

Receipt

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FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 23-May-2023 11:20:53

Date of Receipt: 23-May-2023

Receipt No : 2023-24/2/873

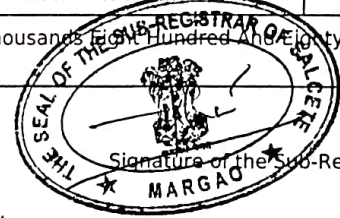
Serial No. of the Document : 2023-MGO-2259

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

Received the following amounts from **SURAJ VINAYAK GAD** for Registration of above Document in Book-1 for the year 2023

Registration Fee	351900	E-Challan(Online fee)	• Challan Number : 202300397904 • CIN Number : IK0CGHZVN4	351900
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202300398472 • CIN Number : IK0CGICQM0	10000
Processing Fee	980	E-Challan(Online fee)	• Challan Number : 202300397904 • CIN Number : IK0CGHZVN4	980
Total Paid	362880 (Rupees Three Lakh Sixty Two Thousands Eight Hundred and Eighty only)			

Probable date of issue of Registered Document: / /



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

Signature of the Presenter

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

The Registered Document has been handed over to on Dated **23-May-2023**

Signature of the person receiving the Document

Signature of the Sub-Registrar

Document Ready
by
(Vibha Velip)

Three lakhs forty thousand five hundred Only)

Phone No: 9923976151
Sold To/Issued To:
SURAJ VINAYAK GAD
For Whom/ID Proof:
AKJPG0055E



MAY-20-2023 12:37:11

₹ 0340500/-
ZERO THREE FOUR ZERO FIVE ZERO ZERO

37152481684586231111-00006290 Other
3816248 36/02/04/2021-R01

for CITIZEN CREDIT CO-OP. BANK LTD.



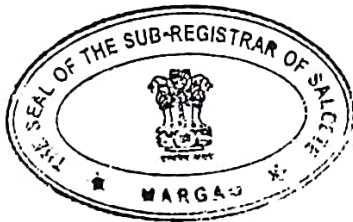
[Signature]
Authorised Signatory

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Suraj Vinayak Gad

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AGREEMENT FOR DEVELOPMENT AND SALE



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THIS AGREEMENT FOR DEVELOPMENT AND SALE is made and entered into at Margao, Goa, on this 20th day of the month of May, the year 2023

BY AND BETWEEN

1. MRS. FILOMENA DIAS alias PHILOMENA FERNANDES alias FILU, daughter of late Mr. Paul Marian Dias alias Paulo Manuel Dias, widow of late Frederico Jaime Fernandes alias Ferderick James Fernandes, aged 85 years of age, widow, housewife, British National of Indian Origin, having an OCI card bearing No. _____, having Pan Card No. _____, mobile no: _____, having email Id:philomenafernandes1938@gmail.com, and her son;



2. MR. RYAN ABEL PAUL FERNANDES alias RYAN FERNANDES, son of late Frederico Jaime Fernandes alias Ferderick James Fernandes, aged about 54 years, bachelor, service, British National of Indian origin, having OCI card No. _____, having Pan Card No. _____, mobile No. _____, having email Id:philomenafernandes1938@gmail.com, both presently residing at H.No. 48, Ratvaddo, Navelim, Salcete, Goa and shall hereinafter Collectively referred to as THE VENDORS, the parties of the ONE PART

AND

MR. SURAJ VINAYAK GAD, son of late Vinayak Gad, 48 years of age, married, Indian National, holding Aadhaar Card No. _____, holder of pan Card No. _____, having mobile No: _____, having email id: surajgadgoa26@gmail.com, resident of Flat No. F-1, 1st Floor, Mary's Abode, Sirvodem, Margao, Salcete, Goa Indian National and shall hereinafter be referred to as the PURCHASER, the party of the OTHER PART.

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All the expressions, the VENDORS and the PURCHASER used herein shall unless repugnant to the context or meaning thereof shall be deemed to mean and include their aforesaid parties their respective heirs, successors, administrators, executors and assigns.

The member No. 2 of the VENDORS herein is represented herein by his duly constituted attorney namely MRS. FILOMENA DIAS alias PHILOMENA FERNANDES alias FILU, daughter of late Mr. Paul Marian Dias alias Paulo Manuel Dias, widow of late Frederico Jaime Fernandes alias Ferderick James Fernandes, aged 80 years of age, widow, housewife, British National of Indian Origin, having an OCI card bearing No. , having no Pan Card, mobile no: , having no email Id., resident of H. No. H.No. 48, Ratvaddo, Navelim, Salcete, Goa, who is the mother of VENDOR No.2 herein in terms of power of attorney dated 17-01-2017, executed and before Notary Vilas Anant Naik on 17-01-2017 registered under Serial No.23113/2017.



WHEREAS the landed property described in the Schedule hereunder written which is hereinafter referred to as the "said property", is found inscribed in the name Abel Benedito Joao Miguel do Rosario Fernandes alias Abel Benedito Fernandes, upon whose death Inventory proceedings bearing General Inventory No. 59/71 was instituted in the court of the Civil Court Senior division at Margao Salcete Goa and the said property was described under Item No.5 and in the said Inventory proceedings the said property was exclusively allotted to Mr. Frederico Jaime Fernandes alias Ferderick James Fernandes who was the husband and father of the VENDOR NO 1 and VENDOR NO.2 herein, respectively

AND WHEREAS on the death of said Mr. Frederico Jaime Fernandes alias Ferderick James Fernandes which occurred on 11-5-2000, Special Inventory Proceedings bearing No.,22/2015/A were filed in the Court of the Civil Judge Senior Division at Margao, Salcete, Goa, wherein the said property,

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described in the Schedule hereunder written was described under Item No.1 and the same was exclusively allotted to the VENDORS herein i.e. the nude property to the VENDOR No.2 and usufruct of the same to the VENDOR NO.1 herein.

AND WHEREAS the VENDORS herein have obtained approval dated 20-04-2021 bearing No. TPM 33145/NAV/90/8/2021/1834 from Office of Senior Town Planner South Goa Margao for construction of residential building and compound wall on the said property and has further obtained construction license dated 5-11-2021 bearing No. VP/N/CONST/L/18/2021-22 from the Office of V.P Navelim, Salcete, Goa.



AND WHEREAS the VENDORS have now agreed to sell to the PURCHASER and the PURCHASER has agreed to purchase from the VENDORS, the said property more particularly described in Schedule-I hereunder written for the purpose of development by putting up construction thereon at the cost and expense of the DEVELOPER.

AND WHEREAS towards payment of the consideration to the VENDORS, the PURCHASER shall construct 3 independent residential flat premises located within the building proposed to be constructed in the said property ie two flats on the ground floor each having carpet area of 53.5 sq mts with balcony of an area of 1.68 sq mts and the third flat to be located on the 1st floor of the said building which flat will have a carpet area of 50.98 sq mts with balcony area of 12.13 sq mts, all of which are more particularly described in Schedule-II hereunder written according to specification mentioned in Schedule-III hereunder written, all at the costs and expenses of the PURCHASER and further the same will be exclusively allocated to the VENDORS herein.

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

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1. That each of the VENDORS herein do hereby agree to sell and transfer to the PURCHASER the said property more particularly described in the SCHEDULE-I hereunder written and identified in the plan hereto annexed, by allowing the PURCHASER to construct at his own costs and expenses building consisting of residential flats, in accordance with the approved plans and construction license, obtained in the name of VENDOR No.1 and 2 herein and further agree that vacant and peaceful possession of the said property has been handed over to the PURCHASER.

2. The PURCHASER shall complete the construction of 3 flats i.e. 2 on the ground floor each having a carpet area of 53.5 sq mts (super built up area of 70.41 sq mts) and 1 flat located on the 1st Floor having a carpet area of 50.98 sq mts (super built up area of 81.26 sq mts) all of which are more particularly described in SCHEDULE-II hereunder written to be constructed in accordance with the approvals and licenses to be granted by all Statutory Authorities, in the name of the VENDORS herein. The said flats will be constructed according to specifications mentioned in the SCHEDULE -III hereto annexed, complete in all respects and on obtaining the requisite completion certificate/occupancy certificate from all the concerned statutory authorities, along with 3 stilt parking spaces, within a period of 24 months from today and shall further allot the same to the VENDORS herein. However the costs towards transfer of the said residential flat premises in favour of the VENDORS such as stamp duties, registration charges etc including house tax and charges of procurement of electricity and water supply shall be borne and paid by the VENDORS herein. The PURCHASER shall be liable to pay the stamp duties, registration charges and other incidental expense for registration of this agreement.

3. It is agreed by and between the parties hereto that the total consideration for sale of the said property in terms hereof is Rs. 50,00,000/- (Rupees Fifty Lakhs Only) and the same will



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be paid in kind by constructing and allocating the premises as mentioned in para 2 herein above.

4. It is hereby agreed between the parties hereto that the PURCHASER has been permitted to put up construction/constructions in the said property for which the VENDORS herein have obtained the requisite permissions from all the Statutory Authorities and the said construction will be carried out at the own cost and expenses of the PURCHASER alone and the PURCHASER hereby agrees to hand over and deliver possession of the 3 flats described in SCHEDULE II hereunder written up, free of costs or charges to the VENDORS herein who shall be deemed to be the Owners of the same upon the VENDORS complying with their part of this agreement in totality, along with the said flats, the VENDORS shall be entitled to the proportionate right to all the open spaces as well 3 stilt parking spaces as provided for in the proposed development of the said property by the PURCHASER herein together with all the other amenities, open spaces and proportionate undivided right to said property.



5. The PURCHASER shall complete the development in accordance with all the requisite permissions from the Statutory Authorities, in the name of the VENDORS herein within a period of 24 months from today, complete in all respects at the exclusive cost of the PURCHASER, with grace period of additional 6 months.

6. The specifications to be provided and the amenities and other facilities together with all the other easements and rights to open spaces which are available to all the other occupants of the proposed construction shall be provided to the VENDORS, proportionate to the said 3 flats to be allotted to the VENDORS herein, in terms hereof.

7. The parties hereto agree that upon grant of construction licenses/approval from all statutory authorities, the PURCHASER after completing the 3 flats to be allotted to the

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VENDORS herein and further after transferring the same in the name of the VENDORS herein will be entitled to additional FAR which may accrue with respect to the said property at any time hereinafter, without any further reference of whatsoever nature to any of the VENDORS herein and any further construction carried out by the PURCHASER in accordance with such additional FAR will be deemed to exclusively belong to the PURCHASER herein.

8. In case of any changes in the specifications mentioned herein, the same shall be permitted by the VENDORS after obtaining written permission of the VENDORS, and in no manner shall the PURCHASER be entitled to make any such changes unless and until the same have been duly approved by the VENDORS in the manner stated herein.



9. The PURCHASER shall be liable to deliver the possession of the said 3 flats to the VENDORS within a period of 24 months with grace period of 3 months from today, complete in all respect and obtaining the completion certificate as well as the occupancy certificate from all the statutory authorities.

10. The PURCHASER will be entitled for such further grace period which the parties hereto will mutually agree only in case of any unexpected circumstances having arisen in the completion of the said development.

11. Upon possession of the said 3 flats being delivered to the VENDORS, they shall be entitled to use and occupy the said 3 flats. Upon the VENDORS taking possession of the said 3 flats complete in all respects as stated hereinabove, at the request of the VENDORS herein the PURCHASER shall immediately transfer the said 3 flats to the VENDORS, which are reserved for the Vendors in terms hereof, by executing a Deed of Transfer (at the costs and expense of the VENDORS herein), conveying only the said built up premises, with reservation of proportionate right, in the said property, found described in

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Schedule-I hereunder written (which rights the VENDORS herein already posses) and thereafter they the VENDORS and each of them shall have no claim against the PURCHASER in respect of any item of work therein which may be alleged not to have been carried out or completed. Cracks to the plaster/dampness in external walls shall not be considered as defect in work, unless the Architect/Engineer of the PURCHASER and that of the VENDORS opines otherwise. However, such defects shall be repaired by the PURCHASER to the satisfaction of the VENDORS.

12. That the PURCHASER is entitled to put up a building scheme on the said property, which is hereby agreed to be sold by the VENDORS to the PURCHASER, provided it does not in any way affect or prejudice the rights of the VENDORS in terms hereof and the PURCHASER shall be at liberty to sell, assign, transfer and/or otherwise deal with the right, title and interest in the said property and/or in the said building scheme or any of the premises therein, except for the said 3 flats described in SCHEDULE-II hereunder written to be allotted to the VENDORS herein and further the PURCHASER herein will be entitled to receive consideration from such prospective purchasers, towards such sale of the said premises.

13. Nothing contained in these presents is intended to be nor shall be construed to be grant, demise, assignment in law of the said property or any part thereof.

14. The VENDORS shall be bound to sign all the papers and documents and do all the acts, deeds, things and matters as the PURCHASER may require from time to time in this behalf for safe guarding inter alia the interests of the VENDORS and the PURCHASER.

15. The VENDORS and the PURCHASER herein hereby agree that for the purpose of any communication to one another with respect to the terms of this Agreement their registered address will be as follows respectively.

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9 Penylane Place
Edgeware
Middlesex HA8 6EN
United Kingdom

16. The VENDORS hereby state and declare that they have executed a Power of Attorney in favour of MRS. DELIA AURITA DA CRUZ alias AURITA SYLVESTER DIAS alias AURITA DIAS, daughter of Mr. Caetaninho J.M.V. Da Cruz alias Richard D'Cruz, wife of Mr. Sylvester Dias, 78 of age, Indian National, resident of House No. 190, Kalambuli Castlerock, Uttara Kannada Karnataka 581121, for the purpose of carrying out all the matters such as putting up plans for revision, executing Agreement of Sale/Deed of Sale/Deed of Transfer/Deed of Conveyance, either in favour of the VENDORS herein and/or in favour of the PURCHASER herein or in favour of any of the nominees herein and the VENDORS and each of them do hereby agree and admit that the said Power of Attorney shall not be revoked.



17. The VENDORS shall co-operate with the PURCHASER of the other premises holders in forming a Maintenance Society or a Limited Company or an Association of Persons or such other entity for maintaining the said property, as and when requested or called upon. It shall be entirely at the discretion of the PURCHASER to decide whether to form a Maintenance Society or a Limited Company or an Association of Persons or any other entity (hereinafter referred to as "the Entity"). However, it shall be the duty of the VENDORS to be a constituent member in respect of such society or entity. The VENDORS herein do hereby agree to pay necessary membership fees to the extent of said 3 flats in order to admit themselves or their nominees as members of such housing society/legal entity constituted with respect to the said building scheme. The VENDORS also agree to contribute towards the charges of maintenance to be fixed by the PURCHASER towards the said carpet area of the said flats to be allotted to the VENDORS in terms hereof. The VENDORS do hereby agree

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to become members of such housing society/legal entity to be constituted with respect to the building scheme.

18. Upon completion of construction within the said property, the VENDORS shall execute a Deed of Conveyance of their undivided rights in the said property pertaining to all the other premises of the building to which the PURCHASER is entitled in terms hereof i.e. either in favour of the PURCHASER or his nominees at the exclusive costs of the PURCHASER. This is without prejudice to what is stated in para 12 herein above. As far possible the PURCHASER will try to have a society registered under the Indian Society Act 1860, concerning the said property and its development and to further have such Deed of Conveyance in favour of such registered Society.



19. Any taxes, charges or outgoings levied by the Panchayat or any other competent authority and electricity and water charges exclusively pertaining to the said 3 flats to be allotted to the VENDORS, shall be borne by the PURCHASER and all such charges, outgoings including applicable house and other taxes will be paid by the VENDORS with respect to the aforesaid 3 flats after obtaining occupancy certificates.

20. In the event of payment of any amount by way of premium, security deposits, betterment charges, development taxes, infrastructure tax relating to the building proposed to be constructed on the said property will be paid by the PURCHASER. Further electricity meter deposit or any other taxes or payments of similar nature for the purpose of giving electricity connection becoming payable by the VENDORS in respect of the said 3 flats to be allotted to them, shall be also expressly borne by the VENDORS herein.

21. The VENDORS under no circumstances shall block the open spaces viz, the passages and the staircase in the said building/s to be constructed by the PURCHASER. Likewise, the internal excess roads in the said building scheme shall always be kept open and unobstructed and the PURCHASER

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alone will be entitled to decide about any alteration/exclusive usage of the same.

22. All costs, charges, expenses including stamp duty, registration charges and any other expenses in connection with the preparation, execution and registration of the Deed, Deeds of Conveyance, Deed of Transfer with respect to the said 3 flats to be allotted to the VENDORS herein in terms hereof will be exclusively borne by the VENDORS herein while those relating to the remaining will borne by the PURCHASER. All charges relating to for the formation of the legal entity relating to the said building as stated herein above and/or towards maintenance of common spaces of the said property and the said building shall be borne by the PURCHASER, his nominees as also by the VENDORS proportionately i.e. in accordance with the area of the respective premises held by the VENDORS and the PURCHASER.



23. The building project to be constructed by the PURCHASER in the said property shall bear the name "NIRMALA FREDRICK JAMES COMPLEX".

24. The VENDORS shall not be responsible in any manner towards the claims if any, of prospective purchasers of other premises constructed on the said property including any refund of monies if any collected by the PURCHASER herein from such prospective purchasers of the premises etc. The PURCHASER herein shall indemnify and keep indemnified the VENDORS of any claims of any nature with that regard by any person whosoever including the execution of works or of any of his employees in connection with the development and/or construction on the said property. Similarly the PURCHASER shall not be responsible in any manner to any third party/parties with respect to the said 3 flats agreed to be allotted to the VENDORS in the event the VENDORS enter in agreement with respect to any part or portion of the same.

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25. The VENDORS herein shall not be held responsible for any act of omission or commission on the part of the PURCHASER herein while executing works of construction on the said property in terms hereof with respect to all applicable laws i.e. all applicable acts, rules and regulations and further none of the VENDORS will be held responsible for defects, if any, relating to the works of construction pertaining to the said building.

26. The development and construction of the proposed building/s to be constructed in the said property shall be entirely at the cost and expense of the PURCHASER. The PURCHASER agree that they shall obtain all approvals/licenses etc in respect of the said building scheme to be constructed in the said property at his own cost. However, the VENDORS shall co-operate with the PURCHASER in signing of any applications, forms, etc, if required for the purpose of obtaining all such permissions, licenses, approvals/No Objection Certificates etc.

27. The VENDORS shall not be liable in any way for any accidents or injuries that may occur to the labourers and workmen of the PURCHASER or their agents or contractors during the course of the construction of the said building scheme in the said property. Likewise, the VENDORS shall not be liable in any way towards any damage/s that may be caused to any owners of the adjoining property and/or on the property of any third party during the construction of the building scheme by the PURCHASER in the said property. So also, the VENDORS shall not be liable for any dispute or litigation between the PURCHASER and any of their contractors.

28. There are 4 plans (one survey plan of the said property, one sketch indicating the location of the road passing through the said property and two plans identifying location of the 3 flats to be allotted to the VENDORS in terms hereof) and in addition thereto there is one area statement annexed to this



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Agreement all of which shall form an integral part of this Agreement.

29. It is understood by and between the parties hereto that the deficiency in stamp duty, if any, shall not be a ground to vitiate or to dispute the contents of this Agreement. However, such deficiency if any will be made good by the VENDORS and the PURCHASER herein in equal proportion at the appropriate time and further it is agreed that in the event of any dispute between the parties hereto this Agreement will be considered for legal purposes as an Agreement for Sale of the said plot, for legal purposes.

30. The VENDORS and the PURCHASER shall be entitled for the specific performance of the present agreement.

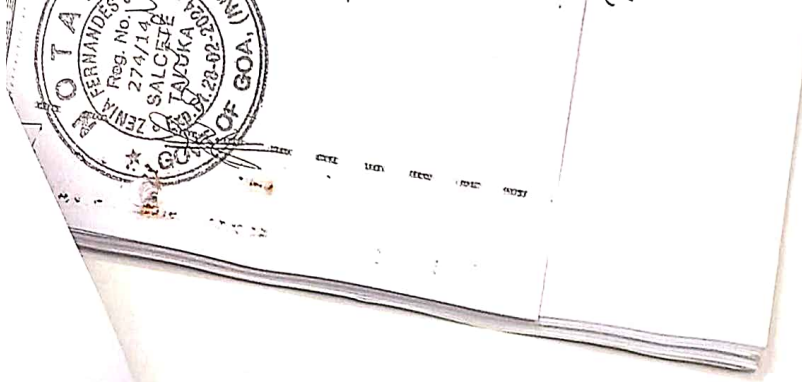
31. The members of the VENDORS shall be liable to contribute and pay their proportionate share towards the various taxes including GST applicable to be paid to the government authorities in proportion to the area agreed to be allotted to them and similarly the PURCHASER and/or her nominees shall be liable to bear and pay such charges taxes in proportion to the area at the disposal of the PURCHASER.

32. For the purpose of stamp duties the transaction concerned with this agreement is assessed at the rate of Rs.6,800/- per sq mt of the land agreed to be developed in terms hereof which works out to Rs.1,17,30,000/- although the consideration agreed to be paid in terms hereof is only in kind ie 222.08 sq mts (super built up) of residential flats with reservation of corresponding undivided rights in the concerned land described in Schedule-I, hereunder written, in favour of the VENDORS herein and stamp duties at the rate of 2.90 % which corresponds to Rs.3,40,200/- are accordingly paid herewith.

33. The parties hereby confirm that the premises under transaction, is a non-agricultural land/ property and the parties herein own the responsibility that the transaction is in

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compliance with the FEMA/RBI guidelines and there is no violation of the same.

34. There is a plan attached to this agreement which shall form an integral part of this agreement.

SCHEDULE -I

(DESCRIPTION OF THE SAID PROPERTY)



ALL THAT landed property known as 'NAVELIM O PEQUENO', 'THIRD ADDITION' named 'GINCANCHEM MOLA (Northern Half)' situated at and within the Revenue Village of Navelim, Salcete Taluka, South District of the State of Goa i.e. within the jurisdiction of Village Panchayat of Navelim Salcete Goa, described in the Land Registration Office of Salcete under No. 28443 of the New Series, enrolled in the Land Revenue Office Under Matriz No.1884, Surveyed under Survey No.90/8 of Village Navelim, Salcete, Goa with the name "GINIYACHE MOLA" totally admeasuring an area of 1725 sq mts which as a single unit of land is bounded as under:

On the EAST: by property of Caetano Fernandes,
On the WEST: by the property of Roque Aleixo Marques;
On the NORTH: by the property of Pedrinho Batista which is separated by a drain and;
On the SOUTH: by the property of Joaquim Santana Fernandes

Presently there exists a tarred road which passes over the said property within its southern half which road runs in the east west direction. As a result of the said existence of the said tarred road the said property is bifurcated into 2 units of land. The unit which adjoins the said tarred road along its southern boundary totally admeasures about 255 sq mts, while the unit adjoining the northern boundary admeasures about 1230 sq mts

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SCHEDULE -II

(DESCRIPTION OF THE 3 FLATS RESERVED FOR THE VENDORS HEREIN)



a) ALL THAT PREMISES forming part of the flat identified as G1, located on the ground floor of the building to be constructed on the said property described in Schedule I written herein above totally admeasuring a carpet area of 53.5 sq mts (super built up area of 70.41 sq mts), bounded as under:

On the SOUTH and the EAST: by open spaces (set back area of the said property);

On the NORTH: by spaces of the building reserved for stilt and an open duct;

On the WEST: by flat premises Flat No.G-2 and the open duct.

b) ALL THAT PREMISES forming part of the flat identified as G2, located on the ground floor of the building to be constructed on the said property described in Schedule I written herein above totally admeasuring a carpet area of 53.5 sq mts (super built up area of 70.41 sq mts), bounded as under:

On the SOUTH and the WEST: by open spaces (set back area of the said property);

On the NORTH: by spaces of the building reserved for stilt and an open duct; and

On the EAST: by flat premises Flat No.G-1 and the open duct.

c) ALL THAT PREMISES forming part of the flat identified as F1, located on the first floor of the building to be constructed on the said property described in Schedule I written herein above totally admeasuring a carpet area of 50.98 sq mts (super built up area of 81.26 sq mts), bounded as under:

On the NORTH and the EAST: by open spaces (set back area of the said property);

On the WEST: by the open duct within the building and the premises of flat bearing Flat No.F-6;

On the SOUTH: by open space (set back area of the said property) and with the flat premises Flat No.F-2.

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SCHEDULE -III

(SPECIFICATIONS OF EACH OF THE FLATS TO BE
CONSTRUCTED)

STRUCTURE: RCC framed structure with brick/laterite
/equivalent masonry

FLOORING: Vitrified tile flooring in all rooms ceramic tile
flooring wall to wall dado in toilets.

PAINTING: Acrylic emulsion in all rooms, plastic emulsion in
living room for internal surfaces Apex or equivalent for
external surfaces.

PLUMBING: Rust free P.V.C Piping & C.P.V.C piping for
water lines in bathrooms & kitchen. Jaguar or equivalent
fittings in bathrooms & kitchen.

KITCHEN: Granite lining over Kadappa platform with 0.60 cm
ceramic dado

ELECTRIFICATION: Concealed copper wiring with Finolex
or equivalent cables Modular switches in all rooms.

DOORS: Main Door teakwood shutters. Flush door for all other
rooms. FRF doors for toilets. All frames of Matti wood. For
main door teak wood frame, for toilets door FRF/Marble frame.

WINDOWS: Aluminum powder coated windows

WATER SUPPLY: O.H.W.T with sump and pumping facility

IN WITNESS WHEREOF, the parties hereto have set and
subscribed their respective hands to this Agreement on the day,
date, month and year first herein above mentioned.

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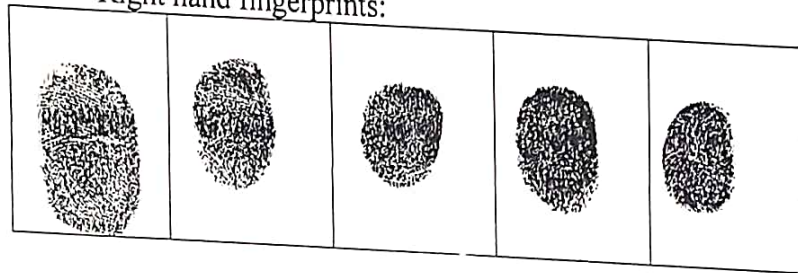


(THE VENDOR)

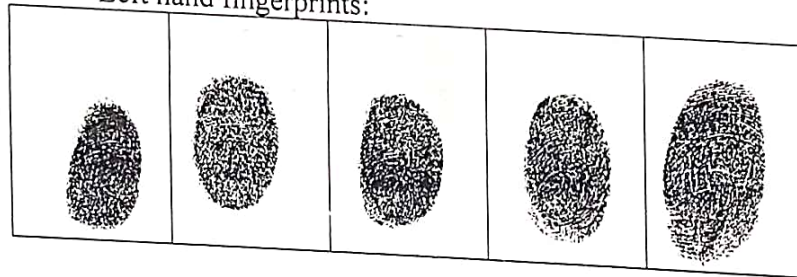
Fernandes

Signed and delivered by the
withinnamed the PROSPECTIVE
VENDOR No. 1 namely MR. MRS.
FILOMENA DIAS alias
PHILOMENA FERNANDES alias
FILU for self and as constituted
attorney of vendor No.2

Right hand fingerprints:



Left hand fingerprints:




Fernandes

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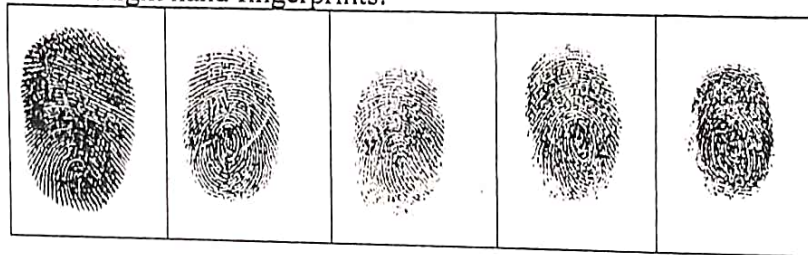


(THE PURCHASER)

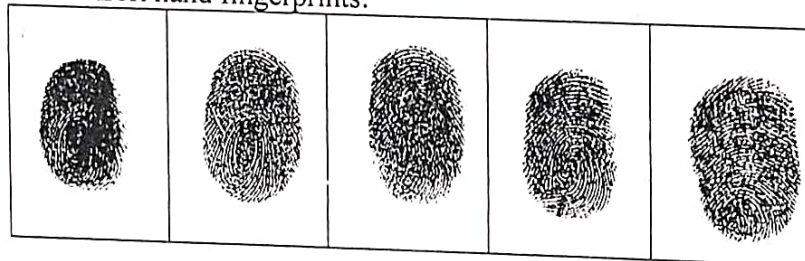

Signed and delivered by the
withinnamed the PURCHASER
herein namely MR. SURAJ
VINAYAK GAD



Right hand fingerprints:



Left hand fingerprints:




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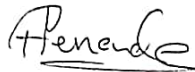
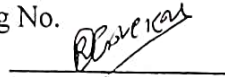


Witnesses:

1. Mrs. Zenia Hermina Fernandes,
47 years of age, Daughter of
Necessidade Gonsalo Fernandes,
advocate by profession, married,
resident of H.No. 66, Ratwaddo,
Navelim, Salcete Goa, having
Aadhaar Card bearing No.
63493635 8581



2. Mr. Ritesh Shripad Govekar,
21 years of age, son of
Shripad Govekar, resident of H. No. 179,
A Chinchal Wada, Nr. Raviraj Hotel,
Margao, Salcete Goa;
Having Aadhaar Card bearing No.
739041702529

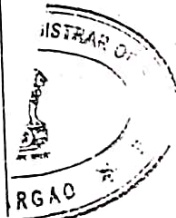




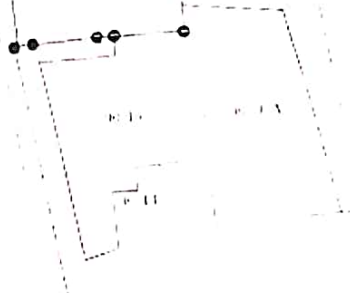
Government of Goa
Directorate of Settlement and Land records
Survey Plan
Salcete Taluka, Navelim Village
Survey No.: 90 , Subdivision No.: 8

Scale 1:1000

Reference No.: REV192334973



90/8



This record is computer generated on 20-05-2023 01:26:31. 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

Remende

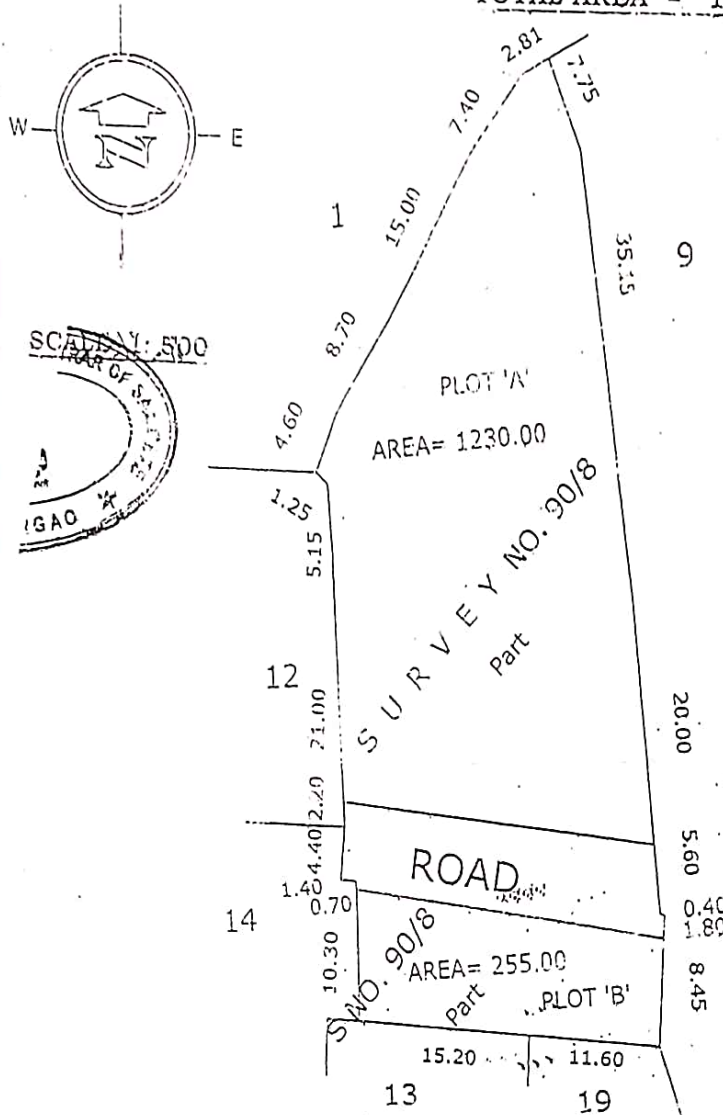
PLAN

SHOWING AREA OF THE PLOT UNDER SURVEY NO.90/8 PART
SITUATED AT NVELIM VILLAGE OF SALCETE TALUKA.

AREA OF PLOT 'A' = 1230.00 SQ.M.

AREA OF PLOT 'B' = 255.00 SQ.M.

TOTAL AREA = 1485.00 SQ.M.



PROJECT : PROPOSED RESIDENTIAL BUILDING AT
NAVELIM, SALCETE GOA.

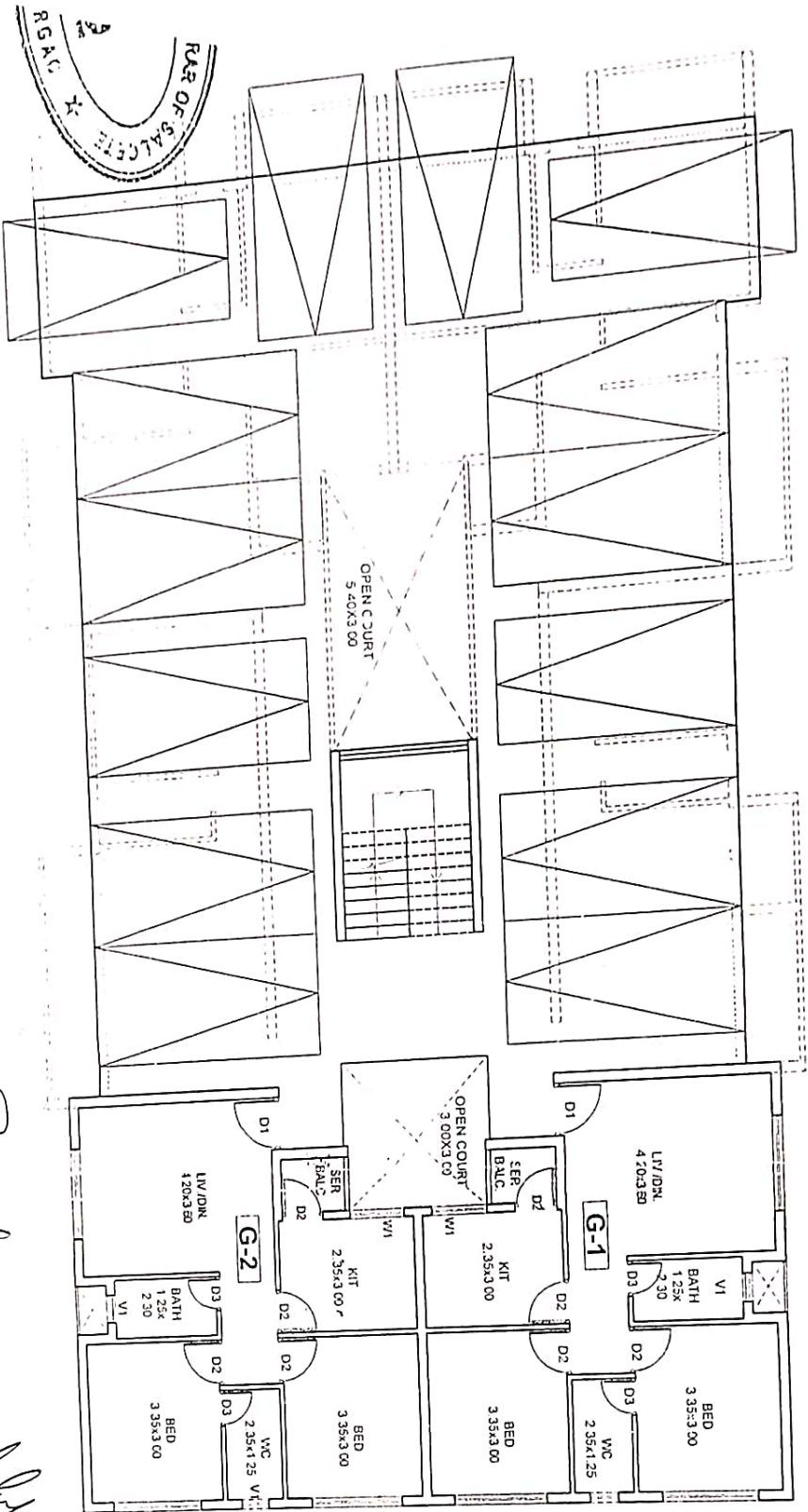
GROUND FLOOR PLAN

UNIT NO. CARPET AREA BALCONY AREA
G-1: 53.50 SQ.M 1.68 SQ.M
G-2: 53.50 SQ.M 1.68 SQ.M

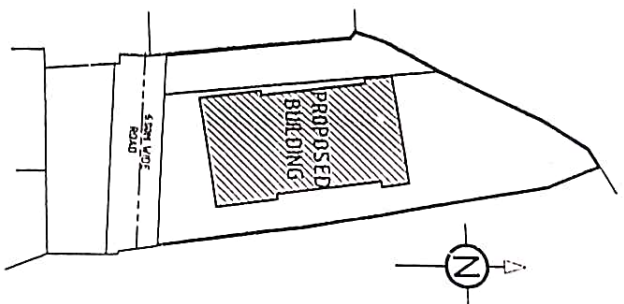
STILT: 235.97 SQ.M

Savant & Associates
- Architects, Engineers, Interior Designers
Sapient - Thruak, 1st Floor
Maddur, Goa.
Phone No (0) : 2736693

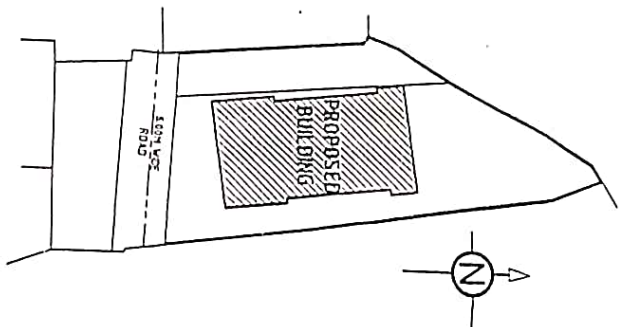
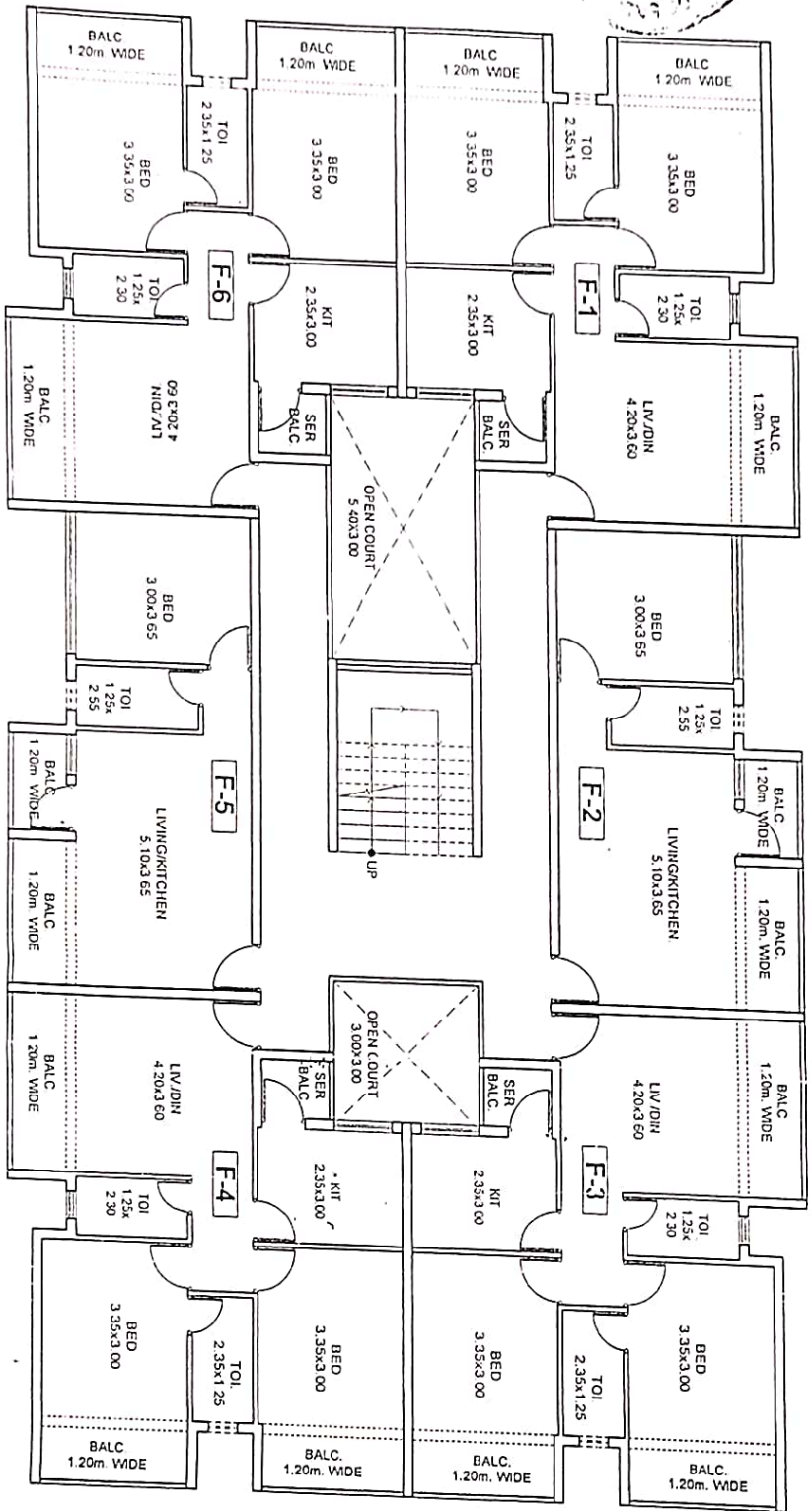
DATE : 12-03-2020



SITE PLAN
1:12.5



FIRST FLOOR PLAN



SITE PLAN
M.T.S.

DATE : 12-03-2020

PROJECT : PROPOSED RESIDENTIAL BUILDING AT
NAVELIM, SALCETE GOA.

UNIT NO.	CARPET AREA	BALCONY AREA
F-1 :	50.98 SQ.M	12.13SQ.M
F-2 :	34.85SQ.M	5.28SQ.M
F-3 :	50.98SQ.M	12.13SQ.M

UNIT NO.	CARPET AREA	BALCONY AREA
F-4 :	50.98SQ.M	12.13SQ.M
F-5 :	34.85SQ.M	5.28SQ.M
F-6 :	50.98SQ.M	12.13SQ.M

Savant & Associates
Architects, Engineers, Interior Designers
Suparna, Navelim, 1st Floor
Mandali, Goa.
Phone No (0) : 2736993

AREA OF THE PLOT=1230.00sqm.(S3 ZONE)

FAR ALL.=738.00sqm.(60%)

COV ALL.=492.00sqm.(40%)

CLIENT: MR. SURAJ GADD

PROJECT: RESIDENTIAL BUILDING AT NAVELIM

DATE: 12-03-2020

AREA STATEMENT(Carpet area as per RERA)

UNIT TYPE		CARPET AREA (sqm.)	BALC. (sqm.)	NUMBER OF COVERED CAR PARKING (NOS.)	AREA UNDER COVERED CAR PARKING (sqm.)	
A BLOCK					235.97	
GROUND FLOOR						
G-1	2BHK	53.5	1.68			
G-2	2BHK	53.5	1.68			
FIRST FLOOR						
F-01	2BHK	50.98	12.13	1		
F-02	1BHK	34.85	5.28	1		
F-03	2BHK	50.98	12.13	1		
F-04	2BHK	50.98	12.13	1		
F-05	1BHK	34.85	5.28	1		
F-06	2BHK	50.98	12.13	1		
FIRST FLOOR						
S-1	2BHK	50.98	12.13	1		
S-2	1BHK	34.85	5.28	1		
S-3	2BHK	50.98	12.13	1		
S-4	2BHK	50.98	12.13	1		
S-5	1BHK	34.85	5.28	1		
S-6	2BHK	50.98	12.13	1		
GRAND TOTAL						
		619.39	116.24			

Remend

[Signature]



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 23-May-2023 11:21:48 am

Document Serial Number :- 2023-MGO-2259

Presented at 11:18:53 am on 23-May-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	340200
2	Registration Fee	351900
3	Tatkal appointment fee	10000
4	Processing Fee	980
Total		703080



Presenter

Stamp Duty Required :340200/-

Stamp Duty Paid : 340200/-







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SURAJ VINAYAK GAD ,Father Name:Late Vinayak Gad, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Flat No. F-1, 1st Floor, Marys Abode, Sirvodem, Margao, Salcete Goa, Address2 - , PAN No.: /			


Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	FILOMENA DIAS Alias PHILOMENA FERNANDES Alias FILU , Father Name:Late Paul Marian Dias Alias Paulo Manuel Dias, Age: 85, Marital Status: Widow ,Gender:Female,Occupation: Housewife, H.No. 48, Ratvaddo, Navelim, Salcete Goa, PAN No.:			
2	FILOMENA DIAS Alias PHILOMENA FERNANDES Alias FILU , Father Name:Late Paul Marian Dias Alias Paulo Manuel Dias, Age: , Marital Status: ,Gender:Female,Occupation: Housewife, H.No. 48, Ratvaddo, Navelim, Salcete Goa, PAN No.: , as Power Of Attorney Holder for RYAN ABEL PAUL FERNANDES Alias RYAN FERNANDES			
3	SURAJ VINAYAK GAD , Father Name:Late Vinayak Gad, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Business, Flat No. F-1, 1st Floor, Marys Abode, Sirvodem, Margao, Salcete Goa, PAN No.: /			

Witness:

I/We individually/Collectively recognize the Purchaser, POA Holder, Vendor,

S.NO	Party Name and Address		Photo	Thumb	Signature
1	Name: ZENIA HERMINA FERNANDES, Age: 47, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403707, H.No. 66 Ratwaddo Navelim Salcete Goa, H.No. 66 Ratwaddo Navelim Salcete Goa, Navelim, Salcete, South Goa, Goa				
2	Name: RITESH SHRIPAD GOVEKAR, Age: 21, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403601, H.No. 179 A Chinchal Wada Nr Raviraj Hotel Margao Salcete Goa, Margao, Salcete, South Goa, Goa				


Sub Registrar
Civil Registrar

-Cum-
Sub Registrar
Salcete

Document Serial Number :- 2023-MGO-2259



Book :- 1 Document


Registration Number :- **MGO-1-2176-2023**

Date : 23-May-2023



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

Civil Registrar
-Cum-
Sub Registrar
Salcete


Samir V. Denai
L.D. ✓

