QPM-1-933-2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

173729

Sr. No. 8/24-25 Place of issue. Quepem Date of issue 12/11/24.
Value of stamp paper 2,15,600/-
Name of the purchaser .Nirmal Estates
Residing at . Tilamol Quepem son of ...Joaquim M. Fernades.
As there is no one single stamp paper for the value of Rs. 2,50,000/-
Additional stamp paper for the completion of the value is attached along with

12/11/24

Signature of the Ex-officio vendor

Signature of Purchaser

938/24

Domnick Fernandes

AGREEMENT OF SALE
(WITH POSSESSION)

THIS AGREEMENT OF SALE is made and executed at Quepem, Goa, on this 9TH day of November 2024.

..2/-

Domnick

Fernandes

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

173730

Sr. No. 8/24-25 Place of vend. Quepen Date of issue 12/11/24

Value of stamp paper 2,15,600/-

Name of the purchaser Nirmal Estates

Residing at Tilamol Quepen son of Joaquim M. Fernandes

As there is no one single stamp paper for the value of Rs. 25000/-

Additional stamp paper for the completion of the value is attached along with

12/11/24

Signature of the Ex-officio vendor

Signature of Purchaser

-2-

- BETWEEN -

(1)(a)**MR.AVDHUT GAJANAN NAIK alias AVDHUT GANESH NAIK,** son of Shri.Gajanan Tilu Naik, aged about 40 years, married, businessman, PAN Card No.

..3/-

Naik

Fernandes

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

173731

Sr. No. 8/24-25 Place of vend. Quepem Date of issue 12/11/24.
Value of stamp paper 2,15,600/-
Name of the purchaser Nirmal Estates
Residing at Tilamol Quepem son of Joaquim M. Fernandes
As there is no one single stamp paper for the value of Rs. 25000/-
Additional stamp paper for the completion of the value is attached along with

12/11/24

Signature of the Re-offline vendor Signature of Purchaser

-3-

AEBPN6702R, Aadhaar Card No.3077 4637 9454 and his wife **(b)MRS.REEMA AVDHUT NAIK**, daughter of Mr.Kalidas Datta Naik Khandeparkar,

..4/-

A Naik

Fernandes

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

173732

Sr. No. 8/24-25 Place of vend. Quepem Date of issue 12/11/24

Value of stamp paper 2,15,600/-

Name of the purchaser Nirmal Estates

Residing at Tilamol Quepem son of Joaquim M. Fernandes

As there is no one single stamp paper for the value of Rs. 25000/-

Additional stamp paper for the completion of the value is attached along with.

12/11/24

Signature of the Ex-officio vendor

Signature of Purchaser

aged 39 years, housewife, PAN Card No.ARTPN5930G, Aadhaar Card No.9513 9623 2303,

..5/-

Fernandes

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

173733

Sr. No. 8/24-25 Place of vend. Quepem Date of issue 12/11/24

Value of stamp paper 2,15,600/-

Name of the purchaser Nirmal Estates

Remarks Tilamol Quepem son of Joaquim M. Fernandes

As there is no one single stamp paper for the value of Rs. 25000/-

Additional stamp paper for the completion of the value is attached along with.

12/11/24

Signature of the Re-officer vendor

Signature of Purchaser

both Indian Nationals and residents of H.No.2036, Dabolim, Shiroda, Ponda, Goa 403 103, hereinafter referred to as **"THE VENDORS"** of the **ONE PART**.

..6/-

Fernand

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

173734

Sr. No. 8/24-25 Place of vend. Quepen Date of issue 12/11/24

Value of stamp paper 2,15,600/-

Name of the purchaser Nirmal Estates

Resid. at Tilamol Quepen son of Joaquim M. Fernandes

As there is no one single stamp paper for the value of Rs. 25000/-

Additional stamp paper for the completion of the value is attached along with.

12/11/24

Signature of the Re-affirm vendor

Signature of Purchaser

– AND –

(2) M/S.NIRMAL ESTATES, a Partnership Firm, duly registered before the Registrar of Firms of Salcete,

..7/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

173735

Sr. No. 8/24-25 Place of vend. Quepem Date of issue 12/11/24.

Value of stamp paper 2,15,600/-

Name of the purchaser Nirmal Estates.

Resident at Tilamol Quepem son of Joaquim M. Fernandes.

As there is no one single stamp paper for the value of Rs. 25000/-

Additional stamp paper for the completion of the value is attached along with

Rodrigues 12/11/24

Signature of the Ex-officio vendor

Signature of Purchaser

-7-

Margao under No.MGO-F246-2013 dt.31.10.2013, having its Office at Shop No.F-23, Nirmal Residency,

..8/-

Fernandes

गोवा GOA

173736

Sr. No. 8/24-25 Place of vend. Quepem Date of issue 12/11/24
Value of stamp paper 2,15,600/-
Name of the purchaser Nirmal Estates.
Residing at Tilamol Quepem son of Joaquim M. Fernandes
As there is no one single stamp paper for the value of Rs. 25000/-
Additional stamp paper for the completion of the value is attached along with.

Signature of the Ex-officio vendor

Signature of Purchaser

-8-

Tilamol, Quepem, Goa 403705, PAN Card No.AAMFN0693G, represented herein through its

..9/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

145052

Sr. No. 8/24-25 Place of vend. Quepen Date of issue 12/11/24.

Value of stamp paper 2,15,600/-

Name of the purchaser Nirmal Estates.

Residing at Quepen Tilamol son of Joaquim M. Fernandes.

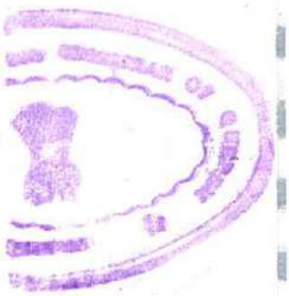
As there is no one single stamp paper for the value of Rs. 5000/-

Additional stamp paper for the completion of the value is attached along with.

12/11/24

Signature of the Re-officio vendor

Signature of Purchaser



Partners, **(A)MR.DOMNICK FERNANDES**, son of late Joaquim Manuel Fernandes, aged 80 years, married,

..10/-

गोवा GOA

145053

Sr. No. 8/24-25 Place of issue Quepem Date of issue 12/11/24.
Value of stamp paper 2,15,600/-
Name of the purchaser Nirmal Estates
Residence at Tilamol Quepem son of Joaquim M. Fernandes
As there is no one single stamp paper for the value of Rs. 5000/-
Additional stamp paper for the completion of the value is attached along with.

Signature of the Stamp vendor

Signature of Purchaser

-10-

businessman, PAN Card No.AACPF7555R, Aadhaar Card No.5859 1407 3230, Indian National and

..11/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

145054

145054

Sr. No. 8/24-25 Place of vend. Quepem Date of issue 12/11/24.
Value of stamp paper 2,15,600/-
Name of the purchaser Nirmal Estate.
Residing at Tilamol Quepem son of Joaquim M. Fernades.
As there is no one single stamp paper for the value of Rs. 5000/-
Additional stamp paper for the completion of the value is attached along with.

Signature of the Stamp vendor

Signature of Purchaser

-11-

(B)MR.JOHANN FERNANDES, son of Shri.Domnick Fernandes, aged 43 years, married, businessman,

..12/-

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

884383

Id. No. 8/24-25 Place of vend. Quepem Date of issue 12/11/24

Value of stamp paper 2,15,600/-

Name of the purchaser Nirmal Estates.

Residing at Tilamol Quepem son of Joaquim M. Fernandes

As there is no one single stamp paper for the value of Rs. 500/-

Additional stamp paper for the completion of the value is attached along with

Signature of the Ex-officio vendor

Signature of Purchaser

-12-

PAN Card No. AAKPF1966G, Aadhaar Card No.8908 2530 7607, Indian National, both residents of

..13/-

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

गोवा GOA

B 624945

Sr. No. 8/24-25 Place of issue Quepem Date of issue 12/11/24

Value of stamp paper 215,600/-

Name of the purchaser Nirmal Estates

Residing at Tilamol Quepem son of Joaquim M Fenedes

As there is no one single stamp paper for the value of Rs. 100/- Additional stamp paper for the completion of the value is attached along with

Signature of the Ex-officio vendor

Signature of Purchaser

H.No.8/9, Tilamol, Xeldem, Quepem, Goa 403705, hereinafter referred to as the **"PURCHASERS"** of the **OTHER PART.**

..14/-

Each of the expressions "**THE VENDORS**" and "**THE PURCHASERS**" herein used shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns.

WHEREAS -

a) There exists a plot of land, namely Plot A, having an area of 3080 (three thousand eighty) sq. mts, which is part and parcel of the bigger plot of the property known as "**XELDEWADI**" or "**XELDEVADE**", situated at Xeldem, within the area of Village Panchayat of Xeldem, Taluka and Sub-District of Quepem, District of South Goa, State of Goa, described in the Land Registration Office of Quepem under No.4318, enrolled in the Land Revenue Office of Quepem under No.197 and surveyed under

No.122/1-C-2 of Village Xeldem of Quepem Taluka, more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "said property";

b) The said property was acquired by the male **VENDOR** by virtue of gift made in his favour by his parents, vide Deed of Gift dated 12th January 2023 presented in the office of the Sub-Registrar of Quepem under Serial No.2023-QPM-34 and registered under No.QPM-1-31-2023 dated 13th January 2023;

..15/-

c) The **VENDORS** are now sole owners and possessors of the said property;

d) For the purpose of development of part of the said property by constructing a commercial cum residential building, comprising of shops and flats the **VENDORS** have dis-annexed a portion of the said property, which portion has an area of 1431 (one thousand four hundred thirty one)sq.mts, shown in the plan annexed hereto, forming an independent and separate property, more particularly described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said plot" and obtained required Technical Clearance Order under No. TPQ/CT/7916/Q-Xeldem/122/1-C-2/2024/2220 dated 06.09.2024 and Construction Licence from Village Panchayat of Xeldem, Quepem under No.VP/X/ Const.Licence/2024-25/531 dated1.10.2024. TCP NOC vide Ref No.TPQ/49(6)7749/Q-Xeldem/122/1-C-2/20242704 dated 13/11/2024 for registration of Agreement is enclosed.

AND WHEREAS the **VENDORS** have represented to the **PURCHASERS** that -

i) The said plot is free from all encumbrances, charges, liens, attachments etc;

ii) The **VENDORS** are sole owners and possessors of the said plot and they have absolute authority and power to deal with the same in any manner as they like;

..16/-

iii) The said plot or any portion thereof is not subject to any mundkarial rights, agricultural tenancy rights or any other rights from any third person/s whomsoever;

iv) The **VENDORS** have clear and marketable title to the said plot;

v) The said plot can be developed by constructing a commercial cum residential building as per aforesaid permissions, construction licence and approvals;

AND WHEREAS believing said representations as true, the **PURCHASERS** approached the **VENDORS** for purchase of the said plot for the purpose of development by constructing a building complex therein as per said approved plans and other permissions and construction licence;

AND WHEREAS the **VENDORS** have agreed to sell and the **PURCHASERS** has agreed to purchase the said plot, for total consideration of **Rs.74,31,100/- (Rupees Seventy Four Lakhs Thirty One Thousand One Hundred only)** which is its fair market value;

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. The **VENDORS** shall sell unto the **PURCHASERS** and the **PURCHASERS** shall purchase the said plot, excluding

..17/-

the proportionate share in land corresponding to the premises retained by the **VENDORS** in said proposed building complex, for total consideration of **Rs.74,31,100/- (Rupees Seventy Four Lakhs Thirty One Thousand One Hundred only)**.

2. The above mentioned price shall be paid by the **PURCHASERS** to the **VENDORS** in following manner, namely –

a) **Rs.10,000/-** by cash which has been paid by the **PURCHASERS** to the **VENDORS.**

b) **Rs.74,21,100/-** by adjusting with the cost of construction of Two Shops and three 2bhk Flats retained by the **VENDORS**, namely

(i) Shop No.1, admeasuring an Carpet area of 30.82 Sq.Mtrs equivalent to Super Built-Up area of 37.67 Sq.Mtrs on the Ground Floor of Bldg A.

(ii) Shop No.2, admeasuring an Carpet area of 42.93 Sq.Mtrs equivalent to Super Built-Up area of 51.11 Sq.Mtrs on the Ground Floor of Bldg A.

(iii) Flat No.A4, admeasuring an Carpet area of 64.16 Sq.Mtrs, Balcony area of 14.92 Sq.Mtrs equivalent to Super Built-Up area of 99.97 Sq.Mtrs on Second Floor of Bldg A.

..18/-

(iv) Flat No.A6, admeasuring an Carpet area of 64.16 Sq.Mtrs, Balcony area of 15.26 Sq.Mtrs equivalent to Super Built-Up area of 101.55 Sq.Mtrs and Terrace area of 2.72 Sq.Mtrs on Third Floor of Bldg A.

(v) Flat No.B7, admeasuring an Carpet area of 66.72 Sq.Mtrs, Balcony area of 15.49 Sq.Mtrs equivalent to Super Built-Up area of 103.45 Sq.Mtrs and Terrace area of 6.44 Sq.Mtrs on Second Floor of Bldg B, shown in the plans annexed hereto.

3. The sale shall be made in favour of the **PURCHASERS** or their nominee/s, in whole by one sale deed or by separate sale deeds in favour of the purchasers of various premises in said building complex in said plot after constructing and handing over possession of said premises to be constructed and allotted to the **VENDORS**.

4. On execution of this agreement the **PURCHASERS** are hereby authorised to enter into the said land of said plot for the purposes of development of the said land as per the approved plans and/or as per revised plans they thinks fit and proper in respect of said development by constructing building complex as per approved plans exclusively at the cost of the **PURCHASERS** and the **VENDORS** shall not be liable for the same in any manner.

..19/-

5. The **PURCHASERS** shall be free to enter into said land of said plot and carry out all permissible construction and development of the said plot by constructing such complex as per approved plans and complete the same in all respects and for the said purpose free to do all works of construction and development and shall also be free to enter into firm commitments or agreements with the customers/ nominees of the choice of the **PURCHASERS**, agreeing to construct and sell remaining premises in proposed building in the said plot alongwith the proportionate share in land unto such customer/s for such price as may be agreed or settled by the **PURCHASERS** and also to receive the full or part of the consideration payable under such agreement/s to sell. However, the **PURCHASERS** shall not sell the said two shops and three 2bhk flats reserved and to be constructed for the **VENDORS**.

6. The **VENDORS** shall give **Irrevocable** Power of Attorney to the **PURCHASERS** authorizing its partner/s to obtain all revised permissions, licences, completion certificates, occupancy certificate, Electricity Connection/s, Water Connection/s, Health NOC and other requirements and to do all works of said construction and developments and

..20/-

said Power of Attorney shall be irrevocable during subsistence of this agreement.

7. The **PURCHASERS** shall bear all the expenses concerning the construction and development of the said plot, payment of all taxes and other charges relating to the said construction and development. Besides the responsibility for the construction, responsibility towards workmen and all other matters shall exclusively vest with the **PURCHASERS**, without any reference to the **VENDORS**.

8. The **PURCHASERS** have already paid charges, fees, infrastructure tax, licence fees, cess and other charges payable in respect of obtaining conversion sanad, Technical approval, construction licence and other requirements for development of the said plot and construction of proposed buildings complex.

9. The **PURCHASERS** shall alone be responsible for violation of any laws, regulations, deviations from plans approved by concerned authorities and pay all outgoings regarding the proposed development of the said plot.

10. Pending completion of the project and/or upon completion, the **PURCHASERS** shall also be entitled to mortgage the premises in the said buildings complex in the said plot along with proportionate undivided share in

..21/-

the said plot, excluding the premises to be constructed and allotted to the **VENDORS** towards the part of the consideration shall also be entitled to deal with any financial institution or Bank for the purpose of raising finance for construction of the said buildings complex and/or the prospective customers of the **PURCHASERS,** are also entitled to raise finance for purchasing the premises from the **PURCHASERS** by creating a mortgage on the premises proposed to be sold to them and for this purpose the **VENDORS** hereby give their consent and No Objection. However, no liability shall be created on the premises retained by the **VENDORS**.

11. The **PURCHASERS** shall be free to convey, sell and/or dispose of the said proposed remaining premises in said proposed complex alongwith proportionate share in land as a whole or any part/s or share thereof and/or free to raise loans and/or finance against the security of the said remaining premises or any of them alongwith the proportionate share in land and/or free to deal with the same as the **PURCHASERS** deems fit and proper, excluding the said two shops and three 2bhk flats retained by the **VENDORS**, provided all acts done by the **PURCHASERS** shall be at their own risk and responsibility and the **VENDORS** shall in no manner personally responsible for such acts and deeds of the **PURCHASERS**.

..22/-

However, it is clearly agreed that the **PURCHASERS** shall not sell and/or alienate or mortgage in any manner said two shops and three 2bhk flats in the proposed complex to be constructed and allotted to the **VENDORS** towards the consideration payable to them and the **VENDORS** shall be sole owners and possessors of the said two shops and three 2bhk flats retained by the **VENDORS**.

12. All expenses towards the draft, execution and registration of present Agreement and final sale deed/s as the case may be including the stamp papers shall be exclusively borne by the **PURCHASERS**. The **PURCHASERS** shall also bear all costs, expenses and other charges for development of the said plot including revisions of plans, renewals, etc.

13. The **VENDORS** shall pay all house tax, electricity charges, water charges, deposits for such connections, common maintenance charges, etc in respect of the said two shops and three 2bhk flats to be constructed to them as per this agreement after possession.

14. That in case any of the party to this agreement fails to comply with the terms and conditions of this agreement, the other party shall be entitled for specific performance of this agreement at the costs and expenses of the defaulting party.

..23/-

15. The **VENDORS**, upon payment of all consideration and other dues, if any, shall execute a Deed of Sale in respect of the proportionate share in land to the said plot corresponding to the remaining premises at the disposal of the **PURCHASERS** infavour of the **PURCHASERS** or their nominee/s. All the costs, expenses and charges concerning the preparation, execution and registration of such deeds shall be exclusively borne by the **PURCHASERS** or their nominees and customers without any reference to the **VENDORS**.

16. Either parties agree and undertake to co-operate with each other for giving effect to the terms of the present agreement and do all such acts, deeds and things as may be necessary for compliance thereof.

17. The proposed building or building complex in the said plot shall be named as **"NIRMAL SUNRISE".**

18. The customers of the **PURCHASERS** purchasing the premises at the disposal of the **PURCHASERS** are free to raise finance or loan on such premises alongwith the proportionate share in land for the payment of purchase price.

19.The **PURCHASERS** shall not give possession of other premises on respective floors in proposed complex in the

..24/-

Naik Fernandes

said plot to any of his customers whomsoever unless possession of said two shops and three 2bhk flats to be constructed and allotted to the **VENDORS** are first completed and delivered to them.

20.The said two shops and three 2bhk flats to be allotted and constructed for the **VENDORS** towards the part of the consideration shall be constructed as per the approved plans and shall be allotted and delivered to the **VENDORS** within period of 36 (Thirty Six) months with three months grace period from the date of execution of this Agreement. The **PURCHASERS** shall be entitled for extension of time for delivery of said shops and flats incase of any lockdown, pandemic, scarcity in building materials, delay in issue of completion certificate/ Occupancy certificate, renewals, revision of plans, release in water and electricity connections.

21.In case the **PURCHASERS** delay the completion of the said two shops and three 2bhk flats and delivers its possession to the **VENDORS** within the stipulated period or extended period, the **PURCHASERS** shall be liable to pay to the **VENDORS** an amount of Rs.10,000/- per month for each premises for the period of delay from the date of expiry of stipulated period till the possession of said premises are delivered to the **VENDORS.** However, the **PURCHASERS** abandons the work, the **VENDORS** shall

..25/-

be free to terminate this agreement by giving six months advance notice to the **PURCHASERS** and get completed the said complex from any other developer and dispose of the same as they like without any claim from the **PURCHASERS**.

22. The **PURCHASERS** have deposited with the **VENDORS** an amount of Rs.25,00,000/- (Rupees twenty five lakhs only) as security deposit by Cheques, drawn on Indian Overseas Bank, Xeldem Branch, by Cheque No.893416, Rs.5,00,000/- dated 16/10/2023, by Cheque No.893436, Rs.10,00,000/- dated 27/12/2023 and by Cheque No.893475, Rs.10,00,000/- dated 16/10/2023, the receipt of the payment of said amount, the **VENDORS** hereby admit and acknowledge, which amount shall not carry any interest or accruals but shall be refunded by the **VENDORS** on completion of the premises to be delivered to the **VENDORS** as per this Agreement and before delivery of possession of such premises. It is clearly agreed by the parties that the said premises shall be delivered to the **VENDORS** only on refund of the said amount. In case such payment is delayed, the same shall be payable with 12% interest per annum from the date of payment of the said amount by the **VENDORS** to the **PURCHASERS**.

..26/-

SCHEDULE "A"

All that Plot A, having an area of 3080 (three thousand eighty) sq. mts, which is part and parcel of the bigger plot of the property known as "XELDEWADI" or "XELDEVADE", situated at Xeldem, within the area of Village Panchayat of Xeldem, Taluka and Sub-District of Quepem, District of South Goa, State of Goa, State of Goa, described in the Land Registration Office of Quepem under No.4318, enrolled in the Land Revenue Office of Quepem under No.197 and said plot is surveyed under No.122/1-C-2 of Village Xeldem of Quepem Taluka and bounded on the east by properties surveyed under no.121/4 and 121/2, on the west and north by remaining part of property surveyed under No.121/1-C and on the south by public road.

SCHEDULE "B"

All that part and portion of the property described in the SCHEDULE "A" above, which part has an area of 1431 (one thousand four hundred thirty one)sq.mts, shown in the plan annexed hereto and forming an independent and separate property is bounded on the east by properties surveyed under no.121/4 and 121/2, on the west and north by remaining part of same property and on the south by public road.

..27/-

Fernandes

SPECIFICATIONS

- **STRUCTURE**: - RCC structure with RCC roof slab and covered with sloping Galvanized Sheets. External masonry in Laterite stone /cement blocks and internal masonry in single brick thickness.

- **FLOORING**: - Vitrified tiles for flooring & skirting. Full body vitrified Readymade Steps

- **DOOR & WINDOWS**: - Teakwood paneled main door with teak wood frame. Internal doors 30mm thick block board/flush doors with Sal wood frame. Toilet doors of UPVC. UPVC Sliding / Openable windows & balcony doors with powder coating. French windows UPVC.

- **DECOR**: - All internal walls will be plastered and painted with Asian Paints emulsion based paints.

- **KITCHEN**: - Granite top with stainless steel sink with running water tap arrangement and vitrified tiles dado 0.6mt above platform and with electrical connections for Kitchen appliances.

- **ELECTRICAL**:- Concealed three phase electrical copper wiring of Finolex brand, main MCB switch and fuses and legrand branded light switches and sockets.

..28/-

- **TOILETS:** - Vitrified tiles full height and Jaquar European Commode with flush tank & washbasin with tap, Shower with hot & cold arrangement.

- **Plumbing:** - Rust free internal and external plumbing of Finolex brand.

- **Surrounding**: - Pavers all over the surroundings.

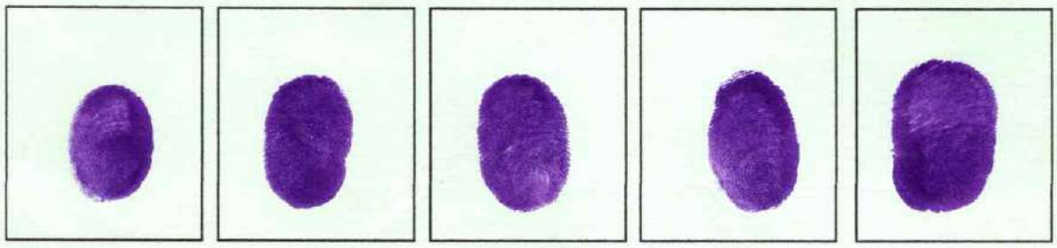
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

..29/-

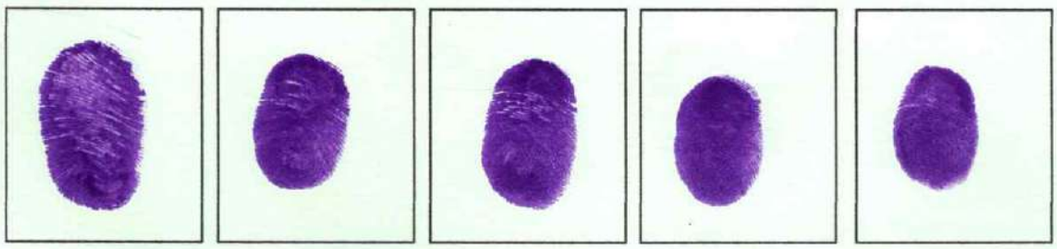
Fernandes

VENDOR NO.1:

MR.AVDHUT GAJANAN NAIK alias AVDHUT GANESH NAIK



LEFTHAND THUMB PRINTS

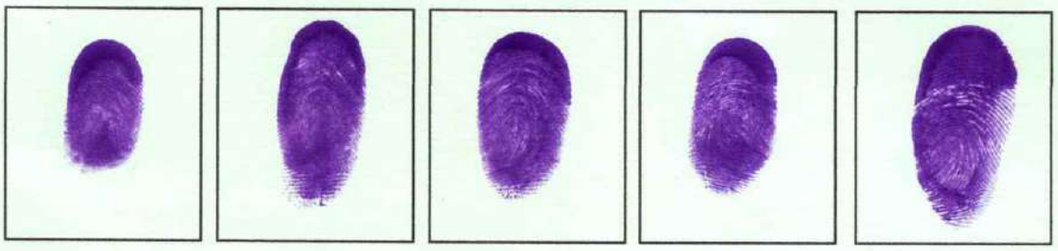


RIGHTHAND THUMB PRINTS

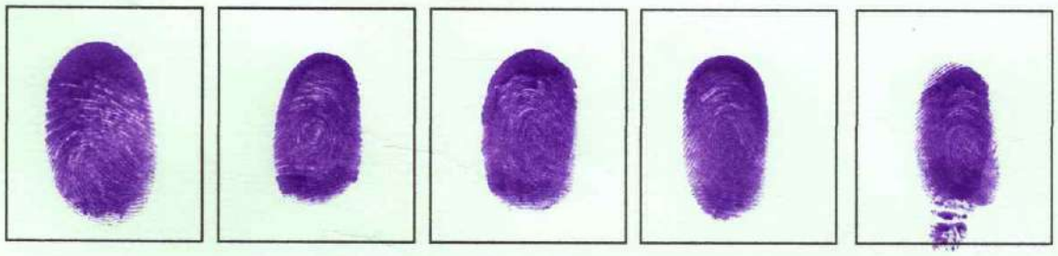
..30/-

VENDOR NO.2:

MRS.REEMA AVDHUT NAIK



LEFTHAND THUMB PRINTS

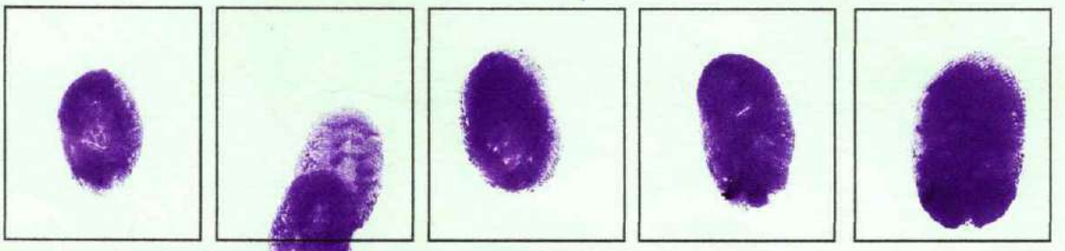


RIGHTHAND THUMB PRINTS

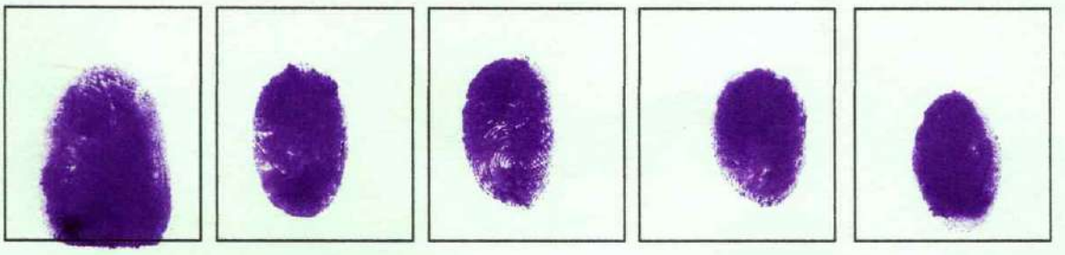
..31/-

PURCHASER NO.1:

MR.DOMNICK FERNANDES
PARTNER, M/S.NIRMAL ESTATES



LEFTHAND THUMB PRINTS

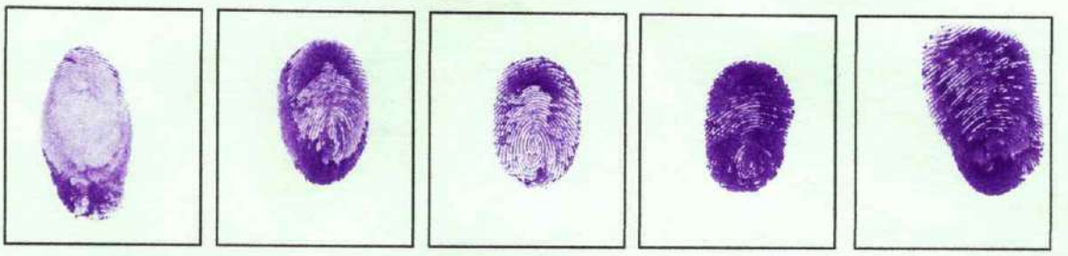


RIGHTHAND THUMB PRINTS

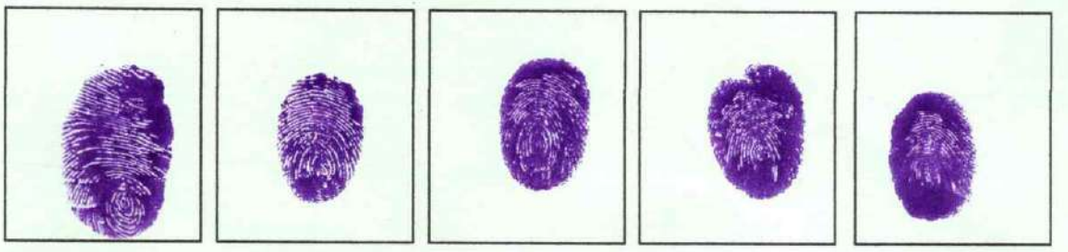
..32/-

PURCHASER NO.2:

MR.JOHANN FERNANDES
PARTNER, M/S.NIRMAL ESTATES



LEFTHAND THUMB PRINTS



RIGHTHAND THUMB PRINTS

..33/-

WITNESSES:

1. _____

Name:- VIGHNESH GADAKARI

Address:-COTTO, AMONA, QUEPEM - GOA

2. _____

Name: - SALIM SHEIK

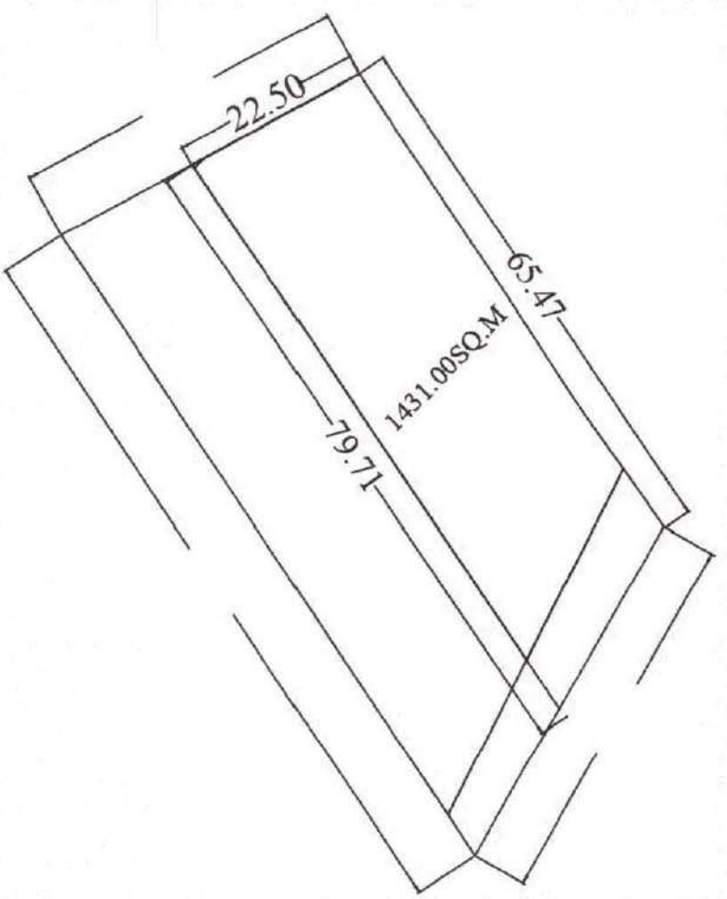
Address: - MOTIDONGOR, MARGAO - GOA

PLAN

PLOT UNDER AGREEMENT OF SALE, BEARING SURVEY NO.122/1-C-2(PART) IN VILLAGE XELDEM OF QUEPEM TALUKA

AREA OF PLOT UNDER AGREEMENT =1431.00 SQ.M

N

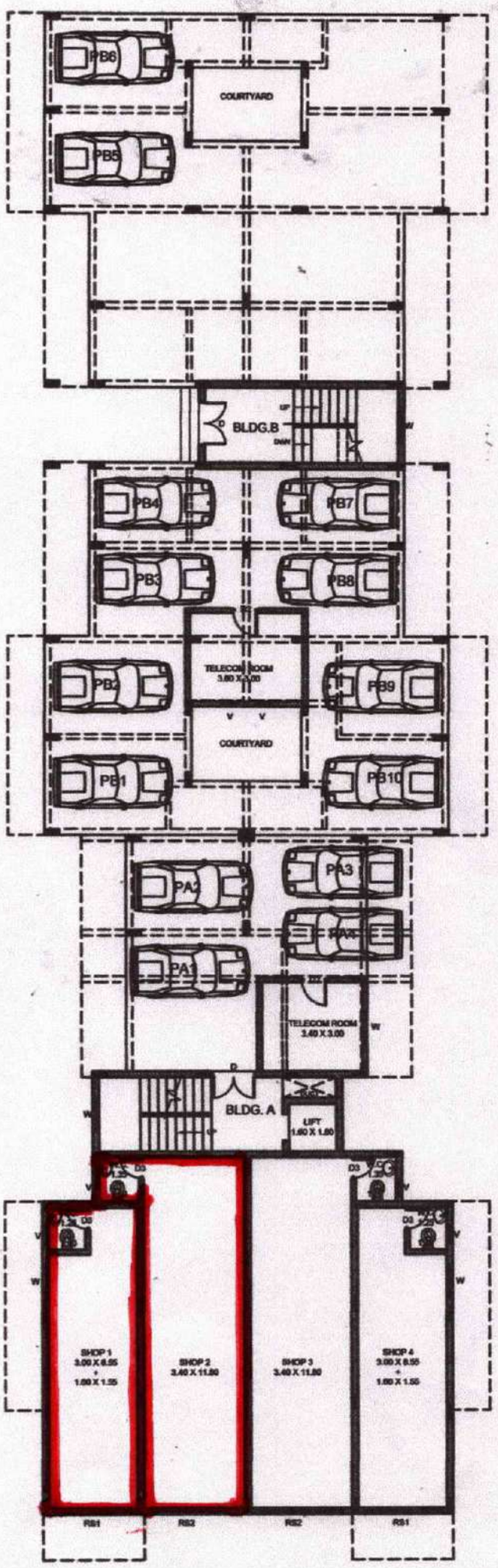


VENDORS NO.1
MR.AVDHUT GAJANAN ALIAS AVHDUT GANESH NAIK

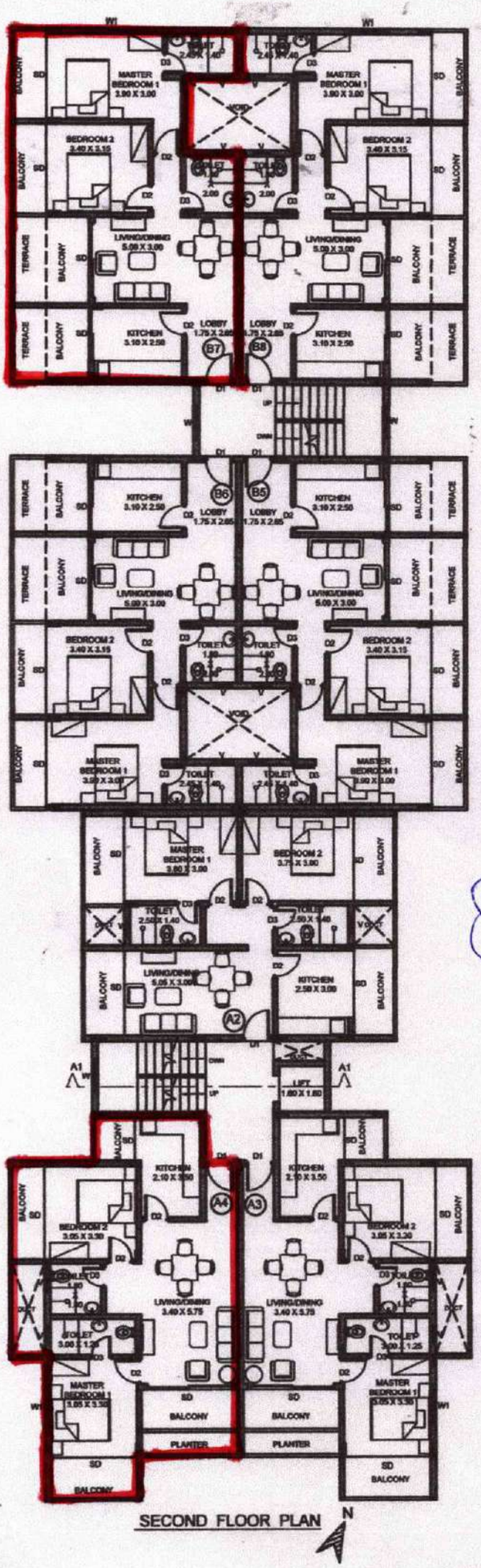
VENDOR NO.2
MRS.REEMA AVDHUT NAIK

PURCHASER NO.1
MR.DOMNICK FERNANDES

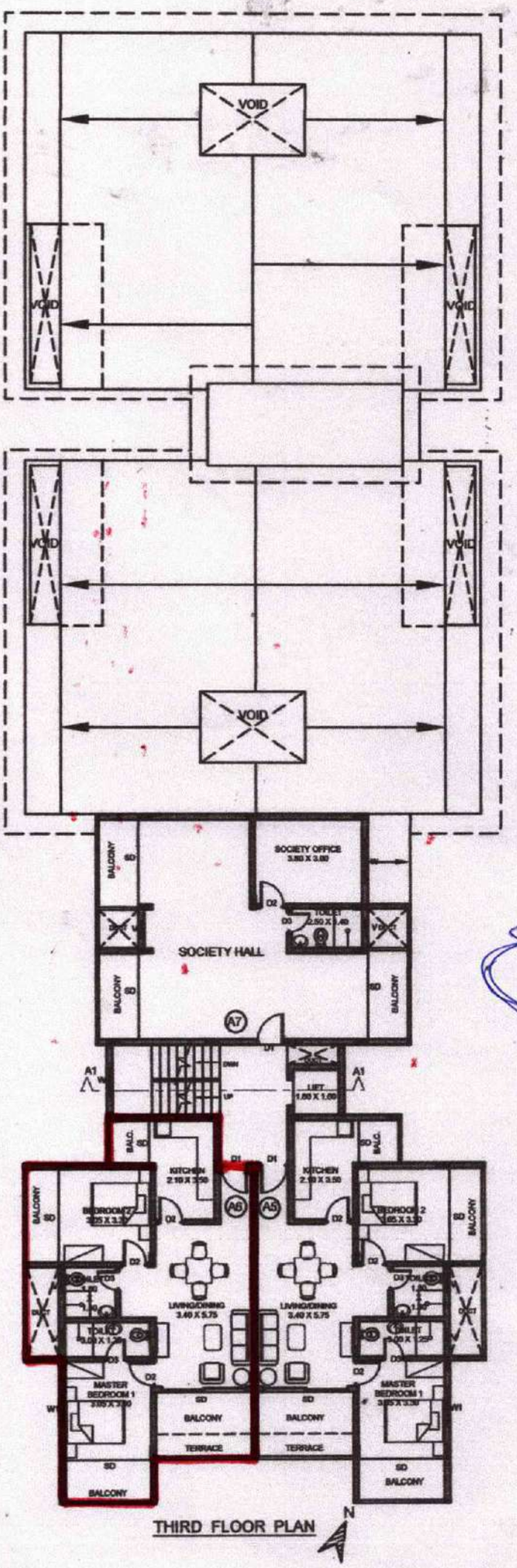
PURCHASER NO.2
MR.JOHANN FERNANDES



GROUND FLOOR / STILT PARKING PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Document Registration Summary 1

Date :-15-Nov-2024

Office/2024-QPM-938

- Market Value: ₹1931900/-
- Consideration Amount: ₹7431100 /-
- Paid Stamp Duty: ₹215600 /-

On Date 15-11-2024 Presented at Office of the Civil Registrar-cum-Sub Registrar, Quepem
Signature of Presenter

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

Receipt : 362508
Receipt Date : 15-11-2024
Presenter Name: DOMNICK FRENANDES

Registration Fee	₹222940
Processing Fee	₹1180
Stamp Duty	₹215600
Total	₹439720

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	215600	215600	0	Stamp Paper		• Stamp Paper Serial Number : B 624945	100
				Stamp Paper		• Stamp Paper Serial Number : 884383	500
				Stamp Paper		• Stamp Paper Serial Number : 145054	5000
				Stamp Paper		• Stamp Paper Serial Number : 145053	5000
				Stamp Paper		• Stamp Paper Serial Number : 145052	5000
				Stamp Paper		• Stamp Paper Serial Number : 173736	25000
				Stamp Paper		• Stamp Paper Serial Number : 173735	25000
				Stamp Paper		• Stamp Paper Serial Number : 173734	25000
				Stamp Paper		• Stamp Paper Serial Number : 173733	25000

				Stamp Paper		• Stamp Paper Serial Number : 173732	25000
				Stamp Paper		• Stamp Paper Serial Number : 173731	25000
				Stamp Paper		• Stamp Paper Serial Number : 173730	25000
				Stamp Paper		• Stamp Paper Serial Number : 173729	25000
Registration Fee	222940	222940	0	E-Challan(Online fee)		• Challan Number : 202400819415 • CIN Number : CPAELMFJA7	222940
Processing Fee	1180	1180	0	Payment to ITG	NIRMAL ESTATES	• Payment Reference : pay_PL6HQ4RuLvrzgY • Receipt Number : c220d495c2edd08bdf76	1180
Sub Total	439720	439720	0				

Article : Agreement or its records or Memorandum of Agreement - 5

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **15-Nov-2024 10:17:16 am**

Document Serial Number :- **2024-QPM-938**

Presented at **10:08:55 am** on **15-Nov-2024** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Quepem** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	215600
2	Registration Fee	222940
3	Processing Fee	1180
	Total	**439720**

Stamp Duty Required :**215600/-**

Stamp Duty Paid : **215600/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**DOMNICK FRENANDES ,Father Name**:JOAQUIM MANUEL FERNANDES,**Age:** 80, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** F-23 NIRMAL RESIDENCY TILAMOL QUEPEM GOA, **Address2 -** SALCETE MARGAO GOA, **PAN No.:** AACPF7555R			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**AVDHUT GAJANAN NAIK ALIAS AVDHUT GANESH NAIK , Father Name:GAJANAN TILU NAIK, Age:** 40, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, H.NO.2036 DABOLIM SHIRODA PONDA GOA, **PAN No.:** AEBPN6702R			
2	**REEMA AVDHUT NAIK , Father Name:KALIDAS DATTA NAIK KHANDEPARKAR, Age:** 39, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Housewife, H.NO.2036 DABOLIM SHIRODA PONDA GOA, **PAN No.:** ARTPN5930G			
3	**DOMNICK FRENANDES , Father Name:JOAQUIM MANUEL FERNANDES, Age:** 80, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, F-23 NIRMAL RESIDENCY TILAMOL QUEPEM GOASALCETE MARGAO GOA, **PAN No.:** AACPF7555R			
4	**JOHANN FERNANDES , Father Name:DOMNICK FERNANDES, Age:** 43, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, F-23 NIRMAL RESIDENCY TILAMOL QUEPEM GOASALCETE MARGAO GOA, **PAN No.:** AAKPF1966G			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **SALIM SHEIK,Age: 29,DOB: ,Mobile: 9767249428 ,Email: ,Occupation:Driver , Marital status : Unmarried ,** Address:403601, Margao, Salcete, SouthGoa, Goa			
2	Name: **VIGHNESH GADAKARI,Age: 27,DOB: ,Mobile: 7262833326 ,Email: ,Occupation:Service , Marital status : Unmarried** , Address:403705, Quepem, Quepem, SouthGoa, Goa			

Sub Registrar

CIVIL REGISTRAR
— CUM —
SUB - REGISTRAR
QUEPEM

Document Serial Number :- **2024-QPM-938**

Document Serial No:-2024-QPM-938

Book :- 1 Document
Registration Number :- **QPM-1-933-2024**
Date : 15-Nov-2024

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

CIVIL REGISTRAR
— CUM —
SUB - REGISTRAR
QUEPEM