particularly described in Schedule I.

**AND WHEREAS** the property bearing Survey No. 81/10, of Parcem Village, Pernem Taluka, was originally owned and possessed by, (i) Shri. Sitaram Narayan Prabhu Desai, (ii) Shri. Keshav Jairam Prabhu Desai, (iii) Shri. Ganesh Laxman Prabhu Desai, (iv) Shri. Sakharam Raghoba Naik Desai, (v) Shri. Bhaskar Vaman Prabhu Parsekar Desai (vi) Shri. Shankar Jairam Prabhu Parsekar Desai (vii) Shri. Shivaji



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Govind Prabhu Desai (viii) Shri. Khrishnaji Gopal Prabhu Desai, (ix) Shri. Atmaram Gopal Prabhu Desai and the aforesaid names are found recorded in survey records.

**AND WHEREAS** by following the due process of law, mutation proceedings were carried out by the Mamlatdar of Pernem, and accordingly order was passed in form X, and subsequently after verification, mutation entry was certified, for the said larger property described in Schedule I.

**AND WHEREAS** the said Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai inherited the rights and ownership of the said larger property from his father (original owner) Late Mr. Ganesh Laxman Prabhu Desai and therefore, (Shri Madhukar Ganesh Dessai) is the sole successor of the said larger property described in Schedule I.

**AND WHEREAS** the abovementioned original owners along with their legal heirs sold their undivided share vide Deed of Sale dated 13/05/1997 and Deed of Sale dated 02/01/1997 to Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai

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**AND WHEREAS** the said Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai became the owners of the 1/4th undivided share in the said larger property vide Deed of Sale dated 13/05/1997, executed before the civil Registrar Cum Sub-Registrar, Pernem, Goa, bearing registration No.131, Book I, Vol 74, dated 15/05/1997, having purchased the same in good faith for valid consideration and entered into the possession of the Said Larger Property on 13/05/1997.

**AND WHEREAS** the said Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai also became the absolute owners of the 1/2 undivided share in the said larger property, vide Deed of Sale dated 2-01-1997 registered before the Civil Registrar Cum Sub Registrar, Pernem, Goa, bearing registration No.2, Book I, Volume 70, dated 02/01/1997, having purchased the same in good faith for valid consideration.

**AND WHEREAS** after the execution of the Deed of Sale dated 13/05/1997 and Deed of Sale dated 02/01/1997, Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai acquired undivided rights in the larger portion of the said larger property and consequently acquired exclusive

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*Belgunkar*

possession of the larger portion of the "SAID PROPERTY" mentioned in Schedule II.

**AND WHEREAS** the said Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai were also co-owners in possession of the Said Larger Property even prior to the execution of above referred two Deeds of Sale in their favour having inherited the said co-ownership rights from their ancestors.

**AND WHEREAS** by the virtue of the above mentioned Deed of Sale dated 13/05/1997 and Deed of Sale dated, 02/01/1997, Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai became exclusive owners in possession of the "SAID PROPERTY", with the consent of the co-owners, and hence Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai, decided to partition their share in the said larger Property mentioned in the Schedule I, herein under.

**AND WHEREAS** the said Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai thereafter filed an application for partition bearing Case No.15/352/2000/Part/Land/2071, before the Deputy collector Bardez II, for Pernem Taluka, Goa, for partitioning their share of property admeasuring an area of 5155 sq.mtrs.

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*A. Anandadas*  
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*[Signature]*  
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**AND WHEREAS** the interested parties/legal heirs of the balance portion of the Said larger property were added as the Respondents in the abovementioned Partition proceeding/case.

**AND WHEREAS** after following the due process of law, the Hon'ble Deputy collector Bardez II, for Pernem, Taluka, passed an order, dated 18/01/2005, directing Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai, to carry out the partition of the holding surveyed under survey no.81/10 of village Parcem, by separating their portion admeasuring 5155 square meters and allotting new survey no.81/10-A, hereinafter referred to as the "SAID PROPERTY", which is more particularly described in Schedule II.

**AND WHEREAS** upon passing of the abovesaid order, Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai became the exclusive owner possession of the Said Property bearing survey No.81 sub division 10-A of Village Parcem, Pernem, Goa, totally admeasuring 5155 square meters in area which is more particularly described in Schedule II.

**AND WHEREAS** the said Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai are the exclusive owners with title

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and in good faith and are in open, peaceful, uninterrupted, continuous, exclusive possession of the Suit Property.

**AND WHEREAS** in the mutation proceedings the Mamlatdar of Pernem issued notice under form IX (Rule 10(1) of the Goa Daman & Diu Land Revenue Code 1968 and Rules there under in respect of the property described in Schedule II, to verify objection if any as regards to the mutation entry.

**AND WHEREAS** a copy of the said notice in Form X was issued under the Goa Daman & Diu Land Revenue Code 1968 and Rules there under was displayed on the notice board as well as the notices were issued to all the interested parties.

**AND WHEREAS** after issue of notice in form X referred above and giving sufficient time for objection as required under the law, the order was passed in form X and mutation entry of the property described in the Schedule-II, was certified by the Mamlatdar of Pernem.

**AND WHEREAS** the Mamlatdar of Pernem issued memorandum, to the Talathi of Pernem enclosing therein Form I & XIV in respect of the schedule property and directing the Talathi to carry out the changes in the original Form I &

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XIV of survey no. 81/10-A, of Parcem village maintained under issued under the Goa Daman & Diu Land Revenue Code 1968 and Rules there under.

**AND WHEREAS** the said Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai got their names duly mutated under Mutation No.13853 in the Survey records of the "SAID PROPERTY".

**AND WHEREAS** the Manual Form I and XIV pertaining to the property bearing Survey No. 81/10-A, of Village Parcem, Pernem Taluka, indicates the name of Mr. Madhukar Ganesh Dessai, and Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai declare that they own and possess the "SAID PROPERTY" admeasuring an area of 5155 Square Meters, which is described under Schedule - II hereunder written.

**AND WHEREAS** the said Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai sold the SAID PROPERTY to the LAND OWNERS vide Deed of Sale dated 27/04/2023, purchased an area admeasuring 5155 m<sup>2</sup> which is registered before the Office of the Civil cum Sub-registrar of Pernem, under registration no PNM-1-239-2023, Book No 1 dated 03/05/2023, more particularly described in **Schedule II**.

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Authorized Signatory  
*[Signature]*

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Authorized Signatory  
*[Signature]*

**AND WHEREAS** the Land Owners are the absolute owners and in possession of the Said Property more particularly described in Schedule II below, and are desirous of granting right of developing rights of the Said Property and its commercial exploitation to a developer;

**AND WHEREAS** the Developer is engaged in the business of developing land into residential and other projects, and its commercial utilization by marketing and selling the constructed units;

**AND WHEREAS** the Land Owners have agreed to grant the development and commercial utilization rights of the Said Properties to the Developer and the Developer has agreed to accept it, subject to the terms and conditions of this Agreement.

**NOW THIS AGREEMENT WITNESSETH AS UNDER:-**

Development of the Said property.

1. Developer shall utilize 5155 m<sup>2</sup> to develop and construct residential buildings and associated structures in the Said Property (*hereinafter referred to as 'Residential Units'*). For this, Land Owners grant to the Developer the right of

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development and commercial utilization of the Said Property, and the license to enter into the Said Property to do the foregoing in exchange the DEVELOPER shall provide 100 m2 built up area to LANDOWER or any excess area as mutually agreed between each other.

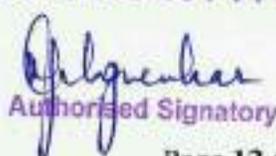
2. Without prejudice to the generality of the development rights granted under the above clause, the Developer shall:

- a) At its own cost, complete the design for the Residential Units. Developer shall prepare this design as per building laws and will take into account the permitted floor area ratio (FAR). Developer shall then hand over the designs to the Land Owners.
- b) Developer shall work to obtain approval for home/flat/villa loan facility from banks for the benefit of the prospective buyers of the Residential Units.
- c) Developer shall obtain (i) technical clearance and other approvals from the Town and Country Planning Department, Goa; (ii) permission from the Panchayat; (iii) permission for cutting the trees and other vegetation on the Said Property; and (iv) any other approval required for commencing construction of the Residential Units.
- d) The DEVELOPER shall be entitled to carry out development in the entire said property by putting up

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construction of Villas/Bungalows, and construction of whatsoever nature, the DEVELOPER wishes to carry out in the DEVELOPMENTAL PROPERTY without any obstruction, interference or obstruction of whatsoever nature irrespective of any restrictive covenant mentioned in this agreement pertaining to the area.

- e) Developer shall then, at its own cost, develop and construct the Residential Units within a period of 36 months. Further, development and construction of the Residential Units means that the Developer shall develop and construct the Residential Units such that they are ready for being applied for completion certification, occupancy certificate, and electricity and water connections.
- f) The time period specified in sub-clause (e) above excludes days on account of delays caused by force majeure events. Force majeure events means any event that is beyond the control of the Developer, or any event that the developer could not foresee; and which event affects the performance of Developer's obligations. Illustrative examples of force majeure events include acts of God like earthquake and flood, riots, lockdowns or civil commotion, and directions by statutory or governmental authorities or court order delaying

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*Adhinarayan Das*  
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construction activities. Developer undertakes to keep the Land Owners adequately informed about the happening of any force majeure events.

- g) Upon development and construction of the Residential Units, Developer shall obtain the completion certificate, occupancy certificate, and electricity and water connections for the properties.

3. For the purposes of the above, Developer has the right to:

- a) Apply for and obtain clearances, permissions and approvals that the Land Owners are not required to obtain under this agreement;
- b) Sign application, writings, papers, undertakings and such other documents in relation to the above;
- c) Enter upon the Said Property with men and material as may be required for the development work and demolish any existing structures on the Said Property and erect new buildings and constructions;
- d) Appoint architects, contractors, sub-contractors, surveyors etc. As may be required and supervise their work in respect of the development of the Said Property;
- e) Apply for modifications of the designs and building plan from time to time, if required; and

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f) Obtain adequate insurances.

### **Marketing and sale of Residential Units**

4. Developer has the right to commercially exploit, market and sell the present or future properties in the Residential Units at any stage that it deems fit. For this, Land Owners grant the Developer necessary rights.

5. Without prejudice to the generality of the above clause-

- a. Developer may enter into agreement to sell of flats/Villas/units of the present or future properties in the Residential Units on ownership basis with prospective buyers. Developer shall determine the content of those agreements;
- b. Developer shall determine the price at which the present or future properties in the Residential Units shall be sold to prospective buyers. However, the Developer shall determine this price only in consultation with the Land Owners;
- c. Developer has the right to execute necessary documents including agreements to sell and get them registered with the concerned authorities along with the Land Owners as the confirming party;
- d. Land Owners shall sign the sale deeds as per the

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Ashwin Kumar Golla  
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instructions and directions of the Developer;

- e. Developer has the right to sell and dispose of the Residential Units along with the gardens, parking area, common area etc. at the price determined in sub-clause (b) above; and
- f. Developer has the right to enforce the terms and conditions of the agreements to sell with the prospective buyers including receiving installment amounts;
- g. Developer shall be responsible to collect and deposit GST wherever applicable on sale of residential units.
- h. Developer shall be responsible to complete compliance under all statutory laws including RERA.

#### **Payment to the Developer and Indemnity**

6. Developer shall receive 15% of the gross revenue from the sale of all properties in the Residential Units. Land Owners shall receive the remaining revenue from the sale of all properties in the Residential Units. It is further agreed that Land Owners and Developer shall mutually decide the profit-sharing ratio of the project revenue besides the 100 sq.mt built area to be provided by the Developer to the Landowner.
7. Land Owners shall indemnify and keep the Developer indemnified from and against any losses, claims and

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expenses suffered and incurred by the Developer on account of or in connection with (i) non-performance by the Land Owners of its obligations under this agreement; (ii) Wrongful Termination (as defined in clause 18) of this agreement; and (iii) any other mala-fide act of the Land Owners.



8. Developer shall indemnify and the keep the Land Owners indemnified from and against any losses, claims and expenses suffered and incurred by the Land Owners due to an order of a court or judicial authority against the Land Owners pursuant to a legal action by a prospective buyer under the agreement for sale Between the Developer and the said prospective buyer for the Residential Units.

#### **Representations, warranties and undertakings**

9. Land Owners represent, warrant and undertake as follows:
- a) All the representations contained in the recitals are true, correct and complete.
  - b) Land Owners are the absolute owner and in possession of the Said Property;
  - c) The Said Property is free from all
  - d) encumbrances, prior claims and claims of adverse possession, and the Land Owners undertake not to create any encumbrances on the Said Property in

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future;

- e) There is no pending legal proceeding with respect to the Said Property;
- f) Land Owners undertake to enter into and execute all such documents and deeds that may be required for giving effect to this Agreement, and agreement to sell or sale deed in favour of prospective buyers of properties in the Residential Units; and

### Termination

10. This agreement can be terminated or discharged only in accordance with the provisions of the Indian Contract Act, 1872. Any other termination of this agreement by either the Developer or the Land Owners shall be 'Wrongful Termination'.

### Miscellaneous

11. In relation to the development of the Said Property, Developer may accept service of writ or summons or any such legal summons on behalf of the Land Owners and appear in any court or before any Authority as the duly constituted attorney. Developer may also sue, prosecute, or institute other legal proceedings on behalf of the Land Owners.

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12. Land Owners authorize the Developer to do and perform all acts, deeds, matter and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to this Agreement.

13. It is clarified between the Land Owners and the Developer that:

- a) This agreement does not constitute a sale of the Said Property by the Land Owners to the Developer;
- b) This agreement is not a partnership agreement or a joint venture agreement, and the Land Owners and the Developer are not association of persons; and
- c) Land Owners and the Developer shall be individually responsible for paying their tax obligations.

14. If any provision of this agreement is invalid or unenforceable or prohibited by law, this agreement shall be considered severable as to such provision and such provision shall be inoperative but the remainder of this agreement shall be valid, binding and of like effect as though such invalid, unenforceable or provision was not included herein.

15. Any notice or communication between the parties hereto relating to this agreement shall be strictly effective upon

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receipt, and shall be sent by hand delivery, by registered post or by email (and followed with a telephone call informing of the said notice or communication) to:

**If to the Developers:**

RYAGO HOMES PVT LTD

Kind attention: MR. AKSHAY CHAUDHRY  
[REDACTED]

**If to the Land Owners:**

VIANAAR PROPERTIES PVT LTD

Kind attention: MRS.NEELAM NAGPAL  
[REDACTED]

16. In the event a dispute arises out of, or in relation to, or in connection with this agreement, the parties (*hereinafter referred to as the 'Disputing Parties'*) shall attempt in the first instance to resolve such dispute through negotiations between them. If the dispute is not resolved through negotiations within seven (7) business days after commencement of discussions (*or such longer period as the Disputing Parties may agree to in writing*) then either of the Disputing Parties may by notice in writing to the other party, refer the dispute for resolution through arbitration in Delhi in accordance with the Arbitration and Conciliation Act, 1996

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*Ashwin Kumar*  
Authorized Signatory

RYAGO HOMES PVT LTD

*Delgumar*  
Authorized Signatory

17. The actual development of the said property shall be an undivided area of 5155 sq.mts.

18. For the purpose of stamp duty and registration of the development of the property admeasuring an area of 5155 sq.mts which is subject matter of the Development agreement is valued at Rs.1,03,10,000/- and built-up area is valued at 20,00,000/- an accordingly the corresponding stamp duty of Rs. 2,99,000/- has been affixed herewith.

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## SCHEDULE I

### **(Description of the larger property)**

The property known as "Hodully" or "Oddally", situated at Parcem, Pernem, within the limits of the Village Panchayat of Parcem, Pernem Taluka, North Goa, not registered in the land registration office, and not enrolled in Land Revenue Office but surveyed under survey no.81 sub-division 10 having an area of 6827 m<sup>2</sup>, as shown in the survey plan bounded as follows:

**On the East:** By Survey No.81 Sub-Division 11.

**On the West:** By Survey No.81 Sub-Division 9.

**On the North:** By Public road leading from Morjim to Pernem.

**On the South:** By Survey No. 81 Sub-Division no.101 to 140.

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*Ashwin Lakshmi*  
Authorized Signatory

RYAGO HOMES PVT LTD

*Pragya*  
Authorized Signatory

## SCHEDULE- II

### **(Description of the "said property to be Developed")**

All that property known as "Hodully" or "Oddally" situated at Parcem, Pernem, within the limits of the Village Panchayat of Parcem, Pernem Takuka, not registered in the land registration office, and not enrolled in Land Revenue Office but surveyed under survey no.81 sub -division 10-A having an area of 5155 sq.mtrs, and bounded as under:

**On the North:** By Road.

**On the South:** By property bearing survey no.81/140, 81/139, 81/136, 81/134,81/131, 81/130, 81/128, 81/126, 81/125, 81/123, 81/122, 81/121, 81/120 and 81/118 of the village Parcem.

**On the East:** By property bearing survey no.81/10, of the village Parcem.

**On the West:** By property bearing survey no.81/1, of the village Parcem.

**IN WITNESS WHEREOF,** the Land Owners and the Developer have signed and affixed their signatures on this development agreement after understanding its contents

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*Adwin los los*  
Authorized Signatory

RYAGO HOMES PVT LTD

*Adwin los los*  
Authorized Signatory

at the place, day, month and year first written above.

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED FIRST PART  
AS **LANOWNERS**

**VIANAAR PROPERTIES PRIVATE LIMITED,**

Represented by its Director,

**Mrs. NEELAM NAGPAL,** through POA Holder

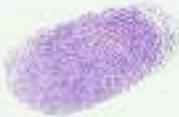
**Adv. ASHWIN CARLOS COSTA**



*Ashwin Carlos Costa*

**Left Hand Finger Impressions**

**Right Hand Finger Impressions**

|   |   |
|---|---|
|  |   |
|  |  |
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Authorized Signatory

*Ashwin Carlos Costa*

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SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED FIRST PART  
AS **DEVELOPERS**

**RYAGO HOMES PRIVATE LIMITED,**

Represented by its Director,

**Mrs. NEELAM NAGPAL,** through POA Holder

**Adv. NIKEETA YESHWANT VELGUENKAR**



**Left Hand Finger Impressions**

**Right Hand Finger Impressions**

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|  |  |

VIANAAR PROPERTIES PVT LTD  
  
Authorized Signatory

RYAGO HOMES PVT LTD

Authorised Signatory

**WITNESSES:**

1. Name : ADV. SAVIO MONTEIRO  
Father's Name : Mr. Fausto Monteiro  
Age : 32 years  
Residential Add : Fetotim Piedade, Diwar - Goa,  
Goalim - Moula

Signature

: 

2. Name : Mr. PREMDEEP DAMODAR  
KANKONKAR  
Father's Name : Mr. Damodar Kankonkar  
Age : 38 years  
Residential Add : 32, Chimbhel, Ribandar, North-  
Goa, Goa 403006

Signature

: 

VIANAAR PROPERTIES PVT LTD  
  
Authorized Signatory

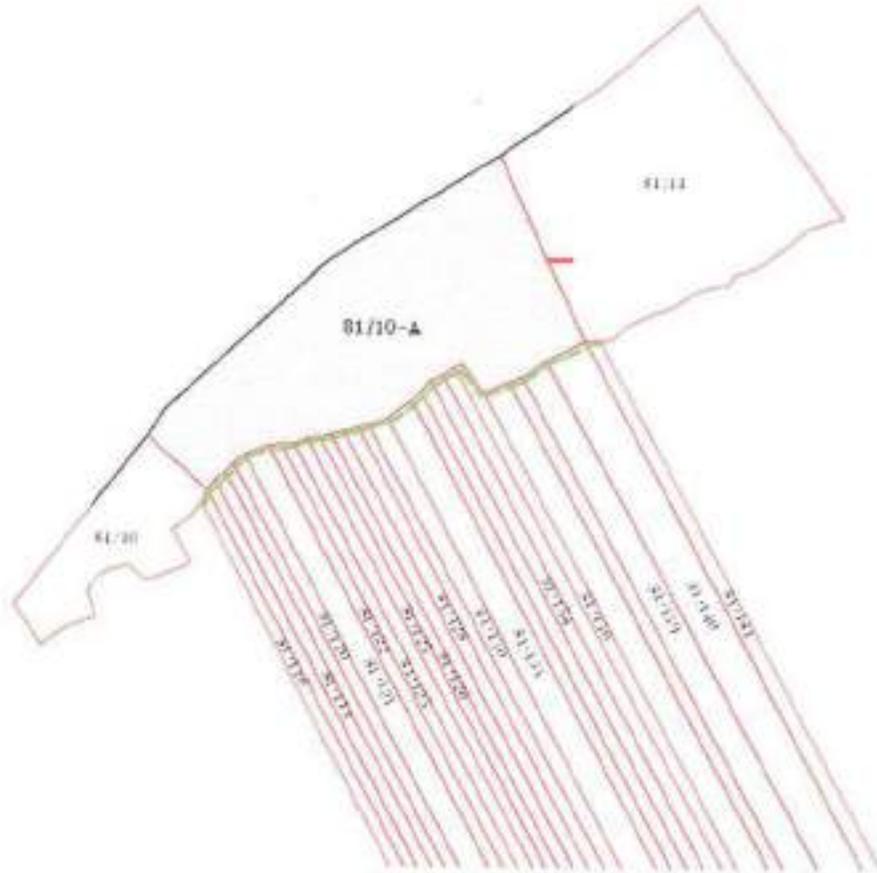
RYAGO HOMES PVT LTD  
  
Authorised Signatory



**Government of Goa**  
 Directorate of Settlement and Land records  
 Survey Plan  
 Pernem Taluka, Parcem Village  
 Survey No.: 81 , Subdivision No.: 10-A

Scale 1:2000

Reference No.: REV192332582



This record is computer generated on 19-04-2023 12:26:31. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

**VIANAAR PROPERTIES PVT LTD**  
*Ashwinikumar*  
 Authorized Signatory

**RYAGO HOMES PVT LTD**  
*Pragunbar*  
 Authorized Signatory



28

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**FORM I & XIV**

नमुना नं १ व १४

Date : 22/05/2023

Page 1 of 2

Taluka **PERNEM**

तालुका

Village **Parcem**गांव  
Name of the Field **बोडुली**

फैलावे नांव

Survey No. **81**

सर्वे नंबर

Sub Div. No. **10-A**

हिल्सा नंबर

Tenure

सत्ता प्रकार

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

| Dry Crop<br>जिरायत | Garden<br>बागायत | Rice<br>रती | Khajan<br>खाजन | Ker<br>केर | Morad<br>मोरद | Total Cultivable Area<br>एकूण लागण क्षेत्र |
|--------------------|------------------|-------------|----------------|------------|---------------|--|
| 0000.00.00         | 0000.51.55       | 0000.00.00  | 0000.00.00     | 0000.00.00 | 0000.00.00    | 0000.51.55                                 |

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

| Class (a)<br>वर्ग (अ) | Class (b)<br>वर्ग (ब) | Total Un-Cultivable Area<br>एकूण नापिक जमीन | Grand Total<br>एकूण | Remarks<br>शेरा |
|-----------------------|-----------------------|---|---------------------|-----------------|
| 0000.00.00            | 0000.00.00            | 0000.00.00                                  | 0000.51.55          |                 |

| Assessment :<br>अकार | Rs. 0.00 | Foro<br>फोर | Rs. 0.00 | Predial<br>प्रदियाज | Rs. 0.00 | Rent<br>रेट | Rs. 0.00 |
|----------------------|----------|-------------|----------|---------------------|----------|-------------|----------|
|----------------------|----------|-------------|----------|---------------------|----------|-------------|----------|

| S.No. | Name of the Occupant<br>कब्जेधार्याचे नांव | Khata No.<br>खाते नंबर | Mutation No.<br>फेरफार नं | Remarks<br>शेरा |
|-------|--|------------------------|---------------------------|-----------------|
| 1     | Viansar Properties Private Limited         |                        | 34433                     |                 |

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

| Other Rights<br>इतर हक्क  | Mutation No.<br>फेरफार नं | Remarks<br>शेरा |
|---|---------------------------|-----------------|
| Name of Person holding rights and nature of rights:<br>इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार<br>Nil |                           |                 |

**Details of Cropped Area पिकाखालील क्षेत्राचा तापशील**

| Year<br>वर्ष | Name of the<br>Cultivator<br>लागण करणाऱ्याचे<br>नांव | Mode<br>रील | Season<br>सौमम | Name<br>of Crop<br>पिकाचे नांव | Irrigated                                  | Unirrigated                                | Land not Available for<br>cultivation |  | Source of<br>irrigation<br>सिंचनाचा<br>शरि | Remarks<br>शेरा |
|--------------|--|-------------|----------------|--------------------------------|--|--|---------------------------------------|--|--|-----------------|
|              |  |             |                |                                | बागायत<br>Ha.Ars.Sq.Mtr<br>हे. आर. चौ. मी. | जिरायत<br>Ha.Ars.Sq.Mtr<br>हे. आर. चौ. मी. | Nature<br>प्रकार                      | Area क्षेत्र<br>Ha.Ars.Sq.Mtr<br>हे. आर. चौ. मी. |  |                 |
|              | Nil  |             |                |                                |  |  |                                       |  |  |                 |

**End of Report**

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



**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time : - 24-Jan-2024 11:51:55 am

Document Serial Number :- 2024-PNM-38

Presented at 11:46:40 am on 24-Jan-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Pernem along with fees paid as follows

| Sr.No        | Description      | Rs.Ps         |
|--------------|------------------|---------------|
| 1            | Stamp Duty       | 299000        |
| 2            | Registration Fee | 309300        |
| 3            | Processing Fee   | 3120          |
| <b>Total</b> |                  | <b>611420</b> |

Stamp Duty Required :299000/-

Stamp Duty Paid : 300000/-



| Sr.No | Party Name and Address   | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1     | ASHWIN CARLOS COSTA ,Father Name:FRANCISCO CELESTINO COSTA, Age: 31,<br>Marital Status: ,Gender:Male,Occupation: Advocate, Address1<br>- H NO 182/1 SANTA CRUZ WADO PONDA GOA 403401,<br>Address2 - ,<br>PAN No.: [REDACTED] |       |       |           |

**Executer**

| Sr.NO | Party Name and Address  | Photo | Thumb | Signature                                       |
|-------|---|-------|-------|---|
| 1     | ASHWIN CARLOS COSTA , Father Name:FRANCISCO CELESTINO COSTA, Age: 31,<br>Marital Status: ,Gender:Male,Occupation: Advocate, H NO<br>182/1 SANTA CRUZ WADO PONDA GOA 403401,<br>PAN No.: [REDACTED] , as Power Of Attorney Holder for<br>VIANAAR PROPERTIES PRIVATE LIMITED THROUGH ITS<br>DIRECTOR MRS. NEELAM NAGPAL         |       |       |   |
| 2     | NIKEETA YESHWANT VELGUENKAR , Father<br>Name:YESHWANT VELGUENKAR, Age: 33,<br>Marital Status: ,Gender:Female,Occupation: Advocate, H NO<br>3/96 MUDDA VADDO BARDEZ SALIGAO NORTH-GOA 403511,<br>PAN No.: [REDACTED] as Power Of Attorney Holder for<br>RYAGO HOMES PRIVATE LIMITED Through its Director Mrs.<br>Neelam Nagpal |       |       | <br>RYAGO HOMES PVT LTD<br>Authorized Signatory |

**Witness:**

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

| Sr.NO | Party Name and Address   | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1     | Name: SAVIO MONTEIRO, Age: 33, DOB: , Mobile: 9823195247<br>, Email: , Occupation: Advocate , Marital status : Married ,<br>Address:403403, H.No 425/1/6 Fetorim Piedade Tiswadi Goa,<br>H.No 425/1/6 Fetorim Piedade Tiswadi Goa, Gollim, Tiswadi,<br>NorthGoa, Goa |       |       |           |

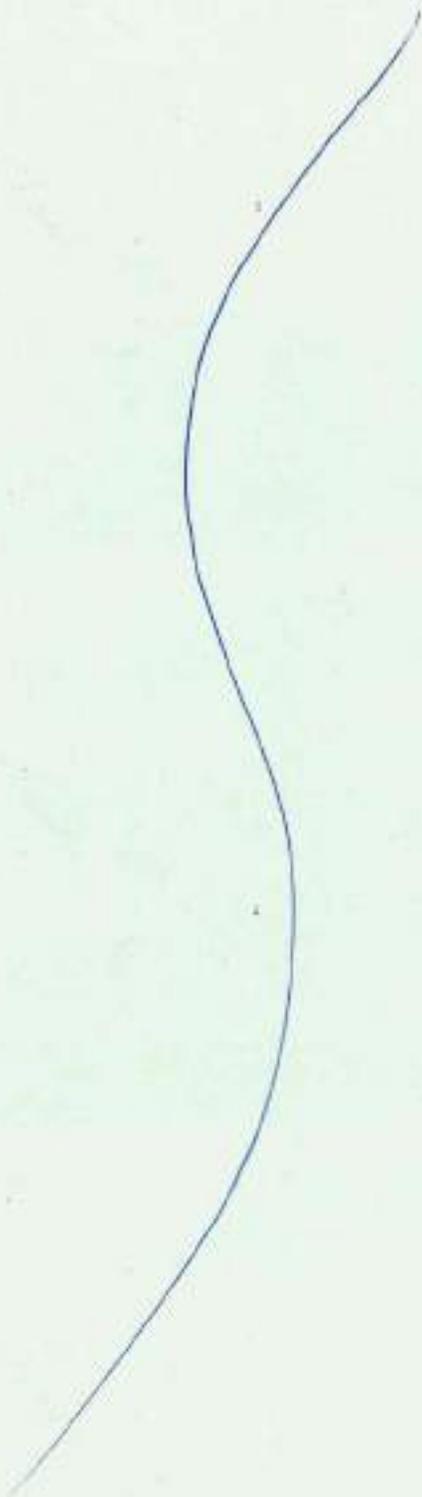
| Sr.NO | Party Name and Address  | Photo   | Thumb   | Signature   |
|-------|---|---|---|---|
| 2     | Name: <b>PREMDEEP DAMODAR KANKONKAR</b> , Age: 38, DOB: , Mobile: 9765374071 , Email: , Occupation: Service , Marital status : <b>Married</b> , Address: 403006, 32 CHIMBEL RIBANDAR TISWADI NORTHGOA GOA , 32 CHIMBEL RIBANDAR TISWADI NORTHGOA GOA , Chimbhel, Tiswadi, NorthGoa, Goa |  |  |  |



*Premdeep Kankonkar*  
Sub Registrar

**SUB-REGISTRAR**  
**PERNEM**

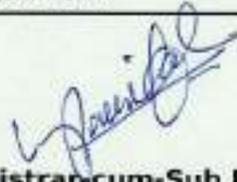
Document Serial Number :- 2024-PNM-38



Book :- 1 Document

Registration Number :- **PNM-1-75-2024**

Date : 24-Jan-2024



**Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Pernem)**



**SUB-REGISTRAR  
PERNEM**

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