

Phone No: 7057066811
Sold To/Issued To:
Kalika Developers
For ehom/ID Proof:
Licence



JUN-12-2023 16:23:16

₹ 0280000/-

38153451686567586382-00006151
3815345 35/02/05/2021-PC1

For CITIZEN CREDIT
CO-OP BANK LTD.
MAPUSA BRANCH

Afome
Manager / Authorised Signatory



2023-BR2-3499
14/7/23

AGREEMENT FOR SALE AND DEVELOPMENT

...2/-

N.P. Zia

Consent

For **KALIKA Developers**
Kavitha
Proprietor

THIS AGREEMENT FOR SALE AND DEVELOPMENT is executed at Mapusa, Bardez, Goa, on this 14th day of July of the year 2023.

BETWEEN:

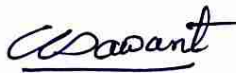
1. **SHRI. UDAY PURUSHOTTAM SAWANT**, son of Late Purushottam Ramchandra Sawant, age 63 years, married, business, having Permanent Account No. _____, and Aadhaar Card No. _____ and his wife,

2. **SMT. UMA UDAY SAWANT**, wife of Mr. Uday Purushottam Sawant, daughter of Harishchandra Chopdekar, age 55 years, housewife, having Permanent Account No. _____, and Aadhaar card No. _____,

both Indian National and resident of H.No. 1272, Ganesh Krupa, Auchit Waddo, Thivim, Bardez –Goa, hereinafter referred to as “**THE VENDORS/OWNERS**” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, successors, legal representatives, nominees and assigns) **OF THE FIRST PART.**

A N D

3. **KALIKA DEVELOPERS**, a proprietary firm of Shri. **PARESH**



For **KALIKA Developers**



Proprietor

...3/-

ATMARAM RAIKAR, son of Shri Atmaram Raikar, age 65 years, married, businessman, holding PAN Card No. _____ and Aadhaar Card No. _____

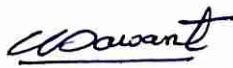
Indian National, resident of H. No 12/8-G, Mahadev Nagar, Khorlim, Mapusa, Bardez, Goa, hereinafter referred to as “ **THE BUILDER /DEVELOPER**” (which expression unless repugnant to the context or meaning thereof, include his heirs, successors, executors, administrators, legal representatives, nominees and assigns and assigns) **OF THE SECOND PART.**

The parties to this Agreement are all Indian Nationals and they are competent to enter into this Agreement.

WHEREAS there exists an immovable property Surveyed under No. 557 Sub division no. 7-B admeasuring an area of 1,609.00 sq.mts known as “**AUCHITWADDO**” OR “**ZUNVEVELEM BATA**” also **KNOWN AS** “**CHAMALACHEA XENDEA VELEM BATA,**” which was originally an part and parcel of the entire property surveyed under Survey No.557/7, situated at village Thivim, Bardez- Goa, described in the Land Registration Office of Bardez under No.14544 at page 146 of Book B-37 New and enrolled in the Taluka Revenue office of Bardez at Mapusa under Matriz No. 1230 of 3rd

For **KALIKA** Developers






Proprietor

...4/-

circumscription of Tivim, hereinafter called as “ **THE SAID PROPERTY**” for the sake of brevity, more particularly described in the Schedule I hereunder.

AND WHEREAS the entire property originally belonged to Joaquim Damascnio Fonseca. The said Joaquim Damascnio Fonseca along with his wife Angelica Egilda Engracia De Souza sold the entire property vide Deed of sale dated 13/08/1984, duly registered in the office of Sub-Registrar at Bicholim, Goa ,under Registration No. 74, of Book No. I, Vol 89, at pages 287 to 292 , dated 23/01/1985 to Shri. Manohar Govind Sawant , son of Govind Gunaji Sawant, Resident of Angod, Mapusa, Bardez – Goa .

AND WHEREAS said Manohar Govind Sawant being owner of the entire property sold the same vide deed of sale dated 27/01/1992 registered in the Book no. I, volume No. 37, in favour of the **VENDOR/OWNER** at SI.No.1, in proportion of 50% of the entire property to him and 50% of the entire property in favour of his late parents.

AND WHEREAS the **VENDORS/OWNERS**, had sold two plot of the said entire property to some purchasers vide Deed of sale along with other heirs.

M.P. Sawant Manohar Govind Sawant

For **KALIKA Developers**
[Signature]
Proprietor

...5/-

AND WHEREAS VENDORS/OWNERS had partition his 50% share from the remaining property by filing suit for partition before the Civil Judge Junior Division at Bicholim, which was registered under No.106/2015/C and by virtue of judgment, order and Decree dated 06/02/2016, the VENDORS herein have declared to be the absolute owners in possession the said property admeasuring 1608.75 sq.mts.

AND WHEREAS Subsequently VENDORS/OWNERS had partition his plot/property by filing application before the Dy. Collector at Bardez, and thus separate Survey No.557/7-B has been allotted to his holding, and thus VENDORS/OWNERS herein became the absolute owners and in exclusive possession of the SAID property.

AND WHEREAS the VENDORS/OWNERS are well and sufficiently entitled to the SAID PROPERTY and more particularly described in SCHEDULE I hereto is marketable and free from reasonable defects.

AND WHEREAS the VENDORS/OWNERS were in the process of setting up luxury residential villas in the SAID PROPERTY described in schedule I, hereto and has obtained necessary licenses for the same.

For KALIKA Developers

M. J. Zota co-owner

Raveesh
Proprietor

...6/-

AND WHEREAS the VENDORS/OWNERS further covenants with the DEVELOPER that :-

a. That VENDORS/OWNERS are exclusively entitled to own, hold, posses and deal in any manner with the SAID PROPERTY.

b. The Title of the VENDORS/OWNERS to the SAID PROPERTY is clean, clear, unencumbered marketable and subsisting.

c. There is no litigation or any legal proceedings pending before any court/tribunal, Administrative Authority in respect of the SAID PROPERTY.

The SAID PROPERTY are not subject to any notice or notification or proceedings under the Land Acquisition Act or Administrative of Evacuee PROPERTY Act or any other law.

e. There are no Mundkars/ and /or Building tenant/s and/or watch and ward and /or any persons claiming any tenancy and /or any other right in the SAID PROPERTY.

f. There are no difficulties, legal or otherwise for sale free from encumbrances on the SAID PROPERTY.

g. The VENDORS/OWNERS has not received any notices of acquisition/requisition from state Government or central Government or any local

 consent


For **KALIKA Developers**
Proprietor

...7/-

authority and the SAID PROPERTY are not subject matter of any attachment by any authority.

h. The VENDORS/OWNERS have not created any sale, gift, mortgage, charge, lien or any other adverse right or any other encumbrance whatsoever or however on the SAID PROPERTY are not subject to any claim or demand ,encumbrance or any process issued by any court or Authority.

i. The VENDORS/OWNERS have not entered into any agreement or arrangement with regard to the sale and development of the SAID PROPERTY better described in Schedule I hereto with any Third party.

j. The SAID PROPERTY are not subject to part of acquisition by any notification

of Government of Goa and/or Central Government.

k. The SAID PROPERTY is not affected by any reservation,coastal regulation or any state or central Government.

AND WHEREAS the BUILDER /DEVELOPER has approached the VENDORS/OWNERS with proposal /offer to and expressed his desire and indicated his willingness to develop the SAID PROPERTY by constructing villa



U. J. L. K.

Consent

For **KALIKA** Developers
[Signature]
Proprietor

...8/-

project therein out of his own funds a luxury project with state of amenities and the VENDORS/OWNERS considered the request of the BUILDER/DEVELOPER and agreed for the same.

AND WHEREAS the BUILDER/DEVELOPER shall construct a villa Project in the "SAID PROPERTY" wherein premises will be available for residential use with swimming pool and infrastructure like landscape garden, etc. after complying rules and local laws for construction.

AND WHEREAS the BUILDER/DEVELOPER considering the aforesaid representations made by the VENDORS/OWNERS and believing them to be true have offered to purchase and develop the SAID PROPERTY, described in schedule-I, and the VENDORS/OWNERS have agreed to develop and sell the said property subject to the Developer paying the price/consideration of the SAID PROPERTY to the partly in the form of money and partly by way of constructing and allotting to the VENDORS/OWNERS of a one villa admeasuring 208.10 sq.mts.

AND WHEREAS the BUILDER/DEVELOPER has accepted the SAID proposal of the VENDORS/OWNERS under such mutually settled terms and conditions and agreed to develop the SAID PROPERTY which are set out herein below.






For **KALIKA Developers**
Proprietor

...9/-

NOW THIS AGREEMENT FOR SALE AND DEVELOPMENT
WITNESSES AS UNDER :-

1. The VENDORS/OWNERS shall sell to the BUILDER/DEVELOPER and the BUILDER/DEVELOPER shall purchase from the VENDORS/OWNERS the SAID PROPERTY described in schedule I, written herein under along with All structures, trees, fences, ways, water courses, compounds and all other structures if any standing thereon along with all other easementary rights for a total consideration of Rs.96,54,000/- (Rupees Ninety Six Lakh Fifty four thousand only) which shall be partly in the form of money and partly by way of constructing and allotting to the VENDORS/OWNERS one villa admeasuring 208.10 sq. meters to be constructed in the SAID PROPERTY.

2. The above consideration shall be paid in the following manner :-

a. A sum of Rs 6,54,000/- (Rupees six Lakh Fifty four thousand only) by cheque, which amount the VENDORS/OWNERS admit and acknowledge having received the same.

For KALIKA Developers

10/-
Proprietor

b. With respect to the balance amount of Rs. 90,00,000/- (Rupees Ninety Lakh only) the BUILDER/DEVELOPER shall provide to the VENDORS/OWNERS one villa to be constructed on the SAID PROPERTY, admeasuring 208.10 sq.mts and the remaining Villas are hereinafter referred to as **"THE DEVELOPER PREMISES"**. (The same are more precisely shown on the annexed plan which shall form part and parcel of this agreement.

3. The BUILDER/DEVELOPER shall for and on behalf of the VENDORS/OWNERS and in the name of the VENDORS/OWNERS be entitled to submit to the Tivim Panchayat and all other concerned authorities plans for getting the SAID PROPERTY developed. The BUILDER/DEVELOPER shall also at all times be entitled to alter and modify the Villa plans as he may desire and as permitted in accordance with the rules. The BUILDER/DEVELOPER shall at his cost be entitled to appoint Architects, contactors, Engineers, Supervisors, Laboures, etc. for the development of the SAID PROPERTY.

4. In case in the course of approval of the plans by the Panchayat, the plan submitted has to be revised for any reasons, then in such case the location and


M. J. Lata assawant

For **KALIKA Developers**
Kalika
Proprietor

...11/-

and the area the owners premise/Villa shall remain unaltered.

5. Subject to the above terms, the VENDORS/OWNERS shall sell to the BUILDER/DEVELOPER the SAID PROPERTY to undertake the construction of Villas on the SAID PROPERTY on terms and condition as agreed herein.

6. The BUILDER/DEVELOPER shall undertake construction of Villas on the SAID PROPERTY as per plan as may be approved and as per specifications as may be agreed between the parties detailed in the schedule II & III herein under Any other item of work in addition to that specified in the Schedule II & III herein under shall be carried out by the BUILDER/DEVELOPER for the VENDORS/OWNERS at the prior written request of and at the cost of the VENDORS/OWNERS as per prevailing market value of such work item.

7. The BUILDER/DEVELOPER has agreed to complete the construction of the owners premises within a period of (42) Forty Two months from the date of signing of this agreement . The VENDORS/OWNERS premises shall be handed over along with the occupancy certificate.


M. P. V. A. co-owner

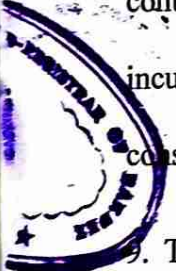
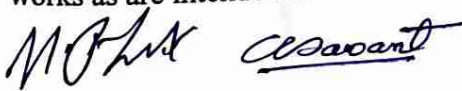
For KALIKA Developers
[Signature]
Proprietor

...12/-

8. The BUILDER/DEVELOPER shall complete the construction of built up areas to be constructed for the ownership, and tender the delivery or possession thereof to the VENDORS/OWNERS within a period of stipulated herein above from the date of signing of this agreement, subject to the condition that in case the BUILDER/DEVELOPER is unable to complete the construction of the owners premises and deliver possession thereof as stipulated in clause (7) hereinabove due to any act of God, civil commotion, war, non availability of building materials like cement and steel etc. or water supply or electric power or a result of any notice, rule, order or notification of the court, Panchayat, and /or Government and /or any other public or competent authority or for any reason beyond the control of the BUILDER/DEVELOPER, the BUILDER/DEVELOPER shall not incur any liability and shall be entitled to a reasonable extension of 11 months for constructing the owner premises.

9. The VENDORS/OWNERS shall take possession of the premises i.e. Villa within thirty days of the BUILDER/DEVELOPER giving written notice to the owners intimations that the SAID premises are ready for use and occupation.

10. The BUILDER/DEVELOPER shall execute in favour of the BUILDER/DEVELOPER a irrevocable power of attorney to undertake such works as are intended herein under or may be necessary and ancillary thereto and


For KALIKA Developers
Proprietor

....13/-

such power of attorney shall be co-extensive with this agreement with power to sell " **THE DEVELOPER PREMISES**" (Excluding the owners premises) . The BUILDER/DEVELOPER hereby covenants with the VENDORS/OWNERS that he shall complete the construction of the owners premises before selling any other premises to the Third party. It shall be obligation of the BUILDER/DEVELOPER to handover the possession of the VENDORS/OWNERS premises first before selling any other premises within a said premise.

11. The VENDORS/OWNERS shall within a period of seven days from the date of the execution of this Agreement, hand over to the BUILDER/ DEVELOPER Advocate, notarized copies of the title deeds relating to the SAID PROPERTY.

12. The BUILDER/ DEVELOPER shall be entitled and solely responsible for carrying out approved construction strictly as per the approved plan. The VENDORS/OWNERS further agree to sign and executed all necessary paper, deeds, documents and plans that may be required by the BUILDER/DEVELOPER, from time to time for carrying out effective development of the SAID PROPERTY and construction of villas thereon.

 *U. P. S. A. C. Savant*

For **KALKA Developers**
Kalika
Proprietor

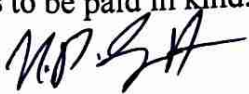
...14/-

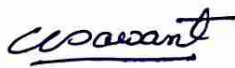
13. The Construction to be made by the BUILDER/DEVELOPER in the subject land shall be reinforced cement concrete frame work, the external wall being of local laterite masonry/C.C blocks, and internal partition walls being of brick or cement concrete blocks , as per choice of the BUILDER/DEVELOPER. The BUILDER/DEVELOPER shall appoint his own R.C.C consultants for supervising the work of construction and shall bear and pay the entire professional charges of such R. C. C consultants.

14. The specification of the residential villa/ premises to be constructed for the ownership of the VENDORS/OWNERS shall be as stated SCHEDULE-II hereto.

15. All the rights, privileges pertaining to permission, licenses approvals, if any are obtained by issued to the VENDORS/OWNERS pertaining to SAID PROPERTY from any authority Department, Body Council shall stand assigned in favour of the BUILDER/DEVELOPER .

16. It is understood that the VENDORS/OWNERS shall not be liable to pay any further price/ consideration/cost to the BUILDER/DEVELOPER nor the BUILDER/DEVELOPER shall be liable to pay any further price/ consideration /cost to the owners towards the SAID PROPERTY as referred hereinabove which is to be paid in kind.



For KALIKA Developers

Proprietor

...15/-

17. The VENDORS/OWNERS have not entered into any agreement with or in favour of any person /and have not Executed with or in favour of any person/ any deed of sale Agreement in respect of SAID PROPERTY described in SCHEDULE I, II and III 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 his understanding.

The VENDORS/OWNERS further declare that their title to the SAID PROPERTY is valid , clean and clear and there are no encumbrances against the same and that in case any legal title defects are detected the BUILDER/DEVELOPER shall be free to withdraw from the presence commitment and /or seek extension from performance of the agreement / terms as contained herein.

19. It is the intention of the parties hereto that on entering into Agreement the BUILDER/DEVELOPER shall prepare the plans of the proposed Villas on the SAID PROPERTY for the purpose of submitting to the Tivim Panchayat for its

For **KALIKA** Developers


Proprietor

...16/-

approval within three (3) month from the date of this Agreement and after preparation of such plans the OWNERS/VENDORS and the BUILDER/DEVELOPER mutually shall mark/locate on such plan the VENDORS/OWNERS premises. However, the plan showing the owners premises be attached to this present agreement.

20. The BUILDER/DEVELOPER shall be irrevocably entitled to all the remaining built up area, and in respect of such built - up area . The BUILDER/DEVELOPER shall be free to deal with the same and in this regard the BUILDER/DEVELOPER shall be entitled to enter into firm commitments or agreements with its prospective purchasers/ customers to dispose off any of the premises/Villas contained in the said built up area of any persons/ of the choice of the BUILDER/DEVELOPER save and except the premises allotted to for the OWNERS/VENDORS for such consideration as may be allotted to for the VENDORS/OWNERS for such consideration as may be fixed by the BUILDER/DEVELOPER at his own discretion and appropriate the consideration if received from such customers. The BUILDER/DEVELOPER shall also be entitles to retain for himself any one or more premises out of such built -up area, for its own use.


 Chowdant

For KALIKA Developers

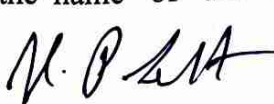
Proprietor

...17/-

21. The parties hereto agree that the BUILDER/DEVELOPER shall have an option to buy the said property by paying the VENDORS/OWNERS the balance consideration amount. In this event the VENDORS/OWNERS undertakes to invest a sum of Rs. 90,00,000/- (Rupees Ninety Lakhs Only) and also undertakes to bear the G.S. T as applicable

22. That upon handing over the owners premises to be constructed in the said property .The VENDORS/OWNERS shall execute on Deed of Sale in respect of all their right in the SAID PROPERTY described schedule-I,. The sale deed as above shall, if so desired by the BUILDER/DEVELOPER , be executed in favour of any nominee/s including individual co-operative society/ company/ trust/legal entity specifically indicated by the purchasers. In case the sale deed is executed in favour of any such individual Co-operative society/ company /trust/ legal entity then in such case the such person shall step in the shoes of the BUILDER/DEVELOPER herein and shall be liable to perform all the obligations contained herein and to be performed by the purchaser.

23. In the event of any deposits paid by the BUILDER/DEVELOPER in the name of the VENDORS/OWNERS to any Government, semi


 Witness

For KALIKA Developers

Proprietor

...18/-

Government, Municipality or electricity authorities, the same shall be refundable to the BUILDER/DEVELOPER alone.

24. The VENDORS/OWNERS hereby agree and undertake to save harmless, indemnify and keep indemnified the BUILDER/DEVELOPER from and against all losses charges, costs or expenses suffered or incurred by the BUILDER/DEVELOPER, by reason of the following:-

i) There being any defect in title of the VENDORS/OWNERS to "SAID PROPERTY" or portion conveyed hereunder.

ii) Or there being any liens charges, encumbrances on the Said Property or portion conveyed hereunder.

iii) AND /or there being any litigation with any person or persons as regards the title in the" SAID PROPERTY" or portion conveyed hereunder.

25. The BUILDER/DEVELOPER shall pay charges for obtaining occupancy certificate and further it shall be obligation of the owner to pay house tax with respect to the owners premises as well as the security deposit and connection charges regarding the electrical connections and water connection applicable and

U. J. Zith assent

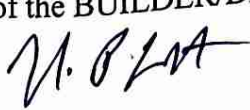
For KALIKA Developers
Kalika
Proprietor

...19/-

any other taxes and levies imposed by the concerned authorities to the premises to be constructed for the VENDORS/OWNERS.

26. The VENDORS/OWNERS shall at the request and demand of the BUILDER/DEVELOPER make and execute a proper Deed of conveyance and all other necessary documents and papers to complete the title agreed to be given in respect of the SAID PROPERTY and such conveyance shall be in favour of the BUILDER/DEVELOPER or his nominees or nominee including a cooperative housing Society, limited Company or condominium , The BUILDER/DEVELOPER shall be entitled to all documents of title relating to the SAID PROPERTY , which shall be handed over to the ultimate purchaser.

 The entire development work shall be carried out by the BUILDER/DEVELOPER at his own risk, costs and expenses. He shall bear and pay the bills of the suppliers building materials , wages and salaries payable to the workman and other person employed for the purpose of carrying out the construction work as also all other costs , charges and expenses that may be incurred in regard to the development work. The BUILDER/DEVELOPER shall also save harmless and indemnify and keep indemnified the owners against any claim that may be made by any one against the VENDORS/OWNERS on account of the BUILDER/DEVELOPER carrying out the said development work.

 assawant


Proprietor

...20/-

28. The BUILDER/DEVELOPER will be entitle to modify the approved construction plans as he deem fit provided the modification are within or as per the provisions of approved scheme laid down by the competent Authority. The BUILDER/DEVELOPER shall pay all the fees of the Architects, and R. C. C Consultant appointed by him for the development of this project. It is agreed while appointing Architect and R.C.C consultant, that BUILDER/DEVELOPER shall procure in favour of the OWNERS/VENDORS in writing that he shall not hold the OWNERS/VENDORS liable for their fees or otherwise.

29. The BUILDER/DEVELOPER shall in the course of erection and completion of the said Villas do all lawful acts and things required by and perform the works in conformity in all respects with the provisions of the statues applicable thereto.



30. The BUILDER/DEVELOPER shall not any time cause or permit any public or private nuisance in or upon the SAID PROPERTY or do anything which shall cause unnecessary annoyance, inconvenience, suffering hardship or disturbance to the owners or to the occupants of the neighbouring properties.

31. This Agreement shall be specifically performed by both the parties. Neither party shall have any right to terminate this contract except in case of breach of the


For **KALIKA Developers**
Proprietor

...21/-

aforesaid agreement. The BUILDER/DEVELOPER shall not transfer his development rights to any third person without the written consent of the VENDORS/OWNERS.

32. The OWNERS/VENDORS have irrevocably authorized the BUILDER/DEVELOPER to enter into the subject land and to carry out all activities either of pre-construction nature and the activities of post constructive nature.

33. In case the existing floor Area Ration pertaining to the SAID PROPERTY is increased/decreased in future such increase/ decrease shall ensure to the benefit of the BUILDER/DEVELOPER alone.

34. After handing over the possession of the owners premises, the VENDORS/OWNERS shall be at liberty to point out visible defects to the BUILDER/DEVELOPER within 365 days from the date of handing over the possession of the Villa , which defects if any shall be removed by the BUILDER/DEVELOPER within 30 days from the date of intimation.

35. The VENDORS/OWNERS shall at no time demand the partition of their rights or interest in the SAID PROPERTY and it will be pre-condition that interest , right and title of the owners shall always be inseparable.


N. O. S. A. aswani

For KALIKA Developers

Proprietor

...22/-

36.The VENDORS/OWNERS shall after taking delivery of possession of the owners premises keep deposited with the BUILDER/DEVELOPER the following amounts described in SCHEDULE-III which may subject to change as per actual towards.

- i) Share money , application entrance fee of the society or any other entity.
- ii) Formation and registration of the society or anyother entity.
- iii) Proportionate share of taxes and other charges /levis in respect of the society or any other entity.
- iv) Deposit of provisional monthly contribution towards outgoings of society or any other entity.
- v) Deposit for water, Electric and other utility and service connection charge, Electricity transfer, Electricity meter charges, Electricity Meter Deposit (refundable),Transformer charges.
- vi) Deposits of electrical receiving and sub-station provided in Layout.
- vii) Infrastructure Tax.
- viii) Corpus in respect of the society or any entity.
- ix) Stamp Duty and Registration charges.

U. P. L. M. Chavanant

For KALIKA Developers
Raveer
Proprietor

...23/-

x) Maintenance plus GST per month.

xi) House Tax Transfer.

xii) Bear and pay the proportionate share of outgoings in respect of the said property and Villa namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers.

xiii) Annual House Tax.

xiv) All other expenses necessary and incidental to the management and maintenance of the said project land.

37. The VENDORS/OWNERS undertakes to maintain the VENDORS/OWNERS premises till such time the society or any other entity is formed and registered.

38. Until the society or any other entity is formed and the said complex/ structure of the buildings/s or wings is transferred to it, the owner shall pay to the BUILDER/DEVELOPER such proportionate share of outgoings as may be determined by the BUILDER/DEVELOPER.

W B C M T consent

For KALIKA Developers

Deepak
Proprietor

...24/-

39. The VENDORS/OWNERS undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

40. It is agreed that non-payment or default in payment of outgoings on time by owner shall be regarded as default on the part of the owner and shall entitle the developer to charge on dues, in accordance with the terms and conditions contained herein.

41. The possession of the VENDORS/OWNERS premises/Villa shall be handed over by executing in favour of the VENDORS/OWNERS conveyance deed.



42. Any taxes, charges or outgoings levied by the Panchayat, or any other electricity and water charges exclusively upon taking possession of the said Villa.

43. The VENDORS/OWNERS shall not be held liable for any non-compliance of any acts, rules and regulations on the part of the BUILDER/DEVELOPER and for any defects in the construction of the premises/Villas by the

U. B. S. A. consent

For KALIKA Developers

Deepak
Proprietor

...25/-

BUILDER/DEVELOPER . All disputes which may arise between the parties to the agreement , whether in relation to the interpretation of the clauses and the conditions of this agreement and about the performance of these present, or to any act which ought to be done by the parties in disputes or in relation to any matter whatsoever concerning this agreement shall be referred to arbitration in accordance with the provisions the Arbitration and Conciliation Act, 1996 as amended on date and the place of Arbitration shall be Mapusa, Bardez, Goa.

44. Each party to the contract shall be entitled to get specific performance of their part performance from the party who is liable to perform that particular part. All expenses towards the stamp duty, registration charges or any other expenses shall be borne by the BUILDER/DEVELOPER and/or his nominee as the case may be.

45. That the possession of the subject land is handed over to the BUILDER/DEVELOPER to carry out construction upon signing of the present agreement.

46. Parties hereto agree that they shall bear their respective GST as applicable.

47. The BUILDER/DEVELOPER shall get the project registered under RERA and shall be bound by the RERA RULES AND REGULATIONS.


U. O. S. V. assurant

For **KALIKA Developers**

Proprietor

...26/-

48. The Parties agree that time shall be the essence of this contract subject to the above covenants and narration.

49. That the BUILDER/DEVELOPER shall be entitled to get a project loan sanctioned from various Banks and the owners have no objection for the same.

50. It is specifically declared that though this agreement is titled agreement for Sale & Development, Interests stands created in the purchaser / developer here under with possession of the SAID PROPERTY have been handed over to him and for all purposes this shall be read as Sale Agreement coupled with possession for the purposes of Section 52-A of the Transfer of Property Act.

51. The VENDORS/OWNERS and the DEVELOPER/BUILDER hereby declares that the property in transaction does not belong to the schedule caste/ schedule tribes pursuant to the notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

52. Either party to this agreement shall be subject to the stipulations hereunder contained and have a right of specific performance of this agreement.

VALUATION

That for the purpose of stamp duty and registration the said property is valued as

under:-

N. D. D. A *Assessment*

For **KALKA Developers**
Kalika
Proprietor

...27/-

For the purposes of stamp duty.

The Value of the land, Rs. 96,54,000(Rupees Ninety Six Lacks Fifty four thousand only) and stamp duty of 2.9% amounting to 2,79,966/- is paid herewith.

SCHEDULE - I

(DESCRIPTION OF SAID PROPERTY)

ALL THAT immovable property Surveyed under no.557 Sub division no. 7-B admeasuring an area 1609.00 sq.mts. known as "AUCHITWADDO" OR "ZUNVEVELEM BATA" also known as "CHAMALACHEA XENDEA VELEM BATA", situated at village Thivim, Bardez- Goa described in the Land Registration Office of Bardez under no. 14544 at page 146 of Book B-37 New and enrolled in the Taluka Revenue office of Bardez at Mapusa under Matriz No. 1230 of 3rd circumscription of Tivim, herein after called the SAID property more particularly described as under :

On the NORTH : By property bearing S.NO. 84/1.

On the SOUTH : By property bearing S.NO.84/3.

On the EAST : By property bearing S.NO. 86/1.

On the WEST : By Road

U P L M A co-swan

For **NALIKA** Developers
Raveer
Proprietor

...28/-

SCHEDULE - II

(SPECIFICATION FOR THE PROPOSED VILLA)

STRUCTURE

- ☐ R.C.C. Framed structure
- ☐ Laterite 23cm external masonry
- ☐ External 2 coats plaster
- ☐ Internal Birla Putty / Gypsum Plaster finished

DOORS

- ☐ Main door of teak wood fitted on sal wood frames,
- ☐ Internal doors of Flush Door with Veneer wood finish fitted on sal wood frames

POP WORKS

- ☐ Pop ceiling borders/effects in living room- Dining room
- ☐ Pop ceiling borders/in Bedrooms

TILING

- ☐ Vitrified tiling for all rooms

U.P. S/A *U.P. S/A*

For KALIKA Developers
Proprietor

- ☐ Anti skid tiles for steps
- ☐ Granite for window seals.
- ☐ Stainless steel / cement baluster / cast iron railing for balconies.
- ☐ Kajaria / Somany / Nitco Brand Tiles.

BATHROOM

- ☐ 2mt. height tiling with designer tiles of 2 x 1 ft. size.
- ☐ Anti skid tiles 2 x 2 ft. for flooring.
- ☐ Black galaxy granite kitchen Platform.
- ☐ Anti scratch steel sink
- ☐ Designer tiling for door 2 ft. height

OTHER PROVISION

- ☐ Washing machine inlet pipe and outlet pipes [Provision only]
- ☐ Aqua guard electrical port with water tap [Provisions only]
- ☐ Inverter Point
- ☐ Garden tap

U.P. Smt cosawant

For **NALIKA Developers**
Harish
Proprietor

...30/-

PLUMBING

- ☐ The plumbing shall be of type with ISI mark fixtures and fittings Jaguar Make and pipes of Astral / Finolex Make.

ELECTRICAL

- ☐ The electrical wiring shall be of concealed copperwiring of good quality with ISI marks electrical plates.
- ☐ Wiring shall be for 3 phases electricity connection & Electricity point is as per standard requirement.

(SCHEDULE -III)

(DESCRIPTION OF THE SAID PREMISES/VILLA)



All that Independent Villa consisting of ground floor, First floor and second floor to be constructed on the property described in the schedule I hereinabove admeasuring 208.10 sq.mts together with proportionate undivided share/right in the property described in the Schedule I hereinabove.

IN WITNESS WHEREOF the parties hereto have set their hands on the day and year first hereinabove mentioned.

 U. P. Khan

For **KALIKA Developers**

Proprietor

...31/-

N.P. Sawant



N.P. Sawant

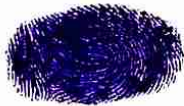
THE VENDOR/OWNER AT SR.NO.1 _____

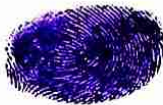
1. (SHRI. UDAY PURUSHOTTAM SAWANT)

L.H.F.P



(1) _____





(3) _____



(4) _____



(5) _____

R.H.F.P



(1) _____



(2) _____



(3) _____



(4) _____



(5) _____



N.P. Sawant

Uday Purushottam Sawant

For **KALKA Developers**
Kalka
Proprietor

....32/-

2. cessawant

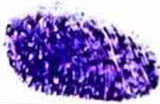
(SMT. UMA UDAY SAWANT)



THE VENDOR/OWNER NO.2

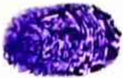
L.H.F.P

R.H.F.P

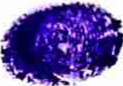
(1)  _____

(1)  _____

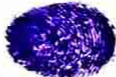


(2)  _____

(2)  _____

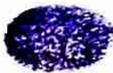
(3)  _____

(3)  _____

(4)  _____

(4)  _____

(5)  _____

(5)  _____

V.P. Lata cessawant

For KALIKA Developers
beear
Proprietor

Raikaar :-

-33-

"KALIKA DEVELOPERS" aproprietary firm of

SHRI PARESH ATMARAM RAIKAR

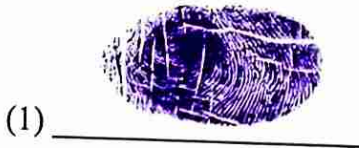
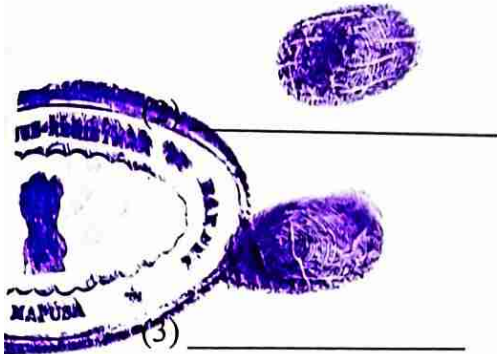
(THE BUILDER/DEVELOPER)

Raikaar



L.H.F.P

R.H.F.P



UP SA *assurant*

For KALIKA Developers
Raikaar :-
Proprietor

...34/-

WITNESS

1. Adv. Sharmila Salu
H.No 141, Khorlim
Karaswadda Mapesa Goa

Salu

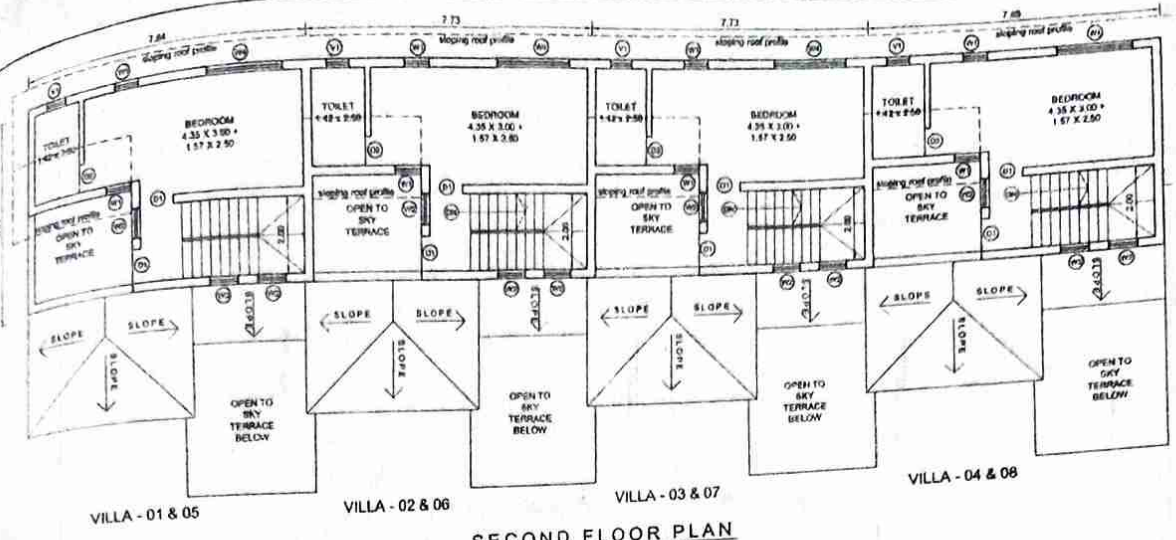
2. NEHA MAHENDRA SUTAR
BLOCK A B, GF-1, SAPANA VILLAGE
KARASWADDO PEDDEM, TIVIM GOA.

Sutar

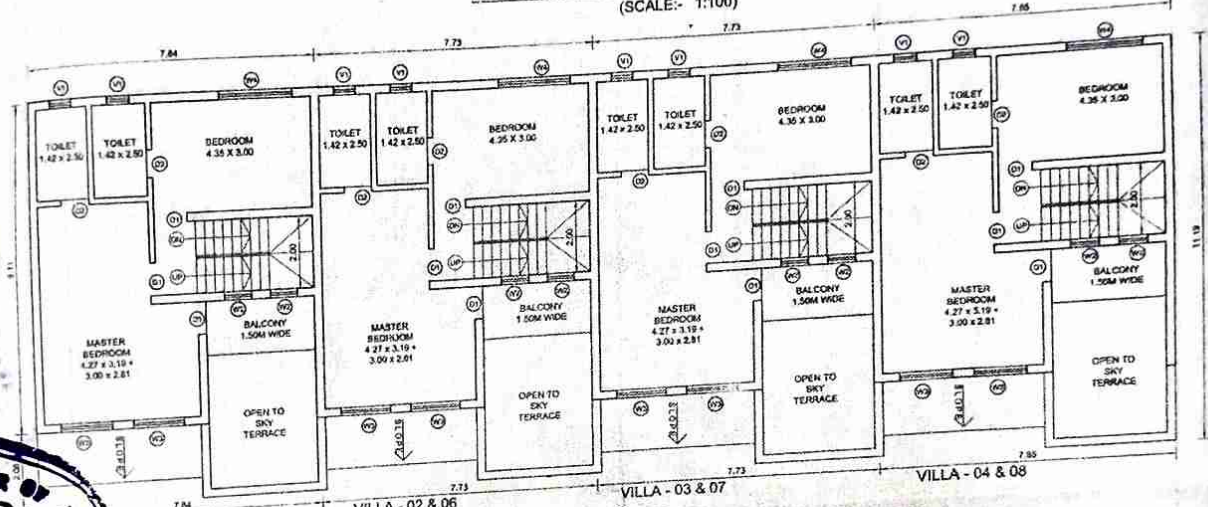


M.P. Gint coawant

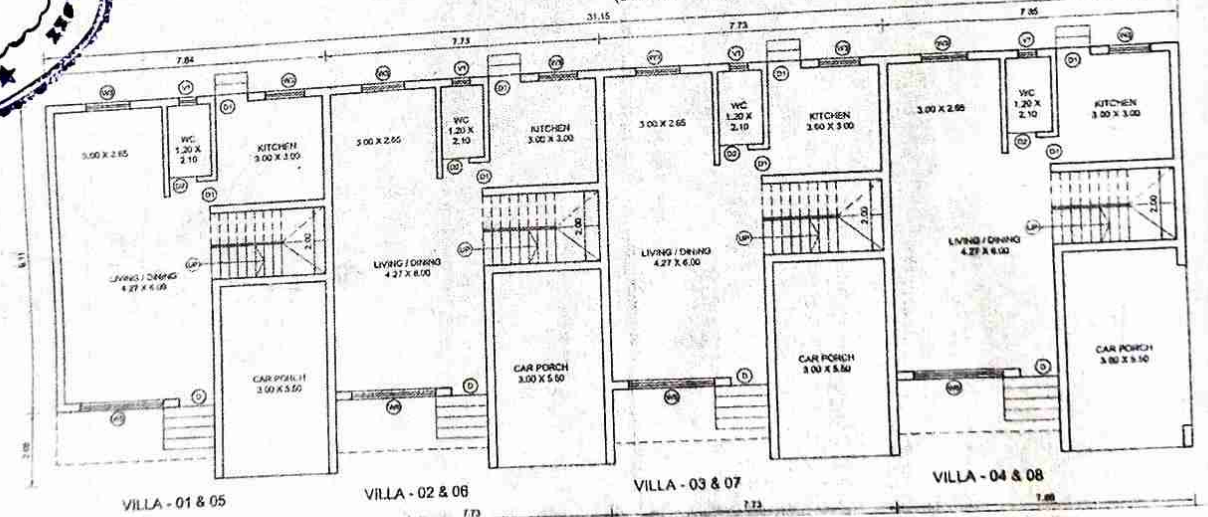
For **KALIKA** Developers
Kaika
Proprietor



SECOND FLOOR PLAN
(SCALE:- 1:100)



FIRST FLOOR PLAN
(SCALE:- 1:100)

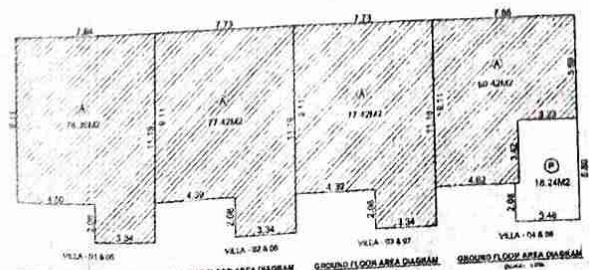
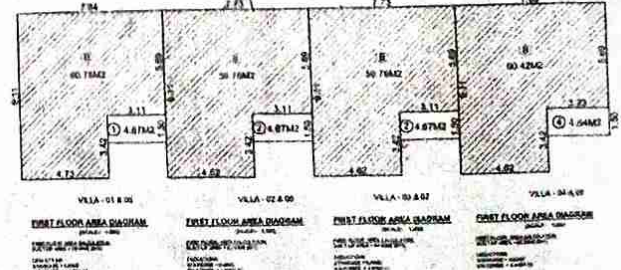


GROUND FLOOR PLAN
(SCALE:- 1:100)

V.P. Zett

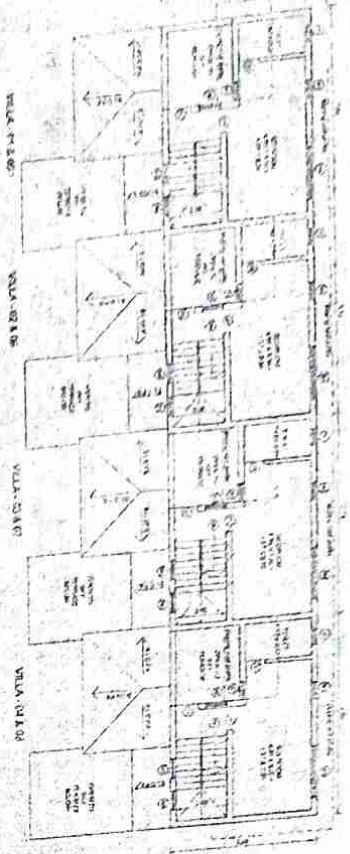
Consent

For KALIKA Developers
Praveen
Proprietor



GROUND FLOOR AREA DIAGRAM
VILLA - 01 & 05
VILLA - 02 & 06
VILLA - 03 & 07
VILLA - 04 & 08

FIRST FLOOR AREA DIAGRAM
VILLA - 01 & 05
VILLA - 02 & 06
VILLA - 03 & 07
VILLA - 04 & 08



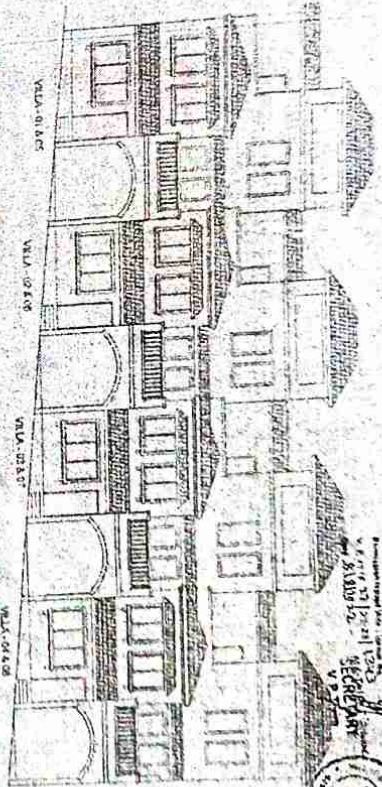
SECOND FLOOR PLAN
SCALE: 1:100



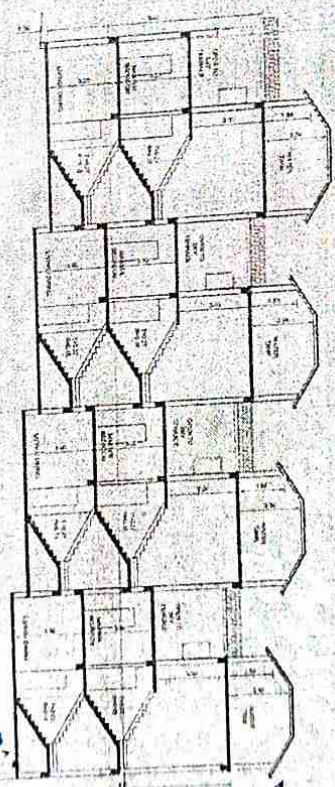
FIRST FLOOR PLAN
SCALE: 1:100



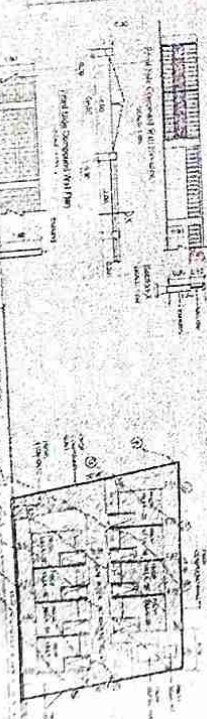
GROUND FLOOR PLAN
SCALE: 1:100



FRONT ELEVATION
SCALE: 1:50



SECTION AA
SCALE: 1:50



SITE PLAN
SCALE: 1:100

Approved by the Local Authority
Date: 18/11/2024
V.P. 11/11/2024
8/11/2024
SECRETARY
V.P.



KALIKA Developers
Kareem
Proprietor

M.D.M. I. Awan

Statement of Areas

Sl. No.	Particulars	Area (sq. ft.)	Area (sq. m.)	Remarks
1	Plot Area	10000	929.03	
2	Area of Building	1000	92.90	
3	Area of Road	1000	92.90	
4	Area of Open Space	1000	92.90	
5	Area of Water Body	1000	92.90	
6	Area of Other	1000	92.90	
7	Total Area	10000	929.03	

AR VINEM SHRODRAK
ARCHITECT & INTERIOR DESIGNERS
GALAXY INTERNATIONAL, 101/102, 103/104, 105/106, 107/108, 109/110, 111/112, 113/114, 115/116, 117/118, 119/120, 121/122, 123/124, 125/126, 127/128, 129/130, 131/132, 133/134, 135/136, 137/138, 139/140, 141/142, 143/144, 145/146, 147/148, 149/150, 151/152, 153/154, 155/156, 157/158, 159/160, 161/162, 163/164, 165/166, 167/168, 169/170, 171/172, 173/174, 175/176, 177/178, 179/180, 181/182, 183/184, 185/186, 187/188, 189/190, 191/192, 193/194, 195/196, 197/198, 199/200, 201/202, 203/204, 205/206, 207/208, 209/210, 211/212, 213/214, 215/216, 217/218, 219/220, 221/222, 223/224, 225/226, 227/228, 229/230, 231/232, 233/234, 235/236, 237/238, 239/240, 241/242, 243/244, 245/246, 247/248, 249/250, 251/252, 253/254, 255/256, 257/258, 259/260, 261/262, 263/264, 265/266, 267/268, 269/270, 271/272, 273/274, 275/276, 277/278, 279/280, 281/282, 283/284, 285/286, 287/288, 289/290, 291/292, 293/294, 295/296, 297/298, 299/300, 301/302, 303/304, 305/306, 307/308, 309/310, 311/312, 313/314, 315/316, 317/318, 319/320, 321/322, 323/324, 325/326, 327/328, 329/330, 331/332, 333/334, 335/336, 337/338, 339/340, 341/342, 343/344, 345/346, 347/348, 349/350, 351/352, 353/354, 355/356, 357/358, 359/360, 361/362, 363/364, 365/366, 367/368, 369/370, 371/372, 373/374, 375/376, 377/378, 379/380, 381/382, 383/384, 385/386, 387/388, 389/390, 391/392, 393/394, 395/396, 397/398, 399/400, 401/402, 403/404, 405/406, 407/408, 409/410, 411/412, 413/414, 415/416, 417/418, 419/420, 421/422, 423/424, 425/426, 427/428, 429/430, 431/432, 433/434, 435/436, 437/438, 439/440, 441/442, 443/444, 445/446, 447/448, 449/450, 451/452, 453/454, 455/456, 457/458, 459/460, 461/462, 463/464, 465/466, 467/468, 469/470, 471/472, 473/474, 475/476, 477/478, 479/480, 481/482, 483/484, 485/486, 487/488, 489/490, 491/492, 493/494, 495/496, 497/498, 499/500, 501/502, 503/504, 505/506, 507/508, 509/510, 511/512, 513/514, 515/516, 517/518, 519/520, 521/522, 523/524, 525/526, 527/528, 529/530, 531/532, 533/534, 535/536, 537/538, 539/540, 541/542, 543/544, 545/546, 547/548, 549/550, 551/552, 553/554, 555/556, 557/558, 559/560, 561/562, 563/564, 565/566, 567/568, 569/570, 571/572, 573/574, 575/576, 577/578, 579/580, 581/582, 583/584, 585/586, 587/588, 589/590, 591/592, 593/594, 595/596, 597/598, 599/600, 601/602, 603/604, 605/606, 607/608, 609/610, 611/612, 613/614, 615/616, 617/618, 619/620, 621/622, 623/624, 625/626, 627/628, 629/630, 631/632, 633/634, 635/636, 637/638, 639/640, 641/642, 643/644, 645/646, 647/648, 649/650, 651/652, 653/654, 655/656, 657/658, 659/660, 661/662, 663/664, 665/666, 667/668, 669/670, 671/672, 673/674, 675/676, 677/678, 679/680, 681/682, 683/684, 685/686, 687/688, 689/690, 691/692, 693/694, 695/696, 697/698, 699/700, 701/702, 703/704, 705/706, 707/708, 709/710, 711/712, 713/714, 715/716, 717/718, 719/720, 721/722, 723/724, 725/726, 727/728, 729/730, 731/732, 733/734, 735/736, 737/738, 739/740, 741/742, 743/744, 745/746, 747/748, 749/750, 751/752, 753/754, 755/756, 757/758, 759/760, 761/762, 763/764, 765/766, 767/768, 769/770, 771/772, 773/774, 775/776, 777/778, 779/780, 781/782, 783/784, 785/786, 787/788, 789/790, 791/792, 793/794, 795/796, 797/798, 799/800, 801/802, 803/804, 805/806, 807/808, 809/810, 811/812, 813/814, 815/816, 817/818, 819/820, 821/822, 823/824, 825/826, 827/828, 829/830, 831/832, 833/834, 835/836, 837/838, 839/840, 841/842, 843/844, 845/846, 847/848, 849/850, 851/852, 853/854, 855/856, 857/858, 859/860, 861/862, 863/864, 865/866, 867/868, 869/870, 871/872, 873/874, 875/876, 877/878, 879/880, 881/882, 883/884, 885/886, 887/888, 889/890, 891/892, 893/894, 895/896, 897/898, 899/900, 901/902, 903/904, 905/906, 907/908, 909/910, 911/912, 913/914, 915/916, 917/918, 919/920, 921/922, 923/924, 925/926, 927/928, 929/930, 931/932, 933/934, 935/936, 937/938, 939/940, 941/942, 943/944, 945/946, 947/948, 949/950, 951/952, 953/954, 955/956, 957/958, 959/960, 961/962, 963/964, 965/966, 967/968, 969/970, 971/972, 973/974, 975/976, 977/978, 979/980, 981/982, 983/984, 985/986, 987/988, 989/990, 991/992, 993/994, 995/996, 997/998, 999/1000, 1001/1002, 1003/1004, 1005/1006, 1007/1008, 1009/1010, 1011/1012, 1013/1014, 1015/1016, 1017/1018, 1019/1020, 1021/1022, 1023/1024, 1025/1026, 1027/1028, 1029/1030, 1031/1032, 1033/1034, 1035/1036, 1037/1038, 1039/1040, 1041/1042, 1043/1044, 1045/1046, 1047/1048, 1049/1050, 1051/1052, 1053/1054, 1055/1056, 1057/1058, 1059/1060, 1061/1062, 1063/1064, 1065/1066, 1067/1068, 1069/1070, 1071/1072, 1073/1074, 1075/1076, 1077/1078, 1079/1080, 1081/1082, 1083/1084, 1085/1086, 1087/1088, 1089/1090, 1091/1092, 1093/1094, 1095/1096, 1097/1098, 1099/1100, 1101/1102, 1103/1104, 1105/1106, 1107/1108, 1109/1110, 1111/1112, 1113/1114, 1115/1116, 1117/1118, 1119/1120, 1121/1122, 1123/1124, 1125/1126, 1127/1128, 1129/1130, 1131/1132, 1133/1134, 1135/1136, 1137/1138, 1139/1140, 1141/1142, 1143/1144, 1145/1146, 1147/1148, 1149/1150, 1151/1152, 1153/1154, 1155/1156, 1157/1158, 1159/1160, 1161/1162, 1163/1164, 1165/1166, 1167/1168, 1169/1170, 1171/1172, 1173/1174, 1175/1176, 1177/1178, 1179/1180, 1181/1182, 1183/1184, 1185/1186, 1187/1188, 1189/1190, 1191/1192, 1193/1194, 1195/1196, 1197/1198, 1199/1200, 1201/1202, 1203/1204, 1205/1206, 1207/1208, 1209/1210, 1211/1212, 1213/1214, 1215/1216, 1217/1218, 1219/1220, 1221/1222, 1223/1224, 1225/1226, 1227/1228, 1229/1230, 1231/1232, 1233/1234, 1235/1236, 1237/1238, 1239/1240, 1241/1242, 1243/1244, 1245/1246, 1247/1248, 1249/1250, 1251/1252, 1253/1254, 1255/1256, 1257/1258, 1259/1260, 1261/1262, 1263/1264, 1265/1266, 1267/1268, 1269/1270, 1271/1272, 1273/1274, 1275/1276, 1277/1278, 1279/1280, 1281/1282, 1283/1284, 1285/1286, 1287/1288, 1289/1290, 1291/1292, 1293/1294, 1295/1296, 1297/1298, 1299/1300, 1301/1302, 1303/1304, 1305/1306, 1307/1308, 1309/1310, 1311/1312, 1313/1314, 1315/1316, 1317/1318, 1319/1320, 1321/1322, 1323/1324, 1325/1326, 1327/1328, 1329/1330, 1331/1332, 1333/1334, 1335/1336, 1337/1338, 1339/1340, 1341/1342, 1343/1344, 1345/1346, 1347/1348, 1349/1350, 1351/1352, 1353/1354, 1355/1356, 1357/1358, 1359/1360, 1361/1362, 1363/1364, 1365/1366, 1367/1368, 1369/1370, 1371/1372, 1373/1374, 1375/1376, 1377/1378, 1379/1380, 1381/1382, 1383/1384, 1385/1386, 1387/1388, 1389/1390, 1391/1392, 1393/1394, 1395/1396, 1397/1398, 1399/1400, 1401/1402, 1403/1404, 1405/1406, 1407/1408, 1409/1410, 1411/1412, 1413/1414, 1415/1416, 1417/1418, 1419/1420, 1421/1422, 1423/1424, 1425/1426, 1427/1428, 1429/1430, 1431/1432, 1433/1434, 1435/1436, 1437/1438, 1439/1440, 1441/1442, 1443/1444, 1445/1446, 1447/1448, 1449/1450, 1451/1452, 1453/1454, 1455/1456, 1457/1458, 1459/1460, 1461/1462, 1463/1464, 1465/1466, 1467/1468, 1469/1470, 1471/1472, 1473/1474, 1475/1476, 1477/1478, 1479/1480, 1481/1482, 1483/1484, 1485/1486, 1487/1488, 1489/1490, 1491/1492, 1493/1494, 1495/1496, 1497/1498, 1499/1500, 1501/1502, 1503/1504, 1505/1506, 1507/1508, 1509/1510, 1511/1512, 1513/1514, 1515/1516, 1517/1518, 1519/1520, 1521/1522, 1523/1524, 1525/1526, 1527/1528, 1529/1530, 1531/1532, 1533/1534, 1535/1536, 1537/1538, 1539/1540, 1541/1542, 1543/1544, 1545/1546, 1547/1548, 1549/1550, 1551/1552, 1553/1554, 1555/1556, 1557/1558, 1559/1560, 1561/1562, 1563/1564, 1565/1566, 1567/1568, 1569/1570, 1571/1572, 1573/1574, 1575/1576, 1577/1578, 1579/1580, 1581/1582, 1583/1584, 1585/1586, 1587/1588, 1589/1590, 1591/1592, 1593/1594, 1595/1596, 1597/1598, 1599/1600, 1601/1602, 1603/1604, 1605/1606, 1607/1608, 1609/1610, 1611/1612, 1613/1614, 1615/1616, 1617/1618, 1619/1620, 1621/1622, 1623/1624, 1625/1626, 1627/1628, 1629/1630, 1631/1632, 1633/1634, 1635/1636, 1637/1638, 1639/1640, 1641/1642, 1643/1644, 1645/1646, 1647/1648, 1649/1650, 1651/1652, 1653/1654, 1655/1656, 1657/1658, 1659/1660, 1661/1662, 1663/1664, 1665/1666, 1667/1668, 1669/1670, 1671/1672, 1673/1674, 1675/1676, 1677/1678, 1679/1680, 1681/1682, 1683/1684, 1685/1686, 1687/1688, 1689/1690, 1691/1692, 1693/1694, 1695/1696, 1697/1698, 1699/1700, 1701/1702, 1703/1704, 1705/1706, 1707/1708, 1709/1710, 1711/1712, 1713/1714, 1715/1716, 1717/1718, 1719/1720, 1721/1722, 1723/1724, 1725/1726, 1727/1728, 1729/1730, 1731/1732, 1733/1734, 1735/1736, 1737/1738, 1739/1740, 1741/1742, 1743/1744, 1745/1746, 1747/1748, 1749/1750, 1751/1752, 1753/1754, 1755/1756, 1757/1758, 1759/1760, 1761/1762, 1763/1764, 1765/1766, 1767/1768, 1769/1770, 1771/1772, 1773/1774, 1775/1776, 1777/1778, 1779/1780, 1781/1782, 1783/1784, 1785/1786, 1787/1788, 1789/1790, 1791/1792, 1793/1794, 1795/1796, 1797/1798, 1799/1800, 1801/1802, 1803/1804, 1805/1806, 1807/1808, 1809/1810, 1811/1812, 1813/1814, 1815/1816, 1817/1818, 1819/1820, 1821/1822, 1823/1824, 1825/1826, 1827/1828, 1829/1830, 1831/1832, 1833/1834, 1835/1836, 1837/1838, 1839/1840, 1841/1842, 1843/1844, 1845/1846, 1847/1848, 1849/1850, 1851/1852, 1853/1854, 1855/1856, 1857/1858, 1859/1860, 1861/1862, 1863/1864, 1865/1866, 1867/1868, 1869/1870, 1871/1872, 1873/1874, 1875/1876, 1877/1878, 1879/1880, 1881/1882, 1883/1884, 1885/1886, 1887/1888, 1889/1890, 1891/1892, 1893/1894, 1895/1896, 1897/1898, 1899/1900, 1901/1902, 1903/1904, 1905/1906, 1907/1908, 1909/1910, 1911/1912, 1913/1914, 1915/1916, 1917/1918, 1919/1920, 1921/1922, 1923/1924, 1925/1926, 1927/1928, 1929/1930, 1931/1932, 1933/1934, 1935/1936, 1937/1938, 1939/1940, 1941/1942, 1943/1944, 1945/1946, 1947/1948, 1949/1950, 1951/1952, 1953/1954, 1955/1956, 1957/1958, 1959/1960, 1961/1962, 1963/1964, 1965/1966, 1967/1968, 1969/1970, 1971/1972, 1973/1974, 1975/1976, 1977/1978, 1979/1980, 1981/1982, 1983/1984, 1985/1986, 1987/1988, 1989/1990, 1991/1992, 1993/1994, 1995/1996, 1997/1998, 1999/2000, 2001/2002, 2003/2004, 2005/2006, 2007/2008, 2009/2010, 2011/2012, 2013/2014, 2015/2016, 2017/2018, 2019/2020, 2021/2022, 2023/2024, 2025/2026, 2027/2028, 2029/2030, 2031/2032, 2033/2034, 2035/2036, 2037/2038, 2039/2040, 2041/2042, 2043/2044, 2045/2046, 2047/2048, 2049/2050, 2051/2052, 2053/2054, 2055/2056, 2057/2058, 2059/2060, 2061/2062, 2063/2064, 2065/2066, 2067/2068, 2069/2070, 2071/2072, 2073/2074, 2075/2076, 2077/2078, 2079/2080, 2081/2082, 2083/2084, 2085/2086, 2087/2088, 2089/2090, 2091/2092, 2093/2094, 2095/2096, 2097/2098, 2099/2100, 2101/2102, 2103/2104, 2105/2106, 2107/2108, 2109/2110, 2111/2112, 2113/2114, 2115/2116, 2117/2118, 2119/2120, 2121/2122, 2123/2124, 2125/2126, 2127/2128, 2129/2130, 2131/2132, 2133/2134, 2135/2136, 2137/2138, 2139/2140, 2141/2142, 2143/2144, 2145/2146, 2147/2148, 2149/2150, 2151/2152, 2153/2154, 2155/2156, 2157/2158, 2159/2160, 2161/2162, 2163/2164, 2165/2166, 2167/2168, 2169/2170, 2171/2172, 2173/2174, 2175/2176, 2177/2178, 2179/2180, 2181/2182, 2183/2184, 2185/2186, 2187/2188, 2189/2190, 2191/2192, 2193/2194, 2195/2196, 2197/2198, 2199/



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 14-Jul-2023 11:08:45 am

Document Serial Number :- 2023-BRZ-3499

Presented at 11:00:55 am on 14-Jul-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	280000
2	Registration Fee	289620
3	Processing Fee	1380
Total		571000

Stamp Duty Required :280000/-

Stamp Duty Paid : 280000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Paresh Atmaram Raikar Sole Proprietor KALIKA DEVELOPER Father Name:Atmaram Raikar, Age: 65, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H. No 12/8-G, Mahadev Nagar, Khorlim, Mapusa, Bardez-Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Uday Purushottam Sawant , Father Name:Purushottam Ramchandra Sawant, Age: 63, Marital Status: Married ,Gender:Male,Occupation: Business, H.no 1272, Ganesh Krupa, Auchit Waddo, Tivim, Bardez, Goa, PAN No.:			
2	UMA UDAY SAWANT , Father Name:Harishchandra Chopdekar, Age: 55, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. No 1272, Ganesh Krupa, Auchit Waddo, Tivim, Bardez-Goa, PAN No.:			
3	Paresh Atmaram Raikar Sole Proprietor KALIKA DEVELOPER Father Name:Atmaram Raikar, Age: 65, Marital Status: Married ,Gender:Male,Occupation: Business, H. No 12/8-G, Mahadev Nagar, Khorlim, Mapusa, Bardez-Goa, PAN No.:			

Witness:

We individually/Collectively recognize the Vendor, Developer, Owner,

23, 11:14 AM

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Sharmila Sachindra Shirwant , Age: 42, DOB: 1980-07-30 , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403507, Mapusa, Bardez, North Goa, Goa			
2	Name: Neha Mahendra Sutar , Age: 26, DOB: 1997-04-15 , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403507, Mapusa, Bardez, North Goa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-3499



Book :- 1 Document

Registration Number :- **BRZ-1-3355-2023**

Date : 14-Jul-2023

[Signature]

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

SUB-REGISTRAR
BARDEZ

Scanned by Sadanand Kadam (MRS)

[Signature]

